

Rock County –  
Wisconsin



Purchase of  
Agricultural  
Conservation  
Easements  
(PACE)  
Program Manual

Adopted:  
January 13, 2011



Prepared by:

ROCK COUNTY  
PLANNING, ECONOMIC &  
COMMUNITY DEVELOPMENT AGENCY

For:

ROCK COUNTY  
LAND CONSERVATION  
DEPARTMENT



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Rock County staff gratefully acknowledges and thanks the aforementioned, as well as all other participating stakeholders, including elected/appointed officials, County residents, and all other interested parties, for their time and effort in development of the Rock County PACE Program and this Program Manual.

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# ROCK COUNTY PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS (PACE) PROGRAM MANUAL

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## ABBREVIATIONS

CSM - Certified Survey Map

DATCP - Wisconsin Department of Agriculture, Trade & Consumer Protection

FRPP - Farm and Ranchland Protection Program (Natural Resources Conservation Service)

FSA - Farm Service Agency

GIS - Geographic Information System

LCC - Rock County Land Conservation Committee

LCD - Rock County Land Conservation Department

LESA - Land Evaluation and Site Assessment

NRCS - Natural Resources Conservation Service

OP - *Rock County Agricultural Resources Conservation Easement - Offer of Purchase*

PACE - Purchase of Agricultural Conservation Easements

PSA - *Rock County Agricultural Resources Conservation Easement - Purchase and Sale Agreement*

SS -Soil Suitability (Land Evaluation and Site Assessment System)

SUC -Surrounding Use Compatibility (Land Evaluation and Site Assessment System)

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**ROCK COUNTY  
PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS  
(PACE) PROGRAM MANUAL**

**SECTION I - EXECUTIVE SUMMARY**

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## SECTION I - EXECUTIVE SUMMARY

This section provides a summary of the Rock County Purchase of Agricultural Conservation Easements (PACE) Program and the *Rock County Purchase of Agricultural Conservation Easements (PACE) Program Manual*.

### I. Program and Manual Intent and Purpose

Preservation of productive agricultural lands is vital to Rock County. Preservation of the County's productive agricultural land ensures:

- The agricultural industry will remain a pillar of the County's economy, providing goods, services, and jobs
- A healthier ecosystem, providing for cleaner air and water, and sustaining valuable and unique plant and animal populations, and their habitat
- The County and its many communities maintain and enhance their unique identities, continuing to create "places" out of "spaces"
- Opportunities for cooperation between these communities, advancing a regional land use vision for the benefit of all County residents
- A stable, vibrant, and diverse County

Responsible growth and development is equally vital to Rock County. Rock County is a growth community as Figures III.2 and III.5 in **Section III - A Rock County Profile** of this Manual indicate approximately 22,000 new residents, and approximately 13,000 new housing units, in the County from 2010 to 2035. Additionally, the County's geography, including proximity to U.S. Interstates 90/39 and 43 and various growing urban areas such as the Cities of Madison and Milwaukee, Wisconsin and Chicago, Illinois has and will continue to contribute to growth.

Rock County, comprised of both vibrant and dynamic urban and rural sectors, must be cognizant of ensuring the future sustainability of both sectors and work towards a balance of responsible growth and development with preservation of productive agricultural land. **The Rock County PACE Program (Program) preserves productive agricultural land in unincorporated areas of Rock County, serving as a tool in which to proceed towards this balance.**

The Program preserves productive agricultural land in unincorporated areas of Rock County by financially compensating willing landowners for restricting future uses of their agricultural parcels, by purchasing the parcel's development rights through a *Rock County Agricultural Resources Conservation Easement* (Easement). The landowner retains ownership of the parcel, but future use is bound to the Easement terms and conditions, specifically that the parcel is to be utilized for agriculture and not to be developed. Funds to administer the Program come from various sources, including the Natural Resources Conservation Service's Farm and Ranchland Protection Program, Wisconsin Department of Agriculture, Trade & Consumer Protection's Working Lands Initiative, and the Rock County Land Conservation Department (LCD).

The *Rock County Purchase of Agricultural Conservation Easements (PACE) Program Manual* (Manual) identifies and outlines the process and procedure utilized to develop and implement the Program. The Rock County Land Conservation Committee (LCC) is responsible for Program oversight, the Rock County PACE Council (Council) reviews and provides recommendations on Program administration, and the LCD is responsible for day-to-day Program administration. This

Manual will be utilized by the LCC, the Council, and the LCD as a Program development reference tool and Program implementation guide.

## II. Program and Manual Development Process

The Rock County Board of Supervisors (Board), through Resolution 09-2B-219 (February 2009), authorized formation of a Rock County PACE Program Ad Hoc Committee (Committee) and tasked the Committee with development of the Program. In accordance with this Resolution, Program oversight is provided by the LCC and Program administration is provided by the LCD.

The Board, through Resolution 09-6B-302 (May 2009), tasked the Rock County Planning, Economic & Community Development Agency (Agency) with coordinating the Program development effort, with assistance provided by the LCD and the University of Wisconsin Cooperative Extension - Rock County. The Agency coordinated Program development over approximately a year and a half (August 2009 - December 2010), at fifteen public Committee meetings. Major accomplishments of the Committee at these public meetings included:

- Development of Program vision and goal statement
- Development of Program Eligibility Criteria and identification of agricultural parcels eligible to apply for inclusion in the Program
- Development of a Program Land Evaluation and Site Assessment (LESA) system to prioritize agricultural parcels eligible to apply for inclusion in the Program
- Development of this Manual and the *Rock County Purchase of Agricultural Conservation Easements (PACE) Program Approval and Adoption Resolution* (Adoption Resolution) drafts, and recommendation of approval of both to the LCC

The Program, including the draft Manual and Adoption Resolution approved by the Committee, were presented for review and comment at a public open house. The Program, including the draft Manual and Adoption Resolution, were then reviewed by the LCC. The LCC recommended the Program, and the draft Manual and Adoption Resolution, for approval to the Board. The Program, including the draft Manual and Adoption Resolution, were then reviewed by the Board and presented for review and comment at two public meetings. All stakeholders, including elected/appointed officials, County residents, and all other interested parties, were encouraged to attend and provide input at all Program meetings. Thus, the Program reflects the expertise, perspective, input, and opinions of all interested parties. The Board adopted the Program and Manual through the Adoption Resolution (#11-1A-250, January 13, 2011).

The Program and Manual will be evaluated and modified a minimum of every five years, ensuring they both reflect the most accurate and current information, data, and Program goals. As such, evaluation and modification of the Program and Manual will begin in April 2015, at the latest, and a minimum of every five years thereafter. The LCC, the Council, and the LCD will evaluate the Program and Manual and may utilize the Agency to coordinate the modification process.

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**ROCK COUNTY  
PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS  
(PACE) PROGRAM MANUAL**

**SECTION II - PROGRAM AND MANUAL  
INTRODUCTION AND OVERVIEW**

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## SECTION II - PROGRAM AND MANUAL INTRODUCTION AND OVERVIEW

This section provides an introduction to and overview of the Rock County Purchase of Agricultural Conservation Easements (PACE) Program and the *Rock County Purchase of Agricultural Conservation Easements (PACE) Program Manual*. Part I identifies the Rock County PACE Program (Program) vision and goal statement. Part II identifies the enabling legislation providing the impetus for the Program. Part III states the Program and the Rock County PACE Program Manual's (Manual) intent, purpose, and use, whereas Part IV states the Manual's structure and content. Part V identifies the process and procedure utilized to develop the Program and Manual, whereas Part VI outlines Program and Manual future directions.

### I. Program Vision and Goal Statement

The Program's vision and goal statement is:

*The Rock County Purchase of Agricultural Conservation Easements (PACE) Program will work in cooperation with local governments to enhance Rock County's quality of life by building consensus towards a regional vision, to include preservation of agricultural land, the agricultural economy, and the County's rural character, and responsible growth and development in appropriate areas.*

### II. Program Enabling Legislation

The Rock County Board of Supervisors (Board), through Resolution 09-2B-219 (February 2009), authorized formation of a Rock County PACE Program Ad Hoc Committee (Committee) and tasked the Committee with formulating a Program. In accordance with this Resolution, Program oversight is provided by the Rock County Land Conservation Committee (LCC) and Program administration is provided by the Rock County Land Conservation Department (LCD).

The Board, through Resolution 09-6B-302 (May 2009), tasked the Rock County Planning, Economic & Community Development Agency (Agency) with coordinating the Program development effort, with assistance provided by the LCD and the University of Wisconsin Cooperative Extension - Rock County (Extension).

Additionally, goals and policies in various Rock County plan documents directly reference development and implementation of a Rock County PACE Program and/or preservation of the County's productive agricultural lands. These include:

- *Rock County Land and Water Resource Management Plan* (Adopted: July 2009) - Chapter 7
  - Goal 2
- *Rock County Comprehensive Plan* (Adopted: September 10, 2009) - Section III - Goals, Objectives, and Policies
  - Policies 2.1.1.e., 2.1.2.b., 2.2.1.a., 2.2.1.c., 2.2.2.a., 2.2.2b., 2.2.2.c., 2.2.2.d., 3.1.3.a., 3.1.3.f., 5.2.1.d., 5.2.1.j., 6.1.1.d.

The Board adopted the Program and Manual through the *Rock County Purchase of Agricultural Conservation Easements (PACE) Program Approval and Adoption Resolution* (#11-1A-250, January 13, 2011).

### III. Program and Manual Intent, Purpose, and Use

The Program's intent and purpose is to:

- Identify and prioritize productive agricultural parcels in unincorporated areas of Rock County and purchase agricultural conservation easements from willing landowners on specified parcels
- Be and remain consistent with the intent and direction of the *Rock County Comprehensive Plan 2035* and all goals, objectives, and policies contained therein

The Program will be utilized by the LCC, the Rock County PACE Council (Council), and the LCD to preserve productive agricultural parcels in Rock County.

This Manual's purpose and intent is to:

- Identify and outline the process and procedure utilized to develop and implement the Program

This Manual will be utilized by the LCC, the Council, and the LCD as a Program development reference tool and Program implementation guide.

### IV. Manual Structure and Content

This Manual contains six sections:

- *Section I - Executive Summary*  
This section contains a summary of the Program and Manual.
- *Section II - Program and Manual Introduction and Overview*  
This section contains an introduction to and overview of the Program and Manual, including the Program vision and goal statement, and enabling legislation, and Program and Manual intent, purpose and use, Manual structure and content, and Program and Manual development process and future directions.
- *Section III - A Rock County Profile*  
This section contains a profile of Rock County, including geography, and population, housing, land use, and agricultural economy trends and projections.
- *Section IV - Program Development*  
This section contains the process and procedure utilized to develop the Program, including the rationale for Program development, development of criteria to identify lands eligible to apply for inclusion in the Program, and development of a Land Evaluation and Site Assessment (LESA) system to prioritize these eligible lands for inclusion in the Program.
- *Section V - Program Implementation*  
This section contains the processes and procedures utilized to implement the Program, including those related to Program oversight and administration, funding, education and outreach, application, easement acquisition, data entry, storage and maintenance, and evaluation and modification.
- *Section VI - Appendices*  
This section contains appendices to this Manual, including:

- Program Formation Resolutions
- Program Ad Hoc Committee Meeting and Public Hearing Agendas and Minutes
- Program Approval and Adoption Resolution
- Program Land Evaluation and Site Assessment (LESA) System
- Program Potential Future Modifications
- Manual Definitions

## V. Program and Manual Development Process

The Board, through Resolution 09-2B-219 (February 2009), authorized formation of the Committee and tasked them with formulating a Program. The Committee consisted of 21 members representing a cross section of parties interested in and affected by farmland preservation in the County, including elected/appointed officials, government staff, leaders in the business, industry and non-profit fields, and other interested citizens.

The Board, through Resolution 09-6B-302 (May 2009), tasked the Agency with coordinating the Program development effort, with assistance provided by the LCD and Extension. The Agency coordinated Program development over approximately a year and a half (August 2009 - December 2010) at fifteen public Committee meetings. Major accomplishments of the Committee at these public meetings included:

- Development of Program vision and goal statement
- Development of Program Eligibility Criteria and identification of lands eligible to apply for inclusion in the Program
- Development of a Program Land Evaluation and Site Assessment (LESA) system to prioritize lands eligible to apply for inclusion in the Program
- Development of Manual and Adoption Resolution drafts and recommendation of approval of both to the LCC

The Program, including the draft Manual and Adoption Resolution approved by the Committee, were presented for review and comment at a public open house. The Program, including the draft Manual and Adoption Resolution, were then reviewed by the LCC. The LCC recommended the Program, and the draft Manual and Adoption Resolution, for approval to the Board. The Program, including the draft Manual and Adoption Resolution, were then reviewed by the Board and presented for review and comment at two public meetings. All stakeholders, including elected/appointed officials, County residents, and all other interested parties, were encouraged to attend and provide input at all Program meetings. Thus, the Program reflects the expertise, perspective, input, and opinions of all interested parties. The Board adopted the Adoption Resolution ((#11-1A-250), and Program and Manual, on January 13, 2011.

## VI. Program and Manual Future Directions

The Program and Manual will be evaluated and modified a minimum of every five years, ensuring they both reflect the most accurate and current information, data, and Program goals. As such, evaluation and modification of the Program and Manual will begin, at the latest, in April 2015 and at a minimum of every five years thereafter. The LCC, the Council, and the LCD will evaluate the Program and Manual and may utilize the Agency to coordinate the modification process.



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**ROCK COUNTY  
PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS  
(PACE) PROGRAM MANUAL**

**SECTION III - A ROCK COUNTY PROFILE**

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## SECTION III - A ROCK COUNTY PROFILE

This section provides a profile of Rock County. Part I examines the County's geography, whereas Part II identifies County trends and projections relevant to development and implementation of the Rock County Purchase of Agricultural Conservation Easement (PACE) Program, including those related to population, housing, land use, and the agricultural economy.

### I. Geography

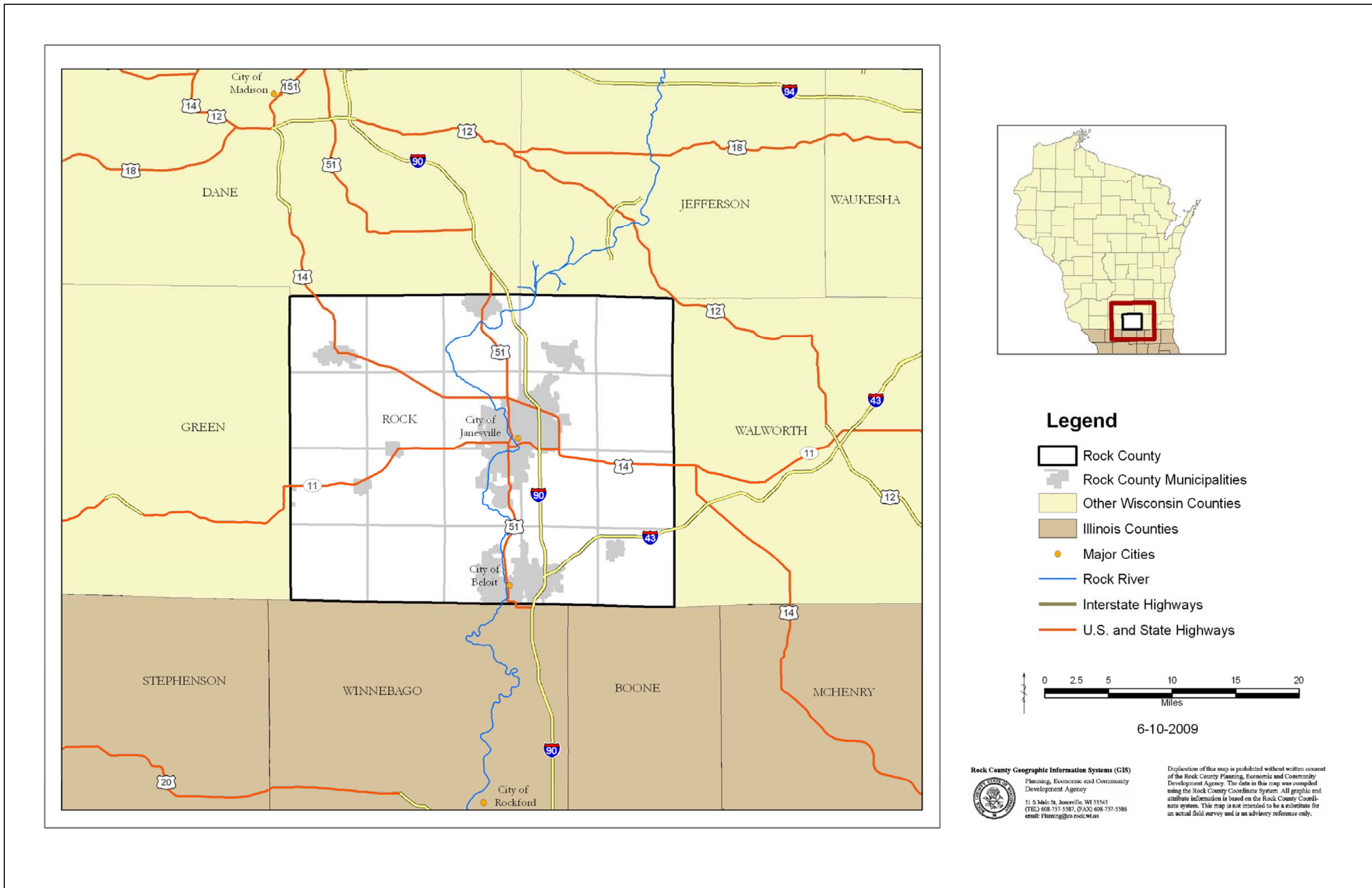
Rock County is located in the south-central portion of the State of Wisconsin, forming a portion of the State's southern boundary, approximately equidistant from Lake Michigan and the Mississippi River. The County covers 721 square miles and is composed of 29 local government units including six Cities, three Villages, and 20 Towns, and many hamlets. The County's Cities include Janesville, Beloit, Edgerton, Milton, Evansville, and Brodhead. The City of Janesville, the County seat located in the County's central portion, is the largest municipality in the County with a population estimated at over 62,000 in 2005. The County's Villages include Clinton, Orfordville, and Footville.

The County is surrounded by vibrant rural communities and burgeoning urban areas. The County is bordered by Wisconsin counties, Dane and Jefferson to the north, Green to the west, and Walworth to the east, and Illinois' Counties Boone and Winnebago to the south. The rapidly growing Wisconsin State capital, the City of Madison, with an estimated population of over 223,000 people in 2005, is 30 miles to the County's northwest. Wisconsin's largest city, Milwaukee, with a metropolitan area containing over 1,700,000 inhabitants in 2005, lies 70 miles east of the County and Rockford, Illinois' third largest city, with an estimated population of over 150,000 residents in 2005 is 30 miles south. Additionally, Chicago, Illinois, the country's third largest metropolitan area with a population of over 7,000,000 inhabitants, is 80 miles to the County's south. The County is connected to these urban areas and other regional, State, and national locations by a vast road network, including U.S. Interstates 90/39 and 43, and U.S. Highways 51 and 14. Maps III.1 and III.2 display the County's vicinity and location.

Rock County's physical geography is varied. The County's main waterway, the Rock River, bisects the County from north to south, running from Lake Koshkonong in the north-central portion of the County, through the Cities of Janesville and Beloit. Twelve base watersheds, all components of the Lower Rock Basin, which in turn is part of the Mississippi River Basin, are located in the County. The County's defining geologic feature is the end moraine, a remnant of the last glacial advance (Wisconsin Glaciation) approximately 10,000 years ago. The County's glacially formed kettle-moraine landscape is characterized by varying topography and drainage patterns, and uneven hills and ridges.

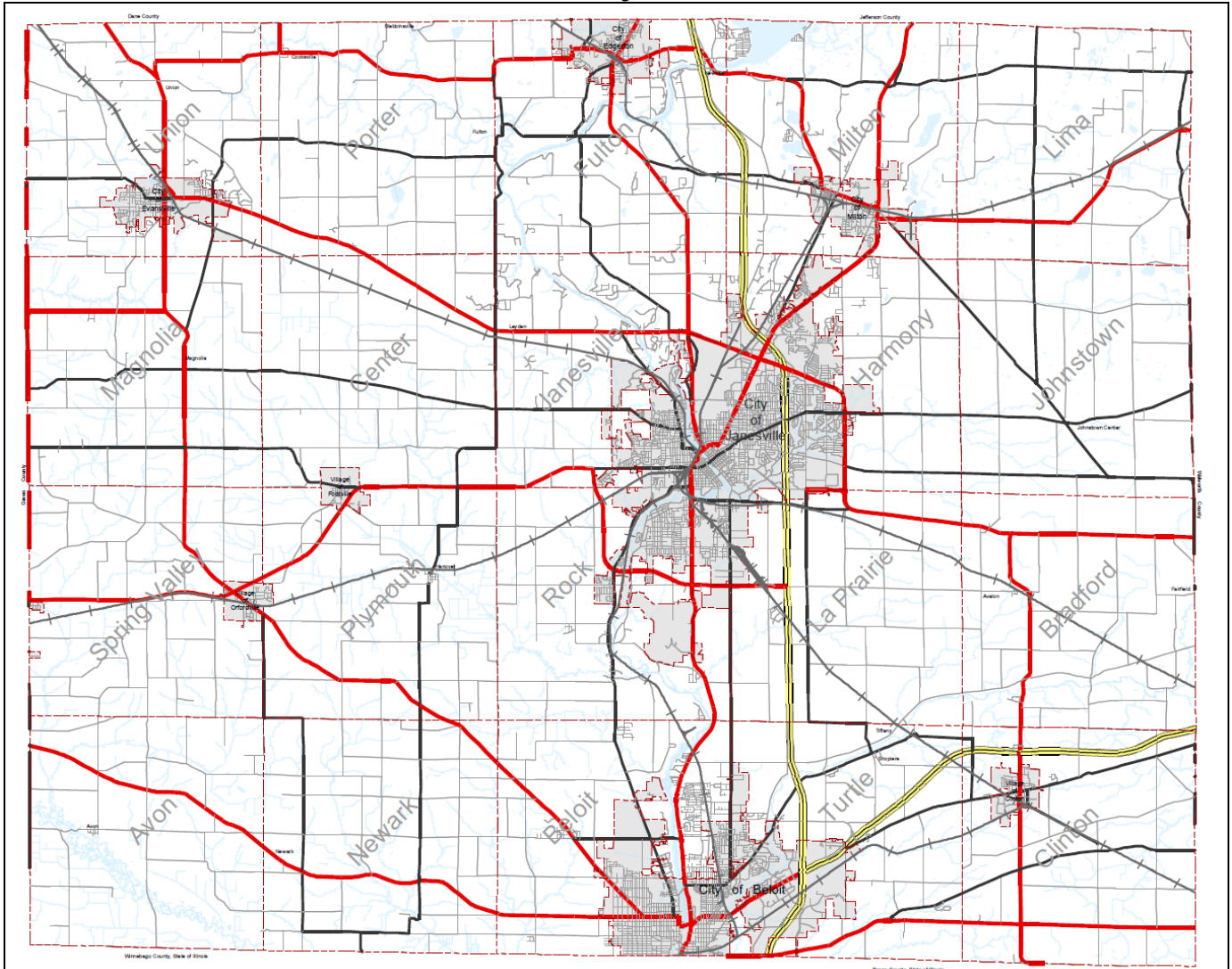
Rock County's Cities and urban areas are home to diverse and unique commercial and industrial sectors, historic and cultural attractions, natural resources, and public and residential areas. The Cities of Janesville and Beloit both house substantial industrial sectors. Health care service entities, including Mercy Health System Corporation of Janesville and Beloit Memorial Hospital Incorporated, also employ a large segment of the County's labor force, as do various forms of government, including the County and the City of Janesville and Beloit school districts. The County's many historic and cultural attractions include the City of Evansville historic district, Beloit College (an acclaimed liberal arts institution located in the City of Beloit), and the City of Janesville's Rotary Botanical Gardens and Tallman House (an exceptional example of Italian villa style architecture from the mid 1850's). Additionally, the Cities of Janesville and Beloit have a combined symphony orchestra, as well as individual performing arts centers. The Rock County Fair and Riverfest are regional cultural celebrations held every summer in the Cities of Janesville and Beloit respectively. These Cities both have extensive park and open space networks, including portions of the Ice Age National and Scenic Trail, a Statewide trail commemorating the State's geologic history. Additionally, the Rock River runs

Map III.1:  
Rock County: Vicinity

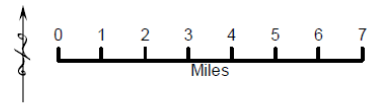


Source: Rock County Planning, Economic & Community Development Agency - 2009

Map III.2:  
Rock County: Location



# Rock County, Wisconsin



- Streams and Rivers
- Rivers and Lakes
- Town Boundaries
- Cities and Villages
- Railroads
- Roads**
- Local Roads
- Interstate
- Highway
- County

Rock County Geographic Information Systems (GIS)  
 Planning, Economic and Community  
 Development Agency



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Duplication of this map is prohibited without written consent of the Rock County Planning, Economic and Community Development Agency. The data in this map was compiled using the Rock County Coordinate System. All graphic and attribute information is based on the Rock County Coordinate system. This map is not intended to be a substitute for an actual field survey and is an advisory reference only.

Data Sources: Rock County Planning and Development Agency.

06/2009

Source: Rock County Planning, Economic & Community Development Agency - 2009

through these Cities, offering opportunities for recreation, land preservation, and high-value residential, commercial, and industrial development. Historic and modern neighborhoods, comprising single and multi-family residences, are interspersed throughout the County's Cities and urban areas.

The County’s rural areas, including its Towns and Villages, are home to a wide variety of natural resources, historic and cultural attractions, and public and residential areas as well. The County’s rural land base and its rich soils, in particular the Plano Silt Loam soil type located east of the City of Janesville, are predominately utilized for agriculture production. As the County’s urban area industries drive regional economic growth, so to does the County’s rural agriculture production, providing diversification and balance. Various crops are cultivated in the County’s rural areas, including corn, soybeans, wheat, and peas. Rock County ranked first among all Wisconsin counties in acres devoted to production of corn and soybeans in 2000. The County’s crop market value (\$63.5 million) in 2002 was fifth among all Wisconsin counties. Milk cattle, hogs, sheep, and goats are predominant livestock types reared in the County. County parks, including Magnolia Bluff (home to a unique scenic overlook), scattered woodlands, Lake Koshkonong, the Rock River, and various other waterways provide the County’s rural areas with recreation, land preservation, and high-value development opportunities.

**II. Trends and Projections\***

Trends and projections relevant to development and implementation of the PACE Program (Program) are identified in the following and include those related to:

- Population
- Housing
- Land Use
- Agricultural Economy

*Population*

Figure III.1 illustrates Rock County population from 1980 to 2005.

**Figure III.1:  
Rock County Population: 1980 - 2005**

1980	1990	2000	2005	Change: 1980-2005	
				Number	Percent
139,420	139,510	152,307	156,994	17,574	12.6%

*Source: United States Bureau of the Census - 1980, 1990, and 2000  
Wisconsin Department of Administration - 2004*

Figure III.2 illustrates a Rock County population projection from 2010 to 2035.

**Figure III.2:  
Rock County Population: 2010 - 2035**

2010	2015	2020	2025	2030	2035	Change: 2010-2035	
						Number	Percent
160,911	165,354	169,648	174,018	177,855	182,644	21,733	13.5%

*Source: Wisconsin Department of Administration - 2004  
Rock County Planning, Economic & Community Development Agency - 2008*

\* All projections presented herein are intended to serve as a guide for planning purposes, providing only an indication of possible future Rock County population, housing, and land use, and cannot account for the myriad of future factors that may influence future County population, housing, and land use. For a detailed explanation regarding Projection methodologies, please see Appendix F - Rock County Comprehensive Plan 2035.

*Housing*

Figure III.3 displays housing units in Rock County from 1980 to 2005.

**Figure III.3:  
Rock County Housing Units: 1980 - 2005**

1980	1990	2000	2005	Change: 1980-2005	
				Number	Percent
52,103	54,840	62,200	66,403	14,300	27.4%

*Source: United States Bureau of the Census - 1980, 1990, and 2000  
Wisconsin Department of Administration - 2005  
Rock County Planning, Economic & Community Development Agency - 2008*

Figure III.4 displays households and persons per household in Rock County from 1980 to 2005.

**Figure III.4:  
Rock County Households and Persons Per Household: 1980 - 2005**

	1980	1990	2000	2005	Change: 1980-2005	
					Number	Percent
Households	51,360	52,252	58,631	61,101	9,741	19.0%
Persons Per Household	2.71	2.67	2.60	2.57	-.15	-5.3%

*Source: United States Bureau of the Census - 1980, 1990, and 2000  
Wisconsin Department of Administration - 2005  
Rock County Planning, Economic & Community Development Agency - 2008*

Figure III.5 displays a projection of Rock County housing units from 2010 to 2035.

**Figure III.5:  
Rock County Housing Units: 2010 - 2035**

2010	2015	2020	2025	2030	2035	Change: 2010-2035	
						Number	Percent
69,497	72,277	74,925	77,461	79,775	82,648	13,151	18.9%

*Source: Rock County Planning, Economic & Community Development Agency - 2008*

Figure III.6 displays a projection of Rock County households and persons per household from 2010 to 2035.

**Figure III.6:  
Rock County Households and Persons Per Household: 2010 - 2035**

	2010	2015	2020	2025	2030	2035	Change: 2010-2035	
							Number	Percent
Households	63,590	66,133	68,556	70,877	72,919	75,623	12,033	18.9%
Persons Per Household	2.53	2.50	2.47	2.46	2.44	2.42	-.12	-4.6%

*Source: Wisconsin Department of Administration - 2005  
Rock County Planning, Economic & Community Development Agency - 2008*

### Land Use

Rock County's existing land use is classified into five general categories, as follows:

- *Agriculture*  
Lands, including dwelling units and other related improvements, devoted primarily to agriculture and other supporting activities
- *Residential*  
Lands containing dwelling units and related improvements not associated with agricultural use
- *Commercial*  
Lands, including improvements, devoted primarily to commercial operations including but not limited to dining, lodging, and retail sales establishments
- *Manufacturing/Industrial*  
Lands, including improvements, devoted primarily to manufacturing and industrial operation
- *Undeveloped, Other, and Unknown*  
Lands, including improvements, devoted primarily to outdoor recreational use and owned by a governmental entity, or generally unfit for any of the aforementioned uses, (including transportation right-of-ways), or lands whose use is unknown

Figure III.7 displays Rock County's land use by the aforementioned categories in 2005.

**Figure III.7:  
Rock County Land Use: 2005**

Land Use Category	Acres	Percent
Agriculture	344,020	88.0%
Residential	35,913	9.2
Commercial	8,063	2.1
Manufacturing/Industrial	1,999	.05
Undeveloped, Other, or Unknown	N/A	N/A
<b>COUNTY TOTAL</b>	<b>389,995</b>	<b>100.0%</b>

*Source: Rock County Planning, Economic & Community Development Agency - 2008*

Figure III.8 displays a projection of acres in the agricultural, residential, commercial, and manufacturing/industrial land use categories in Rock County from 2010 to 2035.

**Figure III.8:  
Rock County Agricultural, Commercial, Residential, and Industrial Land Use Acres:  
2010 - 2035**

	2010	2015	2020	2025	2030	2035	Change: 2010-2035
<b>Agricultural</b>	342,873	341,573	340,314	339,035	337,911	336,506	-6,365
<b>Residential</b>	36,809	37,825	38,808	39,807	40,685	41,781	4,972
<b>Commercial</b>	8,264	8,492	8,713	8,937	9,134	9,380	1,116
<b>Industrial</b>	2,049	2,105	2,160	2,216	2,265	2,326	277

*Source: Rock County Planning, Economic & Community Development Agency - 2008*

### *Agricultural Economy*

The following statistics identify the impact of agriculture on Rock County's economy

(Source: University of Wisconsin Cooperative Extension - Rock County - 2004):

- Agriculture employs 8,500 County residents annually
- Agriculture accounts for \$1.2 billion of economic activity in the County annually
- Agriculture contributes \$424 million (9.2%) to the County's total income annually
  - Agricultural processing (largest component of agriculture in the County) accounts for \$888 million of economic activity in the County, employs 5,300 County residents, and contributes \$356 million to the County's total income annually
- Every new dollar of agricultural income creates an additional \$0.64 of income in the County annually
- Every new dollar of agricultural sales generates an additional \$0.40 of economic activity in other parts of the County's economy annually
- Agriculture contributes \$34.6 million in taxes in the County annually (not including any property taxes paid to local schools)

Figure III.9 identifies prominent agricultural crops grown in Rock County in 2000.

**Figure III.9:  
Rock County: Prominent Agricultural Crops: 2000**

Agricultural Crop	Acres Under Cultivation	State Rank in County Acres Under Cultivation
Corn	174,000	1 <sup>st</sup>
Soybean	69,700	1 <sup>st</sup>
Wheat	12,100	6 <sup>th</sup>
Sweet corn	2,700	7 <sup>th</sup>
Peas	2,000	8 <sup>th</sup>

*Source: University of Wisconsin Cooperative Extension - Rock County - 2004*



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**ROCK COUNTY  
PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS  
(PACE) PROGRAM MANUAL**

**SECTION IV - PROGRAM DEVELOPMENT**

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## SECTION IV - PROGRAM DEVELOPMENT

This section provides information on development of the Rock County Purchase of Agricultural Conservation Easements (PACE) Program. Part I identifies the rationale for PACE Program (Program) development, drawing inferences through analysis of information presented in **Section III - A Rock County Profile** of this Manual. Part II identifies the process utilized to identify lands eligible to apply for inclusion in the Program, whereas Part III identifies the process utilized to prioritize these lands.

### I. Rationale

Preservation of productive agricultural land is vital to Rock County to ensure it stay vibrant, dynamic, and stable. Preservation of Rock County's productive agricultural land ensures the agricultural industry will remain a pillar of the County's economy, providing goods, services, and jobs. Preservation of Rock County's productive agricultural land also ensures a healthier ecosystem, providing for cleaner air and water, and also sustaining valuable and unique plant and animal populations, and their habitat. Furthermore, preservation of Rock County's productive agricultural land ensures the County and its many communities maintain and enhance their unique identities, continuing to create "places" out of "spaces." Finally, preservation of Rock County's productive agricultural land ensures opportunities for cooperation between these communities, advancing a regional land use vision for the benefit of all County residents. The Program preserves productive agricultural land in Rock County.

Responsible growth and development is equally vital to Rock County to ensure it stay vibrant, dynamic, and stable. Rock County is a growth community, as Figures III.2 and III.5 in **Section III - A Rock County Profile** of this Manual indicate approximately 22,000 new residents, and approximately 13,000 new housing units, in the County from 2010 to 2035. Additionally, the County's geography, including proximity to U.S. Interstates 90/39 and 43 and various growing urban areas such as the Cities of Madison, Milwaukee, Wisconsin and Chicago, Illinois has and will continue to contribute to growth. Productive agricultural lands will be annexed by the County's Cities and Villages, and productive agricultural lands in the County's Towns will be converted to other uses to accommodate future growth, including additional residents, their residences, and associated (i.e. commercial, transportation, etc.) development.

Rock County, comprised of both vibrant and dynamic urban and rural sectors, must be cognizant of ensuring the future sustainability of both sectors, and work towards a balance of responsible growth and development with preservation of productive agricultural land. The Program serves as a tool in which to proceed towards this balance.

### II. Eligibility

The Rock County PACE Program Ad Hoc Committee (Committee) developed Program eligibility criteria to identify agricultural parcels in the County eligible to apply for inclusion in the Program. These Program Eligibility Criteria include:

1. Located in an Agricultural Preservation Area, per the *Rock County Farmland Preservation Plan: 2005 Update*, Farmland Preservation Plan Map
2. In private ownership but not owned by a conservation entity, and not currently protected through another agreement designed to maintain agricultural or open space use in perpetuity

3. Natural Resources Conservation Service (NRCS) composite land evaluation soil score of 60 or greater
4. 35 acres or larger with at least 50% of the acres classified as workland
5. Not adjacent to any an existing U.S. Interstate highway interchange (on 1-1-2010)
6. Not currently within any Town/Village/City planned development areas (per Town/City/Village comprehensive plans on 1-1-2010) or existing sewer service area (on 1-1-2010)\*
7. Not currently within .75 miles of the boundary of a Large City (City with a population over 20,000, per most recent United States Census) or .50 miles of a Small City (City with population under 20,000, per most recent United States Census), as said boundaries exist on 1-1-2010\* \*\*

*\*Land parcels meeting Program Eligibility Criteria 1. - 5., but not criteria 6. and/or 7., will become eligible to apply for inclusion in the Program pending submission of a Statement of Support - Rock County PACE Program Eligibility, by the applicable Town, Village and/or City, and amendment of said Town, Village, and/or City comprehensive plan, if required.*

*\*\* Land parcels meeting all other Program Eligibility Criteria., but not criteria 7., are eligible to apply for inclusion in the Program if said parcels are located in a Primary Target Acquisition Area (per Map IV.3 Rock County PACE Program: Target Acquisition Areas and Other High-Priority Agricultural Parcels).*

*Land parcels meeting all other Program Eligibility Criteria, but not criteria 7., located in the Town of Rock, west of State Highway 11 and County Highway D (Afton Road), as identified in an Intergovernmental Agreement between the Town of Rock and the City of Janesville, are eligible to apply for inclusion in the Program, pursuant to said Agreement.*

Agricultural parcels must meet all seven of the Program Eligibility Criteria to be eligible<sup>\*^</sup> to apply for inclusion in the Program. 2,806 agricultural parcels in Rock County, totaling 228,264 acres, met all seven Program Eligibility Criteria and are eligible to apply for inclusion in the Program. Map IV.1 displays all agricultural parcels in Rock County eligible to apply for inclusion in the Program, in accordance with the Program Eligibility Criteria.



