



Wisconsin Department of Agriculture, Trade and Consumer Protection  
 Division of Agricultural Resource Management  
 P.O. Box 8911  
 Madison, WI 53708-8911  
 (608) 224-4500

## Purchase of Agricultural Conservation Easements 2010 APPLICATION FORM-SPECIALTY AGRICULTURE

NAME OF APPLICANT (COOPERATING ENTITY): \_\_\_\_\_

APPLICANT CONTACT INFORMATION (ADDRESS): \_\_\_\_\_

(PHONE): \_\_\_\_\_

(EMAIL): \_\_\_\_\_

APPLICANT STATUS (CHECK ONE):

COUNTY \_\_\_\_\_ TOWN \_\_\_\_\_ MUNICIPALITY \_\_\_\_\_

NONPROFIT CONSERVATION ORGANIZATION \_\_\_\_\_

(Nonprofits attach proof of qualification under s. 93.73(1m) (e), Wis. Stats.)

The above-named applicant (cooperating entity) proposes to cooperate with the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) to purchase an agricultural conservation easement under s. 93.73, Wis. Stats. The cooperating entity is willing to arrange the purchase of the proposed easement, and to share in the purchase cost, as provided in s. 93.73, Wis. Stats.

In support of its proposal, the cooperating entity submits the following completed application. The cooperating entity certifies that all of the owners of the affected land (see owners listed below) have expressed their willingness to convey the proposed agricultural conservation easement.

Signed and certified this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_,  
 Authorized individual, on behalf of cooperating entity

### SECTION A: PROPOSED EASEMENT LOCATION

FARM NAME: \_\_\_\_\_

CURRENT LAND OWNERS (LIST ALL KNOWN OWNERS, INCLUDING NAMES AND ADDRESSES): \_\_\_\_\_

CURRENT LAND USE (DESCRIBE): \_\_\_\_\_

PROPOSED EASEMENT LOCATION: Town, range, section: \_\_\_\_\_  
 Street address: \_\_\_\_\_  
 Geographic coordinates if known: \_\_\_\_\_

*Attach preliminary map showing approximate easement area and location.*

TOTAL PROPOSED EASEMENT ACREAGE: \_\_\_\_\_

## SECTION B: ELIGIBILITY CRITERIA

To be eligible for consideration for a grant under the PACE program, an application must meet all of the following:

- The entire property must be located in a farmland preservation area designated in the county's certified farmland preservation plan.  
*Provide documentation demonstrating consistency with the farmland preservation plan.*
- A qualified farm conservation plan must be in effect for the property. A qualified farm conservation plan means a plan prepared by local, state, or federal conservation agency staff for the purposes of compliance with state or federal Soil and Water Conservation Standards, including Wis. Admin. Code ATCP 50. Please note before an actual grant is awarded, evidence of compliance with Soil and Water Conservation Standards must be documented.  
*Provide documentation of qualified farm conservation plan.*
- At least 50 percent of the property must be cropland, pasture, or grassland.  
*Provide documentation of the parcel's current land use.*
- The landowner must meet the Gross Farm Revenue requirements for Farmland Preservation tax credits as stated in s. 71.613 (1) (g), Wis. Stats. The farm must produce at least \$6,000 in Gross Farm Revenues during the relevant tax year or \$18,000 during the last three years including the relevant tax year.  
*Provide documentation that the parcel is an active farm meeting the Gross Farm Revenue minimum.*
- All owners of the affected land must sign a statement indicating that they are willing to convey the proposed agricultural conservation easement.  
*Provide a signed copy of DATCP provided form indicating landowner willingness.*

## SECTION C. RANKING CRITERIA

### 1. Agricultural Capacity and Productivity (75 possible points)

Section 1 of the PACE ranking criteria is intended to weigh most heavily points associated with the agricultural capacity and productivity of the land, focusing on soils, agricultural use, and relative size of the parcel to be protected. Criteria in this section are also intended to mirror some requirements of the Federal Farm and Ranch Land Protection program.

- A. Percentage of prime, unique and important farmland on the parcel as classified by the NRCS County Soil Survey.

*Attach a map, list qualifying soils, and indicate the aggregate percentage of the parcel defined as prime, unique, and statewide and locally important. See Application Guidelines for instructions regarding determination of unique farmland.*

Indicate total percentage of prime, unique and important farmland on the parcel: \_\_\_\_\_

- B. Percentage of cropland, pasture, and grassland on the parcel

*Attach a map, aerial photo, or documentation verifying the amount of cropland, pasture, and grassland on the parcel.*

Indicate the total percentage of cropland, pasture, and grassland on the parcel: \_\_\_\_\_

- C. Why is the parcel uniquely suited or important for specialty agriculture or specialty crops? Is the property located in an area or region that supports continued use of the parcel for specialty agriculture?

