

Town of Montrose
Purchase of Agricultural Conservation Easements
Program (PACE)

Landowner Application

The application deadline is Monday, November 1, 2010 by 5:00 p.m.

For the purpose of applying to the Town's PACE program, the property a landowner submits under this application should be a contiguous ownership of land that includes a farmstead and surrounding work land. This contiguous ownership can be divided by a public road(s) and/or stream(s). A landowner does not have to offer to restrict all of his/her unused development rights on the property, but the landowner would have to agree to limit the location of any remaining unused development rights on the property.

To be eligible for the Town's PACE program and state and federal grant PACE funding, the property has to be:

- Entirely located in a farmland preservation area designated in the county's certified farmland preservation plan (this is the 1981 Dane County Farmland Preservation Plan)
- Economically productive, producing at least \$6,000 in gross farm revenue last year or \$18,000 over the last three years.

- Operated under an approved farm conservation plan and the landowner needs to be in compliance with soil and water conservation standards.
- The property has to have at least one unused development right associated with it, and it has to be physically possible to use the development right on the property (e.g. the property would have to be able to pass a soil test supporting development, or the property would have to have legal access from a public road, etc.)

In addition, if applicants are accepted into the Town's PACE program, they will have to:

- Show evidence of clear title to the property
- If there are mortgage(s) on the property, get approval from the lender to agree to subordinate the mortgage(s) to the agricultural conservation easement.
- Sign a non-binding statement indicating their willingness to place an agricultural conservation easement on their property.
- *Pay a \$750 administration fee which will be used to defray the town's administrative costs (such as appraisals, title work, etc.)*
- *Annual inspection of the property to ensure compliance*

The set of criteria used to evaluate applications to the Town of Montrose PACE program is available at

<http://www.townofmontrose.com>

**Please provide the following information,
answering each question to the best of your
ability.**

Landowner name:

Landowner address:

Landowner phone number:

(____)_____

Landowner email address (if
applicable):

Location of property (please include a plat map or
other map with your application)

Property address or nearest road and cross road:

Town: _____

Section(s):

Acreage of property: _____

Do you have a conservation plan in effect for your property? Yes or No

Please attach a copy of your USDAFSA or LCD farm/tract map.

Number of unused development rights you believe is associated with your property: ____

Number of unused development rights you would agree to restrict if your property is accepted into the Town of Montrose PACE program. _____

Are you currently in the process of applying to enroll some or all of your property into the Wetland Reserve Program or other long-term conservation program? Yes or No
If yes please describe:

\$100.00 due with this application and make check payable to Town of Montrose

Landowner Signature:

By signing below, I assert that the property produced at least \$6,000 in gross farm revenue last year or \$18,000 over the last three years. I give permission for USDAFSA (United States Department of Agriculture Farm Services Association) to release the conservation plan.

Name:

Date:

Please return your application by Monday, November 1, 2010 by 5:00 p.m. to:

Town of Montrose
ATTN: Town Clerk
1341 Diane Avenue

Belleville WI 53508

**TOWN OF MONTROSE
CRITERIA TO RANK PROPOSED EASEMENTS FOR PACE
GRANTS**

Section 1. AGRICULTURAL CAPACITY AND PRODUCTIVITY

A. Percentage of prime and statewide important soils on the parcel as classified by the NRCS County Soil Survey.

1. 90% or more	
2. 70% to 89.9%	
3. 50% to 69.9%	
4. 30% to 49.9%	
5. Less than 30%	

B. Percentage of cropland and pasture on the parcel.

1. 90% or more	
2. 80% to 89.9%	
3. 70% to 79.9%	
4. 60% to 69.9%	
5. 50% to 59.9%	
6. Less than 50%	

C. Parcel Size to be protected

1. Greater than 500 acres	
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2.	200 to 499.9 acres	
3.	100 to 199.9 acres	
4.	50 to 99.9 acres	
5.	Less than 49.9 acres	

Section 2. DEVELOPMENT POTENTIAL

A. Number of housing divisions per parcel to be protected.

1. One (1) point per housing division in the parcel to be protected. 1pt. per "split"

Section 3. DEVELOPEMENT PRESSURE

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

1.	90 – 100%	
2.	80 – 89.9%	
3.	70 – 79.9%	
4.	60 – 69.9%	
5.	50 – 59.9%	
6.	40 – 49.9%	
7.	Less than 40%	

Section 4. ECOLOGICAL SERVICES AND OTHER PUBLIC BENEFITS

Environmental, Conservation, Historic and
Archaeological Values

A. At least 30% of the parcel is within a Surface Water Quality Management Area	
B. The parcel contains natural or restored wetlands (3 acres or greater)	

Section 5. Qualitative Points 10 pts

A. 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. (10 possible points)