



NORTHWOODS LAND TRUST

HELP LEAVE A LASTING LEGACY FOR THE NORTHWOODS

Wisconsin's 2007 Land Trust of the Year!

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

Fall 2009

Wild Lakes Protected in Iron County

"With the feathered tails and flopping ears of three English setters joyously racing ahead to check out the trail, it was clear that all of us were going to enjoy touring Rich Bostwick's beautiful wild property in Iron County," commented NWLT Executive Director Bryan Pierce. Sandwiched between large blocks of state, county and industrial forest lands, Rich and his wife, Barbara Arms, of Janesville, recently permanently protected 215 acres and the entire shorelines of a couple of "wild lakes."

The couple granted a perpetual land protection agreement, or conservation easement, to the land trust to ensure that this unique woodland, wetland and shoreland property in the town of Knight could never be split up and sold for development.

Following the setters through a recent small clearing growing back thick with aspen, the trail wound through tall stands of selectively harvested northern hardwoods, including red oak and sugar maple. Further on along a north-facing slope were overhanging climax forest species. "There are some nice, big hemlocks that were spared from the recent harvest because they don't have much timber value," Rich noted. "They are just a great, lovely tree."



The Bostwick conservation property encompasses the entire shoreline of 22-acre Sack Lake in the town of Knight, Iron County, with nearly one mile of total frontage.

"Right now I am in the Forest Crop Law program, and will be for another four years," said Rich regarding timber management. "I'm not sure if I'll re-enroll in the Managed Forest Law program or not. I'll have to sit down with a forester to see what type of cutting programs, access issues and tax benefits are involved. The first extensive logging under the Forest Crop program three years ago was a select cut for aspen removal and sugar maple. The harvest took more trees than I thought it would, but I guess it makes for a healthier forest."

Continuing along the trails, next came a black spruce swamp, some towering red pines and white pines, and a quick cooling dip for the dogs in Sack Lake.

"The biggest lake on the property is called Sack Lake," said Rich. "It is about 22 acres with a maximum depth of 7 feet." The protected land includes nearly a mile of shoreline on Sack Lake, which supports populations of largemouth bass, perch and bullheads.

Winding back on trails around the north side of Sack Lake, the setters then led us under a closed canopy of black spruce and balsam fir to the shoreline of west Twin Lake. "The other two lakes are called the Twin Lakes, but that is confusing because there are other East and West Twin Lakes in the county," Bostwick explained. "The

(Continued next page)



Rich Bostwick and his English setter take a break by Sack Lake.

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.

Phone: (715) 479-2490 Email: nwlt@northwoodslandtrust.org Web site: 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



"The seclusion, wilderness and solitude" are what attracted Bostwick to the land.

Wild Lakes - *continued*

larger of the Twin Lakes to the west we call 'Middle Lake.' Middle Lake is 8.5 acres and with my depth finder I discovered it has a maximum depth of 12 feet. The easternmost lake is another three acres and has a maximum depth of about 20 feet. The Twin Lakes are connected by a small channel that you can paddle a canoe through. Drainage creeks coming out of Middle Lake and Sack Lake merge and flow into Island Lake." The conserved property includes nearly 3/4 mile of entirely natural shoreline frontage on the two Twin Lakes.



Although just three acres in size, east Twin Lake is 20 feet in depth and connects through a channel with the larger, 8.5-acre "Middle Lake," soon to be renamed for the dogs?

"When I was young we used to go up to a cabin in Price County with about 160 acres and a lake in the middle of it," said Rich. "All of us fell in love with that whole setup, so I've always had that in the back of my mind."

Rich works professionally as an Instructional Media Center Director for the middle school in Fort Atkinson. "I started looking for property in the mid-1980s," he said. "Working in the school system, I had summers off and could make trips up north of Highway 70 to look at properties." With an investment partner he was able to purchase the land in 1989. "We've been very, very happy with it," he noted, although there was not even a road into the property at the time. "We used to have to hike in or paddle through the small lakes and hike," said Rich. "It was quite wild."

