

# DRAFT

## 2011 Purchase of Agricultural Conservation Easements (PACE) Program

### CRITERIA TO RANK PROPOSED EASEMENTS FOR PACE GRANTS

	Maximum points per section	2010 Point Distribution
<b>Point Summary:</b>		
Sec. 1 Agricultural Capacity and Productivity	50	75
Sec. 2 Consistency with Planning and Zoning	40	40
Sec. 3 Development Pressure	45	35
Sec. 4 Ecological Services and other Public Benefits	15	20
Sec. 5 Community Support	20	15
Sec. 6 Proximity to other Protected Land	10	10
Sec. 7 Demonstration of Commitment	5	Sec. 7 Financial 10
Sec. 8 Qualitative Points	15	Sec. 8 Capacity 5
		Sec. 9 Qualitative 15
<b>TOTAL POSSIBLE POINTS</b>	<b>200</b>	<b>225</b>

**Section 1. AGRICULTURAL CAPACITY AND PRODUCTIVITY (50 Total Possible Points)**

**A. Percentage of prime, unique and statewide important soils on the parcel as defined by the NRCS County Soil Survey**

1	90% or more	40
2	70% to 89.9%	30
3	50% to 69.9%	20
4	30% to 49.9%	10
5	20% to 29.9%	5
6	Less than 20%	0

**B. Parcel Size: Ratio of total acres of land in parcel to be protected to the average farm size in the county**

1	Ratios of greater than 1.0	10
2	Ratios of 0.5 to 1.0	5
3	Ratio of less than 0.5	0

*\* For parcels applying as specialty agriculture, this question will be substituted with question 8D.*

**Number of points from Section 1:** 50

**Section 2. CONSISTENCY WITH PLANNING AND ZONING (40 Total Possible Points)**

**The parcel is located within:** \_\_\_\_\_ **points awarded for each attribute:**

A.	A certified Farmland Preservation Zoning District	15
B.	A county or town with a TDR or PACE ordinance or official PACE advisory committee	10
C.	An Agricultural Enterprise Area designated by DATCP	10
D.	A county or town where splits on farmland are limited by restrictive covenants	5

**Number of points from Section 2:** 40

**Section 3. DEVELOPMENT PRESSURE (45 Possible Points)**

**A. Percent of parcel's boundary which is in agricultural use or accessory use as defined in s 91.01, Wis. Stats.**

1	90 to 100%	10
2	80 to 89.9%	8
3	70 to 79.9%	6
4	60 to 69.9%	4
5	50 to 59.9%	2
6	40 to 49.9%	1
7	Less than 40%	0

**B. Percent of town land area in developed use in most recent land inventory available based on town, county or Developed land area includes all urban uses including roads, commercial, industrial, and residential.**

1	0 to 4.9%	2
2	5 to 9.9%	10
3	10 to 14.9%	8
4	15 to 19.9%	6
5	20 to 29.9%	4
6	Over 30%	2

**C. Change in Population Density by County between 2000 and 2007**

1	10 people or more added per square mile (Red on map)	10
2	4 to 10 people added per square mile (Orange on map)	8
3	2 to 4 people added per square mile (Yellow on map)	6
4	1 to 2 people added per square mile (Blue on map)	4
5	Less than 1 person added per square mile (Grey on map)	2

**D. Sewer Service Area (SSA) pressure**

*Points for section D are additive and will be capped at 10 points*

**D1. When 2007 population estimate is less than or equal to 10,000 and the parcel is:**

1	Less than 1 mile	0
2	1.1 to 3 miles	3
3	3.1 miles to 6 miles	2
4	More than 6 miles	0

**D2. When the 2007 population estimate is greater than 10,000 and the parcel is:**

1	Less than 3 miles	0
2	3.1 to 5 miles	3
3	5.1 to 8 miles	2
4	More than 8 miles	0

<b>Number of points</b>	<b>10</b>
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**E. Distance from the Nearest Highway Interchange**

*A highway interchange is a grade-separated intersection with access ramps, usually linking at least one freeway to other intersecting roads.*

