



NORTHWOODS LAND TRUST

Leaving a Lasting Legacy for the Northwoods

NWLT Reaches 10,000-Acre Milestone!



Northwoods Land Trust board of directors celebrating reaching the 10,000-acre milestone include (from left): Mitch Olson, Pete Davison, Kirk Mueller, Bob Martini, Mary Schwaiger, Ron Eckstein, Bryan Pierce, Dan Wisniewski, John Huppert, Meta Reigel Brandt, John Bates, Beth Tornes and Bill Dickens. (Missing from the photo were Sue Coffman and Mike Meyer.)

Back in 2010, the Northwoods Land Trust Board of Directors adopted a year 2020 Vision as part of a broader strategic planning process. One of the goals included in the 2020 Vision was to protect a total of **10,000 acres** of land in the northwoods.

We are excited to announce, five years early, that this goal of the Vision has been reached, thanks to the recent 153-acre conservation easement donated by Craig Everts in Forest County (see article on page 3). Besides national conservation organizations like The Nature Conservancy, Conservation Fund and Trust for Public Lands, the 10,000-acre milestone has been achieved in Wisconsin by just a few other local land trusts to date - West Wisconsin Land Trust, Mississippi Valley Conservancy and Natural Heritage Land Trust (soon).

The second part of that Vision was to complete 100 land protection projects by the year 2020. Currently, we are 3/4ths of the way toward reaching that goal with 75 completed projects - 71 perpetual conservation easements and 4 outright conservation land donations. We also have many more prospective projects in the works.

Another major milestone reached in 2015 is conserving more than **50 miles of natural lake and river shorelines**, the primary resource NWLT was organized to protect back in 2001. To look at that milestone in another way, NWLT has now protected over 275,000 feet of frontage!

Most of the 50 local land trusts in Wisconsin are working in more developed areas of the state, which means greater parcelization of properties

(Continued next page)

INSIDE THIS ISSUE

- 10,000-ACRE MILESTONE
- BACKWOODS TO BLUE WATERS & BACK AGAIN
- INTERSTATE FALLS UPDATE
- THANK YOU TO MIKE MEYER
- BUILDING DONATIONS & WISH LIST UPDATE

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, Price and northern Langlade Counties.



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

NORTHWOODS LAND TRUST

P.O. Box 321

Eagle River, WI 54521-0321

Phone: 715-479-2490

Email: nwlt@northwoodslandtrust.org

Website: www.northwoodslandtrust.org

Like us on Facebook



and more expensive transactions. The Northwoods Land Trust’s 10,000 protected acres have occurred **entirely through donations of conservation easements and conservation lands!**

We realize that we are very fortunate in the size of properties we have been able to protect. We greatly appreciate the generosity of the landowners who want to make sure their favorite piece of the northwoods will remain forever wild.

Bequests lead toward sustainability

Another very important Vision for the Northwoods Land Trust is to secure sufficient funding to sustain the ongoing operations of the organization. Sustainable funding comes from a variety of sources including annual memberships and other contributions, major private donations, and grants from foundations and other sources (see the Focus on Energy grant on page 8).

For every conservation project accepted, the Board also requires NWLT to raise sufficient land stewardship funds as a quasi-endowment to cover the costs of annually monitoring and legally defending the conservation properties. A maximum of 5% of the investment balance each year is allocated toward covering those expenses.

