

This special two-part seminar is hosted by the Town of New Glarus Parks Commission and financed by 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

Pam directs professional training programs for Gathering Waters Conservancy, a statewide organization promoting private land conservation. She has conducted credentialed seminars about conservation easements for attorneys, appraisers, and assessors. Ms. Felt also serves as a consultant and technical advisor to Wisconsin land owners and land trusts using conservation easements. Before her work with Gathering Waters Conservancy, Pam’s career path included teaching high school, guiding mountaineering expeditions, and writing for 1,000 Friends of Wisconsin. She holds a Bachelor’s degree from Mount Holyoke College in Massachusetts and an MA from the University of Wisconsin–Madison.



Doug Cieslak, Executive Director
Driftless Area Land Conservancy

Doug has been the Conservancy’s Executive Director since 2003. Doug is responsible for the day-to-day operations of the Conservancy and reports directly to the Board of Directors. Doug has a bachelors degree in Geology and Hydrogeology for 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 is lives with his wife, three daughters and black lab in Dodgeville and traveled to China in 2006.

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:

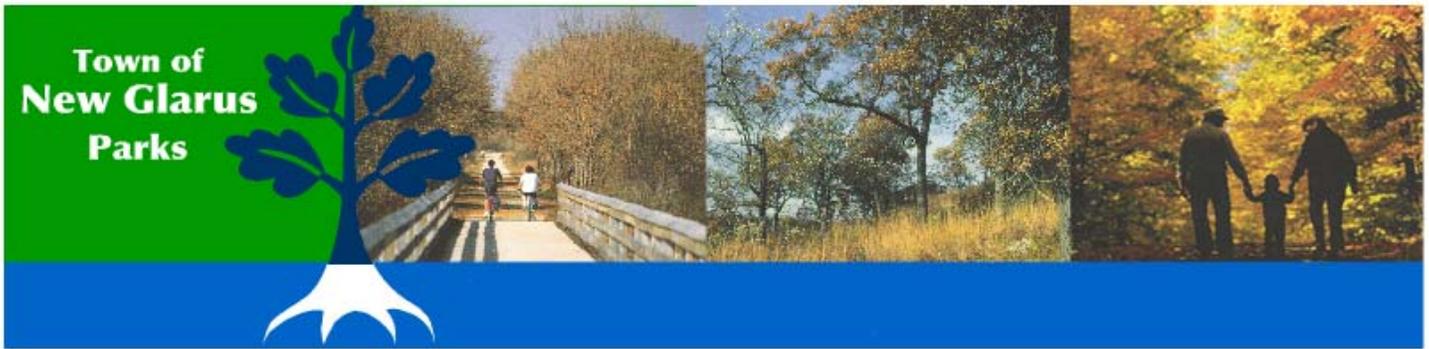
- What are they
- What services do they provide
 - Stewardship
 - Enforcement
 - Monitoring
 - Cost/Fees

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



Part II - Nuts & Bolts of Land Easements and Conservation 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 easement and discuss possible estate planning, tax and financial considerations.

Featured Speakers:



Johanna Alex, Attorney
Law Offices of Christenson and Alex

Johanna focuses her practice in the areas of estate planning, small businesses, and non-profits. 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

Local landowner – Personal Experience

SEMINAR PROGRAM Part II



Conservation Easement Appraisals:

- How they differ from residential, commercial, etc.
- Determining the value of the easement:
 - Methods
 - Valuation Issues

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
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www.tn.newglarus.wi.gov