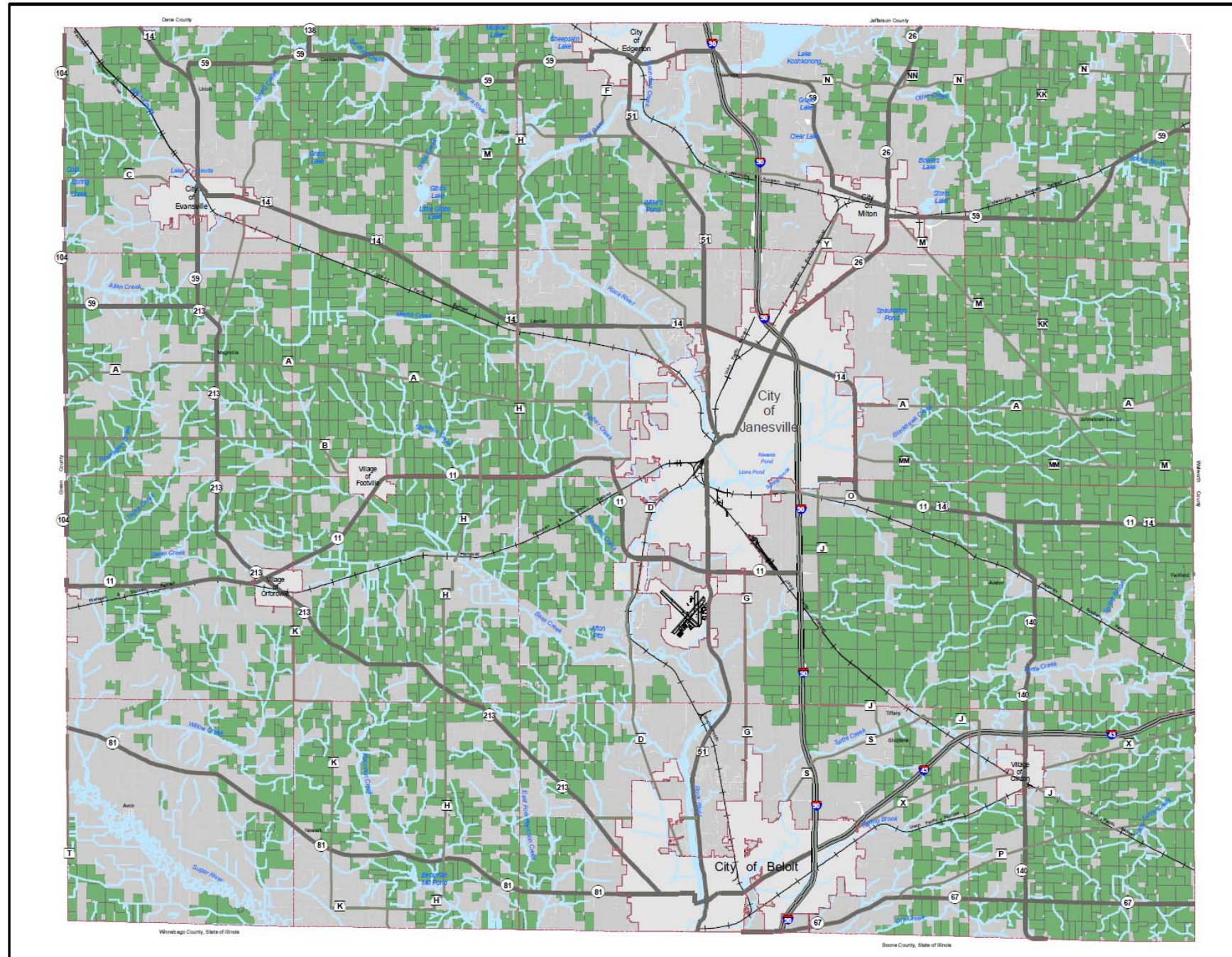
*\*^ Please refer to the Map Disclaimer contained on Map IV.1 for further clarification regarding identification of agricultural parcels eligible to apply for inclusion in the Program*



Map IV.1:  
Rock County PACE Program: Eligible Agricultural Parcels

# Eligible Agricultural Parcels

## Rock County PACE Program

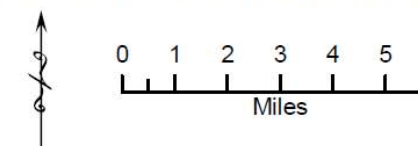


Rock County, Wisconsin  
12/1/2010

- Eligible Parcels
- Ineligible Parcels
- City, Village or Town Boundary
- City or Village
- Rivers and Streams
- Rivers, Lakes, and Ponds
- Rail Line
- Roads**
- County Trunk
- Highway
- Interstate

### MAP DISCLAIMER

This map identifies agricultural parcels eligible to apply for inclusion in the Rock County PACE Program, reflecting the best data and information available at the time of Program adoption. Landowners and/or other interested parties may petition the County for a determination of Program eligibility on lands not identified as eligible. Land parcels meeting Program Eligibility Criteria 1.- 5., but not criteria 6. and/or 7., will become eligible to apply for inclusion in the Program pending submission of a Statement of Support – Rock County PACE Program Eligibility, by the applicable Town, Village and/or City, and amendment of said Town, Village, and/or City comprehensive plan, if required.



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Data Sources: Rock County Planning and Development.



### III. Priority

The Committee developed a methodology to prioritize all agricultural parcels eligible to apply for inclusion in the Program. This methodology included formation of a Program Land Evaluation and Site Assessment (LESA) system.

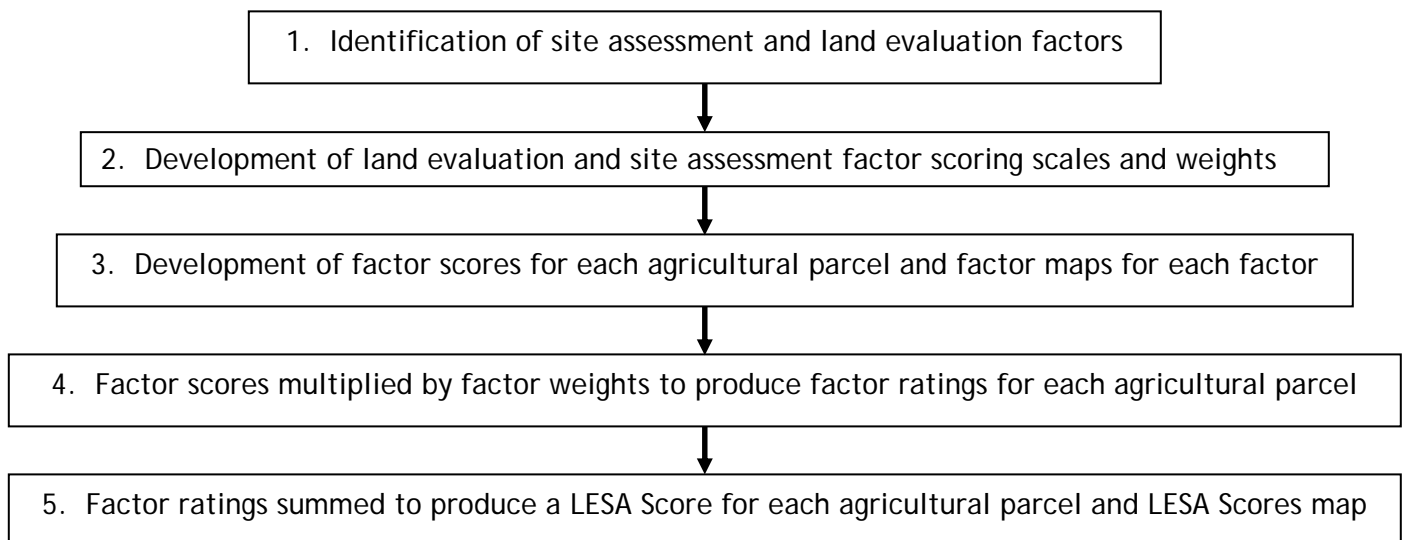
The LESA system concept was first developed by the NRCS in the early 1980’s as a tool local governments could utilize to aid in land use decision-making. A LESA system provides a comprehensive synthesis of vital land use information, ensuring objectivity and consistency in land use decision-making. Furthermore, the LESA system concept is adaptable, allowing system modification by communities to meet their specific land use goals and objectives.

A LESA system develops a LESA score (0-10) for all designated land parcels, evaluating suitability for various uses. A parcel’s LESA score is then utilized to guide land use decisions regarding the parcel. The higher a land parcel’s LESA score, the better suited it is for a specified use. A parcel’s LESA score consists of two components, land evaluation and site assessment, comprised of various factors within multiple groups. Land evaluation factors evaluate a parcel’s soil characteristics, whereas site assessment factors evaluate its various other socio-economic and environmental characteristics. Factors contain both scoring scales, assessing the characteristics of the parcel relative to the factor, and weights, reflecting the relative importance of the factor in comparison to other factors. Factor scoring scales are developed on a scale of 0-10, with higher factor scores indicating lands more suitable for a specified use. Factor weights combine to equal 1, with higher weights indicating a factor more important in determining suitability for a specified use. A land parcel is given a factor score for each factor. Each factor score is then multiplied by the factor weights to produce a factor rating. Factor ratings are then summed to produce a LESA score for the land parcel.

The Committee developed a LESA system and LESA Scores to prioritize agricultural parcels eligible to apply for inclusion in the Program. The land evaluation component of the Program’s LESA system consists of one group, soil, and one factor, suitability. The site assessment component of the Program’s LESA system consists of three groups, agriculture, development, and natural resources, with eight factors within these three groups (See Section VI - Appendix IV of this Manual for complete Program LESA system).

Figure IV.1 identifies the process utilized to develop Program LESA Scores for agricultural parcels eligible to apply for inclusion in the Program.

**Figure IV.1:  
Rock County PACE Program: LESA Score Development Process**



The Program’s LESA system developed a LESA Score only for those agricultural parcels\* eligible to apply for inclusion in the Program, in accordance with the Program Eligibility Criteria as identified in II. Eligibility of this Section of the Manual. After a LESA Score was developed for each agricultural parcel eligible to apply for inclusion in the Program, the LESA scores were subjected to statistical analysis, with all LESA Scores subsequently grouped into one of three Agricultural Suitability categories. Figure IV.2 displays these Agricultural Suitability categories and corresponding LESA Score, along with the percent of total Program eligible parcels and acres within each category.

**Figure IV.2:  
Rock County PACE Program: Agricultural Suitability Category and LESA Score**

Agricultural Suitability Category	LESA Score	Percent of Total Program Eligible Parcels	Percent of Total Program Eligible Acres
Tier I Farmland: Most Suitable	7.3 - 9.0	20%	27%
Tier II Farmland: Suitable	6.1 - 7.2	51%	50%
Tier III Farmland: Least Suitable	3.8 - 6.0	29%	23%

Figure IV.3 displays various other Program LESA Score statistics.

**Figure IV.3:  
Rock County PACE Program: LESA Score Statistics**

Minimum	3.81
Maximum	8.95
Mean	6.51
Median	6.54
Standard Deviation	.85

Map IV.2 displays Program LESA scores, as well as Agricultural Suitability categories, for all agricultural parcels eligible to apply for inclusion in the Program.

Map IV.2 was subjected to analysis to identify both Secondary and Primary Target Acquisition Areas. Secondary Target Acquisition Areas consist of large areas of contiguous Tier I Farmland and Tier II Farmland with higher ((6.8 to 7.2)), LESA scores as categorized in Figure IV.2. Primary Target Acquisition Areas consist of Secondary Target Acquisition Areas that met additional criteria, including:

1. More than 50% of the Secondary Target Acquisition Area is located less than 3.5 miles from the boundary of a City with a population between 4,000 - 10,000 or less than 5 miles from the boundary of a City with a population between 10,000 - 80,000 (per Wisconsin Department of Administration - *Minor Civil Division Final 2009 Population Estimates by County - 2010*), as said boundaries exist on 1-1-2010
2. More than 50% of the Secondary Target Acquisition Area contains soils designated as suitable for a septic system (above or below ground) (per Map 8.2: Municipal Sanitary Sewer Systems and On-Site Waste Disposal Suitability - *Rock County Comprehensive Plan 2035*)

\* A LESA score was calculated only for agricultural parcels consisting of a single Rock County tax parcel. A LESA score may be re-calculated for agricultural parcels consisting of multiple tax parcels at the request of the applicable landowner and/or primary contact, in accordance with the Rock County PACE Program Application. For multiple Rock County tax parcels to be considered an agricultural parcel, the tax parcels must share a common tax parcel boundary line for a minimum of 100 feet and be under the same principal ownership.

Thus, agricultural parcels eligible to apply for inclusion in the Program are prioritized\* for Program inclusion in the following order (lower number indicates higher priority):

1. Agricultural parcels located within a Primary Target Acquisition Area (as identified herein on *Map IV.3: Rock County PACE Program: Target Acquisition Areas and Other High-Priority Agricultural Parcels*)
2. Agricultural parcels located adjacent to a Primary Target Acquisition Area and designated as Tier I Farmland (as identified herein on *Map IV.3: Rock County PACE Program: Target Acquisition Areas and Other High-Priority Agricultural Parcels*)
3. Agricultural parcels not located within or adjacent to a Primary Target Acquisition Area but in close proximity to said Area and designated as Tier I Farmland or higher-scoring (LESA Score of 6.8 to 7.2) Tier II Farmland (as identified herein on *Map IV.2: Rock County PACE Program: Agricultural Parcels LESA Scores* and *Map IV.3: Rock County PACE Program: Target Acquisition Areas and Other High-Priority Agricultural Parcels*)

Map IV.3 displays Target Acquisition Areas (Primary and Secondary) and other high-priority agricultural parcels, as identified in 1. - 3. above.

Both Map IV.2 and Map IV.3 are consistent with the *Rock County Comprehensive Plan 2035*, identifying lands in the County that should remain in existing agricultural uses while concurrently identifying adequate amounts of land for potential development.



\* Those governmental and quasi-governmental bodies granted Program oversight and administrative authority (as delineated in Section V. of this Manual) are under no obligation to acquire an agricultural conservation easement on any agricultural parcel eligible to apply for inclusion in the Program. Easement acquisitions are recommended and/or approved in accordance with the Rock County PACE Program Review and Recommendation Form, and at the discretion of the governmental and quasi-governmental bodies granted Program oversight and administrative authority, with consideration given by these bodies to the wise and prudent use of County resources, financial and otherwise, and to ensure adequate progress towards achievement of the Program's vision and goal statement.



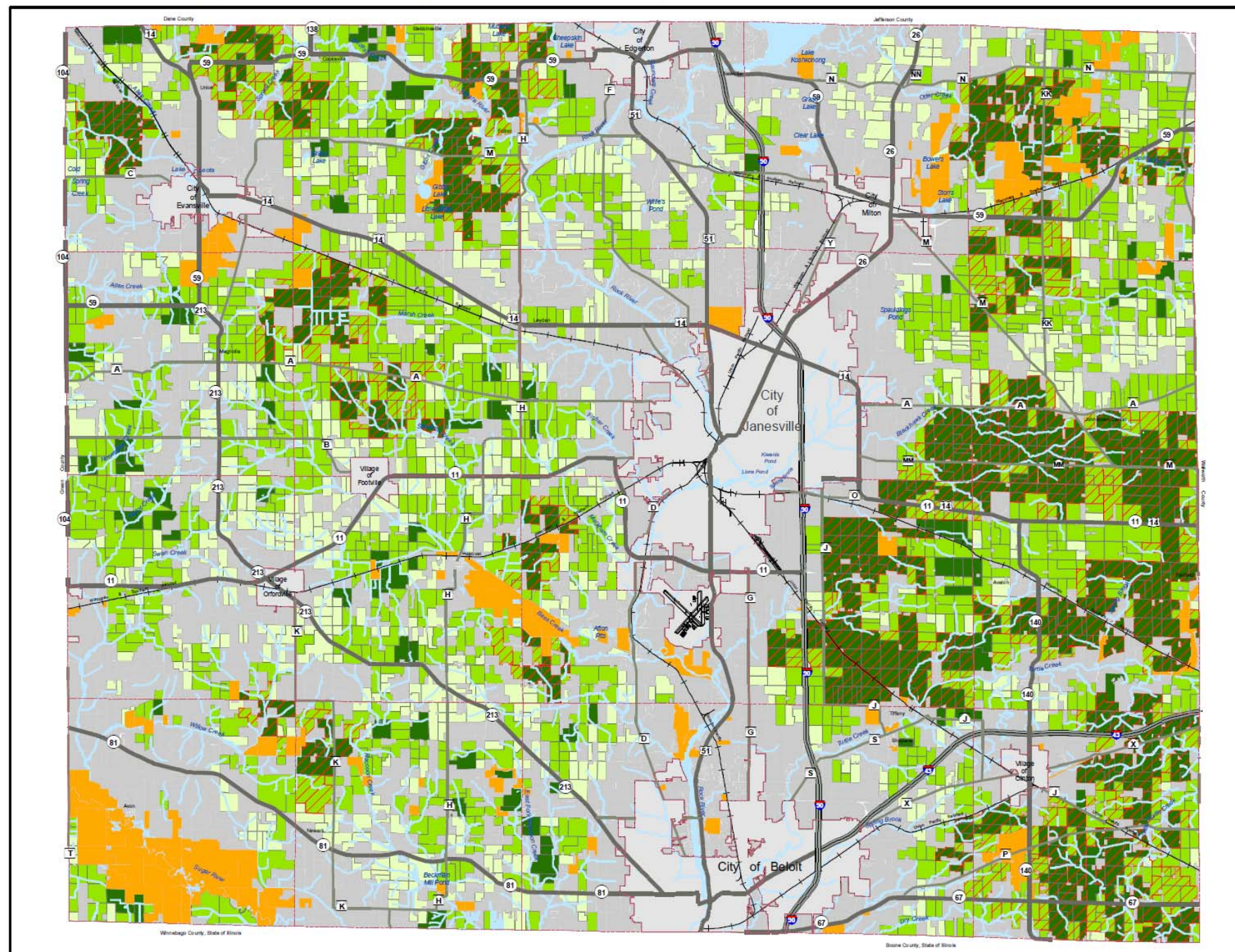
Map IV.2:  
Rock County PACE Program: Agricultural Suitability and LESA Scores

# Agricultural Suitability and LESA Scores

## Rock County PACE Program - LESA System



Rock County, Wisconsin  
12/1/2010

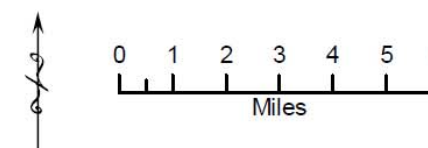


### Agricultural Suitability and LESA Score Categories

- Tier I Farmland - Most Suitable  
LESA Score: 7.3 - 9.0
- Tier II Farmland - Suitable  
LESA Score: 6.1 - 7.2
- Tier III Farmland - Least Suitable  
LESA Score: 3.8 - 6.0

- City, Village or Town Boundary
- City or Village
- Rivers and Streams
- Rivers, Lakes, and Ponds
- Rail Line
- Roads**
- County Trunk
- Highway
- Interstate

- Primary and Secondary Target Acquisition Areas
- Ineligible Parcels
- Ineligible Parcels - Protected Land



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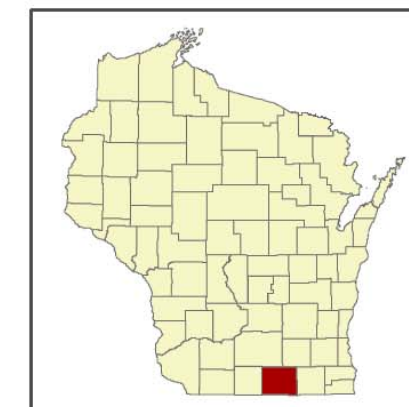
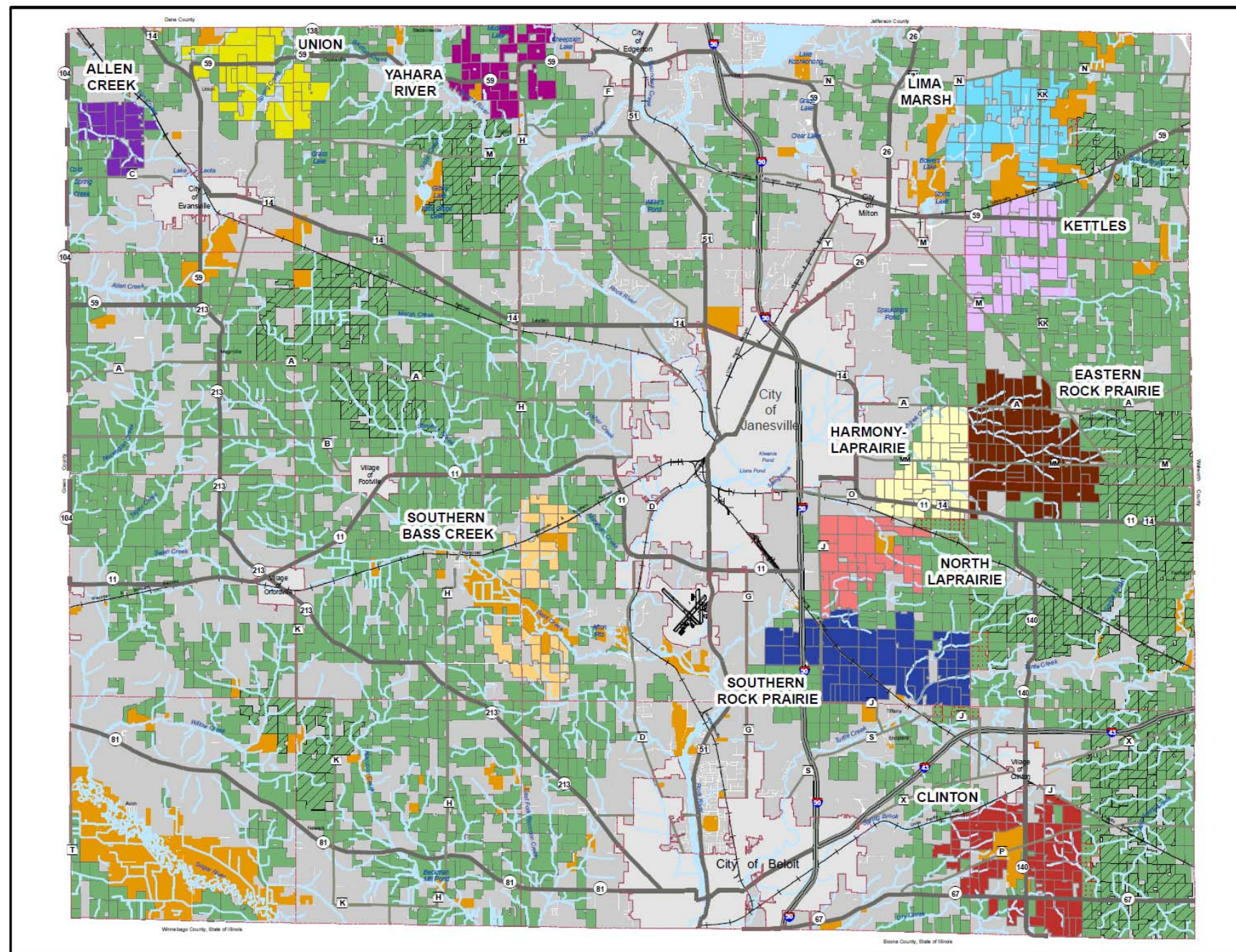
Data Sources: Rock County Planning and Development.



Map IV.3:  
Rock County PACE Program:  
Target Acquisition Areas and Other High-Priority Agricultural Parcels

# Target Acquisition Areas and Other High-Priority Agricultural Parcels

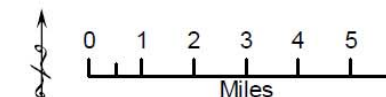
## Rock County PACE Program



Rock County, Wisconsin  
12/1/2010

- Primary Target Acquisition Areas**
- Allen Creek
  - Clinton
  - Eastern Rock Prairie
  - Harmony - LaPrairie
  - Kettles
  - Lima Marsh
  - North LaPrairie
  - Southern Bass Creek
  - Southern Rock Prairie
  - Union
  - Yahara River
- City, Village or Town Boundary  
City or Village  
Rivers and Streams  
Rivers, Lakes, and Ponds  
Rail Line  
**Roads**  
County Trunk  
Highway  
Interstate

- Tier I Farmland Adjacent to Primary Target Acquisition Areas
- Secondary Target Acquisition Areas
- Other Eligible Parcels
- Ineligible Parcels
- Ineligible Parcels - Protected Land



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Data Sources: Rock County Planning, Economic & Community Development Agency



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**ROCK COUNTY  
PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS  
(PACE) PROGRAM MANUAL**

**SECTION V - PROGRAM IMPLEMENTATION**

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## SECTION V - PROGRAM IMPLEMENTATION

This section provides information on implementation of the Rock County Purchase of Agricultural Conservation Easement (PACE) Program. Part I identifies the governmental and quasi-governmental bodies providing PACE Program (Program) oversight and administration, whereas Part II identifies various funding sources utilized to implement the Program. Part III identifies the Program's education and outreach strategy, whereas Part IV identifies the Program's application process. Part V identifies the Program easement acquisition process, whereas Part VI identifies Program data entry, storage, and maintenance procedures. Part VII concludes this section by identifying the process through which the Program will be evaluated and modified.

### I. Oversight and Administration

The Rock County Board of Supervisors, through its committee system, provides oversight on all activities undertaken by Rock County government departments and programs. Program oversight is specifically provided by the Rock County Land Conservation Committee. Additionally, the Rock County PACE Council reviews and provides recommendations on Program administration to the Rock County Land Conservation Committee. The Program is administered by the Rock County Land Conservation Department, with assistance provided (as needed) by both the Rock County Planning, Economic & Community Development Agency and the University of Wisconsin Agricultural Extension - Rock County.

#### *Rock County Board of Supervisors*

The Rock County Board of Supervisors (Board) exercises policy supervision and oversight of all County activities through its committee system. The Board's major tasks and duties related to the Program include:

- Authorize Program and annual Program budget
- Designate Rock County Land Conservation Committee as Program liaison committee

#### *Rock County Land Conservation Department and Committee*

The Rock County Land Conservation Department (LCD) promotes sustainable land use management for long-term conservation of land, water, and other natural resources of Rock County. The LCD administers the majority of the County's conservation programs and policies and provides educational, technical, and conservation planning assistance to landowners, land users, and County communities.

The Program is administered by the LCD, through the County Conservationist and the Program Manager (Manager). The Manager serves as staff liaison to the Rock County Land Conservation Committee and the Rock County PACE Council, and his/her major tasks and duties include:

- Undertake Program education and outreach activities
- Develop annual Program budget
- Secure Program funding from outside sources
- Review Program applications and recommend approval or denial
- Acquire easements
- Monitor easements to ensure compliance with easement terms
- Evaluate Program
- Modify Program

The major tasks and duties of the Manager are guided by a five-year Program Workplan. The five-year Workplan contains Program goals, objectives, and policy strategies for a five-year period, including those related to:

- Education and outreach
- Easement acquisition
- Funding
- Evaluation and modification

The Workplan is modified and revised every five years in conjunction with the Program and Manual, as stated in **VII. Evaluation and Modification** of this Section of the Manual (April 2015 at the latest and every at a minimum of every five years thereafter).

The Rock County Land Conservation Committee (LCC), consisting of seven Board Supervisors, and a Farm Service Agency representative, provides oversight of all LCD operations, providing staff with policy direction and guidance. The LCC's main tasks and duties related to Program oversight include:

- Recommend annual Program budget to the Board
- Approve or deny Program applications
- Approve Program modifications

### *Rock County PACE Council*

The Rock County PACE Council (Council) is tasked with providing recommendations on Program administration. The Council's major tasks and duties include:

- Review Program applications and recommend approval or denial
- Evaluate Program
- Undertake Program modifications

The Council consists of seven members representing a cross section of parties interested in and affected by farmland preservation in Rock County, including elected/appointed officials, government staff, and leaders in the business, industry, and non-profit fields. Council members are appointed by the LCC and consist of:

- LCC member
- City representatives (One each from two different Cities in the County)
- Town representatives (One each from two different Towns in the County)
- Agricultural landowner/farmer
- Land developer/realtor

Each Council member serves a five-year term. The Council meets a minimum of twice annually.

### *Rock County Planning, Economic & Community Development Agency*

The Rock County Planning, Economic & Community Development Agency provides technical assistance and oversight on various planning and development activities in the County, including long-range comprehensive and site planning, development review and monitoring, administration of home rehabilitation and purchase loans, mapping products and services development, and economic development activities.

The Agency aids in Program administration (as needed), and its major tasks and duties related to Program administration include:

- Assist in education and outreach activities

The Rock County Planning & Development Committee, consisting of five Board Supervisors, oversee all Agency operations, providing staff with policy direction and guidance.

### *University of Wisconsin Agricultural Extension - Rock County*

University of Wisconsin Agricultural Extension - Rock County (Extension) extends the knowledge and resources of the University of Wisconsin to people where they live and work, developing practical educational programs tailored to local needs and based on university knowledge and research. Extension personnel are University of Wisconsin employees with expertise in the areas of agriculture and agribusiness, natural resources, family living and youth development.

Extension aids in Program administration (as needed), and its major tasks and duties related to Program administration include:

- Assist in education and outreach activities

The Rock County Agricultural and Extension Committee, consisting of five Board Supervisors, a FSA representative, and a Rock County Fair Board representative, oversee all Extension operations, providing staff with policy direction and guidance.

## **II. Funding**

The Program requires funding for staff and resources as well as acquisition of agricultural conservation easements. The following funding sources are utilized for staff and resources, and to acquire easements.

### *Rock County Board of Supervisors and Land Conservation Committee and Department*

The LCC recommends an annual Program budget, a component of the larger County budget, to the Board for their authorization. The annual Program budget is utilized by the LCD to administer the Program.

### *Wisconsin Department of Agriculture, Trade & Consumer Protection*

The Wisconsin Department of Agriculture, Trade & Consumer Protection's (DATCP) Working Lands Initiative provides local government units (Counties, Towns, Cities and Villages) grant funds for up to 50% of the appraised value of an agricultural conservation easement, in addition to a portion of the closing costs. Local government units submit specific easement applications for these grant funds to DATCP on an annual basis. Applications must meet DATCP eligibility requirements and are further judged, through a competitive process, by various ranking criteria developed by DATCP.

### *United States Department of Agriculture*

The Natural Resources Conservation Service (NRCS) administers the Farm and Ranchland Protection Program (FRPP), providing local government units (Counties, Towns, Cities and Villages) grant funds for up to 50% of the appraised value of an agricultural conservation easement. Local government units submit specific easement applications for these grant funds to the NRCS on an annual basis. Applications must meet FRPP eligibility requirements and are

further judged, through a competitive process, by various ranking criteria developed by the FRPP.

### *Other*

Various other governmental and non-profit sources are available to provide Program funding. The Manager identifies these various other funding sources, and develops a strategy in which to seek funds from these sources, as a component of the Program Workplan.

### **III. Education and Outreach**

A Program education and outreach strategy is developed by the Manager and contained in the Program Workplan. The strategy includes the following activities:

- Conduct Program workshops for landowners, government officials and staff, and other interested parties
- Create and distribute Program literature, including a Program brochure and information sheet
- Attend and provide information at local community events, including those sponsored by government, business, and non-profit entities
- Create a Program web presence, including a Program website containing Program information and documents
- Create a Program logo and brand identification
- Create a Program Annual Report

The Program education and outreach strategy may include additional activities not stated in the aforementioned.

### **IV. Application**

Applications are submitted to the Department by a landowner, or other designated party, intending to include their agricultural parcel in the Program.

All Program applications contain a ten-digit application number, formulated as follows:

- A four-digit year, a dash, a two-digit month, a dash, a two-digit day (all identifying the date in which the application was received by the Department), a decimal point, and a two-digit number (identifying the chronological number of the application on an annual basis)

As an example, the application number of the third application received by the Department in 2011, on January 12, would be as follows:

- 2011-01-12.03

Only Program applications completed and submitted in accordance with the *Rock County PACE Program Application Information* sheet (Information Sheet) and *Rock County PACE Program Application* are reviewed by the Manager and the County Conservationist. The Manager and County Conservationist review all Program applications in accordance with the *Rock County PACE Program Review and Evaluation Form* (Form). This review process includes submission of all

Program applications to Other Reviewing Parties (to include the Rock County Planning, Economic & Community Development Agency, the applicable Town, and Cities/Villages, (if the proposed agricultural conservation easement area is within 3 miles of the boundary of a City with a population over 10,000, or within 1.5 miles of the boundary of a City with a population under 10,000, per most recent United States Census) for their review and comment\*. The Manager and County Conservationist recommend approval or denial of all Program applications to the Council in accordance with the Form.

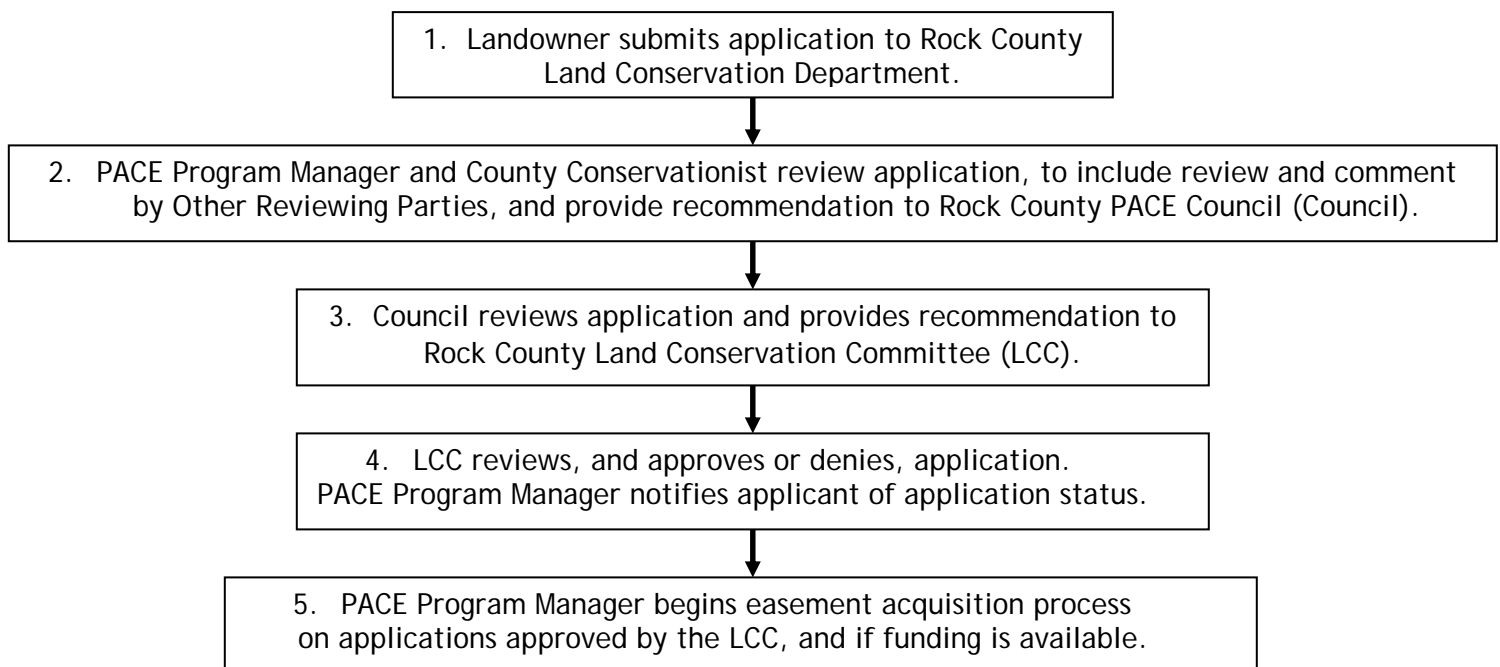
The Council reviews all Program applications recommended for approval or denial by the Manager and County Conservationist, in accordance with the Form. The Council then recommends approval or denial of all Program applications to the LCC, also in accordance with the Form.

The LCC reviews all Program applications recommended for approval or denial by the Council, in accordance with the Form. The LCC then approves or denies applications, also in accordance with the Form and at their discretion. The Manager notifies the applicant of application status within 30 days of the official approval or denial action by the LCC. The Manager undertakes the agricultural conservation easement acquisition process, as identified in **V. Easement Acquisition** of this Section of the Manual, on applications approved by the LCC, and if funding is available.

The Manager, County Conservationist, Council, and/or LCC are under no obligation to recommend and/or approve any Program application for easement acquisition. Applications are recommended and/or approved for easement acquisition in accordance with the Form, and at the discretion of the Manager, County Conservationist, Council, and/or LCC, with consideration given by these individuals and bodies to the wise and prudent use of County resources, financial and otherwise, and to ensure adequate progress towards achievement of the Program's goal and vision statement.

Figure V.1 identifies the Program application process.

**Figure V.1:  
Rock County PACE Program: Application Process**



\*Review and comment shall not imply the right of Other Reviewing Parties to approve or deny an application.

## V. Easement Acquisition

Program applications approved by the LCC, in accordance with IV. **Application** of this Section of the Manual, are designated for agricultural conservation easement acquisition by the LCC. The Manager coordinates and oversees the easement acquisition process. The easement acquisition process requires the following components, listed in chronological order:

1. Purchase and Sale Agreement
2. Land Survey
3. Appraisal and Appraisal Review
4. Offer of Purchase
5. Purchase
6. Recordation
7. Easement - Document, Holding, and Enforcement

### *Purchase and Sale Agreement*

A *Rock County Agricultural Resources Conservation Easement - Purchase and Sale Agreement* (PSA) identifies all terms and conditions of the agricultural easement acquisition process. The PSA, signed by the landowner(s), and/or other designated party conveying the easement, and Rock County, stipulates agreement by all parties to all terms and conditions contained therein. Specifically, the PSA identifies the terms and conditions of the following components of the easement acquisition process:

- Land survey
- Appraisal and appraisal review
- Offer of purchase
- Purchase
- Recordation
- Easement - Document, Holding, and Enforcement

### *Land Survey*

If necessary and required, a land survey, entailing a recordable easement survey, is completed by a land surveyor registered in the State of Wisconsin, delineating the agricultural parcel and the agricultural conservation easement area. Four hard copies, and one electronic copy in a format compatible with the Agency's geographic information system (GIS), of the survey are submitted to the Department.

All land surveys are subject to all terms and conditions as specified in the PSA.

### *Appraisal and Appraisal Review*

An appraisal, identifying the fair market value of the agricultural conservation easement, and an appraisal review, verifying that the appraisal is an accurate representation of the fair market value of the agricultural conservation easement, are each completed by a different appraiser/appraisal firm. The Department selects the appraiser/appraisal firm to conduct the appraisal, with said selection entailing a competitive process that includes submission of proposals in accordance with the *Rock County PACE Program - Appraisal Request For Proposals* (RFP) by no fewer than three State-certified appraisers. Proposal review and selection are undertaken by the Manager in accordance with the *Rock County PACE Program - Appraisal Request For Proposals (RFP) Review Form*. The applicable outside funding source selects the appraiser/appraisal firm to conduct the appraisal review. If no outside funding source exists,



the appraiser/appraisal firm will be selected by the Department in accordance with the aforementioned procedure.

A second appraisal of the agricultural conservation easement is required for high-value easements (\$350,000 or greater), at the discretion of the Department or any of the funding sources utilized to purchase the easement. A second appraisal review would similarly be required following a second appraisal. The appraiser/appraisal firm will be selected by the Department, or funding source, in accordance with the aforementioned procedure.

Four copies of all appraisals and appraisal reviews are submitted to the Department, with both required to meet either of the following standards:

- Uniform Standards of Professional Appraisal Practice (USPAP)
- Uniform Appraisal Standards for Federal Land Acquisition (UASFLA or Yellow Book)

All appraisal and appraisal reviews are subject to all terms and conditions as specified in the PSA.

