

**Jefferson County Land & Water Conservation Committee Agenda**  
**"Working Together to Protect & Enhance the Environment"**

**Jefferson County Highway Committee Room ~ 1425 Wisconsin Dr, Jefferson, WI 53549-1701**

**Wednesday, June 21, 2023 @ 8:30 am**

Join Zoom Meeting ~ <https://us06web.zoom.us/j/81594414745>  
Meeting ID: 815 9441 4745# ~ Dial by your location: +1 312 626 6799

**Committee Members: Matt Foelker (Chair) (UW), Walt Christensen (Vice-Chair), Dan Herbst (UW), Cassie Richardson, Meg Turville-Heitz, Kirsten Jurcek (FSA), and Margaret Burlingham (PACE)**

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with the Open Meetings Law
4. Review of the June Agenda
5. Approval of the May 17, 2023 Meeting Minutes
6. Public Comment (members of the public who wish to address the Committee on specific agenda items must register their request at this time)
7. Communications
  - Department of Agriculture, Trade & Consumer Protection (DATCP) June 2023 Report
8. Discussion on Natural Resources Conservation Service (NRCS) Report
9. Introduction of Zach Nagel, Water Resources Management Specialist
10. Discussion on Departmental Updates
11. Discussion on Erosion Control and Stormwater Management Work Group Meetings
12. Discussion and Possible Action on High Capacity Well Location and Information Mapping
13. Discussion on Informational Materials for Future Meeting on Spray Irrigation of Manure and Industrial Waste
14. Discussion on 2022-2023 Tree Sale Report
15. Discussion on Producer-Led Groups: Jefferson County Soil Builders & Rock River Regenerative Graziers
16. Discussion on 2022 Conservation Progress Report
17. Discussion and Possible Action on Notices of Noncompliance - Farmland Preservation Program (FPP)
18. Discussion and Possible Action on Cancellation of Notices of Noncompliance – FPP
19. Discussion and Possible Action on Request to Place a Cell Tower on an Agricultural Conservation Easement
20. Discussion and Possible Action on Resolution Authorizing Purchase of an Agricultural Conservation Easement
21. Discussion and Possible Action on Purchase of Agriculture Conservation Easement (PACE) Applications & Baseline Documentation
22. Discussion and Possible Action on Letter of Intent to Purchase Land from the County at State Road 26 Bypass and Business 26
23. Review of the Monthly Financial Report (April)
24. Discussion on Items for the Next Agenda
  - Next Scheduled Meeting July 19, 2023 @ 8:30 am in the Highway Committee Room
25. Adjournment

A quorum of any Jefferson County Committee, Board, Commission, or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at this meeting should contact the County Administrator 24 hours prior to the meeting at (920) 674-7101 so appropriate arrangements can be made.

# Land & Water Conservation Committee Minutes

## May 17, 2023

### 1. Call to Order:

The monthly meeting was called to order by Matt Foelker at 8:30 am. Committee Members Matt Foelker (Chair) (UW), Walt Christensen (Vice-Chair), Dan Herbst (UW), Cassie Richardson (via Zoom), Kirsten Jurcek (via Zoom @ 8:33) (FSA), and Margaret Burlingham (PACE), were present. Also in attendance were Patricia Cicero, Director, Land & Water Conservation Department (LWCD); Kim Liakopoulos, LWCD; Dave Hoffman, LWCD; and Sam Peterson, LWCD. Meg Turville-Heitz was excused.

- Others in Attendance: Dean Weichmann, Jefferson County Soil Builders, Anita Marin, and Frankie Fuller (via Zoom @ 8:32).

### 2. Roll Call (Establish a Quorum):

A quorum was established.

### 3. Certification of Compliance with the Open Meetings Law:

It was determined that the committee was in compliance with the Open Meetings Law.

### 4. Review of the May Agenda:

The May agenda was reviewed by the committee members. No changes were proposed.

### 5. Approval of the April 19, 2023 Meeting Minutes:

Herbst made a motion to approve the April 19, 2023 meeting minutes as written, Christensen seconded. Motion passed 5/0.

### 6. Public Comment:

There were no comments.

### 7. Communications:

- Department of Agriculture, Trade & Consumer Protection May 2023 Report.
- Board of Health: Spray Irrigation of Manure and Other Industrial Waste. This is a future agenda item and will be discussed at that meeting.

### 8. Natural Resources Conservation Service (NRCS) Report:

NRCS did not attend the meeting therefore a report was unavailable. The Resource Conservationist position has been posted.

### 9. Discussion and Possible Action on Memorandum of Agreement with NRCS:

Herbst made a motion to accept the Memorandum of Agreement with NRCS, Burlingham seconded. Motion passed 6/0.

### 10. Discussion on Departmental Updates:

Cicero is conducting interviews and providing training for the Clean Boats, Clean Waters program in Lake Mills. Cicero is assigning new stream monitors to various locations within the County. Citizens near Rock Lake are meeting to discuss a potential lake district. Cicero met with the new zoning administrator / building inspector with the City of Lake Mills to talk about shorelands. Cicero assisted the DNR with a pretreatment survey for Eurasian milfoil. Cicero and Joe Strupp have been doing research and support for the Solid Waste Committee to discuss how farms are handling day to day mortalities. Strupp, Peterson, and Hoffman have completed an annual report for the DNR regarding the use of Multi-Discharger Variance money for cover crops and pasture establishments. LWCD staff is preparing for FPP spot checks.

### 11. Discussion on Water Resources Management Specialist Hiring Progress:

LWCD received over 40 applications. Interviews of several qualified individuals have been conducted. It is anticipated that someone will be in the position by the next LWCC meeting.

**12. Discussion on Jefferson County Ground Water Study:**

More than 2,000 letters were mailed, more than 900 landowners responded that they would participate, and testing kits have been sent. The first batch of test results are expected in July, the second in August. The Health Department, LWCD, and UW Stevens Point met to discuss providing additional information to landowners whose wells test above human health standards.

