



**LAND CONSERVATION COMMITTEE
WEDNESDAY DECEMBER 7, 2016 7:15 P.M.
LAND CONSERVATION DEPARTMENT CONFERENCE ROOM
440 N US HWY 14
JANESVILLE WI 53545**

AGENDA

1. Call Meeting to Order.
2. Approval of Agenda.
3. Approval of Minutes – November 2, 2016.
4. Review of Bills Paid.
5. Citizen Participation, Communications, and Announcements.
6. Review and Approve Purchase of Agricultural Conservation Easements (PACE)
2016 Program Applications:
 - A. 2016 USDA-NRCS Applications.
 - i. McNall: Johnstown Township 114 Acres Primary Target.
 - ii. Lux/Pulera: Harmony Township, 74 Acres, Primary Target.
 - B. 2016 100% Donation Application.
 - i. Oberdeck: Porter Township, 107 Acres, Primary Target.
 - C. 2016 Rock County Funded Applications @ 50% Easement Value.
 - i. Francis: Union Township, 112.5 Acres, Primary Target.
 - ii. Oberdeck Farms, Inc.: Fulton Township, 112 Acres, Primary Target.
7. Resolution: Approval to Begin Acquisition Process for Selected 2016 PACE Program Applications (Federally Funded).
8. Resolution: Approval to Begin Acquisition Process for Selected 2016 PACE Program (Donation).
9. Resolution: Approval to Begin Acquisition Process for Selected 2016 PACE Program Applications (Non-Federally Funded).
10. Resolution: Continued Opposition to the Great Lakes Basin Transportation, Inc. Rail Project Impacting Rock County's Agricultural and Natural Resources.
11. Land and Water Resource Management –
 - A. Approval of 15 year Agreements.
 - B. Approval of 2016-17 Cost Share Extension Request.
12. Adjourn.

COMMITTEE REVIEW REPORT
FOR THE MONTH OF NOVEMBER 2016

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
62-6200-0000-63101	POSTAGE				
		P1603136	11/09/2016	UNITED STATES POSTMASTER	131.00
62-6200-0000-64200	TRAINING EXP				
		P1603130	09/27/2016	ROCK RIVER COALITION	125.00
LAND CONSERVATION PROG TOTAL					256.00

I have reviewed the preceding payments in the total **\$256.00**

Date: _____ Dept _____

Committee _____

ROCK COUNTY PACE PROGRAM APPLICATIONS - 2016

Updated 11/29/16

	Oberdeck Farms, Inc	Francis	Oberdeck	Lux/Pulena	McNall		
75% PURCHASE OR 50% PURCHASE OR 100% DONATION	50% Purchase	50 % Purchase	100% Donation	75% Purchase	75% Purchase		
ACRES	121	112.5	31.6	74	114		
TOTAL LEASA SCORE (County Ave: 6.51)	6.93	7.29	Not Scored	7.37	8.49		
TARGET ACQUISITION AREA	Primary	Primary	Primary	Primary	Primary		
TOWNSHIP	Fulton	Union	Porter	Harmony	Johnstown		
EX TERRITORIAL AREA	Edgeton	Evansville	Edgeton	None	None		
TOWN/CITY/VILLAGE OBJECTION	No	No	No	No	No		
NOTES AND OTHER CONSIDERATIONS	2015 Application which was approved by Council and LCC, but not selected for funding by NRCS. Moved into 2016 Application pool for County funded @ 50% of the easement purchase price	2015 Application which was approved by Council and LCC, but not selected for funding by NRCS. Moved into 2016 Application pool for County funded @ 50% of the easement purchase price	Family feels strongly about preserving farmland, as evidenced by submitting applications for two different farms	2016 Application with approval of Council, LCC and County Board, this application will be submitted to the USDA-NRCS for funding consideration.	2016 Application with approval of Council, LCC and County Board, this application will be submitted to the USDA-NRCS for funding consideration.		
	<p>Purchase Applications @ 75%: Due to the limited number of applications for 2016 program staff, being consistent with the priorities outlined in the PACE Program Manual recommends that the PACE Council and the LCC approve the two Primary Target Acquisition Area applications. This consists the Lux/Pulena and the McNall Lee Properties. Approval authorizes staff to begin acquisition process by applying for USDA-NRCS portion of the funding.</p>						
	<p>Purchase Applications @ 50%: Changes with policy and the PACE Program Manual now allow the County of Rock to purchase Agricultural Conservation Easements directly, with or without Federal Funding. Two 2015 applicants Oberdeck Farms, Inc and Francis were moved into 2016 application pool and agreed to a purchase at 50% of the easement purchase value, as defined in the last appraisal. Program staff, being consistent with the priorities outlined in the PACE Program Manual recommends that the PACE Council and the LCC approve the two Primary Target Acquisition Area applications without Federal funding. This consists the Oberdeck Farms, Inc. and the Francis Properties. Approval authorizes staff to begin acquisition process by utilizing County funding. Both Applications were submitted to USDA-NRCS for funding in 2015, as approved by the Council, LCC and County Board. Neither Application was selected for Funding.</p>						
	<p>Oberdeck Donation Application: Staff recommends approval as presented. Mr. Oberdeck and staff have worked together to determine an easement area which meets the requirements of the program and the goals of the landowner.</p>						

