



# NORTHWOODS LAND TRUST

HELP LAIVE A LASTING LEGACY FOR THE NORTHWOODS

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

December 2005 - January 2006

## NWLT protects a record 1,650 acres in 2005!

The Northwoods Land Trust had an outstanding year of conserving natural lake and river shorelands, woodlands and wetlands. In just the last couple of weeks in December, we were able to finalize a record ten voluntary land protection agreements with private landowners that permanently protect properties in Vilas, Oneida, Lincoln and Iron counties.

Just one year ago we were celebrating the fact that we had conserved a total of seven properties, providing increased protection to over one mile of natural lake shorelines and 170 acres of conservation lands. With projects on over 1,650 acres completed in 2005, we have now helped landowners conserve eighteen properties protecting a total of 5.7 miles of lake shorelines and about 1.2 miles of natural shorelines on rivers and streams.

Land protection agreements known as conservation easements were completed in the last year on lake and woodland properties in Vilas County with Thomas Turriff in the Town of St. Germain, Thomas and Eileen Pawlacyk and N&M Transfer Co., Inc. in the Town of Plum Lake, Theodosia and Melanie Kern in the Town of Cloverland, and Sally and Bud Schlack in the Town of Land O' Lakes.

Three lake, stream and woodland properties were protected in the Town of Sherman near Springstead in Iron County by DiAnne and Terry Hatch (one new easement and one transferred from Gathering Waters Conservancy) and Meta Reigel. In Oneida County, Walter and Anita Thiede protected over 80 acres and a small "wild lake" in the town of Enterprise, while Don and Sue Kratsch protected part of Nine Mile Creek and Eagle River in the Town of Three Lakes.

Sarah Perry also protected additional lake shorelands and woodlands in the Harrison Hills of Lincoln County. Our sincerest THANKS to all of these landowners who have left an incredible conservation legacy in protecting their family lands for future generations!

Each of these land protection projects was granted as a donation of a conservation easement to the Northwoods Land Trust. Because the land trust is a non-profit, tax-exempt conservation organization, the landowners who make these grants can use the appraised values of the conservation easements as charitable contributions for income tax purposes over a total of a six-year period. Landowners may also receive some estate tax benefits.

John Huppert, NWLT Board President, notes that while these tax deductions may provide some limited financial benefits, the real motivation is that these landowners love their land and want to maintain the natural character of their properties in perpetuity.

Under a land protection agreement, the land remains private property, and can be sold or passed on to heirs for future generations of the families to enjoy. These lands are still subject to property taxes. There is no guarantee that there will be any property tax benefits from a gift of a

*(Continued on page 2)*



*Over 2000 feet of frontage on Nine Mile Creek and Eagle River in Oneida County were protected in 2005 by Don and Sue Kratsch of St. Paul, Minnesota.*

### **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. The Northwoods Land Trust covers areas of Vilas, Oneida, Forest, Florence, Iron and Price Counties.*

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## 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.

NWLT Logo: Carolyn Burch  
Newsletter Editor: Bryan Pierce



## Record Year for Land Protection *(continued from page 1)*

conservation easement, however local assessors are required by state statute to take the value of an easement into consideration as they are setting the property assessments.

Huppert feels that one of the major benefits of a land protection agreement is the flexibility it offers to a landowner. Most of the agreements allow for limited new development or expansion of existing homes or other structures on part of the property, while protecting the conservation values of the rest of the site.

Huppert recommended that landowners interested in more information on land protection agreements and other voluntary conservation options should request a copy of “A Landowner’s Conservation Guide to Protecting Your Northwoods Property.” The guide is available free of charge from the land trust office. The guide includes information on conservation options, tax benefits, land protection agreements, land donations, buying and selling land for conservation, and a conservation registry program. Also included are several profiles of landowners who have worked to protect “wild lakes”, undeveloped lake shorelands on mostly developed lakes, working forests and other family lands.

