

October 28, 2008

RESOLUTION NO. 2008-94

RESOLUTION BY THE FINANCE AND HUMAN RESOURCES COMMITTEE AUTHORIZING THE LEASING OF SEVEN COUNTY-OWNED PARCELS OF LAND FOR FARMING PURPOSES FOR THE YEARS 2009, 2010, 2011 AND 2012

To the Honorable Members of the Racine County Board of Supervisors:

BE IT RESOLVED by the Racine County Board of Supervisors that a lease for the following property, where competitive bids were received, be granted to the highest bidder at the following bid price:

CASE EAGLE PARK site consisting of two parcels containing a total of 50.78 acres of land located in the Town of Rochester, to Jeremy Bratz at the bid price of \$135.00 per acre for a total of \$6,855.30 per year.

NICHOLSON ROAD WEST site containing approximately 27.7 acres of Root River Parkway in the Village of Caledonia, to Jeremy Bratz at the bid price of \$135.00 per acre for a total of \$3,739.50 per year.

ACADEMY ROAD site containing approximately 6.1 acres of land located in the Town of Rochester, to Steve Henningfield at the bid price of \$91.00 per acre for a total of \$555.10 per year.

BE IT FURTHER RESOLVED by the Racine County Board of Supervisors that leases for the following properties, where only one bid was received, be granted to the following bidders at the following bid prices:

BRAUN ROAD SOUTH site containing approximately 39.27 acres of land located in the Village of Mount Pleasant, to Al Wilks at the bid price of \$120.25 per acre for a total of \$4,722.22 per year.

SIX MILE ROAD site consisting of two parcels containing approximately 10.7 acres of land located in the Village of Caledonia, to Robert Grove at the bid price of \$72.50 per acre for a total of \$775.75 per year.

SEVEN MILE ROAD site consisting of two parcels containing approximately 14.1 acres of land located in the Village of Caledonia, to Robert Grove at the bid price of \$75.00 per acre for a total of \$1,057.50 per year.

BE IT FURTHER RESOLVED by the Racine County Board of Supervisors that leases for the following properties, which have received special consideration, be granted to the following persons at the negotiated price:

KRUEGER site containing approximately 16.2 acres of land in the Town of Rochester to the Waterford Future Farmers of America for a total of \$1.00 per year as per Resolution No. 83-247.

BE IT FURTHER RESOLVED by the Racine County Board of Supervisors that the terms of the leases shall include:

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- 5
- 6 1. That the leases shall be for a four-year period (2009, 2010, 2011 and 2012 due to the
- 7 requirements for a soil test and nutrient management plan); and
- 8
- 9 2. That the lessees shall have access to these parcels upon adopting of this resolution or,
- 10 when said lessees are succeeding a previous lease, at the end of the 2008 growing
- 11 season; and
- 12
- 13 3. That said acreage is defined in Exhibit "A" which is attached hereto and incorporated
- 14 herein.
- 15
- 16 4. Such other terms and conditions as the Racine County Corporation Counsel and the
- 17 Planning and Development Director deem necessary and appropriate.
- 18

19 **BE IT FURTHER RESOLVED** by the Racine County Board of Supervisors that funds
20 generated from the rental of park properties will be deposited into a park acquisition account and
21 all other funds will be deposited into rental of County property in the General Fund.

22
23 **BE IT FURTHER RESOLVED** by the Racine County Board of Supervisors that the County
24 Board Chairperson, the County Clerk and the County Executive are authorized and directed to
25 execute leases for the above-listed parcels.

26
27 Respectfully submitted,

28
29 1st Reading _____

**FINANCE AND HUMAN RESOURCES
COMMITTEE**

30
31 2nd Reading _____

32
33 BOARD ACTION

Karen A. Nelson, Chairman

34 Adopted _____

35 For _____

36 Against _____

37 Absent _____

Robert N. Miller, Vice-Chairman

38
39 VOTE REQUIRED: Majority

Thomas Pringle, Secretary

40
41 Prepared by:
42 Corporation Counsel

Russell A. Clark

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45 _____
Q. A. Shakoor, II

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Van H. Wanggaard

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51 _____
Pamela Zenner-Richards

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The certificate of publication, in compliance with State Statutes, is available at Racine County Planning.

