



# NORTHWOODS LAND TRUST

HELP LEAVE A LASTING LEGACY FOR THE NORTHWOODS

*You Are Invited to NWLT's 2013  
Celebration Banquet! (See page 7)*

P.O. Box 321, Eagle River, WI 54521-0321

August 2013

## Northwoods Land Trust awarded National Accreditation!

After an extensive evaluation, the Northwoods Land Trust (NWLT) has been awarded accreditation by the national Land Trust Accreditation Commission. According to Executive Director Bryan Pierce, the Northwoods Land Trust is one of 230 land trusts (of 1700) from across the country awarded accreditation since the fall of 2008. Just seven of the 50 land trusts in the state of Wisconsin have now achieved accreditation. The other accredited Wisconsin land trusts include the Bayfield Regional Conservancy, Caledonia Conservancy, Kettle Moraine Land Trust, Kinnickinnic River Land Trust, Mississippi Valley Conservancy, and Ozaukee Washington Land Trust.

Pierce stated that the land trust accreditation program recognizes land conservation organizations that meet national quality standards for protecting important natural places and working lands forever. The Land Trust Accreditation Commission, an independent program of the national Land Trust Alliance, conducts a comprehensive review of each applicant's policies and programs.



*The accreditation seal recognizes land conservation organizations that meet national standards for excellence, uphold the public trust and ensure that conservation efforts are permanent.*

Each accredited land trust submitted extensive documentation and underwent a rigorous review. "Through accreditation land trusts conduct important planning and make their operations more efficient and strategic," said Tammarra Van Ryn, Executive Director of the Land Trust Accreditation Commission. "Accredited organizations have engaged and trained citizen conservation leaders and improved systems for ensuring that their conservation work is permanent."

NWLT is now able to display a seal of accreditation indicating to the public that it meets national standards for excellence, upholds the public trust and ensures that conservation efforts are permanent. The seal is a mark of distinction in land conservation, said Van Ryn.

"Land trusts are gaining higher profiles with their work on behalf of citizens and the seal of accreditation from the Land Trust Accreditation Commission is a way to prove to their communities that land trusts are worthy of the significant public and private investment in land conservation," noted Land Trust Alliance President Rand Wentworth.

*(Continued next page)*



*Since 2001, the Northwoods Land Trust has helped private landowners to protect over 9,000 acres of land, including 44 miles of natural lake and river shorelines.*

### **MISSION:**

*The Northwoods Land Trust (NWLT) promotes conservation by private landowners of natural shorelands, woodlands, wetlands and other natural resources, as public benefits for present and future generations in Vilas, Oneida, Forest, Florence, Iron and Price Counties and the surrounding region.*

*Phone: (715) 479-2490 Email: [nwlt@northwoodslandtrust.org](mailto:nwlt@northwoodslandtrust.org) Web site: [www.northwoodslandtrust.org](http://www.northwoodslandtrust.org)*

## Northwoods Land Trust

### Purpose:

- To provide education and utilize voluntary conservation options with private landowners.
- To preserve natural shorelands on lakes, rivers and other waterways for protection of water quality, fish and wildlife habitat, erosion control, and natural scenic beauty.
- To conserve private woodlands and encourage landowners to manage their forest lands in an ecologically sustainable manner.
- To accept perpetual stewardship for secure conservation agreements with private landowners, such as easements, land donations and property acquisitions.
- To annually monitor NWLT land protection agreements.
- To seek support through donations, grants, endowments memberships and volunteers.
- To leverage our conservation efforts through partnering with other organizations and agencies.

Newsletter Editor: Bryan Pierce  
Staff Writer: Trisha Moore



## Accreditation - continued

For over 12 years, Northwoods Land Trust staff, board and volunteers have worked with private landowners who want to voluntarily conserve their natural shorelands, woodlands, wetlands and wildlife habitat. NWLT works in areas of Vilas, Oneida, Forest, Florence, Iron, Price and Langlade Counties in northern Wisconsin. Since it formed in 2001, the land trust has helped landowners protect over 9,000 acres of land and over 44 miles of lake and river shorelines, as public benefits for both the present and future generations. Most of these properties have been conserved with land protection agreements, or conservation easements, granted by landowners.

