

GENEVA LAKE CONSERVANCY
BOARD OF DIRECTOR'S MEETING AGENDA

September 23, 2024, 1 p.m.

At the Mill House or Via Zoom

Mill House
398 Mill St.
Fontana, WI 53125

via Zoom

<https://us06web.zoom.us/j/88059116431?pwd=dt1bxikSgIkCRjVEoatxfH6Bh74m8W.1>

- I. WELCOME (Tom Nickols)
- II. GOVERNANCE COMMITTEE (Steve Diamond)
 - a. Bylaw Change to Move Easement monitoring and violations back to Land Protection Committee
 - b. Election of New Board Members Kevin Goggin and Jeff Olson
- III. LAND PROTECTION COMMITTEE (Kevin Brunner)
 - a. Approval to move forward with the Clayton Kruse Conservation Easement
- IV. Nominations for awards to be given at Holly Ball
 - a. Conservation Stewardship award – Chuck and Barbara Taylor
 - b. Honorary Land Steward award – Charles Haubrich
- V. OTHER ISSUES
- VI. ADJOURNMENT

9-23-24 Proposed Bylaw revision

Land Protection- The development of recommendations to the Board of Directors and staff concerning land protection matters, including the solicitation of owners of local real estate of grants of conservation easements, and recommendations to the Board for acceptance of land donations, land purchases or other means of land conservation. **The direction of staff with regards to monitoring conservation easements and owned properties, including management of conservation easement violations.**

Land Management and Oversight - ~~The direction of staff with regards to monitoring conservation easements and owned properties, including management of conservation easement violations.~~ The oversight of restoration efforts and other activities related to land protection once a property has been protected through either a conservation easement or GLC ownership.

Geneva Lake Conservancy

RESTATED BYLAWS OF GENEVA LAKE CONSERVANCY, INC.

*Adopted by the Board of
Directors January 6, 2017
Revised August 6, 2022
Revised February 3, 2024
Revised May 4, 2024
Revised xxx x, 2024*

ARTICLE I MEMBERS

Section 1. Members. Membership in the Geneva Lake Conservancy, Inc., (the “Conservancy”), a Wisconsin non-stock, nonprofit corporation is conferred as a result of an annual contribution of, funds, property or services to the Conservancy of any (other than nominal) value. Contributions to the Conservancy shall constitute acceptance of membership by such contributing individual or entity. Members shall have no voting privileges, but shall have such other rights as provided by law.

Section 2. Meetings. An annual meeting of the members of the Geneva Lake Conservancy shall be held within each calendar year, at a time and place to be determined by action of the Board of Directors, for such purposes as stated in the notice thereof.

Section 3. Notice of Meetings. The Board of Directors shall cause notice stating the time, place and purpose of the annual meeting of members to be published in a newspaper of general circulation in Walworth County, Wisconsin, not less than seven days nor more than fifty days prior to the annual meeting.

ARTICLE II DIRECTORS

Section 1. Number and Qualifications. Directors shall be elected by themselves from among nominations made by the Governance Committee, according to the criteria established by the Board, taking account of Land Trust Alliance guidelines. Each Director shall support the Conservancy,

financially (in other than nominal amounts), and shall participate in meetings of the Board of Directors and activities of its committees. The number of Directors shall not be fewer than eight, nor more than twenty-four, to ensure that the composition of the Board represents a variety of skills needed to manage the organization and represents geographically diverse areas of Walworth County.

Section 2. Powers and Duties. A Director is expected to attend all meetings of the Board and to participate actively on at least one Committee of the Board. Directors may participate in meetings of the Board or a Committee of the Board by means of conference telephone, email, text, or similar communication equipment, provided that all participating directors may simultaneously hear or read each other's communications during the meeting, all communication during the meeting is immediately transmitted to each participating director, and each participating director is able to immediately send messages to all other participating directors. Participation in a meeting under this Section shall constitute presence in person at such meeting.

Section 3. Term. Each Director shall hold office for a term of three years. Each Director shall serve until expiration of his or her term, delivery to the President of a letter of resignation, his or her mental disability or death, or removal. There are no term limits for Directors.

Section 4. Staggered Terms of Office. The Governance Committee, in selecting nominees for Director, shall use its best efforts to nominate persons in three classes of equal numbers.