The landowner guide was produced in 2005 with funding assistance from a Wisconsin DNR Lake Protection Grant, the Arthur L. & Elaine V. Johnson Foundation and the John C. Bock Foundation. Additional funding assistance for the land trust and specific conservation projects was provided by the American Natural Heritage Foundation, the Snipe Lake Association and the Greater Green Bay Community Foundation’s Audubon Land Fund for Wisconsin.

NOTE: In each of the upcoming newsletter issues, we will highlight one or more of our recently-completed conservation projects. Watch for them soon! 



*Above: This natural bog shoreline on Norma Lake and 59 acres of managed woodlands in Iron County was protected in 2005 by DiAnne and Terry Hatch of Mahomet, Illinois, and the Northwoods Land Trust.*

*Left: This giant white pine was found on a 189-acre property in St. Germain, Vilas County. The land is enrolled in NWLT’s Conservation Area Registry Program.*

### You Can Help!

The Northwoods Land Trust is a non-profit, tax exempt conservation organization. Your gifts of cash, stocks, bonds or other financial support are 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.



## Thank You to our 2005 NWLT Members and Supporters!

The Northwoods Land Trust wants to recognize our members, contributors and other supporters. We greatly appreciate all of you support during 2005! We had a great year for protecting conservation properties, but we could not have done it without the outstanding financial contributions and other support we have received.

In addition to gifts of conservation easements and foundation grants, this support has included memberships, business sponsorships, endowment fund donations, end-of-year/holiday gifts, and contributions to our Landowner Incentive Fund.

Special Thanks this holiday season for the Christmas gift in honor of Kathleen Fuller and her descendents and the gift membership for Kent and Jerry Fuller provided by Nate and Erin Fuller of Kalamazoo, Michigan. Ed Drager also contributed gift memberships for George Palo and Don Palo of Eagle River.

We also received a unique contribution given on behalf of the 2nd and 3rd generations of the Juday and Baack families by members of the 4th generation. Margaret Tucker sent the following note with the gift: "Our family, now in its 5th generation, has been vacationing and residing in the Land O' Lakes area for almost a century. Annually the 4th generation joins together and makes donations to various organizations in the area as a Christmas gift for the 2nd and 3rd generations. This year Patty Juday, Tug Juday's daughter, informed us of your organization. Land preservation is an issue that concerns all of us greatly, especially in a place that has given so much back to us."

We wish to Sincerely Thank all of the following individuals, families, businesses and foundations for their support in 2005!

*Please note: We hope we have not missed anyone, but if for some reason we have, please let us know so we can be sure to recognize everyone appropriately!*

### Grants of Conservation Easements from:

Tom Turriff (Thomas N. Turriff & Joanne M. Turriff Revocable Trust)  
Sally & Bud Schlack (Alois L. Schlack Jr. Inter-Vivos Trust - Clyde Dussault Family Nature Preserve)  
Don & Sue Kratsch (Don H. Kratsch Living Trust)  
Sarah Perry (Perry Real Estate Trust)  
Walter and Anita Thiede  
Meta Reigel  
DiAnne & Terry Hatch  
Gathering Waters Conservancy (transfer of earlier conservation easement from DiAnne & Terry Hatch)  
Thomas and Eileen Pawlacyk  
N&M Transfer Co., Inc. - Tom Pawlacyk, Dave Williams  
Theodosia and Melanie Kern

### Grants from:

American Natural Heritage Foundation  
Arthur L. "Bud" Johnson in Memory of Elaine V. Johnson Foundation  
John C. Bock Foundation  
Greater Green Bay Community Foundation - Audubon Land Fund for Wisconsin  
Snipe Lake Association  
Wisconsin DNR Lake Protection Grant Program