"The third year I had the property I had a road put in," he continued. "Some of it followed an old logging road. The rest of it I blazed, walking in front of the bulldozer and flagging the way. In 1999 we built a small garage, which made a place to gather and get away from the bugs in summer and warm up in the winter time," he said.

Married to Barbara Arms after he already owned the land, "she fell in love with it right away," said Rich. "She is the botanist. She points things out when we walk, and there are a lot more wildflowers here than I thought."

"The seclusion, wilderness feel and solitude" are what Rich enjoys most and what he most wanted to protect. And of course "it is a wonderful place to have dogs. They can pretty much do what they want. We use tracking collars so we can hear where they are at all times."

"Winter is a great time to be up here," Rich related. "It is super quiet then, and very beautiful. About half the time we snowshoe into the property with sleds and backpacks. With the wood stove, it is very comfortable." Rich is also currently working on the trails to prepare them for cross-country skiing.

"Not having any children, I've always struggled with what would become of the property when I'm gone," said Rich. "What attracted me was the wilderness quality, and I was thinking of some way to preserve it without selling it."

(Continued on page 4)

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.

Tannie's Playground - Protecting Vilas County Woodlands

By Trisha Moore

Sometimes a simple walk in the woods can evolve into so much more. That was the case for Tannica (Tannie) Bragiel ten years ago when she set out for a hike near the family's cottage. "I walked over in that area (of the property), I saw the for-sale sign and I thought 'I am buying that.' We made the call and it happened." Within a month, in September of 1999, Tannie closed on the 92-acre property near the Deerskin River east of Eagle River.

Jim and Tannie Bragiel's reasons for purchasing the land went beyond the interests of hiking, hunting and family recreation. Tannie explains: "At the time, you began to see properties go up for sale...and you saw what might happen when there are new homes going up. That was one of my (reasons) to have a place close by that we could walk on and enjoy."

Keeping the land contiguous was a goal from the start for Tannie and her family. The purchase was never made as an investment, but as a place the family - now four children and eleven grandchildren - could enjoy for years to come. It wasn't until several years later that this goal was reached with a permanent conservation easement through the Northwoods Land Trust.

A series of events led the Bragiels to sign their conservation easement on December 15th of last year,



Tannie and Jim Bragiel protected their woodlands near the Deerskin River east of Eagle River with a perpetual land protection agreement granted to the Northwoods Land Trust.



An old, worn trapper's cabin now gone and this picnic area have been the only "development" on the Bragiel's 92-acre woodland property.

protecting the 92-acre parcel forever. "About three years ago, I read a couple of articles in the Vilas County News Review and I thought, 'well, that's something we can do.' We also visited The Nature Conservancy properties like the Palmer-Tenderfoot preserve and the (Katherine) Wolter property. I thought our property wasn't like that, it has no water frontage."

When Bryan Pierce from the Northwoods Land Trust sent out a mailing to landowners, Tannie said it "had her name on it. I felt like he was writing to me." This mailing led to Tannie calling NWLT. After meeting with Bryan, she and Jim felt like it was the perfect fit.

The Bragiel family made very few changes to the land they purchased, even before their decision to place an easement on the property. A mile-and-a-quarter of paths were created, which they now maintain for hiking and hunting.

One structure, a worn cabin, was on the land when they purchased it. The structure was a target of vandalism and so the Bragiels asked neighbors who hunted there to remove the cabin. Jim received a call from a neighbor shortly thereafter. "Jim, your house is gone!" He immediately thought of the family's seasonal cottage purchased in 1984 near the easement property; but, soon realized that the neighbors had removed the dilapidated cabin for the Bragiel family. The land now remains without any structures on it.

Tannie Bragiel took to the wooded acreage for many reasons. As a grouse hunter, the land provided good bird habitat as well as the ability to hike off roads. Tannie trained their field spaniel to hunt and said in those early days they got a lot of grouse.