Section 5. Meetings. The annual meeting of the Board of Directors will be held concurrently with the annual meeting of the Geneva Lake Conservancy. Other meetings of the Board shall be held, on notice by any officer at a time and place reasonable under the circumstances. The Board shall meet at least quarterly during any year and more often if operations or circumstances require. At least 72 hours' notice shall be given for any meeting of the Board of Directors except in case of an emergency.

Section 6. Quorum and Voting. A majority of the Directors then in office shall constitute a quorum at any meeting of the Board of Directors. An act of the majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board, unless the act of a greater proportion is required by law, the Articles of Incorporation or these Bylaws.

Section 7. Removal. Any Director may be removed from office by the affirmative vote of two-thirds of the directors then in office if, in the opinion of those directors, the best interests of the Conservancy shall be served.

Section 8. Vacancies. A vacancy occurring in the Board may be filled by the vote of a majority of Directors at a meeting at which a quorum is present.

Section 9. Compensation. Directors shall serve without pay or other compensation but may be reimbursed for expenses incurred by them in the performance of their duties.

ARTICLE III ADVISORY AND EMERITUS DIRECTORS

Section 1. Definitions.

Advisory - Individuals with expertise and experience who participate in either Board or Committee activities.

Emeritus Directors - Former Directors who continue to support the mission of the Conservancy.

Section 2. Powers. Unless duly appointed as a Committee member, Advisors and Emeritus Directors have no voting privileges and are not counted for quorum purposes.

ARTICLE IV COMMITTEES OF THE BOARD

Section 1. Executive Committee. There shall be an Executive Committee consisting of not less than five persons, being the Chair, the Vice-Chair, Secretary, Treasurer, the immediate past Chair, Chair of the Governance Committee and any other Board members that the majority of the Board may designate. In the case of a vacancy in any of those offices, such other director shall be designed by a majority of the directors. The Executive Committee shall, except as otherwise limited by these Bylaws or Wisconsin law, have the powers of the Board to take action on those items referred to it by any officer or full-time employee of the Conservancy. The Executive Committee shall have such power as may be delegated by the Board to approve and take necessary action to close a land transaction following the Board's preliminary

approval of such transaction. Meetings of the Executive Committee shall be called on not less than 48 hours' notice and may be attended by any Director not then a member of the Executive Committee, but such non- member shall not be counted towards a quorum of or be eligible to vote at meetings of the Executive Committee.

Section 2. Standing Committees. Appointments to the following standing committees shall be made by the Chair, subject to approval of the Directors at the first meeting of the Board in each calendar year or as needed. Standing committees shall consist of at least three Directors, who shall serve until further action by the Board. Committees other than the Executive Committee and Governance Committee may include persons other than Directors, subject to approval by a majority of the Directors not serving on the committee. Standing committees shall have the following powers and duties:

Finance – The oversight of the conduct of all financial matters relating to the affairs of the Conservancy, including the form and content of budgets and periodic financial statements, together with the selection and oversight of the work of the Conservancy's independent audit or review firm.

Land Protection– The development of recommendations to the Board of Directors and staff concerning land protection matters, including the solicitation of owners of local real estate of grants of conservation easements, and recommendations to the Board for acceptance of land donations, land purchases or other means of land conservation. **The direction of staff with regards to monitoring conservation easements and owned properties, including management of conservation easement violations.**

Land Management and Oversight - ~~The direction of staff with regards to monitoring conservation easements and owned properties, including management of conservation easement violations.~~ The oversight of restoration efforts and other activities related to land protection once a property has been protected through either a conservation easement or GLC ownership.

Advocacy – The development of policy positions that the Conservancy may elect to take on community environmental and preservation issues within the Conservancy's service area. The Executive Director shall seek the Committee's guidance in all publicity and communication of policies

and positions adopted by the Board.

Governance – The identification and solicitation of suitable persons having substantial connections within the service area of the Conservancy for selection as nominees for director and officer positions. The Committee shall seek candidates with a variety of skills and from a variety of geographic areas to meet the needs of the organization.

Fundraising – The oversight and direction of fundraising programs, including special events and programs for the purpose of both fundraising and outreach.

