



CITY OF ANN ARBOR  
100 North Fifth Avenue  
Ann Arbor, Michigan 48107  
[www.a2gov.org](http://www.a2gov.org)

Dear Greenbelt Applicant:

Before you complete this application to the City of Ann Arbor's land preservation program, commonly known as the Greenbelt Program, it is important for you to read and understand this introduction. If you have any questions at all, please direct them to Ginny Trocchio at 734-794-6210 ext. 42798.

The purpose of this part of the City of Ann Arbor's Greenbelt Program is to protect agricultural properties and natural areas from future residential, commercial and industrial development, with the voluntary co-operation of willing land owners. The goal is to protect working and undeveloped lands surrounding the City for practical, economic purposes; to protect the Huron River watershed, from which Ann Arbor receives most of its water, from over development; to lessen the burden on expensive urban infrastructure; and to provide a permanent scenic complement to the urban landscape.

For those landowners wishing to retain ownership of your property, preservation of the land is accomplished through an agreement between you and the City, a conservation easement that becomes a permanent part of the deed to your property. You will be compensated by the City, at a level determined by appraisal, from funds dedicated for that purpose, in return for extinguishing your right to develop your property in any way other than that specified in the easement. The application is for the preservation of land that is to remain private property. It is not intended for park land or other public lands, and is not intended for lands that will have general public access.

For those landowners wishing to sell your property in its entirety, and if it contains high quality natural features, the application may be considered for park land or other public lands, in partnership with the another local partner.

In all instances, this is a competitive application process. There are more applications to preserve land than there are monies available for easement purchases. For that reason, your application will be scored and prioritized by a point system that values various attributes of your land and of your application. For more information on the scoring criteria and strategic plan, please see our website, <http://www.a2gov.org/greenbelt/Pages/greenbelthome.aspx> or contact the land preservation staff at the phone number above.

Because funds are limited, the City seeks to leverage its dedicated land preservation funds with matching grants from other sources, including federal, state, county and township funds, grants from private land trusts and other non-profit agencies, and from landowners themselves, who

may donate some portion of the appraised value of their development rights. Currently, the City's goal is to receive at least 20% of the purchase price of each project from those sources.

Each project is unique. The characteristics of your land and its prospective easement or outright purchase will determine the source, or combination of sources, for matching funds.

If your property is in agriculture production and meets certain City and Federal criteria, the City will apply for funds from the U.S. Department of Agriculture's Farm & Ranchland Protection Program (FRPP), which may pay up to 50 percent of the appraised value of your development rights. *If your application successfully attracts the full amount of FRPP funds requested*, in most cases, a landowner donation may not be required, though the City may still seek additional funding partners. *If a qualified application does not attract FRPP funds or does not receive full funding from FRPP* (FRPP applications are very competitive), you may opt for your application to be resubmitted for the Federal program at the next available date, or you may withdraw your application, or you may follow the path outlined below.

*If your property does not qualify for application to FRPP funds*, or if your qualified property does not successfully attract FRPP funds, a successful project is likely to require funding from the other sources already mentioned. Please keep in mind that the City's current goal is to secure matching funds to make up at least 20% of the appraised value of your development rights. In cases where full matching funds are unavailable, you will likely need to donate at least some of that value. The land preservation staff will make every effort to research and secure funding opportunities, and to put forward a workable funding package for willing and motivated landowners.

You should understand however, that in all cases, and regardless of funding sources, your expression of a commitment to donate some portion of the value of your development rights may enhance the success of your application.

There are many aspects to a successful conservation easement that, in the end, benefits both the city's residents and the participating landowner. Funding is only one of them, but often the most complicated. The City hopes this introduction helps you understand the basic goals of the Greenbelt program, and that it explains the basic parameters of a successful funding effort. Meeting certain funding goals, however, does not by itself guarantee a successful application or preservation project. You are encouraged to thoroughly discuss your application, and the application process, with the Greenbelt staff.

Thanks very much for considering an application,

**Greenbelt Advisory Commission**

CITY OF ANN ARBOR  
GREENBELT DISTRICT PROGRAM



COMMUNITY SERVICES AREA  
CITY OF ANN ARBOR  
100 North Fifth Avenue  
P.O. Box 8647  
Ann Arbor, Michigan 48107-8647

Please complete the attached application completely. In addition, please include a copy of the deed for the nominated property, a copy of any and all existing easements, as well as any additional documents requested as part of the application.