#### *Offer of Purchase*

A *Rock County Agricultural Resources Conservation Easement - Offer of Purchase* (OP) states the purchase price of the agricultural conservation easement, identifies the escrow process, and is signed by the landowner, or other designated party conveying the easement, and Rock County.

The OP is subject to all terms and conditions as specified in the PSA.

#### *Purchase*

A *Rock County Agricultural Resources Conservation Easement* (Easement) conveys the agricultural conservation easement from the landowner(s) to Rock County, at the purchase price identified in the OP. The Easement, signed by both parties, stipulates agreement of both parties to all terms and conditions contained therein. Purchase of all agricultural conservation easements are subject to all terms and conditions as specified in the PSA and OP.

#### *Recordation*

The Easement is recorded by the landowner with the Rock County Register of Deeds within 30 calendar days of the closing date. Recordation of all Easements is subject to all terms and conditions as specified in the PSA.

#### *Easement - Document, Holding, and Monitoring/Enforcement*

Rock County holds the Easement with all responsibilities and rights implied therein. The Manager ensures that all terms and conditions of the Easement are being fulfilled by the Easement grantor(s), landowner(s), or other designated party, by undertaking baseline monitoring of the Easement on an annual basis. The *Rock County Agricultural Resources Conservation Easement - Baseline Monitoring Form* (Monitoring Form) is utilized by the Manager to guide and conduct the baseline monitoring, identifying baseline monitoring procedure and protocol. If any term or condition of the Easement is not being fulfilled by the Easement grantor(s), landowner(s), or other designated party, in accordance with the Manager's baseline monitoring and the Monitoring Form, Rock County will seek legal recourse as stipulated in the Easement.

All Easements, and Easement holding and monitoring/enforcement, is/are subject to all terms and conditions as specified in the Easement.

## VI. Data Entry, Storage, and Maintenance

All Easements are recorded in the *Rock County Land Use Inventory System* (Inventory) and contain both tabular and spatial data components. The Easements are referenced in the Inventory by an eleven-digit Rock County Agricultural Resources Conservation Easement Number, formulated as follows:

- A three-digit number (identifying the chronological number of the easement acquisition), a dash, a four-digit year, a dash, a two-digit month, a dash, and a two-digit day (all identifying the closing date)

As an example, the Rock County Agricultural Resources Conservation Easement Number of the first Easement acquired by the County, with a closing date of June 25, 2011, would be as follows:

- 001-2011-06-25

Tabular data associated with each Rock County Agricultural Resources Conservation Easement Number includes all other information in the Inventory pertaining to the Rock County tax parcel number on which the Easement is located, in addition to the following information, associated only with the Easement:

- Acres
- Application number
- Appraisal and appraisal review value
- Baseline monitoring schedule
- Contact
- Closing date
- Closing costs
- Funding sources and amounts
- LESA score of associated agricultural parcel
- Location (within or outside of a Primary or Secondary Target Acquisition Area)
- Name of Primary or Secondary Target Acquisition Area (if applicable)
- Purchase price

Spatial data associated with each Rock County Agricultural Resources Conservation Easement Number includes inclusion in the Rock County Conservation Easements GIS layer. This layer is housed in the Rock County Planning Spatial Database and is updated and modified by the Manager.

## VII. Evaluation and Modification

Program evaluation and modification will be undertaken both on an annual basis, through development of a Program Annual Report and Strategic Plan (Report and Plan), and on a five-year cycle (at a minimum), through development of a Program Workplan (Workplan). The Manager develops both the Report and Plan, and the Workplan. The Report and Plan identifies major accomplishments of the Program, and future Program goals and policy strategies, on an annual basis. The Workplan outlines the major tasks and duties of the Manager and includes Program goals and policy strategies for a five-year cycle. The Workplan is developed at the beginning of each five-year cycle and is evaluated and modified at the end of each five-year

cycle. Similarly, the Program and Manual are evaluated at the end of each five-year cycle and modified at the beginning of each five-year cycle.

Evaluation and modification\* of the Workplan, Program, and Manual will begin in April 2015, at the latest, and a minimum of every five years thereafter. The Manager will undertake Workplan evaluation and modification, whereas Program and Manual evaluation and modification will be undertaken by the Manager, the Council, the LCC, and potentially the Rock County Planning, Economic & Community Development Agency (Agency). Program and Manual evaluation will be undertaken by the Manager in coordination with the Council. The Manager and Council will then develop Program and Manual modification recommendations based on the evaluation. The Council will approve the modification recommendations and forward to the LCC for review and approval. The LCC will review and approve the modification recommendations and coordinate with the Manager and potentially the Agency, and may task both with development of the modification recommendations. All Town, Cities, and Villages will be notified, via written correspondence, prior to any modification of the Manual.

*\* Any modifications to the following parts of the Manual, Section IV - PROGRAM DEVELOPMENT, II. Eligibility and III. Priority, and Section V. - PROGRAM IMPLEMENTATION, I. Oversight and Administration, Rock County PACE Council and IV. Application, are also subject to review and approval by the Rock County Board of Supervisors.*

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**ROCK COUNTY  
PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS  
(PACE) PROGRAM MANUAL**

**SECTION VI - APPENDICES**

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SECTION VI - APPENDIX I

Rock County Purchase of Agricultural Conservation Easements (PACE) Program: Formation Resolutions

RESOLUTION NO. 09-2B-219

AGENDA NO. 12.I.(1)

RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS

PUBLIC WORKS  
COMMITTEE  
INITIATED BY



JEFFREY S. KUGLITSCH  
DRAFTED BY

JANUARY 20, 2009  
DATE DRAFTED

PUBLIC WORKS  
COMMITTEE  
SUBMITTED BY

DETERMINING ALLOCATION OF AMERICAN TRANSMISSION COMPANY (ATC)  
ENVIRONMENTAL IMPACT FEES AS PROPOSED BY THE PUBLIC WORKS COMMITTEE

1 WHEREAS, the County has received \$1,811,976.00 of Transmission Company Environmental  
2 Impact Fees; and

3  
4 WHEREAS, at the County Board budget meeting on November 12, 2008, the County Board  
5 approved moving the amount of \$1,811,976.00 out of the 2009 proposed budget and placing it in a  
6 segregated account to be reserved for use as a Parks and Land Conservation Fund; and

7  
8 WHEREAS, the Public Works Committee met with Land Conservation Committee to try and  
9 reach a consensus as to the apportionment of these one time proceeds; and

10  
11 WHEREAS, the committees could not agree on an appropriate split of the Transmission  
12 Company Environmental Impact fees; and

13  
14 WHEREAS, the Public Works Committee recommends that \$250,000.00 be allocated to Land  
15 Conservation projects with the remaining \$1,561,976.00 to be allocated for POROS projects.

16  
17 NOW, THEREFORE, BE IT RESOLVED by the Rock County Board of Supervisors in session  
18 this 26<sup>th</sup> day of February, 2009, approve apportioning the \$1,811,976.00 in impact fees  
19 received from the American Transmission Company (ATC) as follows:

20  
21 \$250,000.00 be allocated for Land Conservation projects

22  
23 \$1,561,976.00 be allocated for POROS projects .

Respectfully submitted:

PUBLIC WORKS COMMITTEE

Kurtis L. Yankee  
Kurtis Yankee, Chair

Betty Jo Bussie  
Betty Jo Bussie, Vice-Chair

Eva Arnold  
Eva Arnold

David Diestler  
David Diestler

Richard Ott  
Richard Ott

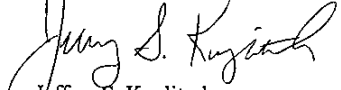
DETERMINING ALLOCATION OF AMERICAN TRANSMISSION COMPANY  
(ATC) ENVIRONMENTAL IMPACT FEES AS PROPOSED BY THE  
PUBLIC WORKS COMMITTEE

12.1.(2)

Page 2

LEGAL NOTE:

The County Board is authorized to take this action pursuant to § 59.51, Wis. Stats. Action to apportion funds requires only a majority vote. When funds are needed for specific projects, a separate resolution and budget amendment will be necessary requiring a 2/3 vote of the County Board.



Jeffrey S. Kuglitsch  
Corporation Counsel

FISCAL NOTE:

The 2009 budget as adopted on November 12, 2008 directed that the \$1,811,976 in American Transmission Company impact fees be deposited to a segregated interest bearing account, reserved for use as a Parks and Land Conservation Fund. These funds were received and deposited to the Local Government Investment Pool on December 19, 2008 and are recorded in the County's Balance Sheet as Special Revenue Account 00-0000-0019-34525.


This resolution approves the allocation of \$1,811,976 between Parks and Land Conservation projects and does not amend the budget. Any projects to be funded by this Special Revenue Fund would need to be approved by a County Board resolution amending the budget and appropriating the funds. The interest earned on these funds are to be used to partially offset the increased cost of the Parks Community Coordinator position (\$42,064 for 2009) as authorized by the County Board in its adoption of the 2009 budget on November 12, 2008.



Jeffrey A. Smith  
Finance Director

ADMINISTRATIVE NOTE:

Matter of policy.



Craig Knutson  
County Administrator

RESOLUTION NO. 09-6B-302

AGENDA NO. 12.A.1.(1)

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

LAND CONSERVATION  
COMMITTEE/PLANNING  
AND DEVELOPEMNT  
COMMITTEE  
INITIATED BY



THOMAS SWEENEY  
and SCOTT HEINIG  
DRAFTED BY

MAY 13, 2009  
DATE DRAFTED

LAND CONSERVATION  
COMMITTEE  
SUBMITTED BY

**Amending the Land Conservation Department and  
the Planning and Development Agency Budgets for Completion of  
the PDR/PACE Master Plan**

1 **WHEREAS**, the County Board approved resolution 09-2B-219 which authorized the Land Conservation  
2 Committee to develop a Purchase of Development Rights (PDR) / Purchase of Agricultural Easements  
3 Program (PACE); and,  
4

5 **WHEREAS**, the Land Conservation and the Planning and Development Committees have agreed that the  
6 use of the Planning and Development agency professional staff for the development of a Master Plan for  
7 the PDR/PACE program is in the best interest of the County; and,  
8

9 **WHEREAS**, the plan development process will commence August 2009 and conclude no later than  
10 December 2011; and,  
11

12 **WHEREAS**, the Planning and Development Agency proposes to continue a LTE Planner II position;  
13 and,  
14

15 **WHEREAS**, the Land Conservation Department and the Planning and Development Agency need to  
16 amend their budgets to accommodate these expenditures.  
17

18 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled  
19 this 25 day of June, 2009, approves the extension of the LTE Planner II position  
20 through December 2009; and,  
21

22 **BE IT FURTHER RESOLVED**, that the Land Conservation Department budget be amended as  
23 follows:  
24

A/C DESCRIPTION	BUDGET AT 5/29/09	AMOUNT OF INCREASE	AMENDED BUDGET
<u>Source of Funds:</u>			
62-6350-0000-47000/ PDR/PACE Transfer In	-0-	\$ 47,000	\$ 47,000
<u>Use of Funds:</u>			
62-6350-0000-62119/ PDR/PACE Contracted Services	-0-	\$ 47,000	\$ 47,000

35 **BE IT FURTHER RESOLVED**, that the Planning and Development Agency's budget be amended as  
36 follows:  
37

A/C DESCRIPTION	BUDGET AT 5/29/09	AMOUNT OF INCREASE	AMENDED BUDGET
<u>Use of Funds:</u>			
64-6400-0000-61100/ Wages	\$558,847	\$ 8,173	\$567,020
64-6400-0000-61400/ FICA	44,450	625	45,075
64-6400-0000-61510/ Retirement	58,432	850	59,282

09-6B-302

12.A.1.(2)

47 **Amending the Land Conservation Department and the Planning and Development Agency**  
 48 **Budgets for Completion of the PDR/PACE Master Plan**  
 49 Page 2

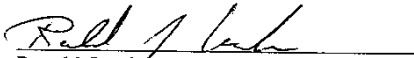
50 64-6400-0000-61610/	178,424	2,936	181,360
51 Health Insurance			
52 64-6400-0000-61620/	5,785	102	5,887
53 Dental Insurance			
54 64-6400-0000-64904/	-0-	3,000	3,000
55 Sundry Expense			
56 64-6400-0000-68000/	-0-	(15,686)	(15,686)
57 Cost Allocations			

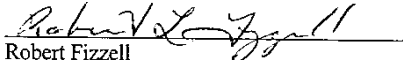
**Respectfully submitted:**

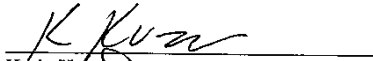
**LAND CONSERVATION COMMITTEE**

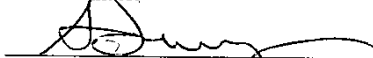
  
 Richard Bostwick, Chair

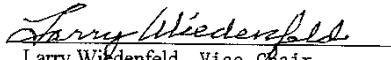
  
 Eva Arnold

  
 Ronald Combs

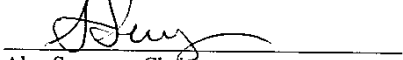
  
 Robert Fizzell

  
 Katie Kuzmiec

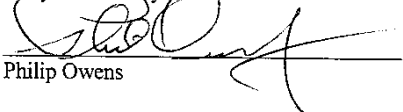
  
 Alan Sweeney

  
 Larry Wiedenfeld, Vice Chair

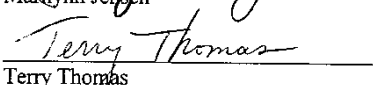
**PLANNING AND DEVELOPMENT COMMITTEE**

  
 Alan Sweeney, Chair

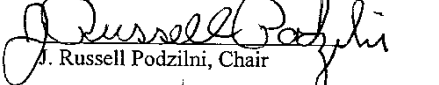
  
 Mary Mawhinney, Vice Chair

  
 Philip Owens

  
 Marilyn Jensen

  
 Terry Thomas

**COUNTY BOARD STAFF COMMITTEE**

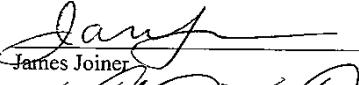
  
 J. Russell Podzilni, Chair

  
 Sandra Kraft, Vice Chair

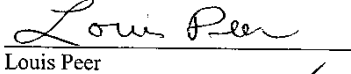
**ABSENT**  
 Eva Arnold

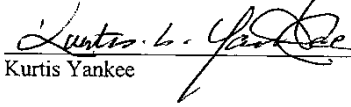
  
 Betty Jo Bussie

**ABSENT**  
 Marilyn Jensen

  
 James Joiner

  
 Richard Ott

  
 Louis Peer

  
 Kurtis Yankee

**FINANCE COMMITTEE ENDORSEMENT**

Reviewed and approved on a vote of 4-0

  
 Mary Mawhinney, Chair



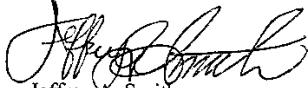
12.A.1.(3)

**Amending the Land Conservation Department and the Planning and Development Agency  
Budgets for Completion of the PDR/PACE Master Plan**

Page 3

FISCAL NOTE:

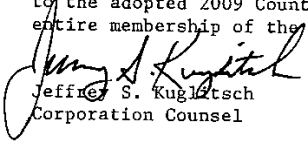
This resolution amends the Planning & Development's 2009 budget to provide the funding for a LTE Planner II position that is scheduled to terminate on November 1, 2009 for the balance of 2009 to assist in the implementation of a PDR/PACE Master Plan. It also amends the Land Conservation's 2009 budget to reimburse Planning & Development for the cost of salaries and benefits for the Planner II position as well as a portion of the salaries and benefits of the Planner III and Planning Director's actual time spent on developing the plan and \$3,000 for miscellaneous costs. These costs will be funded by a transfer from the Land Conservation's ATC Trust Account which has a current balance of \$905,988.



Jeffrey A. Smith  
Finance Director

LEGAL NOTE:

While Resolution 09-2B-219 officially split the ATC funds, the PDR program was referenced as a use of funds in the Executive Summary. The County Board is authorized to take this action pursuant to § 59.22, Wis. Stats. As an amendment to the adopted 2009 County Budget, this Resolution requires a 2/3 vote of the entire membership of the County Board pursuant to sec. 65.90(5)(a), Wis. Stats.



Jeffrey S. Kuglitsch  
Corporation Counsel

ADMINISTRATIVE NOTE:

Given the fact the County Board has indicated its intention to move forward to develop a PDR/PACE program this resolution is recommended.



Craig Knutson  
County Administrator

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## SECTION VI - APPENDIX II

### Rock County Purchase of Agricultural Conservation Easements (PACE) Program: Ad Hoc Committee Meeting and County Board Public Meeting Agendas and Minutes

**ROCK COUNTY PACE/PDR AD HOC COMMITTEE  
TUESDAY, AUGUST 18, 2009 – 2:30 P.M.  
COURTHOUSE CONFERENCE CENTER  
SECOND FLOOR – EAST WING  
ROCK COUNTY COURTHOUSE  
51 S MAIN STREET, JANESVILLE, WI**

**AGENDA**

- 1) Call to order.
- 2) Adoption of Agenda.
- 3) Citizen Participation, Communications, and Announcements.
- 4) Introduction by Chairman.
- 5) Overview of PACE/PDR:
  - A) Agricultural Economy Presentation, by Randy Thompson (approx. 10 min.),
  - B) PACE in Working Lands Initiative, by DATCP (approx. 15 min.),
  - C) Rock County's PACE/PDR Goals & Ad Hoc Committee's Role and Expectations, by Carrie Houston (approx. 15 min.),
- 6) Questions and Discussion.
- 7) Establish Future Meeting Days & Times (Nov. 17<sup>th</sup> @ 2:30 P.M.).
- 8) Alternate Committee Members.
- 9) Nomination and Appointment of Vice Chair.
- 10) Adjournment.

It is possible that members of and possibly a quorum of other governmental bodies of Rock County may be in attendance at the above-stated meeting to gather information; any governmental body at the above-stated meeting will take no formal action.

G:/soil/office/pdr/adhoc081809ag

**MINUTES**  
**ROCK COUNTY PDR/PACE AD HOC COMMITTEE**  
**TUESDAY, AUGUST 18, 2009, 2:30 P.M.**  
**COUNTY COURTHOUSE CONFERENCE ROOM**  
**JANESVILLE WI**

1. **Call to Order:** Chair Sweeney called the meeting of the PDR/PACE Ad Hoc Committee to order at 2:30 p.m.

**Committee Members Present:** Chair Alan Sweeney, Julie Backenkeller, Bill Barlass, Rich Bostwick, Julie Christenson, Ronald Combs, Neil Deupree, Scott Farrington, Mark Gunn, Raymond Henschler, Fred Hookham, Don Jones, John Lader, Doug Marklein, Archie Morton, Dave Rebout, Charley Rusch, Todd Schmidt, and Neil Walter.

**Committee Members Excused:** Ramona Flanigan.

**Staff Present:** Tom Sweeney, LCD; Randy Thompson, UWEX; Steve Schraufnagel, Planning; Kerry Houston, Planning; Mary Robb, Planning; Wade Thomson, Planning; Keith Foye, DATCP; and Lisa Schultz, DATCP.

**Others Present:** Katie Kuznacic, Phil Owens, Russ Podzilni, Larry Weidenfeld, and Mary Mawhinney and Harold Hanauska.

Refreshments were brought by Julie. A mileage allowance sign up sheet was sent around. With the mileage allowance you are required to fill out a W-4 form and sign it, it is direct deposit only. Return it ASAP either to Tom Sweeney, LCD, or to the Planning office across the hall. Again welcome and thank you for coming and thank you for participating in this very important advisory committee for the development and implementation of a PACE/PDR Program in Rock County.

2. **Adoption of Agenda:** Chair Sweeney entertained a motion to adopt the agenda. Bill Barlass motioned to approve the agenda, seconded by John Lader. **Motion Carried.**
3. **Citizen Participation, Communications, and Announcements.** None
4. **Introduction by Chairman.** Chair Sweeney introduced staff. Ad Hoc Committee members introduced themselves. Chair Sweeney introduction of speakers. Chair Sweeney reviewed the background of the vision and mission statements that this committee will work from. The staff and officials have been researching, participating in education, providing education as to what a PDR/PACE program for over the last three years. PACE (Purchase of Agricultural Conservation Easements) is a term used by the state of WI in our New Working Lands Initiative Program and will be used exclusively in future committee meetings. On February 26, 2009 the Rock County Board of Supervisors authorized the LCC to develop a PACE Program for the purpose of preserving appropriate tracts of agriculture and open space land, with an allocation of \$750,000 of ATC environmental impact fee money. On June 25, 2009 the Rock County Board of Supervisors authorized the creation of this ad hoc committee to act in an advisory capacity for the development (to work collaboratively and build consensus on how this program will work and be implemented) of a PACE Program. Contact any staff, John Lader, Supervisors Combs, Bostwick, or myself for questions anytime between these meetings.

Supervisor Bostwick, Chair of LCC: Explained with this program is very important to the Land Conservation Committee (LCC). Read the Land Conservation Department charter, which is not much different than the mission statement. LCC works to promote sustainable

land use, management for long-term conservation of land, water and other natural resources of Rock County. The committee carries out the majority of the county's conservation programs and policies, the committee provides educational, technical and conservation planning assistance to help landowners, land users, and communities to do these things (read first of four): The first one is preserve agricultural land and soils for crop and livestock production, scenic values, and wildlife habitat.

Supervisor Combs, as a LCC member preserving farmland is a number one priority. Each town has its own zoning ordinance. PACE is will be another tool in toolboxes to preserve farmland. The rating system will help the towns evaluate zoning in the future. Land use Surveys, conducted by various departments come back with 85-90% in favor of preserving farmland. This, PACE is an important step toward what the citizens of Rock County want. There are no silly questions, because this is a brand new program for a lot of us and we want to make sure that all the questions are answered.

5. **Overview of PACE/PDR: Agricultural Economy Presentation - Randy Thompson.**

Agriculture is powerful economic force in county, stimulates our local economy and provides diversity in Rock County. Recent agricultural statistics indicate 1.2 billion dollars in economic activity. Includes direct effects of production based of 195 million dollars worth of ag commodities are produced. That ranges from crop production to the animal agriculture - dairy, hogs, beef, etc. We are blessed with strong agriculture processing manufacturing base and I think we have some real opportunities in the future to capitalize on that and grow that.

Jobs- 8500 jobs directly and indirectly related to agricultural in the county. 1700 of that would be agriculture producers, 5000 of that would be individuals employed in the food processing and manufacturing industry and then we have the satellite service industry. This represents approximately 9.2% of jobs in the county.

Income - agriculture contributes \$420 million in income in the county. Our Ag processing industry is our largest area component of our overall ag industry. Beloit area; Kerry, Frito Lay, and Hormel, Janesville area has Seneca foods - list goes on of businesses that take raw commodities and make value added products.

Diversity - our strongest assets. Rock County ranked first in corn and soybean production. Producers grow a host of other crops; canning crops, alfalfa, wheat, mint and tobacco. Dairying has declined, 126 surviving dairy farms. Thirty years ago 474 dairy farms operated. About 38% of our agriculture revenues come from dairy and livestock production, the other 62% comes from cash crop production.

Farmland Preservation Program - 35-acre parcel doesn't always preserve farmland ie: houses in middle of 35 acres fragmenting the area. We are still very diverse; we raise hogs, beef cattle, etc.

**PACE in Working Lands Initiative - Lisa Schultz.** Expands and modernizes the current Farmland Preservation Program. Foundation of the initiative is the planning portion, of that you have three voluntary components - 1 - FPP zoning, 2 - agriculture enterprise areas which establishes large, continuous blocks of farmland to promote agribusiness and agriculture and keep these large areas of farmland to make it easier and more profitable to farm, 3 - the purchase of agriculture conservation easements.

PACE is voluntary as the landowner must be willing to participate by placing a deed restriction on the property that limits the use of that property in perpetuity. This is done thru multiple levels of partnership. The State program will provide funding to purchase

these easements. Many different funding options are available for purchasing easements. The state will streamline their program as much as possible to dovetail the federal NRCS Farmland and Ranchland Protection Program. This will help leverage federal funding to stretching the state funding out. The application process, by statute, must solicit applications from cooperating entities at least annually by putting out a request for proposals. There are specific criteria laid out in the statutes for easements; first - easement must be in designated FPP area outlined in your county farmland preservation plan and second - the easement will provide some sort of public benefit or purpose. Additional criteria will be developed by the PACE Council and may include; consistency with your land use plans and other ordinances, enhance an established agriculture enterprise area, the landowner has to be willing throughout this whole process, if any other unique resources on the land ie prime soils, water quality features on the land needing protection or enhancement or in danger if land is developed.

The first step in the process of getting the state program started is to establish a PACE Council, comprised of stakeholders from around the state who are affected or interested in easement Land Conservation Programs. In the latest budget, \$12 million was approved for the PACE program, allowing for grants for up to 50% for the cost of the easement and associated transaction costs. There is also a working land trust fund that was established in the budget and that takes the land use conversion fee that is applied and puts that in a fund and a portion of that can be used for PACE.

Our time frame from here is get the PACE Council meeting in October with the first application period starting in late fall/early winter of 2009. Preliminary project approvals are targeted for summer of 2010. Working Lands newsletter is an electronic newsletter that is sent out by our department. You may sign up by going to the working lands webpage at DATCP. A website is where all materials are parked, fact sheets, statutory language, all of our registration information for workshops, and application materials.

**Rock County's PACE/PDR Goals & Ad Hoc Committee's Role and Expectations - Carrie Houston.** The goals and policies in of the County's Comprehensive Plan slated for adoption refer specifically to PACE/PDR. The two main deliverables that this committee will provide assistance to are a master plan and an ordinance, which outlines how this PACE Program will operate. The outline of the master plan includes the introduction; analysis of information used for the selection methodology; the selection methodology and how it will be formulated. The implementation section is broken down into two parts; administration, which is how we do things internally with the funding and the personnel, and the application selection process which is who is going to be eligible, how we are going to rank the properties that want to be in this program, what is the process for them to apply, how are the easements actually going to be purchased. And the last component of the master plan is the ordinance itself, the legal language that explains how this program is going to work. The portions of this master plan that this Ad Hoc Committee is going to be responsible for formulating is mainly the selection methodology which will then lead us into the application selection process and the ordinance.

What this group is going to be tasked with doing is deciding how we are going to prioritize what we want to preserve and how we can formulate and design a system that will work in harmony with everybody's concept. We plan to have this master plan ordinance done by end of 2010.

6. **Questions and Discussion.** Chair Sweeney opened this session.

1. Mark Gunn - asked if Utilities/DOT would be able to buy out easements. Lisa Schultz DATCP responded stating can be vacated for various reasons, such as DOT projects.

Law in place that already outlines - believes Statute 700. Land is getting married to farming, is suppose to be forever, but then there is instances where things don't work out and it has to go to the court system. Mark brought up the bypasses of Milton, 10 years ago west of Janesville, came into some pretty good farmland, out quite a ways and if we did have some of this PACE Program go thru there does the DOT look at that or can they still go thru? Lisa replies having the easements there would definitely make it a lot less easy for them to do that, they would have to go thru the court system. Al Hulick, City of Janesville - Long range transportation plans or TIPS are developed several years out, those timelines are always rough, and they often get pushed back, but I would think thru the process the PACE Council would look at that and say in 2015 the long range transportation plan shows a bypass thru this and the PACE Council would look at that and say this may not be a very eligible project.

2. Al Sweeney asks Keith Foye to elaborate on the Highway 12 settlement with the state as far as the easements go along highway 12, a little history on that. Keith: the project referenced, Highway 12 from Madison thru Sauk County to the interstate. One of the concerns there if your build this four lane road there would be a lot more development pressure. DOT was able to secure federal dollars, for Dane and Sauk Counties to utilize for purchasing agriculture conservation easements to keep that corridor in agriculture
3. John Lader - Al can you discuss the timelines of meetings and why the distance between them and what we are trying to accomplish and address that just a little bit for everybody. Al- the vision committee decided to step this process up in order to keep interest and everybody's mind fresh on the ideas and questions. The only downside is the workload on Planning and LC staff in developing materials, maps, and other materials that coming to this Committee as information to make the decisions. So under Item #7, we will discuss that again. This is a very optimistic time line.
4. Don Jones - Do I understand that there have been monies already allocated for this project in Rock County? Al - Yes, the ATC funds - February 26, 2009 the Rock County Board of Supervisors authorized the LCC to develop this program with about \$750,000 of environmental impact fee money from ATC to hopefully develop this and of course the same board acted to develop this AD Hoc Committee. Don - So I understand that thru the purchase of these development rights it could come from a county or state fund as well as a private fund. Al - all the above including federal. Don - So I am assuming we will get that information as where we can eventually draw those resources. Al - yes and it takes a program to get these monies into the county, so we can't ask for the money and then develop a program. We have to have the program in place to seek those monies. Don - So it is ready to go as soon as we can implement this program? Al - yes.
5. Mark Gunn- with a follow-up to Don. I'm very familiar with how the ATC funds work and the Town of Rock received a sizeable amount of money and then there is also an annual payment that comes every year with that. Has the county board looked into subsidizing that back in with this or is this just a one-time shot of this \$750,000. County received \$1.8, correct. So is the county board looking to take some of that annual money that comes every year to put back into the program? Al - as far as I know we do not have an annual payment. Ron Combs - The County did not get an annual payment is my understanding; they got a one time fee. The towns get an annual payment. The county does not get an annual payment; it was \$1.8 million and was split between Parks and LCC. \$750,000 of that was put aside for this program. Out of the \$750,000 there is somewhere between \$450,000 - \$500,000 that is set aside specifically for purchasing development rights matching grants. As the state pointed

out they will match up to 50%, so if they put in \$100,000 and the county puts in \$100,000 we have \$200,000 for that project. So that's how the breakdown of that ATC fund works.

6. Neil Deupree- Will there be any publications to any paper or town board or anything regarding these meetings? AI - Yes. They will be duly noted and the minutes will be posted on the website as available in Planning and LCD offices.
7. Don Jones- I just want to commend the county and the state for bringing this to light because we have talked a little bit about it and there is a lot of interest with some of the bigger farmers in our town, but there is a lot we don't know about it yet because there are tax advantages, utility easements and what can happen, there is always going to court type of stuff, so as we develop this I am sure a lot of things will come to light. But I think it's needed as stated and I think a lot of folks are interested if it will work in with their farming operation.
8. Neil Deupree- Just to follow up the budget comments, the rest of the \$750,000 or so would be for staff time because in order to develop this program we obviously have to have considerable amount of staff from the Planning and Development Department to put things together for us. AI - and LCD and UW-Extension.
9. John Lader- I just want to follow up on Mr. Walters question. Neil we've discussed this project three or four times at our Rock County Towns Association unit meetings and that is where all the towns get together once every other month and we will continue to have updates at those meetings for all of the towns. I can't speak for the villages and cities how they will communicate, but that's how the towns will do it.
10. Doug Marklein - are you looking at setting this up as a countywide program with the towns to have an option to opt in or opt out - is that how it is set up? AI - This will be completely voluntary. But it is countywide.
11. Harold Hanauska (Town of Harmony) - Have they ever decided or ever planned a 10 year, 20 year plan for some of this land that is right next to development now, you start talking forever I think the guy is going to be a little reluctant to sign on to something like that where if it were 10 or 20 years you start another generation, you might be more apt to sign on to something like over just forever. Lisa - the easement portion of the Working Lands Initiative is permanent.
12. Don Jones - One thing that I had learned at the previous meeting I was at, you don't need to have 1,000 acres, you might have 15 or 20 acres again depending on the formula and how it works, like Carrie was presenting, so it could be a broad range program from 0 to whatever acreage. So the application could be widespread.
13. Mark Gunn - In Carrie's presentation, you talked about how a council needs to be set up. Explain a little bit what you mean by this council. Carrie - Lisa mentioned the council (state). This is the committee that is going to help develop our scoring system. We have another group that looks at each application, that is something we need to decide as part of the master plan, who is going to look at each separate application. Mark - that is what I was wondering with us being an Ad Hoc Committee versus your Council, that was my question.
14. Ron Combs- how does Rock County get a representative on the state's Council? Keith - Probably talk to Cathy Pilsticker? the division administrator. I think Rod is going to not be in the office for a bit, but the department is thinking about that right now as far as

who should be on it and how many, etc. But are some of the same sorts of groups that are represented here.

15. Scott Farrington - I was wondering that \$750,000 if you get matching funds from the state and then a private company and it triples, how far does \$2.2 million get you? What size bank account does it take to do a county? AI - The \$750,000 includes administrative expenses that we try to keep to a bare minimum. As Ron mentioned the actual monies, or seed monies at this time is in that \$450-500,000 range. Scott - So what happens when our \$450,000 is gone? AI - We would have to solicit funds also. Neil - or convince the county board members to use tax money for it. AI - There are many different funding fees used in the east. For instance, our transfer tax. I don't know what the state has in mind for uses of transfer tax that is taken now for lands taken out of the farmland preservation. Keith - The conversion fee, use money that is collected from that to help preserve other farmland. AI - Again I will point out that it is imperative that we have a program in place in order to capture these monies. Part of this process will be to educate landowners on all of the possibilities of easements including donations of easements or combinations of purchase and donations. There may be a point system that gives them more points for more of the easement that they actually donate, the method for financing a program in the next decade will be unlimited. Even in a tight economy.
16. Tom Sweeney (LCD) - It appears the conversation is centered on what the state and the county have monetarily for this program. We can't forget the USDA-NRCS funding source. Currently, there is about \$20 million allocated in this nationwide program and USDA has made it a very high priority in the under the 2008 Farm Bill and will substantially increase the amount of money that they are going to allocate to this program. By 2012, the numbers they are increase to approximately \$130 million. With the State and County dollars as match, we are going to be able to capture that many more dollars from the USDA. So there is going to be a lot of opportunities to come up with combinations of funding. Landowners donating a portion of these easements to capture these dollars will facilitate this program
7. **Establish Future Meeting Days & Times.** As was discussed the vision committee felt that moving this up to about a monthly meeting at least on the front end of this project would help to move this project along and keep everybody's mind fresh. Future 2009 meeting dates were set for Tuesdays: September 22 at 2:30 p.m., October 27 at 8:00 a.m., and December 1 at 8:00 a.m.
8. **Alternate Committee Members.** Chair Sweeney stated that the Ad Hoc Committee Members should get their alternate member names to Tom Sweeney ASAP. They will be presented to County Board for ratification in September.
9. **Nomination and Appointment of Vice Chair.** Bill Barlass nominated John Lader for Vice Chair, seconded by Rich Bostwick. John Lader accepted nomination. **Motion Carried.**
10. **Adjournment.** Chair Sweeney adjourned the Ad Hoc Committee at 4:18 pm.

Respectfully Submitted,  
Thomas Sweeney  
County Conservationist

Minutes are not official until adopted by the PDR/PACE Ad Hoc Committee.

g:office/PDR/AdHoc081809mi



**ROCK COUNTY PACE/PDR AD HOC COMMITTEE**  
TUESDAY, SEPTEMBER 22, 2009 – 2:30 P.M.  
COURTHOUSE CONFERENCE CENTER  
SECOND FLOOR – EAST WING  
ROCK COUNTY COURTHOUSE  
51 S MAIN STREET, JANESVILLE, WI

**AGENDA**

- 1) Call to order.
- 2) Adoption of Agenda.
- 3) Approval of Minutes – August 18, 2009
- 4) Citizen Participation, Communications, and Announcements.
- 5) Introduction – LESA Scoring System
- 6) Questions and Discussion
- 7) Survey/Breakout Session
- 8) Future Meeting Date – October 27, 2009 – 8:00 A.M.
- 9) Adjournment

It is possible that members of and possibly a quorum of other governmental bodies of Rock County may be in attendance at the above-stated meeting to gather information: any governmental body at the above-stated meeting will take no formal action.

G:/soil/office/pdr/adhoc092209ag

**MINUTES**  
**ROCK COUNTY PDR/PACE AD HOC COMMITTEE**  
**TUESDAY, SEPTEMBER 22, 2009, 2:30 P.M.**  
**COUNTY COURTHOUSE CONFERENCE ROOM**  
**JANESVILLE WI**

1. **Call to Order:** Chair Sweeney called the meeting of the PDR/PACE Ad Hoc Committee to order at 2:30 p.m.

**Committee Members Present:** Chair Alan Sweeney, Julie Backenkeller, Rich Bostwick, Ramona Flanigan, Julie Christenson, Ronald Combs, Neil Deupree, Scott Farrington, Mark Gunn, Raymond Henschler, Fred Hookham, Don Jones, John Lader, Doug Marklein, Archie Morton, Dave Rebout, and Wade Sweger.

**Committee Members Excused:** Bill Barlass, Brad Cantrell, Todd Schmidt, Charley Rusch.

**Staff Present:** Tom Sweeney, LCD; Randy Thompson, UWEX; Steve Schraufnagel, Planning; Carrie Houston, Planning; Mary Robb, Planning; Wade Thomson, Planning;

**Others Present:** Mary Mawhinney, Board of Supervisors.

2. **Adoption of Agenda:** Chair Sweeney entertained a motion to adopt the agenda. Bostwick motioned to approve the agenda, seconded by Combs. **Motion Carried.**
3. **Adoption of Minutes:** Chair Sweeney entertained a motion to adopt the minutes from the August 18, 2009 meeting. Bostwick motioned to approve the agenda, seconded by Deupree. Neil Deupree had a couple minor grammatical corrections that were submitted to Tom. **Motion Carried.**
4. **Citizen Participation, Communications, and Announcements.** Chair Sweeney noted a few members have not submitted names for alternate committee members. The staff would appreciate if those would be forwarded to either LCD or Planning Staff. To get mileage reimbursement, the county needs W-2s. If you are interested in mileage reimbursement be sure to get the W-2s into the county.
5. **Introduction to the Land Evaluation and Site Assessment (LESA) Program**

Wade Thompson, Planner, Rock County, introduced the Land Evaluation and Site Assessment (LESA) Program concept, designed to identify and prioritize lands eligible for inclusion in the Rock County PACE Program. Wade stated that the committee would be tasked with developing the County's LESA Program, including factors, factor scoring scales, factor weights, and the significance of a LESA score.

Committee members asked various questions about the LESA Program concept including if similar programs were used elsewhere, if the committee would be developing the system, if parcels of various size would be eligible, and how the weighting system works. Wade answered the various questions.

Wade went on to present maps displaying various characteristics of lands in the County. Various committee members asked questions regarding the maps, including differentiating between various soil types, the definition of common land units, extra-territorial jurisdiction areas, easement terms, soils and septic suitability, the definition of areas on the County's agricultural preservation map, and the potential of using cost as a LESA factor. Wade answered these questions.

Alan Sweeney, Committee Chairman, then opened the floor to any questions. Committee members asked various questions regarding the proximity of lands to cities and villages, and whether that land should be protected, extra-territorial jurisdiction areas, and WDOT road projects and their effects on the Program. Chair Sweeney, Carrie Houston, Planner, Rock County, and Wade answered these questions. Chair Sweeney then stated we would be taking a five-minute break.