### Memberships and other Contributions

John Alt, Edina, MN  
Andres & Jessica Baack, Sycamore, IL  
Pamela Baker & Jay Franke, Chicago, IL  
Robert & Jean Bergenthal, Eagle River  
John & Darlene Berghammer, Austin, TX  
Mary Jo Berner, Eagle River  
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Shawn Doherty, Madison  
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Ed Drager, Tucson, AZ  
Annette Drager and Al Muelhoefer, Klamath, CA  
Thomas Drought, Bayside  
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Ron Eckstein, Rhinelander  
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Mary Lou Findley, Hartland  
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Bob & Joelle Gregorcich, Brookfield  
John Paul Griffith, Crystal Lake, IL  
Charlie & Carol Gumm, Eagle River  
Betty & Truman Gussick, Eagle River  
Tim & Kathleen Hagen, Rhinelander  
Ardyth Hall, Baltimore, MD  
David & Shana Hamilton, Austin, TX  
Clifford & Jeanne Haskins, Laona  
DiAnne & Terry Hatch, Mahomet, IL  
Chuck & Jill Haubrick, Burlington  
Gilbert Henderson, Vandalia, OH  
Ellen Hendrickson, Eagle River  
Gregory & Dr. Paula Hillmann, Pewaukee  
Jim & Kathy Holperin, Eagle River  
Merrill & Robert Horswill, Presque Isle  
Joe, Mary, Rachel & Mark Hovel, Conover  
John & Jan Huppert, St. Germain  
Norma Johnson, Rhinelander  
Nicole Juday & Matthew Cadwallader, Philadelphia, PA  
Meghan Juday & Eric Savage, Philadelphia, PA  
Benjamin Juday & Jennifer Cameron, Urbana, IL  
Patricia Juday, Land O' Lakes  
Joseph & Florence Keenan, Eagle River  
Theodosia & Melanie Kern, Anoka, MN  
Joann Kindt, Oshkosh

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## 2005 Memberships and other Contributions Continued

Kim Kost, Manitowish Waters  
 Don & Sue Kratsch, St. Paul, MN  
 Burton & Dale Kushner, Madison  
 Christine & Cory Lamb, Kingston, IL  
 Steven & Tandy Larson, Allegan, MI  
 Brian Logan & Susan Barakat, Presque Isle  
 Tiffany Lyden & Kurt Moser, Stevens Point  
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 Sally & Bud Schlack, Land O' Lakes  
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 Norman & Carol Tucker, Barrington, IL  
 Margaret Tucker, Sycamore, IL  
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 Thomas Turriff, De Pere  
 Elizabeth Tuttle, Madison  
 Thomas Tuttle, West Bend  
 Tom Vergeront, Rhinelander  
 Kay Wegner, Hortonville  
 Charles Wilfer, West Bend  
 Thomas Wilson, Battle Creek, MI  
 Dan Wisniewski, Madison  
 Elaine Wons, Eagle River  
 Fred & Karen Young, Eagle River

### FOR SALE: Conservation Buyer Wanted

**\*\* 21 acres on Harmony Lake.** Located just north of Eagle River in Vilas County, this property has a perpetual Northwoods Land Trust conservation easement on it. The land features about 1,500 feet of natural shoreline frontage on this private lake. Harmony Lake is an 88-acre, clear-water, seepage lake. It has good fishing for largemouth bass and panfish. The frontage is sandy, with tall red pines lining the banks. Harmony Lake is identified as a "wild lake" by the Wisconsin DNR Northern Initiatives: Wild Lakes Program.

There are no buildings of any kind on the property, however the conservation easement allows for a 30,000 square foot building zone to be established (must be surveyed and marked).

The easement allows for construction of one single-family residence with a maximum total footprint for all structures (including garage, decks, etc.) of 2,500 square feet. Forestry is allowed with an approved management plan, and 18 acres of the property are currently enrolled in the Managed Forest Law program through 2027. Much of the acreage was cut in 2004, and no additional harvesting is required through the end of the MFL contract.

Please note that the Northwoods Land Trust does not become involved in direct negotiations between potential buyers and sellers. We simply hope to provide a link where appropriate to help conservation-minded sellers and buyers better protect special northwoods properties. For more information, contact NWLT at (715) 479-2490.



## Welcome to new NWLT Board Member Beth Tornes



We are pleased to announce that Beth Tornes has joined the Northwoods Land Trust Board of Directors.

Beth is a writer who has lived in Lac du Flambeau for ten years. She also works as a grant writer with the Great Lakes Inter-Tribal Council.

