

Stewardship Plan

Background

Caledonia requires the developer to submit a land Stewardship Plan for the open space (conserved lands) in a conservation subdivision. The Plan must be prepared by an ecologist or other expert trained in natural resource protection, and must follow the required format shown below. The ecologist with the Kenosha Racine Land Trust, Lori Artiomow, reviews and approves the final Plan.

The Plan must meet the conditions of the Conservation Easement. A Conservation Easement is a legal document that permanently protects open space from further land divisions and other land disturbances. It is held and enforced by the land trust and/or town. The Kenosha Racine Land Trust is either the sole holder or joint holder (with town) of the conservation easements.

The Stewardship Plan includes a baseline report of the land and advises the developer, land trust and homeowners association on how the conserved lands will be restored and maintained. The land trust monitors the open space once a year to determine if it is in compliance with the easement, and submits a written report to the developer/homeowners association and the town. The land trust works with the home owners association to plan for maintenance of conserved lands and offers educational programs.

Required Standard Format for Stewardship Plan

Introduction

- **Brief description of:**
 - the subdivision (nearest major intersection, surrounding land use, # of lots, total acres, conserved acres, trail systems, etc.).
 - current condition of the conserved/easement lands
 - future vision for the conserved/easement lands, with the intent that the lands be protected in perpetuity
- **Map of subdivision showing lots, roads, retention ponds, existing natural resources, planned restoration areas, trails, etc.**

Existing Natural Resources

- **Ecosystem types such as wetland, early succession field, mid-succession woods, mature forest, prairie, etc.**
- **Observed wildlife**
- **Ecosystem health**
- **Vegetation inventory for each ecosystem type indicating which species are:**
 - native
 - non-native
 - invasive
 - dominant
 - rare (special concern, threatened, endangered)
- **Summary**

Ecological Restoration Plan

- **Long-term restoration objective**
- **5-year restoration plan indicating:**
 - **activities involved**
 - **materials & services required**
 - **who will perform the restoration**
 - **map indicating planned restoration areas**
 - **timeline**
 - **estimated annual labor hours and cost**
- **Summary**

Ecological Maintenance Plan

- **Long-term maintenance objectives, including trail system maintenance**
- **5-year maintenance plan indicating:**
 - **activities involved**
 - **materials & services required**
 - **who will perform the maintenance**
 - **map indicating specific maintenance areas**
 - **timeline**
 - **estimated annual labor hours and cost**
- **Summary**

Conservation Easement Restrictions

- **List all specific stewardship plan restrictions that may apply, such as:**
 - **removal of trees, wood, shrubs, or other vegetation**
 - **damage to existing vegetation or restoration areas**
 - **planting of non-native and invasive species**
 - **use of herbicides or pesticides, except under the guidance of the Land Trust or WDNR**
 - **burning near or within conservation easement area, unless it is for management purposes and performed by a professional**
- **Also list all restrictions specified in the "Grant of Conservation Easement," since these are directly related to the stewardship of the land. This may be prepared ahead and supplied to each ecological service company for inclusion in this section. Wording should be understandable to the layperson and provide examples of prohibited activities. Restrictions include:**
 - **placement of structures, ie sheds**
 - **alteration of land surface, ie digging**
 - **activities that may cause degradation, erosion, or pollution to surface or subsurface waters**
 - **activities that may cause degradation to woodlands, wetlands, streams, springs, etc.**
 - **dumping or storage of waste materials, ie compost piles**
 - **placement or parking of any motorized vehicles**
 - **hunting ("no hunting allowed" needs to be mentioned somewhere)**
 - **use of easement for commercial or industrial uses**
 - **division of easement into smaller parcels**

Stewardship Plan Summary

- Overall goals
- How goals will be accomplished
- Timeframe for restoration and maintenance objectives

Appendices (optional)

This section can include specific reference materials and anything that may be of interest to the homeowners regarding land stewardship.

For More Information, Refer To Link: Conservation Subdivision Ordinance, Sec. 14-3-5, Ownership And Maintenance Of Common Open Space And Common Facilities.