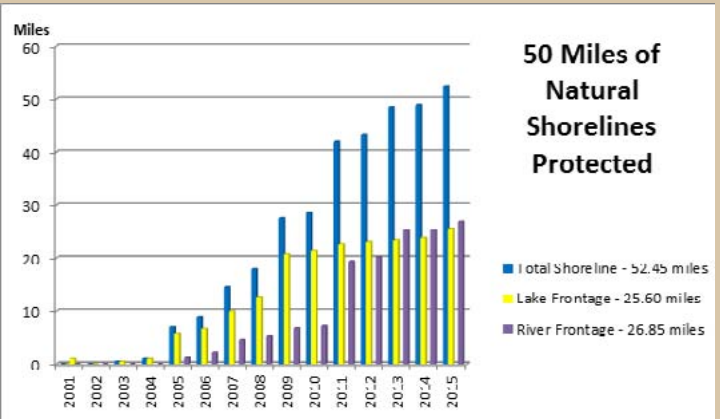
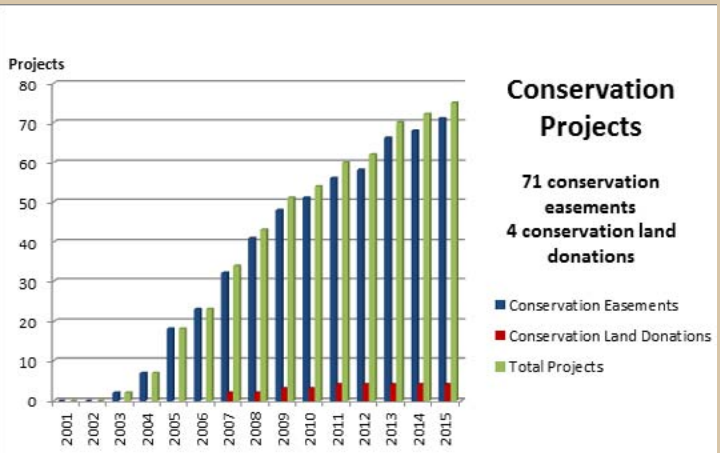
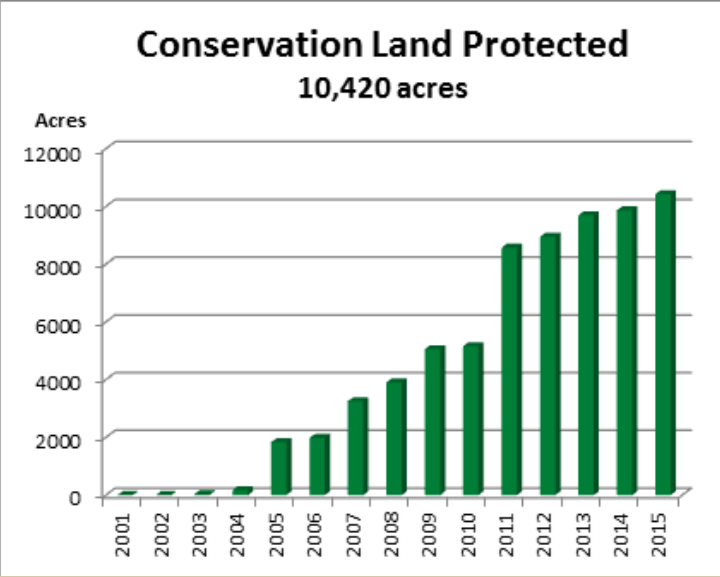
Landowner contributions and foundation grants have been the major source of raising those land stewardship funds. A requirement for national land trust accreditation, the land stewardship fund has exceeded \$800,000 of assets to date. As a result, an increasingly important source of operations funding is now NWLT’s own investment income.

This investment income was also kick started by a bequest of a Wisconsin River property in 2009, which was sold with a conservation easement in place. The NWLT Board has invested the proceeds from the land sale in a moderate balanced mutual fund. Investment gains from that mutual fund have allowed NWLT to acquire our new building, and are also now being used to support general operations costs.

Another generous bequest of a non-conservation property is now coming to fruition, with the sale proceeds to again be invested as a quasi-endowment to support NWLT’s work. Our goal is to build our funds to reach a level where annual investment gains averaging 5% of the investment principle will fund at least one full-time staff position.

With every conservation project we accept, we make a commitment to the landowners to protect that land in perpetuity. Forever is a long time, so sustainable funding is clearly a critical component to make sure the land trust truly lasts. We are extremely grateful for these bequests and sincerely appreciate the other supporters who have informed us they have included NWLT in their wills.