INFORMATION ONLY

WHEREAS, Racine County has adopted a uniform leasing policy for County-owned lands; and

WHEREAS, pursuant to this policy and previously adopted resolutions, the Racine County Planning and Development Department has solicited bids for those parcels accessible via public roads and has negotiated with prospective lessees for the inaccessible parcels; and

WHEREAS, the bids and negotiated proposals have been received and reviewed; and

WHEREAS, with the granting of these leases, Racine County has revised the program to four-year leases, all with the same beginning and ending sequences, as established by Resolution No. 87-132.

WHEREAS, the crop areas expressed in acres, as incorporated into the terms of the leases, have been accurately delineated by recent aerial mapping by the United States Department of Agriculture and were provided to the Racine County Planning & Development Department by the National Resource Conservation Service for purposes of this farm lease program.

10/28/2008

FISCAL NOTE RESOLUTION NO: 2008-94

Highest Bid (2008) - 4 Year Lease							
Property Name	Braun Road South	Case Eagle Park	Krueger	Nicholson Rd West	6 Mile Road	7 Mile Road	Academy Road
Name	Wilks, Al	Bratz, Jeremy	Waterford FFA	Bratz, Jeremy	Grove, Robert	Grove, Robert	Henningfeld, Steve
# of Acres	39.27	50.78	16.2	27.7	10.7	14.1	6.1
Price / Acre	\$ 120.25	\$ 135.00	NA	\$ 135.00	\$ 72.50	\$ 75.00	\$ 91.00
Total / Year	\$ 4,722.22	\$ 6,855.30	\$ 1.00	\$ 3,739.50	\$ 775.75	\$ 1,057.50	\$ 555.10
Four Year Total	\$ 18,888.87	\$ 27,421.20	\$ 4.00	\$ 14,958.00	\$ 3,103.00	\$ 4,230.00	\$ 2,220.40
Four Year Total (All Bids)							\$ 70,825.47

The following properties are park land and the rental from those lands goes into a Park Acquisition account - 529.4675

Property Name	Yearly Lease	Four Year Total
Case Eagle Park	6,855.30	27,421.20
Total Lease Revenue	<u>6,855.30</u>	<u>27,421.20</u>

The following properties are not park land and the rental from those lands goes into a Rent Farm Land Account - 100.4675.10420 in the General Fund.

Property Name	Yearly Lease	Four Year Total
Braun Road South	4,722.22	18,888.87
Krueger	1.00	4.00
Academy Road	555.10	2,220.40
Nicolson Road West	3,739.50	14,958.00
6 Mile Road	775.75	3,103.00
7 Mile Road	1,057.50	4,230.00
Total Lease Revenue	<u>10,851.07</u>	<u>43,404.27</u>

After reviewing the Resolution/Ordinance and fiscal information supplied, your Finance Committee recommends FOR--AGAINST adoption.
REASONS

FOR

AGAINST

Resolution No. 2008-94

Exhibit "A"

