

Conservation Easements

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Executive Director



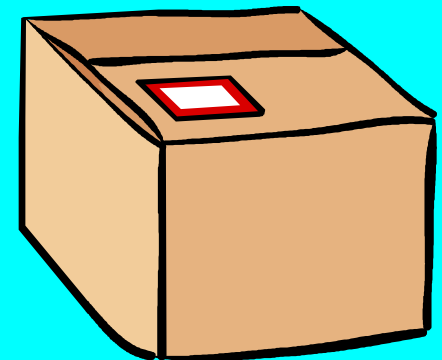
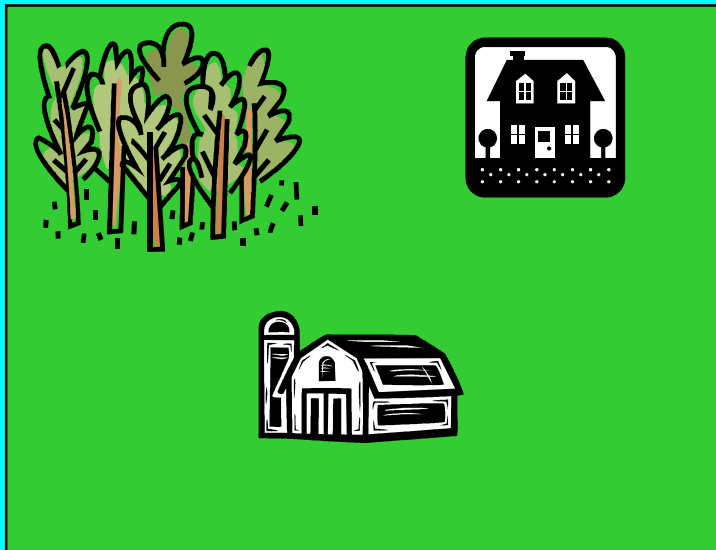
Conservation Easements