“Since the inception of the Northwoods Land Trust, we have been working on establishing and maintaining high organizational standards and practices,” stated NWLT Board President Mary Schwaiger. “Achieving accreditation validates that hard work and attention to detail. The accreditation seal is an outward symbol that we have achieved our goal of excellence - both for our organization and for current and potential conservation easement donors.”

The Northwoods Land Trust board and staff are committed to excellence. Pierce noted that the application process took almost 400 staff and volunteer hours to prepare and compile the materials to submit to the Commission.

“Going through the land trust accreditation process was a very practical learning experience for me,” said Trisha Moore, NWLT’s Conservation Specialist. “By thoroughly reading and proofing our accreditation materials, I gained insight into the history, policies, and procedures of our organization. Earning accreditation was certainly worth the effort and I now have a deeper understanding of the work that land trusts do.”

According to Pierce, NWLT’s national land trust accreditation is significant step in an on-going process to ensure the organization is able to meet its perpetual conservation stewardship responsibilities on into the future. “Accreditation is an indicator of how well the Northwoods Land Trust complies with national quality standards,” he said. “These standards address all aspects of the operation of a land trust as a nonprofit, tax exempt conservation organization.”

To learn more about accreditation, visit [www.landtrustaccreditation.org](http://www.landtrustaccreditation.org). For more information on the Northwoods Land Trust, contact Pierce at (715) 479-2490 or [nwlt@northwoodslandtrust.org](mailto:nwlt@northwoodslandtrust.org).

*Left: NWLT Board members (from left) John Huppert, Willa Schmidt and Meta Reigel helped review policies, procedures and documentation submitted with the application. Nearly 400 staff and volunteer hours were logged as part of the accreditation process.*



*Conservation Specialist Trisha Moore (left) and Board President Mary Schwaiger survey the over 25 lbs. of materials compiled and submitted by the Northwoods Land Trust for national accreditation.*

## You Can Help!

The Northwoods Land Trust is a non-profit, tax exempt conservation organization. Your gift of cash, stocks, bonds or other financial support is fully tax deductible as charitable contributions under federal law. Donations of property or conservation easements may also provide tax benefits while promoting the conservation of our northwoods.

## Read Family grants NWLT's first Forest County Conservation Easement!

Donald Read has granted the Northwoods Land Trust's first perpetual conservation agreement in Forest County, providing lasting protection to over 18 acres of land and 1,470 feet of scenic natural shoreline frontage on Lake Julia. Don and his wife, Virginia (Ginnie), currently reside in Marco Island, FL.

"The history of the Read family on Lake Julia goes back to when my father, Stuart Read, and his brothers acquired property on the western shore," said Don. "Built in the 1920s, the cottage was purchased before WWII."

Some of Don's recollections came from early trips to this northwoods lake. "My Uncle, Ray Read, and Aunt Helen took my brother and me up to Lake Julia in 1936," he said. "What I remember from that trip was Aunt Helen saying: 'Let's take a canoe trip down Julia Creek to Virgin Lake.' Julia is a headwaters of the Three Lakes Chain of Lakes. We had to pull a canoe up and over the Thunder Lake narrow gauge railroad trestle. We got it pulled up, and my brother and I were a little exhausted – he was 10 years old and I was 8. She said, 'come on guys, let's get that canoe off the trestle – there is a train coming!' At that time the railroad was mostly inactive, so in retrospect, that was her way of telling us to 'move it'."

In 1965, that cabin property was sold to the three children of Stuart Read and the three children of Kenneth Read, he recalled. Don and his siblings then bought out



*Don Read (with sign) is joined by Executive Director Bryan Pierce and Board President Mary Schwaiger in celebrating the signing of two conservation agreements - NWLT's first in Forest County and an additional project on the Three Lakes Chain in Oneida County.*

the Kenneth Read family, who built a cabin on the eastern shore of Lake Julia. "With sister Mary (Stanley) and brother Charles, we then owned the original property with the old Read cabin. This land was subdivided about 15 years ago, and my sister built a second home there."

"During the period when there were six owners, we were looking for another place on the lake to have for our family," said Don. "We bought the first parcel from Al Seftar in 1978, and a second parcel where we built our cabin from his father, Victor Seftar. Neighbor Don Koten was a close friend, and he was the long time Dean of the School of Forestry at Syracuse University. In later years we bought another 800 feet of frontage from him. At the time, he was getting ready for retirement, so we bought it as conservation protection for our privacy and solitude. We later added another 200 feet to the north from the Seftar family."