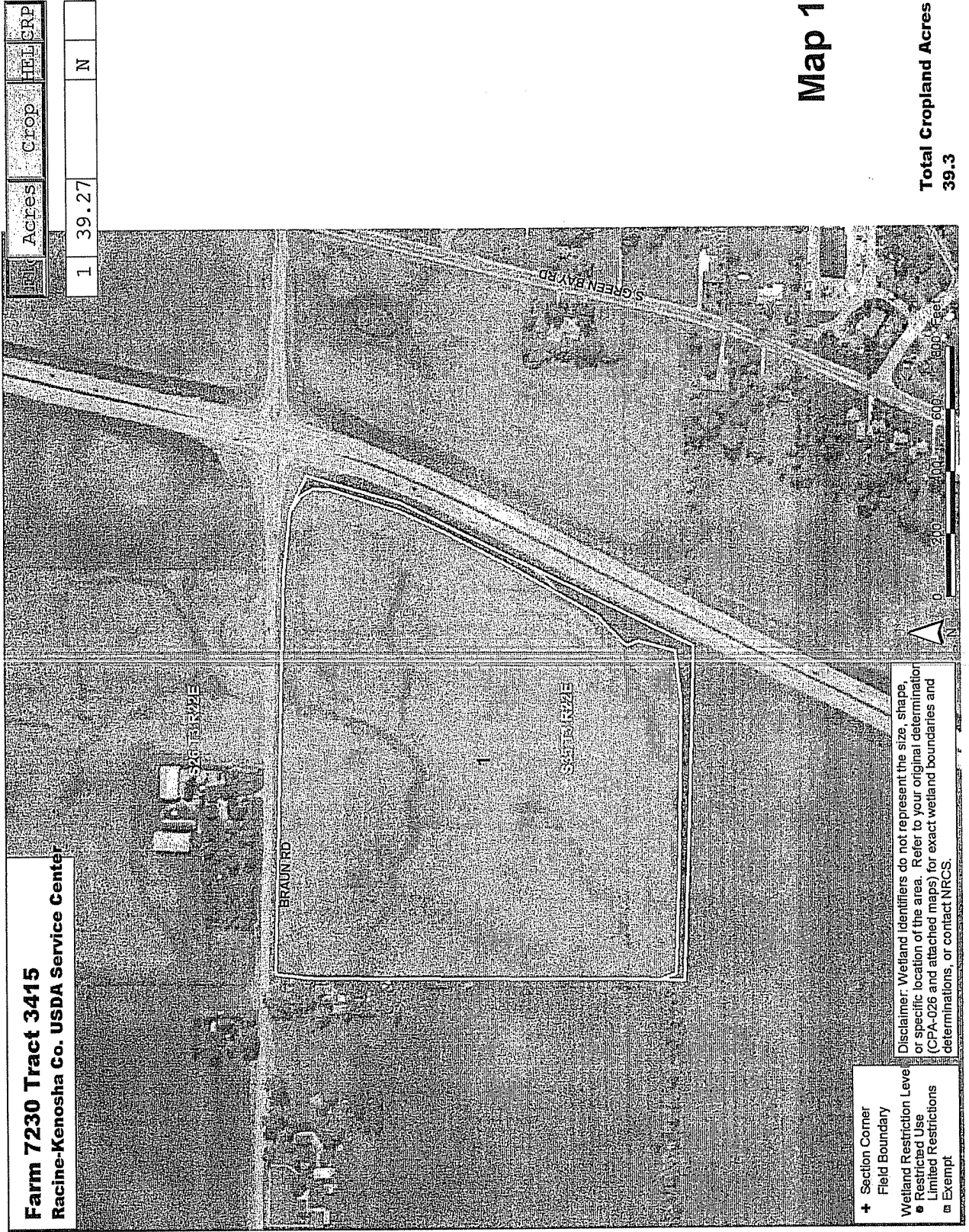
2008 Farmland Lease Maps

USDA

10/21/08

**2008 Farmland Lease
Map Source - USDA**

Braun Road South (39.3 Acres)



INR	Acres	Crop	HILL	CRP
1	39.27		N	

Farm 7230 Tract 3415
 Racine-Kenosha Co. USDA Service Center

- + Section Corner
- Field Boundary
- Welland Restriction Level
- Restricted Use
- Limited Restrictions
- Exempt

Disclaimer: Wetland identifiers do not represent the size, shape, or specific location of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Map 1