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

LAND CONSERVATION
COMMITTEE
INITIATED BY _____



THOMAS SWEENEY
DRAFTED BY

LAND CONSERVATION
COMMITTEE
SUBMITTED BY _____

NOVEMBER 17, 2016
DATE DRAFTED

**APPROVAL TO BEGIN ACQUISITION PROCESS FOR SELECTED 2016 PACE PROGRAM
APPLICATIONS (FEDERALLY FUNDED)**

- 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**, two applications were submitted by landowners for the USDA-NRCS assisted purchase component
10 of the Program in 2016; 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 applications and begin Easement acquisition process, which are
17 located within a Primary Target Acquisition Area:
18
- 19 1. McNall Property - Rock County tax parcel number 6-9-259, Part of the W 1/2 of NE 1/4 and W 1/2 of
20 SE 1/4 Section 30, Township 3 N, Range 14 E, Johnstown Township (approximately 114 acres)
21
 - 22 2. Lux/Pulera Property - Rock County tax parcel number 6-7-389, Part of the E 1/2 of SE 1/4 of Section
23 36, Township 3 N, Range 13 E, Harmony Township (approximately 75 total acres)
24
- 25 **WHEREAS**, to proceed with the Easement acquisition process, the LCD will submit Easement acquisition
26 funding applications for the aforementioned properties to the USDA-Natural Resources Conservation Service
27 ("NRCS"), which, if approved, provides funding for fifty percent of the Easement value; and,
28
- 29 **WHEREAS**, the NRCS requires, as a component of its application process, a signed purchase agreement between
30 Rock County and the owners of the aforementioned properties; and,
31
- 32 **WHEREAS**, the agreement will be based on an estimated value of the Easement and is contingent on a final value
33 being determined by an appraisal, which will be contracted by Rock County only if the property is selected by the
34 NRCS for funding; and,
35
- 36 **WHEREAS**, to formalize the Easement acquisition process, each of the owners of the aforementioned Properties,
37 Rock County, and Brabazon Title Company, Inc. will sign and execute an *Agricultural Conservation Easement*
38 *Conveyance Agreement* document, which will include the estimated purchase price and will outline all aspects of
39 the Easement acquisition process, including but not limited to, the following activities, subject to all terms and
40 conditions as stated therein:
41
- 42 1. Opening an escrow with Brabazon Title Company, Inc. and securing a minimum Title Insurance
43 Commitment of \$15,000 (Title Report) for each Property
 - 44 2. Landowner depositing three thousand five hundred dollars (\$3,500) in the established escrow account
 - 45 3. LCD submitting an application to the NRCS for the federal portion of the purchase funding
 - 46 4. If selected for funding by the NRCS, Rock County contracting with an appraiser to determine the fair
47 market value of the Easement; and,

APPROVAL TO BEGIN ACQUISITION PROCESS FOR SELECTED 2016 PACE PROGRAM
APPLICATIONS (FEDERALLY FUNDED)

Page 2

- 48 **WHEREAS**, final acquisition of any or all of the Easements will take place only after future action by the County
49 Board.
50
51 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled this
52 _____ day of _____, 2016, does by enactment of this Resolution approve an *Agricultural*
53 *Conservation Easement Conveyance Agreement* for each Property, authorizing the LCD to undertake activities
54 identified therein and obligate all necessary funds to complete said activities.

