

2003 Holly Ball a Great Success With around 250 persons in attendance, the Conservancy's December 6, 2003 Holly Ball at Big Foot Country Club was a resounding success. Buoyed by the early sophisticated warm-ups of the Trio d' Amis, and great sounds of the Park Avenue Band, guests danced well into the late night hours. Spirited bidding in both silent and live auctions and a popular raffle raised significant sums in support of the organization.

Fontana resident Bill Turner was honored with the Crystal Angel award in recognition of his years of service to the lake community – in government, business and to the Conservancy.

Thanks to all who volunteered their time, talents, auction items and other support! And, don't forget to mark your calendar for this year's edition of the lake area's gala event: December 4, 2004.

Organization Ties

The Geneva Lake Conservancy benefits from maintaining ties with other land use- and conservation-related organizations whose missions complement or otherwise affect the Conservancy's. The list (continued from that published in the Summer 2003 "Update" Newsletter) includes:

Land Trust Alliance (www.lta.org) National organization that has opened a Midwest office providing technical support to the Fox River Watershed Land Alliance and conducting training workshops that reflect regional issues. LTA maintains a nationwide certification program for land trusts (the Conservancy is certified).

Lauderdale Lakes Conservancy An organization formed in 2000 similar in function to the Geneva Lake Conservancy, focusing on land and water conservation activities in Walworth County's Lauderdale Lakes area.

Southeastern Wisconsin Regional Planning Commission (SEWRPC) SEWRPC is supported by seven counties of southeastern Wisconsin, including Walworth. It serves as a comprehensive planning organization and clearinghouse on regional land use issues, providing planning assistance to county and local governments upon request (SEWRPC staff were responsible for drafting the most recent land use and park and open space plan updates for Walworth County). SEWRPC also conducts special studies such as that which identifies critical natural areas for the seven county area, and parcel-specific analyses of conservation features (as done for the Pohn property/Linn Nature Park prior to – but not as a condition of – placing the conservation easement).

Walworth County Land Conservancy Established in 2002, the WCLC focuses its resources on the protection of lands in northern Walworth county (excluding the Lauderdale Lakes area). Although it initially targeted natural areas for protection, the organization has taken on a larger role in support of farmland preservation and conservation easements on other significant lands. The Conservancy provided start-up assistance to the WCLC, serving as its fiscal agent until 501(c)(3) status could be obtained, and continues to engage in easement drafting on a contractual basis.

Walworth County Walworth County government contains four organizations with which the Conservancy regularly interacts.

The **Zoning Agency** (formerly the land management committee) is a five person (3 County Supervisors, 2 citizen members) board that conducts public hearings on zoning and related land development matters. The Agency has with the power to approve conditional uses, permitting non-traditional uses within particular zoning districts, and recommends changes in zoning classification for approval by the full County Board. The Agency is also responsible for reviewing and recommending to the Board any changes in the shoreland or subdivision zoning ordinances that apply to development in the unincorporated areas of the county.

The **Land Conservation Committee**, comprised of 5 Supervisors and 2 citizen members, oversees the implementation of Walworth County land protection ordinances, including those that govern shoreline, streams, lakes and wetlands. Together with the Zoning Agency, the Land Conservation Committee is responsible for providing policy direction on related land use issues.

Land Use and Resource Management Department. This newly-created department combines the former land management and land conservation departments into one, responsible for virtually all planning, zoning, land use and land conservation activities and regulations applicable to Walworth county's unincorporated areas. The department reviews and grants permits, conducts monitoring and enforcement actions, and provides technical assistance to landowners and local units of government. Department staff provides support to the Zoning Agency and Land Conservation Committee.

Conservancy Adopts New Bywords: “Common Ground. Community Character. Natural Resources.”

At its February meeting, the Conservancy's board adopted a set of bywords that sum up – in just six words – the mission and positive agenda of the organization. Look for this new catch phrase in many of the Conservancy's materials, beginning with this newsletter. Here's a little discussion to aid in fully understanding the context in which the catch phrase set.

Finding “Common Ground” reflects the Conservancy's determination to seek a reasonable balance between the ever-growing necessity and inevitability of growth and development within the Geneva Lake area with the need and desire to preserve and protect the natural environment that attracts people to our area. Common Ground also reflects the Conservancy's commitment to foster a spirit of partnership and shared environmental values among the towns, townships and county, and their community organizations and citizens of all ages.

Preserving the “Community Character” of both the greater Geneva Lake area and the individual entities that make it up is at the core of the Conservancy's mission. That community character is defined not by the Conservancy, but by each of the area's citizens. Community character reflects the aspirations of the people: small town heritage, rural roots, a sense of history, snug homes, prosperous shops and businesses, a good place to raise children, an outdoor spirit energized by every season, a hardy respect for a natural environment, enhancing quality tourism, and most of all, family values.