**Total Cropland Acres
39.3**

**2008 Farmland Lease
Map Source - USDA**

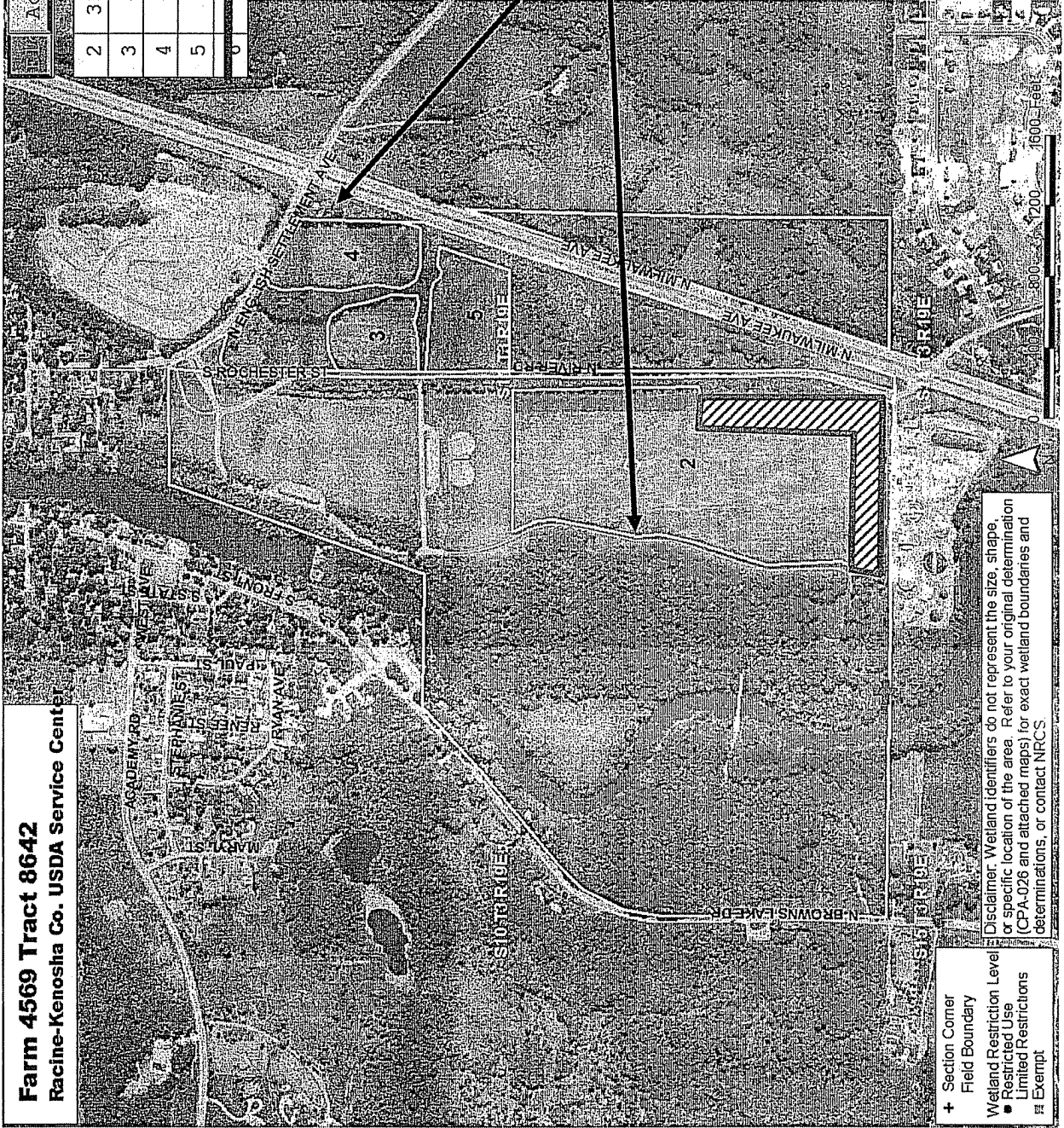
Case Eagle Park (50.78 Acres)

Farm 4569 Tract 8642
Racine-Kenosha Co. USDA Service Center

Field	Acres	Crop	HELRP
2	33.66		N
3	4.44		Y
4	6.98		Y
5	6.55		N
6	7.99		N

**Note: Field 6 is not
included in lease area**

**± 100-foot buffers exist
(see Map 2A for location)**



+ Section Corner
Field Boundary
Wetland Restriction Level
■ Restricted Use
▨ Limited Restrictors
□ Exempt

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Map 2

**Total Cropland Acres
59.1**

2008 Farmland Lease Map Source - USDA

Krueger (16.2 Acres)