Community Outreach – The oversight and direction of various outreach strategies conducted among Conservancy target audiences, including environmental education, Conservation@Home, and community engagement activities and events for the purpose of expanding membership and increasing awareness of the Conservancy’s programs, services, and mission. The Committee shall supervise communications policies, internal and external communications practices, programs, publications, press releases, education/outreach and maintenance of the Conservancy website.

Section 3. Ad-Hoc Committees. The Board may by resolution appoint ad-hoc committees as needed, composed of at least three Directors, with powers and duties to be determined by the Board.

Section 4. Conduct of Committee Business. At least 72 hours’ notice shall be given for any Committee meeting except in case of an emergency. Minutes of each meeting of a Committee shall be submitted to the next succeeding meeting of the Board of Directors, for ratification, revision or disapproval of any action taken by the Committee. Each Committee Chair shall cause to be created, with the assistance of the Executive Director, an annual written plan for the conduct of that Chair’s committee.

ARTICLE V OFFICERS

Section 1. Officers. The officers of the Conservancy elected from amount the Directors shall be a Chair, Vice Chair, Secretary and Treasurer. Any two

offices may be held by the same person, except the offices of Chair and Vice Chair.

Section 2. Election and Term. Except for filling a vacancy in any office, all officers shall be elected by a majority of Directors present at the first meeting following the annual meeting of the Board. Absent a resignation or disability, each officer shall hold office until a successor is elected and qualified.

Section 3. Removal. Any officer, may be removed by the affirmative vote of a majority of the Directors at a meeting duly noticed for that purpose, whenever in the Board's judgment the best interest of the Conservancy will be served.

Section 4. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled for the unexpired portion of the term of that office by vote of a majority of the Directors present at any duly noticed meeting of the Board.

Section 5. Chair. The Chair shall be the principal executive officer of the Conservancy and shall perform duties incident to such a position. The Chair shall preside at all meetings of the Conservancy and of the Directors.

Section 6. Immediate Past Chair. The immediate predecessor of the Chair in office shall be deemed to be the Immediate Past Chair, having duties as assigned by these Bylaws.

Section 6. Vice Chair. In the absence of the Chair at any duly noticed meeting of the Conservancy or the Board of Directors, or in the event of the Chair's inability to act, the Vice-Chair shall perform the duties of the Chair. The Vice Chair shall perform other duties assigned by the Chair or by action of the Directors.

Section 7. Secretary. The Secretary shall cause to be kept minutes of all the meetings of the Directors and the Executive Committee and all Committees; cause all notices to be sent in accordance with the provisions of the Bylaws or as required by law; cause an employee of the Conservancy to be the custodian of the Conservancy's corporate records; cause to be kept a register of the post office addresses of each member and contributor; serve as clerk of the Conservancy; and, in general, perform all other duties incident to the office of Secretary.

Section 8. Treasurer. The Treasurer shall cause an employee of the Conservancy to have charge and custody of and be responsible for all funds, securities and other valuables of the Conservancy; cause to be given and received receipts for monies and other assets due and payable to the Conservancy from any source whatsoever; cause to be deposited the funds of the Conservancy in its name in banks, trust companies or other depositories determined by action of the Board of Directors; cause any person having custody of negotiable assets of the conservancy to give a bond for the faithful discharge of the duties of the office, if required by action of the Directors, in a sum and with surety or sureties as the Board shall determine; and, in general perform all the duties incident to the office of the Treasurer.

Section 9. Assistants and Acting Officers. The Board of Directors shall have the power to appoint any person to act as assistant to any officer, or to perform the duties of the officer whenever it is impracticable for the officer to act personally. Assistants or acting officers appointed by action of the Board shall have the power to perform all duties of the office to which appointed to be assistant, or to which appointed to act, except as the power may otherwise be defined or restricted by action of the Board of Directors.

ARTICLE VI ADMINISTRATION

Section 1. Receipt of Property. The Conservancy may receive and accept property, whether real, personal or mixed, by way of gift, bequest, purchase or devise, from any person, firm, trust or corporation, to be held, administered and disposed of in accordance with the provisions of the Articles of Incorporation and these Bylaws, but no gift, bequest or devise of any property shall be received and accepted, if it is conditioned or limited in a manner which is inconsistent with the purposes of the Conservancy or maintenance of its tax exempt status.