Protecting our “Natural Resources” defines the work of the Conservancy. Sustaining the health of the Geneva Lake watershed is a priority – preserving the natural balance between healthy unspoiled land and robust lakes, ponds and streams. Priorities include maintaining our diverse wooded areas, wetlands and natural green spaces, keeping agriculture viable on the rich lands buffering the communities around the lakes, fostering low impact conservation subdivision housing and responsible business development, preserving environmental corridors and a dynamic habitat for wildlife.

Common Ground. Community Character. Natural Resources. These are the bywords that define and energize the membership of The Geneva Lake Conservancy.

The Conservancy is planning to redesign the gardens at the historic Fontana Mill House. Included in the design are beds of antique roses, heirloom vegetables, and flowers. We would also like to revive the fruit trees. If you are willing to help with planning, pruning, preparation, planting, or maintenance, please let us know at (262)275-5700.

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I give permission to send occasional emails regarding land use issues.
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“Common Ground. Community Character. Natural Resources.”

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WINTER/SPRING 2004 NEWSLETTER

Annexation of Linn Lands Again Deffered

By a 3-5 vote, the Lake Geneva City Council once again denied the petition of Illinois developers Gordon Meling and Robert Hummel to annex to the City 700-plus acres of land in the Town of Linn. The Council's action followed on the heels of a January 14 public hearing at which overwhelming opposition was expressed by area residents.

Despite experiencing rejection by Lake Geneva's City Council on essentially the same question in December 2002, Meling's and Hummel's decision to refile their petition on September 18 came as no surprise. After the 2002 vote it was widely assumed they would be back at some time to pursue their development objectives.

Two things were different this time: 1) no one had publicly disclosed what the developers were proposing to do with the land (a year ago the idea was to create a 1,200+ residential unit, seniors only, golf course community); and 2) according to changes in the City's procedures for considering annexation petitions, there was no automatic opportunity for the public's voice to be heard on the issues. In a vote taken late last July, the City Council did away with the requirement for a public hearing before the plan commission.

In the interest of full disclosure and informed decision-making, the Conservancy had consistently urged City officials to hold public hearings on the Linn annexation question. In response to that concern, voiced by many others as well, the City Council voted unanimously at its December 8 meeting to schedule the January 14 public hearing. According to state law, the City has 120 days from the date of filing in which to act on the petition, which dictated the Council's need to decide on the annexation at the conclusion of the hearing.

It's clear that Lake Geneva is on an annexation track. The City Administrator has made it known that he favors annexing as much adjoining land as possible in order to better control what happens on the City's fringes – a legitimate objective shared by many municipalities. What hasn't yet been made so clear is how the City would choose to exert that control.

The current master plan, although adopted in 1999, is essentially that which was formulated in 1992. In a 1999 “advisory” referendum, City residents voted that the City should not engage in any more annexations. Yet, the pace of annexation seems to have accelerated in the last three years. And, there is sufficient ambiguity in the master plan that, while Meling and Hummel were apparently led to believe their proposed golf course community was entirely consistent with the current master plan, others disagreed. When faced with the

Conservancy Launches Search For New Executive Director

The Geneva Lake Conservancy has launched a search for a new executive director, according to Conservancy Board President Grace Eckland.

“The role of our new executive director,” says Eckland, “will be to aid the Conservancy in fully realizing its potential and moving forward in its mission of ‘Promoting responsible stewardship of the region’s land and water resources.’ ” The search is being launched because of the recent resignation of Chris Goebel, who had served as executive director for the past four years, to pursue personal opportunities.

While the search is underway, the Conservancy’s programs are being carried forward by Tom Ramsey, a member of the Conservancy’s Board of Directors, who is serving as acting executive director.

If you would like more information pertaining to the Conservancy executive director position and the related search effort, contact Grace Eckland or Tom Ramsey at the Conservancy’s Fontana office, 262-275-5700.

Organization Ties (cont.)

The Conservancy is represented on the nine-member **Park Advisory Committee**, comprised of citizen members and County Supervisors. The Committee serves in an advisory capacity to the Land Conservation Committee on park acquisitions and development, and to the Public Works Department on park maintenance requirements. The committee also serves as a technical advisor to SEWRPC in development and updating of the County Park and Open Space Plan.

Wisconsin Department of Natural Resources (DNR)

DNR is the state government agency responsible for administration of Wisconsin’s environmental and fish and game laws. It also administers the Knowles-Nelson Stewardship Program, allocating matching grants for conservation purposes to local units of government and not-for-profit organizations such as the Conservancy. DNR issues pier permits, conducts navigability determinations that determine whether lands adjacent to a waterway (and the waterway itself) are subject to certain use or development restrictions, implements Wisconsin’s managed forest program, and provides technical assistance on a variety of conservation-related topics.