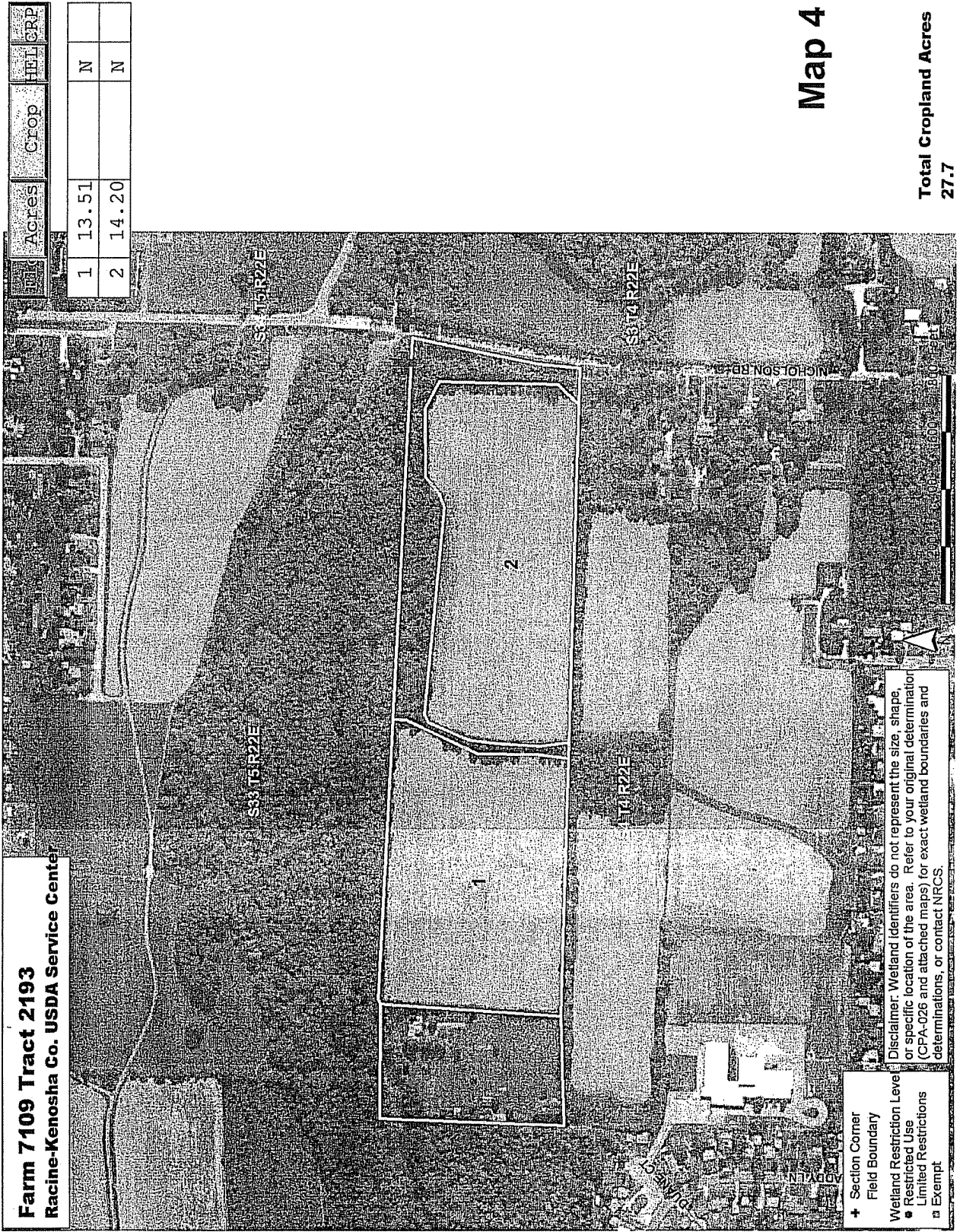


Map 3

Total Cropland Acres
16.2

**2008 Farmland Lease
Map Source - USDA**

Nicholson Road - West (27.7 Acres)



Map 4

**Total Cropland Acres
27.7**

2008 Farmland Lease Map Source - USDA

Six Mile Road (10.7 Acres)



Farm 7110 Tract 3724
Racine-Kenosha Co. USDA Service Center

	Agres	Crop	HEI	CRP
1	6.71		N	
2	3.99		N	

1	6.71		N	
2	3.99		N	

- + Section Corner
- Field Boundary
- Wetland Restriction Level
- Restricted Use
- Limited Restrictions
- Exempt

