

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

LAND CONSERVATION
COMMITTEE
INITIATED BY



WADE THOMPSON
DRAFTED BY

LAND CONSERVATION
COMMITTEE
SUBMITTED BY

MARCH 12, 2012
DATE DRAFTED

**AUTHORIZING OPTION TO PURCHASE AGREEMENTS ON THE CARLSON, PHELPS, AND
ANDERSON PROPERTIES BY THE ROCK COUNTY PURCHASE OF AGRICULTURAL
CONSERVATION EASEMENTS (PACE) PROGRAM**

1 **WHEREAS**, the Rock County Purchase of Agricultural Conservation Easements (PACE) Program acquires
2 agricultural conservation easements ("Easements") on eligible lands throughout unincorporated Rock County;
3 and,
4

5 **WHEREAS**, the Rock County Board of Supervisors, through Resolution 12-1A-548 (January 12, 2012),
6 authorized the Rock County PACE Program to begin the Easement acquisition process on the following properties;
7

- 8 1. Carlson Property: Rock County Tax Parcel Numbers 6-5-304 and 6-5-325, Sections 32 and 33, Town
9 of Clinton;
- 10 2. Phelps Property: Rock County Tax Parcel Numbers 6-20-100, 6-20-101.1, and 6-20-104A, Sections 12
11 and 13, Town of Union;
- 12 3. Anderson Property: Rock County Tax Parcel Number 6-11-120, Section 17, Town of Lima; and,
13

14 **WHEREAS**, to move towards completion of the Easement acquisition process, the Land Conservation
15 Department ("LCD") will submit Easement acquisition funding applications for the aforementioned properties to
16 the USDA-Natural Resources Conservation Service ("NRCS"); and,
17

18 **WHEREAS**, the NRCS requires, as a component of its application process, a signed agreement ("Option")
19 between Rock County and the owners of the aforementioned properties; and,
20

21 **WHEREAS**, the Option will identify the purchase price of the Easement, and Rock County and the property
22 owner's interest in completing the Easement acquisition process; and,
23

24 **WHEREAS**, the Option is subject to all terms and conditions of the Rock County – Conveyance Agreement and
25 Escrow Instructions and contingent upon Easement acquisition funding from the NRCS; and,
26

27 **WHEREAS**, after execution of the Option, the LCD will submit Easement acquisition funding applications to the
28 NRCS for each property, and if funding is awarded, Rock County will acquire Easements on the properties.
29

30 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled this
31 12th day of April, 2012, do by enactment of this Resolution, authorize a Rock County – Option
32 to Purchase Agreement – Agricultural Resources Conservation Easement for each Property, subject to all terms
33 and conditions stated therein.

12-4A-638


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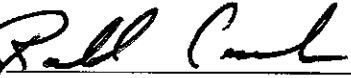
Respectfully submitted:

LAND CONSERVATION COMMITTEE


Richard Bostwick, Chair


Larry Wiedenfeld, Vice Chair


Eva Arnold


Ronald Combs


David Innis


Jim Quade, USDA-FSA Representative

Absent
Alan Sweeney

Absent
Fred Yoss

FISCAL NOTE:

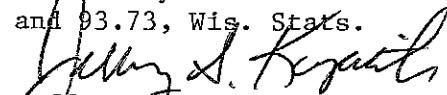
This resolution authorizes the Land Conservation Department to execute Option to Purchase agreements on the identified properties. Purchase of the easements is contingent on USDA – Natural Resources Conservation Services funding. This resolution has no fiscal impact on Rock County operations in and by itself.


Sherry Oja
Finance Director

*Amendment to Fiscal Note: Purchase of the easements is also contingent upon appropriation of funding by the County Board in a future resolution.

LEGAL NOTE:

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


Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.


Craig Knutson
County Administrator

EXECUTIVE SUMMARY:

The Rock County Purchase of Agricultural Conservation Easements (PACE) Program acquires agricultural conservation easements ("Easements") on eligible lands throughout unincorporated Rock County. This resolution authorizes Rock County to execute an agreement ("Option") with three property owners, identifying Rock County and the property owners interest in completing the Easement acquisition process on their properties, and also identifying the purchase price of the Easements. Completion of the Easement acquisition process is subject to funding from the Natural Resources Conservation Service (NRCS). The properties easement value, Rock County contribution (approximate), landowner donation (approximate), expected NRCS contribution (approximate), and easement purchase price are as follows:

Carlson Parcel – 120 acres

1. Easement Value: \$198,000
 - a. County Contribution (approximate): \$33,660 (25% of Easement Purchase Price)
 - b. Landowner Donation (approximate): \$65,340 (33% of Easement Value)
 - c. Expected NRCS Contribution (approximate): \$99,000 (50% of Easement Value)
2. Easement Purchase Price (approximate): \$132,660 (67% of Easement Value)

Phelps Parcel – 207 acres

1. Easement Value: \$372,000
 - a. County Contribution (approximate): \$63,240 (25% of Easement Purchase Price)
 - b. Landowner Donation (approximate): \$122,760 (33% of Easement Value)
 - c. Expected NRCS Contribution (approximate): \$186,000 (50% of Easement Value)
2. Easement Purchase Price (approximate): \$249,240 (67% of Easement Value)

Anderson Parcel – 83 acres

1. Easement Value: \$126,000
 - a. County Contribution (approximate): \$21,420 (25% of Easement Purchase Price)
 - b. Landowner Donation (approximate): \$41,580 (33% of Easement Value)
 - c. Expected NRCS Contribution (approximate): \$63,000 (50% of Easement Value)
2. Easement Purchase Price (approximate): \$84,420 (67% of Easement Value)