**13. Discussion on Koshkonong Creek Watershed Program:**

Dane and Jefferson County are meeting to decide whether a Koshkonong Creek watershed program would be useful. NRCS has funding available. Dane and Jefferson County will ask NRCS to do a feasibility study.

**14. Discussion on Producer-Led Groups: Jefferson County Soil Builders (JCSB) & Rock River Regenerative Graziers (R3G):** JCSB will have a field day 6/1/23. 6/22/2023 JCSB, R3G, and NRCS will meet at Brew with a View an hour early for the rainfall simulator demonstration. R3G will have pasture walks 6/21/23 and 8/9/23. JCSB & R3G will have combined field day 9/21/23.

**15. Discussion and Possible Action on Notices of Noncompliance - Farmland Preservation Program (FPP):**

Voluntary - Vesta Biwer Trust, Arnold Vandre

Herbst made a motion to accept the notices, Christensen seconded. Motion passed 6/0.

**16. Discussion and Possible Action on Cancellation of Notices of Noncompliance - FPP:**

David & Sally Waddell

Burlingham made a motion to accept the notice, Christensen seconded. Motion passed 6/0.

**17. Discussion on Fourth Grade Farm Tour:**

Hoffmann, Weichmann, Christensen, and Richardson attended the Fourth Grade Farm tour and gave the "Apple as the Earth" demonstration to hundreds of attendees.

**18. Discussion and Possible Action on Purchase of Agriculture Conservation Easement (PACE) Applications & Baseline Documentation:** Hoffman updated the committee on the Cummings easement. LWCD has sent the deed language to NRCS and is awaiting approval.

**19. Discussion and Possible Action on Funding for the PACE Program:**

Christensen made a motion to have LWCD host a joint meeting with Finance and American Farmland Trust to discuss possible funding sources for the PACE program, Herbst seconded. Motion passed 6/0.

**20. Discussion on Jefferson County Farmland Potential Sale:**

A portion of the County Farm may be sold. Cicero is in communication with the current renter, the County Administrator, and Corporation Counsel to determine next steps on the farm lease, the 2023 LWCD budget, and reimbursement to the current renter for any costs incurred prepping the field for planting.

**21. Review of the Monthly Financial Report (March):**

The most recent statement of revenues and expenditures was distributed.

**22. Discussion on Items for the Next Agenda:**

Possible agenda items include:

- **Next Scheduled Meeting:** June 21, 2023 @ 8:30 in the Highway Committee Room

**23. Adjournment:**

Herbst made a motion to adjourn at 9:45 am, Burlingham seconded. Motion passed 6/0.

Committee member Kirsten Jurcek has been appointed to serve on this committee due to her status as the designated Farm Service Agency committee member. All her opinions and votes are as a member of the public and as a producer/farmer, not as a representative of the Farm Service Agency, United States Department of Agriculture, or Federal Government.

*Kim Liakopoulos*  
*Administrative Specialist I ~ LWCD*



## DATCP REPORT

### Bureau of Land and Water Resources

### June 2023

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#### **Soil and Water Resources Management Grants**

- 2023 SWRM Schedule of Awards were emailed May 19. If you have not, **please confirm receipt** of the documents via a reply email to Kim or Susan.
- ATCP 50 Lesson: ATCP 50 is the rule which governs the SWRM program. It includes details regarding how different sources of funds may be used. ATCP 50 is currently open for public comment as part of DATCP's efforts to update the rule. See the next section of this Report. Some sections to check out:
  - Staffing Grants – ATCP 50.32
  - Cost-Share Grants – ATCP 50.34
  - Cooperator / NMFE Grants – ATCP 50.35

#### **ATCP 50 Rule Revision Update**

- The public comment period for ATCP 50 draft rule language is now open until June 23, 2023. Draft rule language can be viewed [here](#) and comments can be sent to [DATCPLANDWATER@wisconsin.gov](mailto:DATCPLANDWATER@wisconsin.gov). The Department will host public hearings on the hearing rule package.
  - June 13, 2023 at 1:00 pm at Calumet County Courthouse, Room 025
  - June 14, 2023 at 10:00 am at the Dept of Agriculture, 2811 Agriculture Dr., Room 106 and via [zoom](#).
- A short [summary of proposed changes](#) is available on the agency website.

#### **Nutrient Management News**

- **Open Office Hour-Monday June 12th from 10 – 11 am: *Understanding the 590 Checklist***  
Join the DATCP Nutrient Management staff to have an open discussion about understanding the Nutrient Management 590 Checklist. We will walk through each section of the checklist and discuss what it means and how to verify compliance within the nutrient management plan. Questions can be submitted in advance to [andrea.topper@wisconsin.gov](mailto:andrea.topper@wisconsin.gov) or asked within the Office Hour. We look forward to seeing you!  
[Click here to join the meeting](#)
- Check the [DATCP NM Homepage](#) to find the newly released [2022 Nutrient Management Update!](#)
- We are bringing back the Nutrient Management Regional Meetings! Registration is free and CEUs will be available. See the flyer here: [2023RegionalMeetingsFlyer.pdf \(wi.gov\)](#)
  - August 28 - [Register](#)  
9 a.m. to 12 p.m.  
Rib Mountain Municipal Use Center  
227800 Snowbird Ave., Wausau, WI 54401
  - August 29 - [Register](#)  
9 a.m. to 12 p.m.  
James P. Coughlin Center (CPCC)  
625 E. County Road O, Oshkosh, WI 54901
  - August 31 - [Register](#)  
9 a.m. to 12 p.m.

