Sub 1 2019 RES-044

AUTHORIZING THE PURCHASE OF LAND FOR PHEASANT BRANCH CONSERVANCY

The Land & Water Resources Department recommends the acquisition of approximately 160 acres from Acker Middleton Farms, Inc. in the Town of Springfield for Pheasant Branch Conservancy. The property is mostly farmland with some pasture and contains a farmhouse and outbuildings. It is bordered by Pheasant Branch Road to the west, Balzer Road to the north and the 550 acre Pheasant Branch Conservancy to the south. Sitting within the Pheasant Branch and Yahara River Watersheds, the property contains the headwaters of an intermittent stream that flows into the ~~North Branch of~~ Pheasant Branch Creek and ultimately Lake Mendota.

The acquisition of this property falls under the *2018-2023 Dane County Parks and Open Space Plan*, being adjacent to Pheasant Branch Conservancy and within the Frederick Springs Recharge Area for water protection purposes. The property could also be used as a future regional bicycle trail connector to Governor Nelson State Park.

Restoration of the property will reduce sediment and phosphorus runoff and improve water quality within the Pheasant Branch Watershed, positively impacting Lake Mendota. Restoration will also improve infiltration and will lead to a significant stormwater volume reduction. The County will seek partnerships with community organizations on the planning and implementation of restoration projects. The property is located within the recharge area of the Frederick Springs, which are located to the south, and restoration of the property will help protect the springs and groundwater quality.

The property was listed for sale at $14,500,000. The purchase price for the approximately 160 acres has been negotiated at $9,973,900. The debt issued to support this expenditure will have a term of 20 years.

NOW, THEREFORE, BE IT RESOLVED that the Dane County Board of Supervisors and the Dane County Executive hereby authorize the purchase of approximately 160 acres from Acker Middleton Farms for $9,973,900 plus miscellaneous costs according to Wis. Stats Chapter 27.03(3); and

BE IT FURTHER RESOLVED, that the Dane County Land & Water Resources Department Director and Real Estate Coordinator are authorized to administer the closing and the transfer of the above-mentioned property to Dane County, and the Controller is authorized to issue checks necessary to effectuate the transaction.

BE IT FINALLY RESOLVED, that capital expenditure account LWCONSRV 57273 “Dane County Conservation Fund” be increased by $5,000,000 and account LWCONSRV 87974 “Borrowing Proceeds” be increased by $5,000,000.