**The parcel is:**

1	Less than 0.5 miles	0
2	0.6 to 3.0 miles	5
3	3.1 to 6.0 miles	4
4	6.1 to 10.0 miles	3
5	10.1 to 15 miles	2
6	Greater than 15 miles	0

**Number of points from Section 3:**

**Section 4. ECOLOGICAL SERVICES AND OTHER PUBLIC BENEFITS (15 possible points)**

**Environmental, Conservation, Historic, Archaeological and Scenic Values**

points awarded for each attribute:

A.	At least 30% of the parcel is within a Surface Water Quality Management Area	4
B.	The parcel contains natural or restored wetlands (3 acres or greater)	4
C.	The parcel is identified for protection in a federal, state, regional or local conservation, recreation or open space plan	4
D.	The parcel has been designated or is adjacent to a state or local landmark, historic or archaeological site	1
E.	The parcel is located along a designated Scenic By-way or Rustic Road	1
F.	The parcel is a Century Farm	1

**Number of points from Section 4:**

**Section 5. COMMUNITY SUPPORT (20 Possible Points)**

points awarded for each attribute:

A.	Affected city or village has passed a resolution in support of easement purchase	5
B.	Affected town has passed a resolution in support of easement purchase	5
C.	Affected county has passed a resolution in support of easement purchase	5
D.	Affected town has entered into an intergovernmental boundary agreement with city or village	5

**Number of points from Section 5:**

**Section 6. PROXIMITY TO OTHER PERMANENTLY PROTECTED LAND (10 possible points)**

*"Permanently protected land" includes farm and other lands protected by a permanent conservation easement, public*

**A. Adjacency to permanently protected land**

**The parcel is immediately adjacent to:**

points awarded for attribute:

1	200 acres or more of permanently protected land	5
2	100 to 199.9 acres	4
3	50 to 99.9 acres	3
4	20 to 49.9 acres	2
5	5 to 19.9 acres	1
6	0 to 4.9 acres	0

**B. Proximity to permanently protected land**

**# of protected acres within one mile of the parcel:**

1	1000 acres or more	5
2	500 to 999.9 acres	4
3	250 to 499.9 acres	3
4	100 to 249.9 acres	2
5	25 to 99.9 acres	1
6	Less than 25 acres	0

Number of points from Section 6:

**Section 7. DEMONSTRATION OF COMMITMENT (5 Possible Points)**

A. 

Application was submitted for PACE consideration in prior application round	5
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Number of points from Section 7: 

5
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**Section 8. QUALITATIVE POINTS (15 possible points)**

**A. Is infrastructure readily available to support continued agricultural use of the property? Describe services, facilities, programs and other resources that are available to support continued agricultural use of farmland in the area.** *For example, feed suppliers, implement dealers, veterinarians, value-added processing facilities or markets are located nearby.* (5 possible points)

**B. Are there factors that make this parcel more important from an economic development perspective than other properties? Will protection of the parcel have a direct, positive economic impact on the broader community?** *For example, the farm supports or will create jobs, other farmers rely on the farm for contracts and agreements, the farm contributes to value-added production or is a destination for agri-tourism.* (5 possible points)

**C. Have capital investments been made associated with the property or does the property contain improvements that make the parcel especially valuable from an agricultural perspective and contribute to the farm’s long-term viability?** *For example, the landowner has constructed irrigation wells, silos, a manure digester, an on-site cheese factory or other buildings or investments have been made in conservation practices such as contour buffer strips, terraces, and improved drainage.* (5 possible points)

**D. For specialty agriculture applicants only: Is the parcel located in an area or region that is unique or particularly valuable from an agricultural perspective? Describe the relationship and importance of the parcel to other specialty agriculture operations in the area.** *For example, the area is known for its high quality soils or is particularly well suited to certain kinds of high-value crop production.* (5 possible points)

**4. Please provide additional information to supplement or further explain responses to the questions asked in Sections 1 through 8 of the application.**

Number of points from Section 8: 

15
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TOTAL NUMBER OF POINTS FROM SECTIONS 1 THROUGH 8: 

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