After the meeting was reconvened, Carrie explained that the committee would begin discussions regarding the LESA Program's desired land characteristics. Carrie split the committee into groups to begin this discussion by having them list their top five desired land characteristics.

Carrie then went around the room and asked the groups to state their top five land characteristics. Carrie then distributed a questionnaire to the Committee, listing various land characteristics. The individual committee members then completed the questionnaire. Carrie stated at the next committee meeting she will present the questionnaire results for discussion.

Chair Sweeney thanked Carrie and stated the next committee meeting will be October 27<sup>th</sup> at 8:00 a.m. and asked for a motion to adjourn.

6. **Adjournment.** Bostwick motioned to adjourn the Ad Hoc Committee meeting, seconded by Rebut. The Committee adjourned at 4:05 pm.

Respectfully Submitted,  
Thomas Sweeney  
County Conservationist

**Minutes are not official until adopted by the PDR/PACE Ad Hoc Committee.**

g:office/PDR/AD HOC 092209 MI

**ROCK COUNTY PACE/PDR AD HOC COMMITTEE  
TUESDAY, OCTOBER 27, 2009 – 8:00 A.M.  
COURTHOUSE CONFERENCE CENTER  
SECOND FLOOR – EAST WING  
ROCK COUNTY COURTHOUSE  
51 S MAIN STREET, JANESVILLE, WI**

**AGENDA**

- 1) Call to order.
- 2) Adoption of Agenda.
- 3) Approval of Minutes – September 22, 2009
- 4) Citizen Participation, Communications, and Announcements.
- 5) Survey Analysis
- 6) State PACE Criteria
- 7) Eligibility Criteria
- 8) LESA factor weighting & breakout session
- 9) Questions and Discussion
- 10) Future Meeting Date – December 1, 2009 – **Note 8:00 A.M.**
- 11) Adjournment

It is possible that members of and possibly a quorum of other governmental bodies of Rock County may be in attendance at the above-stated meeting to gather information: any governmental body at the above-stated meeting will take no formal action.

**MINUTES**  
**ROCK COUNTY PDR/PACE AD HOC COMMITTEE**  
**TUESDAY, OCTOBER 27, 2009, 8:00 A.M.**  
**COUNTY COURTHOUSE CONFERENCE ROOM, ROOM 250**  
**JANESVILLE WI**

1. **Call to Order:** Chair Sweeney called the meeting of the PDR/PACE Ad Hoc Committee to order at 8:05 a.m.

**Committee Members Present:** Chair Alan Sweeney, Julie Backenkeller, Robert Fizzell, Julie Christenson, Ronald Combs, Neil Deupree, Scott Farrington, Phil Hamilton, Don Jones, Mark Gunn, Raymond Henschler, Fred Hookham, Brad Cantrell, John Lader, Doug Marklein, Archie Morton, Dave Rebout, Bill Barlass, Charley Rusch, and Wade Sweger.

**Staff Present:** Tom Sweeney, LCD; Randy Thompson, UWEX; Steve Schraufnagel, Planning; Carrie Houston, Planning; Mary Robb, Planning; and Wade Thompson, Planning.

**Others Present:** Mary Mawhinney, Board of Supervisors; Paul Benjamin, Harold Hanauska.

2. **Adoption of Agenda:** Chair Sweeney entertained a motion to adopt the agenda. Lader motioned to approve the agenda, seconded by Barlass. **Motion Carried.**
3. **Adoption of Minutes:** Chair Sweeney entertained a motion to adopt the minutes from the September 22, 2009 meeting. Combs motioned to approve the agenda, seconded by Lader. **Motion Carried.**
4. **Citizen Participation, Communications, and Announcements.** John Lader announced a Working Lands Meeting at the Holiday Inn Express in Janesville on Thursday, November 5, 2009 at 8:30 a.m. Wisconsin Towns Association will be co-sponsoring the meeting.
5. **Survey Analysis.**  
 Carrie Houston, Planning Department reviewed the survey from the last meeting and the results. The survey showed that 75% of the committee agreed the following land categories should be protected through PACE;
  - Land with soils best suited for agriculture,
  - Land currently enrolled in the state's Farmland Preservation Program,
  - Land with large enough acreage in agricultural use,
  - Land with large percentage of acreage in agricultural use,
  - Land surrounded by or used in infrastructure compatible with ag,
  - Land outside of municipal/ETZ areas,
  - Land with large ag investment,
  - Land near other protected lands,
  - Land far from planned development,
  - Land in areas without much scattered residential development,
  - Land near livestock farms,
  - Land far from transportation corridors,
  - Land designated as transition,
  - Land that is far from public water and sewer.

The survey also showed that 60% of the Committee agreed not to protect the following lands through PACE;

- Lands with soils not suitable for septic systems,
- Lands or soils not suitable for protection,
- Land that is near public water and sewer,

Land in areas with much scattered residential development,  
 Land near planned development,  
 Land on hilltops and scenic vistas.

The following categories didn't have a clear consensus, and need further discussion:  
 Land that has been owned and farmed by a greater number of generations in the same family - five of you felt that should not be a priority with this program, and eight of you thought that it should,  
 Land with pre-settlement vegetation,  
 Land with endangered plants and animals,  
 Land with environmentally significant features,  
 Land near major transportation corridors,  
 Land within municipal ETJ areas.

Alan Sweeney, Committee Chairman, then opened the floor to any questions. Committee members asked various questions regarding the extra-territorial jurisdiction areas, pre-settlement vegetation, and endangered and threatened species. Carrie Houston, Planning, and Tom Sweeney, Land Conservation answered these questions.

**6. State PACE Criteria.**

Carrie Houston, The state Working Lands Initiative and the Federal Farm and Ranch Land Protection Programs provides funding if the land is being preserved meets their eligibility criteria. The County program needs to be constructed in a way that uses components their criteria.

Al Sweeney asked if there were other questions or comments on the analysis or criteria? Criteria probably will be very complicated so with the analysis we will be dealing with it in every term.

**7. Eligibility Criteria.**

Carrie Houston -based on the survey results and what is required for potential eligibility criteria items: a composite land evaluation soil score of 75% or higher meaning it is good farming land; there is a commitment to enroll in the specified DATCP Program; that it be 40 acres or more; a minimum of half the property in active agricultural use; not currently within any town, village, or city planned development areas; located within a township that does contain a city or village or within two miles of a village or three miles of a city; not already protected through another agreement designed to maintain agricultural use for perpetuity; and at least ten percent coverage of environmental sensitive areas. The last one specifically even though it wasn't something important in the survey is a criterion that may lead to additional funding sources.

**8. LESA Factor Weighting & Breakout Session.**

Wade Thompson, Planner, introduced the Land Evaluation and Site Assessment (LESA) Program factor-weighting concept. Wade stated that the committee would be tasked with developing the County's LESA Program factor scoring scales and factor weights.

Wade reviewed a scenario on how LESA factor weighting would be used and help us determine which lands would be eligible for the program.

Wade noted the criteria used in the Rock County Program needs to tie into the federal and state criteria to assure Rock County Program Applicants are eligible for those funding pools. Wade stated it's the idea that we first figure out what is eligible to apply for our program, and once we do that we need to determine how these eligible lands can be prioritized for inclusion in our program.

Committee members asked various questions about the LESA Program concept and factor weights including how the system would be developed, how the program will be utilized, potential factors, and how the weighting system works. Wade answered the various questions.

At this point the committee completed a LESA factor weighting survey.

After the meeting convened Chair Sweeney entertained numerous questions on the survey about LESA and potential factors.

Chair Sweeney thanked staff and stated the next committee meeting will be December 1, 2009 at 8:00 a.m. and asked for a motion to adjourn.

9. **Adjournment.**

Don Jones motioned to adjourn the Ad Hoc Committee meeting, seconded by Ron Combs. The Committee adjourned at 9:35 a.m. **Adjournment.**

Respectfully Submitted,  
Thomas Sweeney  
County Conservationist

**Minutes are not official until adopted by the PDR/PACE Ad Hoc Committee.**

g:office/PDR/AD HOC 102709 MI

**ROCK COUNTY PACE/PDR AD HOC COMMITTEE  
TUESDAY, DECEMBER 1, 2009 – 8:00 A.M.  
COURTHOUSE CONFERENCE CENTER  
SECOND FLOOR – EAST WING  
ROCK COUNTY COURTHOUSE  
51 S MAIN STREET, JANESVILLE, WI**

**AGENDA**

- 1) Call to order.
- 2) Adoption of Agenda.
- 3) Approval of Minutes – October 27, 2009
- 4) Citizen Participation, Communications, and Announcements.
- 5) LESA Factor Weighting Exercise Results
- 6) Federal eligibility requirements
- 7) State eligibility requirements
- 8) County eligibility requirements
- 9) Questions and Discussion
- 10) Future Meeting Date – To be decided.
- 11) Adjournment

It is possible that members of and possibly a quorum of other governmental bodies of Rock County may be in attendance at the above-stated meeting to gather information: any governmental body at the above-stated meeting will take no formal action.



**MINUTES**  
**ROCK COUNTY PDR/PACE AD HOC COMMITTEE**  
**TUESDAY, DECEMBER 1, 2009, 8:00 A.M.**  
**COUNTY COURTHOUSE CONFERENCE ROOM**  
**JANESVILLE WI**

1. **Call to Order:** Chair Sweeney called the meeting of the PDR/PACE Ad Hoc Committee to order at 8:03 a.m.

**Committee Members Present:** Chair Alan Sweeney, John Lader, Rich Bostwick, Neil Deupree, Julie Christenson, Neil Walter, Doug Marklein, Mark Gunn, Bill Barlass, Ray Henschler, Julie Backenkeller, Archie Morton, Dave Rebout, Robert Fizzell, Don Jones, Fred Hookham, Brad Cantrell, and Charley Rusch.

**Committee Members Absent:** Ramona Flanigan, Scott Farrington, and Todd Schmidt.

**Staff Present:** Tom Sweeney, LCD; Randy Thompson, UWEX; Steve Schraufnagel, Planning; Carrie Houston, Planning; and Wade Thompson, Planning.

**Others Present:** Paul Benjamin and Mary Robb.

2. **Adoption of Agenda:** Chair Sweeney entertained a motion to adopt the agenda. Bostwick motioned to approve the agenda, seconded by Jones. **Motion Carried.**
3. **Adoption of Minutes:** Chair Sweeney entertained a motion to adopt the minutes from the December 1, 2009 meeting. Fizzell motioned to approve the agenda, seconded by Lader. **Motion Carried.**
4. **Citizen Participation, Communications, and Announcements.** NONE
5. **LESA Factor Weighting Exercise Results - Wade Thompson, Planning**  
Thompson started by reviewing the discussion items which include: Eligibility verses priority; the LESA factor weighting exercise results; State and Federal eligibility and priority criteria; and conclude with discussing potential County program eligibility criteria.

Thompson reviewed the issue of eligibility verses priority for the program. First was the issue of coordinating the county, state and federal programs eligibility criteria. What lands are we looking to include in our program. The first issue filtered into the second issue of priority; how lands that meet the basic eligibility criteria will be prioritized.

Thompson discussed the results from the exercise given to the Committee at the October 21, 2009 meeting. The results are in the order of highest to lowest: Soil Quality, Field Size, Percent of site in Ag Use, Compatibility with surrounding land uses, Distance to other protected lands, Distance to municipal sewer service area, Distance to major transportation corridor, Distance to subdivisions, and Percent of site covered by environmental sensitive areas.

At this point Chair Sweeney called for questions.

Marklein noted that three survey takers might have answered the questions inversely to their meaning. The three rated soil quality low and the lowest average items high.

Thompson noted that the averages would not change the results of the exercise.

Thompson continued with the "Whoville" exercise. Parcel A (very high development pressure) versus Parcel B (very low development pressure). Thompson noted that the majority chose Parcel A as their choice for protection.

Much discussion ensued regarding the "Whoville" parcel question.

**6. Federal eligibility requirements - Carrie Houston, Planning**

Houston reviewed the Eligibility requirements to receive Federal-matching funds: Includes 50% prime, unique, or statewide-important farmland soils, or eligible historical or archeological sites; Economically viable agricultural operation; Privately owned; Development not already restricted or physically impossible; Facing development pressure; Does not contain more than 2/3 forestland; Existing agricultural infrastructure and markets support continued agricultural use.

Houston continued with the federal program Priority Criteria to receive matching funds: Percent of prime, unique and statewide-important soils; Percent of working lands (cropland, pastureland, etc.); Ratio of total acres to the median County farm size; Population density (population per square mile); Proximity to other protected land; Proximity to other agricultural operations and infrastructure; Ecosystem service or public benefit and Within targeted areas.

**7. State eligibility requirements - Carrie Houston, Planning**

Houston reviewed the Priority Criteria to receive State-matching funds: Percent of prime, unique and statewide-important soils; Percent of working lands (cropland, pastureland, etc.); Ratio of total acres to the median County farm size; Consistency with planning and zoning; Percent adjacent to developed land; Percent of developed land in Town; Distance from nearest urban service area boundary; Distance from nearest highway interchange; Environmental, conservation, historic, archeological and scenic values; Adjacency to protected land; Community support; and Financial considerations.

**8. County eligibility requirements - Wade Thompson, Planning**

Thompson reviewed the potential program eligibility criteria. He noted the criteria would be broken into three sub categories for discussion purposes; certain, fairly certain, and uncertain. The eligibility criteria are considered the minimum criteria that a parcel must have for further consideration in the program.

**Certain criteria includes:** 1) Natural Resources Conservation Service (NRCS) land evaluation soil score of 70 or greater and; 2) 35 acres or larger, with at least 50% classified as working lands.

**Fairly certain includes:** 1) Not currently within any Town/Village/City planned development areas (per Town/City Village comprehensive plans) or existing municipal sewer service area and; 2) located within a Township containing a City or Village, or within 2 miles of a Village, 3 miles of a City with a population between 4,000 - 10,000 and 5 miles of a City with a population between 10,000 - 80,000 (per the most recent Wisconsin Department of Administration (WDOA) population estimate).

**Uncertain includes:** 1) Not currently within any Town/Village/City planned development areas (per Town/City Village comprehensive plans) or existing municipal sewer service area and; 2) located within a Township containing a City or Village, or within 2 miles of a Village, 3 miles of a City with a population between 4,000 - 10,000 and 5 miles of a City with a population between 10,000 - 80,000 (per the most recent Wisconsin Department of Administration (WDOA) population estimate).

Thompson presented a series of maps and discussed the impacts from each of the criteria represented; the first map included Agricultural Preservation Areas, the second map included Agricultural Preservation Areas and lands outside the city/village/town future expansion areas, and the third map included the criteria from the second map plus a town containing a city or village or an area within 2 miles of a village or 3 miles of a city. And the fourth map displayed the results of the exercise with the three aforementioned criteria color coded.

9. **Questions and Discussion** - Chair Sweeney opened the floor for questions regarding the presentations by Wade Thompson and Carrie Houston.

The requirement of a 35-acre minimum was discussed. After much discussion, staff will review a composite of multiple contiguous parcels that make up the 35-acre minimum will be reviewed by staff.

The ETJ was discussed as it relates to this program. Also included was the time period.

The criteria of; located within a Township containing a City or Village, or within 2 miles of a Village, 3 miles of a City with a population between 4,000 - 10,000 and 5 miles of a City with a population between 10,000 - 80,000 (per the most recent Wisconsin Department of Administration (WDOA) population estimate) was discussed in great detail. Staff will review these criteria and report back to the committee.

10. **Future Meeting Date** - Chair Sweeney recommended January 11, 2010 with a 4:00 p.m. start time as the next meeting date. January 18, 2010 with a 4:00 p.m. start time is the alternate date.
11. **Adjournment:** Rusch motioned to adjourn the PDR/PACE Ad Hoc Committee at 9:25 p.m., seconded by Jones. Motion carried.

Respectfully Submitted,  
Thomas Sweeney  
County Conservationist

Minutes are not official until adopted by the PDR/PACE Ad Hoc Committee.

g:office/PDR/AdHoc120109mi

**ROCK COUNTY PACE/PDR AD HOC COMMITTEE  
MONDAY JANUARY 18, 2010 – 4:00 P.M.  
COURTHOUSE CONFERENCE CENTER  
SECOND FLOOR – EAST WING  
ROCK COUNTY COURTHOUSE  
51 S MAIN STREET, JANESVILLE, WI**

**AGENDA**

- 1) Call to order.
- 2) Adoption of Agenda.
- 3) Approval of Minutes – December 1, 2009.
- 4) Citizen Participation, Communications, and Announcements.
- 5) Refined List of Eligibility Criteria.
- 6) Preliminary LESA Factor Weighting System.
- 7) Questions and Discussion.
- 8) Future Meeting Date, Time and Location.
- 9) Adjournment.

It is possible that members of and possibly a quorum of other governmental bodies of Rock County may be in attendance at the above-stated meeting to gather information: any governmental body at the above-stated meeting will take no formal action.

**MINUTES**  
**ROCK COUNTY PDR/PACE AD HOC COMMITTEE**  
**MONDAY, JANUARY 18, 2010, 4:00 P.M.**  
**COUNTY COURTHOUSE - CONFERENCE ROOM 250**  
**JANESVILLE WI**

1. **Call to Order:** Chair Sweeney called the meeting of the PDR/PACE Ad Hoc Committee to order at 4:00 p.m.

**Committee Members Present:** Chair Alan Sweeney, John Lader, Rich Bostwick, Neil Deupree, Julie Christenson, Neil Walter, Doug Marklein, Mark Gunn, Bill Barlass, Ray Henschler, Julie Backenkeller, Archie Morton, Dave Rebut, Robert Fizzell, Don Jones, Fred Hookham, Brad Cantrell, Ramona Flanigan, and Scott Farrington.

**Committee Members Absent:** Charley Rusch and Todd Schmidt.

**Staff Present:** Tom Sweeney, LCD; Randy Thompson, UWEX; Steve Schraufnagel, Planning; Carrie Houston, Planning; and Wade Thompson, Planning.

**Others Present:** Paul Benjamin and Robert Fizzell.

2. **Adoption of Agenda:** Chair Sweeney entertained a motion to adopt the agenda. Jones motioned to approve the agenda, seconded by Lader. **Motion Carried.**
3. **Adoption of Minutes:** Chair Sweeney entertained a motion to adopt the minutes from the December 1, 2009 meeting. Walter motioned to approve the minutes, seconded by Barlass. **Motion Carried.**
4. **Citizen Participation, Communications, and Announcements.** John Lader attended a meeting in Fond du Lac regarding the Agricultural Enterprise Area (AEA) component of the Wisconsin Land Initiative (WLI) and noted from those in attendance at this meeting, Rock County is quite a bit ahead of this group. John continued with an update on the status of the application for establishing an AEA in La Prairie Township. Chair Sweeney noted the WLI meeting that will be held on Wednesday January 20, 2010 in this same room.
5. **Refined List of Eligibility Criteria - Carrie Houston, Planning**  
Houston reviewed the refined list of program eligibility criteria. She reviewed each of the final criteria; 1) Located in Agricultural Preservation Area; 2) In private ownership and not currently protected through another agreement designed to maintain agricultural use in perpetuity; 3) Natural Resource Conservation Service land evaluation soil score of 60 or greater; 4) 35 acres or larger with at least 50% classified as workland [more than one property owner, with less than 35 acres each may file a joint application if the total lands meets the minimum of 35 acres]; and 5) Not currently within any town or Village/City planned development areas. Rebut discussed the 35-acre minimum and stated that this criterion should only be used for isolated acres/parcel. Morton discussed the issue of special circumstances surrounding lands that may be within or abutting planned development areas. Marklein discussed the issue of changing the soil score from 70 to 60.
6. **Preliminary LESA Factor Weighting System - Wade Thompson, Planning**  
Wade Thompson reviewed LESA. Thompson continued the conversation with the Potential County PACE/LESA program components, groups and factors. The land evaluation (LE) component is comprised of the soil group, which is broken down to the suitability factor. The site assessment (SA) component is broken into three groups; 1) agriculture, 2) development, and 3) natural resources. Within the agriculture group three factors are

proposed a) field size, b) percent of site as workland, and c) compatibility of surrounding land use. Within the development group, four factors are proposed; a) distance from other protected lands, b) distance from existing sewer service area boundaries c) distance from sub-divisions, and d) distance from major transportation corridors. Within the natural resource group, the only factor proposed is percent of site covered by environmentally sensitive areas (water related). Thompson continued with the factor weighting, stating that all factors are not created equal and the assigned weight identifies a factor's relative importance when compared to all other factors. In closing, Thompson recommended that the soil factor carry a minimum of 33% and a maximum of 40% of the weight of the LESA score.

Wade Thompson distributed the LESA Factors weighting exercise, which requires the Ad Hoc Committee to break into four groups, based on the color dots on their nameplates. Wade Thompson asked each group to complete four questions, weighing all proposed LESA factors, and turn in one survey per group. Question one pertains to components, question two pertains to groups, question three pertains to agricultural factors, and question four pertains to factors for development.

7. **Questions and Discussion** - At 5:20 p.m. Chair Sweeney reconvened the group stating another group had scheduled the room for use at 5:30 p.m. Noting that the groups didn't have sufficient time to complete the exercise, Chair Sweeney requested that individuals complete the LESA Factors weighting exercise at the next meeting.
8. **Future Meeting Date** - Chair Sweeney recommended March 1, 2010 with a 4:00 p.m. start time as the next meeting date.
9. **Adjournment**: Jones motioned to adjourn the PDR/PACE Ad Hoc Committee at 5:30 p.m., seconded by Walters. Motion carried.

Respectfully Submitted,  
Thomas Sweeney  
County Conservationist

Minutes are not official until adopted by the PDR/PACE Ad Hoc Committee.

g:office/PDR/AdHoc011810mi



**ROCK COUNTY PACE/PDR AD HOC COMMITTEE  
MONDAY, MARCH 1, 2010 – 3:30 P.M.  
COURTHOUSE CONFERENCE CENTER  
SECOND FLOOR – EAST WING  
ROCK COUNTY COURTHOUSE  
51 S MAIN STREET, JANESVILLE, WI**

**AGENDA**

- 1) Call to order.
- 2) Adoption of Agenda.
- 3) Approval of Minutes – January 18, 2010.
- 4) Citizen Participation, Communications, and Announcements.
- 5) Update on State PACE program – Vicki Elkin, DATCP.
- 6) Finalize LESA factor weighting system small group exercise.
- 7) Final Eligibility Map.
- 8) Questions and Discussion.
- 9) Future Meeting Date – To be decided.
- 10) Adjournment.

It is possible that members of and possibly a quorum of other governmental bodies of Rock County may be in attendance at the above-stated meeting to gather information: any governmental body at the above-stated meeting will take no formal action.

<g:/soil/office/pdr/AdHoc/030110ag>

**MINUTES**  
**ROCK COUNTY PDR/PACE AD HOC COMMITTEE**  
**MONDAY, MARCH 1, 2010, 3:30 P.M.**  
**COUNTY COURTHOUSE - CONFERENCE ROOM 250**  
**JANESVILLE WI**

1. **Call to Order:** Chair Sweeney called the meeting of the PDR/PACE Ad Hoc Committee to order at 3:33 p.m.

**Committee Members Present:** Chair Alan Sweeney, Charley Rusch, Fred Hookham, Neil Deupree, Ramona Flanigan, Neil Walter, Doug Marklein, Dean Connell, Bill Barlass, Mike Mullikan, Julie Backenkeller, Archie Morton, Dave Rebout, Don Jones, Brad Cantrell, Rich Bostwick, and Todd Schmidt.

**Committee Members Absent:** John Lader, Scott Farrington, and Julie Christenson

**Staff Present:** Tom Sweeney, LCD; Steve Schraufnagel, Planning; Carrie Houston, Planning; and Wade Thompson, Planning.

**Others Present:** Ron Schwartzlow, Green Co.; Vicki Elkin, DATCP; Phil Hamilton, Rock County Towns Association; Alvin Francis, Town of Union; Sharon Hargarten, Town of Bradford; Mike Carlson, Gathering Waters Conservancy; Harold Hanauska, Town of Harmony.

2. **Adoption of Agenda:** Chair Sweeney entertained a motion to adopt the agenda as presented. Combs motioned to approve the agenda, seconded by Barlass. **Motion Carried.**
3. **Adoption of Minutes:** Chair Sweeney entertained a motion to adopt the minutes from the January 18, 2010 meeting. Jones motioned to approve the minutes, seconded by Deupree. **Motion Carried.**
4. **Citizen Participation, Communications, and Announcements.** None.
5. **Update on State PACE program - Vicki Elkin, DATCP.** Chair Sweeney introduced Vicki Elkin. Elkin gave the committee a brief introduction to her background with the PACE program. DATCP will be releasing a call for proposals from County's for the first round of PACE in the near future. Elkin noted that between 2-4 million dollars would be released this cycle. Elkin continued her discussion referencing the state eligibility criteria, specifically noting the system has been tested on four parcels and how the overall criteria was developed.
6. **Finalize LESA factor weighting system small group exercise - Wade Thompson, Planning;** Thompson gave a brief review of the LESA score and the LESA factor weights. After the review, the Ad Hoc Committee assembled into the same breakout groups as formed for the January 18, 2010 meeting to complete the LESA Factors Weighting Exercise.  
The Ad Hoc Committee reconvened at 4:35 p.m.
7. **Final Eligibility Map - Carrie Houston, Planning**  
Houston reviewed the final list of program eligibility criteria used to develop the final eligibility map. She reviewed each of the final criteria; 1) Located in Agricultural Preservation Area, per County's *Farmland Preservation Plan: 2005 Update* map; 2) In private ownership but not owned by a conservation entity, and not currently protected



through another agreement designed to maintain open space use in perpetuity; 3) Natural Resource Conservation Service land evaluation soil score of 60 or greater; 4) 35 acres\* or larger, with at least 50% classified as workland (\*More than one property owner, with less than 35 acres each, may file a joint application for an area of land totaling 35 acres or larger. However, if a property is less than 35 acres AND does NOT abut any parcels under 35 acres in size, they may then file a joint application with an adjacent parcel that is 35 acres or larger); and 5) Not currently within any Town/Village/City planned development areas (per Town/City/Village comprehensive plans) or existing sewer service area. Houston distributed the map and stated that the map is the first draft.

8. **Questions and Discussion** - Chair Sweeney asked if there was any questions, hearing none, moved onto the next item.
9. **Future Meeting Date** - Chair Sweeney recommended April 5, 2010 with a 3:30 p.m. start time as the next meeting date.
10. **Adjournment:** Rebut motioned to adjourn the PDR/PACE Ad Hoc Committee at 4:47 p.m., seconded by Deupree. Motion carried.

Respectfully Submitted,  
Thomas Sweeney  
County Conservationist

**Minutes are not official until adopted by the PDR/PACE Ad Hoc Committee.**

g:office/PDR/AdHoc/ADHOC03010mi

**ROCK COUNTY PACE/PDR AD HOC COMMITTEE  
MONDAY, APRIL 5, 2010 – 3:30 P.M.  
COURTHOUSE CONFERENCE CENTER  
SECOND FLOOR – EAST WING  
ROCK COUNTY COURTHOUSE  
51 S MAIN STREET, JANESVILLE, WI**

**AGENDA**

- 1) Call to order.
- 2) Adoption of Agenda.
- 3) Approval of Minutes – March 1, 2010
- 4) Citizen Participation, Communications, and Announcements.
- 5) PACE Eligibility Map and Criteria.
- 6) Results - LESA factor weighting exercise.
- 7) LESA scoring scales exercise.
- 8) Questions and discussion.
- 9) Future meeting date – to be decided.
- 10) Adjournment

It is possible that members of and possibly a quorum of other governmental bodies of Rock County may be in attendance at the above-stated meeting to gather information: any governmental body at the above-stated meeting will take no formal action.

G:/soil/office/pdr/adhoc/040510 AG

**MINUTES**  
**ROCK COUNTY PDR/PACE AD HOC COMMITTEE**  
**MONDAY, APRIL 5, 2010, 3:30 P.M.**  
**COUNTY COURTHOUSE - CONFERENCE ROOM 250**  
**JANESVILLE WI**

1. **Call to Order:** Chair Sweeney called the meeting of the PDR/PACE Ad Hoc Committee to order at 3:30 p.m.

**Committee Members Present:** Chair Alan Sweeney, John Lader, Rich Bostwick, Ron Combs, Sharon Hargarten, Brad Cantrell, Todd Schmidt, Ramona Flanigan, Neil Walter, Neil Deupree, Fred Hookham, Doug Marklein, Archie Morton, Dave Rebout, Don Jones, Ray Henschler, and Mark Gunn.

**Committee Members Absent:** Charley Rusch, Bill Barlass, Scott Farrington, and Julie Christenson

**Staff Present:** Tom Sweeney, LCD; Randy Thompson, UWEX; Paul Benjamin, Planning; Steve Schraufnagel, Planning; Carrie Houston, Planning; and Wade Thompson, Planning.

**Others Present:** Bob Fizzell, Katie Kuznacic.

2. **Adoption of Agenda:** Chair Sweeney entertained a motion to adopt the agenda as presented. Bostwick motioned to approve the agenda, seconded by Lader. **Motion Carried.**
3. **Adoption of Minutes:** Chair Sweeney entertained a motion to adopt the minutes from the March 1, 2010 meeting. Jones motioned to approve the minutes, seconded by Morton. **Motion Carried.**
4. **Citizen Participation, Communications, and Announcements:** Chair Sweeney introduced Paul Benjamin as the Planning Director.
5. **PACE Eligibility Map and Criteria - Carrie Houston, Planning:** Carrie Houston reviewed each map in the packet and the criteria it represented. Houston continued with the language on map disclaimer. Also Houston discussed the issue of less than 35 acres with a combined application noting that the state and federal program do not allow this, stating our criteria was adjusted for the discrepancy.

Cantrell noted that the final map overlaps an area in the City of Janesville's Comprehensive Plan Map noted as Urban Reserve. This area should be integrated into this final eligibility map for the PACE program. Growth boundaries are not static boundaries, as they need to be updated every ten years, even if the plan is for twenty-five years. Chair Sweeney stated this committee should find common ground. Houston noted the compromise is the comprehensive plan boundary. Hargarten stated that all land east of Highway 14 should be protected from development to support Rock County's agricultural economy and noted specific industries.

Wade Thompson noted this map does not represent an acquisition plan and the parcels need to be ranked by LESA. Carrie Houston noted this program is strictly voluntary and the landowner will make the final discussion. Houston continued stating that a map disclaimer was developed and criteria five, within a comprehensive plan development area. Each application for the program will be reviewed on a case-by-case basis. Combs stated that criteria #5 should be spelled out so we don't have to go back to review the criteria.

Thompson stated that petitioning the county for an eligibility determination isn't the same as applying for the program. Marklein asked if this map disclaimer would work in reverse, saying a city, town, or village would have the right to disagree with a proposed easement purchase. Houston noted that the state application has a "support" component for this issue and the issue is more appropriate for a future discussion on the administration of the program. Marklein stated that a parcel in the eligible area should be approved by a city if it is located in the future development area because of the nature and perpetuity of the easement. Cantrell noted that cities have powers outside their jurisdiction for approval of subdivision plats and noted if the city does not approve a proposed plat, that plat cannot move forward within a town. Cantrell stated the PACE program should have the same powers assigned to the cities so they are not boxed in.

6. **Results LESA factor weighting exercise - Wade Thompson, Planning:** Thompson reviewed the LESA factor weighting exercise completed at the last Ad Hoc Committee meeting. Noting the outcome of the exercise was an average of the four groups assigned weights for each. The exercise results have extremely high soil weight and Thompson recommends a .33 to .4 weight. Thompson noted that a minor re-distribution from the soils component to the site assessment components would create a better balance for the LESA program outcome. Thompson noted an early exercise of "Whoville" and the site A vs. site B. Also, Thompson noted a document developed by Tom Daniels, Professor @ University of Pennsylvania, regarding the assignment of LESA factor weights and experience with Lancaster County, Pennsylvania. After some discussion by the Ad Hoc Committee regarding this issue, Combs motioned to approve the redistributed weights as recommended, seconded by Deupree. **Motion Carried.**
7. **LESA scoring scales exercise - Wade Thompson, Planning:** Thompson stated this exercise would require the committee to break into four groups with each group taking two topics to discuss and recommend scores. Eight factors: field size; percent of parcel in agricultural use; surrounding use compatibility - zoning districts within one mile; distance from existing sewer service area boundaries; distance from sub-divisions; distance from other protected lands; distance from major transportation corridors; and percent of parcel covered by environmental sensitive areas. Thompson stated a recommended score was developed and each group should agree with this recommendation or it should develop a new recommendation. The final scale will be available by the next Ad Hoc Committee meeting. At this time the Ad Hoc Committee broke into the four groups. The groups worked on their respective issues for twenty minutes and reconvened.
8. **Questions and Discussion - Chair Sweeney** asked if there were any questions. Deupree asked once this group has completed its mission, will the state and or federal programs require us to modify our program to meet their guidelines? Benjamin stated the state and federal programs are based on minimum standards and LESA will rank the eligibility for applications to these programs. Cantrell stated he is concerned, stating this program must recognize and plan for community growth.
9. **Future Meeting Date - Chair Sweeney** recommended May 18, 2010 with a 6:30 p.m. start time as the next meeting date.
10. **Adjournment:** Bostwick motioned to adjourn the PDR/PACE Ad Hoc Committee at 5:22 p.m., seconded by Walter. Motion carried.

Respectfully Submitted,  
Thomas Sweeney  
County Conservationist

**Minutes are not official until adopted by the PDR/PACE Ad Hoc Committee.**

g:office/PDR/AdHoc040510mi

**ROCK COUNTY PACE/PDR AD HOC COMMITTEE  
TUESDAY, MAY 18, 2010 – 6:30 P.M.  
COURTHOUSE CONFERENCE CENTER  
SECOND FLOOR – EAST WING  
ROCK COUNTY COURTHOUSE  
51 S MAIN STREET, JANESVILLE, WI**

**AGENDA**

- 1) Call to order.
- 2) Adoption of Agenda.
- 3) Approval of Minutes – April 5, 2010
- 4) Citizen Participation, Communications, and Announcements.
- 5) Discussion of LESA scoring scales.
- 6) Discussion of Program Manual structure and content.
- 7) Discussion of Program accomplishments and timeline.
- 8) Questions and discussion.
- 9) Future meeting date – to be decided.
- 10) Adjournment

It is possible that members of and possibly a quorum of other governmental bodies of Rock County may be in attendance at the above-stated meeting to gather information: any governmental body at the above-stated meeting will take no formal action.

G:/soil/office/pdr/adhoc/051810AG

**MINUTES**  
**ROCK COUNTY PDR/PACE AD HOC COMMITTEE**  
**TUESDAY, MAY 18, 2010, 6:30 P.M.**  
**COUNTY COURTHOUSE - CONFERENCE ROOM 250**  
**JANESVILLE WI**

1. **Call to Order:** Chair Sweeney called the meeting of the PDR/PACE Ad Hoc Committee to order at 6:30 p.m.

**Committee Members Present:** Chair Alan Sweeney, John Lader, Rich Bostwick, Ron Combs, Brad Cantrell, Ramona Flanigan, Neil Walter, Neil Deupree, Julie Christenson, Doug Marklein, Archie Morton, Dave Rebout, Ray Henschler, and Mark Gunn.

**Committee Members Absent:** Julie Backenkeller, Charley Rusch, Bill Barlass, Don Jones, Scott Farrington, Todd Schmidt, and Fred Hookham,

**Staff Present:** Tom Sweeney, LCD; Randy Thompson, UWEX; Paul Benjamin, Planning; Steve Schraufnagel, Planning; Carrie Houston, Planning; and Wade Thompson, Planning.

**Others Present:** Bob Fizzell and Larry Wiedenfeld.

2. **Adoption of Agenda:** Chair Sweeney entertained a motion to adopt the agenda as presented. Rich Bostwick motioned to approve the agenda, seconded by Neil Deupree. **Motion Carried.**
3. **Adoption of Minutes:** Chair Sweeney entertained a motion to adopt the minutes from the April 5, 2010 meeting. Mark Gunn motioned to approve the minutes, seconded by Dave Rebout. **Motion Carried.**
4. **Citizen Participation, Communications, and Announcements:** Neil Deupree noted that the Janesville Sustainability Committee would be having a study session with the City Council this evening.
5. **Discussion of LESA Scoring Scales:** Wade Thompson, Planning reviewed the LESA scoring scales exercise conducted at the last Ad Hoc Committee meeting. Wade noted that a few adjustments were needed for various reasons and each change would be addressed. Staff integrated Committee comments and further evaluated each factor and developed the information to be discussed. Old scales and new scales were presented.

Factor 2a, Field Size was adjusted to reflect the true average field size, working land found on a tax parcel, found in Rock County. The scoring was reduced from five options to four. Staff utilized the USDA data sets on working lands for each parcel. Each tax parcel is a field. Neil Deupree asked for an example of the data set used by staff to make recommended changes. Wade Thompson noted that only one parcel scored the ten-points when this factor was run. The new scale represents the actual county field size data. Doug Marklein asked if multiple tax parcels, which are contiguous, would be considered as one. Wade Thompson stated the data is generated on a tax parcel basis. John Lader provided an example under the model, if purchased neighbor land is integrated into existing farm, would two be one or two farms. Neil Deupree recalled that the highest score should reflect the median field size found in a county. Wade stated the new scale does just that.

Factor 2b, Use-Percent of Parcel in Workland was reduced from five options to four. The change was implemented from staff analysis of USDA data sets. Staff found a larger

portion of land tillable than first estimated. Neil Walter asked for clarification regarding portions of the farms that are dedicated to erosion control such as waterways, etc. Tom Sweeney stated that CRP lands and other areas dedicated to water quality protection would be included as a field under USDA. Ray Henschler asked if buildings were removed to provide percentage. Wade Thompson stated this to be true. Doug Marklein requested clarification as to other factors that will reduce the percent of workland. Wade stated yards, woodlots, wetlands, etc are factors adjusted for.

Factor 2c, Surrounding Use Compatibility - Zoning District Within 0.5 miles was adjusted. Industrial land use was changed from 5 to 0 points. This change was recommended through the committee exercise. A long discussion took place regarding this factor and the proposed changes. Neil Deupree noted the distance was changed for the buffer from 1.0 mile to 0.5 mile. Doug Marklein requested an explanation. Wade Thompson stated that a composite (land use score) compatibility would be completed. In reality nobody will get a pure score as identified in the table, but a composite of the different nearby zoning districts, thus generating a score of 6.3. Brad Cantrell requested clarification regarding the definition of agricultural transition areas and urban transition areas. Carrie Houston explained. Archie Morton requested the weight of this factor should be reduced based on activities outside the control of landowners. Wade stated the factor weight is low and the composite will average out this issue. Mark Gunn requested clarification on Agricultural Transition on a plat versus actually being zoned as such. Paul Benjamin noted that the Agricultural Transition Areas came out of the old Agricultural Preservation Plans. Ron Combs asked if the transition areas would be eligible for the program. Since the underlying zoning is A-1, they would remain eligible. Doug Marklein recommended changing the zoning districts to reflect the smart growth plans that depict the future. Dave Rebut noted that the units of government having jurisdiction developed the smart growth and most landowners didn't make any comments on the plans. Ron Combs stated that maps of the Agriculture Transition Zones would benefit the Committee.

