



NORTHWOODS LAND TRUST

HELP LEAVE A LASTING LEGACY FOR THE NORTHWOODS

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

February 2005

Streich Family protects natural shoreline on Harmony Lake

The Eugene and Elenore Streich family has given an enduring “conservation Christmas present” to future generations by protecting over 1500 feet of natural shoreland on Harmony Lake in the town of Washington in Vilas County. Gene and Elenore Streich approved the granting of a perpetual conservation agreement to the Northwoods Land Trust in Eagle River in late December.

For over four years the Streichs searched for ways to permanently protect this beautiful stretch of pine-fringed shoreline along the south shore of Harmony Lake. Ed Drager, a family friend who is on the Board of Directors of the Northwoods Land Trust, suggested a perpetual conservation agreement known as a conservation easement. Drager had protected 360 acres of his own family’s property in the Town of Conover with an easement. The Streich’s gift of a conservation easement has now protected the conservation values of the Harmony Lake property in perpetuity.

According to Bryan Pierce, Executive Director of the Northwoods Land Trust, Harmony Lake is an 88-acre kettle-formed seepage lake. “As a seepage lake, any polluted runoff from development impacts would stay in the lake much longer than in other types of lakes. With increasing residential subdivisions in the area, this conserved property will help to filter any runoff from nearby development and protect the high water quality of Harmony Lake,” he said.

Pierce said that nearly 21 acres of northern hardwood and coniferous forest land will also be protected for wildlife habitat and natural plant diversity. The land features a beautiful stand of large, maturing red and white pines along much of the shoreline. Those pines will be protected in a “shoreland natural area” extending 100 feet

from the shoreline. These pines will allow for alternative bald eagle nesting sites and hunting perches for the breeding pair on the lake.

The property also conserves northern forest habitat that is currently being managed for productive timber. Older aspen and birch habitat on the property, and a major wind storm, prompted the Streich family to enroll the land in the Managed Forest Law program and conduct forest management practices. A forest management plan was prepared by DNR forester Jim Baughmann.

Pierce noted that other wildlife values are also high on this property, particularly along the undisturbed shoreline. “A diversity of birds, mammals and other wildlife utilize this type of dry mixed northern hardwood and coniferous forest type,” Pierce said.

(Continued on page 2)



Over 1500 feet of natural shoreline frontage on Harmony Lake near Eagle River is now protected forever by the Streich family conservation easement.

mission:

The Northwoods Land Trust (NWLTL) 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) 479-7530 Email: nwlt@northwoodslandtrust.org Web site: www.northwoodslandtrust.org

Northwoods Land Trust

Purpose:

- To provide education on voluntary conservation options for private landowners.
- To utilize voluntary conservation options to conserve and protect natural resources in the northwoods region.
- To promote conservation by private landowners of natural shorelands on lakes, rivers and other waterways for protection of water quality, fish and wildlife habitat, erosion control, and natural scenic beauty.
- To promote conservation of private woodlands and encourage private landowners to manage their forest lands in an ecologically sustainable manner.
- To serve as a legal entity to accept perpetual stewardship for secure conservation agreements with private landowners, such as easements, land donations and property acquisitions.
- To implement a systematic and site-specific monitoring program to ensure compliance with NWLT agreements and protection of NWLT-owned lands.
- To seek support in the form of donations, grants, endowments and memberships.
- To develop and sustain our conservation programs as a member-supported and volunteer-supported organization.
- To leverage our conservation efforts through partnering with other organizations and agencies.

NWLT Logo: Carolyn Burch
Newsletter Design: Gene Welhofer
Newsletter Editor: Bryan Pierce

Streich Conservation Easement *(continued from page 1)*

According to Gene Streich, the 21-acre parcel of land was originally part of a larger purchase

“We did it! It is probably the finest act we could have accomplished.”

- Elenore Streich

in 1921 by a group of four members of a Milwaukee, WI German Singing Society: “The original intent was to build cottages for four families on the lake shoreline. My grandfather, Fredrick Mallwitz, and his wife were the first to build on the lake and took occupancy in 1928. He arranged to have the name of the lake changed from Wilson Lake to Harmony Lake in keeping with the singing society background of the group of owners.”

Like many other seasonal northwoods residents, Gene, Elenore, daughter Sara and sons Brad and Tod loved spending summer time at the lake. Gene went there every summer as a child. His children did, his grandchild did, and this last summer two great grandchildren enjoyed the shore of Harmony Lake. They have enjoyed the undisturbed view of the south shoreline and the same quality lake experience for generations.

Attorney Peter McKeever, Madison, assisted the Streichs with the conservation agreement. Provisions are included to allow the family the flexibility to build one residence on the 21 acre parcel, but subject to size limits.