CITY OF ANN ARBOR  
 COMMUNITY SERVICES  
 100 NORTH FIFTH AVENUE  
 P.O. BOX 8647  
 ANN ARBOR, MI 48107-8647

FOR OFFICIAL USE ONLY
Application Number

## GREENBELT PROGRAM APPLICATION

*This information is required by authority of the Open Space and Parkland Preservation Ordinance of the City of Ann Arbor (Ordinance No. 17-04, 1 5-3-04) for Greenbelt Initiative Acquisitions and Easement Purchases*

### LANDOWNER INFORMATION

**LANDOWNER:** Please clearly print or type all information. **Be sure to complete the front and back sides of all pages.**

Landowner's Last Name	First Name	Middle Initial	Home Telephone Number
Street Address or PO Box Number			Business Name (if applicable)
City	State	Zip Code	Business Telephone Number
Best time of the day to call			Email

### PROPERTY INFORMATION

County Where Nominated Property Is Located	Township
Town, Range and Section Number(s)	
Tax Parcel Number(s) of Nominated Property	
Total Number of Acres Nominated	Type of Land <input type="checkbox"/> Agricultural Acres <input type="checkbox"/> Open Space / Natural Area Acres

Land Use on Nominated Property (*Check all that apply*)

<input type="checkbox"/> Livestock Type: _____	<input type="checkbox"/> Cash Crops	<input type="checkbox"/> Greenhouse and/or Nursery
<input type="checkbox"/> Open Space	<input type="checkbox"/> Vegetables	<input type="checkbox"/> Christmas Trees
<input type="checkbox"/> Natural Area	<input type="checkbox"/> Fruit	<input type="checkbox"/> Forest
<input type="checkbox"/> River or Stream Frontage	<input type="checkbox"/> Groundwater Recharge	<input type="checkbox"/> Wetland
	<input type="checkbox"/> Scenic View	<input type="checkbox"/> Floodplain
		<input type="checkbox"/> Other

I own the nominated property by:     Deed     Land Contract \*

\* The Land Contract Seller's signature is required in the Certification Section on Page 5.

Are there any existing surface or subsurface leases, easements, liens or other encumbrances on the property (i.e. mineral rights, utility easements, mortgages etc.)? Your land is eligible for consideration even if some easements, leases or liens exist.

No     Yes    If yes, please explain:



Are there any contingencies that you would like to make the Greenbelt Advisory Commission aware of that may affect the property in the future (such as farm leases, oil or gas leases, death/estate plans etc)?

- No                       Yes If yes, please explain

How much public road frontage exists on the nominated property? This would not include seasonal roads or private farm lanes, but would include public paved, dirt, gravel, etc. roads. (Check only one box.)

- None                       Less than ¼ mile                       ¼ mile or more, but less than ½ mile  
 ½ mile or more, but less than ¾ of a mile     ¾ mile or more

Is the nominated property enrolled in any of the following programs?

- Private Forestry Act (Part 513 of NREPA)  
 Commercial Forest Act (Part 512 of NREPA)  
 Hunter Access Program (Part 435 of NREPA)  
 Wetland Reserve Program  
 Crop Reserve Program

Is the nominated property (or a portion of the nominated property) currently enrolled in a PA 116, Farmland Development Rights Agreement (FDRA)?

- No                       Yes,                      If yes, list the agreement number(s):

Are there any matching funds available to assist toward the purchase of the property or development rights? A private conservancy or local government may provide money toward the purchase. A landowner, willing to take less than the appraised value, would also be a match. Landowners who accept less than the appraised value need to identify the percentage of the property value or development rights value they are willing to donate. The donation may result in an income tax benefit. Discuss this with your CPA or tax attorney to confirm your eligibility. **Applicants offering to take less than the appraised value will be scored higher, but must honor that offer at time of closing.** A letter must be included with the application confirming the matching funds or individual donation.

Are there any matching funds available?

- No     Yes -- If yes, check the source below and list the percentage amount offered \$ \_\_\_\_\_

- Private Conservancy                       Local Government                       Landowner     Other

**Would you like to donate a portion of your sale price or development rights?**                       Yes                       No

- 5%                       10%                       20%                       Other \_\_\_\_\_



**CERTIFICATION**

I (we) certify that the statements made above are a true and accurate representation of the facts regarding the nominated parcel(s). It is understood that signature does not obligate sale of real property or development rights but simply permits the City of Ann Arbor to consider purchase of real property or development rights. I (we) also understand this information will be subject to public record if the nominated property is selected, and will grant reasonable access to the property for purposes of inspection and appraisal of the parcel by the City, its employees or contractors and the Greenbelt Advisory Commission.

Signature

Date

Signature

Date

**Attachments:**

- 1. Deed / Land Contract**
- 2. Existing Easements**

**Land Acquisition Criteria**

Sites for consideration shall be evaluated using the criteria listed below together with any criteria determined by the Green Belt Advisory Committee to be appropriate to accomplishing the purpose of this Ordinance.

**1. Agricultural Land Criteria**

Characteristics of the land: type of agricultural land, parcel size, road frontage, wetlands and/or floodplain, groundwater recharge and natural features

Context: distance from city limit, adjacent zoning classification, adjacent land use, proximity to protected land, scenic and/or historical value, fits within the Greenbelt Strategic Plan

Acquisition considerations: matching funds, landowner contribution, urgency for acquisition, recreation potential

**2. Open Space Land Criteria**

Characteristics of land: mature trees or rare species, parcel size, road frontage, wetlands and/or floodplain, groundwater recharge

Context: distance to city limit, adjacent land use, proximity to protected land, proximity to water resource frontage, scenic and/or historical value, number of vehicle trips per day, fits within the Greenbelt Strategic Plan

Acquisition considerations: matching funds, landowner contribution, urgency for acquisition, recreational potential