NWLT Milestones Achieved



In 2015, the Northwoods Land Trust reached several major milestones:

- **Over 10,000 total acres of protected lands.**
- **75 completed perpetual conservation projects.**
- **Over 50 miles of natural lake and river shorelines conserved.**

From Backwoods to Blue Waters and Back Again...

Craig Everts and his wife, Carol Eldon, spent over a dozen years cruising the blue waters of the world in a 40-foot sailboat (see sidebar). Yet of all the beautiful places in the world he has been, Craig returned to his native northern Wisconsin to invest in the lasting protection of the woodlands he loves.

Now living on Bainbridge Island in the state of Washington, Craig is a northwoods native. He was born in Wisconsin and raised in Rhinelander, the son of Ralph and Carolyn Everts. Ralph worked for the Rhinelander Paper Mill.

“I became interested in the forest as a kid,” said Craig. “I spent quite a lot of time going out in the woods by myself and with my buddies.”

At that time Oneida County would publicize tax delinquent land for sale in the local newspaper, Craig explained. “When I was 12 years old, I found one that looked really interesting in Newbold, and my Dad helped me put in a bid. I bought 40 acres of mostly field for \$123.”

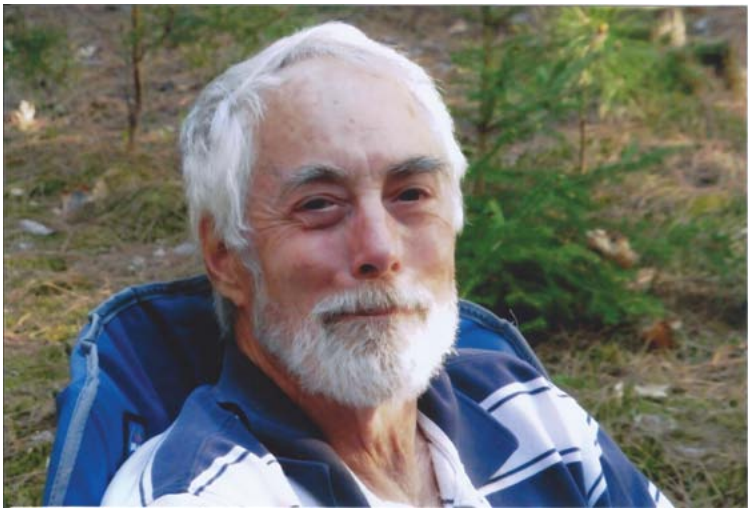
“The following year, my Dad helped me find somebody to plow some furrows in the field,” Craig continued. “He and I went out with some trenching tools, the kind the military used to dig foxholes, and planted 5,000 red pines that we purchased from the Wisconsin Conservation Department (the predecessor to Department of Natural Resources). That’s how I got started in this stuff. We spent a lot of time on the property. Over quite a number of years, the property was completed reforested. Those trees are now 60-some years old, so its been a long time.”

Craig earned his bachelors degree at the University of Southern California, and his Masters and PhD in geophysics at the University of Wisconsin. “My professional career was in coastal engineering doing mostly research-type work, and I still do a little bit of consulting,” he said. “I worked for the Coastal Engineering Research Center in Washington, D.C. and as a consultant in southern California.” Craig’s wife, Carol, is a civil engineer and they met professionally.

Craig used the Internet to look for forest properties that were for sale in northern Wisconsin. He heard that Plum Creek Timberlands had bought Consolidated Paper Company lands in the northwoods and was selling them off. “They were more of a real estate company than a timber company,” he said. “To me that was sad.” He didn’t like the idea of those forest lands being split up into a lot of 10-acre parcels with a shack on each of them.

“I came back and drove all over northern Wisconsin and looked at quite a few properties,” said Craig. He purchased 155 acres of woodlands in the Town of Nashville, Forest County, in 2012.

“The property I owned prior to then was mostly conifers, and the Nashville property is northern hardwoods, primarily sugar maple and basswood,” he related. “I ended up purchasing this property as a tie to where I grew up, and I knew a little bit about



Craig Everts, of Bainbridge Island, Washington, purchased his first 40 acres in the northwoods when he was 12 years old and living in Rhinelander.