"The shoreline frontage that is being put into the conservation easement is in keeping with our idea that this land is for the psychological benefit of the family, and not for investment capital or building of one's estate," stated Don. "We are delighted the land will remain for the use we intended."

"Our family always had a tradition of tree planting," he said. "My grandfather was a tree planter, as was my father. Our family came from farming roots and had a wonderful appreciation for the land."

"My mother, Erna, was one of three children of Gustaf Trostel who was in the tanning business in Milwaukee. At one time the Trostel family owned a large tracts of timber in Vilas and Iron counties," related Don. "They harvested the bark from hemlocks for the tanning process. Much of that land went to developers and to the State of Wisconsin for back taxes during the Great Depression."



*A tundra swan cruises along the 1,470 feet of shoreline frontage on Lake Julia protected by Don Read and his family.*

## Read conservation easements - *continued*

“My great-grandfather, grandfather, father and his brothers all worked for a company in Milwaukee which was started in 1856,” Don said. “It was a major supplier of lumber machinery for this country. For over 150 years they designed, built and shipped machinery around the world to such places as the Philippines, Tasmania, South America and South Africa, as well as to some of the largest mills in the United States.” My brother Charles spent his life in the lumber industry, and I spent a good number of my years in that industry as well working on machinery.”

“I graduated from High School in Milwaukee in 1945, and joined the Navy after my 17th birthday,” commented Don. “I was in the Navy for a year as an electronic technician, then went to Cornell University for three years under the GI Bill and studied mechanical engineering. I followed my father and his three brothers to Cornell, as did my brother Charles and my son Rick.”

“When the Korean War came along, I applied for a commission in the Navy Civil Engineer Corps,” said Don. “I spent over 27 years associated with the Navy. At one time I was the commanding officer of a Seabee (Naval Construction Force) Division in Alexandria, VA, and then later in Sheboygan, WI.”

Don and Ginnie’s children were all born in Washington, D.C. “We have twin boys, Rick and Dan, our older daughter is Cathe Noblett, and our youngest daughter is Cindy Coakley,” he said. Rick and Cindy live in the Milwaukee area, Cathe is in Colorado, and Dan is located in Knoxville, TN. The Reads have eight grandchildren.

“We wanted this seclusion for ourselves and our family,” said Don. “This property is designated for our children and grandchildren, who will hopefully use it when Ginnie and I are not able to.”

Don described the challenges of building their cabin on Lake Julia. “We used portable generators to build the cabin because we had no power,” he commented. “We purchased a pre-engineered home designed for a lake cabin with wonderful views of the lake. During construction, we formed a partnership of our two sons, my brother’s oldest son, and the son of a neighbor on the lake. Their summer job was to finish our cabin on Julia and also a cabin for the children on the Eagle River Thoroughfare. That property is the subject of another conservation easement.”

“Building the Lake Julia home presented a problem because we had to be sure the first load of pre-engineered lumber and other materials coming in could be delivered to the job site,” Don continued. “Butch Bonack in Three Lakes was the contractor with the bulldozer that dug the basement, and he also had to improve the access road to be sure we could bring the big truck in. It was a Sunday morning, and the truck came in from Minneapolis. We agreed to meet him and the driver followed us in over narrow Forest Service roads. There were three swamps we



*Tall white pines, red pines and eastern hemlocks buffer the Lake Julia shoreline and provide habitat for bald eagles and other wildlife.*

had to cross, only to find that the third swamp did the truck in. The cab went into the swamp and the van just about rolled over. The driver was in shell-shock wondering how he was going to get his brand new Kenworth out of there. I went into town, and the church service was just finishing. Butch and his wife came out on the front steps, and he asked me what I was doing there as he thought the house was being delivered that morning? After lunch, Butch brought out his dump truck and front end loader. For the next several hours, the four kids who were working as our construction crew unloaded all of the materials from the van to keep it from falling over. While this was going on, Mr. Bonack somehow got his tractor through the swamp ahead of the truck. He put enough gravel in front and was finally able to winch the 16-wheeler out of the swamp and back on to the road. It took us another two weeks to get all of the materials down to the job site. We had all kinds of fun building back there! My wife finally named our cabin ‘Lang Waite’ because it took us almost 20 years to finish all the inside work.”