CVTC Eau Claire Campus  
620 W. Clairemont Ave., Eau Claire, WI 54701

- September 6 - [Register](#)  
9 a.m. to 12 p.m.  
Jefferson County Highway Department  
1425 South Wisconsin Drive, Jefferson, WI 53549
- September 7 - [Register](#)  
9 a.m. to 12 p.m.  
Lafayette County Multi Purpose Facility  
11974 Ames Road, Darlington, WI 53530

### **Soil Health**

- The new Soil Health website has been launched and the landing page can be found [here](#). Content will be added as it is developed so check back often. Contact [randy.zogbaum@wi.gov](mailto:randy.zogbaum@wi.gov) with questions.

### **Livestock Facility Siting**

- The 2022-2023 ATP 51 [Technical Expert Committee](#) (TEC) final report is expected to be available later this month on the TEC's website.

### **Land and Water Conservation Board-LWRM Plans**

- The Advisory Committee on Research will next meet virtually on July 11<sup>th</sup> from 9 - 10am. Parties that wish to address the Committee at future meetings should contact Zach Zopp @ [zach.zopp@wisconsin.gov](mailto:zach.zopp@wisconsin.gov) in advance to schedule the appropriate agenda item.
- The June 6, 2023, Land and Water Conservation Board meeting will be held in Green Lake County. Kewaunee and Green Lake County will present a 5-year review of their LWRM plans. Following the meeting the Green Lake County Land Conservation staff will lead a tour of various projects and sites in Green Lake County.

### **Conservation Engineering**

- NRCS recently updated their website and as part of that process the location of design tools such as standard drawings, design spreadsheets and manuals/handbooks can now be found on the Field Office Technical Guide (FOTG) website linked [here](#). These tools are found in the navigation pane on the left side of the webpage under:
  - Section 1 – General Resource References => Engineering Resources

### **Farmland Preservation Program and Agricultural Enterprise Areas (AEA)**

- The 2023 AEA Petition cycle to designate new or modify existing AEAs is now open through July 28, 2023. Petition materials are available [here](#). If you are planning to petition for an AEA in 2023, please contact Wednesday Coye ([wednesday.coye@wisconsin.gov](mailto:wednesday.coye@wisconsin.gov)) to schedule your interview.
- We are prioritizing FP agreement applications that are submitted to the department by *Monday, November 6, 2023*. We will continue to accept and process agreement applications as they are received after that date however those submitted later than November 6th may not be processed before the end of the taxable year. Encourage landowners to apply early to ensure they can receive the 2023 tax credit. The FP agreement application can be found [here](#).

- A new *Conservation Compliance for Farmland Preservation Program Participants* publication is ready and available [here](#). This publication can be a useful tool to help potential or existing participants or new county staff understand the compliance requirements for FPP. Direct questions regarding conservation compliance to Cody Calkins @ [cody.calkins@wisconsin.gov](mailto:cody.calkins@wisconsin.gov).
- Farmland Preservation Program staff will work with counties to craft outreach initiatives focused on areas of interest for renewable energy projects that are eligible for, or enrolled in, FP. Contact [DATCPWorkingLands@wisconsin.gov](mailto:DATCPWorkingLands@wisconsin.gov) to discuss needs or examples.

### **Conservation Reserve Enhancement Program (CREP)**

- CREP Monitoring Intern Assistance - Kori Rogers, has come on board this summer as the CREP intern to focus on assisting LCD's with completing CREP easement site visits and record keeping. Site visits are essential for benchmarking the status of the conservation practice and identifying and communicating to landowners issues on the site prior to them becoming severe. Kori is eager to assist the LCD's. See message below from Kori with her contact information:

*My name is Kori Rogers, and I am the Conservation Reserve Enhancement Program intern for the 2023 summer. I have recently graduated from UW-Milwaukee with a degree in conservation and environmental science, with my other areas of study including biology and geography. I come from a small farming community in southern Wisconsin, so I am excited to be working for the State of Wisconsin through CREP to advance conservation in agriculture and support our state's farmers and landowners in doing so. As you know, CREP is a collaborative program that involves partnered efforts of DATCP and the county conservationists. My role this summer is to assist the county in performing CREP easement monitoring visits to identify the landowner's status of compliance with their conservation plans. I will be reaching out to you within the next few weeks to schedule visits. In addition, I will prepare all necessary information and paperwork for each easement site prior to the visit as well as provide essential monitoring equipment, and complete follow-up paperwork after our visits. Again, I am excited to be working with CREP to promote sound use of land and water resources in support of agricultural production here in Wisconsin. I look forward to working with you all this summer! Feel free to reach out if you have any questions, concerns, or require any assistance regarding CREP easement monitoring via email [Kori.rogers@wisconsin.gov](mailto:Kori.rogers@wisconsin.gov) or phone (608)444-3209.*

- CREP Easement Monitoring Form Updated – DATCP has updated the statewide [CREP easement monitoring form](#) used by LCD's for documenting easement visits. A section at the top of page 1 was added to indicate the easement status. There are three status options 1) In Compliance, 2) In Compliance – Maintenance Needed or 3) Violation. We appreciate all your efforts to perform easement monitoring visits. LCD's completing visits on their own should check one of boxes prior to submitting the monitoring forms to DATCP. This will help DATCP with sending the correct follow-up correspondence to the landowner.
- CREP Easement Monitoring Training - The CREP Program is offering virtual CREP easement monitoring refresher sessions to help LCD staff prepare for easement monitoring. Please contact Brian Loeffelholz by email [brian.loeffelholz@wisconsin.gov](mailto:brian.loeffelholz@wisconsin.gov) if you are interested in attending a refresher session or have questions regarding CREP easement monitoring.

### **Agricultural Impact Statement (AIS) Program**

- The AIS program published an AIS for the [City of Oshkosh's proposed Rural II Detention Basin](#) in the Town of Algoma in Winnebago County, WI.
- Curious about what the AIS program is and does? Check out the [Intro to the AIS program](#) video at [agim pact.wi.gov](http://agim pact.wi.gov). Do you have questions about the AIS program? Check out our [Frequently Asked Questions](#) page that addresses many of your top AIS questions. You can also contact [DATCPAgImpactStatements@wi.gov](mailto:DATCPAgImpactStatements@wi.gov) with questions

regarding any active AIS statement or the AIS program.

