Dunkirk Ranking of Property with Submitted Application for Rural Preservation Program (RPP)

Updated 08/21/2023

Section 1: Property Physical Characteristics

Agriculture Related

A. Soils.

- 75% or more Prime, Prime if Drained and Prime if Protected
- 50 to 74% Prime, Prime if Drained and Prime if Protected
- 50% or more Prime, Prime if Drained, Prime if Protected and Soils of Statewide Importance
- less than 50% Prime, Prime if Drained, Prime if Protected and Soils of Statewide Importance

B. Size of Farm.

- 180 or more
- 160-179
- 140-159
- 120-139
- 100 to 119
- 80 to 99 acres
- 60 to 79 acres
- 40 to 59 acres
- 35 to 39 acres

C. Proximity to Other Farmland.

- 80 to 100% of perimeter surrounded by farmland
- 60 to 79% of perimeter surrounded by farmland
- 40 to 59% of perimeter surrounded by farmland
- 20 to 39% of perimeter surrounded by farmland
- less than 20% of perimeter surrounded by farmland

D. Active Farming. Is property currently farmed?

- Yes
- No

Natural Features

E. Natural Features.

- Contains exceptional natural communities: on the list derived from the Natural Heritage Inventory for the community type.
- Contains woods and or wetlands on more than 40% of the property
- Contains woods and or wetlands on 10 to 39% of the property
- No significant natural features

F. Perennial Surface Water Frontage.

- Property has 500 feet or more of water frontage
- Property has 1-499 feet of water frontage

Historical /Cultural/Conservation Features

G. Historical Features.

- Registered or eligible for registry with a federal, state or local historical agency or organizations
- Not eligible for registry, but featured in Dunkirk historical materials
- Other significant historical features, other than archaeological features
- No significant historical features

H. Archaeological Features.

- Registered or eligible for registry with a federal, state or local archaeological agency or organization
- Not eligible for registry, but identified and verified by the Dane County Parks Department or another qualified agency or organization
- No archaeological features

I. Centennial Farm.

Farm has been owned by the same family for over 100 years

J. Scenic Value.

Recognized by a public agency or organization for its scenic value

K. Owner has implemented the following Soil and Water Conservation Plan Categories.

- Nutrient Management plan
- Conservation Tillage
- Grazing land Protection
- Cover Crops
- Streambank Protection
- Other:

Section 2: Property Location Characteristics

Development Pressure

A. Proximity to a City or Village or Planned Development.

- In or adjacent to an area in a city or village or mapped for development in their Comprehensive Plan
- Within 1/4 mile of a city or village
- Within 1/2 mile of a city or village
- Within 1 mile of a city or village
- Within 1.5 miles of a city or village
- More than 1.5 miles from a city or village

B. Number of Buildable Sites*.

- 5 or more sites
- 4 sites
- 3 sites
- 2 sites
- 1 site
- none

*This is not an official buildable site determination.
A Dane County Density Analysis and Town Board action is required for buildable site determination/approval.

Proximity to Protected Land

C. Borders Permanently Protected with PDR or Other Perpetual Easements.

The parcel is immediately adjacent to:

- 200 acres or more of permanently protected land
- 100-199.9 acres
- 50-99.99 acres
- 20-49.99 acres
- 5-19.99 acres
- 0-4.9 acres

D. Proximity to other properties with PDR or Other Perpetual Easements.

- Contiguous with protected land
- Within 1/4 mile of protected land
- Within 1/2 mile of protected land
- Within 1 mile of protected land
- Greater than 1 mile of protected land

Section 3: Financial Considerations

A. The Landowner willing to sell his or her development rights below their fair market value based on a qualified appraisal?

95-100% = 40	40-44% = 21	10% = 10
90-94% = 38	37-39% = 20	9% = 9
85-89% = 36	34-36% = 19	8% = 8
80-84% = 34	31-33% = 18	7% = 7
75-79% = 32	29-30% = 17	6% = 6
70-74% = 30	26-28% = 16	5% = 5
65-69% = 28	23-25% = 15	4% = 4
60-64% = 26	20-22% = 14	3% = 3
55-59% = 24	17-19% = 13	2% = 2
50-54% = 23	14-16% = 12	1% = 1
45-49% = 22	11-13% = 11	

B. Matching funds are available for this purchase.

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