Factor 3a, Distance from Existing Sewer Service Areas was unchanged. Wade Thompson explained that the factor would buffer the sewer service area. John Lader asked if a map was available that defines all sewer service areas. Brad Cantrell explained the distance of sewer service areas from the city limits, approximately ½ mile. Neil Walters felt that areas excluded via this factor would be ceded to development.

Factor 3b, Distance from Subdivisions was changed. Wade noted that the change was precipitated from recommendations from the Ad Hoc Committee. Wade noted that the definition of a rural subdivision for this exercise is based on a high concentration of rural housing units, specifically five or more. Julie Christenson noted a typographic error in both tables, new and old factors; specifically 0.05 miles should be 0.5 miles. This will be changed. Doug Marklein noted that this factor should be based on a bell curve. Doug recommended a point system. A discussion on the proposal occurred. Wade noted that once the committee sees a map, it might clear up this issue.

Factor 3c, Distance from Other Protected Lands was unchanged. Definition of protected lands is only ownership protected, easements or public realm. No discussion took place.

Factor 3d, Distance from Major Transportation Corridors: Wade Thompson discussed this factor and the proposed change. Specifically the 10 point category would be changed from 0.75 mile to 1.0 mile and the 0 point category would be anything less than 0.99 mile. Discussion centered on the Interstate corridor and the potential economic impact if this area was removed from consideration. Doug Marklein asked if this is based on intersections or roads? Controlled access on interstate would come into play with this factor and therefore only the intersections of the interstate would be factored. Neil



Deupree asked for clarification on the factor scores. Ron Combs recommended placing names of roads on the factor list versus using the statement principal and minor arterials. This may defuse potential confusion. Carrie Houston stated at the next Ad Hoc Committee Meeting, factor maps would be made available to the committee. Brad Cantrell questioned the factor of interstate intersections versus the interstate corridor. Brad stated that a businesses visibility on the interstate is a viable economic consideration and should be accounted for. Archie Morton stated he disagrees with Brad Cantrell regarding this issue. Archie noted that the farmers along the interstate corridor should remain eligible for this program. A long discussion occurred based on the two points of view. Archie stated that the intersections are not at issue. Julie Christenson noted that the economics of this corridor are higher in this area than other areas. Mark Gunn noted Kerry Ingredient as an example of Interstate visibility. Julie Christenson explained the situation of Kerry Ingredients. John Lader noted a map of the interstate with interchanges would help this discussion. Wade Thompson stated a map of this factor would be available. The discussion continued addressing the merits of development at the interchanges of the interstate specifically the reception of agricultural type businesses versus non-agricultural businesses.

Factor 4a, Environmentally Sensitive Areas. Wade Thompson discussed this factor. Staff reviewed percent of coverage of parcels. Add the presence of wetlands and 30% or greater of groundwater recharge and shore lands. Maps are available for each factor from various studies. Ron Combs noted that this factor is one of the lowest scored factors. Neil Deupree asked isn't all agricultural lands considered groundwater recharge. Alan Sweeney noted that some areas, specifically kettles have a greater significance regarding groundwater recharge.

Wade Thompson closed the factor discussion, noting that each factor we discussed will be mapped and a final LESA map will be constructed. All maps will be provided to the committee at the next Ad Hoc meeting.

6. **Discussion of Program Manual Structure and Content:** Carrie Houston, Planning distributed and discussed an outline of the Program Manual. The three major components of the manual are as follows: Executive Summary, Introduction and Overview, and Development and Implementation. She continued with a breakdown of the sub components of the Program Development, which includes a County profile, Eligibility, Priority and Rank. The Program implementation subsection will include Administration, Funding, Education and Outreach, Application, Purchase and Donations, Data Entry, Storage, and maintenance, and finally Evaluation and Modifications. Doug Marklein brought up that a section for definitions should be included in the manual. Staff will develop the manual and present to Ad Hoc Committee for review and comment. A public hearing will need to be conducted at the county board since an ordinance will be developed to authorize the grant management, holding of easements, and expenditures.
7. **Discussion of Program Accomplishments and Timeline:** Wade Thompson, Planning discussed the Program accomplishments thus far and tasks yet to be completed. Wade continued with the PACE Program timeline of the yet to be completed tasks.
8. **Questions and Discussion:** Chair Sweeney called for any questions or further discussion. Hearing none Chair Sweeney moved to the next item.
9. **Future Meeting Date:** Chair Sweeney recommended June 29, 2010 with a 6:30 p.m. start time as the next meeting date.

10. **Adjournment:** John Lader motioned to adjourn the PDR/PACE Ad Hoc Committee at 8:11 p.m., seconded by Neil Deupree. Motion carried.

Respectfully Submitted,  
Thomas Sweeney  
County Conservationist

**Minutes are not official until adopted by the PDR/PACE Ad Hoc Committee.**

g:office/PDR/AdHoc051810mi

**ROCK COUNTY PACE/PDR AD HOC COMMITTEE  
TUESDAY, JUNE 29, 2010 – 6:30 P.M.  
COURTHOUSE CONFERENCE CENTER  
SECOND FLOOR – EAST WING  
ROCK COUNTY COURTHOUSE  
51 S MAIN STREET, JANESVILLE, WI**

**AGENDA**

- 1) Call to order.
- 2) Adoption of Agenda.
- 3) Approval of Minutes – May 18, 2010
- 4) Citizen Participation, Communications, and Announcements.
- 5) Discussion of LESA factor maps.
- 6) Questions and discussion.
- 7) Future meeting date – to be decided.
- 8) Adjournment

It is possible that members of and possibly a quorum of other governmental bodies of Rock County may be in attendance at the above-stated meeting to gather information: any governmental body at the above-stated meeting will take no formal action.

G:/soil/office/pdr/adhoc/062910AG

**MINUTES**  
**ROCK COUNTY PDR/PACE AD HOC COMMITTEE**  
**TUESDAY, JUNE 29, 2010, 6:30 P.M.**  
**COUNTY COURTHOUSE - CONFERENCE ROOM 250**  
**JANESVILLE WI**

1. **Call to Order:** Chair Sweeney called the meeting of the PDR/PACE Ad Hoc Committee to order at 6:30 p.m.

**Committee Members Present:** Chair Alan Sweeney, John Lader, Ron Combs, Dave Rebout Brad Cantrell, Neil Deupree, Charley Rusch, Doug Marklein, Archie Morton, Ray Henschler, Todd Schmidt, Fred Hookham, Don Jones and Julie Backenkeller

**Committee Members Absent:** Bill Barlass, Scott Farrington, Julie Christenson, Mark Gunn, Rich Bostwick, Ramona Flanigan and Neil Walter,

**Staff Present:** Tom Sweeney, LCD; Paul Benjamin, Planning; Steve Schraufnagel, Planning; Carrie Houston, Planning; and Wade Thompson, Planning.

2. **Adoption of Agenda:** Chair Sweeney entertained a motion to adopt the agenda as presented. Neil Deupree motioned to approve the agenda, seconded by Don Jones. **Motion Carried.**
3. **Adoption of Minutes:** Chair Sweeney entertained a motion to adopt the minutes from the May 18, 2010 meeting. John Lader motioned to approve the minutes, seconded by Archie Morton. **Motion Carried.**
4. **Citizen Participation, Communications, and Announcements:** Archie Morton noted the Focus on Agriculture meeting to occur at the Roger Rebout and Sons farm on June 30, 2010.
5. **Discussion of LESA Factor Maps:** Wade Thompson, Planning stated four topics will be discussed this evening, LESA Score Map, General Target Easement Acquisition Area Map, LESA Factor Maps, and the next steps in the process. Wade continued with the LESA Score Map discussion, noting that three categories were developed from the factor scores that were weighted: Tier One Farmland - Most suitable, Tier Two - Suitable; and Tier Three - Least Suitable. Wade noted that approximately 300 parcels were rated, comprising 244,208 acres. Statistical analysis was performed on the data to develop each category. The final map resulted in approximately 25% of eligible acres in Tier One, 50% in Tier Two and 25% in Tier Three. These statistics are contained on the map. Wade continued his discussion with a quote from Professor Tom Daniels, University of Pennsylvania, stating protection of a critical mass of farmland is a vital step in effective farmland preservation. The next level of analysis of the LESA Score Map was developed with this statement in mind, protection of a critical mass of Tier One Farmland. Wade explained the next map he presented, General Target Easement Acquisition Areas, stating Tier One and higher scoring Tier Two farmlands were grouped into potential acquisition area clusters. The map identified 21 clusters.

Archie Morton asked for clarification regarding the numbering system represented on the map. Wade noted the numbering was done in a clockwise manner and only represents the total number of clusters.

Julie Backenkeller asked for clarification regarding the areas represented by the orange color. Wade noted these areas are parcels already under some formal protection from development.

John Lader asked how the clusters were formed. Wade Thompson noted that the development of the clusters was done subjectively. Clusters followed political boundaries where applicable and were kept to a certain manageable size.

Neil Deupree noted that the clusters were formed in the critical areas and used to develop critical masses of agriculture land. Once the program is developed, staff would pick a specific cluster area and encourage landowners to apply for the program, with applications for the program coming from various points throughout the county. Wade noted the clusters were formed for Information and Education purposes. The program's initial I&E efforts will be in these clusters, encouraging landowners to apply for the program. Wade noted the program application will have a subjective list of factors added as part of the post LESA process. This will refine the program's process in terms of where efforts should be focused to preserve critical masses of agricultural land. Wade noted this will be discussed in more detail at future meetings.

Neil Deupree noted that at previous meetings concerns were expressed that LESA scores may impact municipalities. Brad Cantrell stated that the map presented addresses a lot of the City of Janesville's concerns, however Brad noted he believes that with a slight adjustment, this effort could be consistent with the City's Comprehensive Plan. Brad noted specifically he has concerns about the preservation of the City of Janesville's urban reserve area. Brad noted Beloit has a similar urban reserve area. Brad noted the easements are permanent and will conflict with the City's development. The City should have a role with choosing which properties would be protected with easements. Wade noted this would come up for discussion at future meetings. Julie Backenkeller noted that the urban reserve area, noted by Brad, could be removed upon recommendation by the City Council. Brad noted that the vision should be not for 10 - 25 years but for 100 years and beyond. Archie Morton noted that the map has a large amount of non-eligible land within the city urban reserve area. Archie noted that the map represents a good compromise. Todd Schmidt gave the City of Milton perspective on this issue as well. Wade noted the system was built objectively by the Committee and the results are depicted on the map. John Lader asked that the urban reserve areas be overlaid on the maps to show the conflict areas and the acres involved. Todd Schmidt asked for a caveat to his earlier discussion in that the urban reserve on a map today will expand as cities expand in the future, which he asked that the clusters would also change to reflect the cities maps. Julie Backenkeller noted that the City of Janesville has a large volume of development area within their boundaries and preservation of farmland is for future generations, and that we need to figure out a different way of development. Todd Schmidt noted that the City of Milton's Comprehensive plan has pages dedicated to Farmland Preservation. Wade noted that rank and priority of the General Target Easement Acquisition Areas will be addressed at the next meeting and the map will be refined further.

Doug Marklein asked how much weight was placed on the distance from other protected lands factor. Wade stated the weight assigned was approximately 0.06. Doug Marklein continued that as we protect land, the neighboring lands score would increase and then create more eligible clusters. Wade stated that this might not be true, it would depend if the parcel in question had a high LESA Score. Wade noted that every couple of years the LESA will be rerun and changes posted.

Ray Henschler asked about the issue of perpetuity, if it was created from the Federal Level, State Level or County Level. Wade stated it would hinge on where the money comes from to purchase the easement. Ray continued with the statement he has a problem with some landowners not having an opportunity to apply for this program based on the map presented.

Ron Combs noted that the clusters presented on the map are not or probably would not be under development pressure for the foreseeable future. Ron stated that we need to be responsible to the taxpayers and ensure that we justify the purchase of easements. Tom Sweeney responded stating the federal and state grant systems require that a balance be struck between the interests of cities and the long-term protection of farmland. Tom noted that when we began program development, we stated that our target areas would be 1-2 miles from current city boundaries. The map Wade presented shows just that.

Wade stated he ran a comparative analysis of our LESA scores against the state and federal scoring methodology. Wade stated the higher the LESA score the higher the state and federal scores. Wade stated this proves our system is on track and is an encouraging sign.

During the discussion wrap up, Wade noted the next map will be further refined and will contain the City's of Janesville and Beloit urban reserve areas.

6. **Questions and Discussion:** Chair Sweeney called for any questions or further discussion. Brad Cantrell stated he still feels uncomfortable regarding the urban reserve area issue as discussed previously. Archie Morton would like an overlay of town's map for preserving farmland. Dave Rebut would like a report of the acres affected regarding overlaps for urban reserve areas and clusters presented on the General Target Easement Acquisition Areas Map.
7. **Future Meeting Date:** Chair Sweeney recommended July 21, 2010 with a 6:30 p.m. start time as the next meeting date.
8. **Adjournment:** Ron Combs motioned to adjourn the PDR/PACE Ad Hoc Committee at 8:00 p.m., seconded by Todd Schmidt. Motion carried.

Respectfully Submitted,  
Thomas Sweeney  
County Conservationist

Minutes are not official until adopted by the PDR/PACE Ad Hoc Committee.

g:office/PDR/AdHoc062910mi

**ROCK COUNTY PACE/PDR AD HOC COMMITTEE  
WEDNESDAY, JULY 21, 2010 – 6:30 P.M.  
COURTHOUSE CONFERENCE CENTER  
SECOND FLOOR – EAST WING  
ROCK COUNTY COURTHOUSE  
51 S MAIN STREET, JANESVILLE, WI**

**AGENDA**

- 1) Call to order.
- 2) Adoption of Agenda.
- 3) Approval of Minutes – May 18, 2010
- 4) Citizen Participation, Communications, and Announcements.
- 5) Discussion of Urban Reserve Areas.
- 6) Discussion of Acquisition Identification Methodology.
- 7) Approval of Eligibility Criteria, Land Evaluation and Site Assessment (LESA) Scoring System, and Target Acquisition Areas
- 8) Review Draft Application Materials.
- 9) Questions and Discussion.
- 10) Future Meeting Date – To Be Decided.
- 11) Adjournment

It is possible that members of and possibly a quorum of other governmental bodies of Rock County may be in attendance at the above-stated meeting to gather information: any governmental body at the above-stated meeting will take no formal action.

G:/soil/office/pdr/adhoc/072110AG



**MINUTES**  
**ROCK COUNTY PDR/PACE AD HOC COMMITTEE**  
**WEDNESDAY, JULY 21, 2010, 6:30 P.M.**  
**COUNTY COURTHOUSE - CONFERENCE ROOM 250**  
**JANESVILLE WI**

1. **Call to Order:** Chair Sweeney called the meeting of the PDR/PACE Ad Hoc Committee to order at 6:35 p.m.

**Committee Members Present:** Chair Alan Sweeney, John Lader, Ron Combs, Dave Rebout, Brad Cantrell, Neil Deupree, Doug Marklein, Archie Morton, Ray Henschler, Fred Hookham, Ramona Flanigan, Neil Walter, Rebecca Houseman for Julie Christenson, and Julie Backenkeller.

**Committee Members Absent:** Charley Rusch, Todd Schmidt, Don Jones, Bill Barlass, Scott Farrington, Mark Gunn, and Rich Bostwick.

**Staff Present:** Tom Sweeney, LCD; Paul Benjamin, Planning; Steve Schraufnagel, Planning; Carrie Houston, Planning; and Wade Thompson, Planning.

**Other's Present:** Vicki Elkin, Lisa Schultz, Allison Volk, all from Wisconsin Department of Ag, Trade and Consumer Protection (DATCP), and Katie Kuznacic, LCC.

2. **Adoption of Agenda:** Chair Sweeney entertained a motion to adopt the agenda as presented. Neil Deupree motioned to approve the agenda, seconded by Dave Rebout. **Motion Carried.**

3. **Adoption of Minutes:** Chair Sweeney entertained a motion to adopt the minutes from the June 29, 2010 meeting. Ron Combs motioned to approve the minutes, seconded by Julie Backenkeller. **Motion Carried.**

4. **Citizen Participation, Communications, and Announcements:** Chair Sweeney introduced three representatives from DATCP - Vicki Elkin, Lisa Schultz, and Allison Volk, invited by staff to answer questions regarding the state PACE Program.

Vicki Elkin introduced the DATCP staff stated they are available for questions. Vicki and Lisa Schultz answered various questions from the Committee and staff regarding application cycles, the status of the State program, and amount of State funding available.

5. **Discussion of Urban Reserve Area:** Wade Thompson stated that tonight's meeting would cover a discussion of urban reserve areas, the Program's acquisition identification methodology, and the landowner application and County review and selection process.

Wade began the discussion on urban reserve areas as they relate to the Target Acquisition Areas the Committee identified through the LESA score process. Wade stated that the City of Beloit's urban reserve area is not an issue, but the City of Janesville's urban reserve area does conflict with those areas the Committee identified as Target Acquisition Areas. Wade went on to read through the sheet "Urban Reserve Area and Easement Acquisition Area Statistics (draft 7/21/2010)", providing some statistics on the City of Janesville's existing lands, its urban reserve area and the Target Acquisition Areas identified by the Committee.

Doug Marklein asked for an explanation of the definition of the urban reserve area. Wade stated the urban reserve area are lands not planned for a specific use, but areas that cities and villages would like to reserve for potential future development. Wade stated these areas are different than a planned future land use, in that they are a generalized area where a city/village might develop some day but there is no specific land use plan for that area.

Brad Cantrell stated that Wade's explanation of the City of Janesville's urban reserve area is correct. Brad stated the urban reserve is an area that the City believes will have the next pressure for urban development beyond the next 20 or 30-year period. Brad stated the area may be adjusted in the future.

The committee continued to discuss the City of Janesville's urban reserve area. Archie Morton stated the Town's comprehensive plans identified those lands in the urban reserve area be maintained for agriculture use. Archie distributed a map displaying these land uses. Julie Backenkeller questioned the methodology utilized to identify the City of Janesville's urban reserve area. Julie stated she hoped the lands identified both in the City's urban reserve area and as Target Acquisition Areas (conflict areas) would be taken out of the City's urban reserve area.

Ron Combs asked a question regarding display of the Town of LaPrairie's proposed Agricultural Enterprise Area (AEA) and how that would be considered. Wade stated the AEA would be considered in the application process.

Brad stated the City's urban reserve area was developed because the City of Janesville feels these areas will have development pressure and if the PACE Program is applied in those areas development potential is lost. Brad went on to state that the City boundaries have increased by a large margin since 1950. Brad stated the city council adopted the urban reserve area in the City comprehensive plan, and the City should have the ability to approve any easement acquisitions within those areas.

Julie Backenkeller questioned the growth pattern of the City of Janesville and stated that the City's growth would be better served if lands to the east of its current boundaries were preserved in the PACE Program. Neil Deupree stated that lands east of the City are prime agricultural land, and are also prime for development given their location in close proximity to the interstate.

Brad stated that Rock County and the City of Janesville are both growth communities, and that both need to ensure that growth and development is undertaken in a responsible manner. Brad stated that agricultural is vital to economic health of the region, but opportunities for development are also vital. Brad stated that he was in largely in favor of the map of Target Acquisition Areas, but that the City of Janesville's urban reserve areas should not be eligible for the PACE Program, except for the conflict areas. Brad also stated that the conflict areas should be subject to review by the City of Janesville before any easement is acquired on these lands.

John Lader stated that given the large amounts of acreage planned for future City of Janesville growth and the small amounts of acreage in the conflict areas, the Committee should be able to find room to compromise. Julie Backenkeller stated that there is a discrepancy between what the Towns and City of Janesville are planning for on these lands.

Archie Morton stated that it is a landowner decision as to whether or not they want to apply to the PACE Program. Archie also stated that he thought the conflict area should

remain eligible for the Program. Doug Marklein stated that the long-term growth of the City of Janesville needs to be considered. Doug also stated he had concerns about limiting the supply of developable land and cited Portland, Oregon as an example of issues that may arise.

Dave Rebout stated there would be possibility to have discussions between the City of Janesville and landowners in the conflict areas if/when the landowner applies to the County PACE Program. Dave also stated that \$6 million in State funding is not going to go very far if it's spread across the entire State. Dave stated that ultimately the amount of land purchased by the County PACE Program would be a small amount each year.

Wade Thompson stated that staff is developing the idea of a PACE Council, representing various interests throughout the County. Wade stated this PACE Council would review Program applications and would potentially address many of the issues being discussed tonight.

John Lader asked Brad Cantrell if the City of Janesville purchased easements. Brad stated they did not. Brad also stated that areas within both the City of Janesville and City of Beloit's urban reserve area should remain open for potential development, and not be eligible for the PACE Program. Brad stated that the City should have the right to review any proposed easement purchase within the City's ETJ area. Brad state he would be presenting these issues to the Janesville City Council on August 9<sup>th</sup>.

Dave Rebout stated that landowner rights are diminished in the City's ETJ area if he/she is not allowed to develop, nor preserve his land for farming. Brad stated that the landowner still has the right to farm, but the development rights should not be purchased by a governmental entity within those areas. Archie Morton questioned the City of Janesville's authority to review applications in the conflict area.

Chair Sweeny stated the Committee would move on to the Acquisition Identification Methodology.

6. **Acquisition Identification Methodology** - Wade Thompson distributed a handout and stated that the acquisition identification methodology entails four steps.

1. Developing eligibility criteria
2. Utilizing LESA to identify general target acquisition areas
3. Prioritizing general target acquisition areas to produce specific target acquisition areas
4. Developing acquisition priority based on LESA score and location within, adjacent or approximate to specific target acquisition areas

Wade went on to review the above steps in detail and how they apply to the maps discussed tonight. Wade stated final acquisition selection will be based on landowner application and the County review process. Wade talked in detail about the proposed PACE Council, a body representing various interests throughout the County that will have a role in identifying lands for easement acquisition. Wade answered various questions on this process.

Wade stated that the Committee would be seeking approval of the four steps outlined above.

7. **Approval of Eligibility Criteria, Land Evaluation and Site Assessment (LESA) Scoring System, and Target Acquisition Areas:** Chair Sweeney recommended getting the motion

on the floor as it is an action item. Ron Combs moved to get it on the floor, seconded by Neil Deupree.

Discussion ensued on the motion. Ron Combs made a motion to approve the eligibility criteria, the land evaluation and site assessment scoring system, and the general and specific target acquisition areas. Neil Deupree seconded the motion. Further discussion on the motion ensued.

Neil Deupree asked if the urban reserve areas would remain eligible for easement acquisition. Wade stated the urban reserve area was put on the map tonight for informational purposes only and would be taken off of any future versions of the map.

Various discussion ensued on the acquisition identification methodology. Brad Cantrell stated he thought the methodology was sound but that cities and villages need to be allowed to grow and develop. Brad stated he thinks the Janesville City Council should have the ability to say yes or no within the conflict area and he hopes the County board will agree with that as well.

Ramona questioned when the decision will be made regarding veto authority by cities or villages affected by easement acquisitions. Chair Sweeney and Tom Sweeney stated the Committee will be covering that in the next meeting. Ramona stated that this issue is critical to adoption of the motion. Tom Sweeney stated that the Land Conservation Committee has program oversight authority. Ramona stated affected cities and villages should have a voice in acquisition easements that will affect them. Tom Sweeney stated this would be addressed in the PACE Council.

Rebecca Houseman questioned what the Committee was approving. Chair Sweeney stated the acquisition identification methodology. Wade Thompson also stated that once this Program gets implemented, education, outreach, and acquisition efforts will be focused in the specific target acquisition areas.

Ron Combs stated that he agreed with Brad Cantrell and the right of the City of Janesville to have review authority in the urban reserve areas, and that there will be opportunity for further compromise. Ron stated that what the Committee is approving is the acquisition identification methodology and a specific target area map that has a small amount of conflict area. Ron stated he thought all cities, villages, towns should be notified of potential easement acquisitions in close proximity to their borders.

Doug Marklein stated that he agreed with the City of Janesville on the urban reserve area issue, but would like to see this program be a success. Doug stated he thinks that the conflict area should be avoided initially to avoid controversy.

Julie Beckenkeller stated that the rights of landowners are an important consideration throughout this process.

Chair Sweeney - All in favor of the motion - Yea - 10 No - 4. Motion passes 10-4.

8. **Review of the Draft Application Materials:** Carrie Houston discussed drafts of the application materials, including the application information sheet and application review and recommendation form. Carrie stated that the Committee should review these drafts and be prepared to discuss them in greater detail at the next Committee meeting. Carrie also stated that at the next Committee meeting the Committee would be reviewing a draft of the program manual, identifying all aspects of Program development and implementation.

9. **Future Meeting Date:** Chair Sweeney recommended September 8, 2010 with an 8:30 a.m. start time as the next meeting date. The date was later changed to Thursday, September 2, 2010 at 8:30 a.m. at the Courthouse Conference Room 250. All members were notified by mail.
10. **Adjournment:** Neil Deupree motioned to adjourn the PDR/PACE Ad Hoc Committee at 8:07 p.m., seconded by Archie Morton. Motion carried.

Respectfully Submitted,  
Thomas Sweeney  
County Conservationist

**Minutes are not official until adopted by the PDR/PACE Ad Hoc Committee.**

g:office/PDR/AdHoc072110minutes

**Revised  
8/31/10**

**ROCK COUNTY PACE AD HOC COMMITTEE  
THURSDAY, SEPTEMBER 2, 2010 – 8:30 A.M.  
COURTHOUSE CONFERENCE CENTER  
SECOND FLOOR – EAST WING  
ROCK COUNTY COURTHOUSE  
51 S MAIN STREET, JANESVILLE, WI**

**AGENDA**

- 1) Call to order.
- 2) Adoption of Agenda.
- 3) Approval of Minutes – July 21, 2010
- 4) Citizen Participation, Communications, and Announcements.
- 5) Discussion Item - Resolution #2010-719 from Janesville City Council.
- 6) Landowner Application and Acquisition Selection Process.
- 7) PACE Program Manual.
- 8) PACE Program Ordinance.
- 9) Questions and Discussion.
- 10) Future Meeting Date – To Be Decided.
- 11) Adjournment.

It is possible that members of and possibly a quorum of other governmental bodies of Rock County may be in attendance at the above-stated meeting to gather information: any governmental body at the above-stated meeting will take no formal action.

G:/soil/office/pdr/adhoc/090210AG

**MINUTES**  
**ROCK COUNTY PDR/PACE AD HOC COMMITTEE**  
**WEDNESDAY, SEPTEMBER 2, 2010, 8:30 A.M.**  
**COUNTY COURTHOUSE - CONFERENCE ROOM 250**  
**JANESVILLE WI**

1. **Call to Order:** Chair Sweeney called the meeting of the PDR/PACE Ad Hoc Committee to order at 8:30 a.m.

**Committee Members Present:** Chair Alan Sweeney, John Lader, Ron Combs, Dave Rebout, Brad Cantrell, Neil Deupree, Doug Marklein, Archie Morton, Ray Henschler, Neil Walter, Rich Bostwick, Don Jones, Todd Schmidt, Rebecca Houseman for Julie Christenson, and Julie Backenkeller.

**Committee Members Absent:** Charley Rusch, Bill Barlass, Scott Farrington, Mark Gunn, and Ramona Flanigan.

**Staff Present:** Tom Sweeney, LCD; Paul Benjamin, Planning; Carrie Houston, Planning; and Wade Thompson, Planning.

**Other's Present:** Larry Wiedenfeld, LCC, Sharon Hargarten (Bradford), Frank Perrotto - Janesville City Council member, Duane Cherek - City of Janesville Community Development Department, and Randy Thompson.

2. **Adoption of Agenda:** Chair Sweeney entertained a motion to adopt the agenda as presented. Don Jones motioned to approve the agenda, seconded by Rich Bostwick. **Motion Carried.**
3. **Adoption of Minutes:** Chair Sweeney entertained a motion to adopt the minutes from the July 21, 2010 meeting. John Lader motioned to approve the minutes, seconded by Dave Rebout. **Motion Carried.**
4. **Citizen Participation, Communications, and Announcements:** Chair Sweeney thanked Brad Cantrell for his service on the committee and to the community, and wished him well in retirement.
5. **Discussion of City of Janesville Resolution #2010-719 Urban Reserve Area:** Chair Sweeney stated this item will be an action item at the next Committee meeting. Chair Sweeney asked Brad Cantrell to introduce the item.

Brad stated that the Janesville City Council, at their August meeting, discussed the PACE Program, including a presentation by County Planning and Development staff and a presentation by himself. Brad stated the Council passed a resolution, stating that the City's urban reserve area will not be eligible for the PACE Program with the exception of specific areas identified in Primary Acquisition Areas 7 and 8. The resolution also states the City will have review and comment authority on potential easement acquisitions in those areas, as well as within the City's ETJ area. Brad distributed a copy of the resolution to the Committee.

Chair Sweeney introduced Frank Perrotto a member of the Janesville City Council and asked him for his comments. Mr. Perrotto had no comments.

Chair Sweeney asked if anyone had any questions on the resolution. John Lader requested that a map be prepared, displaying the area of interest. Neil Deupree agreed with John's



request. Julie Backenkeller stated she was at the City Council meeting and spoke concerning the resolution. Julie stated she thinks it is important for landowner rights to be respected in terms of preserving their lands for agriculture use, and therefore if lands are within the City's urban reserve area, they should remain eligible for the Program. Brad stated the conflicted areas are a small component of all the lands eligible for the Program and that the Committee should work towards compromise. Brad stated that farmland preservation is very important, but the City's ability to grow and develop is also very important. Brad stated the resolution is a proposal that balances farmland preservation with urban growth and development.

Neil Walter asked Brad for the meaning of "comment authority." Brad stated that comment authority is the right of the City of Janesville to review a potential easement acquisition application and provide comments to the appropriate bodies regarding the City's stance on the potential acquisition.

Neil Walter stated he is very concerned with the issue of farmland preservation. Neil stated he hoped the Committee could work towards a compromise that included preservation of lands east of the City of Janesville. Neil stated he thought the City of Janesville should be encouraged to expand to the west, as opposed to the east. Neil stated that industrial, not residential, growth is key to ensuring the County develop in a responsible manner. Neil stated that agricultural is vital to the State's economy and should be maintained in the County.

Julie Backenkeller stated that the City of Janesville's density, measured in persons per acre, has gone down since 1950, from 4.9 people per acre to 2.9 people per acre currently. Julie stated that the City of Janesville has ample room to grow, given population projections, and that lands in the City's urban reserve area should remain eligible for the PACE Program

Todd Schmidt stated that both sides have valid arguments and that the area in dispute is a small percent of the total land eligible for the Program.

Archie Morton Jr. stated the Committee has utilized a valid process in development of the Program and the areas within the City's urban reserve area should remain eligible for the Program.

Brad Cantrell stated that further compromise is needed or some formal opposition to the PACE Program may be organized. Brad stated he did not think this would be productive for Program development. Brad stated the City of Janesville has tired to develop to the west but the location of the Interstate goes a long way in determining where growth will occur. Brad stated he wants to see the Program adopted but further compromise is needed.

Chair Sweeny stated he also thought further compromise will need to be made and the specific compromises will be determined at future meetings.

Doug Marklein stated it is important to remember the easements are perpetual and therefore he supports the City's resolution. Doug stated he has concerns that a limited supply of land will cause an increase in land prices and that the PACE Program should allow the City more room to grow and develop. Doug stated that farmland preservation is an important issue in the County, but equally important is to ensure that Cities have adequate room to grow and develop.

Julie Backenkeller stated she thinks the City should have review and comment rights but landowners rights should also be considered in the discussion. Julie stated that it is extremely important that the desires of the landowners be considered.

Ron Combs stated he did not think landowner rights were being taken away and that other farmland preservation options were still available to them.

Sharon Hergarten stated that it bothered her that the Committee was making decisions that directly impact her future as a landowner and farmer. Sharon stated that the City of Janesville should look for growth opportunities within its existing borders.

Al Sweeney asked Frank Perrotto for comment. Frank Perrotto stated he does not speak for the Janesville City Council, although he is a member of the Council. Frank stated the City is very concerned about balanced growth and would like to encourage growth to the west, but that the Interstate to the east has a big influence on where growth will occur. Frank also stated that the City Council is receptive towards infill/brownfield development. Frank stated that he thinks the Committee should work towards further compromise to ensure the Program works for all interests. Frank stated that the lands in conflict represent only a small area of lands eligible for the Program. Frank stated that it is in the City's interest to have the lands around the Highway 11/Avalon interchange designated as ineligible for the Program.

Chair Sweeney stated the City's resolution will be addressed at the next Ad Hoc Committee meeting as an action item.

6. **Landowner Application and Acquisition Selection Process** - Carrie Houston stated she would be discussing the landowner application and acquisition selection process and Wade Thompson would discuss the Program Manual. Carrie also stated she would be discussing a draft of the Program Ordinance.

Carrie stated the acquisition priority for the Program, approved by the Committee as follows:

1. Parcels located within the primary target application areas
2. Parcels located adjacent to primary target acquisition areas, designated as Tier 1 farmland
3. Parcels not located within or adjacent to the primary target acquisition areas but in close proximity to those areas, and designated as Tier 1 or a high scoring Tier 2 farmland

Carrie stated that ultimately the final application decision will be subject to the County review process. Carrie went on to state this process, which includes review and recommendation by the PACE Program Manager, review and recommendation by the PACE Council, and final approval by the Land Conservation Committee.

Carrie stated the application information sheet explains how the application is to be completed, and the application review and recommendation form is completed by parties involved in the application review process. Carrie stated that review and comment authority by Cities, as contained in the City of Janesville's resolution, is identified in the review and recommendation form.

Carrie went on to state the make-up of the PACE Council, consisting of seven members serving 5-year terms and meeting a minimum of twice a year. Carrie stated the seven members could potentially include a County Land Conservation Committee member, two

officials or staff from cities, two officials or staff from towns, a farmer, and a developer/real estate type.

Brad stated that the Cities and Towns represented on the Committee could be rotated to ensure the applicable areas of the County are represented in the application review process. Chair Sweeney stated that the Council members could potentially come from outside the County. Chair Sweeney stated that other successful PACE Program proceed in this manner and offered the idea up for discussion.

John Lader stated he thought local interests needed to be represented at some point in the process. Chair Sweeney stated he thought the Program, as developed, would ensure that local interests are represented. Ron Combs stated he thought Chair Sweeney's idea of developing a PACE Council consisting of members from outside the County is a good idea.

Neil Deupree asked if the PACE Council meeting would be open to the public. Carrie stated they would be. Neil stated that all interested parties should be notified of these meetings. Chair Sweeney stated the meetings would be subject to the standard notification process.

Brad Cantrell stated he thought PACE Council members should be from the County. Chair Sweeney stated the rationale for bringing in PACE Council members from outside the County, including decreased chances of litigation, conflicts of interest, etc. Don Jones stated that the duty of the PACE Council was to act in a non-partial manner and therefore the members should be from in the County. Chair Sweeney and Ron Combs requested staff do additional research on composition of the PACE Council.

7. **PACE Program Manual:** Wade Thompson began the discussion on the PACE Program Manual, identifying all aspects of Program development and implementation. Wade stated the manual has six sections: executive summary, introduction and overview, a Rock County profile, Program development, Program implementation, and appendices.

Wade stated the two most important components of the manual are the Program development and Program implementation sections. Wade stated the Program development section states all aspects of Committee activities, including the rationale for Program development, Program eligibility, and Program priority (LESA system). Wade stated that the main aspects of the Program implementation section are oversight and administration, funding, education and outreach, and the application process.

Rich Bostwick asked how long the application process will take. Wade estimated approximately six months from start to finish. Brad asked where the monies to fund the acquisitions will be coming from. Wade stated that the easement acquisitions will be funded from state and federal sources. Brad asked how the funding coincides with the offer to purchase and other aspects of the acquisition process. Wade stated they are researching some of those details. Brad asked if the offer to purchase would be contingent on receiving federal funding. Wade stated this is correct.

Ron Combs asked if an acquisition could be fully funded from federal and state sources. Wade confirmed this as correct. Tom Sweeney stated the federal funding sources may have additional requirements which would not allow a County acquisition to be fully funded. Wade stated staff is working with both the State and Federal funding sources to get confirmation on various funding and application questions.

The Committee discussed the application section in further detail. Doug stated that it is important to know the applicant's intent early in the process. Wade stated the application process ensures that any potential issues are identified early in the process. The Committee discussed alteration of Program Eligibility Criteria #5. The Committee decided to modify the criteria to include the need to amend applicable comprehensive plans. Staff stated they would revise the criteria to incorporate the Committee comments.

8. **Pace Program Ordinance:** Carrie introduced the draft Program Ordinance and stated that the Ordinance would be discussed in further detail at the next Ad Hoc Committee meeting.
9. **Questions and Discussions:** Todd stated he would be leaving his job with the City of Milton. The Committee thanked Brad and Todd for their service and wished them well in their new endeavors.
10. **Future Meeting Date:** Chair Sweeney recommended Wednesday, September 22, 2010 with an 8:30 a.m. start time as the next meeting date.
11. **Adjournment:** Neil Deupree motioned to adjourn the PDR/PACE Ad Hoc Committee at 10:20 a.m., seconded by Don Jones. Motion carried.

Respectfully Submitted,  
Thomas Sweeney  
County Conservationist

**Minutes are not official until adopted by the PDR/PACE Ad Hoc Committee.**

g:office/PDR/Ad Hoc 090210 Minutes

**ROCK COUNTY PACE AD HOC COMMITTEE  
WEDNESDAY, SEPTEMBER 22, 2010 – 8:30 A.M.  
CRAIG CENTER  
ROCK COUNTY FAIRGROUNDS  
JANESVILLE, WI**

**AGENDA**

- 1) Call to order.
- 2) Adoption of Agenda.
- 3) Approval of Minutes – September 2, 2010
- 4) Citizen Participation, Communications, and Announcements.
- 5) Action Item: City of Janesville Resolution.
- 6) Discussion Item - Application and Review Forms.
- 7) Discussion Item: Rock County PACE Program Manual Edits
- 8) Discussion Item: Rock County PACE Program Ordinance.
- 9) Landowner Application and Acquisition Selection Process.
- 10) Questions and Discussion.
- 11) Future Meeting Date – To Be Decided.
- 12) Adjournment.

It is possible that members of and possibly a quorum of other governmental bodies of Rock County may be in attendance at the above-stated meeting to gather information: any governmental body at the above-stated meeting will take no formal action.