### **Producer-Led Watershed Protection Grant (PLWPG) Program**

- The recording of the *Managing Your Producer-Led Grant*, webinar can be found here: [Managing Your Producer-Led Grant - YouTube](#)
- The 2024 PLWPG Program Request for Proposals will be released and available on the Producer-Led webpage on June 30<sup>th</sup>, 2023. Questions contact [dana.christel@wi.gov](mailto:dana.christel@wi.gov).
- The 2022 Conservation Progress Report is complete and can be found [here](#). Contact [randy.zogbaum@wi.gov](mailto:randy.zogbaum@wi.gov) with any questions.
- The June newsletter is available for viewing [here](#).

### **Nitrogen Optimization Pilot Program**

- NOPP grant recipients and planned projects have been [announced](#).
- To follow along with the NOPP recipients and learn about the work they are doing, you can request to join the Nitrogen Optimization Pilot Program Facebook group administered by UW-Extension.

### **Legislation Updates**

- [Senate Bill 59](#) and [Assembly Bill 65](#) - Relating to: eligibility for producer-led watershed, lake, and river protection grants – Enacted into law May 9, 2023
- [Senate Bill 134](#) and [Assembly Bill 133](#) - Relating to: farmland preservation agreements and tax credits.
- [Senate Bill 147](#) and [Assembly Bill 131](#) - Relating to: membership in county land conservation committees.
- [Senate Bill 220](#) and [Assembly Bill 220](#) - Relating to: funding for the Fenwood Creek watershed pilot project.

## 2022-2023 Tree Program Report

Item	Amount	Expense	Revenue
Trees Ordered	5700		
Trees Sold	5700		
Cost of Trees + Fees		\$5,541.00	
Amount Collected			\$8,096.00
Customer Refund for Missing/Incorrect Trees	3	\$7.80	
DATCP Tree Sale Permit		\$51.25	
Planter Rental	1		\$50.00
Supplies		\$0.00	
Cost of Truck Rental		\$207.45	
Fuel (20.41 gallons @ \$3.1570)		\$64.44	
Tree Program Revenue			\$8,146.00
Tree Program Expense (not including staff time)		\$5,871.94	
Total Tree Program Revenue			\$2,274.06

### Species Offered:

### Bundle Of:

#### **Coniferous Trees**

Arborvitae	25
Fraser Fir	25
White Pine	25
Black Hills Spruce	25
White Spruce	25

#### **Deciduous Trees and Shrubs**

Hazelnut	10
Sugar Maple	10
Swamp White Oak	10



# 2022 Conservation Progress Report



## Producer-Led Watershed Protection Grant Program

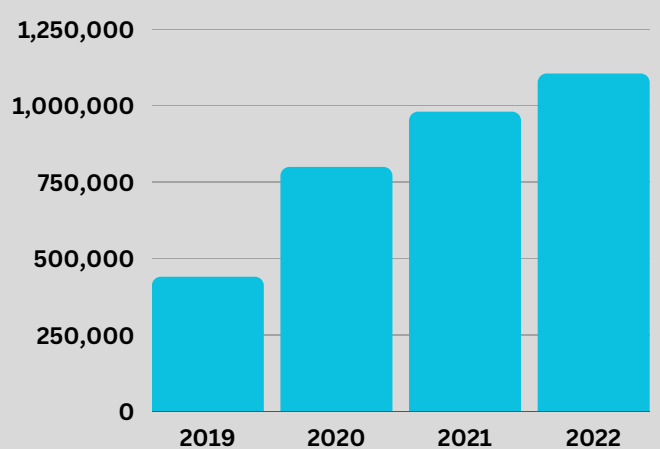
### PARTICIPATION CONTINUES TO GROW



In 2022 there were **36 producer-led groups** funded by the program encompassing **1,893 members** and **643,829 acres of managed farmland**, compared to 807 members and 526,846 acres in 2021.

### CONSERVATION PRACTICES INCREASE BY 13% FROM 2021

In 2022 conservation practices implemented by producer-led groups **grew to over 1.1 million acres.**



## KEEPING SOIL AND NUTRIENTS IN PLACE

### 35% increase in no-till practices



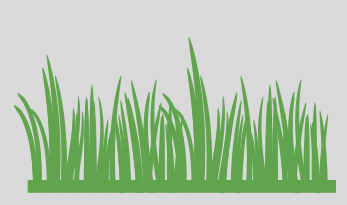
Minimizing disturbance to the soil to help prevent erosion from wind and water.

### 30% increase in nutrient management



Applying nutrients at the right rate, time, and place so they don't run off into waterways.

### 27% increase in cover crops



Keeping the ground covered to hold soil in place and feed soil microbes.

## ENVIRONMENTAL IMPACT

The 127,324 acres of cover crops planted and 112,936 acres of land under no-till management in 2022 potentially reduced an *estimated*\*:

### Did you know?

This is comparable to 13,622 gas powered passenger vehicles driven for one year.

**61,214**  
tons of carbon dioxide equivalents of soil-based greenhouse gas emissions

**218,480**  
tons of soil erosion occurring on farm fields

**154,367**  
pounds of phosphorus from leaving farm fields

### Did you know?

One pound of P that reaches a waterbody can feed up to 500 pounds of algae and one dumptruck load can carry as much as 10 tons of soil.

## SOIL HEALTH SYSTEMS

Farmers in producer-led groups are integrating multiple practices onto their farms as part of a larger soil health system, including **innovative or non-traditional soil health practices.**



In 2022, producer-led groups implemented nearly **260,000 acres** of these "other soil health practices", which includes **targeted nitrogen management, managed grazing, and other perennial vegetation practices.**

This report was developed by the Wisconsin Department of Agriculture, Trade & Consumer Protection.

