

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

LAND CONSERVATION
COMMITTEE
INITIATED BY



THOMAS SWEENEY
DRAFTED BY

LAND CONSERVATION
COMMITTEE
SUBMITTED BY

OCTOBER 9, 2018
DATE DRAFTED

**FINALIZING PURCHASE OF THE MORGAN
AGRICULTURAL CONSERVATION EASEMENT**

1 **WHEREAS**, the Rock County Board of Supervisors officially approved the Rock County Purchase of
2 Agricultural Conservation Easements (PACE) Program and adopted the document entitled Rock County
3 PACE Program Manual, identifying and outlining all aspects of Program development and
4 implementation, on January 13, 2011; and,
5

6 **WHEREAS**, the Rock County Board of Supervisors adopted resolution 16-9A-092 which officially
7 approved an amendment to the PACE Program, allowing the County to purchase agricultural
8 conservation easements with or without federal funding, on September 26, 2016; and,
9

10 **WHEREAS**, the mission of the PACE Program to work in cooperation with local units of government
11 to enhance Rock County's quality of life by building consensus towards a regional vision, to included
12 preservation of agricultural land, the agricultural economy and the county's rural character, and
13 responsible growth and development in appropriate areas; and,
14

15 **WHEREAS**, the following PACE application was submitted for funding consideration:

- 16 1. Donna Morgan property (2017-18 application) for approximately forty (40.0) acres of real
17 property located in part of Section 21 , Township 4 North, Range 13 East, Town of Porter , Rock
18 County Tax Parcel Number 6-16-9.5 ;and,
19

20 **WHEREAS**, the application was recommended for approval by the Land Conservation Department
21 (LCD) and the PACE Council, approved by the Land Conservation Committee (LCC) and County Board
22 in accordance with the Rock County PACE Program Manual; and,
23

24 **WHEREAS**, the PACE program requires that easement appraisals be completed by a State of Wisconsin
25 Certified General Appraiser and meet the Uniform Standards of Professional Appraisal Practice
26 (USPAP) to determine the purchase price of each easement; and,
27

28 **WHEREAS**, the PACE program policy and procedures require a signed Option to Purchase agreement
29 between Rock County and the Landowner(s) of the aforementioned property, identifying the purchase
30 price of the Easement, which were previously authorized by separate action; and,
31

32 **WHEREAS**, the party to the aforementioned easement is required to have financial interests as follows
33 Landowner(s) will donate a minimum of fifty percent (50%) of the easement value, the County will
34 contribute remaining percentage, not to exceed a maximum of \$2,100.00 per acre or (50%) of the
35 easement value;

- 36 1. Donna Morgan appraised easement value \$161,000; County contribution \$80,500 (50%); and,
37

38 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled
39 this 25th day of October, 2018, do by enactment of this Resolution, and approves the
40 purchase of the Agricultural Conservation Easements on the Donna Morgan property, authorizes the
41 LCD to make payments to landowners for said easements, and authorizes the LCD to undertake final
42 necessary activities identified therein.
43

44 **BE IT FURTHER RESOLVED**, the County Board Chair and/or the County Clerk will act as the
45 County's agent(s) for closing of said easements.

18-10B-114

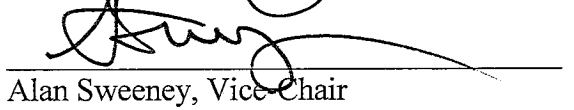
FINALIZING PURCHASE OF THE MORGAN AGRICULTURAL CONSERVATION EASEMENT

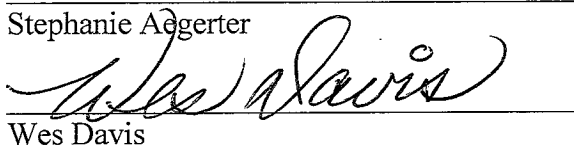
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Respectfully submitted:

LAND CONSERVATION COMMITTEE


Richard Bostwick, Chair

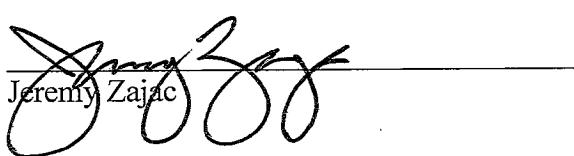

Alan Sweeney, Vice-Chair

Stephanie Aegerter

Wes Davis

Brenton Driscoll

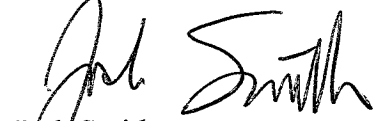
Robert Potter

James Quade, USDA-FSA Representative


Jeremy Zajac

ADMINISTRATIVE NOTE:

Recommended.


Josh Smith
County Administrator

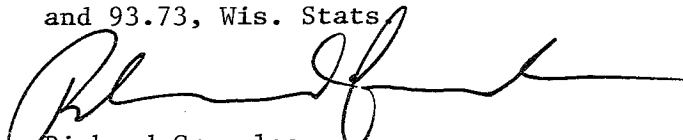
FISCAL NOTE:

This resolution approves the purchase of an agricultural conservation easement and accepts NRCS funding. Sufficient funds are available in the Land Conservation Department's PACE budget for the estimated purchase price of this easement.


Sherry Oja
Finance Director

LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01, 59.51 and 93.73, Wis. Stats


Richard Greenlee
Corporation Counsel

EXECUTIVE SUMMARY

This resolution authorizes the Land Conservation Department (LCD) to finalize acquisition of the Agricultural Conservation Easement under the Purchase of Agricultural Conservation Easement Program (PACE) for the Donna Morgan property. The acquisition of aforesaid easement will occur in late 2018.

Acquisition of the easement such as this is intended to protect and preserve productive agricultural lands in Rock County, encouraging and promoting the goals of a strong agricultural economy and community identity, intergovernmental cooperation, and a regional land use vision throughout the County.

The value of the easement was determined by a qualified Real Estate Appraiser as per USDA and County program guidelines.

An Option to Purchase was executed for the acquisition, based on the current appraisal of the proposed easement.

If this resolution is approved, the LCD will, complete the Easement acquisition process on the Donna Morgan property.