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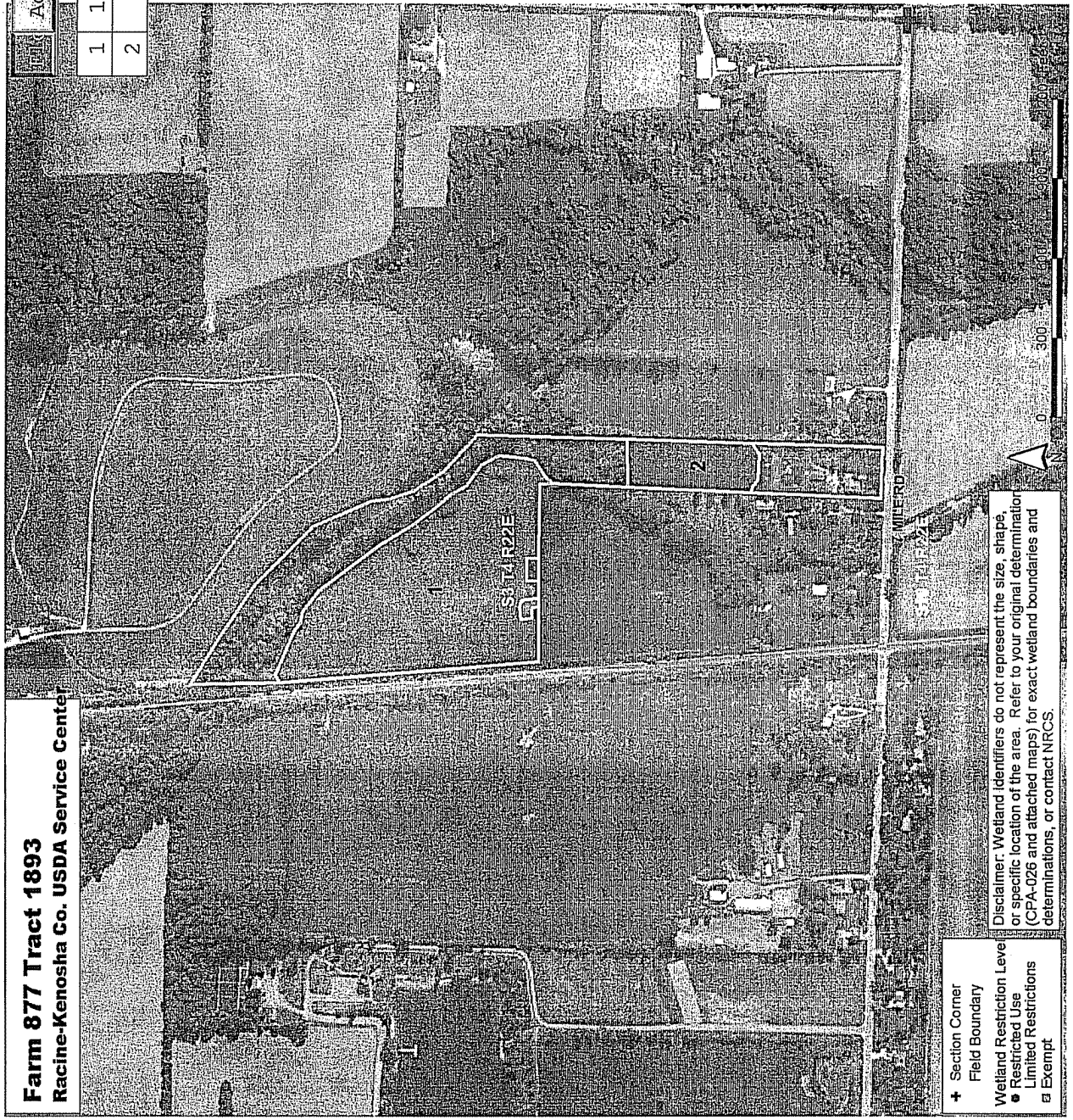
Map 5

Total Cropland Acres
10.7

**2008 Farmland Lease
Map Source - USDA**

Seven Mile Road (14.1 Acres)

TRP	Acres	Crop	HEI	CRP
1	12.08		N	
2	2.03		N	



Farm 877 Tract 1893
Racine-Kenosha Co. USDA Service Center

- + Section Corner
- Field Boundary
- Wetland Restriction Level
- Restricted Use
- Limited Restrictions
- Exempt

