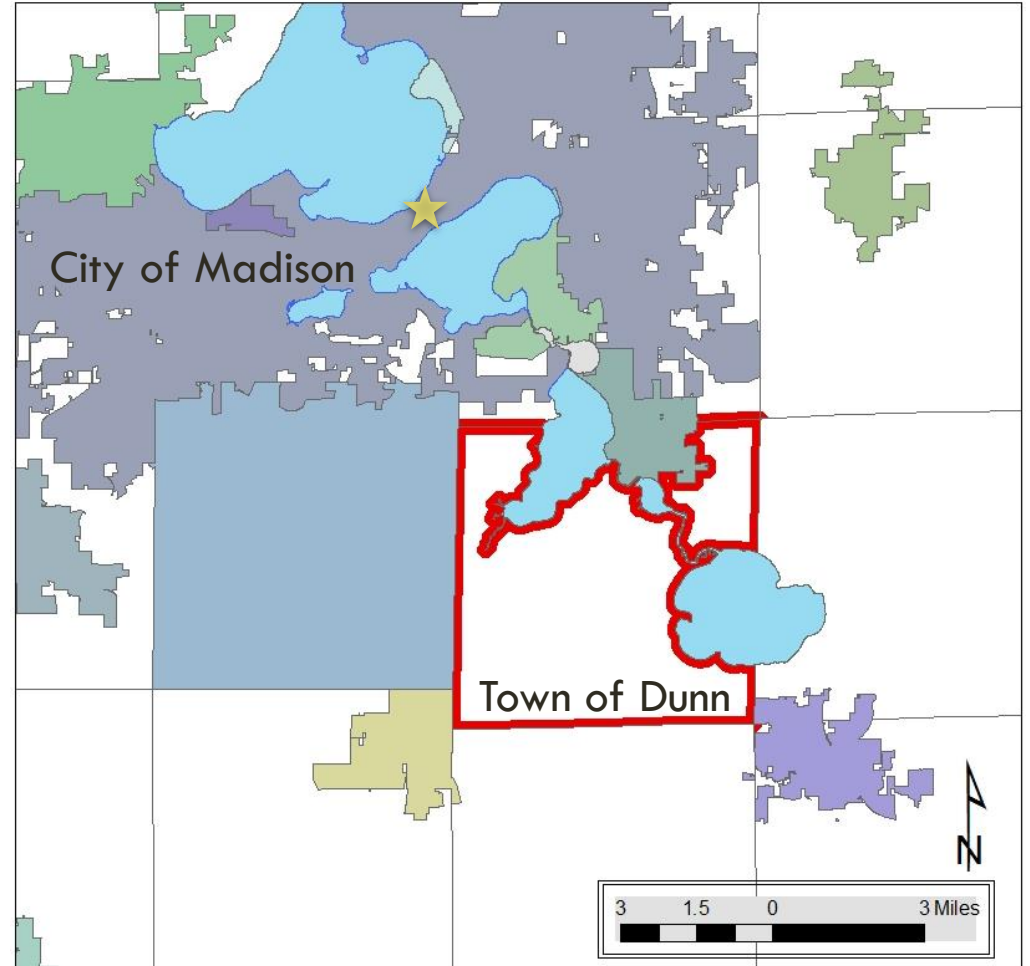




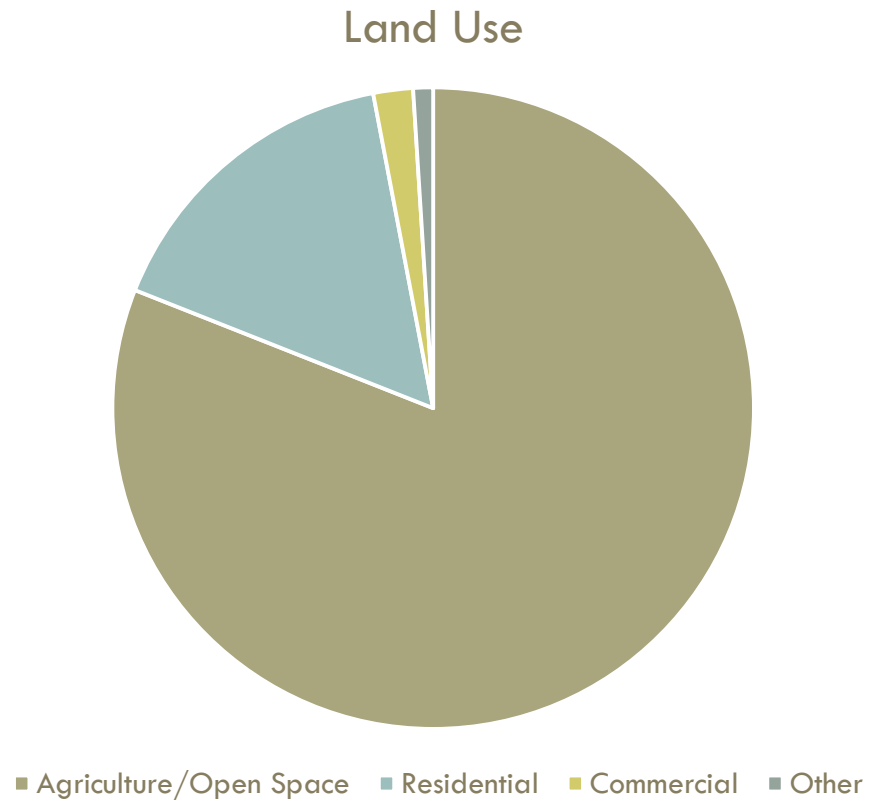
# TOWN OF DUNN PURCHASE OF DEVELOPMENT RIGHTS (PDR) PROGRAM

Creating a Sense of  
Certainty About the Future

# TOWN OF DUNN, WISCONSIN



# TOWN OF DUNN: POPULATION 4,943



# PROGRAM HISTORY

1979

- First Town Land Use Plan

1993

- Ad Hoc Committee for furthering farmland preservation
- New tools beyond Land Use Planning and Zoning

1996

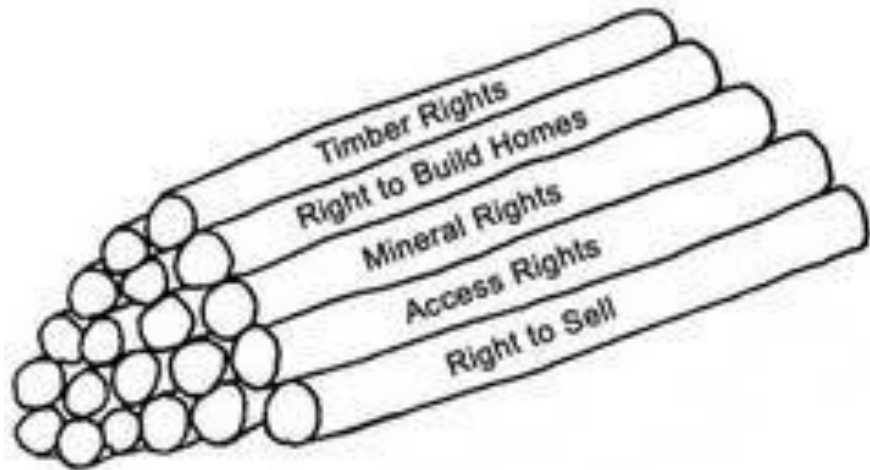
- Advisory referendum approving a Purchase of Development Rights Program passes
- Support 0.50/\$1,000 equalized valuation property tax.

1997

- PDR Program & Land Trust Commission created in 1997 by Town ordinance
- Executed first Purchase of Development Rights in the State of Wisconsin



# PURCHASE OF DEVELOPMENT RIGHTS



$$\begin{array}{ccccc} \text{Current} & - & \text{Restricted} & = & \text{Easement} \\ \text{Land Value} & & \text{Land Value} & & \text{Value} \end{array}$$

- Voluntary program that buys “development rights” from willing landowners.
- “Development rights” are a landowner’s rights to develop or subdivide his or her property.
- Development rights are permanently retired using a Conservation Easement
- A Conservation Easement permanently restricts uses of the property
- Property remains in private ownership
- Landowner compensated for loss of development rights



# PURCHASE OF DEVELOPMENT RIGHTS PROGRAM

- Protect and buffer farmland and viable farm operations from the impacts of development
- Preserve and buffer significant natural features, scenic vistas, and historic, cultural, and archaeological sites and landscapes from the impacts of development
- Manage and buffer the encroachment of neighboring cities and villages and development within the Town
- Create and maintain corridors of protected land
- Foster a community that is supportive of a local food economy



# PARTNERSHIPS



**GROUNDSWELL**  
CONSERVANCY

- Co-holder of nearly all our conservation easements
- Shared monitoring and enforcement of easements
- Recent work with Dane County was a partnership in 2012 to protect the largest undeveloped shoreline on the Yahara Chain of Lakes





# OUTREACH

- Every Fall, letters are sent out to property owners who own more than 35 acres of land.
- Letters describe the program and invite landowners to fill out a nonbinding pre-application form, indicating their interest in learning more about the program.
- Program is completely voluntary, and the Town does not pursue specific parcels
- We rank properties objectively by assigning different points to characteristics like soil type, acreage, proximity to neighboring cities, environmental features.





