



TPC chronicle

Special Edition 2023

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Get involved and join TPC today.
Visit www.tallpinesconservancy.org
or call 262-369-0500.

The Latest Farm Permanently Protected

by SUSAN BUCHANAN, TPC Executive Director

It's hard to believe that I first met Truman Schultz more than 15 years ago when I was a candidate for the Executive Director position at Tall Pines. As part of the selection committee, Truman was charged with driving me around lake country to "acquaint" myself with the area. I distinctly remember touring the countryside in his family's old Lincoln that, to me, seemed wider than the lines on the narrow country roads!

As we drove, Truman filled me in with anecdotes about the organization and the area with his dry sense of humor and gave me the low-down on properties he considered worthy of preservation, including his own lovely farm in the Town of Oconomowoc. As he whisked me by his farm, I noted the historic cream city brick farmhouse peeking out from across the road, along with the white barn and outbuildings – all nestled into amazing and exquisite rolling farmland. With my background in historic preservation and obvious interest in land conservation, I was keenly aware of the need to protect this unique farm for the community.

Fast forward 15 years, during which time I became the first Executive Director of Tall Pines and Truman served on our conservation committee and as our board President.



From left: Barbara Schultz, Susan Buchanan, Truman Schultz

This brings us to Thursday, July 20, 2023, when the permanent preservation of Hazelglen Farm became a reality!

It was so fitting that the closing took place at their pastoral farm – at a

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The Latest Farm Permanently Protected...

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picnic table and in full view of their blooming flower and vegetable gardens, on a picture perfect sunny and windy day. Rocks were used to anchor the paperwork as Truman and his wife Barbara signed the documentation donating their conservation easement to Tall Pines. Exhibiting their legendary hospitality, mint tea and kringle – Wisconsin's official pastry – were served to celebrate this monumental occasion.

Once home to many thousands of acres of fertile farmland, the Town and its surrounding areas are under **tremendous development pressure** that continues to increase. The rapid growth in Waukesha County that we are all witnessing has resulted in the conversion of tens of thousands of acres of ag land to both urban and rural residential use. Just down the road from Hazelglen Farm, new houses are sprouting up where rows of crops once stood. Truman and Barbara Schultz and their family didn't want to see the same thing happen to the land that they have had cultivated for more than 52 years. **And that's why they so generously donated the development rights on their property to Tall Pines**

Conservancy – to help preserve what makes Lake Country so special.

In most instances, Tall Pines Conservancy protects local land and water resources by placing conservation easements on land. So, what is a conservation easement – and how does it benefit both our community and the property owner?

A conservation easement is a **voluntary legal agreement** between a landowner and a qualified organization, like a land trust such as TPC, that **restricts certain uses of the land to protect natural resources**, including farms, from development. Easements are often

a **very cost-effective tool to protect land because the land under easement remains privately owned**. This allows the landowner to farm, educate, recreate and live on that land in such a way that sustains its resources.

In these transactions, **only the development rights for the property are purchased**. In most cases, the property owner donates a portion, usually 25%, of the value of these development rights. TPC supporters cover 50% and the remaining 25% is generally satisfied through grant dollars. **In the case of the Schultz's, they generously donated the entire amount!** Often the financial benefits resulting from the purchase of development rights enable landowners to reinvest in their property or more easily transfer ownership to the next generation.

An easement runs with the land even with a change of ownership, so while owners may come and go, TPC's partnership and commitment to preserve the conservation values unique to that property will always remain.



Clockwise, from left: Paul Meuer, TPC; Beth Hoefer-Jezo, TPC; Barbara Schultz; Truman Schultz; Chris Gutschenritter, Gathering Waters; Liesel Schultz; John Koepke, TPC President

A Few Facts About Hazelglen Farm

- A decade after the native Potawatomi were forcibly removed from this area, the land was homesteaded in the mid-1840s by Daniel Peter Simonsen – a recent immigrant from Norway.
- The property is located within the Ashippun River watershed of the Rock River Basin, with a portion of the Ashippun River (an “Aquatic Area of Local Significance” and “Rare Species Habitat” as classified by the DNR) running adjacent to the property.
- Approximately 17 acres of the protected property are within Waukesha County’s Primary Environmental Corridor, part of the Ashippun River Greenway.

circa 1950

How Can You Help Preserve More Farms?

Your support of TPC will help protect as much of the BEST local farmland as possible – before it’s too late. Please use the enclosed envelope or visit tallpinesconservancy.org to make an online donation. **Together, we will protect farmland, as well as water quality and open spaces within our community**, to honor generations past, maintain a connection to our rural heritage and preserve these irreplaceable resources for future generations to enjoy. ▲



ANNOUNCING!
The Latest Farm Permanently Protected
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