Conservation Easements

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Conservation Easements

a tool to help landowners and communities meet goals

legal agreement that separates development rights from property
Development rights can be purchased and retired

PDR
Development rights can be purchased and transferred to new location
In either PDR or TDR, a conservation easement is the legal mechanism that limits development on property.
Town of Dunn
2,662 acres of farmland protected by PDR
Baraboo Hills
Sauk County

6,530 acres of forestland protected by PDR
78 conservation easements in Dane County (at least 10 acres in size)

average size: 83 acres

average cost: $2,954/acre (2004-2006)
Conservation Easements:

* voluntary
* permanent
* flexible
* keep land in private ownership
Voluntary

willing sellers only
Permanent

rights and restrictions are attached to the deed

future owners must abide by same terms
Flexible

* protect farm land
* reduce land use conflicts
* community separation
Keeps land in private ownership

landowner continues to pay property taxes

may lower demand for some community services
Conservation Easements are not for every landowner.

- Conservation motivation
- desire to stay on the land
- Cash needs: invest in farm, retirement, etc.
- fair compensation
Conservation easement holders

- Conservation easements can be held only by government or qualified organization

- Town of Dunn asks us to back up their easements to protect investment of public dollars
PDR - public and private $$

TDR - market transaction
Market for TDR?
Supply side

- Interest from landowners outside of PDR funding areas
- 4 of 21 landowners in Town of Dunn have voluntarily offered to reduce purchase price to get into Dunn’s PDR
- Landowners in outlying areas may have fewer options
TDR or PDR is not about conservation vs. development

It is about options for landowners and communities for meeting goals