Respectfully submitted:

LAND CONSERVATION COMMITTEE

Richard Bostwick, Chair

Alan Sweeney, Vice Chair

Wes Davis

Anders Dowd

Brenton Driscoll


Kara Hawes

David Rebout, USDA-FSA

Jeremy Zajac

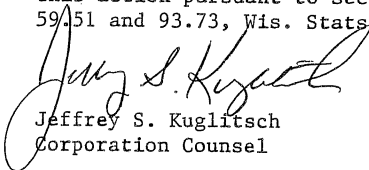
FISCAL NOTE:

Sufficient funds are available in the Land Conservation Department's PACE budget for the escrow, estimated appraisal and related costs necessary to begin the acquisition process for Agricultural Conservation Easement Conveyances on these two 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


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

APPROVAL TO BEGIN ACQUISITION PROCESS FOR SELECTED 2016 PACE PROGRAM APPLICATIONS (FEDERALLY FUNDED)

This resolution authorizes the County to enter into an *Agricultural Conservation Easement Conveyance Agreement* (Agreement) with landowners and Brabazon Title Company for TWO 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.

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

Land Conservation Committee
INITIATED BY



Thomas Sweeney
DRAFTED BY

Land Conservation Committee
SUBMITTED BY

November 17, 2016
DATE DRAFTED

**APPROVAL TO BEGIN THE ACQUISITION PROCESS FOR THE 2016 PACE PROGRAM
(DONATION)**

- 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 full 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**, the Program works to achieve its mission by acquiring agricultural conservation easements
11 (Easements) on eligible lands throughout unincorporated Rock County; and,
12
- 13 **WHEREAS**, the application was submitted by the landowners to the Program in 2016, with said application
14 reviewed and approved by Rock County Land Conservation Department (LCD) staff, the Rock County PACE
15 Council, and the Rock County Land Conservation Committee (LCC), all in accordance with the Rock County
16 PACE Program Manual; and,
17
- 18 **WHEREAS**, application approval by the LCC authorizes the LCD to begin the Easement acquisition process on
19 properties identified in said applications, subject to the consent of the landowners, as follows:
20
- 21 1. Larry and Katherine Oberdeck Property (Donation) - Rock County tax parcel number 6-16-107
22 Section 12, Township 4N, Range 13E, Porter Township (approximately 31 acres).
23
- 24 **WHEREAS**, to move towards completion of the Easement acquisition process, the owners of the aforementioned
25 Property, Rock County, and Brabazon Title Company, Inc. will sign and execute an *Agricultural Conservation*
26 *Easement Conveyance Agreement* document, identifying and outlining all aspects of the Easement acquisition
27 process, including but not limited to, the following activities, subject to all terms and conditions as stated therein:
28
- 29 1. Opening escrow with Brabazon Title Company, Inc. and Securing a Minimum Title Insurance
30 Commitment of \$15,000 (Title Report) for each Property - County Activity;
31 2. Landowner depositing three thousand five hundred dollars (\$3,500) in the established escrow account
32 3. Rock County contracting with an appraiser to determine the fair market value of an Easement on the
33 Property; and,
34
- 35 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled this
36 _____ day of _____, 2016, do by enactment of this Resolution approve an *Agricultural*
37 *Conservation Easement Conveyance Agreement* for the Property, authorizing the LCD to undertake activities
38 identified therein and obligate all necessary funds to complete said activities.

APPROVAL TO BEGIN ACQUISITION PROCESS FOR SELECTED 2016 PACE PROGRAM
APPLICATIONS (DONATION)

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Respectfully submitted:

LAND CONSERVATION COMMITTEE

Richard Bostwick, Chair

Alan Sweeney, Vice Chair

Wes Davis

Brenton Driscoll

Anders Dowd

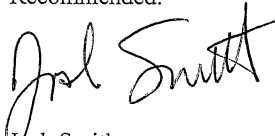
Kara Hawes

David Rebout, USDA-FSA

Jeremy Zajac

ADMINISTRATIVE NOTE:

Recommended.



Josh Smith
County Administrator

FISCAL NOTE:

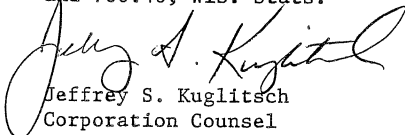
Sufficient funds are available in the Land Conservation Department's PACE budget for the estimated appraisal and related costs necessary to accept the Agricultural Easement donation.