A bunkhouse on the property was the original home built by Al Seftar, stated Don. “It was a nice little home that had four beds partitioned in the four the corners of one big room. The cabin sat on creosoted pine blocks.

*(Continued next page)*

## Read conservation easements - *continued*

We wanted to salvage that original cabin, so years later we had it lifted up onto a foundation wall. We built a workshop on the same level as the cabin, which is designed to become a future bathroom. Right now the bunkhouse is set up to sleep our eight grandchildren – four girls on one side and four boys on the other.”

“Lake Julia is a wonderful, remote area,” Don noted. “It is attached to the Nicolet National Forest. We have quite a bit of natural wildlife in our area.” Don tells stories of his neighbor watching the resident bald eagle catch walleyed pike, and of bears swimming across the lake. “We had a pack of wolves a couple of years ago that crossed our property,” he continued. “We hear coyotes, and of course we love the calls of our resident loons. We also have otters and a beaver lodge on our end of the lake.”

The Read family enrolled 17 acres of their property in the state’s Managed Forest Law program. Many of the stands of sugar maple and aspen have been harvested under forest management plans, but the tall pines and north-facing hemlock hillsides remain as a natural, climax forest buffer along the Lake Julia shoreline.

“The north end of the lake is pretty secluded,” said Don. “I think it will remain so, at least our frontage will. Perhaps other residents who have major holdings on the lake will also consider the idea of adding a conservation easement to their property.”

The Read family went a step further as Don granted a second conservation easement on a 33-acre tract in the Town of Three Lakes, Oneida County. Over 31 of these acres are also enrolled in the state’s Managed Forest Law Program. This property includes nearly one-half mile of natural shoreline frontage on the Eagle River Thoroughfare, part of the Three Lakes Chain of Lakes.



*Almost one-half mile of frontage on the Eagle River Thoroughfare, part of the Three Lakes Chain of Lakes, was protected forever by the Read family. This property is adjacent to the Nicolet National Forest, and helps conserve wild rice beds and other exceptional waterfowl habitat.*



*The Read family includes: (from left) Rick’s wife Mary (below), Dan’s wife Chris, Rick, Ginnie, Cindy, Don, Dan, Cathe’s husband Tony and Cathe. Missing from the photo of children and spouses is Cindy’s husband Christopher.*

The first part of the Eagle River Thoroughfare property was purchased in the 1960s. “About 10 years later, we acquired an additional tract on the east side of Safar Road that was adjacent to the original property,” he said. “Our property now goes east to the Nicolet National Forest boundary and the boat landing.” Part of the property west of Safar Road includes a small cabin that is called the “gingerbread house.” That parcel includes a long point, which has some large pines and dense hemlock.

“The Lake Julia and Thoroughfare cabins have the same design,” Don said. “For the cabin on the Thoroughfare, we acquired several loads of Cream City bricks from the Kingsbury Brewery in Sheboygan as it was being demolished. The bricks were used on the outside of the cabin and for the fireplace.”

On the east side, there are no other visible cabins or neighbors along the Thoroughfare, “so it really satisfies the isolation and conservation idea of our interests,” he noted.

Don related that “our primary motivation for both of these conservation agreements was to conserve for future generations the unique beauty of the natural lakes and rivers of northern Wisconsin. Our land has become a retreat to retread the soul. It is about keeping the tradition of the family getting together at the cabin and enjoying recreation time together.”

“We are a family that loves to hunt and fish,” Don stated. “Our twin boys’ motto, which they adopted when they were in high school, hangs on the wall: ‘If you want to be happy for a day, get drunk. If you want to be happy for three days, get married. If you want to be happy for a week, slaughter a hog. If you want to be happy forever, learn to hunt and fish’.”

For future generations, Don’s message is that “we hope they will enjoy it as much as we have over the years that we’ve spent time up here. We hope they can continue to get closer to the land as they enjoy a little rest and relaxation.”