G:/soil/office/pdr/adhoc/092210AG

**MINUTES**  
**ROCK COUNTY PDR/PACE AD HOC COMMITTEE**  
**WEDNESDAY, SEPTEMBER 22, 2010, 8:30 A.M.**  
**CRAIG CENTER**  
**ROCK COUNTY FAIRGROUNDS**  
**JANESVILLE WI**

1. **Call to Order:** Chair Sweeney called the meeting of the PDR/PACE Ad Hoc Committee to order at 8:35 a.m.

**Committee Members Present:** Chair Alan Sweeney, Bill Barlass, Ron Combs, Dave Rebout, Eric Levitt, Neil Deupree, Doug Marklein, Archie Morton, Mark Gunn, Fred Hookham, Ray Henschler, Neil Walter, Rich Bostwick, Don Jones, and Julie Backenkeller.

**Committee Members Absent:** Charley Rusch, Scott Farrington, John Lader, Julie Christenson, Ramona Flanigan, and Todd Schmidt.

**Staff Present:** Tom Sweeney, LCD; Paul Benjamin, Carrie Houston, and Wade Thompson, Planning and Development.

**Other's Present:** Howard Robinson - City of Milton, Rebecca Houseman - City of Beloit, Frank Perrotto - Janesville City Council member, Duane Cherek - City of Janesville, Sharon Hargarten, and Randy Thompson.

2. **Adoption of Agenda:** Chair Sweeney entertained a motion to adopt the agenda as presented. Rich Bostwick motioned to approve the agenda, with the deletion of #9, seconded by Bill Barlass. **Motion Carried.**
3. **Adoption of Minutes:** Chair Sweeney entertained a motion to adopt the minutes from the September 2, 2010 meeting. Dave Rebout motioned to approve the minutes, seconded by Archie Morton. **Motion Carried.**
4. **Citizen Participation, Communications, and Announcements:** Neil Deupree announced that the Janesville League of Women Voters is putting together a program on the Natural Step, including a series of study circles in October and November.

Howard Robinson, City of Milton, announced former City of Milton Administrator Todd Schmidt is working for Waunakee, so he is here on Todd's behalf.

5. **Action Item - City of Janesville Resolution:** Wade announced that today's discussion would begin with the City of Janesville Resolution and a response proposal to the resolution by the Rock County Land Conservation Committee (LCC), the body that will be implementing the County PACE Program.

Wade stated that there are two main points to the City's resolution. The first point is that any lands within the City of Janesville's urban reserve area will be ineligible for the Rock County PACE Program, excluding any lands within a Rock County PACE Program primary target acquisition area. The second point is the City of Janesville will have review and comment authority on any potential Rock County PACE Program easement acquisition within the City's urban reserve area and ETJ area (any lands within three miles of the City's boundaries).

Wade stated that he would be discussing the LCC response to the resolution. Wade stated that the LCC response would add two more Program eligibility criteria, in addition to the

five existing criteria. Wade stated that the first new proposed eligibility criteria is that any land within .75 miles of a boundary of a large city (city with a population over 20,000) or .50 miles of a small city (city with a population under 20,000) would become ineligible for the program. Wade stated the second new proposed eligibility criteria is that any land adjacent to an existing freeway interchange would become ineligible for the program. Wade then displayed maps showing these proposed eligibility criteria.

Wade discussed the advantages of utilizing these new eligibility criteria, including consistency in that these criteria are applicable to all municipalities in the county. Wade also stated that with application of these new proposed criteria much of the land that would become ineligible for the program is not designated as high priority for easement acquisition. Wade stated that the disadvantage to these new proposed criteria is that some lands that are currently eligible for the Program would become ineligible.

Wade stated the second point of the City of Janesville resolution is that the City will have review and comment authority on any potential Rock County PACE Program acquisition within the City's urban reserve area and ETJ area. Wade stated that the Ad Hoc Committee (Committee) has already addressed this concern in the program Application Review and Recommendation Form. Wade stated that this form identifies various easement acquisition application reviewing parties, including the Rock County Planning and Development Agency, Towns where proposed easements are to be located, and any cities or villages if proposed easements are within 1.5 miles of a Village/City or 3 miles of a City. Wade then opened the floor to discussion.

Archie Morton asked what the Committee's role is in response to the LCC's proposal. Wade stated that staff presented this proposal to the LCC and they approved it to the Committee for further discussion. Archie stated that the Committee has put a lot of time into developing the program and that protection of farmland is very important. Archie stated that with continual compromise less farmland will be protected.

Eric Levitt stated he is the City's alternate on the Committee and this is his first time attending a meeting. Eric stated he would address the City's perspective on the program and the resolution. Eric stated that the mission of the Committee is to protect farmland and that farmland preservation is very important to both the City and the County. Eric stated that the resolution was formulated by the City Council to ensure that the City's interests were adequately represented on the Committee. Eric stated that the City's urban reserve area was in place in the City's comprehensive plan prior to the Committee being formulated and that the County provided a letter of support for the City's plan. Eric stated that other cities in the county have had their urban reserve areas removed from program eligibility and for the sake of consistency the City of Janesville's urban reserve area should be removed as well. Eric stated that a boundary that would allow the City to grow and develop, but also protect productive farmland, is important. Eric also stated that the City's review and comment authority, as stated in their resolution, does not imply veto power.

Chair Sweeney stated that this action item would be discussed.

Julie Backenkeller stated that the City's urban reserve area expands into the Rock Prairie, some of the best soils in the County. Julie stated that the City has four directions in which to grow and it should not grow into the most fertile farmlands. Eric stated that the City respected the right of the program to acquire easements on lands that are in both the City's urban reserve area and the program primary target acquisition areas. Julie stated that the boundaries of the City keep expanding.

Fred Hookham stated identification of the City's urban reserve area was not based on a comprehensive, objective methodology, whereas identification of the program's primary target acquisition areas was. Fred stated that the City has an adequate amount of land to develop and should work towards compromise, and also stated that he supports the LCC's response to the City's resolution. Wade clarified the maps and those lands that would become ineligible, per the LCC proposal.

Doug Marklein stated that the Committee should work in the spirit of compromise and there should be flexibility in whatever the Committee agrees upon. Doug stated overall he thinks the LCC's response to the City's resolution is sound. Chair Sweeney stated that the program will be evaluated and modified every five years or less. Doug stated that an easement is perpetual. Chair Sweeney stated this is correct.

Rebecca Housemen stated that an urban reserve area does not indicate that the land will be developed and the landowner will still have the right to farm if they so choose. Ron Combs stated the issue being discussed is eligibility for this program and that there are still other farmland protection options available to landowners. Wade agreed with this statement.

Mark Gunn asked if a landowner adjacent to the City of Janesville could put their land into an easement through another program. Mark stated that other landowners in the County are putting their land into easements through other programs. Eric stated that property rights remain with landowners and clarified that the City's resolution speaks only to the Rock County PACE Program. Eric also stated that the County program would be stronger if it had the City of Janesville's support.

Ray Henschler asked how much land was involved in the interchange parcels. Wade stated 320 acres. Ray complimented staff on program development and stated that Rock County has some of the best soils in the world, and preservation of farmland on these soils is important. Archie Morton stated that the interchange parcels should remain eligible. Archie stated that the program development process has been sound and should not be modified now. Eric asked how the interchange parcels would be evaluated if they applied for inclusion in the program. Wade stated they would not be top priority and ultimately the decision as to whether or not to acquire would rest with the PACE Council and the LCC. Wade stated that acquisition efforts would be focused on the primary target acquisition areas, and the interchange parcels are not within these areas.

Tom Sweeney stated that it was important to allow for flexibility in the interstate corridor. Archie asked if the northeast interchange parcel is eligible for the program. Tom stated that it is eligible but is not a high priority area. Archie stated that the LESEA scoring system is valid and should be considered when determining what parcels should remain eligible for the Program.

Wade stated that utilizing these new proposed program eligibility criteria is consistent and objective. Archie stated that the other interchange parcels in the County are ineligible for other reasons and that the Committee should not add this additional criteria. Archie stated the interchange parcels should remain eligible.

Mark Gunn asked if the new proposed eligibility criteria were developed after consultation with the City. Wade stated that the Committee had directed staff to come up with a compromise proposal. Wade stated this proposal was presented to the LCC, the LCC approved it, and it was then presented to City officials. Mark asked if the Town comprehensive plans, specifically the Town of Rock's boundary line agreement with the City of Janesville, was considered in this discussion. Wade reiterated the program



eligibility criteria, recognizing all City, Village, and Town development areas, did consider Town comprehensive plans. Chair Sweeney stated that the program would not circumvent any agreement between the Town of Rock and the City of Janesville. Wade agreed with Chair Sweeney and stated that the discussion is only applicable to lands eligible for program easement acquisition.

Rebecca Houseman stated that comprehensive plans are for a limited term and easements are perpetual. Rebecca stated that the City of Beloit has a cooperative boundary agreement with the Town of Turtle. Julie Backenkeller asked Marc Gunn for clarification on which lands would be eligible for the program. Mark stated that the Town of Rock has an agreement with the City of Janesville stating any lands east of Highway 11 are eligible for development and any lands west of Highway 11 are to remain in agriculture. Dave Rebut asked if a landowner could pull out of the application process after discussions with a City. Tom Sweeney and Wade Thompson stated this could be done before an easement is signed. Dave asked if landowners will be targeted for easement acquisition. Wade stated that an important part of the program is education and outreach, providing information to landowners within primary target acquisition areas.

Archie Morton asked for clarification on the definition of review and comment authority. Wade referred to page four of the Program Review and Recommendation Form and stated that review and comment authority means the ability to review a proposed application and provide comments on it. Wade stated review and comment authority does not imply veto power.

Neil Deupree asked for clarification on what would happen if a party that has review and comment authority objects to a potential easement acquisition. Wade stated that program staff would take the objection into consideration when making a recommendation on the application to the PACE Council and the LCC. Wade stated the ultimate interpretation of the objection will lie with the LCC.

Mark Gunn stated that, in representing the constituents of the Town of Rock, he does not agree with the LCC's proposal. Wade stated that the areas that will become ineligible with the LCC proposal are not designated as high priority for easement acquisition.

Chair Sweeney asked if the Committee could ensure the program would not supersede any boundary agreements between cities and towns. Wade stated this was correct; the Program would not supersede any boundary agreements. Archie agreed with Mark's statement and stated that the buffer lands should remain eligible per the parcels LESA scores.

Mark stated that the Town of Rock compromised with the City of Janesville in developing their cooperative boundary agreement and that he did not support making landowners in his Town ineligible for the Program. Archie also stated the parcels should remain eligible. Rebecca stated that cooperative boundary agreements are not perpetual and that the landowners still have the right to farm. Mark stated he understood but still thought the lands should remain eligible for the Program.

Paul Benjamin stated that the Committee should adopt a temporary boundary and then work towards negotiation with all affected communities in the near future.

Wade reviewed the program's acquisition priority and stated that the majority of lands that would become ineligible for the Program per the LCC proposal are not high-priority and because of this it is likely that these properties would not be acquired. Mark stated that these areas may become high-priority in the future. Wade stated that the way the

Program's LESA system was created this was not a likely possibility. Chair Sweeney stated the discussion will be concluded.

Eric Levitt stated that comprehensive plans are relatively short term and this program would be developing a long-term boundary. Eric stated the Program was trying to create a balance of growth and development with farmland preservation. Eric stated another proposal in which the City would essentially have veto authority on any proposed acquisition within the City's urban reserve area. Eric stated that a boundary around the City needed to be carefully considered so as to not encourage leapfrog development and other forms of development that would hinder farmland preservation activities.

Julie Backenkeller asked for clarification on lands that would become eligible for the Program with a letter of approval from the City. Wade provided clarification.

Doug stated he supports the LCC proposal and that if the City had veto power on specific areas that may lead to larger problems. Doug stated he supports the LCC proposal because it is not site-specific. Wade clarified which lands would become ineligible for the program in accordance with the LCC proposal.

Ray Henschler asked for clarification on leapfrog development. Discussion ensued on leapfrog development. Tom Sweeney stated that this program is looking to avoid leapfrog development or isolated easements and the program will focus on the primary target acquisition areas. Tom stated the program is trying to strike a balance between growth and development and farmland preservation. Eric stated that the City is supportive of that balance as well and it supports the program's primary target acquisition areas, even though some of the areas are within the City's urban reserve area. Archie stated that many of the areas planned for agriculture in the Town's comprehensive plans are ineligible for the program.

Chair Sweeney asked for comment from the audience. Frank Perotto, City of Janesville City Council, stated that the City of Janesville believes in farmland preservation. Frank agreed with Paul Benjamin's earlier statement and asked the Committee to give it more thought Frank also stated that the City was working towards balanced growth both to the west and the east. Frank stated the Committee needed to take a long-term view and consider the implications of their actions. Frank stated the Committee should work towards collaboration and compromise, and that preservation of agricultural lands is vital to the City. Neil Walter stated that agriculture is vital to life and manufacturing loss has hurt the City of Janesville. Neil stated the Janesville City Council should be extremely protective of agriculture. Frank stated that manufacturing, along with agriculture, is important to the City of Janesville and will re-emerge as an economic driver in the region.

Harold Hanauska, Town of Harmony, stated the Town of Harmony put a lot of time into developing their comprehensive plan and this program should respect that plan. Don Jones stated that farmland preservation is a very important issue, and cities need to think about growing up and not out. Don stated that the Cities of Janesville and Beloit are sprawling and that more consideration needs to be given by these cities to farmland preservation. Chair Sweeney stated that the discussion would be concluded.

Wade stated that the program will be evaluated and modified every five years at a minimum and that issues decided on today will not be perpetual. Wade restated the LCC proposal:

1. Any lands within .75 miles of the boundary of a large city (city with a population over 20,000) or .50 miles of a small city (city with a population of under 20,000) would become

ineligible for the program, 2. Any lands adjacent to existing freeway interchanges would become ineligible for the program. 3. Cities/Villages will have review and comment authority on any potential easement acquisition within 1.5 miles of a Village/City or 3 miles of a City

Chair Sweeney stated the chair of the LCC wanted to add these comments: The LCC focused on a resolution to this issue in a spirit of compromise with the City of Janesville that was consistent and repeatable throughout the county. The goal of the LCC was to treat this as a countywide compromise.

Chair Sweeney stated the Committee was looking for a motion. Neil Deupree motioned and asked them to be moved separately. Neil moved that any lands within .75 miles of a large city and .5 miles of a small city become ineligible for the Program. The motion was seconded by Rebecca Houseman. Discussion ensued on the motion. Archie Morton asked Neil if his motion was to make lands within the purple line (buffer) ineligible for the Program. Neil stated he understood this to be the proposal approved by the LCC and was supporting that proposal. Archie stated that he thought the eligibility criteria should remain as is and should not be modified.

Wade clarified which parcels would become ineligible. Ron Combs requested an amendment to the motion to state that any parcel adjacent to the line would become eligible with a letter of support from the cities. Neil Deupree accepted the amendment. Mark Gunn asked for clarification. Ron stated that the motion would make these parcels ineligible, but the parcels would become eligible if they get a letter from the cities supporting their eligibility.

Discussion ensued on which parcels would become ineligible. Ron stated any parcel within the buffer that receives a letter of support from a city would become eligible. Wade asked for clarification on which parcels would become ineligible. Discussion ensued. Ron clarified the motion. Bill Barlass asked if a letter of support from a city would be accessible. Eric stated that the letter of support concept would provide flexibility for farmland preservation.

Dave Rebout asked if the LESA system could be modified to address this issue. Wade stated this would be a large undertaking that would probably not produce the outcome that is desired. Rebecca Houseman stated that a letter of support from an applicable city would offer more flexibility for landowners within that area. Don Jones asked who is going to adjudicate the process and was worried that the city would have more power than the applicant. Mark asked what powers were being given to the City as a result of this motion. Eric Levitt stated it was his interpretation that if tax parcels, and any land thereof, are within the buffer, the parcels are ineligible for the Program, but these parcels will become eligible for the program with a letter of support from the city.

Mark Gunn asked Frank Perotto if development wasn't coming back to the City of Janesville, would the city be flexible in allowing lands to apply for the program. Frank stated the City would be flexible.

Archie Morton stated that if the Committee modifies its process now, that may leave the door open to requests for modification by other parties in the future. Archie stated that he thought the process as developed thus far by the Committee was sound and should not be changed. Chair Sweeney stated there was an amendment to the motion. Neil Walter asked if the motion would affect any land use agreements that are already in place. Wade stated it would not.

Discussion ensued. Tom Sweeney stated that any parcel that has any portion of it within the purple line (buffer) would become ineligible, but would become eligible with a letter of support from the affected city. More discussion ensued on the letters of support. Chair Sweeney clarified which parcels would become ineligible for the program, in accordance with Tom Sweeney's previous statement.

Eric Levitt requested an amendment to the amendment, stating any tax parcel wholly within or partially within the purple line (buffer) will become eligible with a letter of support from the city. Ron Combs withdrew his amendment. Rebecca Houseman seconded Eric's amendment. Tom read the amendment as follows; all parcels that fall wholly or partially within the purple line (buffer) become eligible for the program with a letter of support from the affected city. Chair Sweeney asked if the Committee understood the amendment. Committee answered in affirmative. Chair Sweeney stated the Committee would vote on the amendment. Amendment carried.

Neil Deupree motioned to approve the .75-mile buffer and .5 mile buffer applicable to the cities boundaries, in which tax parcels wholly or partly inside the buffer (purple line) would become ineligible for the PACE Program, with the amendment as stated. Chair Sweeney asked if the Committee understand the motion as amended. Fred Hookham asked for an additional amendment to the motion, stating the motion should reflect the boundaries on today's date. Eric Levitt seconded the second amendment. Additional amendment passed. Chair Sweeney asked for a vote on the motion. Vote: 9 - in favor, 7 - opposed. Motion passed.

Chair Sweeney asked if there were any additional motions. Ron Combs made a motion that any land adjacent to the existing freeway interchange be ineligible. Ray Henschler asked if the size of the tax parcels adjacent to the interchanges could change. Wade stated that these parcels could change as lands were added to or subtracted from the parcels through the land division process. Neil Deupree asked if "lands as defined by tax parcels adjacent to the interstate" should be put into the motion. Ron clarified the motion that it be tax parcels as of 9-22-2010. Ray Henschler asked if the map was accurate. Wade stated that the map was accurate, per the County's GIS tax parcel data. Archie Morton stated the interchange parcels should remain eligible, per the Committee's development of the LESA system.

Chair Sweeney asked for a vote on the motion. Vote: 8 - in favor, 8 - opposed. Doug Marklein was absent for both votes. Doug stated he was in favor of both votes, but as he was not present, his votes were not counted.

Wade stated that the final point in the City's resolution was for City review and comment on potential acquisitions within the City's urban reserve area and ETJ area. Wade stated that city review and comment authority is already accounted for in the PACE Program Manual.

The Committee took a five-minute break.

Chair Sweeney stated the agenda would be suspended, with the remaining items brought back at a future meeting. Wade stated that the final point in the City's resolution was for city review and comment authority on potential acquisitions within the City's urban reserve area and ETJ area. Wade stated that city review and comment authority is already accounted for in the PACE Program Manual. Ron Combs motioned to reaffirm that authority. Motion seconded by Dave Rebut.

Neil Deupree asked if review and comment authority should be clarified and/or defined. Wade stated that the review and comment authority process would be defined in the Manual. Discussion ensued. Archie stated that review and comment authority could be misconstrued at a future date, and he stated he was not in support of it. Rebecca Houseman asked if review and comment authority was removed for cities, would it be removed for towns and villages as well. Tom stated review and comment authority needs to be consistent throughout the County. Rebecca stated she did not support removing review and comment authority for towns, cities, or villages. Chair Sweeney stated the motion was not to remove review and comment authority, but to reaffirm comment and review authority for the cities and towns and villages, as stated in the Program Manual. Dave Rebut asked if the Committee is reaffirming what is already in the Manual, regarding City review and comment authority. Chair Sweeney answered yes.

Vote: 13 in favor, 3 opposed. Motion passes 13-3.

Wade stated that at the next meeting staff will present the revised draft manual, given the discussion today, as well as the application and review forms, and seek Committee approval on these documents.

6. **Future Meeting Date:** Chair Sweeney recommended **Thursday, October 7, 2010** with an **8:00 a.m.** start time as the next meeting date at the Planning Office Conference Room.
7. **Adjournment:** Don Jones motioned to adjourn the PDR/PACE Ad Hoc Committee at 10:50 a.m., seconded by Neil Deupree. Motion carried.

Respectfully Submitted,  
Thomas Sweeney  
County Conservationist

**Minutes are not official until adopted by the PDR/PACE Ad Hoc Committee.**

g:office/PDR/Ad Hoc 092210 Minutes



**ROCK COUNTY PACE AD HOC COMMITTEE  
THURSDAY, OCTOBER 21, 2010 – 8:00 A.M.  
ROCK COUNTY COURTHOUSE – EAST WING  
CONFERENCE ROOM 250  
JANESVILLE, WI  
AGENDA**

- 1) Call to order.
- 2) Adoption of Agenda.
- 3) Approval of Minutes – September 22, 2010
- 4) Citizen Participation, Communications, and Announcements.
- 5) Action Item: PACE Eligibility Criteria as it applies to city buffers (0.75 miles for large cities and 0.5 miles for small cities).
- 6) Action Item: PACE Eligibility Criteria as it applies to existing Interstate highway interchanges.
- 7) Discussion Item: Application and review forms.
- 8) Discussion Item: Rock County PACE Program Manual edits.
- 9) Discussion Item: Rock County PACE Program Ordinance.
- 10) Questions and Discussion.
- 11) Future Meeting Date – To be decided.
- 12) Adjournment.

It is possible that members of and possibly a quorum of other governmental bodies of Rock County may be in attendance at the above-stated meeting to gather information: any governmental body at the above-stated meeting will take no formal action.

G:/soil/office/pdr/adhoc/102110AG

**MINUTES**  
**ROCK COUNTY PDR/PACE AD HOC COMMITTEE**  
**THURSDAY, OCTOBER 21, 2010, 8:00 A.M.**  
**ROCK COUNTY COURTHOUSE - EAST WING**  
**CONFERENCE ROOM 250**  
**JANESVILLE WI**

1. **Call to Order:** Chair Sweeney called the meeting of the PDR/PACE Ad Hoc Committee to order at 8:00 a.m.

**Committee Members Present:** Chair Alan Sweeney, Bill Barlass, John Lader, Ron Combs, Dave Rebut, Eric Levitt, Neil Deupree, Doug Marklein, Archie Morton, Mark Gunn, Ray Henschler, Bob Fizzel, Ramona Flanigan, and Julie Backenkeller.

**Committee Members Absent:** Charley Rusch, Don Jones, Rich Bostwick, Neil Walter, Fred Hookham, Scott Farrington, Julie Christenson, and Todd Schmidt.

**Staff Present:** Tom Sweeney, LCD; Jeffrey Kuglitsch, Corporation Counsel; Paul Benjamin, Carrie Houston, and Wade Thompson, Planning and Development.

**Other's Present:** Howard Robinson - City of Milton, Rebecca Houseman - City of Beloit, Frank Perrotto - Janesville City Council member, and Duane Cherek - City of Janesville.

2. **Adoption of Agenda:** Chair Sweeney entertained a motion to adopt the agenda as presented. Neil Deupree motioned to approve the agenda, seconded by John Lader. Chair Sweeney pointed out some changes: Items 5 and 6 are being suspended, as there are some unanswered questions on these items that will be addressed at another time. **Motion Carried to approve agenda as modified.**
3. **Adoption of Minutes:** Chair Sweeney entertained a motion to adopt the minutes from the September 22, 2010 meeting. Doug Marklein motioned to approve the minutes, seconded by Neil Deupree. **Motion Carried.**
4. **Citizen Participation, Communications, and Announcements:** Neil Deupree updated the Committee on the Natural Step Study circles.

Paul Benjamin briefed the Committee on Agricultural Enterprise Areas and stated that if there are any further questions, please contact the Planning and Development Agency.

5. **Action Item: PACE Eligibility Criteria as it applies to city buffers (0.75 miles for large cities and 0.5 miles for small cities) - SUSPENDED**
6. **Action Item: PACE Eligibility Criteria as it applies to existing Interstate highway interchanges - SUSPENDED**
7. **Discussion Item: Application and review forms:** Wade Thompson began discussion on the Program application instruction form, the application form, and the recommendation and review form. Wade gave an overview of the forms and how they will be utilized. Wade asked for any final Committee comments or edits on the forms.

Doug Marklein asked if there would be a general information sheet on the PACE Program. Wade stated there would be. Ron Combs stated he thought the applicant should state whether or not a mortgage is on the property identified in the application. Wade stated

the application would be revised to include this. Neil Deupree stated that 2e. of the application should be 2d. Wade noted this.

8. **Discussion Item: Rock County PACE Program Manual edits:** Wade began discussion on edits to the Program Manual - Draft 8-25-2010. Wade stated the edits were identified in Manual Edits worksheet, and are contained in the Program Manual - Draft 10-7-2010.

Wade discussed the Manual edits. Neil Deupree stated that the suspended agenda items may affect these edits. Wade stated this was correct. Wade went on to discuss additional edits and then turned the discussion over to Carrie Houston.

Carrie went on to further discuss the Manual edits. Ron asked if the map referenced in the definition of planned development area was contained in the Manual. Carrie stated it is contained in the Rock County Comprehensive Plan and not in the Manual.

Carrie asked for any additional comments on the edits. Neil Deupree asked about the timeline for public meetings. Tom Sweeney stated that public information meetings would likely be held in December, and public hearings by the County Board would likely be held in January. Mark Gunn asked the Committee if they thought the general public was aware of the Program and Program development. Tom Sweeney stated that landowners have contacted his department as well as the Planning and Development Agency to inquire about the Program. Wade Thompson confirmed this.

Neil Deupree asked about various other kinds of Program outreach efforts, including efforts to contact the media. Neil stated he thought it would be a good idea to make some outreach effort to local media outlets. Tom stated that the Program was developed in a manner it was to ensure that education and outreach would be a manageable task. Tom also stated that information on the Program would spread by word of mouth.

Chair Sweeney closed the discussion.

9. **Questions and Discussion:** Chair Sweeney asked the Committee for questions and discussion.

Doug Marklein asked if the PACE Council would consist of people from inside or outside the County. Doug stated he thought the Council should consist of members from the County

Chair Sweeney stated the benefits of having a Council composed of members from outside the County, including impartiality. Chair Sweeney cited the Town of Dunn's program as an example of a Council composed of members from outside of the affected area. Ron Combs stated that the Manual identified the Council as being composed of members from the County. Ron stated he agreed with Chair Sweeney in that the Committee should be composed of members from outside the County. John Lader stated he would like to see the Council composed of members from the County. Mark Gunn agreed with John.

Neil Deupree asked how often the Council would meet. Wade Thompson stated a minimum of twice annually. Julie Backenkeller stated she thought the Council should be composed of members from outside the County. Tom Sweeney and Wade stated they thought the Council should be composed of members from within the County. Ron stated the Program should be implemented with the Council as is (members from within the County) and when the Program is evaluated; modification to the Council can be undertaken. Further discussion ensued on this topic. Wade provided clarification on the members of the Council.



Further discussion ensued on edits to the Manual. Doug Marklein asked at what point in the application review process would City/Village review and comment take place. Wade explained this would come after initial review of the application by the PACE Program manager. Doug asked if the City would be overwhelmed by all the applications they would have to review. Wade stated that only applications recommended for approval by the Program Manager would be sent to the City for review.

Archie Morton asked for clarification on the timeline for public meetings and hearings. Chair Sweeney provided clarification.

Eric Levitt stated he had an issue with Cities/Villages only reviewing and commenting on applications that were recommended for approval by the Program Manager. Eric stated he thought all applications that are within a City/Village's ETJ area should be sent to the City/Village for review. Wade Thompson agreed with Eric and stated the forms and Manual should be modified to reflect that all applications within a City/Village ETJ area are to be sent to the City/Village for their review. The Committee agreed to this change.

Ron Combs asked for clarification on the appraisal review process. Wade provided clarification.

10. **Future Meeting Date** - Chair Sweeney stated that at the next meeting staff would ask the Committee for approval of the Program forms, Manual, and Ordinance. Chair Sweeney set the next Committee meeting date for Wednesday, November 10, at 8:00 a.m.
11. **Adjournment:** Neil Deupree motioned to adjourn the PDR/PACE Ad Hoc Committee at 9:00 a.m., seconded by Ron Combs. Motion carried.

Respectfully Submitted,  
Thomas Sweeney  
County Conservationist

**Minutes are not official until adopted by the PDR/PACE Ad Hoc Committee.**

g:office/PDR/Ad Hoc 102110 Minutes



**ROCK COUNTY PACE AD HOC COMMITTEE  
WEDNESDAY NOVEMBER 10, 2010 – 8:00 A.M.  
CRAIG CENTER  
ROCK COUNTY FAIRGROUNDS  
JANESVILLE, WI**

**NOTE: LOCATION CHANGE**

**AGENDA**

- 1) Call to Order.
- 2) Adoption of Agenda.
- 3) Approval of Minutes – October 21, 2010
- 4) Citizen Participation, Communications, and Announcements.
- 5) Action Item: PACE Eligibility Criteria as it applies to City Buffers (0.75 Miles for Large Cities and 0.5 Miles for Small Cities).
- 6) Action Item: PACE Eligibility Criteria as it applies to Existing Interstate Highway Interchanges.
- 7) Action Item: Approve Application and Review Forms.
- 8) Action Item: Approve Rock County PACE Program Manual.
- 9) Questions and Discussion.
- 10) Future Meeting Date: Public Informational Meeting/Open House  
November 30, 2010 6:00 pm. Courthouse Conference Room 250.
- 11) Adjournment.

It is possible that members of and possibly a quorum of other governmental bodies of Rock County may be in attendance at the above-stated meeting to gather information: any governmental body at the above-stated meeting will take no formal action.

G:/soil/office/pdr/adhoc/11100AG

**MINUTES**  
**ROCK COUNTY PDR/PACE AD HOC COMMITTEE**  
**WEDNESDAY, NOVEMBER 10, 2010, 8:05 A.M.**  
**CRAIG CENTER**  
**ROCK COUNTY FAIRGROUNDS**  
**JANESVILLE WI**

1. **Call to Order:** Chair Sweeney called the meeting of the PDR/PACE Ad Hoc Committee to order at 8:05 a.m.

**Committee Members Present:** Chair Alan Sweeney, Don Jones, Julie Backenkeller, Julie Christenson, Ronald Combs, Neil Deupree, Eric Levitt, Ron Comb, Scott Farrington, Mark Gunn, Raymond Henschler, Fred Hookham, John Lader, Doug Marklein, Archie Morton, Dave Rebout, Robert Fizzell, Ramona Flanigan, and Neil Walter

**Committee Members Absent:** Charley Rusch and Bill Barlass.

**Staff Present:** Tom Sweeney, LCD; Randy Thompson - UWEX, Steve Schraufnagel, Carrie Houston and Wade Thompson, Planning and Development.

**Other's Present:** Phil Blazkowski, Sharon Hargarten, Howard Robinson - City of Milton, and Duane Cherek - City of Janesville.

2. **Adoption of Agenda:** Chair Sweeney entertained a motion to adopt the agenda as presented. John Lader motioned to approve the agenda, seconded by Neil Deupree. **Motion Carried to approve agenda as modified.**
3. **Adoption of Minutes:** Chair Sweeney entertained a motion to adopt the minutes from the October 21, 2010 meeting. Robert Fizzell motioned to approve the minutes, seconded by Doug Rebout. **Motion Carried.**
4. **Citizen Participation, Communications, and Announcements:** None.
5. **Action Item: PACE Eligibility Criteria as it applies to city buffers (0.75 miles for large cities and 0.5 miles for small cities):** Maps displaying the proposed modified Eligibility Criteria were distributed to the Committee. Eric Levitt motioned to approve the action item. Neil Deupree seconded.

Mark Gunn asked for clarification of parcels to be discussed. Wade Thompson clarified the parcels under discussion. Mark asked about the eligibility of parcels west of State Highway 11. Wade stated that these parcels were either eligible or ineligible, per the complete list of Program Eligibility Criteria.

Eric Levitt suggested the motion be withdrawn. Neil Deupree withdrew his motion. John Lader seconded.

Eric Levitt read the motion as follows: Program Eligibility Criteria # 6 be modified to include the following: If said parcels are located in a primary target acquisition area, per *Map 4.3 Rock County PACE Program Target Acquisition Areas and Other High Priority Agriculture Parcels*, and if land parcels meeting all other eligibility criteria but not this criteria are located in the Town of Rock west of State Highway 11 and County D (Afton Road) as identified in an intergovernmental agreement between the Town of Rock and the City of Janesville are eligible to apply for inclusion in this program per said agreement.

This motion is contingent upon Action Item #6 being approved by the Town of Rock and the City of Janesville, pursuant to an intergovernmental agreement that is scheduled for final approval by the Janesville City Council agenda on November 22<sup>nd</sup>, 2010.

Neil Deupree seconded the motion. Eric explained the motion. Chair Sweeney asked if everyone understood the motion. Archie Morton asked for the motion to be re-read. Tom Sweeney re-read the motion. Mark Gunn asked for clarification on which parcels are eligible for the Program. Wade Thompson explained that only those parcels meeting all other Eligibility Criteria, and the modified criteria as contained in Eric's motion, would be eligible for the Program. Committee discussion on the motion ensued.

Chair Sweeney asked if the Committee had any other questions, and for a motion and a second. Motioned by Eric Levitt, seconded by Neil Deupree. Motion carried.

6. **Action Item: PACE Eligibility Criteria as it applies to existing Interstate highway interchanges.**

Archie Morton moved to approve the action item. Eric Levitt seconded. Archie stated that this motion is contingent upon the previous motion being approved by the Town of Rock and the City of Janesville, pursuant to an intergovernmental agreement that is scheduled for final approval by the Janesville City Council agenda on November 22<sup>nd</sup>, 2010.

Archie stated the motion as follows: An additional Program Eligibility Criteria be developed stating any lands, any tax parcel existing on 1/1/2010, adjacent to an existing U.S. interstate highway interchange become ineligible for the Rock County PACE Program.

Eric Levitt seconded the motion and clarified the contingency was based on the November 22<sup>nd</sup> Janesville City Council meeting, so if something were to take place at that meeting, the motion would not apply. Chair Sweeney also stated Action Item #5 was contingent on Action Item #6, and asked for Committee discussion

Archie explained the rationale for the motion and that he thought it was a good compromise. Chair Sweeney asked for any questions, and entertained a motion to modify the PACE Program Eligibility Map as it applies to existing U.S. interstate highway interchanges. **Motion carried.**

7. **Action Item: Approve Application and Review Forms:** Wade Thompson passed out handouts clarifying the Program Eligibility Criteria as modified by the previous two action items/motions. Wade asked for any comments or questions on the modified Eligibility Criteria.

Chair Sweeney asked for an action item for approval of the Program application and review forms. Motioned by John Lader, seconded by Bob Fizzell. Motion carried.

Wade passed out the Program application and review forms, and stated that the Committee had seen drafts of these documents over the past few months. Chair Sweeney asked if there were any questions on the forms.

Ron Combs asked that the section referring to mortgages on the application form be clarified. Wade stated he would make this clarification. Doug Marklein asked if the County would seek application information from parties other than the applicant. Doug stated that permission should be given by the applicant if certain application information

is sought. Doug stated he thought the County's Corporation Counsel should also review the forms. Wade agreed.

Chair Sweeney asked the Committee for a motion and a second to approve the application form and review forms, with these minor edits and clarifications. Motioned by John Lader, seconded by Bob Fizzell. Motion carried.

8. **Action Item: Approve the Rock County PACE Program Manual:** Carrie Houston presented edits to the Rock County PACE Program Manual.

Eric Levitt stated he thought the ability of the Program to be modified without County Board approval should be discussed. Mark Gunn agreed. Tom Sweeney stated the rationale for the proposed Program evaluation and modification process, to streamline and create efficiencies in the process.

Committee discussion ensued on the Program evaluation and modification process. Wade Thompson stated that perhaps there could be a distinction between minor and major modifications, and stated that major modifications could be subject to County Board approval. Ron Combs agreed with Wade. Eric stated he wanted the Committee to be aware that the Program could be modified in less than five years time.

Julie Christensen asked if municipalities would be notified of modifications to the Program. Eric stated he thought municipalities should be notified. Chair Sweeney stated that page 29 of the Manual should be modified to ensure that municipalities are notified of all modifications to the Program, and that major modifications be subject to County Board approval.

Chair Sweeney asked for an amendment to the motion. Ron Combs amended his motion to read that towns, cities, villages would be notified if any Program modifications are made, and that changes to eligibility criteria, priority, and review process require County Board approval. Julie Christensen seconded.

Neil Deupree stated that the Program ordinance would also need to be changed to reflect the motion. Chair Sweeney asked for a motion and a second to approve the Rock County PACE Program Manual with the modifications to page 29, per Committee discussion.

Chair Sweeney asked if the Committee had any other questions, and for a motion and a second to approve the Rock County PACE Program Manual with the modifications. Ron Combs motioned to approve the manual with the amendments, seconded by Julie Christenson. Motion carried.

9. **Questions and Discussion:** Chair Sweeney asked if there were any other questions or discussion.

Doug Marklein asked how the Program's LESA system would adapt to changes in the landscape. Wade stated that the system was crafted in a manner so as to not be drastically affected by these changes. Wade also stated the system would be updated a minimum of every five years to account for these changes.

Doug also asked about the public hearing process and what would happen if there was opposition to the Program. Tom stated that the County Board could send the Program back to the Ad Hoc Committee. Wade stated that the Open House is an opportunity for any opposition to be known before it goes to the County Board for a public hearing.

Discussion ensued about the dates of the Open House and the County Board public hearings. Tom Sweeney explained that the Open House is November 30, and the public hearings could potentially be December 16, 2010 and January 13, 2011.

Ron Combs asked if a copy of the Manual could be supplied to the County Board prior to the public hearing. Wade Thompson stated he would supply the County Board with a copy prior to the public hearing.

10. **Future Meeting Date - November 30, 2010 at 6:00 p.m. - Open House, Courthouse Conference Center (Room 250). Next Ad Hoc Committee Meeting Wednesday, December 8, 2010 at 5:00 p.m.**

Chair Sweeney confirmed that the Open House would be from 6:00-8:00 p.m. on November 30. Chair Sweeney also confirmed the next Ad Hoc Committee meeting for 5:00 p.m., on December 8, 2010.

11. **Adjournment:** Don Jones motioned to adjourn the PDR/PACE Ad Hoc Committee at 9:25 a.m., seconded by Neil Deupree. Motion carried.