New tree seedlings were planted last spring by the Everts family in this old field within their 153-acre conservation easement property in the Town of Nashville, Forest County. The project helped NWLT top 10,000 acres of protected lands.

forests in Wisconsin. I am too old to derive any significant financial benefits from it, but I wanted it as something I could pass on to my children and grandchildren. That was the primary reason I purchased it.” The Everts family tries to get back to northern Wisconsin at least once a year.

In the fall of 2014, the Everts had herbicide applied to the grass in an old four-acre field between Walnut Hill Road and the County Highway. “We also tried to put some furrows in, but it wasn’t easy to do because it was so rocky,” commented Craig. “The conclusion was that if we were going to plant trees there, we would have to hand plant them.”

Craig said that he, Carol and daughters Moorea (13) and Tanna (9) flew back in May and planted trees. “I ordered two tree planting tools called ‘dibbles.’ We were tickled by the name, especially the kids. It is a spade with a T-shaped

top handle with a straight sharpened blade 3 inches wide and a foot long, with a cross-bar that you can use for your foot. You stick it down into the ground with your foot, pull it back to create a slit in the ground, and then remove it. You insert a tree, making sure the roots go down, and tamp your foot in the back to tighten the soil up around the roots.”

“It was a nice experience,” related Craig. “We have a little cabin on the 40 acres in Newbold, so we stayed there. The DNR in Crandon kept the trees in a cool place for us. Every day we’d go over, pick up the trees we thought we could plant that day, then go out to the Nashville property and plant trees. That worked out really well for us.”

The family was back for nine days, and the girls did some homework at night since they were pulled out of school. “I’m not sure they were thrilled with the tree planting,” Craig chuckled. “My idea was for them to get ‘skin in the game,’ because this property will be theirs some day. But I think they viewed it just as hard work.”

He believes they will appreciate the tree planting more in about 20 years. “In the Newbold property, the kids planted trees when they were really young, and now they can see those trees growing. Every time we go back, they like to get their picture taken next to their tree that is now taller than they are.”

“I knew that I wanted to put the forest into a conservation easement,” said Craig. He found the Northwoods Land Trust’s website (www.northwoodslandtrust.org). When he was back in Wisconsin, Craig stopped into the NWLT office and visited with Executive Director Bryan Pierce.

“Like a lot of people who own forest land, I’ve become concerned on how I can pass this land on and maintain its integrity,” Craig noted. “I’ve been a member of the Wisconsin Woodland Owners Association for a long time. This is a problem a lot of people have. Conservation easements entered my thinking years ago.”

A two-acre piece of the forest property was excluded from the Everts’ conservation easement. “I don’t see myself ever building anything there,” he said. “I kept that little two-acre site out of the easement just for the possibility that some time in the future, maybe even in the far future, the person or group that owns the property would have a place that they could occupy on the property without having a major impact on the other 153 acres. Hopefully they would be descendants of mine.”



Tanna, who was named after an island in the Pacific Ocean that the Everts sailed to, checks on the growth of a tree she helped plant a few years ago.



Moorea Everts takes a break from planting trees by balancing between two “dibbles.”

Everts commented on the appraisal that valued the conservation easement donation in order to claim it as a charitable deduction for income tax purposes. “I didn’t think it was going to be that large. I don’t know if that is a huge selling point to people who go into a conservation easement. I would have gone in even if I got no tax deduction for it, but the fact that I did get a tax deduction was icing on the cake. To me, that would be a good selling point, perhaps, for some people.”

“I feel good,” Craig continued. “I feel like it is one of those things that I wanted to do that got done. Its something I can check off my list. I just like the idea. You’ve done something that, as long as the United States has the land laws that they have, this land is going to be maintained as natural land.”

For other landowners, Craig’s advice is to “just do it. To me it is the one inheritance that you are giving to everybody.”



