

Town of Bayfield Farmland Preservation Program

Criteria for Ranking Purchase of Development Rights (PDR) Applications

These 100 point-score criteria will be used by the Town of Bayfield PDR Application Review Committee to assess, rank, and recommend PDR applications.

The symbol > should be read as "more than." The symbol < should be read as "less than."

A determination of the soils, microclimate, tillable acreage, crop history, and zoning boundaries pertaining the application will be made by a USDA-NRCS soil scientist to assist the Committee in determining the scores for Part 1, A, B, C, & D.

1. Quality of the parcel as farmland (possible total 30 points)

A. Soils and microclimate (to be evaluated by a qualified soil scientist)

Intent: To protect productive or potentially productive farmland

Ten points possible, select one:

The farm has at least 50% of the land in agricultural use and 50% of the soils are considered "important" and the microclimate is suitable for horticulture. 10

or

The farm has at least 35% of the land in agricultural use and 35% of the soils are considered "important" and the microclimate is suitable for horticulture. 5

or

soils not suitable for horticulture or forage 0

B. Size

Intent: To protect economically viable farms and to maximize open space

Five points possible, select one:

40 or more acres potential cropland 5

31 to 40 acres potential cropland 4

21 to 30 acres potential cropland 3

11 to 20 acres potential cropland 2

6 to 10 potential cropland 1

0 to 5 acres potential cropland 0

C. Current use

Intent: to protect present agricultural economy

Ten points possible:

Farms will be awarded 1 point for every 2 acres in current horticultural production and 1 point for every 16 acres in current forage production for a maximum of 10 points. 1-10

D. Proximity to lands zoned for agricultural or forestry use

Intent: to retain clusters or blocks of agricultural land

Five points possible, select one:

>60% of boundary with ag/forestry zoned land	5
>50% of boundary with ag/forestry zoned land	4
>40% of boundary with ag/forestry zoned land	3
>30% of boundary with ag/forestry zoned land	2
>20% of boundary with ag/forestry zoned land	1
<20% of boundary with ag/forestry zoned land	0

2. Development pressure (possible total 30 points)

A. Proximity to existing or planned roads, power corridors, and/or sanitary systems.

Intent: to protect farmlands vulnerable to immediate development

Ten points possible, select all that apply:

Within existing or planned sanitary district	4
Either frontage on paved public highway	4
<u>or</u> frontage on unpaved public highway	2
Local power corridor fronts or crosses property	2
No proximity to services	0

B. Scenic view from the property

Intent: to protect farmlands highly attractive to recreational or residential developers

Ten points possible, select one:

Property affords a significant panoramic view of Lake Superior	10
Property affords a significant panoramic hilltop or valley scenic view	8
Property affords a less significant view of Lake Superior	6
Property affords a less significant hilltop or valley scenic view	4

Property affords a view of meadows or creek	2
Property does not afford a significant view	0

C. Number of buildable sites allowable by current zoning

Intent: To protect farmlands that can be divided under current zoning laws
 Ten points possible

<u>One point score for each allowable building site up to a maximum of ten sites</u>	1-10
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3. Scenic, environmental, and historic qualities (possible total 15 points)

A. Scenic quality of the property from a public highway

Intent: To protect farmlands with scenic value

Five points possible, select one:

Agricultural operations visible from 1320' or more of public roadway	5
Agricultural operations visible from 990' to 1319' of public roadway	4
Agricultural operations visible from 660' to 989' of public roadway	3
Agricultural operations visible from 330' to 659' of public roadway	2
Agricultural operations visible from less than 330' of public roadway	1
Property not visible from public roadway	0

B. Significant natural features of the property

Intent: To protect farmlands with environmental value

Five points possible, select all that apply:

Property includes 5% or more of mature forest stands	1
Property includes year-around flowing streams or springs	1
Property includes natural wetlands	1
Property includes threatened, endangered, protected, or unique vegetation (e.g. American Chestnut)	1
Property includes or significant wildlife habitat	1

C. Historic quality of the property

Intent: To protect farmlands with historic value

Five points possible, select all that apply:

Property has been farmed by the same family for two or more generations	2
Property has been continuously farmed for three or more generations	1
Property features a vintage barn	1
Property features other historic architecture, brownstone quarry, or archaeological site	1

4. Other considerations (possible total 25 points)

A. “Whole Farm” Application

Intent: to discourage “defacto” subdivision at time of application and to sustain economically viable farm size.

Five points possible, select one:

Application includes 100% of contiguous farmland property and existing farmstead	5
Application includes 95% of contiguous farmland property and existing farmstead	4
Application includes 90% of contiguous farmland property and existing farmstead	3
Application includes 85% of contiguous farmland property and existing farmstead	2
Application includes 80% of contiguous farmland property and existing farmstead	1
< 80% of contiguous farmland property and existing farmstead	0

B. Proximity to other protected land*

Intent: to create blocks or clusters of protected land

Five points possible, select one:

Adjacent to protected land	5
<0.25 miles from protected land	4
<0.5 miles from protected land	3
<0.75 miles from protected land	2
<1 mile from protected land	1
>1 mile from protected land	0

C. Date of application

Intent: To recognize the time-of-wait by the applicant

Five points possible, select one:

Earliest dated PDR application pending	5
2nd earliest dated PDR application pending	4
3rd earliest dated PDR application pending	3
4th earliest dated PDR application pending	2
5th earliest dated PDR application pending	1
>5th earliest dated PDR application pending	0

D. Landowner willingness to sell development rights below appraised market value. (Difference may be taken as a tax deduction by the land owner and may also count as part of the required FPP match)

Intent: To encourage landowners to reduce the costs of easement purchase

Ten points possible, select one:

>80% below market value	10
>60% below market value	8
>40% below market value	6
>20% below market value	4
>5% below market value (minimum requested)	2
Market value	0

* Including, but not limited to, federal, state, or municipal parks, trails, wildlife preserves, conservation preserves, or farmland preserves.

Total _____