The land also provides a source of material for one of Tannie's other talents and passions, furniture-making. Most of the furniture that adorns their seasonal home near the property was made by Tannie, using red maple, cherry,

(Continued next page)

Playground - continued from page 3

and birch. Tannie recalls one winter going down the Deerskin River with a sled harvesting wood for her creations! Jim sums up the main use of the 92-acre property as "Tannie's playground."

This land is truly a "legacy to Tannie" in Jim's own words. He goes on to explain, "you have to understand, I'm a city boy...I came up here with Tannie, I had no idea what I was going to do on a two-week vacation. I learned to love it. Now I spend the summers up here. You don't realize all of the opportunities you have up here: hiking, fishing, golf, boating."

When asked about advice they would give other landowners considering a conservation easement the Bragiels both answered with an enthusiastic: "Do it!" They then caution that one really needs to know what they want before making the decision to permanently protect their property.

"The process itself, as much as we were involved was very simple. I loved the experience of walking the property with Bryan (Pierce), with the lawyer, with the appraiser, and now monitoring it (with NWLT staff/volunteers)."

As with most land ownership, the conservation easement was a family affair. Tannie and Jim say they explained to the kids as well as they could what the easement allowed and prohibited. They can sell the property or build one building on it but it can never be subdivided.

While Tannie and Jim recognize that a conservation easement may make some feel like they have less control over their property, the Bragiels actually feel more secure about what will happen in the future. Tannie described that feeling well by saying, "now that it is in an easement, I don't worry. You need places. Some would say, it's just woods. It goes a lot deeper for me."



"Tannie's Playground" is now protected in perpetuity for the enjoyment of their family and generations to come through the conservation easement granted to NWLT by Tannie and Jim Bragiel.

Wild Lakes - continued from page 2

Rich was elected to the Rock County Board of Supervisors, and currently chairs the Land Conservation Committee. He also serves on the Blackhawk Technical College Board of Trustees.

"I was in Rhinelander for a state technical college conference, and met Bob Martini (NWLT Board member and conservation easement donor)," Rich continued. "We were talking about canoeing and land up north, and I told him what I had. Bob asked me if I ever heard of a conservation easement, and I said I hadn't. He told me what his family had done and how satisfied he was with the way that it worked, so that piqued my interest. Through him I wound up contacting Bryan at the land trust and that got the ball rolling."

As a flexible tool, the Bostwick conservation easement allows for two building zones and a single subdivision which could split the property into two large pieces. "Not that I would ever use two building zones, but you never know," explained Rich. "I do plan to build a cabin by the garage near Sack Lake, and I wanted to reserve a building zone on the eastern side of the property in case we decided some day to sell that whole parcel."

The entire property provides a large block of habitat for a diverse mix of wildlife species. "We have a good mixture of high land and swamp land, and the great variety of wildlife that goes with them," said Rich.

"Last weekend we were sitting by the campfire and heard wolves, loons, sandhill cranes and owls," he said. "It is great wildlife habitat, and I think keeping it in a wilderness condition will ensure that it continues to be. People can coexist with the wildlife if done properly."

Rich suggests that other property owners considering a conservation easement "give it a good, hard look, talk to people who have done it, and keep everything on the table. There is more detail to be looked at than I anticipated, and a little more paperwork than I envisioned, but not anything that was hard to deal with. The whole process was easy and accommodating."

"I probably asked Bryan a lot of the same questions over and over," noted Rich, "and I felt that no question was a dumb question. That helped a lot. The soft sell approach was huge."

"I think most people would be happy with it, and I'd be happy to talk with anyone who is interested in it," volunteered Rich. "For me, I've shed a lot of anxiety about what is going to happen down the road to the property because it is so important to me. Having done this provides me with really good peace of mind."

Rich hopes his personal understanding of conservation easements will also benefit the Rock County Land Conservation Committee. The Committee is currently considering establishing a purchase of development rights (PDR) program to protect critical, productive agricultural lands.

