



**LAND CONSERVATION COMMITTEE  
WEDNESDAY DECEMBER 2, 2015 7:15 P.M.  
LAND CONSERVATION DEPARTMENT  
CONFERENCE ROOM  
440 N US HWY 14  
JANESVILLE WI**

**AGENDA**

1. Call Meeting to Order.
2. Approval of Agenda.
3. Approval of Minutes – November 3, 2015.
4. Citizen Participation, Communications, and Announcements.
5. Bills/Encumbrances/Transfers.
6. Resolution: Approval to Begin Acquisition Process for Selected 2015 PACE Program Applications
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 Withdrawals.
10. Land and Water Resource Management Program (LWRM) - Approval of Cost Share Agreements.
11. Adjourn.

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
62-6225-0000-62119	OTHER SERVICES				
		P1500293	10/05/2015	USDA APHIS GENERAL	910.15
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	5,500.00	2,896.52	0.00	910.15	1,693.33
<b>WILDLIFE DAMAGE/ASSMTS. PROG TOTAL</b>				<b>910.15</b>	
62-6280-0000-64928	COST SHARING				
		P1503521	10/28/2015	BALIS FARMS	1,844.50
		P1503537	09/30/2015	PHELPS,CANDICE	3,588.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	150,000.00	69,850.65	0.00	5,432.50	74,716.85
<b>LWC PLAN IMPLEMENTATION GRANT PROG TOTAL</b>				<b>5,432.50</b>	

I have examined the preceding bills and encumbrances in the total amount of **\$6,342.65**  
 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: **DEC 02 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

NOVEMBER 9, 2015  
DATE DRAFTED

**APPROVAL TO BEGIN ACQUISITION PROCESS FOR SELECTED 2015 PACE PROGRAM  
APPLICATIONS**

- 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 Program works to achieve the mission by acquiring agricultural conservation easements  
7 (Easements) on eligible lands throughout unincorporated Rock County; and,  
8  
9 **WHEREAS**, nine applications were submitted by landowners for the purchase component of the Program in 2015;  
10 and,  
11  
12 **WHEREAS**, the applications have been reviewed by Rock County Land Conservation Department (LCD) staff,  
13 the Rock County PACE Council, and the Rock County Land Conservation Committee (LCC), all in accordance  
14 with the Rock County PACE Program Manual; and,  
15  
16 **WHEREAS**, the LCC voted to approve the PACE application and begin Easement acquisition process on the  
17 following four properties, which are each within a Primary Target Acquisition Area:  
18  
19 1. Francis Property - Rock County tax parcel number 6-20-162, Part of the SW 1/4 of Section 20,  
20 Township 4N, Range 10E, Union Township (approximately 112.5 total acres)  
21  
22 2. Kraus Property - Rock County tax parcel numbers 6-10-2 and 6-10-7, Part of the E 1/2 of Section 1,  
23 Township 2N, Range 13E, LaPrairie Township (approximately 117 total acres)  
24  
25 3. Oberdeck Property - Rock County tax parcel number 6-6-50, Part of the E 1/2 of the W 1/2 of Section 7,  
26 Township 4N, Range 12E, Fulton Township (approximately 107 total acres)  
27  
28 4. Lee Property - Rock County tax parcel number 6-6-45.1, Part of the NW 1/4 of the SW 1/4 of Section 6,  
29 Township 4N, Range 12E, Fulton Township (approximately 35 total acres); and,  
30  
31 **WHEREAS**, to proceed with the Easement acquisition process, the LCD will submit Easement acquisition  
32 funding applications for the aforementioned properties to the USDA-Natural Resources Conservation Service  
33 ("NRCS"), which, if approved, provides funding for fifty percent of the Easement value; and,  
34  
35 **WHEREAS**, the NRCS requires, as a component of its application process, a signed purchase agreement between  
36 Rock County and the owners of the aforementioned properties; and,  
37  
38 **WHEREAS**, the agreement will be based on an estimated value of the Easement and is contingent on a final value  
39 being determined by an appraisal, which will be contracted by Rock County only if the property is selected by the  
40 NRCS for funding; and,  
41  
42 **WHEREAS**, to formalize the Easement acquisition process, each of the owners of the aforementioned Properties,  
43 Rock County, and Brabazon Title Company, Inc. will sign and execute an *Agricultural Conservation Easement*  
44 *Conveyance Agreement* document, which will include the estimated purchase price and will outline all aspects of  
45 the Easement acquisition process, including but not limited to, the following activities, subject to all terms and  
46 conditions as stated therein:  
47  
48 1. Opening an escrow with Brabazon Title Company, Inc. and securing a minimum Title Insurance  
49 Commitment of \$15,000 (Title Report) for each Property

- 50 2. Landowner depositing three thousand five hundred dollars (\$3,500) in the established escrow account  
51 3. LCD submitting an application to the NRCS for the federal portion of the purchase funding  
52 4. If selected for funding by the NRCS, Rock County contracting with an appraiser to determine the fair  
53 market value of the Easement; and,  
54

55 **WHEREAS**, final acquisition of any or all of the Easements will take place only after future action by the County  
56 Board.

57  
58 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled this  
59 \_\_\_\_\_ day of \_\_\_\_\_, 2015, does by enactment of this Resolution approve an *Agricultural*  
60 *Conservation Easement Conveyance Agreement* for each Property, authorizing the LCD to undertake activities  
61 identified therein and obligate all necessary funds to complete said activities.

Respectfully submitted:

LAND CONSERVATION COMMITTEE

\_\_\_\_\_  
Richard Bostwick, Chair

\_\_\_\_\_  
Alan Sweeney, Vice Chair

\_\_\_\_\_  
Thomas J. Brien

\_\_\_\_\_  
Wes Davis

\_\_\_\_\_  
Phillip Owens

\_\_\_\_\_  
David Rebut, USDA-FSA

\_\_\_\_\_  
Larry Wiedenfeld

\_\_\_\_\_  
Jeremy Zajac

FISCAL NOTE:

This resolution authorizes Agricultural Conservation Easement Conveyances on four properties. Once we have estimated purchase prices, sufficiency of available funding will need to be determined. Purchase of these easements is subject to funding from the Natural Resources Conservation Service.



Sherry Oja  
Finance Director

ADMINISTRATIVE NOTE:

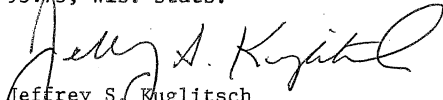
Recommended.



Josh Smith  
County Administrator

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

## EXECUTIVE SUMMARY

### APPROVAL TO BEGIN ACQUISITION PROCESS FOR SELECTED 2015 PACE PROGRAM APPLICATIONS

This resolution authorizes the County to enter into an *Agricultural Conservation Easement Conveyance Agreement* (Agreement) with landowners and Brabazon Title Company for four PACE applications located in unincorporated Rock County. The Agreement identifies and outlines the agricultural conservation easement (Easement) acquisition process to be undertaken by the Rock County PACE Program. The first steps in the process include establishing an escrow account to be held by Brabazon Title Company, purchasing title insurance, submitting applications to the USDA-NRCS funding of a portion of the easement value and contracting for appraisals if approved for funding by the USDA-NRCS. Acquisition of the easements by Rock County is contingent upon funding from the USDA-NRCS and will be finalized only after future action by the County Board.

Acquisition of Easements will protect and preserve productive agricultural lands in Rock County, encouraging and promoting the goals of a strong agricultural economy and community identity, and intergovernmental cooperation.