Sherry Oja
Finance Director

LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01, 59.51 and 700.40, Wis. Stats.



Jeffrey S. Kuglitsch
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 Oberdeck Property, which will be the second Easement acquired through the full donation component of the Program.

Acquisition of easements 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.

For this aspect of the PACE Program, of the value of the Easement will be determined by a qualified Real Estate Appraiser utilizing IRS approved standards and criteria. Conducting this appraisal process allows the landowner to deduct the value of the easement from their income taxes as a non-cash charitable donation.

If this resolution is approved, the LCD will complete the Easement acquisition process on the Oberdeck Property.

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

Land Conservation Committee
INITIATED BY



Thomas Sweeney
DRAFTED BY

Land Conservation Committee
SUBMITTED BY

November 17, 2016
DATE DRAFTED

**APPROVAL TO BEGIN ACQUISITION PROCESS FOR SELECTED 2016 PACE PROGRAM
APPLICATIONS (NON-FEDERALLY FUNDED)**

- 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 adopted resolution 16-9A-092 which officially approved
7 an amendment to the PACE Program, which allowing the County to purchase agricultural conservation
8 easements with or without USDA-NRCS funding, on September 26, 2016; and,
9
- 10 **WHEREAS**, the Program works to achieve the mission by acquiring agricultural conservation easements
11 (Easements) on eligible lands throughout unincorporated Rock County; and,
12
- 13 **WHEREAS**, two applications were submitted by landowners for the Non-USDA-NRCS assisted purchase
14 component of the Program in 2016 both of which were submitted to the USDA-NRCS for federal funding during
15 the 2015 application cycle. Both applications were denied federal funding due to a budget shortfall; and,
16
- 17 **WHEREAS**, the applications have been reviewed by Rock County Land Conservation Department (LCD) staff,
18 the Rock County PACE Council, and the Rock County Land Conservation Committee (LCC), all in accordance
19 with the Rock County PACE Program Manual; and,
20
- 21 **WHEREAS**, the LCC voted to approve the PACE applications and begin Easement acquisition process, which are
22 located within a Primary Target Acquisition Area:
23
- 24 1. Francis - Rock County tax parcel number 6-20-162, Part of the SW 1/4 of Section 20, Township 4N,
25 Range 10E, Union Township (approximately 112.5 total acres)
 - 26
 - 27 2. Oberdeck - Rock County tax parcel number 6-6-50, Part of the E 1/2 of the W 1/2 of Section 7, Township
28 4N, Range 12E, Fulton Township (approximately 124 total acres); and,
29
- 30 **WHEREAS**, to proceed with the Easement acquisition process, the LCD develop a purchase agreement between
31 Rock County and the owners of the aforementioned properties; and,
32
- 33 **WHEREAS**, the agreement will be based on an appraisal of the Easements, which was contracted by Rock County
34 during the USDA-NRCS application process; and,
35
- 36 **WHEREAS**, to formalize the Easement acquisition process, each of the owners of the aforementioned properties,
37 Rock County, and Brabazon Title Company, Inc. will sign and execute an *Agricultural Conservation Easement*
38 *Conveyance Agreement* document, which will include the estimated purchase price and will outline all aspects of
39 the Easement acquisition process, including but not limited to, the following activities, subject to all terms and
40 conditions as stated therein:
41
- 42 1. Opening an escrow with Brabazon Title Company, Inc. and securing a minimum Title Insurance
43 Commitment of \$15,000 (Title Report) for each Property
 - 44 2. Landowner depositing three thousand five hundred dollars (\$3,500) in the established escrow account
45
- 46 **WHEREAS**, final acquisition of any or all of the Easements will take place only after future action by the County
47 Board.
48
- 49 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled this
50 _____ day of _____, 2016, does by enactment of this Resolution approve an *Agricultural*
51 *Conservation Easement Conveyance Agreement* for each Property, authorizing the LCD to undertake activities
52 identified therein and obligate all necessary funds to complete said activities.

