

**Jefferson County
Purchase of Agricultural Conservation Easements (PACE) Program
Application**

Return to:
Jefferson County Land & Water Conservation Department
311 S Center Ave, Room 113 ~ Jefferson, WI 53549
(920) 674-7110



The Jefferson County Purchase of Agricultural Conservation Easements (PACE) Program seeks to permanently protect working farms from non-agricultural development through paid and donated easements. The property a landowner submits under this application should include the farmstead and surrounding workland.

A landowner does not have to offer to restrict all of his/her unused development rights on the property. The landowner will be asked to identify the location of any remaining unused development rights on the property. A survey, legal description, and rezoning of future building sites not covered by the easement may be required to prior to closing at the owners expense.

A landowner wishing to donate a conservation easement may do so for any portion of the property he/she owns.

Please consult with your attorney, tax preparer and/or estate planning consultant to determine if this program is right for you.

To be eligible for the PACE and donated easement programs:

- The property must be entirely located in a farmland preservation area designated in the County's certified farmland preservation plan (Jefferson County Agricultural Preservation and Land Use Plan).
- The farmland must be covered by an approved conservation plan and the landowner must be in compliance with the Wisconsin and Jefferson County soil and water conservation standards. The property must be on file at the Jefferson County FSA office.
- The property must have at least one unused development right associated with it and it must be physically possible to use the development right on the property (e.g. potential lots would have to be able to pass a soil test supporting development and must have legal access from a public road).
- 50% or more of the acreage must be tillable.

In addition, if applicants are accepted into the PACE program, they will be required to:

- Show evidence of clear title to the property.
- Satisfy or subordinate mortgages to the 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 county administrative costs (such as appraisals and title work).

Please initial that you have read and understand the above statements: _____

Applying for the PACE (paid) Program check here: _____

Applying for the donated easement program check here: _____

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

Ownership and Location

1. Landowner contact phone number(s): (_____) _____

2. Landowner email address(s): _____

3. Please list all landowner names and addresses:

4. 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): _____

5. Do you have clear title to the property? Yes _____ No _____

If no, please be advised that clear title will be required and any liens will need to be satisfied or subordinated to the easement.

6. Do you participate in the Jefferson County Farmland Preservation tax credit program?

Yes _____ No _____

7. Do you have an approved conservation plan in effect for your property? Yes _____ No _____

8. Do you have an approved nutrient management plan in effect for your property? Yes _____ No _____

9. Please describe the intended future use and ownership of the property:

10. Do you have more than one house on the property? Yes, how many? _____ No _____

Please indicate the address of each home:

11. Acreage of property: _____

12. Acres of workland and pasture: _____

13. Acres of wetland: _____

14. Acres of woodland: _____

15. Do you have large areas of impervious surface on the property such as large freestall barns, sheds, feedlots, feed or manure storage, driveways or landing strips? Yes _____ No _____
If yes please list the improvements:

16. Are there underground fuel tanks on the property? Yes _____ No _____

If yes, does the tank presently contain fuel? Yes _____ No _____

If yes, are you willing to remove the tank? Yes _____ No _____

If the tank does not contain fuel, has it been properly abandoned (filled with an inert material)?

Yes _____ No _____

17. Is your farm within the Scuppernong Agricultural Enterprise Area (Palmyra area)? Yes _____ No _____

Zoning and Development Rights

18. Are you currently in the process of applying to the town or county for a change in zoning or a land division to this property? Yes _____ No _____

If yes, please describe:

19. Number of unused development rights you believe are associated with your property*: _____

***Please check with Jefferson County Zoning and your Town, several Towns are more restrictive than Jefferson County.**

20. Number of unused development rights you would agree to restrict if your property is accepted into the Jefferson County PACE program: _____

21. Are there any utility or pipeline easements on the property? Yes _____ No _____

If yes, please describe:

22. Are there any existing easements for access or preservation purposes? Yes _____ No _____

If yes, please describe:

23. Are you aware of any Jefferson County Zoning, shoreline, wetland, or other violations on your property?
Yes _____ No _____
If yes, please describe:

24. Do you plan any large construction projects in the future? Yes _____ No _____
If yes, please describe:

Additional Conservation Benefits

25. Has your property been designated as a Century Farm, a state or local landmark, or an historic or archeological site? Yes _____ No _____
If yes, please describe:

26. Does your property contain a wetland (natural or restored) greater than 3 acres in size?
Yes _____ No _____
If yes, please describe:

27. Does your property contain or is it adjacent to permanent surface water? Yes _____ No _____
If yes, please describe:

28. Does your property provide habitat for threatened or endangered wildlife or other special wildlife?
Yes _____ No _____
If yes, please describe:

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

Additional Considerations

30. Applicants to the PACE (paid) program that are willing to sell their development rights to the county at less than their appraised fair market value may receive priority. If you would be willing to make such a donation? Yes _____ No _____
31. Applications for which there is matching funding available (such as from your town, conservation organizations, or private sources) may receive priority. Are you aware of any matching funds that may have been pledged to help protect your property? Yes _____ No _____
If yes, what is the amount of that pledge and what is its source?

Landowner Signature:

By signing below I give my permission for the release of any and all information relating to my conservation plan administered by the Jefferson County Land & Water Conservation Department to the Jefferson County PACE commission.

Name

Date

Name

Date