Conservation Buyers Wanted!

Contact the NWLT office for more information or to arrange a site visit at (715) 479-2490.

** River Bend Conservation Property

This Wisconsin River site is well wooded with a mixture of hardwoods and pines. It is gently rolling with approximately 16 of the 75 acres tamarack and black spruce swamp. The elevation is high along the river with moderate to steep slope. There are excellent roads and trails throughout, with all types of flora and fauna.

The 35 acres that includes 870 feet of river frontage is under a conservation easement that allows no building. The adjacent parcel up river is also under a conservation easement. Of the 75 acres, 70 are under Managed Forest Law. The 5 acre building exception borders the blacktop road that runs along the easternmost line.

The ideal candidate is someone who loves nature, may or may not love to hunt and fish, and enjoys their privacy while still being just 7 miles from Rhinelander amenities.

The asking price for this Wisconsin River property is \$250,000. The owner would consider a land contract. 🌲



** Surrounded by Nicolet National Forest

A unique opportunity for someone to help protect a large inholding within the Nicolet, this 560 acre property surrounds a 177-acre spring lake. There is an existing small cottage and sugar shack on the property.

The site includes an estimated 10-12,000 feet of frontage on the lake, which has excellent fishing. The lake was recognized as a “wild lake” by the Wisconsin DNR Northern Initiatives. A public carry-in boat/canoe/kayak access is located on the outlet stream, but there is no public boat landing on the lake. Road access is off of State Highway 70 east of Eagle River.

The owner indicated they would be willing to do a bargain sale for land protection purposes, but note that they have been offered over \$8 million from developers. 🌲

** Pickerel Lake Lot for Sale

Donated to NWLT for the purpose of supporting the conservation of the northwoods, this buildable lot includes 100 feet of frontage on Pickerel Lake. Located west of Eagle River in the town of Cloverland, Vilas County, the parcel is just under one acre in size and features a west-facing sunset view.

The lot lines and corners were recently re-surveyed and marked. An overhead electrical utility line crosses the back side of the property. According to the surveyor, the sloping shoreline is suitable for a walk-out residence.

Pickerel Lake is a 293-acre lake. Bass and bluegill spawning beds are just off the shoreline of the parcel on the firm bottom lake bed. The lot is forested with predominantly red pines, white pines, northern red oak and aspen. The site is all high ground with no wetlands.

Asking price is \$149,500 based on a recent appraisal. 🌲



Recent Happenings

Forest County Rivers Grant

We are pleased to announce that the Northwoods Land Trust was awarded \$10,000 of grant funding assistance from the Wisconsin DNR River Planning Grant program. The grant will enable NWLT to extend our highly-successful landowner education and technical assistance program to focus on private landowners in Forest County who own property on river and stream segments identified as priorities through the DNR's Northern Rivers Initiative.

Similar to our current Forest County lake project, the grant involves utilizing geographic information system (GIS) computer technology to identify all priority river and stream parcels with a minimum of about 500 feet or more of natural shoreline frontage.

The selected parcels are mapped on the GIS system. The parcels are then linked with the Forest County tax roll database to generate a mailing list of the landowners. Copies of "For the Love of the Land... A Landowner's Conservation Guide to Protecting Your Northwoods Property" will be mailed to the identified landowners.

Our thanks again to the Forest County Association of Lakes, Forest County Land & Water Conservation Department, Forest County UW-Extension, River Alliance of Wisconsin, Forest County Emergency Management/911 and the North Central Wisconsin Regional Planning Commission for their support and assistance!



DATCP Deputy Secretary Visits NWLT

The Northwoods Land Trust hosted a visit by Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) Deputy Secretary Randy Romanski (pictured above - left) in Eagle River on August 20th as part of the governor's northern tour. Romanski visited a working forest conservation easement property on the Deerskin River owned by NWLT Board member and easement donor Bob Martini (center).