Section 2. Operations. The principal and income of all property received and accepted by the Conservancy shall be held, administered and invested to advance the purposes of the Conservancy. Except as limited by a lawful restriction by a donor at the time of the contribution, the Conservancy may make payment or distributions from income or principal, or both, to advance its purposes as determined by the Board of Directors.

Section 3. Investments. The Conservancy, by its Board of Directors, may hold, invest or reinvest any funds or properties received by it, when not restricted by the terms of any bequest, devise or deed of gift, according to the judgment of the Directors, subject only to the purposes of the Conservancy and maintenance of its tax-exempt status, without restriction as to the retention of property, diversification of investment, or to the type of investments which are or may hereafter be permitted by law, or any similar restrictions.

Section 4. Separate Funds. Assets of the Conservancy may be segregated, held, invested and dispersed in separate funds as established by the Board of Directors. Funds donated to the Conservancy by a donor who has expressed a purpose of establishing or contributing to any fund established to monitor or enforce any conservation easement or easements may not be used for any other purpose. Funds established and restricted by action of the Board of Directors may not be used for any other purpose, except upon by action of a majority of the Directors.

Section 5. Corporate Acts. All checks, drafts, notes, bonds, bills of exchange and others for the payment of money of the Conservancy; all deed, mortgages, any other written contracts and agreements to which the Conservancy shall be a party; and all assignments or endorsements of stock certificates, registered bonds, or other securities owned by the Conservancy, shall, unless otherwise directed by action by the Directors, or unless otherwise required by law, be signed by the Chair and by any one of the following officers who is a different person: Vice Chair, Secretary or Treasurer. However, the Directors: may authorize any one of the Conservancy's officers to sign instruments, for an on behalf of the Conservancy, without necessity of countersignature; may designate other officers or employees of the Conservancy who may in the name of the Conservancy sign instruments; and may authorize the use of facsimile signatures of any designated persons. Any shares of stock owned or controlled by the Conservancy may be voted at any shareholders' meeting by the Chair or any person the Chair shall, by duly executed proxy, designate to represent the Conservancy at shareholders' meeting.

Section 6. Agents. The Conservancy is authorized and empowered to retain and engage agents, attorneys, accountants, investment counsel and other firms or person as determined by action of the Board of Directors.

Section 7. Fiscal Year. The fiscal year of the Conservancy shall begin on

the first day of January and end on the thirty-first day of December of each year.

Section 8. Corporate Seal. The Board of Directors may provide for a corporate seal.

ARTICLE VII AMENDMENT

After having provided not less than seven days' notice of a meeting the Board of Directors, specifying that one of the purposes of the meeting is to consider amendments to the Bylaws, accompanied by a draft of the amendments to be considered, the Bylaws may be amended by majority action of all the Directors then in office.

* * *

Name: Kevin Goggin

Address: W3533 700 Club Drive
Lake Geneva, WI 53147

Cell: 708-514-8654

Email address: goggin511@aol.com

Candidate information:

Goggin, a long-time summer resident, moved to Lake Geneva permanently about 5 years ago. Goggin's grandparents, then parents, had a home in Glenwood Springs where Goggin spent his childhood summers. Goggin grew up in River Forest and raised his children there. An active volunteer at the Geneva Lake Museum (GLM), Goggin is involved in GLM fundraisers and other GLM activities. Long-time supporter of other local organizations such as the Water Safety Patrol, Goggin is committed to preservation and conservation of the Geneva Lake area.

Goggin, retired now, was vice president, Mortgage Lending, at FNBC Bank & Trust. Prior to his banking career Goggin was the head of a Eurodollar trading desk at the Chicago Mercantile Exchange.

Goggin's son, Tim, was GLC's Rohner Intern and then Land Protection Specialist (2017).

Education: St. Norbert College
BBA, Marketing
1971 – 1974

Loyola University Chicago
Rome Center
1973 – 1974

Name: Jeff Olson

Address: 406 S. Douglas Ct.
Whitewater, WI 53190

Cell: (262) 352-4503

Email address: olsonjl@uww.edu

Candidate information:

Olson is an Associate Professor, Geography/Geology/Environmental Science at the University of Wisconsin – Whitewater. Olson, trained as an economic geographer, uses geographic information systems (GIS) and geospatial data to study socioeconomics, landscape change, and historical trends and events.