Blue Water Adventures

“I had a small consulting company, and I was spending an awful lot of time doing my work,” said Craig Everts. “It was very successful, but I was not doing a lot of other things. So my wife and I decided to trade money for time.”

“We bought a 40-foot cutter-rigged sailboat in Mexico, sailed it back to southern California and spent a few years outfitting it and downsizing the consulting company,” he said.

“In 1997, she and I left Ventura, California, headed south and spent about a dozen years in the Pacific and Indian Oceans,” Craig continued. “We went down along the North American coast to Panama, then headed across the South Pacific, up into southeast Asia and then to some islands in the Indian Ocean and back. There is great freedom in having your home be a sailboat.”



Carol homeschooled the girls while sailing in the Pacific and Indian Oceans on a 40-foot sailboat.

When they were sailing through the Pacific, Craig and Carol had consulting projects to work on, especially in Mexico. “Often we’d just hole up in a place for a couple of weeks to get a job done. Sometimes we’d leave our boat for a month to go and do the project on site and then come back,” he said. “People would watch our boat when we were gone, and that always worked out fine.”

“Moorea was born in Australia. My wife homeschooled the girls, but home-schooling was a challenge,” commented Craig. “Then if the kids were going to have other kids to play with, we had to be in a marina or anchored in a really popular spot. That’s not where we wanted to be. We wanted to be out in remote places on remote islands, and that was incompatible with the kids having buddies their own age nearby.”

“While on an island on the north western edge of Malaysia in 2008 where we had WIFI, we started looking for potential places to buy a home back in the States. We didn’t want to go back to southern California,” he noted. “There are a lot of nice things there, including my two grown-up children and grandchildren that live there, but there are just too many people.”

“We selected about 20 states that we thought we could live in,” he stated. “Then we started whittling it down from there based on conditions we felt would be acceptable in those states. One of the big conditions was that they have really good schools.”

“There are so many resources available on the Internet,” said Craig. “One of the best ones was called City Data. Another site called Great Schools ranks schools from 1 to 10. We picked ten places where we thought we’d like to live and researched them while at the marina in Malaysia. Bainbridge Island was one of those.”

They came upon a real estate website listing for a place on the water that looked affordable. “We asked Carol’s father to come down from Canada to look at it and take a bunch of pictures, and that is how we ended up with the place,” explained Craig. “We were pretty keen to be on the water and in an area with trees.”

“For three years we spent time between the boat and Bainbridge Island,” he said. “However, whenever we left the boat with all systems working, somehow there would always be problems requiring significant time to fix when we got back,” Craig lamented. The boat was getting small for their growing family and the systems weren’t getting any younger. They made the sad decision to sell the boat in 2011.



Boundary Lines

As is often the case in the northwoods, property boundaries can be “interesting.” On the Everts’ Town of Nashville property, the legal description of one of the property lines describes that portion of a section quarter-quarter (40 acres) “lying east of Oliver Campbell’s stone and wire fence as located on April 9, 1953.”

Finding that stone and wire fence line over sixty years later is a challenge. “That fence line is pretty much the boundary of the pine plantation on the west line,” noted Craig. “It is not a north-south line, it is a little catawampus. I think when they planted the trees, that fence line was pretty obvious. An interesting thing occurred when we were out planting trees. A guy who lives across the road came over and talked to us. He said he was there when they planted the pine plantation back in the 60s.” Hopefully NWLT will be able to continue to find that fence line during our annual monitoring visits.



Thanks for the Building Donations!

Our sincerest Thanks to all of the members and supporters who donated a wide variety of equipment and other items for the new building.

