



**LAND CONSERVATION COMMITTEE
TUESDAY NOVEMBER 3, 2015 6:00 P.M.
LAND CONSERVATION DEPARTMENT
CONFERENCE ROOM
440 N US HWY 14
JANESVILLE WI**

NOTE: DATE AND TIME
CHANGE

AGENDA

1. Call Meeting to Order.
2. Approval of Agenda.
3. Approval of Minutes – October 13, 2015.
4. Citizen Participation, Communications, and Announcements.
5. Bills/Encumbrances/Transfers.
6. Resolution: Authorization to begin Acquisition of the Sayre Property Agricultural Conservation Easement.
7. Purchase of Agriculture Conservation Easements (PACE) - Program Update.
8. Conservation Reserve Enhancement Program (CREP) – Approval of Agreements.
9. Farmland Preservation Program (FPP) - Approval of Voluntary Program Withdraws.
10. Land and Water Resource Management Program (LWRM):
 - A. Approval of Cost Share Agreements.
 - B. Approval of Cost Share Funds Transfer Agreement.
11. Adjourn.

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
62-6280-0000-64928	COST SHARING	P1503279	10/05/2015	NELSON,RYAN	403.22
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	150,000.00	69,447.43	0.00	403.22	80,149.35
LWC PLAN IMPLEMENTATION GRANT PROG TOTAL				403.22	
62-6300-0000-64918	ADVERTISING	R1503710	10/15/2015	EVANSVILLE REVIEW LTD	80.50
ENC	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	2,000.00	1,789.52	0.00	80.50	129.98
HOUSEHOLD CLEAN SWEEP PROG TOTAL				80.50	

I have examined the preceding bills and encumbrances in the total amount of **\$483.72**
 Claims covering the items are proper and have been previously funded. These items are to be treated as follows:
 A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.
 B. Bills under \$10,000 to be paid.
 C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **NOV 03 2015**

Dept Head _____

Committee Chair _____

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

LAND CONSERVATION
COMMITTEE
INITIATED BY



THOMAS SWEENEY AND
ANDREW BAKER
DRAFTED BY

LAND CONSERVATION
COMMITTEE
SUBMITTED BY _____

OCTOBER 23, 2015
DATE DRAFTED

**AUTHORIZATION TO BEGIN ACQUISITION OF THE SAYRE PROPERTY
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 PACE
3 Program Manual, identifying and outlining all aspects of Program development and implementation, on
4 January 13, 2011; and,
5
6 **WHEREAS**, the Rock County Board of Supervisors officially authorized staff to accept applications to the PACE
7 Program for the donation of an Agricultural Conservation Easement and process applications according to the
8 PACE program policies and procedures, on June 13, 2013; and,
9
10 **WHEREAS**, a PACE application was submitted by Sayre Joint Farms LLC (Landowner) to the Land
11 Conservation Department (LCD) in 2015 for PACE easement on real property located in part of Sections 8, 17 and
12 18, Township 3 North, Range 11 East, Center Township, part of Rock County tax parcel numbers 6-4-59, 6-4-
13 129.1, 6-4-131, 6-4-132 and 6-4-135.2; and,
14
15 **WHEREAS**, the acquisition of the Easement will take place through a partnership with The Natural Heritage
16 Land Trust, which has received tentative approval for Wisconsin State Stewardship funding for a portion of
17 the value of the Easement; and,
18
19 **WHEREAS**, the remaining value of the Easement will be considered a partial donation by the Landowner to
20 the PACE Program, therefore Rock County will not be contributing toward the purchase price of the
21 Easement but will pay the administrative related costs, such as title work, appraisal, closing costs and long
22 term monitoring, which is authorized for any PACE Program acquisition, including donations; and,
23
24 **WHEREAS**, the application was recommended for approval by LCD and the PACE Council and approved by the
25 LCC in accordance with the Rock County PACE Program Manual; and,
26
27 **WHEREAS**, to formalize the Easement acquisition process, the Landowner, The Natural Heritage Land Trust,
28 Rock County and Brabazon Title Company, Inc, will execute a *Conveyance Agreement – Agricultural
29 Conservation Easement* document, identifying and outlining all aspects of the Easement acquisition process,
30 including but not limited to, the following activities, subject to all terms and conditions as stated therein:
31
32 1. Opening an escrow with Brabazon Title Company, Inc. and securing a minimum title insurance
33 commitment of \$15,000 (Title Report) for each property;
34 2. Landowner depositing three thousand five hundred dollars (\$3,500) in the established escrow account;
35 3. Rock County contracting with a qualified appraiser to determine the fair market value of an Easement
36 on the property; and,
37
38 **WHEREAS**, final approval and acquisition of the Easement will take place only after future action by the County
39 Board.
40
41 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled this
42 _____ day of _____, 2015, does by enactment of this Resolution approve a *Conveyance Agreement
43 – Agricultural Conservation Easement* document, authorizes the LCD to undertake necessary activities
44 identified therein and obligates all necessary funds to complete said activities to proceed with acquisition of the
45 Agricultural Conservation Easement on the Sayre Property.
46
47 **BE IT FURTHER RESOLVED**, the County Board Chair or the County Clerk will act as the County's agent for
48 purposes of signing the *Conveyance Agreement – Agricultural Conservation Easement* document.
49

AUTHORIZATION TO BEGIN ACQUISITION OF THE SAYRE PROPERTY AGRICULTURAL
CONSERVATION EASEMENT

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Respectfully submitted:

LAND CONSERVATION COMMITTEE

Richard Bostwick, Chair

Alan Sweeney, Vice Chair

Thomas J. Brien

Wes Davis

Phillip Owens


David Rebout, USDA-FSA Representative

Larry Wiedenfeld

Jeremy Zajac

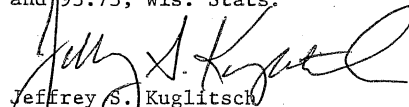
FISCAL NOTE:

Sufficient funds are available in the Land Conservation Department's PACE budget for the estimated appraisal and related costs necessary to accept the Agricultural Easement donation.


Sherry Oja
Finance Director

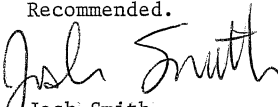
LEGAL NOTE:

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


Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.


Josh Smith
County Administrator

EXECUTIVE SUMMARY

This resolution authorizes the Land Conservation Department (LCD) to complete the necessary tasks to being the process to acquire an Agricultural Conservation Easement, under the Purchase of Agricultural Conservation Easement Program (PACE), on the Sayre Property. This action is consistent with the recommendation from the PACE Council and approval by the Land Conservation Committee at the October 13, 2015 meeting to being acquisition of an Easement on approximately 400 acres of land.

The acquisition of this Easement will be in cooperation with the Natural Heritage Land Trust, a non-profit organization, which has received tentative funding for up to 50% of the easement value through the Wisconsin State Stewardship Program. The remaining value of the easement may be considered a non-cash charitable donation by the landowner to the County and the Land Trust.

Rock County is processing this acquisition under the donation component of the PACE Program, therefore the County will not be contributing funding toward the purchase price of the Easement. As part of the PACE Program administration, though, the County will pay the cost of the appraisal, Title Insurance Policy and recording fees and be responsible for long term monitoring and enforcement.

Acquisition of easements such as this are 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. Cooperating with other entities, like the Natural Heritage Land Trust, provides an opportunity to access funding sources for easement acquisition which would otherwise not be available to the County.