\* All estimates are provided from models. Actual reductions in pollutants may be higher or lower.

### Contact:

Randy.Zogbaum@wi.gov

May 2023

## RESOLUTION NO. 2023-\_\_

### **Authorizing the purchase of a perpetual agricultural conservation easement**

#### Executive Summary

The Jefferson County Comprehensive Plan seeks to preserve and enhance the county's rural character including farmland. One way to accomplish this goal is to purchase conservation easements that protect agricultural land from development using grant funds from the Natural Resources Conservation Service and Jefferson County funds restricted for this use. The Natural Resources Conservation Service has approved grant funding for the purchase of an easement described below consisting of 92.3 acres, with the remaining amount contributed by the landowner and Jefferson County.

This resolution authorizes the Land and Water Conservation Department to enter into a contract to purchase a perpetual agricultural conservation easement from the Daniel O. Cummings Trust in the amount of \$228,750 consisting of 92.3 acres and payment of title insurance and closing costs in the amount of \$2,113.

The Land and Water Conservation Committee and the Finance Committee considered this resolution at their meetings on June 21, 2023 and July 5, 2023 respectively, and recommended forwarding to the County Board for approval.

\_\_\_\_\_  
WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, Jefferson County has a goal to preserve and enhance the county's rural character by purchasing conservation easements that will protect agricultural land from development, and

WHEREAS, Daniel O. Cummings Trust has applied for a conservation easement on land in the Town of Waterloo, Jefferson County consisting of 92.3 acres, and

WHEREAS, the total appraisal for the land is \$305,000 and the Natural Resources Conservation Service has approved grant funding in the amount of \$152,500, and

WHEREAS, the landowner has agreed to accept \$76,250 less than the appraised value of the conservation easement resulting in a twenty-five percent reduction in total cost, and

WHEREAS, Jefferson County's contribution toward the conservation easement will be \$76,250 plus title insurance and closing costs in the amount of \$2,113, for a total cost of \$78,363.

NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Board of

Supervisors hereby authorizes the Land and Water Conservation Department to enter into a contract to purchase an agricultural conservation easement from Daniel O. Cummings Trust in the amount of \$228,750 consisting of 92.3 acres and payment of title insurance and closing costs in the amount of \$2,113.

*Fiscal Note: Passing this resolution will cost \$230,863 of which \$120,000 is already contained in the Land and Water Conservation Department 2023 budget and the remainder will be covered by a budget adjustment to increase federal funding and the use of money held in reserve for this program. Jefferson County's share of the purchase price is \$76,250 in addition to title insurance and closing costs in the amount of \$2,113 for a total cost of \$78,363. This is a budget amendment to the Land and Water Conservation Department's 2023 budget that increases federal revenue by \$72,500, increases the use of Capitol Reserve funds by \$38,363, and increases expenditures by \$110,863. County Board approval requires a two-thirds vote of the entire membership of the County Board (20 members of the 30 member County Board must vote in favor of the budget amendment).*

Ayes:\_\_\_\_\_ Noes:\_\_\_\_\_ Abstain:\_\_\_\_\_ Absent:\_\_\_\_\_ Vacant:\_\_\_\_\_

Referred By  
Land and Water Conservation Committee  
Finance Committee

07-05-2023

Corporation Counsel:\_\_\_\_\_; Finance Director:\_\_\_\_\_

May 12, 2023

Jefferson County Corporation Counsel  
311 S. Center Avenue, Room 110  
Jefferson, WI 53549

Dear Corporation Counsel,

Attached please find a letter of intent to purchase a vacant parcel of land currently owned by Jefferson County Farm. I am the adjacent landowner of the approximate 3.0 acres, which is part of one larger tax parcel. If you have any further questions or concerns regarding the enclosed, please don't hesitate to contact me. I appreciate your attention to this and I look forward to hearing from you.

Sincerely,

A handwritten signature in dark ink, appearing to read "William H. Stade". The signature is fluid and cursive, with the first name "William" being the most prominent part.

William H. Stade  
602 Windsor Ter.  
Jefferson, WI 53549  
(920) 541-3471

Cc: Benjamin Wehmeier  
311 S. Center Avenue, Room 111  
Jefferson, WI 53549

Enclosures (3)

## LETTER OF INTENT

THIS LETTER OF INTENT (the "Document") made on this 12 day of May, 2023 (the "Execution Date")

**BETWEEN:** William H. Stade (the "Purchaser")  
and  
Jefferson County, WI (the "Seller")

### Background:

- A. The Seller is the owner of the vacant land that is available.
- B. The Purchaser wishes to purchase this vacant land from the Seller.

This document will establish the basic terms to be used in a future real estate contract for sale (the "Contract") between the Purchaser and the Seller. The terms contained in this Document are not comprehensive and it is expected that additional terms may be added and existing terms may be changed or deleted. The basic terms are as follows:

### Non-Binding

- 1. This document does not create a binding agreement between the Purchaser and the Seller and will not be enforceable. Only the Contract duly executed by the Purchaser and the Seller will be enforceable. The terms and conditions of the Contract will supersede any terms and conditions contained in this Document. The Purchaser and the Seller are not prevented from entering into negotiations with third parties with regard to the subject matter in this Document.

### Transaction Description:

- 2. The property (the "Property") that is the subject of this Document is located at: State Road 26 Bypass and Business 26. Tax Parcel 241-0614-1544-000; the South side of Business 26 and East side of State Road 26 Bypass (3.0 acres M.O.L), see attached maps.

### Purchase Price

- 3. The Purchaser will pay to the Seller the amount of \$20,000.00 USD on or before the 30<sup>th</sup> day of June, 2023 (the "Closing Date") as final payment in full for the property.
- 4. The Purchaser will take possession of the Property on the 30<sup>th</sup> day of June, 2023.