*For example, the area's microclimate and soils are particularly well suited to certain kinds of high-value crop production or there is a concentration of similar operations in the region.*

Describe the unique nature or importance of the parcel to specialty agriculture: \_\_\_\_\_

## 2. Consistency with Planning and Zoning (40 possible points)

Section 2 awards the second highest number of possible points in the ranking criteria. These points are intended to encourage easements located in areas which are dedicated to farmland preservation at the local level and utilize farmland preservation planning and zoning programs, restrictions, and regulations.

- A. The parcel is located within a certified Farmland Preservation Zoning District.

*Provide documentation indicating the parcel is zoned in a certified Farmland Preservation district.*

Is the parcel located within a certified Farmland Preservation Zoning District? \_\_\_\_\_

- B. The parcel is located within a county or town with a TDR or PACE ordinance or official PACE advisory committee.

*Attach a copy of or applicable sections of a TDR or PACE ordinance or resolution or other documentation formally establishing a PACE advisory committee.*

Is the parcel located within a county or town with a TDR or PACE ordinance or advisory committee?

- C. The parcel is located within an Agricultural Enterprise Area as designated by DATCP.

Is the parcel located within an Agricultural Enterprise Area as designated by DATCP?

- D. The parcel is located within a county or town where splits on farmland are limited through restrictive covenants.

*Attach a letter from the local zoning authority indicating the parcel is located in an area limiting splits on farmland or provide applicable zoning ordinance text describing limitations.*

Is the parcel located in a county or town where splits on farmland are limited through restrictive covenants?

## 3. Development Pressure (35 Possible Points)

Section 3 balances the development pressure a parcel faces with its likely availability for continued agricultural use. Given limited funding for the purchase of easements, this section serves to strategically select those parcels under moderate development pressure that, if protected, will continue to be farmed.

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

*Provide a recent aerial photo (no more than 10 years old) showing land use surrounding the parcel boundary.*

Indicate the percent of the parcel's boundary in agricultural or accessory use: \_\_\_\_\_

- B. Percent of town land area in developed use in most recent land inventory available based on town, county, or regional planning commission data.

*Provide documentation indicating the amount of developed land area in the applicable town(s). Developed land area includes all urban uses including roads, commercial, industrial, and residential. Indicate the percent of the town land area in developed use: \_\_\_\_\_*

- C. Change in population density by County between 2000 and 2007.

*Refer to the population density map found at: <http://www.datcp.state.wi.us/workinglands/pace.jsp>*

Indicate the category of population density change between 2000 and 2007: \_\_\_\_\_

- D1. Distance from the nearest Sewer Service Area (SSA) Boundary.

*Provide a map showing the location of the parcel and the nearest SSA.*

Indicate the distance from the parcel to the nearest SSA: \_\_\_\_\_

- D2. Number of SSAs within 3 miles of the parcel.

*Provide a map showing the parcel and the nearby incorporated areas served by SSAs.*

Indicate the number of incorporated areas served by SSAs within 3 miles of the parcel: \_\_\_\_\_

- D3. Number of large SSAs within 12 miles of the parcel.

*Provide a map showing the parcel and the nearby incorporated areas served by SSAs. Large SSAs are those serving populations of 10,000 people or more.*

Indicate the number of large incorporated areas served by SSAs within 12 miles of the parcel:  
\_\_\_\_\_

- E. Distance from the Nearest Highway Interchange.

*Provide distance to and location of the highway interchange.*

Indicate the distance to the nearest highway interchange: \_\_\_\_\_

#### **4. Ecological Services and Other Public Benefits (20 Possible Points)**

Section 4 acknowledges the importance of agricultural conservation easements in protecting and enhancing public assets, including waters of the state.

- A. At least 30 percent of the parcel is within a Source Water Assessment Area for municipal wells.

*Contact DATCP or the WI Department of Natural Resources to determine location of nearest SWWA*

Is at least 30 percent of the parcel located within a Source Water Assessment Area? \_\_\_\_\_

- B. At least 30 percent of the parcel is within a Surface Water Quality Management Area.

*Provide a map showing parcel's distance from a lake, pond, river or stream.*

Is at least 30 percent of the parcel within a Surface Water Quality Management Area? \_\_\_\_\_

- C. The parcel contains natural or restored wetlands (3 acres or greater).

*Provide a map or documentation of natural or restored wetlands of 3 acres or greater on the property.*

Does the parcel contain individual natural or restored wetlands of 3 acres or greater? \_\_\_\_\_

- D. The parcel is identified for protection in a federal, state, regional, or local conservation, recreation or open space plan.