Respectfully Submitted,  
Thomas Sweeney  
County Conservationist

**Minutes are not official until adopted by the PDR/PACE Ad Hoc Committee.**

g:office/PDR/Ad Hoc 111010 Transcripts

**ROCK COUNTY PACE/PDR AD HOC COMMITTEE  
WEDNESDAY, DECEMBER 8, 2010 – 5:00 P.M.  
COURTHOUSE CONFERENCE CENTER  
SECOND FLOOR – EAST WING  
ROCK COUNTY COURTHOUSE  
51 S MAIN STREET, JANESVILLE, WI**

**AGENDA**

- 1) Call to Order.
- 2) Adoption of Agenda.
- 3) Approval of Minutes – November 10, 2010
- 4) Citizen Participation, Communications, and Announcements.
- 5) Approval of Resolution – Resolution to Approve the Start of Rock County Purchase of Agricultural Conservation Easements (PACE) Program and Approval of the Pace Program Manual.
- 6) Questions and Discussion.
- 7) Future Meeting Date – To be Decided.
- 8) Adjournment.

It is possible that members of and possibly a quorum of other governmental bodies of Rock County may be in attendance at the above-stated meeting to gather information: any governmental body at the above-stated meeting will take no formal action.

**MINUTES**  
**ROCK COUNTY PDR/PACE AD HOC COMMITTEE**  
**TUESDAY, DECEMBER 8, 2010, 5:00 P.M.**  
**COUNTY COURTHOUSE CONFERENCE ROOM - 250**  
**JANESVILLE WI**

1. **Call to Order:** Chair Sweeney called the meeting of the PDR/PACE Ad Hoc Committee to order at 5:00 P.M.

**Committee Members Present:** Chair Alan Sweeney, John Lader, Rich Bostwick, Mark Gunn, Ron Combs, Neil Deupree, Rebecca Houseman, Neil Walter, Doug Marklein, Ray Henschler, Julie Backenkeller, Archie Morton, Dave Rebut, Don Jones, Eric Levitt, Fred Hookham, and Charley Rusch.

**Committee Members Absent:** Ramona Flanigan, Scott Farrington, Bill Barlass, and Jerry Scheutz.

**Staff Present:** Tom Sweeney, LCD; Randy Thompson, UWEX; Steve Schraufnagel, Planning; Carrie Houston, Planning; and Jeff Kuglitsch, Corporation Counsel; and Jim Quade.

2. **Adoption of Agenda:** Chair Sweeney entertained a motion to adopt the agenda. Rich Bostwick motioned to approve the agenda, seconded by Ron Combs. **Motion Carried.**
3. **Adoption of Minutes:** Chair Sweeney entertained a motion to adopt the minutes from the November 10, 2010 meeting. Archie Morton motioned to approve the minutes as presented, seconded by Don Jones. **Motion Carried.**
4. **Citizen Participation, Communications, and Announcements.** NONE
5. **Approval of Resolution - Resolution to Approve the Start of Rock County Purchase of Agricultural Conservation Easements (PACE) Program and Approval of the Pace Program Manual.** Chair Sweeney entertained a motion to approve the resolution. Rich Bostwick motioned to approve the resolution as presented, seconded by Neil Deupree. A short discussion ensued regarding a few issues. Mark Gunn asked how changes to the program document would be completed prior to county board approval. Tom Sweeney stated that the November 16, 2010 document draft was being used as the last draft, and a list of changes would accompany the document to County Board for their January 13, 2011 meeting. After County Board approval, the document will be reproduced. Chair Sweeney asked if there were any further comments. Doug Marklein asked how we were going to handle neighboring property of eased property when the landowner wants to develop. No further discussion occurred. **Motion Carried Unanimously.**
6. **Questions and Discussion -** Chair Sweeney opened the floor for questions and discussion. Chair Sweeney noted that this would likely be the last business meeting of the Ad Hoc Committee and he expressed his sincere appreciation for all the hard work the committee completed. He asked if the committee would like to get together for a social meeting after the county board acts on the resolution. A request for available dates will be sent out to all Ad Hoc Committee Members by staff in January of 2011. Tom Sweeney stated that the council will be formed by the LCC in early January 2011. A few people have not responded to the request sent to them. We will need a response ASAP either way so we can make adjustment if needed.
7. **Adjournment:** John Lader motioned to adjourn the PDR/PACE Ad Hoc Committee at 5:20 p.m., seconded by Ron Combs. **Motion carried.**



Respectfully Submitted,  
Thomas Sweeney  
County Conservationist

**Minutes are not official until adopted by the PDR/PACE Ad Hoc Committee.**

g:office/PDR/AdHoc120810mi



**ROCK COUNTY, WISCONSIN**



**Board of Supervisors**  
**51 S. Main Street**  
**Janesville, WI 53545**  
**Phone: 608/757-5510**  
**FAX: 608/757-5511**  
**www.co.rock.wi.us**

**ROCK COUNTY BOARD OF SUPERVISORS' MEETING**  
**THURSDAY, JANUARY 13, 2011 – 6:00 P. M.**

**COUNTY BOARD ROOM/COURTROOM H**  
**FOURTH FLOOR/COURTHOUSE EAST**

**Agenda**

1. CALL TO ORDER
2. INVOCATION & PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES – December 16, 2010
6. PUBLIC HEARING
7. CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS
8. NOMINATIONS, APPOINTMENTS AND CONFIRMATION
  - A. Appointment to Health Services Committee
  - B. Appointment to Arrowhead Library System Board
  - C. Appointment to Criminal Justice Coordinating Council
  - D. Appointment to Criminal Justice Coordinating Council
  - E. Appointment to Council on Aging Advisory Board / Council on Aging Nutrition Advisory Board
  - F. Appointment to Council on Aging Advisory Board / Council on Aging Nutrition Advisory Board
9. INTRODUCTION OF NEW RESOLUTIONS OR ORDINANCES BY SUPERVISORS FOR REFERRAL TO APPROPRIATE COMMITTEE
10. REPORTS
  - A. The Condition of Education – Dr. Tom Eckert, Blackhawk Technical College
11. UNFINISHED BUSINESS

**ROCK COUNTY BOARD OF SUPERVISORS****January 13, 2011****Page 2**

## 12. NEW BUSINESS

## A. Supplementary Appropriations and Budget Changes - Roll Call

1. Accepting Health Impact Assessment Grant and Amending the 2011 Rock County Health Department Budget
2. Amending 2011 Land Conservation Department Budget for Purchase of a Tablet Computer and a Computer Project for Implementation of the PACE Program
3. Amending the 2011 Council on Aging Budget for Congregate Nutrition Program, Volunteer Driver Program, New Freedom Program and Creating Position of Mobility Manager

**NOTE:** Item 12.A.3. will be considered by the Education, Veterans and Aging Services Committee on 1/11/11 and County Board Staff on 1/13/11.

4. Authorizing Acceptance of Project Safe Neighborhoods Grant and Amending 2011 Budget
5. Awarding Contract for the Health Care Center Replacement Boiler Project and Amending the Capital Budget

## B. Bills Over \$10,000 - No Roll Call

## C. Encumbrances Over \$10,000 - Roll Call

## D. Contracts – Roll Call

1. Authorizing Purchase of Electronic Control Weapons From the Ray O'Herron Company, Inc.
2. Authorizing Purchase of Motorola CAD Software Upgrade for 911 Communications Center

## E. Homeland Security Mutual Aid Radio Replacement: Round 6 (2008 &amp; 2009)

## F. To Approve the Start of Rock County Purchase of Agricultural Conservation Easements (PACE) Program and Approval of the PACE Program Manual

## G. To Recognize Gayle Dumke

## H. Recognizing Optical Imaging Specialist Sandra Miller

## I. Recognizing Captain Fred Jegerlehner

## J. Recognizing Public Safety Utility Clerk Beverly Miller

## K. To Recognize Ms. Bernice Kedrowski for Service to Rock County Human Services

**NOTE:** Items 12.G, 12.H., 12.I., 12.J., and 12.K. will be considered by the County Board Staff Committee on 1/13/11

SECTION VI - APPENDIX III

Rock County Purchase of Agricultural Conservation Easements (PACE) Program Approval and Adoption Resolution

RESOLUTION NO. 11-1A-250

AGENDA NO. 12.F.(1)

RESOLUTION ROCK COUNTY BOARD OF SUPERVISORS

PACE AD HOC COMMITTEE INITIATED BY



CARRIE HOUSTON, WADE THOMPSON & JEFF KUGLITSCH DRAFTED BY

LAND CONSERVATION COMMITTEE SUBMITTED BY

NOVEMBER 29, 2010 DATE DRAFTED

RESOLUTION TO APPROVE THE START OF ROCK COUNTY PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS (PACE) PROGRAM AND APPROVAL OF THE PACE PROGRAM MANUAL

1 WHEREAS, the Rock County Board of Supervisors through Resolution 09-6B-311, adopted June 2 25, 2009, authorized formation of the Rock County Purchase of Agricultural Conservation Easements 3 (PACE) Program Ad Hoc Committee, tasked with development of the program; and

4 5 WHEREAS, the Rock County Board of Supervisors through Resolution 09-6B-302, adopted June 6 25, 2009, tasked the Rock County Planning, Economic and Community Development Agency with 7 coordinating development of the program, with assistance provided by the Rock County Land 8 Conservation Department and University of Wisconsin Cooperative Extension-Rock County; and

9 10 WHEREAS, the mission of the Rock County Purchase of Agricultural Conservation Easements 11 (PACE) Program is to work in cooperation with local governments to enhance Rock County's quality of 12 life by building consensus towards a regional vision, to include preservation of agricultural land, the 13 agricultural economy, and the County's rural character, and responsible growth and development in 14 appropriate areas; and

15 16 WHEREAS, the 21 member PACE Program Ad Hoc Committee met 15 times over 17 approximately a year and a half to: 1) develop a Program vision and goal statement, 2) develop 18 Program eligibility criteria and identify agricultural parcels eligible to apply for inclusion in the 19 Program, 3) develop a Land Evaluation and Site Assessment (LESA) system to prioritize agriculture 20 parcels eligible to apply for inclusion in the Program, and 4) develop drafts of the Rock County 21 Purchase of Agricultural Conservation Easements (PACE) Program Manual, identifying and outlining 22 all aspects of Program development and implementation, and recommend such to the Rock County 23 Land Conservation Committee; and

24 25 WHEREAS, oversight of the Program will be provided by the Rock County Land Conservation 26 Committee and administration of the Program will be provided by the Rock County Land Conservation 27 Department; and

28 29 WHEREAS, the Rock County Land Conservation Committee held a public meeting on 30 November 30, 2010 to obtain additional public input for consideration prior to recommending adoption of 31 the Rock County Purchase of Agricultural Conservation Easements (PACE) Program Manual; and

32 33 WHEREAS, the PACE Ad Hoc Committee and the Land Conservation Committee recommend 34 approval of this Program and the PACE Program Manual.

35 36 NOW, THEREFORE, BE IT RESOLVED by the Rock County Board of Supervisors in session 37 this 13 day of November, 2011, that they officially approve the Purchase of Agricultural 38 Conservation Easements (PACE) Program and adopt the document entitled Rock County Purchase of 39 Agricultural Conservation Easements (PACE) Program Manual.

40 41 BE IT FURTHER RESOLVED, that the Rock County Purchase of Agricultural Conservation 42 Easements (PACE) Program shall be administered by the Rock County Land Conservation Department 43 and implemented in accordance with the Rock County Purchase of Agricultural Conservation Easements 44 (PACE) Program Manual.

11-1A-250

RESOLUTION TO APPROVE THE START OF ROCK COUNTY PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS (PACE) PROGRAM AND APPROVAL OF THE PACE PROGRAM MANUAL

12.F.(2)

Page 2

45 BE IT FURTHER RESOLVED that future modifications to the Rock County Purchase of
46 Agricultural Conservation Easements (PACE) Program Manual, as approved by the Rock County Land
47 Conservation Committee and in accordance with the procedure outlined in the Manual, shall take effect
48 without requiring further action by the Rock County Board of Supervisors, except for any modifications
49 to either Section IV.-Program Development, (II. Eligibility or III. Priority) or Section V.-Program
50 Implementation, (I. Oversight and Administration or IV. Application) which will require a public hearing
51 and further approval by the Rock County Board of Supervisors.

Respectfully submitted:

LAND CONSERVATION COMMITTEE

PACE AD HOC COMMITTEE

Richard Bostwick, Chair
Larry Wiedenfeld, Vice-Chair
James Quade
Eva Arnold
Ronald Combs
Alan Sweeney
David Innis
Katie Kuznacic

Alan Sweeney, Chair
John Lader, Vice-Chair
Ronald Combs
Richard Bostwick
Scott Farrington
David Rebout
Charles Rnsch Jr.
Neil Deupree
Neil Walter
William Barlass
Raymond Henschler
Mark Gunn
Donald Jones
Julie Christensen

RESOLUTION TO APPROVE THE START OF ROCK COUNTY PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS (PACE) PROGRAM AND APPROVAL OF THE PACE PROGRAM MANUAL

12.F.(3)

Page 3

Absent  
Jerry Scheutz

*Archie Morton Jr.*  
Archie Morton Jr.

*Douglas Marklein*  
Douglas Marklein

*Eric Levitt*  
Eric Levitt

Absent  
Ramona Flanigan

*Julie Backenkeller*  
Julie Backenkeller

*Fred Hookham*  
Fred Hookham

LEGAL NOTE:

The County Board is authorized to take this action pursuant to § 59.51 and 98.173, Wis. Stats.

*Jeffrey S. Kugliesch*  
Jeffrey S. Kugliesch  
Corporation Counsel

FISCAL NOTE:

This resolution authorizes the adoption of the Rock County PACE Program Manual which has no fiscal impact on Rock County operations in and by itself.

*Jeffrey A. Smith*  
Jeffrey A. Smith  
Finance Director

ADMINISTRATIVE NOTE:

Recommended.

*Craig Knutson*  
Craig Knutson  
County Administrator

Pace Program and Manual.res

12.F.(4)

## EXECUTIVE SUMMARY

The County Board of Supervisors took action during their February 2009 meeting authorizing the formation of an Ad Hoc Committee to develop a Purchase of Agricultural Conservation Easement (PACE) Program. The mission of the Rock County PACE Program is to work in cooperation with local governments to enhance Rock County's quality to life by building consensus towards a regional vision, to include preservation of agricultural land, the agricultural economy, and the County's rural character, and responsible growth and development in appropriate areas.

The Ad Hoc Committee was charged with the development of the program eligibility criteria and the development of a program manual, which will be used to guide the program into the future. To achieve these goals, the committee met 15 times over one and half years to developing the program eligibility criteria, the land evaluation and site assessment system criteria that was used to identify priority target areas, and finally a draft copy of the program manual. The manual will be used to guide the program into the future.

The Ad Hoc Committee and the Land Conservation Committee held a public informational meeting on December 1, 2010 to obtain public input for consideration prior to recommending adoption of the PACE Program Manual.



## SECTION VI - APPENDIX IV

### Rock County Purchase of Agricultural Conservation Easements (PACE) Program: Land Evaluation and Site Assessment (LESA) System

#### LAND EVALUATION COMPONENT - SOIL CHARACTERISTICS

##### 1. Soil Group

###### a. Soil Suitability Factor

- Agricultural parcels with soils that have higher soil suitability (potential for total yield/gross economic return of suitable crops and approximation of the economic and environmental cost of producing a crop on that soil) receive higher scores than those with lower suitability. This factor was given a weight of .50 out of a total of 1.

Soil Type	Score (0-10)	Weight
Any present in County	0-10	.50

Soil suitability (SS) scores were developed utilizing NRCS land evaluation scores for State of Wisconsin soil types, normalized to Rock County. NRCS formulated a land evaluation score for all soil types located in the County utilizing the following criteria and formula:

- *Prime Farmland*: A soil type's major physical and chemical properties affecting agriculture utilization
- *Land Capability*: A soil type's risk of environmental damage (e.g. erosion, etc.), the degree of management concerns, and its limitations for agriculture utilization
- *Productivity*: A soil type's potential yield of agricultural crops

$$\begin{aligned}
 &(\text{Prime farmland score (0-10)} \times 0.15) \\
 &\quad + \\
 &(\text{Land capability score (0-10)} \times 0.30) \\
 &\quad + \\
 &(\text{Productivity score (0-10)} \times 0.55)
 \end{aligned}$$

---

SS score

In those instances where an agricultural parcel has multiple soil types/SS scores, a composite SS score was calculated for the parcel in proportion to the parcel's soil type acreages/SS scores. The following example illustrates this methodology for an agricultural parcel of 60 acres.

$$\begin{aligned}
 &40 \text{ acres of soil type X} = \text{SS score} - 7.5 \\
 &20 \text{ acres of soil type Y} = \text{SS score} - 5.0
 \end{aligned}$$

$$\begin{aligned}
 &\text{Soil type X acres (40)/Total parcel acres (60)} \times \text{Soil type X SS score (7.5)} = 5.0 \\
 &\quad + \\
 &\underline{\text{Soil type Y acres (20)/Total parcel acres (60)} \times \text{Soil type Y SS score (5.0)} = 1.7} \\
 &\text{Composite SS score: } 6.7
 \end{aligned}$$

Map A.1 displays soil suitability scores for all eligible agricultural parcels.

**SITE ASSESSMENT COMPONENT - SOCIO-ECONOMIC AND ENVIRONMENTAL CHARACTERISTICS****1. Agriculture Group****a. Field Size Factor**

- Agricultural parcels with larger field sizes are generally more agriculturally productive and economically viable than those with smaller field sizes. Thus, agricultural parcels with larger field (lands utilized for agriculture) sizes receive a higher score than those with smaller field sizes. This factor was given a weight of .08 out of a total of 1.

Field Size (Acres)	Score (0-10)	Weight
120 acres or greater	10	.08
80 to 119 acres	7	
40 to 79 acres	3	
39 acres or less	0	

Map A.2 displays field size factor scores for all eligible agricultural parcels.

**b. Use (Percent of Site as Workland) Factor**

- An agricultural parcel, regardless of size, with a higher percent of its total acreage in agricultural use is generally more agriculturally productive and economically viable than parcels with decreasing percents. Thus, agricultural parcels with higher percents of their acreage in agricultural use receive a higher score than those with decreasing percents. This factor was given a weight of .08 out of a total of 1.

Use (Percent of Site as Workland)	Score (0-10)	Weight
96% or greater	10	.08
90% to 95%	7	
80% to 89%	3	
79% or less	0	

Map A.3 displays use (percent of site as workland) factor scores for all eligible agricultural parcels.

**c. Surrounding Use Compatibility (Zoning Districts Within 0.5 Miles) Factor**

- Agricultural parcels surrounded by zoning districts containing land uses that are compatible (crop production, livestock rearing, etc.) with agricultural utilization are generally more agriculturally productive and economically viable than those surrounded by zoning districts with less compatible land uses, including residential, commercial, and industrial. Additionally, zoning districts containing land uses compatible with surrounding agricultural parcels decrease the potential for conflicts between agricultural and other landowners. Thus, agricultural parcels with surrounding compatible zoning districts receive higher scores than those surrounded by less compatible zoning districts. This factor was given a weight of .06 out of a total of 1.

Surrounding Use Compatibility (Zoning Districts Within .5 Miles)	Score (0-10)	Weight
Agricultural (A-1) (A-2), Agricultural Business, or Conservancy	10	.06
Agricultural (A-3) and Agricultural Transition	5	
Residential, Urban Transition, Industrial, Commercial/Business and all City/Village Zoning Districts	0	

In those instances where multiple zoning districts lie within 0.5 miles of an agricultural parcel, a composite surrounding use compatibility (SUC) score was calculated for the parcel in proportion to surrounding zoning districts/SUC scores. The following example illustrates this methodology for an agricultural parcel of 160 acres (1,120 acres of surrounding use).

- o 920 acres: Zoning district Agricultural (A-1) = SUC score - 10
- o 50 acres: Zoning district Agricultural (A-3) = SUC score - 5
- o 150 acres: Zoning district Residential (R-1) and Business (B-1) = SUC score - 0

$$(A-1) \text{ acres } (920) / \text{Total surrounding acres } (1,120) \times \text{SUC score } (10) = 8.2$$

+

$$(A-3) \text{ acres } (50) / \text{Total surrounding acres } (1,120) \times \text{SUC Score } (5) = 0.2$$

+

$$(R-1) \text{ and } (B-1) \text{ acres } (150) / \text{Total surrounding acres } (1,120) \times \text{SUC score } (0) = 0.0$$

---

Composite SUC score: 8.4

Map A.4 displays SUC factor scores for all eligible agricultural parcels.

## 2. Development Group

### a. Distance From Existing Sewer Service Area Boundaries Factor

- An agricultural parcel’s development potential generally increases with proximity to existing sewer service area boundaries. Thus, agricultural parcels at moderate distances from existing sewer service area boundaries receive higher scores than those located either extremely near to or far from said boundaries. This factor was given a weight of .08 out of a total of 1.

Distance (Miles)	Score (0-10)	Weight
1.5 to 2.9 miles	10	.08
3 to 4.9 miles	7	
.51 to 1.4 mile	3	
5 miles or greater or .5 miles or less	0	

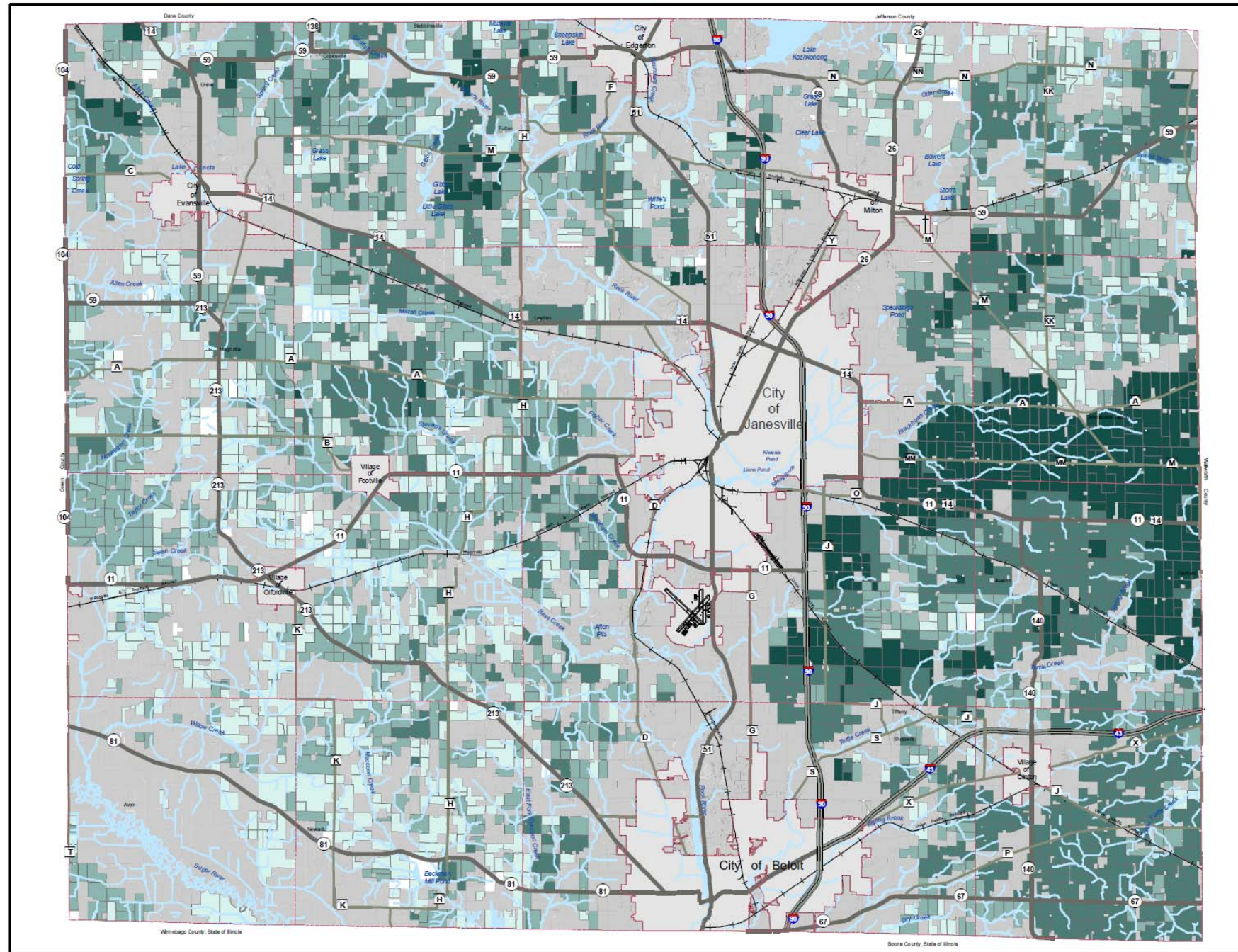
Map A.5 displays distance from existing sewer service area boundaries factor scores for all eligible agricultural parcels.



Map A.1:  
Rock County PACE Program: LESA System - Soil Suitability Factor

# Soil Suitability Factor

## Rock County PACE Program - LESA System



Rock County, Wisconsin  
12/1/2010

**Soil Suitability Score**

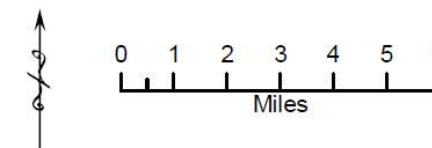
- 6.1 - 7.0
- 7.1 - 7.9
- 8.0 - 8.9
- 9.0 - 10.0
- Ineligible Parcels

**City, Village or Town Boundary**

- City or Village
- Rivers and Streams
- Rivers, Lakes, and Ponds
- Rail Line

**Roads**

- County Trunk
- Highway
- Interstate



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Data Sources: Rock County Planning and Development.

Source: Rock County Planning, Economic & Community Development Agency - 2010



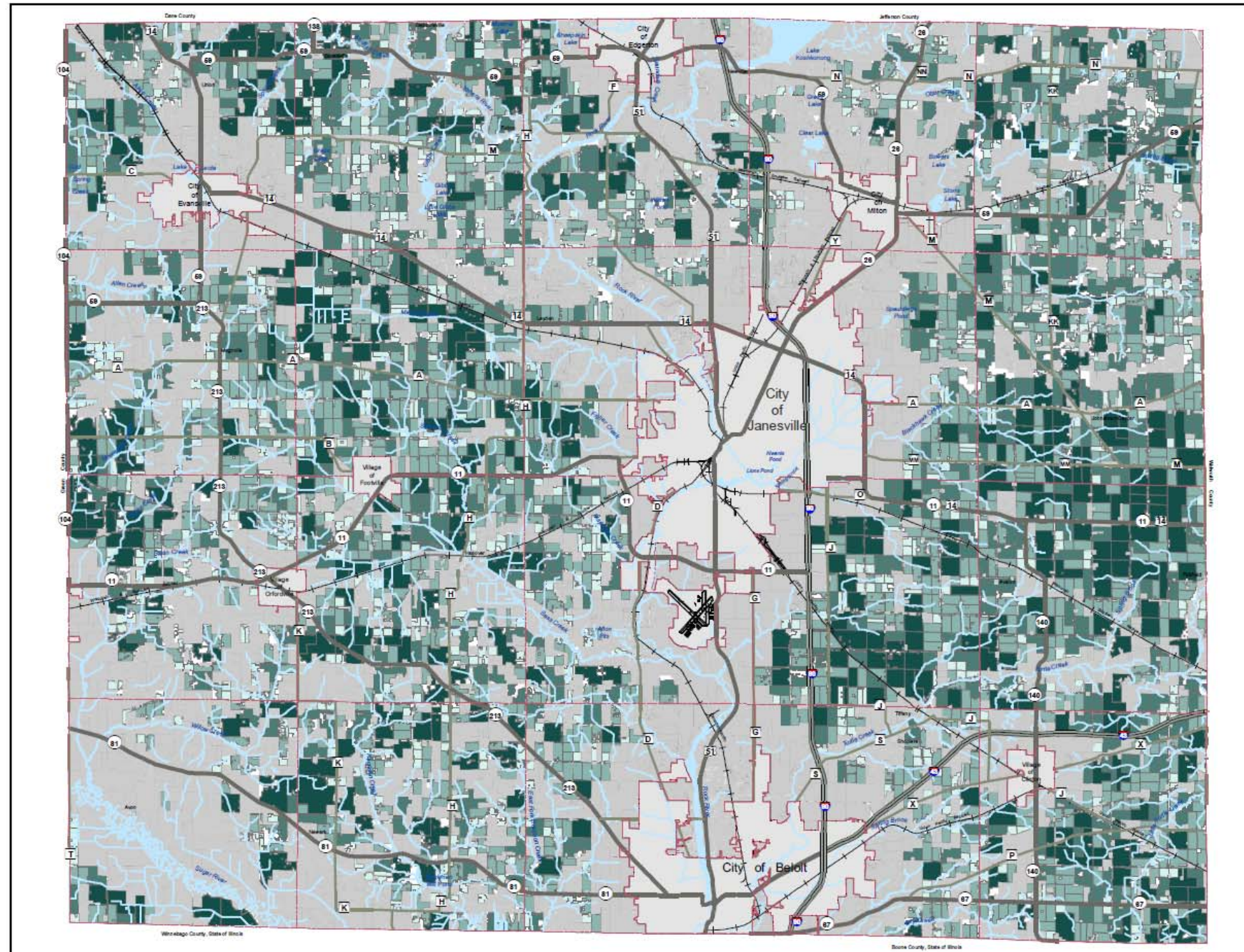
Map A.2:  
Rock County PACE Program: LESA System - Field Size Factor

# Field Size Factor

## Rock County PACE Program - LESA System



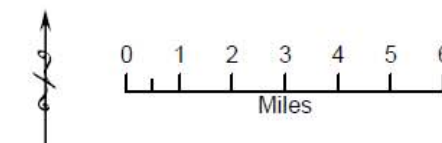
Rock County, Wisconsin  
12/1/2010



### Field Size Factor

- Score : Size**
- 0 : 39 acres or less
  - 3 : 40 - 79 acres
  - 7 : 80 - 119 acres
  - 10 : 120 acres or greater
  - Ineligible Parcels

- City, Village or Town Boundary
- City or Village
- Rivers and Streams
- Rivers, Lakes, and Ponds
- Rail Line
- Roads**
- County Trunk
- Highway
- Interstate



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Data Sources: Rock County Planning and Development.

Source: Rock County Planning, Economic & Community Development Agency - 2010



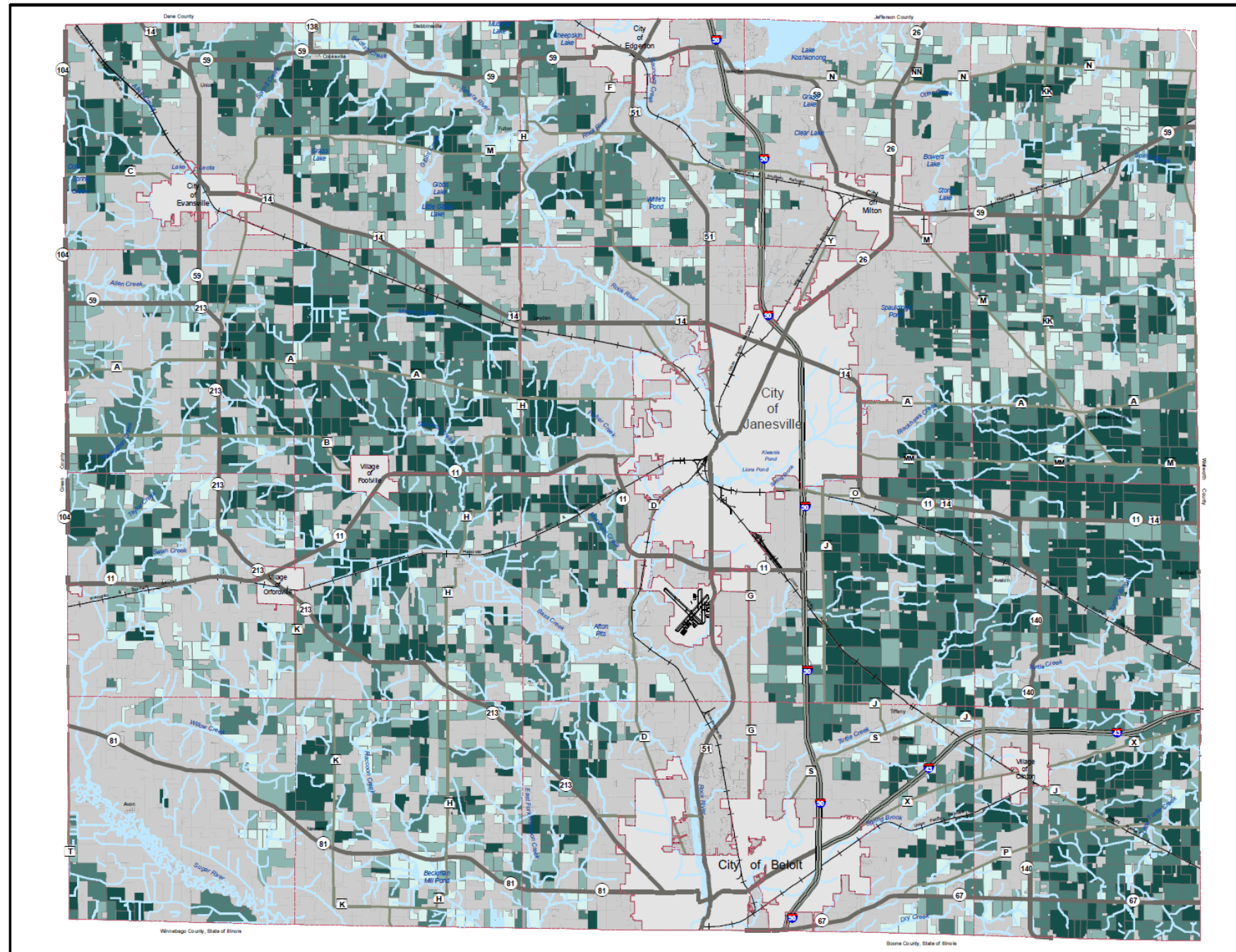
Map A.3:  
Rock County PACE Program: LESA System - Use (Percent of Site as Workland) Factor

# Use (Percent of Site as Workland) Factor

## Rock County PACE Program - LESA System



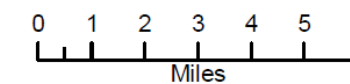
Rock County, Wisconsin  
12/1/2010



### Percent of Site as Workland

Score	Percent
0	79% or less
3	80% - 89%
7	90% - 95%
10	96% or greater
Grey	Ineligible Parcels

- City, Village or Town Boundary
- City or Village
- ~ Rivers and Streams
- ~ Rivers, Lakes, and Ponds
- Rail Line
- Roads**
- County Trunk
- Highway
- Interstate



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Source: Rock County Planning, Economic & Community Development Agency - 2010



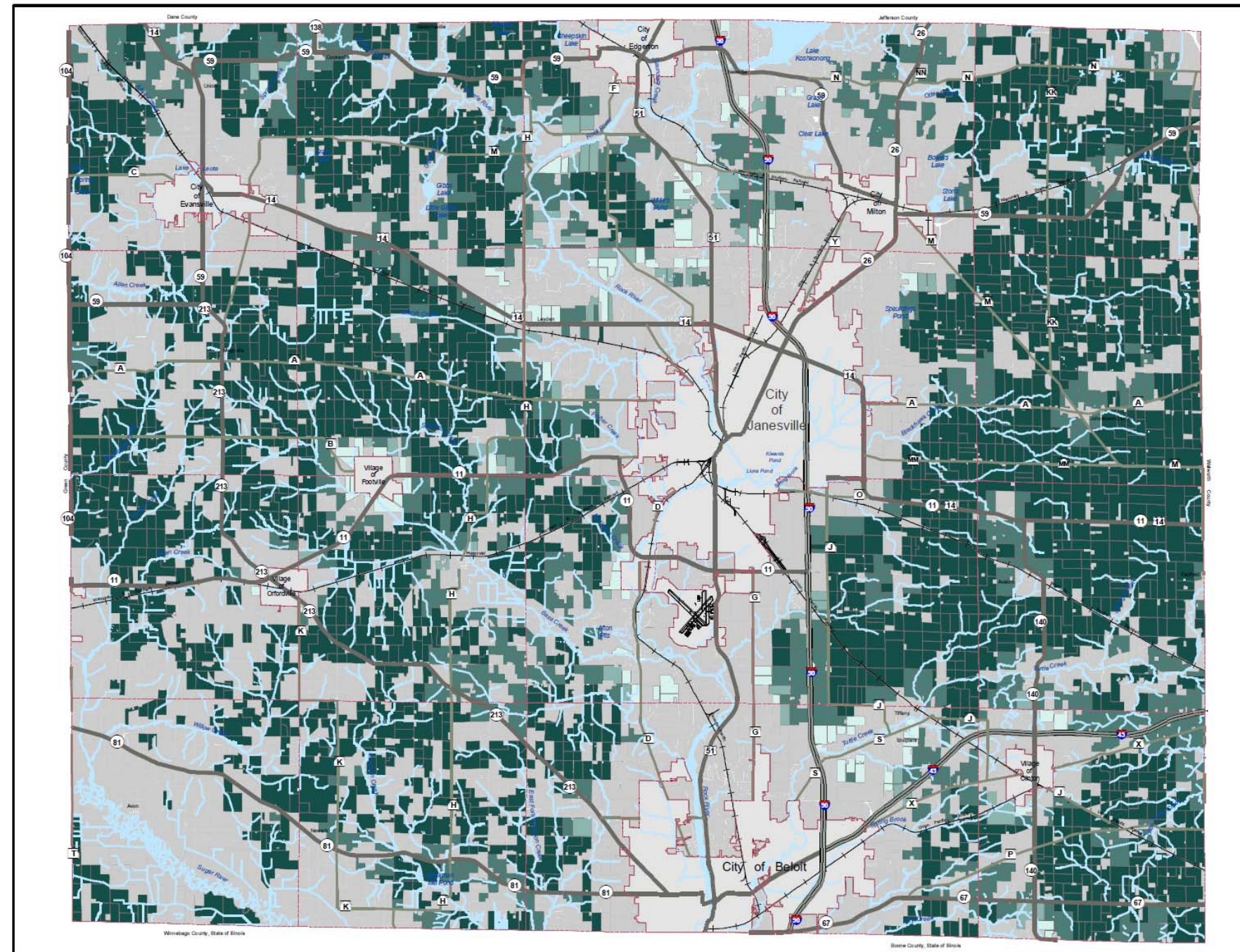
Map A.4:  
Rock County PACE Program: LESA System - Surrounding Use Compatibility (Zoning Districts Within 0.5 Miles) Factor

# Surrounding Use Compatibility (Zoning Districts Within 0.5 Miles) Factor

## Rock County PACE Program - LESA System



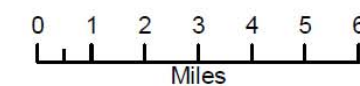
Rock County, Wisconsin  
12/1/2010



### Surrounding Use Compatibility (Zoning Districts Within 0.5 Miles)

Score	
Light Green	3.3 - 8.0
Medium Green	8.1 - 8.5
Dark Green	8.6 - 9.5
Very Dark Green	9.6 - 10.0
Grey	Ineligible Parcels

- City, Village or Town Boundary
- City or Village
- Rivers and Streams
- Rivers, Lakes, and Ponds
- Rail Line
- Roads**
- County Trunk
- Highway
- Interstate



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Data Sources: Rock County Planning and Development.