In 2004, Beth published a collection of

oral histories entitled *Memories of Lac du Flambeau Elders*, University of Wisconsin Press. She also writes poetry, which has been published in literary magazines.

Beth was one of the founders of Preserving Mother Earth, a group interested in forming a land trust in the Lac du Flambeau area. When the group heard about the Northwoods Land Trust, they decided to actively participate in and merge with NWLT.

Preserving Mother Earth also brought over \$1,500 of contributions to help cover the costs of a conservation easement project in Lac du Flambeau. Beth replaces Roxanne Poupart, also from Lac du Flambeau, whose term on the Board expired last summer.

“I have always loved the beautiful woods and lakes of the Northwoods, and would like to help to preserve our valuable natural resources so future generations can also enjoy the clean air, clean water and rich biodiversity of our environment,” Beth explained.

“The other night I heard a wolf howling for the first time, one of the most thrilling sounds I’ve ever heard,”

Beth related. “Preserving our natural areas would allow for these and many other birds, plants and animals to continue to exist in harmony with our human community.”

“I am interested in serving on the Northwoods Land Trust Board because I believe in its mission to preserve natural areas and would like to help the land trust in reaching its goals,” she said.

“We are very excited that Beth has agreed to join our Board,” noted John Huppert, Board President. “With her writing skills, expertise in grants and her commitment to the northwoods, we all look forward to working with her.”

Welcome Beth to our Board of Directors!



*First National Bank of Eagle River President Tom Ellis (right) recently presented a \$1,000 contribution to NWLT Executive Director Bryan Pierce. This gift is part of a five-year business sponsorship pledge for NWLT’s Council of Trustees.*



## JOIN THE NORTHWOODS LAND TRUST

HELP KEEP THE NORTHWOODS THE NORTHWOODS!

Name: \_\_\_\_\_

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

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

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

Telephone (w): \_\_\_\_\_

Telephone (h): \_\_\_\_\_

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

### Membership Contributions

- Individual \$25
- Family \$35
- Supporter \$50
- Founder \$100
- Conservator \$250
- Steward \$500
- Land Legacy \$1000
- My additional contribution of \$ \_\_\_\_\_ is also enclosed.

### Please make checks payable to:


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

### Interests

- I have property I may wish to conserve, please send me the free landowner’s guide.
- I am interested in becoming a volunteer to assist the NWLT.
- I am interested in the NWLT Council of Trustees.



## Thank You to Cathy Techtmann

Unfortunately for the Northwoods Land Trust, Cathy Techtmann recently tendered her resignation from the Board of Directors. As our Iron County representative, Cathy was part of the first tour of Meta Reigel's 195-acre property that NWLT helped to protect with a conservation easement in December. As chair of the NWLT Education Committee, Cathy was also instrumental in the development of our "A Landowner's Guide to Protecting Your Northwoods Property." Thank you Cathy! 




*Over one mile of Springstead Creek and Lower Springstead Lake shorelines in Iron County were protected with a conservation easement by Meta Reigel.*

## Arthur L. & Elaine V. Johnson Foundation Grant Received

In December, the Northwoods Land Trust was awarded a \$23,000 grant from the Arthur L. and Elaine V. Johnson Foundation. The grant is focused on helping us build our capacity and become a more sustainable organization.

The funding will help NWLT contract for professional fundraising assistance, conduct training on fundraising for our Board of Directors, develop a recruitment program for major donors, and conduct a membership development campaign.

"Now that we have demonstrated some outstanding successes with our conservation easements and other land protection projects, we also need to make sure that we are working hard to expand our base of support and our capacity to become a truly sustainable organization," said Executive Director Bryan Pierce. "This grant will help us jump start our efforts toward building long-term, sustainable support for the critical work we do with private landowners to protect our woodlands, wetlands, lakes, rivers and streams."

Special thanks to Foundation Senior Trustee Sally Hammerslag Mode for her assistance and support for this proposal, and for the Foundation's previous organizational start-up and technology grant! 



**NORTHWOODS LAND TRUST**

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

### Board of Directors

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