

This special two-part seminar is hosted by the Town of New Glarus Parks Commission and financed by a grant from the Wisconsin Environmental Education Board. It is offered in response to the request to preserve and protect our natural environment as expressed by Town residents to the Town Parks Commission.

Part I - Basics of Conservation Easements and Land Trusts

Thursday, October 9, 2008 - 7-9 p.m.

Speakers during Part I on Thursday evening, October 9th, will review the “why, what and how” of conservation easements and land trusts, rights and restrictions of landowners and easement holders, and selection criteria when choosing a land trust to work with from the perspective of both the landowner and the land trust.

Featured Speakers:



Pam Foster Felt, Outreach Director
Gathering Waters Conservancy

As Outreach Director for the Gathering Waters Conservancy, Pam Foster Felt directs professional training programs and presents credentialed seminars about conservation easements for attorneys, appraisers, and assessors. Ms. Felt also serves as a consultant and technical advisor to Wisconsin landowners and land trusts using conservation easements.

Gathering Waters Conservancy is a statewide service center for Wisconsin's land trust community, and works to help communities, land trusts and landowners protect the places that make Wisconsin special. Gathering Waters' goal is to increase the amount of protected land in the state through private voluntary action and build the capacity of the state's private, non-profit conservation organizations through consulting, public education, and policy advocacy.



Doug Cieslak, Executive Director
Driftless Area Land Conservancy

As Executive Director for the Driftless Area Land Conservancy, Doug Cieslak is responsible for the day-to-day operations of the Conservancy and reports directly to the Board of Directors. He has a bachelor's degree in Geology and Hydrogeology from the University of Wisconsin at Eau Claire. During Doug's sixteen plus year career as an environmental professional, he has worked as a regulator, consultant, Hydrogeologist, and Conservationist. Doug lives in Dodgeville with his wife and three daughters.

The Driftless Area Land Conservancy is a private non-profit land trust dedicated to protecting the unique natural resources and cultural heritage of Wisconsin's Driftless Area. The Conservancy currently has between 700 to 800 acres under protection, with an additional 1,200 acres under option, the majority of which is farmland.

SEMINAR PROGRAM Part I

Trends in Land Conservation

Preserve and Protect:

- To keep land intact
- For use by future generation
- Significant habitat values
- Farmland preservation
- Cultural heritage
- Scenic views and rural landscapes
- Historical preservation

Conservation Easements:

- What are they
- How do they work

Land Trusts:

- What are they
- What services do they provide
 - Stewardship
 - Enforcement
 - Monitoring
 - Cost/Fees

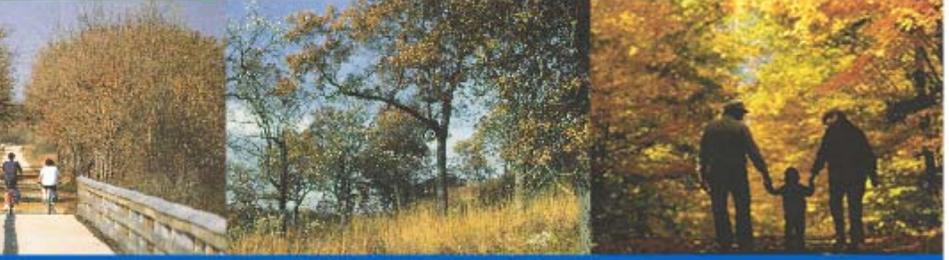
Rights and Restrictions of:

- Landowner
- Easement Holder

Taking the Next Step:

- How a landowner chooses a land trust to work with:
 - By specialty/expertise
 - Financial strength
- How a land trust chooses a landowner to work with:
 - Community support
 - Size and/or contiguous neighbor potential
- Allowing (or not) public use of protected lands; liability
- Trail easements for public use

Town of
New Glarus
Parks
Presents



Preserving  Your Family Lands - October 9th & 16th, 2008

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Part II - Nuts & Bolts of Conservation Easements and Land Trusts

Thursday, October 16, 2008 - 7-9 p.m.

Speakers during Part II on Thursday evening, October 16th, will explain the appraisal process to determine the value of an easement and discuss possible estate planning, tax and financial considerations.



Featured Speakers:

Johanna Alex, Attorney

Law Offices of Christenson and Alex

Johanna Alex focuses her practice in the areas of estate planning, small businesses, and nonprofits. She received her B.S., M.M. and J.D. degrees from the University of Wisconsin at Madison and is a Certified Public Accountant. Ms. Alex has written articles for the *Journal of State Taxation*

and the *Wisconsin Lawyer*. She is a member of the American Bar Association (Real Property and Probate sections), and the Wisconsin State Bar, the American Institute of Certified Public Accountants, and the National Planned Giving Council. She also serves as president of the Board of Directors of the Natural Heritage Land Trust, Inc.

Tenny Albert, Appraiser

Independent Appraiser

Tenny Albert is a Wisconsin Certified General Appraiser, with 20 years of experience. He specializes in rural land and conservation easements. Mr. Albert is a member of the American Society of Farm Managers and Rural Appraisers. He is an approved DNR appraiser, working primarily with the DNR, Dane County and various land trusts, covering the southern tier of Wisconsin counties. A partial list of his clients includes Dane County, Wisconsin DNR, Natural Resource Conservation Service, Milwaukee Metropolitan Sewage District, Town of Dunn, City of Madison, WI DOT, Sauk County (Baraboo Range Protection Program), local townships, The Nature Conservancy, The Ice Age Trail Foundation, The Natural Heritage Land Trust, the Ozaukee Washington Land Trust, other land trusts and private individuals.

Sharing Personal Experiences

SEMINAR PROGRAM Part II



Conservation Easement Appraisals:

- Types of Easements
- The Appraisal Process:
 - Methods

Tax & Financial Considerations:

- Income Taxes
- Estate Planning Rules
- IRS Requirements

Land Trusts - A Personal Experience:

- Personal Accounts of setting up Land Trusts

SEMINAR LOCATION:

TOWN OF NEW GLARUS PARKS COMMISSION

SWISS MISS CENTER
1101 HIGHWAY 69
NEW GLARUS, WI 53574
(608) 527-2390
www.tn.newglarus.wi.gov