## John C. Bock Foundation Grant

The Northwoods Land Trust was recently awarded a \$22,000 grant from the John C. Bock Foundation to support the lasting protection and stewardship of several perpetual conservation easement projects. Specifically, the Foundation's grant provides funding for NWLT's effort to secure five additional conservation agreements on wild land protection projects.

This grant project will include NWLT's first perpetual conservation projects in Price County and Forest County, plus an additional easement each in Oneida County and Vilas County. We anticipate that these projects will leverage protection of over 450 acres of woodlands and over 1.5 miles of natural shoreline frontage on priority rivers and lakes.

As part of the Wisconsin DNR's Northern Rivers Initiatives, priority river and stream segments were identified and ranked across northern Wisconsin for their exceptional fish and wildlife habitat, water quality, and natural scenic beauty characteristics. These Northern Rivers Initiative segments warrant enhanced protection. Another NWLT conservation priority is protection of some of the last remaining large stretches of natural shorelines on otherwise heavily-developed lakes.

When NWLT is granted a conservation easement on these priority waterfront properties, a shoreland protection zone is established along the shoreline which further protects these areas and maintains and manages them for climax forest characteristics. Many of these properties feature large, super-canopy white pine and red pine trees of exceptional value for nesting and hunting perches for bald eagles.

Specifically the grant will be used as an incentive to help the landowners agree to the easement donations by helping to cover the stewardship, monitoring and property management fund contributions the landowner is normally asked to make to NWLT before the project can be accepted. These contributions are utilized by NWLT to cover the costs of annual monitoring (including on-site visits) of the conservation easement provisions, and site visits and management activities for conservation land owned by NWLT as a result of donations. The contributions also cover potential legal enforcement of the projects if necessary, especially as the easement properties are passed to other owners in the future.

The conservation easements are granted as donations to the Northwoods Land Trust. It is estimated that the John C. Bock Foundation funds will leverage over \$500,000 of total appraised property values contributed by the landowners through the conservation easements.

On behalf of the Northwoods Land Trust, we would like to give our special thanks to Sharon Bock and the rest of the John C. Bock Foundation for their great support! 🌲

## Views from the Annual Meeting



*Above: A nesting Sandhill crane was a highlight during the NWLT 2013 Annual Meeting field tour. Below: Thanks to landowners Cindy Walters (far left) and Sue Kartman (3rd from left) for hosting the fun field tour on their Price County conservation easement property.*



Founding Board member Willa Schmidt was recognized at the 2013 Annual Meeting. Retiring from the Board after 12 years, Willa served as the Board's Secretary for 10 years. Willa was also NWLT's very first conservation easement donor, protecting her family property on Snipe Lake west of Eagle River. As Executive Director Bryan Pierce commented at the meeting:



"I think I felt the earth move when I learned that Willa was retiring from the NWLT Board!" Willa and her partner Kim Genich will not be totally absent from the land trust though, as they will continue to volunteer as annual conservation easement monitors on several properties in Vilas County. On behalf of the Northwoods Land Trust Board and staff, our sincerest thanks and appreciation goes out to Willa! 🌲

# NWLT's Celebration Banquet to be held at historic Hintz's North Star Lodge

The Northwoods Land Trust is excited to announce that our 2013 Celebration Banquet will be held at historic Hintz's North Star Lodge on **Thursday, September 26th**. NWLT members, volunteers, conservation land and easement donors, and any others interested in the land trust are invited to participate.

The event is a celebration of NWLT's achievement of national Accreditation, a recognition of the many hours of service of the board of directors and other volunteers, and an appreciation of the conservation land and easement donors who have made outstanding commitments to protect the northwoods.

The historic lodge is located on 1,200-acre Star Lake and surrounded by the Northern Highland State Forest. According to owner Bill Hintz, Hintz's North Star Lodge was built in 1894-1895 as a home and retreat for railroad and lumber company officials and guests. Originally occupied as a home by Hamilton Salsich, part of the Williams, Salsich and Company lumber operation, the lodge was named Hotel Waldheim.

The establishment prospered during the early resort years as the elegant and prestigious Oliver Lodge, last stop for Pullman cars on the Chicago, Milwaukee and St. Paul's railroad branch line from New Lisbon to the northwoods of Wisconsin. Closed during the war years, the lodge was reopened as North Star Lodge, an American-plan resort, in the summer of 1945. During this time the lodge became known for its excellent cuisine. Hintz's North Star Lodge was established in 1980.