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

TDR



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

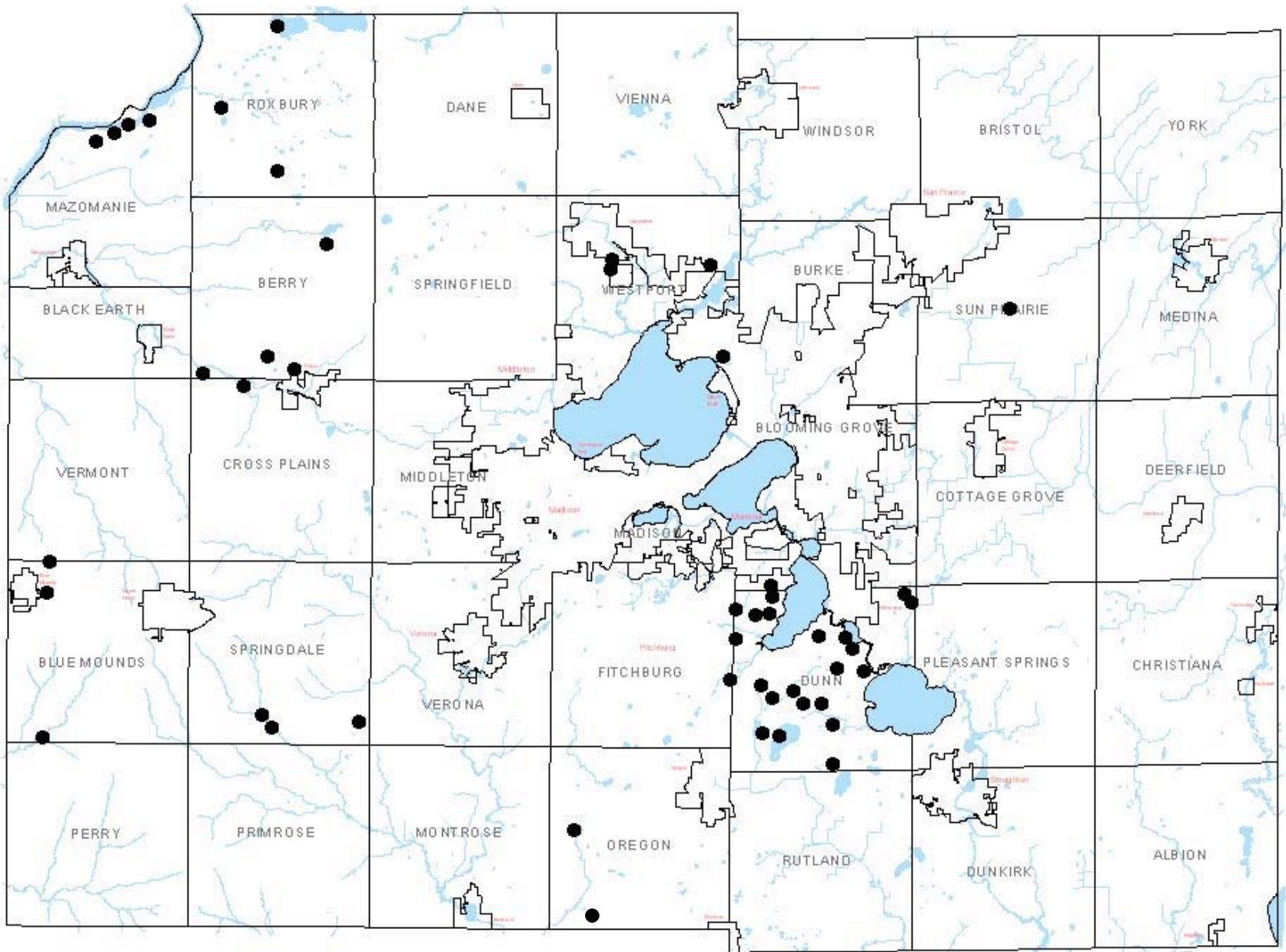


6,530 acres of forestland protected by PDR

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

rights and restrictions are tailored to meet various goals

- * protect farm land
- * reduce land use conflicts
- * community separation

Landowner

Easement Holder

Control access

Sell timber

Hunt

Build houses

farm

Erect Billboards



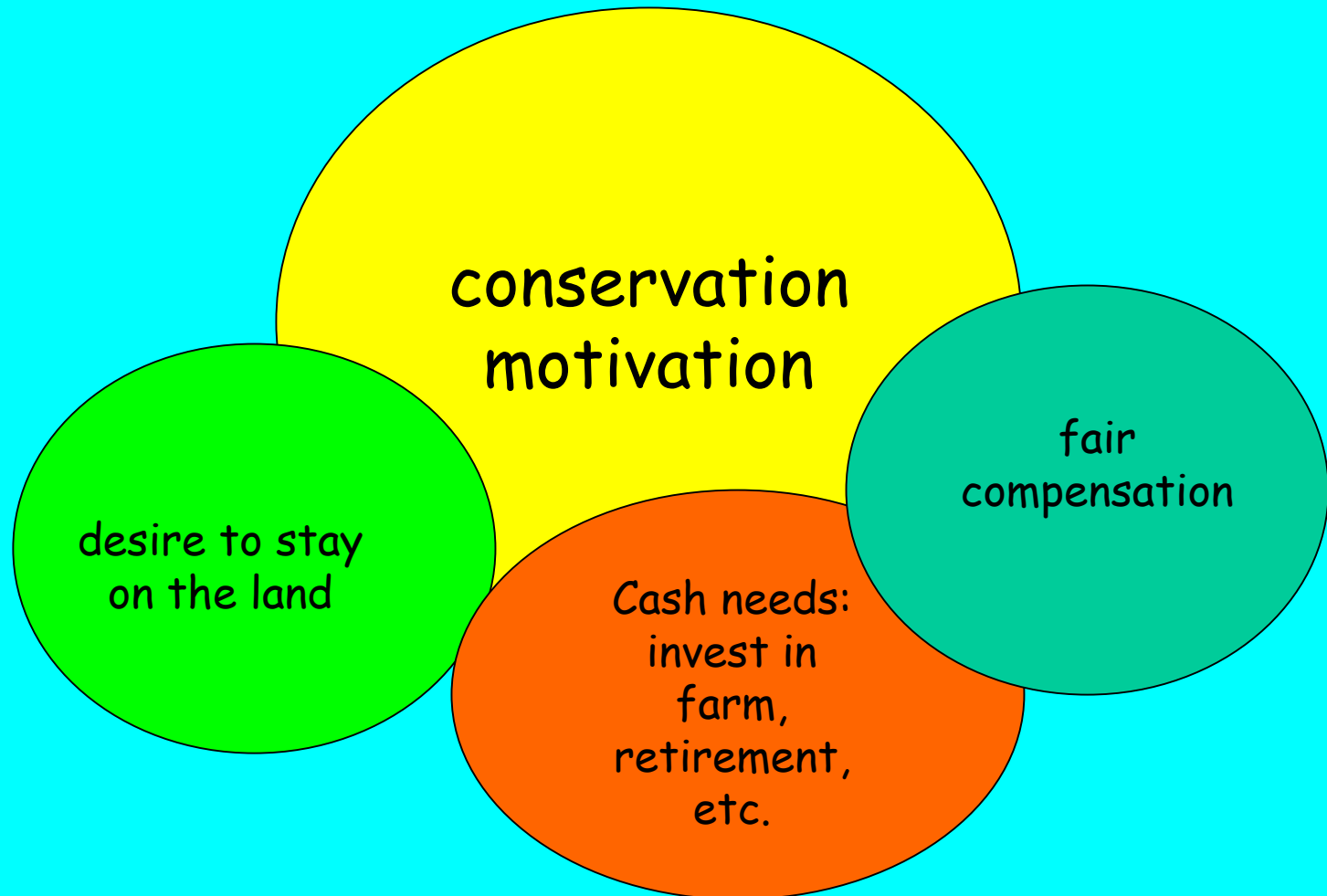
Rights of Ownership

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 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