Olson's mother is the sister of former GLC board member Mark Bromley.

Olson has been at most of the Bromley Woods work days and encourages his students to participate.

Education: The Ohio State University
Doctor of Philosophy (Ph.D.), Geography
2007 – 2013

The Ohio State University
Master's degree, Geographic Information Science and Cartography
2005 – 2007

The University of Wisconsin – Whitewater
Bachelor of Science (BS), Geography, Economics
2000 - 2005

GENEVA LAKE CONSERVANCY
Conservation Easement or Other Land Protection Project
Project Selection Criteria and Checklist

Project Name: Clayton Kruse

Project Location-address and parcel no.: Parcel #: OPE 00011

Project Size: 40 Acres

Date of Visit: Met with property owner on April 30th, 2024

Goals and Purpose Checklist

To qualify for selection, property must meet all of these criteria:

- Located within Walworth County's focus areas as defined in the Conservancy's 10 Year Conservation Plan or strategic properties outside the region that are complementary to the Conservancy's mission and purpose;
- Perpetual;
- Qualify as a qualified conservation contribution under the terms of the IRS regulations (conservation easements only);
- Of sufficient size to protect the conservation values associated with it;
- Are feasible and within the capacity and ability of the Conservancy to fulfill the perpetual stewardship responsibility;
- Accompanied by a donation pledge to the Conservancy's Easement Stewardship and Legal Defense Fund if a conservation easement or the board agrees that the easement is of such value that if the landowner cannot make the donation that the Conservancy will attempt to raise it from other sources.
- Consistent with one or more of the following IRS § 170(h) criteria:
 - Preservation of land areas for outdoor recreation by, or the education of, the general public;
 - Protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem;
 - Preservation of certain open space, including farmland and forest land, for its public scenic value or pursuant to a clearly delineated Federal, State or local government conservation policy;
 - Preservation of a historically important land area or certified historic structure;

Public Benefits Checklist (Please check appropriate boxes)

- Contributes to protection of lands in furtherance of government plans or policies;
- Contains endangered, threatened, or rare species or natural communities;
- Contains relatively natural wildlife habitat, ecosystems, or natural features;
- Contains or has potential to contain natural features of educational or scientific value;
- Is in active agricultural use, including forestry, or provides an example of historic agricultural use;
- Contains wetlands, floodplains, waterways, riparian corridors, aquifer recharge areas, watershed or other lands necessary for protection of water supply, water resources, or wetland habitat;
- Buffers agricultural land, wetlands, wildlife habitats, or other sensitive areas;
- Provides a buffer for or is close or contiguous to existing conservation easement, park, preserve or other protected land;
- Protects scenic views from public roadways, waterways or recreation areas;

- Permits public access for education or recreation;
- Sets an important precedent for resource or open space protection in a targeted area;
- Provides connection to other open protected or open space lands that is important for movement of wildlife between habitats or through developed corridors so that natural areas do not become isolated “islands”;
- Has historic or archaeological value, or is adjacent to and buffers such lands;
- Contains unique or outstanding physiographic characteristics;
- Offers significant relief from urban closeness and/or helps define community form.

Please summarize how this property’s conservation values do or do not meet the IRS public purpose criteria:

Property is located at former Paradise Valley Ski Hill. Has beautiful scenic views from Potter Rd

Property is relatively natural with only 1 barn and several deer stands for bow hunting.

Offers continued relief from urban closeness, and contributes to the open corridor for natural area and for wildlife movement. Landscape scale project contribution. Contains wetlands and has over 1,000 feet of the Sugar Creek running in the SW corner of the property. Has a 14 Acre Woodland to the North, and floodplain/wetland to the south along the creek.

Preference shall be given to those projects that protect land (check items that are appropriate):

- With important concentrations of natural, historic and/or open space resources;
- Facing a high risk of conversion for development or unknown use;
- Adjacent to existing easements or other protected open space areas;
- Containing a low level of existing development;
- With low potential for future problems in monitoring, management, liability and/or enforcement.
- Over 100 Acres in size
- Contributing to current Landscape Scale Projects
- Contain oak woodlands or savannas that will help slow climate change.
- Contain high quality wetlands that will help slow climate change.
- Contain or have the soils necessary to maintain or restore grassland or prairie landscapes that will help slow climate change.