### Real Property Disclosure

- 5. The Seller does not know of any material facts that would effect the value of the Property, accept those observable by the Purchaser or known to the Seller and stated in this Document.

### Representation

- 6. The Seller represents that the Property is free and clear of all liens, charges, encumbrances, or rights of third parties which will not be satisfied out of the sale proceeds. If the representations of the Seller are untrue as of the Closing Date, the Purchaser may terminate any future agreement without penalty, and any deposits must be refunded.

### Terms and Conditions

- 7. The Purchaser will accept the property in its current state and condition without any further work, repair, treatments or improvements.

This document accurately reflects the understanding between the Seller and the Purchaser, signed on this 12 day of May, 2023.

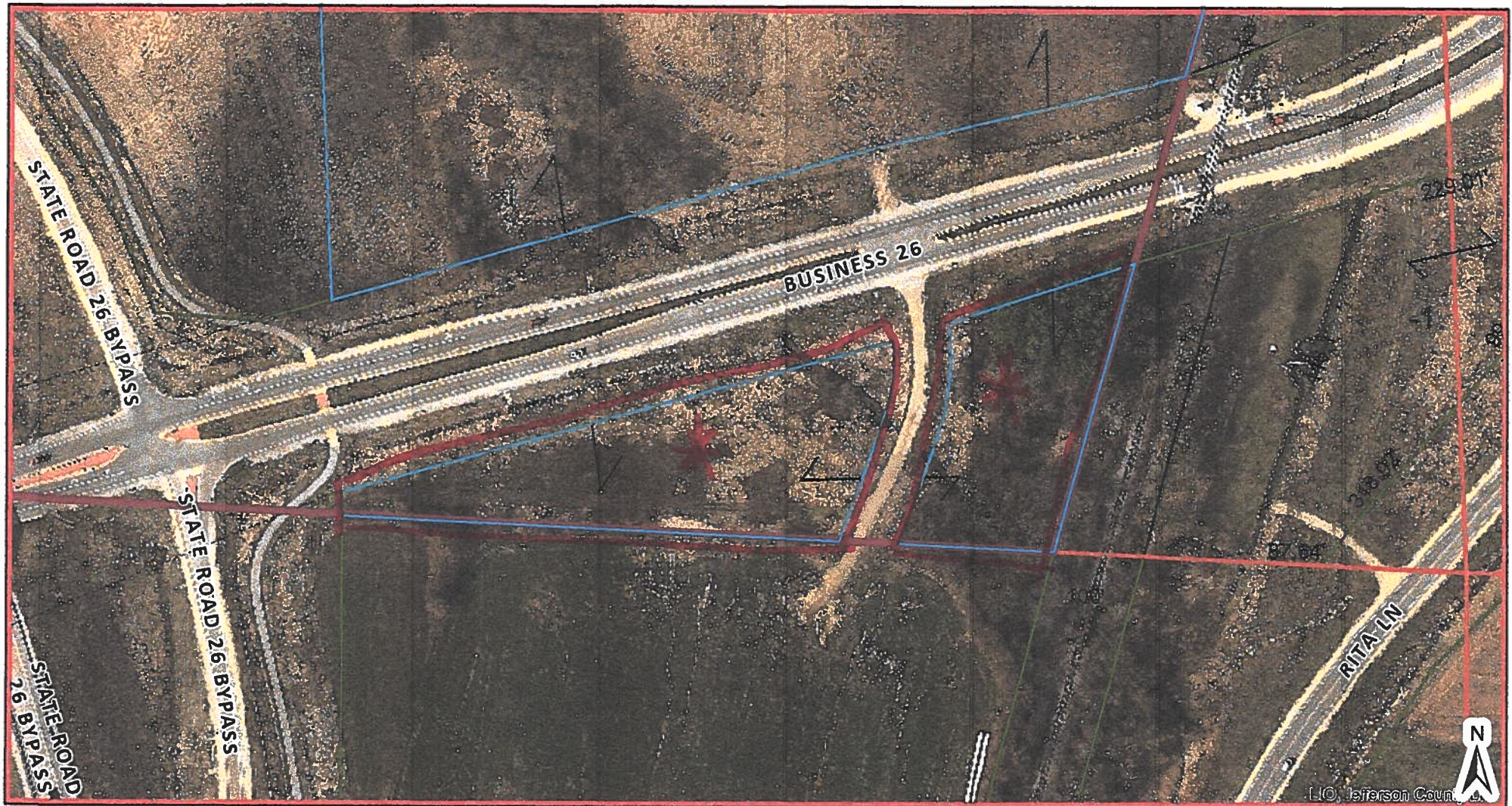
William H. Stade  
9

(Purchaser)

(Seller)



# Tax Parcel Information: 241-0614-1544-000



	Municipal Boundaries		Rail Right of Ways		Right of Ways		Rail Right of Ways		Tax Parcels
	Road Centerlines		Road Right of Ways		Tax Parcel Information		Road Right of Ways		Jefferson_County_Wide_Moslac.sld
<b>Parcel Lines</b>		<b>Parcel Lines</b>		<b>Parcel Lines</b>		<b>Parcel Lines</b>			Red: Band_1
	Property Boundary		Section Lines		Property Boundary		Section Lines		Green: Band_2
	Old Lot/Meander Lines		Surface Water		Old Lot/Meander Lines		Surface Water		Blue: Band_3
	Map Hooks		Map Hooks		Map Hooks		Map Hooks		

