



NORTHWOODS LAND TRUST

“Personalizing Your Plan” Conservation Easement Provisions

Each conservation easement is personalized – tailored to fit the needs of the individual landowner – while also ensuring the permanent protection of the property’s conservation values. This form is a list of the options that landowners may wish to consider when determining the terms of their conservation easement. A landowner’s options are not limited to this list; however, the NWLT’s board of directors must approve all options and conservation easement plans before the NWLT accepts stewardship.

Please check the provisions that you would like to include in a conservation easement. Feel free to write any comments or additional ideas on the checklist. Return the form to the NWLT at P.O. Box 321, Eagle River, WI 54521-0321.

Landowner (s) Name: _____

Property location: _____

Phone number: _____

Date: _____

Development

- No commercial, industrial or residential development
- Limited residential development in specified areas (if possible, attach a map with building locations identified)
- No condominium ownership
- No land subdivision
- Limited land subdivision _____

Construction

- Existing buildings can be remodeled, replaced, enlarged by _____%
- Existing buildings, if removed (voluntarily or involuntarily), cannot be rebuilt
- No additional buildings
- Option to build additional structures, if possible list type (house, garage, etc.) size, and location _____

- Fence construction allowed, if possible list type and location _____

Utilities (driveways, utility lines, sewer, etc.)

- None exist
- Provision to allow future utilities (please list): _____
- No expansion, allow change of existing utilities: _____
- Utilities may be expanded (please specify): _____

Shorelands

- Undeveloped areas – leave natural shoreline buffer zone of 100 feet in depth from the ordinary high water mark (OHWM).
- Building zone – leave or restore natural shoreline buffer zone of 35 feet in depth minimum from the OHWM.
- Allow a 30-foot wide recreational selective cut corridor to the water.
- Allow only 6-foot wide footpath to the water in the recreation/viewing corridor.
- No accessory structures (boat houses, storage buildings) within the 75-foot setback from the OHWM.
- No ditching, dredging, draining or filling unless approved for prevention of erosion and protection of water quality.

Trees/Shrubs/Vegetation

- No removal, cutting or alteration of existing vegetation

- Allow selective harvest.
Is there a current forest management plan? Yes No (Please circle)
Is the property enrolled in a forest tax program? Yes No
If yes, until when? _____

- Removal allowed for (please check)
____ agricultural uses
____ prevention or control of massive outbreaks of disease, insect, etc.
____ management following natural disasters (fire, wind, ice damage, etc.)
____ firewood for residential use
____ maintenance or construction of permitted trails
____ wildlife management

Recreational use

- No trails

- Maintain existing trails. Describe trails (i.e. grassy, woodchip) & attach a map with trails, if possible. _____

- Create or expand trail. Describe trails & attach a map with trails, if possible. _____

- No motorized vehicles (ATV's, snowmobiles) except as necessary to maintain trails.

Public access

- No

- Yes

- As specified _____

Land Stewardship considerations (Please attach plans, if possible)

- Allow for shoreland buffer zone planting and/or restoration

- Allow for native tree planting and/or forestry management

- Allow for prairie and/or wetland restoration

Agricultural Use

Is there currently agricultural use of property (grazing, haying, tilling, etc.)? Yes No

If yes,

Maintain current ag. use (list uses): _____

(Attach a map with ag. locations & acreage identified, if possible)

Option to expand current uses as follows: _____

Allow only selected types of agricultural use: (list uses): _____

Discontinue any agricultural related uses

If no,

No agricultural use allowed in the future

Currently no agricultural use, but allow for possible future uses (list uses): _____

Mortgages

Is there a mortgage or home equity loan on the property? Yes No

Mineral Interests

Are there any severed mineral rights that you are aware of on the property?

Yes No Not sure

Any other Goals or Conservation Easement Provisions?