The history of the region will be highlighted during an optional walk through the historic Star Lake Plantation starting at 3:30 p.m. (see pg. 8). The Banquet will start with a cash bar at 5:00 p.m. in the restaurant. A slide presentation on "Conserving Northwoods Loons for Future



*The last railroad stop for Pullman cars on the line was Hotel Waldheim on Star Lake in Vilas County. Now known as Hintz's North Star Lodge, this historic site will host NWLT's 2013 Celebration Banquet on September 26th. Photo courtesy of Hintz's North Star Lodge.*

Generations" will be presented in the historic lodge starting at 5:30 p.m. by Dr. Michael Meyer, Research Scientist with the Wisconsin Department of Natural Resources and a member of the Northwoods Land Trust Board of Directors.

Dinner will follow the program with a selection of one of the following entrée choices: Brie and Granny Smith Apple-Stuffed Baked Chicken Breast, Lemon and Dill-Seasoned Broiled Walleye Fillet, Spicy Sundried Tomato-Encrusted Pork Loin. All entrées include a side salad, dinner rolls, vegetable, wild rice blend, and dessert.

Hintz's North Star Lodge is located at 7919 County Highway K in Vilas County. From State Hwy. 45/32, take scenic Hwy. K about 10 miles west of Conover. The lodge is located just one mile west of the intersection with County Hwy. N. Cost of the banquet is \$30 per person. RSVP is requested - please use the form below for reservations. 



## NORTHWOODS LAND TRUST

FALL 2013 CELEBRATION BANQUET - THURSDAY, SEPTEMBER 26  
HINTZ'S NORTH STAR LODGE

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E mail Address: \_\_\_\_\_

### Banquet Tickets

\_\_\_ # of Banquet tickets @ \$30 each

### Please clip this form to send in & make checks payable to:

Northwoods Land Trust, Inc.  
PO Box 321  
Eagle River, WI 54521-0321

I'd like to make an additional contribution in recognition of NWLT's national Accreditation:  
\$ \_\_\_\_\_

### Selected entrée

Please indicate #

\_\_\_ Broiled walleye fillet

\_\_\_ Stuffed chicken breast

\_\_\_ Pork loin



# NORTHWOODS LAND TRUST

P.O. BOX 321, EAGLE RIVER, WI 54521-0321

Nonprofit  
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*Please remember NWLT in  
your annual and planned giving.  
Give a gift that will last forever!*

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## A Walk Through Time...

You are invited to join NWLT Conservation Specialist Trisha Moore at 3:30 p.m. prior to the 2013 Celebration Banquet on Thursday, September 26th for a guided nature hike on the Star Lake Nature Trail.

Started in 1913, the Star Lake Forest Plantation was Wisconsin's first pine plantation and has been used for research, forestry classes, hiking and nature observation for the past 100 years. We will pass through the plantation as well as a variety of northwoods habitats.

Depending on the interests of the group, the hike will be a 1 mile (or 2.5 mile) loop, last about 1-1.5 hours, and include the natural and cultural history of the Star Lake area. Please bring comfortable footwear, water, and any other personal hiking needs. The hike will be cancelled if it is raining. Please contact Trisha at (715) 891-2412 or email [trshmr@gmail.com](mailto:trshmr@gmail.com) for more information on the walk or in case of inclement weather.

Directions: Take Hwy. 45 north of Eagle River to Conover. Turn left (west) on County Highway K. Take Hwy. K into Star Lake (about 10 miles) and turn left at the Star Lake Campground Sign onto Statehouse Road. Stay right at the Y intersection to the "Star Lake Plantation" parking lot. We will leave on the hike at 3:30 p.m.

The nature trail parking lot is less than one mile from Hintz's North Star Lodge.



*Star Lake Forest Plantation (c. 1946)  
Photo permission: Wisconsin Historical Society Press.*

## Board Note:

NWLT Board member Scott Craven, now Emeritus Professor with UW-Madison's Department of Forest and Wildlife Ecology, has recently taken on a new role as Chair of the state's Wildlife Society chapter. Because of his increased duties, Scott has asked for a sabbatical from the NWLT Board for at least one year. We wish him well and look forward to having him back on the NWLT Board in the near future!

