

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

LAND CONSERVATION  
COMMITTEE  
INITIATED BY



THOMAS SWEENEY  
DRAFTED BY

LAND CONSERVATION  
COMMITTEE  
SUBMITTED BY

NOVEMBER 17, 2017  
DATE DRAFTED

**FINALIZING PURCHASE OF THE MCNALL AND LUX/PULERA  
AGRICULTURAL CONSERVATION EASEMENTS**

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

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

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

14 **WHEREAS**, the following PACE applications were submitted for funding consideration:

- 15 1. William R. McNall and Jacqueline F. McNall Revocable Trust property (2017 application) for  
16 approximately one hundred and fourteen (114.0) acres of real property located in part of Section 30,  
17 Township 3 North, Range 14 East, Johnstown Township, Rock County Tax Parcel Number 6-9-259.  
18
- 19 2. Anna Marie Lux and Margaret L. Pulera property (2017 application) for approximately seventy four (74.0)  
20 acres of real property located in part of Section 20, Township 3 North, Range 13 East, Harmony Township,  
21 Rock County Tax Parcel Number 6-7-389;and,  
22

23  
24 **WHEREAS**, the applications were recommended for approval by the Land Conservation Department (LCD) and  
25 the PACE Council, approved by the Land Conservation Committee (LCC) and County Board in accordance with  
26 the Rock County PACE Program Manual; and,  
27

28 **WHEREAS**, the PACE program requires that easement appraisals be completed by a State of Wisconsin  
29 Certified General Appraiser and meet the Uniform Standards of Professional Appraisal Practice (USPAP) to  
30 determine the purchase price of each easement; and,  
31

32 **WHEREAS**, the PACE program policy and procedures require a signed Option to Purchase agreement between  
33 Rock County and the Landowners of the aforementioned properties, identifying the purchase price of the Easement,  
34 which were previously authorized by separate action; and,  
35

36 **WHEREAS**, each party to the aforementioned easements are required to have financial interests as follows  
37 Landowners will donate a minimum of fifty percent (50%) of the easement value, the County will contribute  
38 remaining percentage, not to exceed a maximum of \$2,100.00 per acre or (50%) of the easement value;

- 39 1. William R. McNall and Jacqueline F. McNall Revocable Trust appraised easement value \$513,000; County  
40 contribution \$239,400 (46.66%); and,
- 41 2. Anna Marie Lux and Margaret L. Pulera appraised easement value \$370,000; County contribution \$155,400  
42 (42%); and,  
43

44 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled this 14th  
45 day of DECEMBER, 2017, do by enactment of this Resolution, and approves the purchase of the Agricultural  
46 Conservation Easements on the William R. McNall and Jacqueline F. McNall Revocable Trust and the Anna Marie  
47 Lux and Margaret L. Pulera properties, authorizes the LCD to make payments to landowners for said easements, and  
48 authorizes the LCD to undertake final necessary activities identified therein.  
49

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

17-12A-425

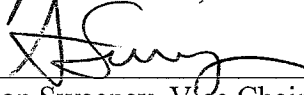
FINALIZING PURCHASE OF THE MCNALL AND LUX/PULERA AGRICULTURAL  
CONSERVATION EASEMENTS

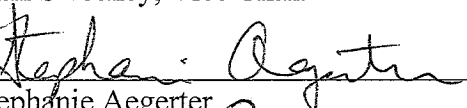
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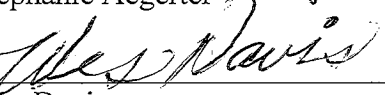
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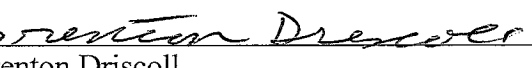
LAND CONSERVATION COMMITTEE


  
Richard Bostwick, Chair

  
Alan Sweeney, Vice Chair

  
Stephanie Aegerter

  
Wes Davis

  
Brenton Driscoll

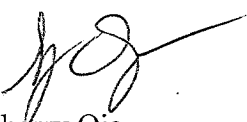
  
Kara Hawes

  
James Quade, USDA-FSA Representative

  
Jeremy Zafac

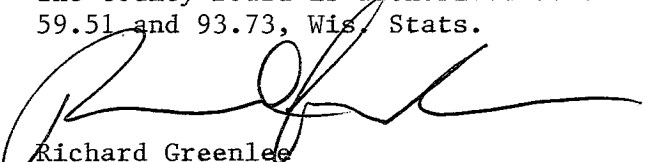
FISCAL NOTE:

Funds were included in the 2018 budget for the purchase of PACE easements.

  
Sherry Oja  
Finance Director

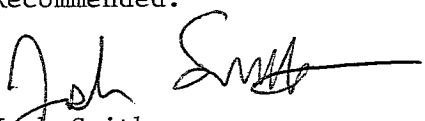
LEGAL NOTE:

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

ADMINISTRATIVE NOTE:

Recommended.

  
Josh Smith  
County Administrator

## 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 William R. McNall and Jacqueline F. McNall Revocable Trust and the Anna Marie Lux and Margaret L. Pulera properties. The acquisition of aforesaid easements will occur in early 2018.

Acquisition of the 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.

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 each of these acquisitions, based on the current appraisals of the proposed easements.

If this resolution is approved, the LCD will, complete the Easement acquisition process on the William R. McNall and Jacqueline F. McNall Revocable Trust and the Anna Marie Lux and Margaret L. Pulera properties.