NWLT Executive Director Bryan Pierce (right) and Conservation Specialist Trisha Moore (not pictured) discussed how the land trust works with private landowners on a voluntary basis to conserve their working forest lands. The DATCP is currently implementing a new Working Lands Initiative, primarily for agricultural lands, which was adopted in the recent state budget.

Thank You to Ed Mouw & Fred Ridders!

Two of our NWLT Board members have resigned this spring and summer due to personal reasons. Attorney Ed Mouw retired from his law practice in Rhinelander and has been traveling extensively, including a long trip to England. He also served on the board of UWSP's Treehaven.

Attorney Fred Ridders practices law in Verona, Wisconsin, but is trying to phase down his legal work too. Fred acted as our liaison with the Lakeland Conservancy, where he also serves on their board.

Both lawyers were instrumental in helping NWLT work through our acceptance of recent gifts of land and bequests. We greatly appreciated being able to tap into their expertise and will truly miss their participation on the Board. We wish them all the best in their retirement!

In Memory...

Marion Schoofs of Eagle River recently gave NWLT contributions in memory of Rudy Spiess, Mavis Bingen, Dorothy Zimmerman, Harriet Nagel, Kathy Simon and Ken Eidnes. In their honor, these memorial gifts will leave a legacy of beautiful northwoods that truly lasts.

Our Sympathies

We lost another of our wonderful conservation easement donors when Elenore Streich passed away suddenly. She and her husband Gene protected 21 acres of land and 1,500 feet of frontage on Harmony Lake near Eagle River.

Elenore and Gene hosted one of our first Council of Trustees events by their scenic cottage on the shore of Harmony Lake. Their summer visits from their home in California were always rejuvenating.

We will always remember Elenore's comments when they completed the conservation easement: "We did it! It is probably the finest act we could have accomplished." Her quote has been printed on thousands of our NWLT landowner's conservation guides encouraging others to follow their lead.

Our hearts go out to Gene and the rest of the Streich family. We will miss her too!

We also recently learned of the death of Marnie Tuttle, wife of Tom Tuttle. Longtime NWLT supporters, Tom volunteered his assistance to help with one of NWLT's first membership drive mailings.

Although living in West Bend, the family's heart is up at their cottage on the beautiful shore of Crab Lake near Presque Isle. Our sympathies to all of the Tuttle family.

Congratulations to Beth Tornes & the Hovel family

NWLT Board member Beth Tornes from Lac du Flambeau is putting her conservation values to work on her own family's lands. Beth shared the picture (below) of her family donating 30 acres of wilderness to the Appalachian Ohio Alliance, a land trust in that region.

The land "had belonged to my grandparents, the Kleinmaiers in southern Ohio, where my Mom's family used to picnic," she explained. "It is an outright donation which they'll place an easement onto - and will adjoin Ohio DNR land which also contains large old growths of wild rhododendrons, an endangered species. We all spent the afternoon hiking up to the sandstone caves on top of the ridge, where wild rhododendrons grow to about 50 feet high - a spectacular sight. There are many other endangered species there as well."

As Beth concluded, she is "so glad to be part of the large conservation family." Congratulations Beth to you and your entire family!



Celebrating the DNR's 1,100 acre acquisition for the Northern Highland State Forest are (from right) Governor Jim Doyle, Mary and Joe Hovel, State Senator Jim Holperin, and Tourism Secretary Kelli Trumble.



On May 24th, Beth Tornes (far right) and her family donated 30 acres of family wilderness lands to the Appalachian Ohio Alliance land trust.

After owning and sustainably managing 1,100 acres of forest land for the past 20 years, Joe and Mary Hovel realized their dream of seeing the land protected. The state of Wisconsin purchased the property along the upper Ontonagon River to add it to the Northern Highland State Forest. The property is located along scenic Highway B in the town of Land O' Lakes, Vilas County. The addition will be open to the public for outdoor recreation and managed for production of northern hardwood timber. A state record balsam fir tree is also located on the site.