*Provide the applicable sections, maps, or text of the plan indicating the intent for protection of this parcel.*

Is the parcel identified for protection in one of the above named plans? \_\_\_\_\_

- E. The parcel provides habitat for threatened or endangered species (State or Federal).

*Provide documentation of the existence of a species or habitat for threatened or endangered species.*

Does the parcel provide habitat for threatened or endangered species? \_\_\_\_\_

- F. The parcel has been designated or is adjacent to a state or local landmark, historic or archaeological site.

*Provide documentation of the designation or location of a landmark, or historic or archaeological site.*

Has the parcel been designated or is located next to a state or local landmark, historic, or archaeological site? \_\_\_\_\_

- G. The parcel is located along a designated Scenic Riverway, By-way or Rustic Road.

*Provide a map or documentation of the parcel's proximity to the designated road.*

Is the parcel located along a designated Scenic By-way or Rustic Road? \_\_\_\_\_

- H. The parcel is a Century Farm.

*Provide documentation showing the parcel has been designated as a Century Farm.*

Has the parcel been designated as a Century Farm? \_\_\_\_\_

## **5. Community Support (15 Possible Points)**

Section 5 recognizes the value of community support in ensuring the permanence and stability of a conservation easement. This section encourages local governments to play an active role in farmland preservation by demonstrating their support for the easements.

- A. City or Village has passed a resolution in support of easement purchase.

*Provide a copy of the resolution passed by the City or Village.*

Has the City or Village passed a resolution in support of the easement? \_\_\_\_\_

B. Affected Town has passed a resolution in support of the easement purchase.

*Provide a copy of the resolution passed by the Town.*

Has the Town passed a resolution in support of the easement? \_\_\_\_\_

C. Affected County has passed a resolution in support of easement purchase.

*Provide a copy of the resolution passed by the County.*

Has the County passed a resolution in support of the easement? \_\_\_\_\_

D. Affected town has entered into an intergovernmental boundary agreement with nearby city or village.

*Provide a copy of the intergovernmental boundary agreement between the town and municipality.*

Has an intergovernmental boundary agreement been signed by both the town and nearby city or village? \_\_\_\_\_

## **6. Proximity to Other Permanently Protected Land (10 Possible Points)**

Section 6 encourages protection of large or connected blocks of land. This can be achieved when conservation easements are placed on properties adjacent or close to other permanently protected land.

*Provide a map of permanently protected land surrounding the parcel within a one mile radius.*

A. Adjacency to permanently protected land

Indicate the number of permanently protected acres immediately adjacent to the parcel: \_\_\_\_\_

B. Proximity to permanently protected land.

Indicate the number of permanently protected acres within a one mile of the parcel: \_\_\_\_\_

## **7. Financial Considerations (10 Possible Points)**

In an effort to efficiently utilize limited available funding, Section 7 awards additional points for applicants seeking less than the allowed 50 percent cost-sharing from the state.

A. Amount of cost sharing that Cooperating Entity is seeking from the State.

Indicate the amount of cost sharing applicant is seeking from PACE: \_\_\_\_\_

## **8. Local Capacity to Manage and Enforce Easements (5 Possible Points)**

Section 8 ensures that easement holders have the capacity to regularly inspect eased land to ensure the property is maintained in compliance with the conservation easement. If activities on the land violate the easement agreement, the easement holder may take action to stop or prevent the damaging activity.

*This will be required at the time a contract is signed between the Department and the Cooperating Entity.*

- A. The Cooperating Entity has a system in place and staff for monitoring and enforcing easements or is partnering with an organization with expertise and capacity to monitor and enforce easements.

Indicate whether the applicant has a system or partnership for monitoring or enforcement of easements: \_\_\_\_\_

## 9. Qualitative Questions (15 Possible Points)

Section 9 provides an opportunity for applicants to submit information regarding the proposed property that are not easily measured using the criteria above. This non-numerical information will be used to help determine how well the project fits agricultural conservation objectives.

- A. Is infrastructure readily available to support continued agricultural use of the property? (5 Possible Points)

Describe services, facilities, programs and other resources that are available to support continued agricultural use of farmland in the area: \_\_\_\_\_

- B. Are there factors that make this parcel more important from an economic development perspective than other properties? Will the protection of the parcel have a direct, positive economic impact on the broader community? (5 Possible Points)

Describe economic impact and importance of the parcel: \_\_\_\_\_

- C. Have capital investments been made in the property or does the property contain improvements that make the parcel especially valuable from an agricultural perspective or contribute to the farm's long term viability? (5 Possible Points)

Describe agricultural investments and improvements made to the property: \_\_\_\_\_

## 10. Additional Information (No Points Assigned)

Please provide additional information to supplement or further explain responses to the questions in Sections 1 through 9: \_\_\_\_\_