APPROVAL TO BEGIN ACQUISITION PROCESS FOR SELECTED 2016 PACE PROGRAM
APPLICATIONS (NON-FEDERALLY FUNDED)

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Respectfully submitted:

LAND CONSERVATION COMMITTEE

Richard Bostwick, Chair

Alan Sweeney, Vice Chair

Wes Davis

Anders Dowd

Brenton Driscoll

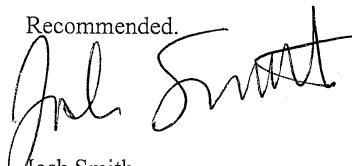
Kara Hawes

David Rebout, USDA-FSA

Jeremy Zajac

ADMINISTRATIVE NOTE:

Recommended.



Josh Smith
County Administrator

FISCAL NOTE:

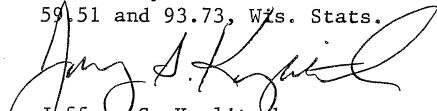
Sufficient funds are available in the Land Conservation Department's PACE budget for the escrow, estimated appraisal and related costs necessary to begin the acquisition process for Agricultural Conservation Easement Conveyances on these two properties. Once we have estimated purchase prices, sufficiency of available funding will need to be determined.



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

EXECUTIVE SUMMARY

APPROVAL TO BEGIN ACQUISITION PROCESS FOR SELECTED 2016 PACE PROGRAM APPLICATIONS (NON-FEDERALLY FUNDED)

This resolution authorizes the County to enter into an *Agricultural Conservation Easement Conveyance Agreement* (Agreement) with landowners and Brabazon Title Company for two 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. Acquisition of the easements by Rock County is contingent upon 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.

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

LAND CONSERVATION
COMMITTEE
INITIATED BY



THOMAS SWEENEY
DRAFTED BY

LAND CONSERVATION
COMMITTEE
SUBMITTED BY

NOVEMBER 16, 2016
DATE DRAFTED

**CONTINUED OPPOSITION TO THE GREAT LAKES BASIN TRANSPORTATION, INC.
RAIL PROJECT IMPACTING ROCK COUNTY'S
AGRICULTURAL AND NATURAL RESOURCES**

- 1 **WHEREAS**, Resolution 16-5A-026 titled Opposition To The Proposed Great Lakes Basin
- 2 Transportation, Inc. Rail Project passed County Board on May 12, 2016 which opposed the Great Lakes
- 3 Basin Transportation, Inc. proposal to construct a new rail project in the eastern section of Rock County,
- 4 which commenced east of the City of Milton and headed south to and east until it reached the most
- 5 southeastern corner of Rock County dissecting some of Rock County's most prime farmland; and,
- 6
- 7 **WHEREAS**, the Great Lakes Basin Transportation, Inc. has since amended said preferred route
- 8 commencing east of City of Milton traveling in a southerly direction and then westerly crossing the
- 9 Rock River, just south of West Beloit Rock Townline Rd. and then in a south westerly direction to the
- 10 State Line, west of the City of Beloit. The amended route continues to transect Rock County's prime
- 11 farmland; and,
- 12
- 13 **WHEREAS**, the Great Lakes Basin Transportation, Inc. continues to state their intent is to purchase a
- 14 two hundred foot wide corridor over the project route, approximately thirty (30) miles, which is
- 15 estimated to remove approximately six hundred and twenty six (626) acres of prime farmland from
- 16 production increasing the potential loss of farmland by 56 acres over the previous route, also the loss of
- 17 woodlots increases to over sixty three (63) acres; and,
- 18
- 19 **WHEREAS**, the Rock County Board of Supervisors continues their commitment to the preservation of
- 20 Farmland with in Rock County by virtue of the adoption of the Rock County Purchase of Agricultural
- 21 Conservation Easements Program (PACE) in 2011 and adoption of the Farmland Preservation Plan in
- 22 1977 and all its' amendments to present. The County Board has also granted yearly allocations of
- 23 financial resources for the implementation and continuation of these programs; and,
- 24
- 25 **WHEREAS**, the Land Conservation (LCC) and the Planning and Development Committees continues to
- 26 support the preservation of farmland by participating in the Wisconsin Farmland Preservation Program
- 27 since 1977. This program has allowed the development of zoning ordinances within the townships of the
- 28 county for the long term protection of the County's farmland; and,
- 29
- 30 **WHEREAS**, the County Board supports all the aforementioned activities associated with the
- 31 preservation of farmland within the county's boundaries with the understanding that agriculture is a vital
- 32 component of the total Rock County Economy. According to University of Wisconsin Extension Service
- 33 the loss of agricultural production and loss to the agriculture service sector associated with the amended
- 34 route is estimated at six hundred seventy eight thousand seven hundred and eighty one dollars (**\$678,781**)
- 35 annually (2016 dollars); and,
- 36
- 37 **WHEREAS**, the LCC understands the construction of the proposed rail line will not only remove the
- 38 estimated prime farmland from production but will also fragment numerous farms and fields leading to
- 39 an increase in production costs of agricultural commodities to those impacted; and,
- 40
- 41 **WHEREAS**, the amended mapped route of the rail line will also impact the established surface and
- 42 subsurface drainage networks that keeps thousands of acres of prime farmland productive, resulting in an
- 43 untold number of surface and subsurface drainage systems needing to be updated; and,