# WHY LANDOWNERS PARTICIPATE



## Land Ethic

- Leave a legacy on the land

## Income

- Invest in farm improvements
- Retire debt
- Offset costs of farming expansion

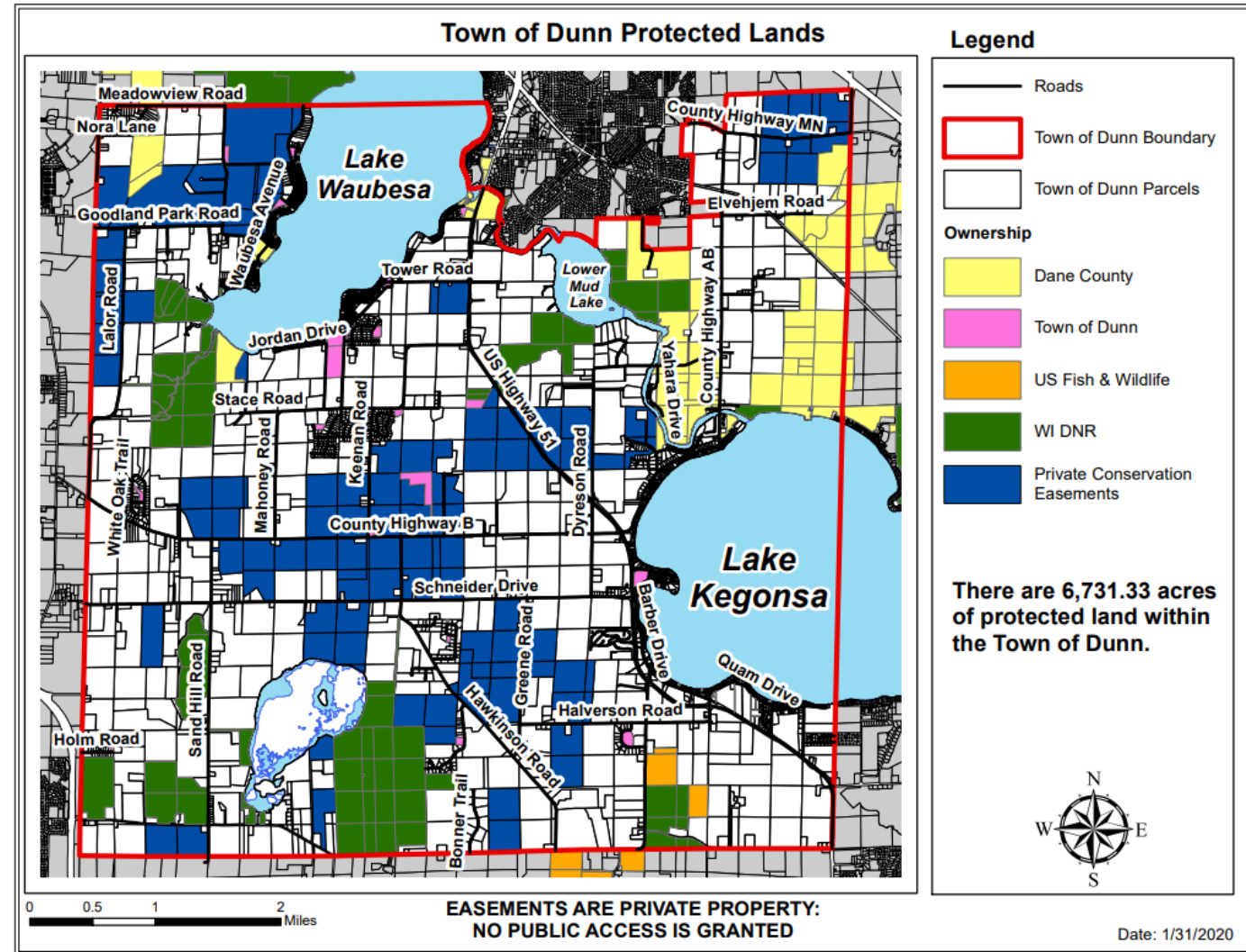
# FUNDING SOURCES

- \$4.3 million spent to date (Town); \$8.8 million total
- Town electors must approve every deal
- 51% from grants
  - ACEP-ALE
  - WI-DNR
  - Dane County
  - WI-DATCP PACE
  - Landowner donation
  - Town Resident/Organization Donation



# PROTECTED LANDS

- 38 easements totaling almost 3,800 acres
- Another 2,700 acres protected by other agencies and organizations
- Partnered with Dane County on 5 Properties, totaling around 575 acres.
- Still going strong more than 20 years later: 3 new properties protected within the last year and 2 more in the pipeline





# CONTACT INFO

Ben Kollenbroich

Planning and Land Conservation Director

(608) 838-1081 ext. 205

[bkollenbroich@town.dunn.wi.us](mailto:bkollenbroich@town.dunn.wi.us)

Photos courtesy of Mark Jung,  
Town of Dunn resident