- Ron Becker - shop vac.
 - Jim Brown & Karen Isebrands-Brown - radial arm saw, kitchen knives, table lamp, crock pot.
 - Lora Hagen - bed, plates, saucers, silverware, tumblers, linens.
 - John & Jan Huppert - 4 plate settings, bearpaw snowshoes.
 - Marlette Larsen - silverware, cook pots and pans, plate settings, many utensils, tea pot, coffee server/creamer, mixing bowls, ice cream dishes, wine glasses, coffee cups, glasses, water pitcher and others.
 - Gary Meister & Laura Van Valkenberg - 18-foot aluminum ladder.
 - Dave & Kathy Noel - blender, plates, glasses, platter, serving utensils, amplifier & CD player.
 - Mary Schwaiger - refrigerator.
 - Cindy Walters - 2 lamps, mixing bowl, ladle, cook pot, fry pan.
 - Penny Warner - glycerin soaps.
 - Dan Wisniewski - lawn mower.
 - Roger & Carol Ziff - 2 wall clocks, numerous office supplies, knives, water dispenser, 2 tool boxes with screw drivers, pliers, wrenches and many others.
- (If we missed anyone, please let us know.)

Thanks to Volunteers!

Special thanks to these NWLT volunteer who helped clean, scrape, stain and paint the exterior of the new building:

John Bates
Ron Becker
Meta Reigel Brandt & Jim Brandt
Pete Davison
Connie LeFebvre
Tim Obukowicz
Cindy Walters
Gene & Sam Welhoefer

Interstate Falls Update

At the time of this writing, the Wisconsin Legislature's Joint Committee on Finance just completed their 30-day passive review period for the Northwoods Land Trust's grant proposal to purchase Interstate Falls. The Wisconsin Department of Natural Resources is now authorized to proceed with awarding the Knowles-Nelson Stewardship Fund grant to help with the purchase.

As many of NWLT's members are aware, this will be our very first conservation land acquisition! This project will permanently protect public access to Interstate Falls, a popular waterfall on the Montreal River which forms the border between Wisconsin and Michigan.

We have now raised all of the roughly \$100,000 needed to purchase the property with the matching grant funds awarded through the Knowles-Nelson Stewardship Fund.

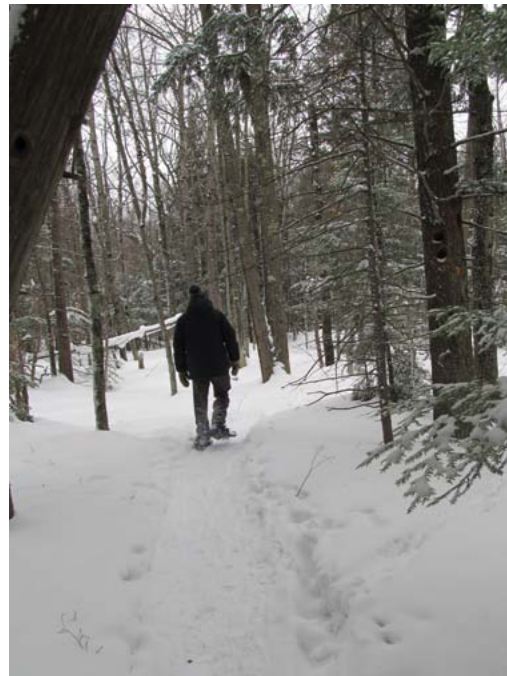
The 38-acre parcel to be purchased includes scenic mixed forest with eastern hemlock, white cedar and rare Canada yew. The property also includes about 2,500 feet of natural shoreline

Above: For over 50 years, the current owners have allowed people to hike and snowshoe through their private land to view Interstate Falls. NWLT's purchase will preserve this public access in perpetuity.

Below: Interstate Falls near Hurley is a year-round scenic attraction for both residents and visitors.

frontage on the Montreal River, a Class II trout stream.

"Assuming everything else goes well, our expected closing date is December 16th," said Executive Director Bryan Pierce. If anyone is interested in contributing toward on site improvements for this property, please contact Pierce at (715) 479-2490. 🌲



Thank you to Mike Meyer

Wisconsin DNR Research Scientist Mike Meyer's position was a casualty of the Wisconsin Legislature's and Governor's budget when they decided to eliminate the DNR's research division. These research positions provided scientific-based information on a host of natural resource issues.

Mike is renowned as Wisconsin's leading authority on loons. He was currently applying for over a million dollar grant to provide lasting protection for loon nests across the northwoods. The grant, now jeopardized by the state's budget action, was proposed as a mitigation project for the many loon deaths caused by the British Petroleum oil spill in the Gulf of Mexico.