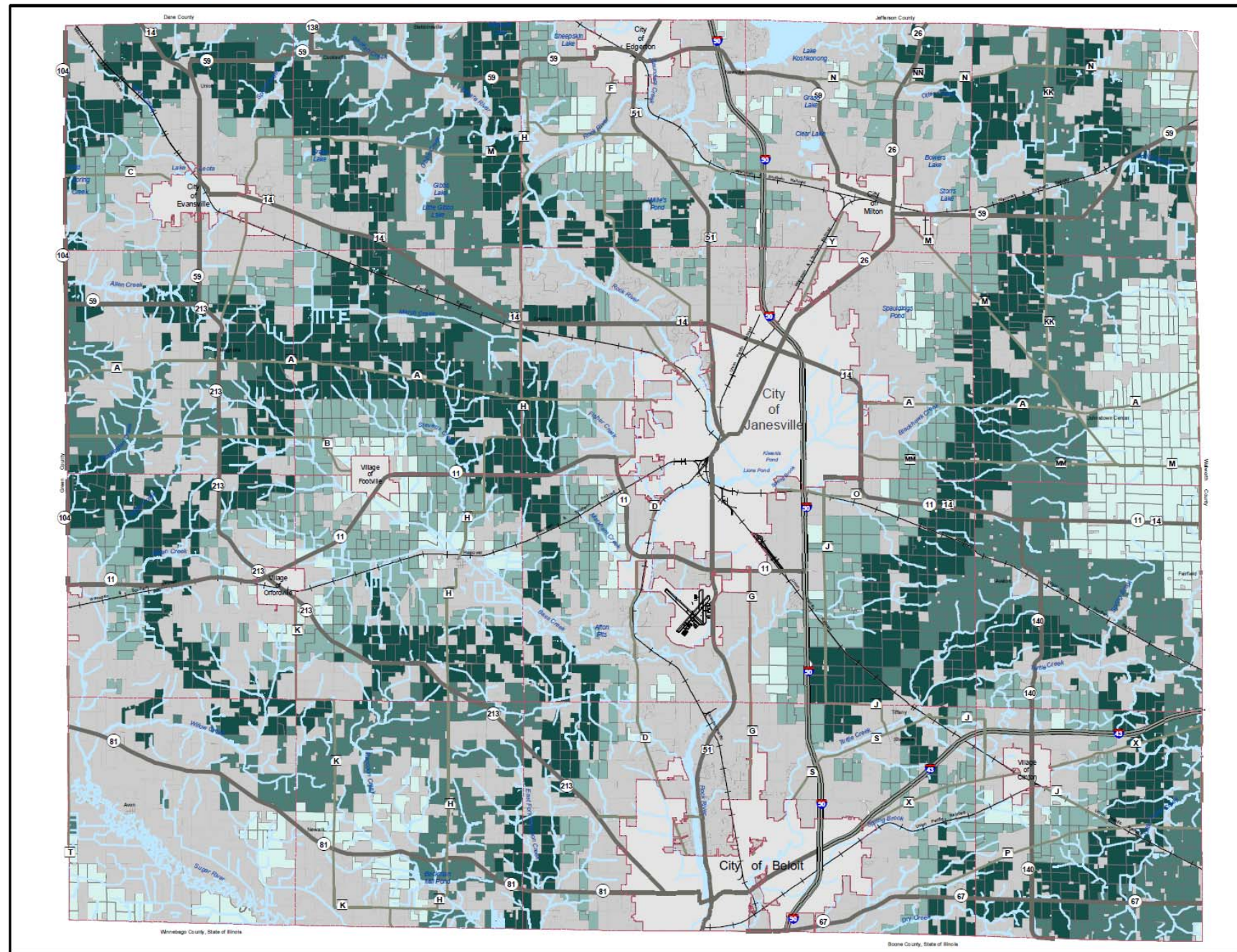
Map A.5:  
Rock County PACE Program: LESA System - Distance From Existing Sewer Service Area Boundaries Factor

# Distance From Existing Sewer Service Area Boundaries Factor

## Rock County PACE Program - LESA System



Rock County, Wisconsin  
12/1/2010

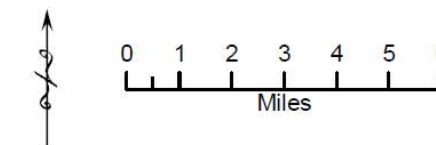


**Distance from Existing Sewer Service Area Boundaries**

**Score : Distance**

Light Green	0 : .5 miles or greater; .5 miles or less
Medium Green	3 : .51 - 1.4 miles
Dark Green	7 : 3 - 4.9 miles
Dark Green	10 : 1.5 - 2.9 miles
Grey	Ineligible Parcels

- City, Village or Town Boundary
- ▭ City or Village
- ~ Rivers and Streams
- ~ Rivers, Lakes, and Ponds
- Rail Line
- Roads**
- ~ County Trunk
- ~ Highway
- ~ Interstate



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Data Sources: Rock County Planning and Development.

Source: Rock County Planning, Economic & Community Development Agency - 2010



**b. Distance From Higher-Density Rural Residential Clusters Factor**

- Agricultural parcels in close proximity to higher-density (1 dwelling unit/~.25 to 1 acre) rural residential clusters increase the potential for conflict between agricultural and residential landowners, as new residential landowners are often unfamiliar with necessary by-products of agriculture land use, including late-night operation, road use by slow-moving farm machinery, and odors. Similarly, agricultural parcels located at greater distances from higher-density rural residential clusters generally experience less development pressure. Thus, agricultural parcels at moderate distances from higher-density rural residential clusters higher scores than those located either extremely near or far from said clusters. This factor was given a weight of .06 out of a total of 1.

Distance (Miles)	Score (0-10)	Weight
.5 to 1.4 miles	10	.06
1.5 to 2.9 miles	7	
.25 to .49 miles or 3 miles or greater	3	
.24 miles or less	0	

Map A.6 displays distance from higher-density rural residential clusters factor scores for all eligible agricultural parcels.

**c. Distance From Other Protected Lands (10 Acres Or Greater) Factor**

- Agricultural parcels in close proximity to other protected lands (of a certain size) have less potential for conflict between agricultural and other landowners than those parcels located at greater distances. Additionally, agricultural parcels in close proximity to other protected lands (of a certain size) may be more agriculturally productive and economically viable than those located at greater distances. Thus, agricultural parcels in close proximity to other protected lands (10 acres or greater) receive higher scores than those located at greater distances. This factor was given a weight of .05 out of a total of 1.

Distance (Miles)	Score (0-10)	Weight
.49 miles or less	10	.05
.50 to .74 miles	7	
.75 to .99 miles	3	
1 mile or greater	0	

Map A.7 displays distance from other protected lands (10 acres or greater) factor scores for all eligible agricultural parcels.

**d. Distance From Major Transportation Corridors Factor**

- The State of Wisconsin’s Department of Transportation utilizes a hierarchical functional classification system to identify roads according to the service (access and mobility) they are intended to provide to users. Rock County has roads with the following functional classifications, listed in hierarchical (high to low) order:

- *Principal arterials* - These roads serve corridor movements having trip length and travel density characteristics of an interstate or an interregional nature. These roads generally serve all urban areas with a population greater than 50,000 inhabitants.
- *Minor arterials* - These roads, in conjunction with other principal arterials, serve cities, large communities, and other major traffic generators providing interregional and inter-area traffic movements.
- *Major collectors* - These roads provide service to moderate sized communities, and other inter-area traffic generators, and link those generators to nearby larger population centers or higher functionally classified roads.
- *Minor collectors* - These roads provide service to all remaining smaller communities, link the locally important traffic generators with their rural hinterland, and are spaced consistent with population density so as to collect traffic from lower functionally classified roads and bring all developed areas within a reasonable distance to a collector road.
- *Local roads* - These roads provide access to adjacent land and provide for travel over relatively short distances on an inter-township or intra-township basis. All roads not classified as arterials or collectors are designated local roads.

An agricultural parcel's distance from roads of higher functional classification has various implications for agricultural land use. An agricultural parcel at a moderate distance from higher functionally classified roads ensures easier accessibility for agricultural landowners to their lands, less development pressure and potential conflicts, and increased distribution and transportation opportunities than those agricultural parcels located either extremely near or far from higher functionally classified roads. Thus, agricultural parcels at moderate distances from higher functionally classified roads receive higher scores than those located either extremely near or far from said roads. This factor was given a weight of .04 out of a total of 1.

Distance (Miles)	Score (0-10)	Weight
1 to 1.9 miles from a freeway intersection, rural principal arterial, or rural minor arterial	10	.04
2.0 to 2.9 miles from a freeway intersection, rural principal arterial, or rural minor arterial	7	
3.0 to 3.9 miles from a freeway intersection, rural principal arterial, or rural minor arterial	3	
.99 miles or less or 4 miles or greater from a freeway intersection, rural principal arterial, or rural minor arterial	0	

Map A.8 displays distance from major transportation corridor factor scores for all eligible agricultural parcels.

### 3. Natural Resource Group

#### a. Presence of Environmentally Sensitive Areas (Water-Related) Factor

- Water-related environmentally sensitive areas (ESA), including wetlands and shorelands, are natural resource features that provide various socio-economic and environmental benefits. Thus, agricultural parcels with moderate amounts of water-related ESA receive higher scores than those with decreasing amounts. This factor was given a weight of .05 out of a total of 1.

Presence of Environmentally Sensitive Area (Water-Related)	Score (0-10)	Weight
Wetland (3 acres or greater) and 30% or greater of parcel in shoreland (within 1,000 feet of high-water mark of any navigable lake or within 300 feet of high-water mark of any navigable river, creek, or stream) area	10	.05
Any 1 of 2 (above)	5	
0 of 2 (above)	0	

Map A.9 displays presence of ESA (water-related) factor scores for all eligible agricultural parcels.

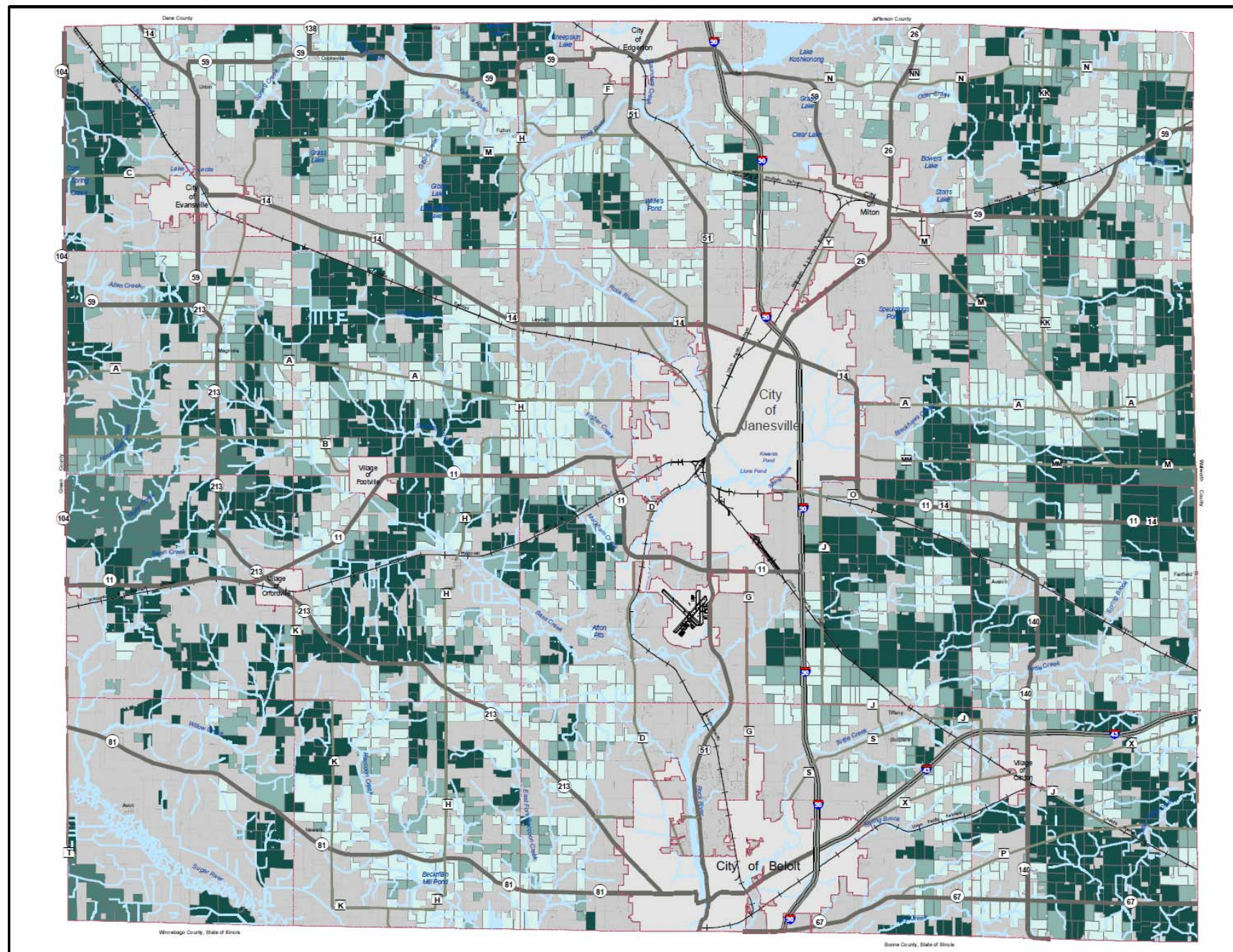
*\*All Rock County Purchase of Agricultural Conservation Easement (PACE) Program LESA System spatial and tabular data is housed in the Rock County Planning, Economic & Community Development Agency GIS database. Additionally, a hard copy containing said data is contained on a CD held by the Rock County PACE Program Manager.*



Map A.6:  
Rock County PACE Program: LESA System - Distance From Higher-Density Rural Residential Clusters Factor

# Distance From Higher-Density Rural Residential Clusters Factor

## Rock County PACE Program - LESA System



Rock County, Wisconsin  
12/1/2010

**Distance from Higher-Density Rural Residential Clusters**

**Score : Distance**

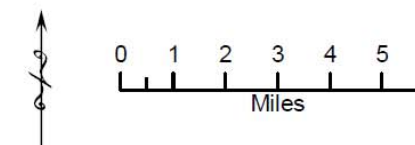
- 0 : .24 miles or less
- 3 : .25 - .49 miles; 3 miles or greater
- 7 : 1.5 - 2.9 miles
- 10 : .5 - 1.4 miles
- Ineligible Parcels

**City, Village or Town Boundary**

- City or Village
- Rivers and Streams
- Rivers, Lakes, and Ponds
- Rail Line

**Roads**

- County Trunk
- Highway
- Interstate



Data Sources: Rock County Planning and Development.

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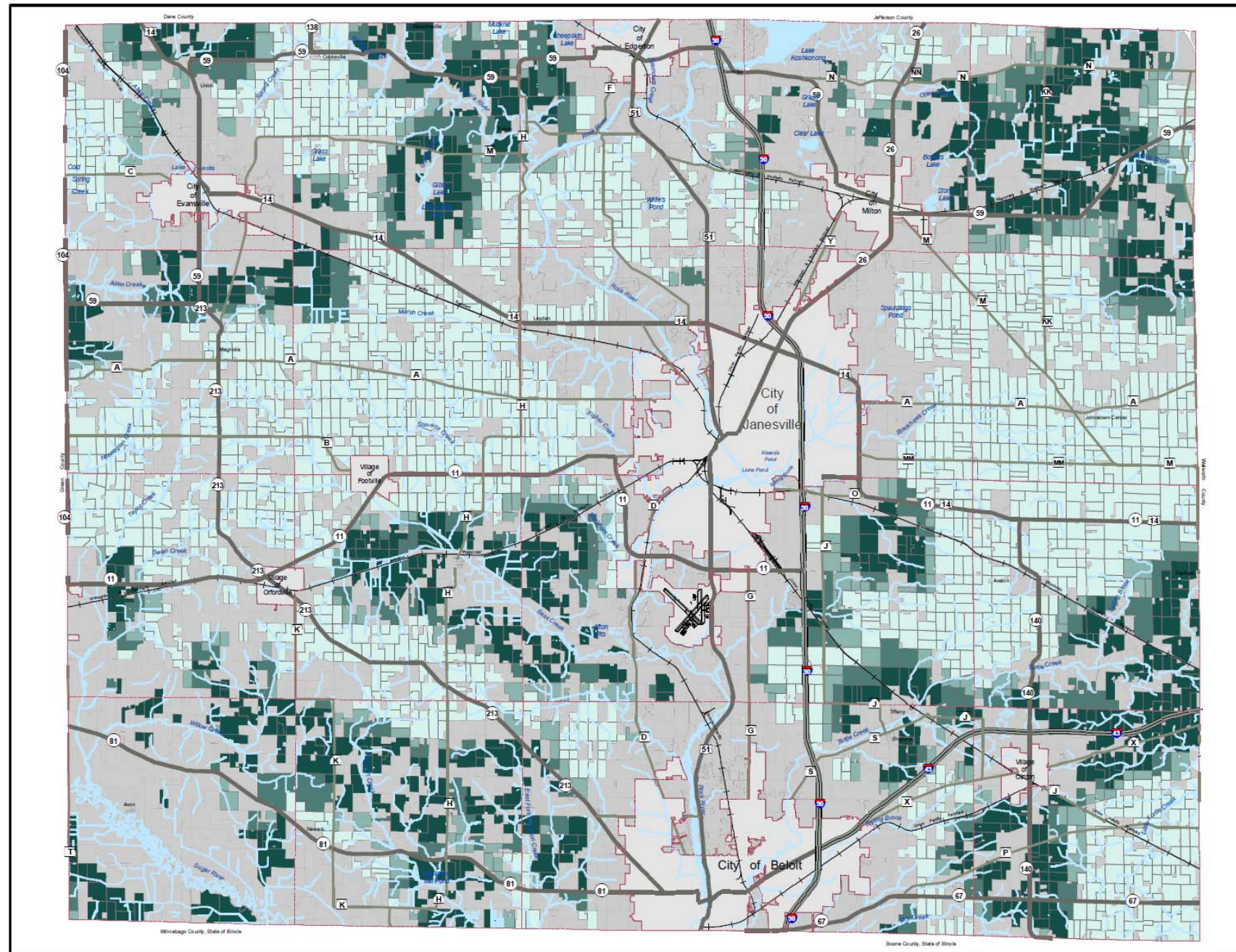
Map A.7:  
Rock County PACE Program: LESA System - Distance From Other Protected Lands (10 Acres or Greater) Factor

# Distance From Other Protected Lands (10 Acres or Greater) Factor

## Rock County PACE Program - LESA System



Rock County, Wisconsin  
12/1/2010

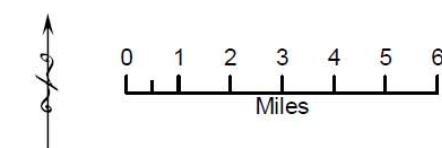


**Distance From Other Protected Lands (10 Acres or Greater)**

**Score : Distance**

Light Green	0 : 1 mile or greater
Medium Green	3 : .75 - .99 miles
Dark Green	7 : .50 - .74 miles
Very Dark Green	10 : .49 miles or less
Grey	Ineligible Parcels

- City, Village or Town Boundary
- ▭ City or Village
- Rivers and Streams
- Rivers, Lakes, and Ponds
- Rail Line
- Roads**
- County Trunk
- Highway
- Interstate



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Data Sources: Rock County Planning and Development.



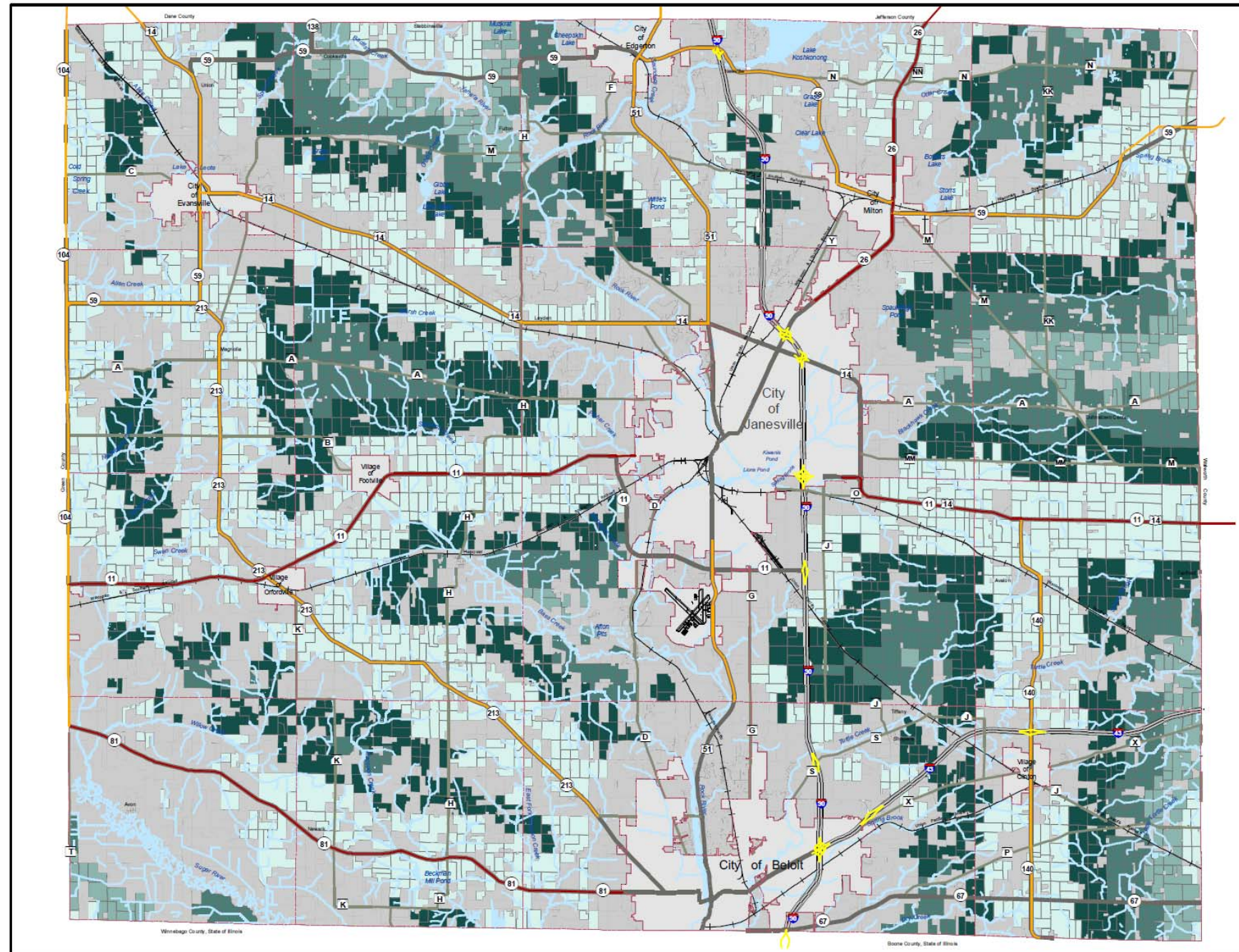
Map A.8:  
Rock County PACE Program: LESA System - Distance From Major Transportation Corridors Factor

# Distance from Major Transportation Corridors Factor

## Rock County PACE Program - LESA System



Rock County, Wisconsin  
12/1/2010



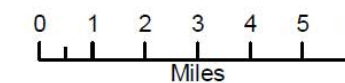
**Distance from Major Transportation Corridors**

- Score : Distance**
- 0 : .99 miles or less; 4 miles or greater
  - 3 : 3.0 - 3.9 miles
  - 7 : 2.0 - 2.9 miles
  - 10 : 1.0 - 1.9 miles
  - Ineligible Parcels

- City, Village or Town Boundary
- ▭ City or Village
- Rivers and Streams
- Rivers, Lakes, and Ponds
- Rail Line
- Roads**
- County Trunk
- Highway
- Interstate

**Designated Roads - Functional Classification**

- Rural Minor Arterial
- Rural Principal Arterial
- Urban Rural Freeway Ramp



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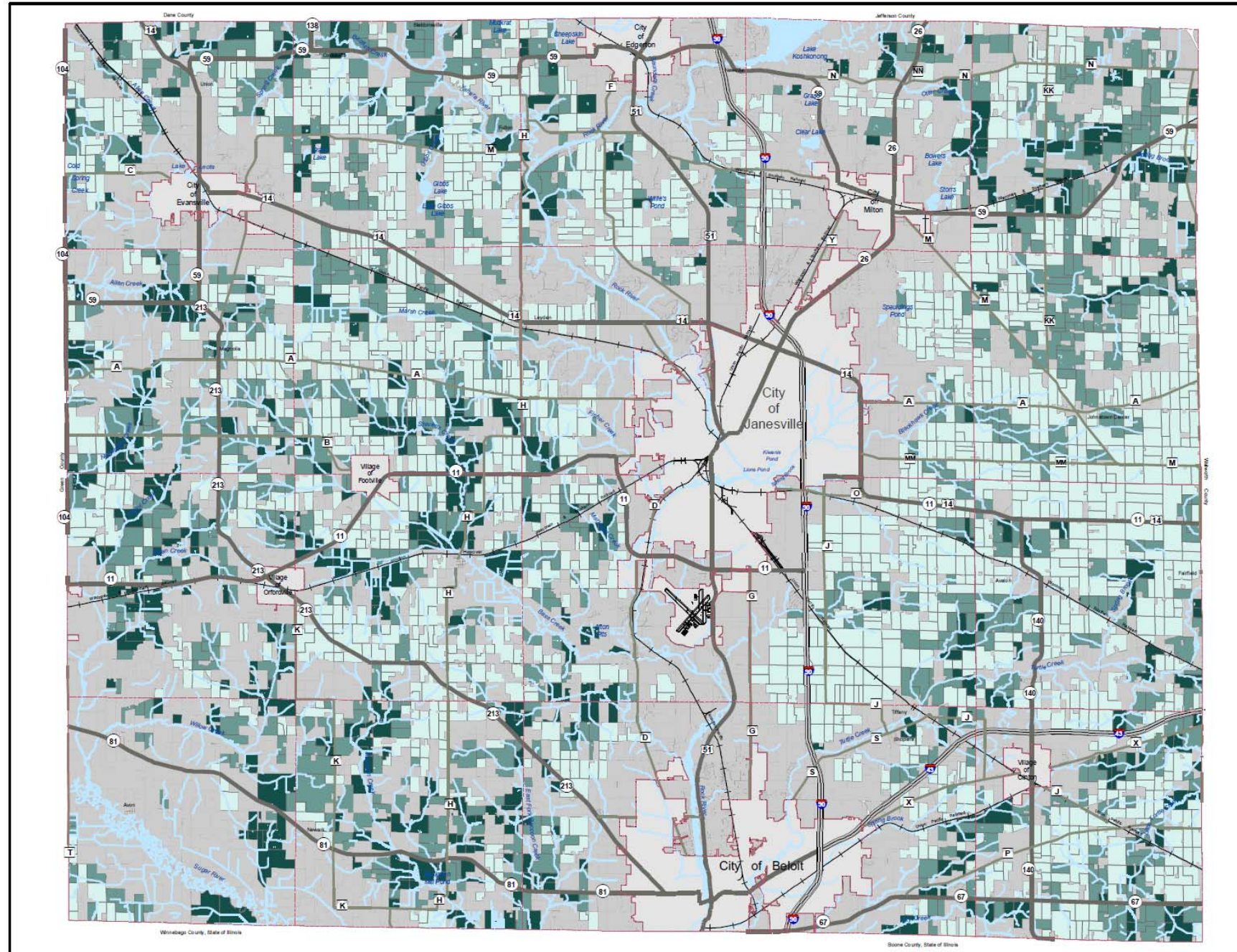
Map A.9:  
Rock County PACE Program: LESA System - Presence of Environmentally Sensitive Areas (Water-related) Factor

# Presence of Environmentally Sensitive Areas (Water-related) Factor

## Rock County PACE Program LESA System



Rock County, Wisconsin  
12/1/2010



**Presence of Environmentally Sensitive Areas (Water-related)**

Score : Number of Type Present

- 0 : None
- 5 : One
- 10 : Two
- Ineligible Parcels

City, Village or Town Boundary

City or Village

Rivers and Streams

Rivers, Lakes, and Ponds

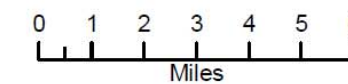
Rail Line

**Roads**

County Trunk

Highway

Interstate



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Data Sources: Rock County Planning and Development.

Source: Rock County Planning, Economic & Community Development Agency - 2010



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## SECTION VI - APPENDIX V

### Rock County Purchase of Agricultural Conservation Easements (PACE) Program: Potential Future Modifications

This appendix identifies Rock County Purchase of Agricultural Conservation Easements (PACE) Program potential future modifications, including those related to Program Eligibility Criteria and the Program Land Evaluation and Site Assessment (LESA) system, as identified in Section IV - Program Development and Section VI - Appendix IV of this Manual.

#### I. Program Eligibility Criteria

- Unit of Analysis

The Program utilized single Rock County tax parcels as the unit of analysis, with each single tax parcel subjected to Program Eligibility Criteria. Multiple Rock County tax parcels in contiguity and owned by the same agricultural landowner could be combined and utilized as the unit of analysis and then be subjected to Program Eligibility Criteria. As such, lands in Rock County that may not currently meet Program Eligibility Criteria could meet these criteria in the future.

- Program Eligibility Criteria 1. Located in an Agricultural Preservation Area, per Rock County Farmland Preservation Plan: 2005 Update, Farmland Preservation Plan Map  
Wisconsin's Department of Agriculture, Trade & Consumer Protection Working Lands Initiative now allows lands under 35 acres to be zoned for Farmland Preservation and thus be located in an Agricultural Preservation Area on a County's Farmland Preservation Plan Map. Additionally, the *Rock County Farmland Preservation Plan: 2005 Update* is currently (2010-11) being revised and updated by the Rock County Planning, Economic & Community Development Agency. As such, lands in Rock County that may not currently meet Program Eligibility Criteria 1. could meet this criteria in the future.

- Program Eligibility Criteria 4. 35 acres or larger, with at least 50% of acres classified as workland

The Program utilized single Rock County tax parcels as the unit of analysis, with each single tax parcel subjected to Program Eligibility Criteria. Multiple Rock County tax parcels in contiguity and utilized by the same agricultural landowner could be combined and utilized as the unit of analysis and then be subjected to Program Eligibility Criteria 4. As such, lands in Rock County that may not currently meet Program Eligibility Criteria 4. could meet this criteria in the future.

#### II. Program Land Evaluation and Site Assessment (LESA) System

- Unit of Analysis

The Program's LESA System utilized single Rock County tax parcels, meeting all Program Eligibility Criteria, as the unit of analysis with each single tax parcel assigned a LESA Score. Multiple Rock County tax parcels meeting all Program Eligibility Criteria, in contiguity and utilized by the same agricultural landowner, could be combined and utilized as the unit of analysis, with each assigned a LESA Score.



- *Field Size Factor*  
This factor was developed utilizing data maintained and provided by the Farm Service Agency. This data was current as of April 2008. Analysis of Rock County's current aerial photography could be utilized in future modification of this factor.
- *Use (Percent Of Site As Workland) Factor*  
This factor was developed utilizing data maintained and provided by the Farm Service Agency. This data was current as of April 2008. Analysis of Rock County's current photography could be utilized in future modification of this factor.
- *Surrounding Use Compatibility (Zoning Districts Within 0.5 Miles) Factor*  
This factor did not consider zoning districts outside of Rock County but within the distance parameters set forth in the factor scoring scale. Zoning districts outside of the County but within the distance parameters set forth in the factor scoring scale could be utilized in future modification of this factor.
- *Distance From Existing Sewer Service Area Boundaries Factor*  
This factor did not consider existing sewer service area boundaries outside of Rock County but within the distance parameters set forth in the factor scoring scale. Existing sewer service area boundaries outside of the County but within the distance parameters set forth in the factor scoring scale could be utilized in future modification of this factor.
- *Distance From Higher-Density Rural Residential Clusters Factor*  
This factor did not consider higher-density rural residential clusters outside of Rock County but within the distance parameters set forth in the factor scoring scale. Higher-density rural residential clusters outside of the County but within the distance parameters set forth in the factor scoring scale could be utilized in future modification of this factor.
- *Distance From Major Transportation Corridors Factor*  
This factor did not consider major transportation corridors outside of Rock County but within the distance parameters set forth in the factor scoring scale. Major transportation corridors outside of the County but within the distance parameters set forth in the factor scoring scale could be utilized in future modification of this factor.

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## SECTION VI - APPENDIX VI

### Rock County Purchase of Agricultural Conservation Easements (PACE) Program: Manual Definitions

The following terms shall, for the purpose of the *Rock County Purchase of Agricultural Conservation Easements (PACE) Program Manual*, have the definition stated herein. Any other term contained in the Rock County PACE Program Manual (Manual) not defined herein or in any other Section of this Manual, but vital to the interpretation of this Manual, shall be construed to have a legal definition.

**Agricultural conservation easement** - The development rights of an agricultural parcel, or a portion thereof, that have been, or will be, conveyed by the agricultural parcel landowner to Rock County through a *Rock County Agricultural Resources Conservation Easement*

**Agricultural parcel** - Land eligible to apply for inclusion in the Rock County PACE Program, in accordance with Program Eligibility Criteria as identified in **Section IV. - Program Development** of this Manual, with boundaries conforming to a Rock County tax parcel(s)

**Agricultural preservation area** - Any land so defined in the *Rock County Agricultural Preservation Plan: 2005 Update* and designated as such on the Agricultural Preservation Plan Map contained therein

**Closing costs** - Any monetary costs associated with conveying an agricultural conservation easement (via a *Rock County Agricultural Resources Conservation Easement*) from an agricultural parcel landowner to Rock County, not to include the purchase price

**Conservation entity** - Any private, non-governmental group, organization, or association whose primary focus is the conservation or preservation of agricultural or open space lands, and/or natural or cultural resources, through fee-simple or non-fee simple ownership

**Closing date** - The date on which an agricultural conservation easement (via a *Rock County Agricultural Resources Conservation Easement*) is conveyed from an agricultural parcel landowner to Rock County

**Development right** - The ability to create additional lots, in accordance with all applicable ordinances, statutes, regulations, and standards, on an agricultural parcel for the purpose of ownership transfer or allowance of construction or location of a residence, or a commercial or industrial enterprise requiring construction or location of building

**Field (Workland)** - Any land within an agricultural parcel utilized for agriculture and other supporting activities (not to include timber production), as defined by State of Wisconsin Statute 70.32(2)(c)(1g)

**Environmentally sensitive area (water-related)** - Any shoreland or wetland

**Escrow** - An independent, third-party depository for all monies, instructions, and documents necessary for conveyance of an agricultural conservation easement (via a *Rock County Agricultural Conservation Easement*) from an agricultural parcel landowner to Rock County

**Existing sewer service area boundaries** - Any land in incorporated or unincorporated areas of Rock County to which municipal sewer and water service could be adequately provided to with no additional major infrastructure upgrades, as of January 1, 2010

**Higher-density rural residential cluster** - Three or more contiguous Rock County tax parcels each five acres or less in size, located in an unincorporated area of the County

**Household** - A housing unit occupied or otherwise inhabited

**Housing unit** - Any structure capable of serving as a residence

**Major transportation corridor** - A freeway intersection, rural principal arterial, or rural minor arterial in Rock County, including all of the following:

- Freeway intersection - Any vehicular traffic access point located on Interstate 90/39 or 43
- Rural principal arterial
  - State Highway 81
  - State Highway 26
  - State Highway 11 - Western Rock County boundary line to City of Janesville
  - U.S. Highway 14/State Highway 11 - Eastern Rock County boundary line to City of Janesville
- Rural minor arterial
  - State Highway 140
  - State Highway 104
  - State Highway 59 - Eastern Rock County boundary line to City of Edgerton
  - State Highway 213 -Western Town of Beloit boundary line to City of Beloit
  - State Highway 59 - Western Rock County boundary line to City of Evansville
  - U.S. Highway 51 - Northern Rock County boundary line to City of Janesville, and northern Town of Beloit boundary to City of Janesville
  - U.S. Highway 14 - Northern Rock County boundary line to City of Janesville

**Planned development area** - Land in unincorporated areas of Rock County in which a Future Land Use, other than Agriculture or Park/Open Space, or some combination thereof, is planned for in accordance with *Map 5.3: Future Land Use, Rock County Comprehensive Plan 2035* (Adopted: 9-10-2009), as derived from Town/Village/City comprehensive plans

**Protected lands** - Land in unincorporated areas of Rock County under fee-simple or non-fee simple ownership by a conservation entity, or County/State/Federal agency or general/special purpose district, and intended for agricultural, outdoor recreation or open space use

**Purchase price** - The monetary value of an agricultural conservation easement, and the value at which the easement will be conveyed by an agricultural parcel landowner to Rock County (via a *Rock County Agricultural Resources Conservation Easement*), as agreed upon by the landowner and County, in accordance with an appraisal and appraisal review as approved by said parties and any applicable funding sources

**Rock County Agricultural Resources Conservation Easement** - A legal document prepared by Rock County Corporation Council, or Program funding source, in which a landowner conveys the development rights on his/her agricultural parcel, or a portion thereof, to Rock County, subject to all terms and conditions contained therein

**Soil suitability (Land evaluation soil score)** - A numeric score on a scale of 0-10, developed by the Natural Resources Conservation Service and modified by the Rock County Planning, Economic & Community Development Agency, for all soil types located in the County, utilizing the following criteria and formula:

- Prime Farmland: A soil type's major physical and chemical properties affecting agriculture utilization
- Land Capability: A soil type's risk of environmental damage (e.g. erosion, etc.), the degree of management concerns, and its limitations for agriculture utilization
- Productivity: A soil type's potential yield of agricultural crops

$$(\text{Prime Farmland score (0-10)} \times 0.15) + (\text{Land Capability score (0-10)} \times 0.30) + (\text{Productivity score (0-10)} \times 0.55)$$

**Shoreland** - Land within 1,000 feet of the ordinary high water mark of a navigable lake, pond or flowage, or within 300 feet of the ordinary high water mark of a river or stream

**Wetland** - Land delineated as wetland by the Wisconsin Department of Natural Resources

**Workland (Field)** - Land within a single agricultural parcel utilized for agriculture and other supporting activities (not to include timber production), as defined by State of Wisconsin Statute 70.32(2)(c)(1g)