CONTINUED OPPOSITION TO THE GREAT LAKES BASIN TRANSPORTATION, INC. RAIL PROJECT IMPACTING ROCK COUNTY'S AGRICULTURAL AND NATURAL RESOURCES

Page 2

44 **WHEREAS**, there are numerous negative impacts that haven't been considered, including but not limited
45 to the fragmentation of woodlots, impacts to wetlands, impacts to wildlife habitat resources, and impacts
46 to the surface and groundwater resources of the county; and,

47
48 **WHEREAS**, all the towns that will be directly impacted by the initial proposed rail project, Milton,
49 Johnstown, Bradford, and Clinton have gone on official record in opposition to the proposed rail line and
50 the townships impacted by the amended route, Milton, Johnstown, La Prairie, Turtle and Beloit have also
51 gone on record in opposition to the rail line; and,

52
53 **WHEREAS**, Rock County has been a member of the Wisconsin River Rail Transit Commission
54 (WRRTC) since 1982 with nine other counties in Southern Wisconsin and the WRRTC is the owner and
55 is responsible for safe and reliable local rail service of the existing infrastructure that the proposed rail
56 line will connect into; and,

57
58 **WHEREAS**, Rock County along with nine other Counties have invested over five hundred thousand
59 dollars (\$500,000) each for capital improvements for the safe and efficient local rail service; and,

60
61 **WHEREAS**, the WRRTC and Wisconsin Department of Transportation is under a lease agreement with
62 the Wisconsin Southern Railroad for use and maintenance of all WRRTC infrastructure; and,

63
64 **WHEREAS**, the WRRTC has expressed concern regarding the costs associated with the needed rail
65 improvements with the proposed increase in rail traffic which will force the commission to upgrade the
66 current rail from a Class I to a Class II system with an estimated cost of nine hundred thousand
67 (\$900,000) per mile of rail. The Rail Commission estimates approximately 40 miles needing this upgrade
68 at a total cost to exceed thirty six million dollars (\$36,000,000); and,

69
70 **WHEREAS**, The Rock County Board of Supervisors sent a letter date June 3, 2016 to the Surface
71 Transportation Board regarding the Great Lakes Basin Transportation, Inc. Rail Project which identifies a
72 desired alternative route by expanding the Chicago's CREATE program rail initiatives north to directly
73 connect to Class I rail operators and the Port of Milwaukee.

74
75 **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors duly
76 assembled this ____ day of _____, 2016, goes on record in opposition to the Great Lakes Basin
77 Transportation, Inc., rail project or any amendments to the proposed routes that will impact the Rock
78 County's agricultural sector, its untold impacts to the County's natural resources and the financial
79 implications to Rock County for upgrading the existing rail infrastructure. The County continues to
80 support the alternative route by expanding the Chicago's CREATE program rail initiatives north; and,

81
82 **BE IT FURTHER RESOLVED** that the County Clerk forward this Resolution to Wisconsin Governor
83 Scott Walker; Secretary of the Department of Natural Resources, Cathy Stepp; Secretary of the
84 Department of Agriculture Trade and Consumer Protection, Ben Brancel; Senator Steven Nass;
85 Senator Janis Ringhand; Representative Don Vruwink; Representative Deb Kolste;
86 Representative Amy Loudbeck; Representative Mark Spreitzer; US Senator Ron Johnson;
87 U.S. Senator Tammy Baldwin; U.S. Representative Mark Pocan, U.S. Representative Paul Ryan, and
88 Dave Navecky, Office of Environmental Analysis, Surface Transportation Board.