Elaborate on any of the points checked:

This property is located near other open space that has been developed. If left unprotected may face unknown use. Only contains 1 barn, so very little current development, or difficulty to monitor in future. Contributes to connectedness of other woodlands next to the property. Contains oak woodlands and wetlands that will help in slowing climate change.

Feasibility Checklist

Factors which may preclude the Conservancy’s involvement. *A property may meet the selection criteria favoring a land protection proposal and still may not be accepted if one of more of the following considerations apply:*

- The property’s values are primarily scenic, but are not readily visible or accessible to the general public;
- The property is small and there is little likelihood of adjacent properties being protected;
- The proposed open space is part of a development proposal which, overall, is likely to have significant adverse impacts on conservation resources;
- Adjacent properties are being, or are likely to be, developed in a manner that would

BARGAIN SALE

What is the expected appraised value of the property? _____

At what price is the landowner willing to sell it? _____

Has an appraisal been ordered and who will pay for the appraisal? _____

What is the expected funding of this project? _____

Will the landowner request that we sign a Form 8283? _____

LAND DONATION

What is the expected value of the donation? _____

Will the landowner have an appraisal completed for a tax donation? _____

Has the landowner been asked to donate long-term maintenance costs and what amount will be/was requested? _____

Other comments

Has spotted a variety of wildlife on the property, and has made efforts to create a sanctuary for them to use by the planting of a variety of trees. He would be only allowed to hunt the property and would be bow hunting, no gun hunting. Would like to create a 5 Acre home site /building zone off of the existing homes nextdoor just south of the barn.

GLC Investigator: Kiera Theys

Date Report Completed: 05-16-2024

Please attach maps or photos showing conservation property’s conservation values,condition, and/or issues.



ENVIRONMENTAL SCREENING POLICY

Approved by the Board of Directors

November 12, 2016

INTRODUCTION

Preservation of clean water, air and soil are among the most basic and important conservation objectives. Thus, for a wide variety of environmental and legal reasons, it will be in the best interests of the Geneva Lake Conservancy ("GLC") to avoid any easement or other ownership interest in, or other involvement with, any property that may require environmental remediation or otherwise present risks to human health or the environment. The GLC therefore has adopted this policy with respect to its land acquisition and stewardship activities, with the objective of evaluating potential environmental issues on a property before deciding whether to obtain an easement or other ownership interest in that property, and to integrate an awareness of potential environmental problems into the GLC's stewardship efforts.

ENVIRONMENTAL SCREENING ASSESSMENT REQUIREMENT

An environmental screening assessment shall be conducted for every tract of land in which the GLC is proposing to acquire any interest. Each step of the assessment, including the results, shall be documented in the project files prior to a final GLC Board vote on acquisition.

The results of the screening assessment shall be considered in determining whether to proceed with the project.

This policy applies to all acquisitions of land, including gifts, purchase, pre-acquisitions, land value transfers, as well as acquisitions of fee title, conservation easements, and or any other interests of land from the date of the GLC board of director's approval of this policy.

SCREENING ASSESSMENT PROCEDURES

Every environmental screening assessment will include four components that will be documented in the land project file:

1. Contact the Wisconsin Department of Natural Resources Contaminated Land Environmental Action Network (CLEAN) or other appropriate source to determine if the property is on or near any federal, state, county, city or town list of contaminated sites.
2. Conduct a visual inspection of the property and surrounding property. This inspection should be done by a GLC staff member. If any concerns about environmental hazards are noted, the staff person should report them to the Land Protection Committee who will make a

recommendation to the board on whether a qualified environmental contractor should be hired to survey the property.

3. Review the history of the site and surrounding property. At a minimum, a GLC representative should talk to someone knowledgeable about current and past uses of this tract of land and surrounding property. This component also should include a review of government records, maps, aerial photographs or other materials obtained in response to Freedom of Information Act Requests that the GLC will issue to all relevant and appropriate agencies. A list of sources, their contact information and a summary of the discussion will be included in the project file.
4. Complete the attached Evaluation Form.