Other Organizations The Conservancy also maintains memberships in the Audubon Society, Wisconsin Historical Society, Wisconsin Association of Lakes and the Ice Age Trail Foundation, all of which provide regularly updated information to us on natural and historic issues that relate to the local and regional area.

Annexation of Linn Lands (cont.)

proposition early in 2003 whether to reassess plans for development of the southern gateway to Lake Geneva, or alternatively to look at all the entry corridors, the City Council demurred, citing cost constraints as the principal reason for doing so.

Linn’s proposed “Smart Growth” comprehensive plan identifies most of the area proposed for annexation as a “Joint Planning Area District”, meaning the Town recognizes that Lake Geneva has identified the lands as part of its future urban service area. The idea behind the Joint Planning Area designation, according to the proposed plan, is to promote boundary agreements between Linn and the City of Lake Geneva in order to define future land use, phasing of development and the possibility of shared service agreements prior to any development – a concept endorsed by the Conservancy. (It’s instructive to note that, according to Linn’s **current** plan, a maximum of 142 homes could be constructed on the 700 acres, while annexation to Lake Geneva would permit far greater density.)

At the January 14 public hearing, Conservancy spokespersons and representatives of other lake organizations all spoke in favor of devising a regional strategy among all the political entities that immediately surround the lake to guide future development decisions. In support of that concept, presenters pointed to the interdependence of all and the effect that a major annexation or shift in land use would have on the entire region. In anticipation that annexation of the Linn lands may once again be proposed, having new institutional arrangements in place to review and guide development decisions may prove most desirable.

Conservancy Acquires Moelter Farm Easement

Lyons resident Charles Moelter has donated to the Geneva Lake Conservancy a conservation easement covering his entire 240 acre family farm. Located just east of Lake Geneva on Highway 50, Moelter Farm becomes the largest property protected by the Conservancy.

The farm is among the priority areas identified in the Conservancy’s Green and Gold Belt protection plan. Its conservation features include a critical plant species habitat, wetlands, oak and maple forest, wildflowers and native prairie, ponds, and over 60,000 maturing pine and spruce trees planted by Moelter and his father, Bruno, since they took ownership of the property in the late 1940s. (See sidebar for the statement released by Charles Moelter on November 7, the day after the easement was granted.)

Moelter’s gift to the Conservancy assures the land will never be subdivided and, instead, will be forever preserved as wildlife habitat and sanctuary – a use it already serves by being a release site for wildlife rehabilitated by Fellow Mortals, the local charitable organization that tends to injured or wounded birds and mammals. In addition, the

conservation easement will protect and buffer the White River from the effects of future development in the area.

The Moelter Farm easement is also significant for its size. Preserving the area’s glaciated landscape, including environmental corridors and rolling farmlands which define the very heart of the “rural” living experience in Walworth County, is a priority for the Conservancy. Without park and forest preserve districts such as those that operate effectively to protect large chunks of the remaining open space in the Chicago and Milwaukee metropolitan areas, and with only two nature-oriented County parks totaling 238 acres in existence, the importance of the Conservancy’s private land conservation efforts is apparent. In fact, with the Moelter Farm conservation easement in place, the land protected by the Geneva Lake Conservancy – more than 650 acres – is second in area only to the 10,000-plus acres safeguarded by the Wisconsin Department of Natural Resources in Walworth County.

We are grateful for the conservation vision of Charles Moelter.

(Following is the statement issued by Charles B. Moelter, 6495 State Route 50 E., Lake Geneva, announcing the placement of a conservation easement held by the Geneva Lake Conservancy on his 240 acre family farm.)

I, Charles Moelter Sr., have made a decision to put our entire 240 acre Moelter Farm into a conservation easement with the Geneva Lake Conservancy.

This decision was made after many years of thought and discussion.

My father, Bruno Moelter, and I were partners in this farm since 1948. Germany was in a Depression and Inflation when he left in 1923, and he arrived in the United States penniless. He was always grateful for the results that his ambition and hard work produced, and he believed in “giving back”.

On this, the 80th anniversary of my dad’s arrival from Germany to the United States, I feel it is a good time to finalize my decision to set aside our land for future generations to enjoy as a wildlife refuge. The restrictions placed on this property are made to benefit wildlife and humanity.

I am very grateful to Chris Goebel for his assistance. We are very fortunate to have an organization such as the Geneva Lake Conservancy that can give us this opportunity to set land aside and protect it in perpetuity.

Bruno Moelter (1899-1976) is buried in St. Francis Cemetery next to the farm. He would be very pleased with my decision.

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