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Map 6

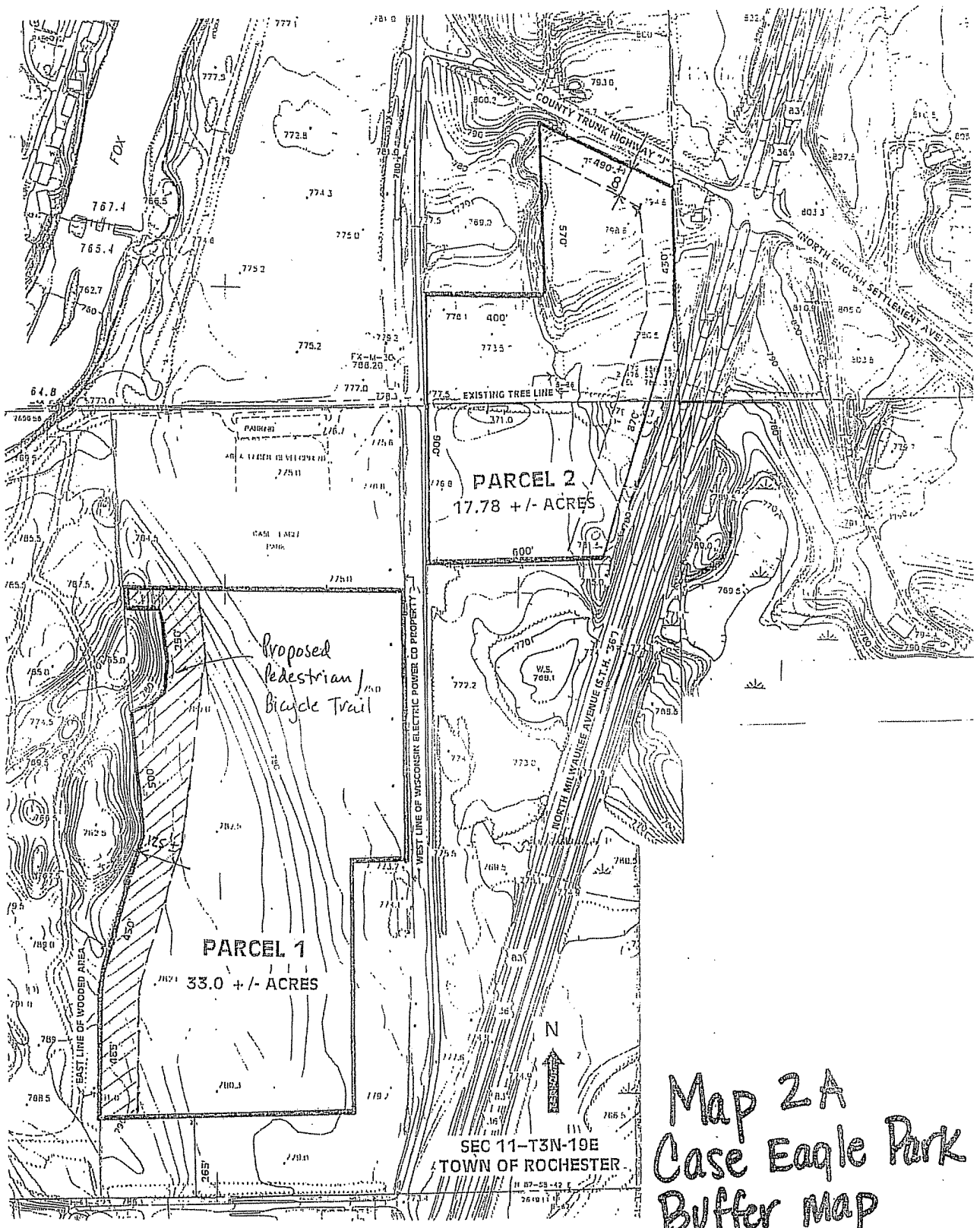
**Total Cropland Acres
14.1**

**2008 Farmland Lease
Map Source - USDA**

Academy Road (6.1 Acres)



RECEIVED
RACINE COUNTY
PLANNING & DEVELOPMENT



Map 2A
Case Eagle Park
Buffer map