POTENTIAL FOLLOW-UP INVESTIGATION

If the preliminary screening investigation reveals a potential environmental problem, the Board may request a much more detailed investigation of the land. The GLC may hire a consultant to do a more detailed investigation, including water or soil sampling and testing. Any decision to do additional work will be made on a case-by-case basis in consultation with the GLC's environmental attorney and Land Protection Committee.

DOCUMENTATION

Each step of an environmental screening assessment, including the results, must be documented in the project files.

Essentially, the written documentation should note "who did what, when and where." It should address what was seen or learned about the site (facts) and what was concluded (opinion).

The Environmental Screening Checklist (attached) must be completed and included in each project file. It should be signed by the GLC staff person responsible for the project.

**GENEVA LAKE CONSERVANCY
CHECKLIST FOR PRELIMINARY ENVIRONMENTAL SCREENING**

EVALUATION

Name of Property Owner: Clayton Kruse

Location: Parcel #'s: OPE 00011

Town: Town of Spring Prairie

Type of Property:

- Potential Permanent Ownership
- Land Value Transfer
- Preacquisition for government agency
- Conservation Easement
- Other

Sources of Information:

- Inspection of documents (attach copies)
- Interview with landowner (attach notes)
- Interview with abutters (specify whom, attach notes)
- Interview with government officials (specify whom, attach notes)

Documents Attached:

Survey and/or site plan showing any current or former locations of:

- Buildings
- Above ground or underground storage tanks
- Pipes
- Electrical transformers
- Chemical storage locations
- On-site hazardous waste and nonhazardous waste storage or disposal sites.
- Known or suspected locations of asbestos
- Motor vehicle garage or service site
- Drainage systems
- Ditches
- Groundwater production or monitoring wells
- Septic systems and leach fields
- Easements
- Water bodies, including streams, wetlands, lakeshore
- Land features

Aerial photographs

Copies of reports, permits, etc.

Conditional or special use permits

_____ Easement agreements

_____ Land use restrictions

_____ Title reports

_____ Documents from federal, state or local agencies regarding property use.

_____ Environmental impact reports

_____ Environmental audits or assessments

_____ Technical reports or studies of the geology and hydrology of the area.

_____ Chemicals (a list of chemicals, fuels or pesticides known to have been used or stored on the property, including the location and estimated amount of each substance used or stored.)

_____ Waste (a list of types, amounts and locations of any wastes known to have been generated, stored, treated, recycled or disposed of on-site).

_____ Correspondence copy of letter and any response from DNR or EPA

_____ Other

Site Information and History:

_____ Agricultural

What types of crops were grown?

Was the property irrigated?

Were drain tiles used?

What types of pesticides, herbicides and fertilizers were used?

_____ Forestry

Were any chemicals used in processing on the site? What were they?

_____ Manufacturing

What was manufactured and what chemicals were used?

Do any chemicals, raw materials, finished products, fuel or machinery remain on property?

Were any industrial waste, sewage, or waste water disposed or discharged to land or water that may have left deposits of hazardous substances on the land or in groundwater? Describe

_____ Residential

Was asbestos use on the siding or roof of the house?

Is there a well and has it recently been tested? What were the results?

_____ Mining or non-metallic mining

What was mined?
What methods or processes were used?
How and where were tailings and waste disposed of?
What chemicals were used in mining and processing?

Surrounding properties

What are the current and past uses of the surrounding properties?

Residential and Paradise Valley Ski Hill

Could the activities on these properties pose potential environmental risks? No

Other potential hazardous waste

Physical Inspection of property:

Performed by: Kiera Theys, Land Protection Manager & Karen Yancey, Executive Director

Date: 04/30/2024

Check applicable property features:

Stained soil or concrete

Vegetation damage

Foul or unusual odors

Oily sheens or discoloration of surface water

Storage tank – above or below ground?

Surface pond or impoundment

Incinerator

Waste dump, junk pile, storage pit

Disposal well or bed

Storage drums or other containers wastewater outlet or pipe

Emission stack, chimney or vent

Railroad tracks

Truck parking

Soil disturbance

Signs of waste dumping (some small accumulations of garbage dumped)

Stream or other flowing surface water (White River Tributary)

Pipeline

Other

Prepared by: Kiera Theys

Date: 05/16/24

Reviewed by Legal Counsel:

Date:



Geneva Lake Conservancy

Conservation Stewardship Award Nomination Form

The Geneva Lake Conservancy is soliciting nominations to honor leaders in the land conservation movement in our area. **We will recognize the selected individual(s) at our awards celebration Saturday, December 7, 2024 at our Holly Ball annual event at Big Foot Country Club in Fontana, Wisconsin.** To nominate a person, please fill in the form below. For multiple nominations, please complete separate copies.