Mike was a graduate of Eagle River's high school and received his PhD from the University of Wisconsin-Madison in Wildlife Ecology. He conducted cutting edge, critical research on the impacts of shoreland development on fish and wildlife populations and water quality.

Mike retired from DNR upon the elimination of his position. He is also leaving the NWLT Board of Directors in order to take advantage of his earlier-



Special thanks to Mike Meyer, PhD, for sharing his expertise on the NWLT Board of Directors.

than-expected retirement freedom.

Mike commented on his time on the NWLT Board: "I have been very honored to be a member of the Board, truly enjoy the members and staff, and definitely support the mission. It is rewarding work that we do at NWLT. Best wishes continuing to protect our lakeshores - you have the best tool box in the region right now!"

We have greatly appreciated his expertise on the Board and wish him all the best with his retirement! 🌲

NWLT Office Building Wish List Updated

We can still use some additional pieces of equipment for maintenance of the new office building, so please give us a call if you have any of the following and are willing to donate them:

Snow blower
Scraper-type snow shovel
Lawn rake
8' step ladder
Step stool
Push broom
Microphone & mic stand
Office conference table
Vacuum/carpet cleaner
Tools - socket set, hand

saws, power drill/driver, power sander, skil saw, sabre saw and others...

Brushing tools - axe, bow saw, brush whip, trimmers, spade.

2014 Contributions:

Following are corrections to our list of 2014 membership contributions:

\$50-99 Ken & Nancy Manthei
\$100-249 Roger & Carol Ziff 🌲



JOIN NORTHWOODS LAND TRUST

Leave a Lasting Legacy for the Northwoods

Name(s): _____

Address: _____

City: _____

State: _____ Zip: _____

Telephone (w): _____

Telephone (h): _____

E mail Address: _____

Please make checks payable and mail to:

NORTHWOODS LAND TRUST, INC.
P.O. Box 321
Eagle River, WI 54521-0321

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 the free landowner's guide.
☐ I am interested in becoming a volunteer to assist the NWLT.
☐ I am interested in contributing to NWLT in my will.



NORTHWOODS LAND TRUST

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

NONPROFIT
US POSTAGE PAID
EAGLE RIVER WI
PERMIT NO 47

BOARD OF DIRECTORS & STAFF

Mary Schwaiger, President
Bob Martini, Vice-President
Pete Davison, Secretary
H.K. Mueller, Treasurer
John Bates
Sue Coffman
William Dickens
Ron Eckstein
John Huppert
Mitchell Olson
Meta Reigel Brandt
Beth Ternes
Dan Wisniewski
Bryan Pierce,
Executive Director
Trisha Moore,
Conservation Specialist

*Please remember the Northwoods Land Trust
in your annual and planned giving.
Give a gift that will last forever!*

Leaving a Lasting Legacy for the Northwoods

Focus on Energy grant helps with NWLT office update

The Northwoods Land Trust was awarded over \$500 of grant funding from the Wisconsin Focus on Energy program toward the installation of energy-efficient LED lighting. The new lighting units replaced old, inefficient fluorescent tube lighting throughout the front part of the new office building in downtown Eagle River.

According to Energy Advisor David Nyquist, Focus on Energy is a partnership with Wisconsin utilities. The grant for eligible renewable or energy efficient projects is part of the Business Incentive Program.

Mark Shepherdson from Arbor Homes LLC is the general contractor. John Lester, subcontracting electrician, upgraded the wiring and installed the light fixtures.

We are looking forward to moving into the new office spaces as soon as the entrance tiles and new carpeting are installed. We welcome visitors who are interested in viewing the progress!

Please contact the NWLT office at (715) 479-2490 for an appointment so we don't miss you when we are out in the field.

Directions: The new NWLT office building is located at 519 East Wall Street in downtown Eagle River. The site is just one block east of the Post Office and First National Bank. Parking is along Wall Street.