Respectfully submitted:

LAND CONSERVATION COMMITTEE

Richard Bostwick, Chair

Alan Sweeney, Vice Chair

Wes Davis

Anders Dowd

Brenton Driscoll

Kara Hawes

David Rebout, USDA-FSA

Jeremy Zajac

RAIL TRANSIT COMMISSION

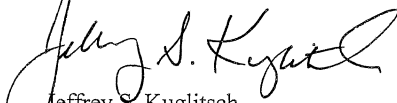
Terry Thomas, Chair

Wayne Gustina

Alan Sweeney

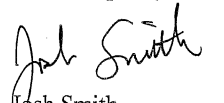
LEGAL NOTE:

Advisory only.


Jeffrey S. Kuglitsch
Corporation Counsel


ADMINISTRATIVE NOTE:

Matter of policy.


Josh Smith
County Administrator

FISCAL NOTE:

No fiscal impact at this time.


Sherry Oja
Finance Director

EXECUTIVE SUMMARY

This resolution is advisory.

The Land Conservation Committee remains opposed to the construction of the proposed Great Lakes Rail project through Rock County due to impacts on Agriculture community. Rock County has a rich history in the protection of farmland through participation in the following programs, the Wisconsin Farmland Preservation Program and the Rock County PACE Program. Even though the programs differ in their approach to the protection of Farmland the net result is that productive farmland is protected from development.

The loss in production from converting over 626 acres of crop land to the rail corridor is estimated by UWEX Ag Agent Nick Baker. Per Mr. Baker the estimate is based on the following information. The typical crop Rotation of 2 years corn 1 year soybeans and using the Rock County average revenue as a base bench mark the expected minimum revenue per acre would be \$769.50. This would be an immediate economic reduction to any farm that the proposed Rail would cross through. Using the proposed map of the most updated route there would be a loss of over 626 acres of crop land from production in Rock County, with a loss of revenue exceeding \$481,707 annually in the form of reduced crop production. It should be noted that actual yields and revenue could higher and that these values are a baseline county average representing the minimum expected losses to Agriculture Production in Rock County. Mr. Baker also noted that the loss of revenue from the Agriculture service industry is estimated at \$197,074. This estimate includes losses associated with providing seed, fertilizer, herbicide, agronomy services, fuel, equipment and financial support to the acres removed from production. Using the United States average operating costs of \$356.92 per acre of corn and \$180.65 per acre of soybean production the additional economic impact in losses to local businesses would exceed \$197,074 annually in lost sales and services. The total estimated impact in loss revenue from the farmland conversion is estimated to be \$678,781 annually (2016 dollars).

Numerous environmental impacts that include but not limited to the fragmentation of woodlots, impact to wetlands, and impacts to wildlife habitat resources. The construction of the rail line as proposed will fragment large tracks of woodlots resulting in further fragmentation the existing blocks of wildlife habitat in the immediate area of the line. Studies have shown that as land is divided by manmade structures, various terrestrial wildlife population shrink. The rail line will intercept numerous large and small wetland complexes within the County. The filling of wetlands leads to reductions in many valuable functions, including retaining stormwater, filtering pollutants, protecting shorelands, and providing habitats for fish and wildlife.

The Wisconsin River Rail Transit Commission (WRRTC) has expressed concern of the financial impacts the proposed Great Lakes rail line will have on the existing rail infrastructure. The net result of the proposal will be a cost of approximately \$900,000 per mile of rail to change from a Class I to a Class II rail to accommodate the expected increase in traffic. This cost will be born to the WRRTC and hence the tax payers of the state.

The Land Conservation Committee continues to support the expansion of Chicago's CREATE Program to the North to directly connect to Class I rail operators and an opportunity to access the Port of Milwaukee.

Soil and Water Resource Management Program Cost Share Agreements for Consideration 12/7/2016
LCC Meeting.