The Streich family’s dream of protecting the land is a reality. As Elenore said on signing the easement, “We did it! It really happened. We are quite delighted that it has all come together. It is probably the finest act we could have accomplished. I was rather emotional about it - it feels good to do that.”

For more information on protecting family lands and perpetual conservation agreements, contact Pierce at (715) 479-2490.



The 21 acres of mixed northern hardwood and coniferous forest serves as a natural filter protecting the 88-acre seepage lake from runoff.

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.



NWLT Receives "End-of-Year" Challenge Grant from the American Natural Heritage Foundation

The Northwoods Land Trust is pleased to announce that we received an additional \$8,000 challenge grant in December from the **American Natural Heritage Foundation**, Lake Forest, Illinois. This end-of-year grant was provided in support of the mission and vision of the Northwoods Land Trust, and will promote and encourage NWLT's further development.

As part of the conditions of the grant, the Board of Directors of the Northwoods Land Trust has agreed to develop and adopt a strategic plan for the organization in 2005. This strategic plan will help us better focus and prioritize our conservation activities over the next three to five years.

NWLT will also develop an annual fundraising plan with a goal of \$40,000. While this is a significant jump from our current non-grant funded finances, we believe that this will help us move the organization to become more self-sustaining and financially stable.

The financial challenge of the grant is that the Northwoods Land Trust has committed to matching the American Natural Heritage Foundation Grant with \$8,000 of additional donations by December 25, 2005.

To help meet our challenge match, we are looking to greatly expand our support by recruiting new members. If any current member knows of someone that might be interested in supporting our efforts to protect the northwoods, please let us know their names and contact information. We can also use volunteers who would be willing to help with membership mailings.

We also hope to encourage current members and donors to consider increasing their contributions to NWLT. Every new contribution will leverage the same amount as a match from the American Natural Heritage Foundation's grant. Your additional contribution toward protecting the northwoods will therefore be effectively doubled. Please keep our matching grant in mind as you consider your planned giving and other donations in 2005. Thank you for all of your support!

Please join us in extending our sincerest appreciation to Kirk Mueller, Trustee of the American Natural Heritage Foundation, for the opportunity to accept this challenge grant. In addition to providing major financial and technical support for the Northwoods Land Trust, Mueller is currently co-chair of our Council of Trustees.



NOW MORE THAN EVER - WE NEED YOUR HELP!

JOIN THE NORTHWOODS LAND TRUST

HELP KEEP THE NORTHWOODS THE NORTHWOODS!

Yes, I want to support the efforts of the Northwoods Land Trust.

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.

Interests

- I have property I may wish to conserve, please send me additional information.
- I am interested in becoming a volunteer to assist the NWLT. (Please list any special skills or interests).

- I am interested in the new NWLT Council of Trustees.

Please make checks payable to:

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



NWLT Board adopts national “Land Trust Standards & Practices”

The national land trust organization, the Land Trust Alliance, recently updated and revised their *Land Trust Standards and Practices* that all land trusts should follow as legal, ethical, and effective land conservation organizations. In light of increased Internal Revenue Service scrutiny of some so-called conservation easements (donations of “conservation easements” on golf courses by some developers comes to mind), these new *Land Trust Standards and Practices* are even more important.

In December, the Northwoods Land Trust Board of Directors reviewed the new *Land Trust Standards and Practices*, and agreed that these are the ethical and technical guidelines for responsible operation of a land trust. The Board approved Resolution #2004-20, which “hereby adopts the *Land Trust Standards and Practices* as guidelines for the organization’s operations.”

Some standards and practices are geared toward much larger, more established organizations. However, over the next year we will be reviewing and updating as needed all of our policies and procedures to meet these “best management practices” for land trusts. We believe this is vital for our organization, our landowners and our contributors. 

Welcome to new Directors: Pete Davison & Jerry Parker



The Northwoods Land Trust welcomes two new members to our Board of Directors.

Pete Davison is a well-known rural mail carrier and former County Board Supervisor in Forest County. Pete and his family live on Lake Lucerne near Crandon, and are active with the lake association. Pete is also a member of the Forest County Association of Lakes and the local Quiet Trails group. Pete will replace former Board member Cliff Haskins as our NWLT representative for landowner contacts in Forest County.

When the NWLT Board assessed its needs in 2004, someone with real estate expertise topped the list. Jerry Parker, a licensed Realtor with Lakeshore Realty in Land O’ Lakes, brings both many years of experience with real estate transactions and strong conservation values and commitment. Jerry was a leader in the formation of the North & South Twin Lakes Riparian Owners Association, and serves on the Board of the Vilas County Lakes Association. Jerry also took a lead role in a proactive effort to get the town of Phelps to undertake comprehensive planning, and he took plenty of lumps for being so farsighted.

We appreciate the interest and enthusiasm of both Pete and Jerry, and welcome them to the Board! 



NORTHWOODS LAND TRUST

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

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