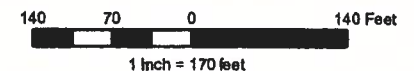


Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: May 8, 2023

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FROM 2023 01 TO 2023 04

ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED	ACTUALS	ENCUMBRANCES	AVAILABLE	PCT
100 General Fund	APPROP	ADJSTMTS	BUDGET			BUDGET	USED
<b>12401 Land Conservation</b>							
12401 411100 General Property Taxes	-396,583	0	-396,583	-132,194.28	.00	-264,388.59	33.3%
12401 421001 State Aid	-197,272	0	-197,272	-11,703.02	.00	-185,568.98	5.9%
12401 432099 Other Permits	-150	0	-150	.00	.00	-150.00	.0%
12401 451020 Other Fees	-250	0	-250	.00	.00	-250.00	.0%
12401 451421 Crep Cancellation Fee	-250	0	-250	.00	.00	-250.00	.0%
12401 458001 Tree Sales	-8,050	0	-8,050	-8,096.00	.00	46.00	100.6%
12401 458005 Ag & Hortic Supply Revenue	-50	0	-50	-50.00	.00	.00	100.0%
12401 458009 Livestock Siting App Review F	-1,500	0	-1,500	.00	.00	-1,500.00	.0%
12401 458013 Farmland Cert Fee	-16,100	0	-16,100	-12,885.00	.00	-3,215.00	80.0%
12401 511110 Salary-Permanent Regular	96,281	0	96,281	30,998.98	.00	65,281.78	32.2%
12401 511210 Wages-Regular	316,691	0	316,691	95,220.92	.00	221,470.46	30.1%
12401 511220 Wages-Overtime	5	0	5	30.27	.00	-24.93	566.9%
12401 511330 Wages-Longevity Pay	354	0	354	.00	.00	353.75	.0%
12401 512141 Social Security	29,301	0	29,301	9,047.69	.00	20,253.55	30.9%
12401 512142 Retirement (Employer)	28,107	0	28,107	8,274.10	.00	19,832.43	29.4%
12401 512144 Health Insurance	99,363	0	99,363	26,120.64	.00	73,242.39	26.3%
12401 512145 Life Insurance	52	0	52	15.28	.00	36.56	29.5%
12401 512173 Dental Insurance	5,448	0	5,448	1,921.85	.00	3,526.15	35.3%
12401 531100 Permits Purchased	31	0	31	51.25	.00	-20.25	165.3%
12401 531301 Office Equipment	100	0	100	.00	.00	100.00	.0%
12401 531303 Computer Equipmt & Software	100	0	100	.00	.00	100.00	.0%
12401 531311 Postage & Box Rent	1,200	0	1,200	311.16	.00	888.84	25.9%
12401 531312 Office Supplies	350	0	350	187.03	.00	162.97	53.4%
12401 531313 Printing & Duplicating	400	0	400	1.44	.00	398.56	.4%
12401 531314 Small Items Of Equipment	250	0	250	.00	.00	250.00	.0%
12401 531324 Membership Dues	1,995	0	1,995	1,895.00	.00	100.00	95.0%
12401 531326 Advertising	0	0	0	32.51	.00	-32.51	.0%
12401 531341 Agricultural & Hortic Suppli	5,800	0	5,800	184.68	.00	5,615.32	3.2%
12401 531348 Educational Supplies	50	0	50	.00	.00	50.00	.0%
12401 531351 Gas/Diesel	1,450	0	1,450	122.90	.00	1,327.10	8.5%
12401 532325 Registration	1,600	0	1,600	485.00	.00	1,115.00	30.3%
12401 532332 Mileage	20	0	20	.00	.00	20.00	.0%
12401 532335 Meals	130	0	130	10.00	.00	120.00	7.7%
12401 532336 Lodging	750	0	750	.00	.00	750.00	.0%
12401 533225 Telephone & Fax	325	0	325	38.70	.00	286.30	11.9%
12401 533236 Wireless Internet	1,050	0	1,050	336.50	.00	713.50	32.0%
12401 535242 Maintain Machinery & Equip	450	0	450	168.22	.00	281.78	37.4%
12401 535259 Tree Planter Service	50	0	50	.00	.00	50.00	.0%



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ACCOUNTS FOR:		ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
100 General Fund		APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
12401	535349 Other Supplies	80	0	80	28.62	.00	51.38	35.8%
12401	571004 IP Telephony Allocation	637	0	637	212.32	.00	424.68	33.3%
12401	571005 Duplicating Allocation	515	0	515	171.68	.00	343.32	33.3%
12401	571009 MIS PC Group Allocation	14,417	0	14,417	4,805.68	.00	9,611.32	33.3%
12401	571010 MIS Systems Grp Alloc(ISIS)	4,525	0	4,525	1,508.32	.00	3,016.68	33.3%
12401	571020 Fleet Allocation	2,600	0	2,600	.00	.00	2,600.00	.0%
12401	591519 Other Insurance	5,728	0	5,728	1,605.64	.00	4,122.36	28.0%
<b>12402 wildlife Crop Damage</b>								
12402	421001 State Aid	-20,000	0	-20,000	-5,646.33	.00	-14,353.67	28.2%
12402	529299 Purchase Care & Services	20,000	0	20,000	9,450.35	.00	10,549.65	47.3%
<b>12404 Local Cost Share Program</b>								
12404	421001 24403 State Aid	-3,300	-8,000	-11,300	-1,925.00	.00	-9,375.00	17.0%
12404	421001 24406 State Aid	-1,303	0	-1,303	.00	.00	-1,303.00	.0%
12404	472337 24404 Municipal Grant Revenue	-40,000	0	-40,000	-67,726.41	.00	27,726.41	169.3%
12404	529299 24403 Purchase Care & Service	3,300	8,000	11,300	.00	.00	11,300.00	.0%
12404	529299 24404 Purchase Care & Service	55,000	0	55,000	20,395.00	.00	34,605.00	37.1%
12404	529299 24406 Purchase Care & Service	1,303	0	1,303	.00	.00	1,303.00	.0%
12404	594950 24404 Operating Reserve	21,514	30,553	52,066	.00	.00	52,066.01	.0%
12404	594950 24406 Operating Reserve	122	603	725	.00	.00	725.00	.0%
12404	699700 24404 Resv Applied Operating	-36,514	-30,553	-67,066	.00	.00	-67,066.01	.0%
12404	699700 24406 Resv Applied Operating	-122	-603	-725	.00	.00	-725.00	.0%
<b>12405 DATCP Cost Share</b>								
12405	421001 24405 State Aid	0	-40,356	-40,356	-20.00	.00	-40,336.00	.0%
12405	421003 State Aid GPR	-12,000	0	-12,000	.00	.00	-12,000.00	.0%
12405	421004 State Aid Bonded	-35,000	0	-35,000	.00	.00	-35,000.00	.0%
12405	485200 24405 Donations Restricted	0	-10,000	-10,000	-10,000.00	.00	.00	100.0%
12405	511210 24405 Wages-Regular	0	875	875	.00	.00	875.00	.0%
12405	521219 24405 Other Professional Serv	0	13,925	13,925	.00	.00	13,925.00	.0%
12405	529299 24405 Purchase Care & Service	0	35,456	35,456	3,862.50	.00	31,593.50	10.9%
12405	531312 24405 Office Supplies	0	50	50	.00	.00	50.00	.0%
12405	531319 24405 Other Operating Supplie	0	1,500	1,500	.00	.00	1,500.00	.0%
12405	531343 24405 Food	0	0	0	270.91	.00	-270.91	.0%
12405	531348 24405 Educational Supplies	0	100	100	.00	.00	100.00	.0%