NAME	Contract #	Best Management Practice	State Funding Source	
			Bond \$	SEG \$
EDWARD HOERLER REV. TRUST	LR-040.16	WELL ABANDONMENT	500.00	
BRENDON/JESSICA PFARR	LR-041.16	WELL ABANDONMENT-2	1,000.00	
HAHN FAMILY TRUST	LR-042.16	WATERWAY SYSTEMS	9,630.00	
JEROME EPPING	LR-043.16	WATERWAY SYSTEMS	3,910.00	
CHRISTOPHER PHILLIPS*	LR-044.16	2 WASCOBS/ UG OUTLET	3,000.00	
TIM AND MARY HOWARD	LR-045.16	NUT MGT		840.00
TOTALS			18,040.00	840.00
BALANCES			0.00	1,016.34

(*) THIS AGREEMENT IN CONJUNCTION WITH A USDA-NRCS COST SHARE AGREEMENT DUE TO THE OVERALL COST OF THESE BEST MANAGEMENT PRACTICES.

WASCOB = WATER and SEDIMENT CONTROL BASIN(S)

UG OUTLET = UNDER GROUND OUTLET



Wisconsin Dept. of Agriculture, Trade & Consumer Protection
 Agricultural Resource Management Division
 2811 Agriculture Drive, PO Box 8911
 Madison WI 53708-8911
 Phone: (608) 224-4648 or (608) 224-4610

Soil and Water Resource Management Program

DATCP Received:

2016 to 2017 Extension Request Form for Soil & Water Resource Management Cost-Share Landowner Contracts

Select Fund Type (BOND, SEG)	Cost-Share Contract Number	Cost-Share Contract Landowner Name	Select Extension Reason* (A,B,C)	Amount of BOND Extension Request (\$)	Amount of SEG Extension Request (\$)	For DATCP use only
SEG	LR-001.16	RONALD WOODMAN	B	\$0.00	\$8,730.68	
SEG	LR-002.16	RANDALL KALISH/WOODMAN	B	\$0.00	\$976.08	
SEG	LR-003.16	MARK COEN/WOODMAN	B	\$0.00	\$1,259.16	
BOND	LR-010.16	KEITH TROW	B	\$500.00	\$0.00	
BOND	LR-011.16	PAUL BROEGE	B	\$500.00	\$0.00	
SEG	LR-013.16	THOMAS POPP	B	\$0.00	\$8,209.60	
SEG	LR-019.16	PHILLIP JOHNSON	B	\$0.00	\$6,305.60	
BOND	LR-028.16	CHARLES STANHOPE	A	\$4,000.00	\$0.00	
BOND	LR-029.16	GELENA WAY FARMS	A	\$8,000.00	\$0.00	
SEG	LR-030.16	MICHEAL PAKES	B	\$0.00	\$1,960.00	
SEG	LR-031.16	JIM PAKES	B	\$0.00	\$2,284.80	
SEG	LR-034.16	MARILYN BRANDL	B	\$0.00	\$6,008.00	
SEG	LR-036.16	RICHARD HOOKSTEAD	B	\$0.00	\$6,372.80	
SEG	LR-037.16	KEN OLSON	B	\$0.00	\$2,416.14	
SEG	LR-038.16	HEGGE/OLSON	B	\$0.00	\$529.20	
SEG	LR-039.16	GENE JENSEN	B	\$0.00	\$4,634.00	
BOND	LR-040.16	EDWARD HOELER REV. TRUST	B	\$500.00	\$0.00	
BOND	LR-041.16	BRENDON PFARR	B	\$1,000.00	\$0.00	
BOND	LR-042.16	HAHN FAMILY TRUST	A	\$9,630.00	\$0.00	
BOND	LR-043.16	JEROME EPPING	A	\$3,910.00	\$0.00	
BOND	LR-044.16	CHISTOPHER PHILLIPS	A	\$3,000.00	\$0.00	
SEG	LR-045.16	TIM HOWARD	A	\$0.00	\$840.00	
				\$0.00	\$0.00	
Totals				\$31,040.00	\$50,526.06	

*Indicate A, B, or C in this column, according to the following justifications for each project extension requested: A = Unfavorable weather conditions B=Unavailability of contractors; C = Extenuating circumstances (describe circumstances in email that justify request)

By signing below, I certify that Land Conservation Committee has authorized this request to extend cost-share the listed projects for the dollar amounts specified above.

ROCK		
County Name	Authorized County Signature	Date

Please e-mail your signed Extension Form and cost-share contracts listed on this form ,with any other necessary documents, by **December 31, 2016** to: datcpswrn@wisconsin.gov