Conservationist of the Year –An individual who has shown a commitment to protecting the natural resources of the Geneva Lake area through personal action. *Please specify if this person exhibited extraordinary effort this year, or if you are nominating the individual for a lifetime achievement award.*

.....Please Cut Here.....

I would like to nominate an individual or organization for a Geneva Lake Conservancy Conservation Stewardship Award

Conservationist of the year Lifetime achievement

Name of Nominee Chuck and Barabara Taylor

Address 7832 Jackson Road, Whitewater, WI 53190

Phone 262-949-4658 Email _____

Person/Org. Submitting Nomination Karen Yancey

Address _____

Phone _____ Email _____

Please include a brief description of the reasons for your nomination (limit 1 page). You will be contacted about the status of your nomination prior to the award celebration. Please return your nomination to:

Geneva Lake Conservancy
P.O. Box 588
Fontana, WI 53125
outreach@GenevaLakeConservancy.org



Geneva Lake
Conservancy

Conservation Stewardship Award Nomination Form

Chuck and Barbara Taylor approached the Conservancy about placing a conservation easement on their 330 acres of agricultural land in 2023. They did not want to see the land that they had owned for 3 generations to become a subdivision in the future. They understood that the prime soils of their land were disappearing across Wisconsin due to development and wanted to ensure that their land would still be used for growing food for future generations. They are related to the Bromley family, which the Conservancy worked with to purchase the family's 83 acre oak woodland and the Bromleys recommended the Conservancy to them. While it took 6 years for the Conservancy to purchase all the Bromley land, it only took approximately 6 months to complete the Taylor conservation easement. Chuck and Barbara can now be assured that their descendants or future owners of the land will continue to use it for agricultural purposes.



Honorary Land Steward Award Nomination Form

The Geneva Lake Conservancy is soliciting nominations to honor leaders in the land conservation movement in our area. **We will recognize the selected individual(s) at our awards celebration Saturday, December 7, 2024 at our Holly Ball annual event at Big Foot Country Club in Fontana, Wisconsin.** To nominate a person, please fill in the form below. For multiple nominations, please complete separate copies.

Honorary Land Steward of the Year –An individual who has shown a commitment to protecting the natural resources of the Geneva Lake area through personal action. *Please specify if this person exhibited extraordinary effort this year, or if you are nominating the individual for a lifetime achievement award.*

.....Please Cut Here.....

I would like to nominate an individual or organization for a Geneva Lake Conservancy Honorary Land Steward Award:

Honorary Land Steward Award Lifetime achievement

Name of Nominee Charles Haubrich

Address Academy Road, Burlington, WI 53105

Phone 262-534-5116

Email cjhaubrachs@tds.net

Person/Org. Submitting Nomination Karen Yancey

Address _____

Phone _____ Email _____

Please include a brief description of the reasons for your nomination (limit 1 page). You will be contacted about the status of your nomination prior to the award celebration. Please return your nomination to:

Geneva Lake Conservancy
P.O. Box 588
Fontana, WI 53125
JanetHapp@GenevaLakeConservancy.org



Honorary Land Steward Award Nomination Form

Charles Haubrich has been a decades long conservationist, restoring his 80 acre oak woodland and serving on the board of the Seno Racine Kenosha Land Trust.

In 2018, Chuck approached the Conservancy about an estate gift of his land and home, which was already protected with a conservation easement held by Seno. The Conservancy board voted to accept the gift. Since then he has donated annually to setting up a fund for future stewardship of his land as well as for covering the Conservancy's annual operating expenses. He not only funds future care of his own land, but is providing funding and expertise for restoring the pond and other land on the Conservancy's Zabler Preserve.

With Chuck Haubrich's estate donation and stewardship of his woodland and Chuck and Barbara's protection of their farmland with a conservation easement, we will illustrate how different land types throughout Walworth County are being protected by the Conservancy.