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ACCOUNTS FOR:				ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
100 General Fund				APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
12405	536539	24405	Other Rents & Leases	0	1,450	1,450	400.00	.00	1,050.00	27.6%
12405	591519		Other Insurance	0	0	0	3.00	.00	-3.00	.0%
12405	593701		Cost Share Payment	47,000	0	47,000	.00	.00	47,000.00	.0%
12405	699700	24405	Resv Applied Operating	0	-3,000	-3,000	.00	.00	-3,000.00	.0%
<b>12406 Non-Metallic Mining</b>										
12406	411100		General Property Taxes	13,475	0	13,475	4,491.68	.00	8,983.32	33.3%
12406	432004		Non-Metallic Permit Fee	-900	0	-900	.00	.00	-900.00	.0%
12406	432005		Non-Metallic Annual Fee	-11,390	0	-11,390	.00	.00	-11,390.00	.0%
12406	474175		Highway Billed	-1,925	0	-1,925	.00	.00	-1,925.00	.0%
12406	531311		Postage & Box Rent	50	0	50	30.09	.00	19.91	60.2%
12406	531312		Office Supplies	50	0	50	.00	.00	50.00	.0%
12406	531351		Gas/Diesel	60	0	60	.00	.00	60.00	.0%
12406	532325		Registration	260	0	260	.00	.00	260.00	.0%
12406	532335		Meals	40	0	40	.00	.00	40.00	.0%
12406	532336		Lodging	280	0	280	.00	.00	280.00	.0%
<b>12407 Farmland Easement</b>										
12407	424001		Federal Grants	-80,000	0	-80,000	.00	.00	-80,000.00	.0%
12407	458003		Farmland Easement Fee	-750	0	-750	.00	.00	-750.00	.0%
12407	481001		Interest & Dividends	-3,000	0	-3,000	-2,755.88	.00	-244.12	91.9%
12407	521219		Other Professional Serv	3,000	0	3,000	.00	.00	3,000.00	.0%
12407	531311		Postage & Box Rent	20	0	20	.00	.00	20.00	.0%
12407	531312		Office Supplies	25	0	25	17.04	.00	7.96	68.2%
12407	531313		Printing & Duplicating	30	0	30	.00	.00	30.00	.0%
12407	594816		Capital Conserve Easement	120,000	0	120,000	.00	.00	120,000.00	.0%
12407	594950		Operating Reserve	0	-2,344	-2,344	.00	.00	-2,344.30	.0%
12407	594960		Capital Reserve	94,372	0	94,372	.00	.00	94,372.49	.0%
12407	699800		Resv Applied Capital	-133,697	2,344	-131,353	.00	.00	-131,353.19	.0%
<b>12408 County Farm</b>										
12408	411100		General Property Taxes	96,455	0	96,455	32,151.72	.00	64,303.44	33.3%
12408	482003		County Farm Land Rent	-100,427	0	-100,427	-50,213.25	.00	-50,213.75	50.0%
12408	529170		Grounds Keeping Charges	1,972	0	1,972	18.52	.00	1,953.32	.9%
12408	535249		Sundry Repair	2,000	0	2,000	.00	.00	2,000.00	.0%
<b>12409 Farm Drainage Board</b>										
12409	411100		General Property Taxes	-10,000	0	-10,000	-3,333.32	.00	-6,666.68	33.3%

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ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
12409 514151 Per Diem	4,000	0	4,000	975.00	.00	3,025.00	24.4%
12409 521212 Legal	1,650	0	1,650	.00	.00	1,650.00	.0%
12409 531312 Office Supplies	250	0	250	.00	.00	250.00	.0%
12409 531313 Printing & Duplicating	150	0	150	.00	.00	150.00	.0%
12409 531324 Membership Dues	100	0	100	120.00	.00	-20.00	120.0%
12409 531349 Other Operating Expenses	100	0	100	.00	.00	100.00	.0%
12409 532325 Registration	100	0	100	.00	.00	100.00	.0%
12409 532332 Mileage	2,150	0	2,150	459.85	.00	1,690.15	21.4%
12409 591513 Drainage Board Insurance	1,500	0	1,500	1,385.00	.00	115.00	92.3%

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	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	0	0	0	-48,731.45	.00	48,731.45	.0%