



NORTHWOODS LAND TRUST

LEAVE A LASTING LEGACY FOR THE NORTHWOODS

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

Fall 2003 - Winter 2004

Northwoods Land Trust Receives First Two Conservation Easements!

The Northwoods Land Trust is very pleased to announce that we have received our first two conservation easements which will protect over 2500 feet of natural shoreland on two lakes near Eagle River. Think about that for a minute - over 2500 feet of natural shoreland now protected for this generation and for those who follow!

Willa Schmidt of Madison, Wisconsin, granted an easement to permanently conserve over 1500 feet of natural shoreland frontage and about 12 acres of woodlands on Snipe Lake west of Eagle River in Vilas County. This highly scenic shoreline provides outstanding fish and wildlife habitat, and is one of the last remaining large parcels of undeveloped shoreline on the lake.

Also in Vilas County, the Powell family of four brothers granted an easement to protect over 1000 feet of natural shoreland frontage on Heart Lake in the Town of Conover. The easement also protected a unique wetland point extending into Heart Lake and over 16 acres of adjacent woodlands. The woodlands are managed as productive forest land, and are located adjacent to Vilas County Forest lands.

Benjamin and Barbara Powell of Wausau, Wisconsin, represented the family for the signing of the easement grant on behalf of Dr. Roger and Consie Powell of Raleigh, North Carolina, Dr. Kenneth and Anne Powell of Atlanta, Georgia, and Glenn and Sue Powell of Adelaide, South Australia.

These conservation easements are outstanding examples of private landowners working to ensure that their own high quality natural shorelands, woodlands and wetlands are able to remain protected for future generations. The easements allow for maintenance and limited expansion of existing residences on the properties. However, future subdividing and additional housing or commercial development on the properties would not be allowed.

These property owners have left an incredible legacy for the future. By voluntarily placing permanent restrictions on their property, they are ensuring that the conservation values of their land will be protected long into the future.

The conservation easements run with the property. The land remains private land and is not removed from the tax rolls. The properties can be sold or passed on to heirs, but the easement restrictions remain in place.

Willa Schmidt and the Powell family donated their conservation easements to the land trust. In return, the land trust holds these 'development rights' permanently, and takes on the job of annually monitoring the property and legally enforcing the easement if necessary to ensure that the landowners' conservation interests are carried out in perpetuity.

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Signing the first two NWLT conservation easements are (l-r) Barbara Powell, Benjamin Powell and Willa Schmidt.

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) 479-7530 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 Welhoefer
Newsletter Editor: Bryan Pierce

First Two Conservation Easements *(continued from page 1)*

These conservation easement grants are therefore two-way partnerships. Both the property owners and the land trust work together to ensure lasting protection for the land.

The Northwoods Land Trust targets areas of Vilas, Oneida, Forest, Florence, Iron and Price Counties in Wisconsin. As NWLT members may be aware, interest in forming the conservation organization grew out of educational programs conducted with the Vilas County Lakes Association and at regional lake leader training workshops. The land trust provides technical assistance and works cooperatively with local lake associations, lake districts and individual property owners who want to provide long-term protection to their lakes, woodlands and wetlands.

The Schmidt property is a great example of working cooperatively with the local Snipe Lake Association to provide lasting protection to a significant stretch of natural shoreline. The Snipe Lake Association partnered with Schmidt and NWLT by contributing funds to help cover the costs of the granting the easement.



Willa Schmidt's conservation easement permanently conserves over 1500 feet of natural shoreline on Snipe Lake.

Additional grants from the Northeastern Wisconsin Chapter of the Audubon Society in Green Bay, and from the John C. Bock Foundation of Madison, also helped to cover easement costs for both the Schmidt and Powell projects including ecological assessments by naturalist John Bates, property surveys and other expenses. The Northwoods Land Trust greatly appreciates the financial assistance these groups provided as additional incentives to help the landowners donate the conservation easements. Attorney Renay Leone from The Conservation Fund provided legal review of the easement documents on behalf of the Northwoods Land Trust. Many thanks to her for her valuable and timely assistance.

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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.

Attorney Peter McKeever, Madison, provided legal assistance to the property owners. McKeever notes that interest in conservation easements is growing statewide as private landowners seek help in protecting their properties using voluntary conservation options such as permanent conservation easements, land donations and other tools. Working with local land trusts can help property owners to achieve their conservation interests while also enabling them to take advantage of certain tax benefits.

Because the Northwoods Land Trust is a 501(c)(3) tax-exempt charitable organization recognized by the Internal Revenue Service, the value of the rights donated in a conservation easement can be claimed as a charitable deduction by the property owners. The landowners must obtain certified appraisals of the full fair market values of the property before and after the terms of the easement are in place. The difference between the two appraised values is what may be considered a charitable deduction for income or estate tax purposes.

While there are some financial incentives for landowners interested in conserving their properties, the bottom line is: they love their land. Willa's interest in protecting her property developed long before the Northwoods Land Trust was established. She researched conservation easements, encouraged the forming of NWLT, and has been actively supporting the organization from the start.



The Powell family granted a conservation easement permanently protecting 16 acres and over 1000 feet of frontage on Heart Lake, including this unique wetland point.

The Powell brothers grew up enjoying the Heart Lake property during the summers. As a family inheritance, they want to ensure that the land isn't split up and divided so that future generations can enjoy the same quality landscape that they have, while protecting the lake that has meant so much to their families over the years.

To Willa Schmidt and the Ben, Roger, Glenn and Ken Powell families, we extend our sincerest THANK YOU for leading the way in conserving these outstanding lands!



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

- | | |
|-----------------------------------------------------------------|--------|
| <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. | |

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).



Please make checks payable to:

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

The NWLT Spotlight -

Bryan Pierce transitions into full-time Executive Director

Northwoods Land Trust President Bryan Pierce is now taking on a new role with the organization as the first Executive Director. Starting January 1st, Pierce left his position as the Vilas County UW-Extension Resource Agent to take on this new full-time opportunity.


Pierce worked as a faculty person for the University of Wisconsin-Extension for over 11 years, serving in both Vilas and Oneida Counties. In his duties as the county Extension Agent, he worked extensively with local and countywide lake organizations and lake property owners, including landowners interested in finding ways to conserve their properties permanently. Pierce took a lead role in helping to found the Northwoods Land Trust, and has served as the organization's President since it was incorporated in February of 2002.

Initial funding for the Executive Director position is coming through grants from the Wisconsin DNR Lake Protection Grant program, along with funds from other organizations and foundations. The major goals of the position will be to educate property owners interested in granting conservation easements on their lands, and to develop a strong membership and financial base for long-term support of the



Northwoods Land Trust.

Prior to his Extension position, Bryan worked on the education staff at the Trees For Tomorrow Natural Resources Education Center in Eagle River where his wife, Gail, is now the Executive Director. Bryan also directed the Starr's Cave Nature Center in Burlington, Iowa. A native of Wisconsin, Pierce has a Master's degree in natural resource management from UW-Stevens Point.

When not working on conserving land, Bryan can be found cross-country skiing, biking, flyfishing, grouse hunting with his pointing dogs, riding his Tennessee Walking horse, or enjoying falconry. For information on the land trust, contact him at (715) 479-7530 or email: 



NORTHWOODS LAND TRUST, INC.
PO BOX 321
EAGLE RIVER, WI 54521-0321

Address Correction Requested

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