Previously owned as industrial forest land, the property was initially purchased by the Trust for Public Land. However, the state could not buy the site at the time, so the Hovels stepped in and acquired the land to keep it from being split up and sold for development.

The Hovels are planning to continue their conservation buyer legacy by purchasing in a "like kind exchange" some additional forest and river lands in the Upper Peninsula. Congratulations to the Hovel Family for their outstanding conservation work!



JOIN THE NORTHWOODS LAND TRUST

HELP KEEP THE NORTHWOODS THE NORTHWOODS!

Name: _____

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City: _____

State: _____ Zip: _____

Telephone (w): _____

Telephone (h): _____

E mail Address: _____

Membership Contributions

- | | |
|--|----------|
| <input type="checkbox"/> Individual | \$25 |
| <input type="checkbox"/> Family | \$35 |
| <input type="checkbox"/> Supporter | \$50 |
| <input type="checkbox"/> Founder | \$100 |
| <input type="checkbox"/> Conservator | \$250 |
| <input type="checkbox"/> Steward | \$500 |
| <input type="checkbox"/> Land Legacy | \$1000 |
| <input type="checkbox"/> My additional contribution of _____ is also enclosed. | \$ _____ |

Please make checks payable to:

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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.



Welcome to Bill Dickens!

The Northwoods Land Trust is very pleased to welcome Attorney William Dickens of Rhinelander to the Board of Directors. Bill works for the law firm of Eckert, Kost & Vocke on Lincoln Street.

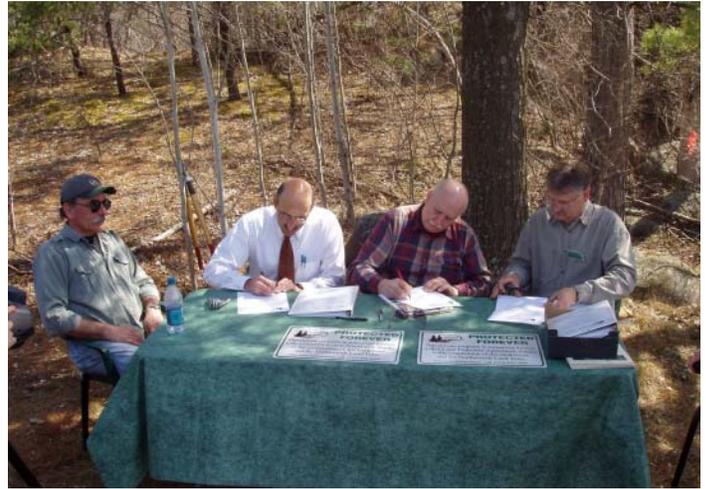
Bill is very familiar with NWLT as he has been an active volunteer on the Conservation Committee for several years. Bill has helped to assess projects based on our land protection criteria, review draft conservation easements, and prepare land transaction documents. He has also served as a notary public for closings on two conservation easement projects (see photo).

In addition, Bill participated in our conservation easement volunteer monitoring training program last spring. He literally got his feet wet this summer monitoring Bill and Joy Vancos' protected property on the Wisconsin River in the rain.

Prior to moving to Rhinelander, Bill had volunteered for the Northeast Wisconsin Land Trust, so he came to NWLT with interest, commitment and experience in land trust conservation work.

Active in the local community, Bill currently serves as President of the noon Kiwanis Club in Rhinelander. An avid kayaker, he is also a regular participant and event host with the Northern Paddle & Trails group.

According to Bill, "I am very pleased to be asked to be a member of the Board and gladly accept." We welcome Bill to the NWLT Board of Directors and look forward to continuing to tap into his expertise!



New NWLT Board member Atty. Bill Dickens (second from left) served as the notary witnessing the signing of Roger Degris' conservation easement on Squash Lake. Participating in the Earth Day 2008 event with Bill are (from left), NWLT Vice-President Bob Martini, landowner Roger Degris, and NWLT Executive Director Bryan Pierce.



NORTHWOODS LAND TRUST

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