



# NORTHWOODS LAND TRUST

LEAVE A LASTING LEGACY FOR THE NORTHWOODS

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

Spring-Summer 2004

## Betty Beverly Contributes Vilas County Conservation Easement

By Rachel Hovel

*Just before the 4th of July, Betty Beverly celebrated by permanently protecting her nearly 40 acres of forest land in the Town of Conover. Betty gave a perpetual gift to future generations of her family and others in the form of a conservation easement.*

Betty Beverly could be described as the example of a passionate landowner. A resident of Madison with her heart in the North Woods, she talks about her land and the small lake front cabin that has become settled into its landscape in a manner that one would talk of an old friend: with familiarity and affection.

It was 1978 when Betty's parents bought the 40 acres on Baker Lake Road that are now hers in the town of Conover in Vilas County. Her mother's uncle, Fred Kasten, owned the land adjoining this parcel. Betty's first visits to the area, and to the small lake that her property touches, were stays with her great uncle and his family at their cabin. After installing electricity and plumbing and adding a modest addition to the one-room cabin on their 40 acres, Betty's family assumed the cabin that she now uses as their own destination.

Since then, Betty and her family have used the cabin as a special place to retreat to. Before they passed away, Betty's parents would come to the cabin with their dog Elsa to spend time. Betty's two children grew up with summer visits "up north", and her daughter and her family, and her son and his partner still reserve time during the summer to spend at the cabin. For them, the land and the cabin are more than a place; coming up north means adopting another approach to life.

Betty's daughter designated the road that the cabin is on as the "Shh" road, where loud music, television, and shouting

are verboten. Betty's grandson, now twelve, has embraced this tradition, making a placard that is placed at the entry, that reads "Please Do Not Slam the Door".

Visits to the cabin on the lake mean that the overwhelming activity of life is left behind, and time is to be spent with nature, swimming off the pier, paddling across the lake, and walking in the woods. A well-worn journal holds records of every visit to the cabin since its purchase, and is filled with different handwriting giving accounts of weather, activities, and wildlife sightings.

Now retired, Betty plans to spend as much time at the cabin as she is able to, bringing up friends and family, or keeping company alone with her dog and her cat. "This is the only place that I can sit and do absolutely nothing," she says, "and enjoy it, without feeling guilty."



(Continued on page 2)



Betty's mother Jane Ridders and great grandson Garret represent four generations of family that have enjoyed the land.

### 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.*

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## 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

## Beverly Conservation Easement *(continued from page 1)*

She cherishes the peace and quiet of her land, and the opportunity that the cabin offers her of enjoying the luxury of spending an afternoon on the pier, or walking the woods, without feeling the pressure of other obligations.

She and her family have abundant accounts of encounters with many kinds of wildlife, including loons, eagles, pileated woodpeckers, herons, ermine, deer and songbirds. They offer Betty something to look forward to, with every trip out the cabin's front door.

It was with a desire to preserve the land and the personal connection that Betty began exploring the possibility of a conservation easement on her property. She expressed her goal with her easement in four words: "To protect the land". The North Woods has seen a fervent trend toward land subdivision that has become exacerbated in the last five years, and the area around Betty's property is no exception.

Prompted by concern at what northern Wisconsin and its lakeshores are facing, as well as actual encroachment on her land, Betty began talking to Willa Schmidt, the holder of the Northwoods Land Trust's first conservation easement. Willa encouraged Betty to begin talking to Bryan Pierce to develop a plan for Betty's land based on her land goals and desires. Peter McKeever, an attorney from Madison with experience with conservation easements, was also involved in the process that placed Betty's vision for her land in a document for future generations.

Betty's easement prohibits all subdivision. She has retained a small building zone around her cabin for possible future additions to the cabin or the construc-

*(Continued on page 3)*



*Stately white pines and picturesque hardwoods provide year-round scenic beauty on Baker Lake Road.*

### 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.

tion of a bunkhouse, garage or storage shed, but only up to a maximum total footprint that will limit potential impacts on the lake.

"In 100 years, I want my land to look just exactly as it is today," Betty says. "Bigger trees, maybe, but I don't want any development."

She sees her easement as assurance that her land will maintain its significance to her family. "My twelve year old grandson expects the land to be his when I and his mother and uncle are gone." He wants to carry on the tradition, and Betty hopes that the conservation easement that she put in place will help him do so, when he reaches adulthood.

Not only guaranteeing her land's protection, Betty's easement is meaningful to her in another way. Betty has received assistance with the cost of the easement from a contribution from the John C. Bock Foundation. Betty grew up with John, attending grade school and high school with him, and they maintained a friendship throughout their lives.

John Bock recently passed away, and Betty is grateful that she is able to use a bit of the past, with a portion of

John's fund, to contribute to the future. She knows that John would have been appreciative. "It makes me feel as though there's a little bit of John still left," she says.

Betty is enthusiastic about encouraging others to pursue a conservation easement, and puts it in a larger context: "I think that they should just do an easement. If we could somehow educate everyone to appreciate the quietness and the space and the naturalness, and not have to use ATVs and snowmobiles and motors, we could preserve one quiet place. What is special about Vilas County is its peacefulness, and everybody should take part in maintaining that."

She is also dismayed at the rate of lakeshore development and subdivision, and she sees conservation easements as an important tool for protecting Wisconsin's northwoods.

Betty wants to use conservation easements for just that reason. Speaking both of her property and of Wisconsin's North Woods, she says, "I just love it. And I want it to stay the same."

*Rachel Hovel is recent high school graduate and a volunteer for the Northwoods Land Trust. She will be heading off to college this fall.*



## 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).

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**Please make checks payable to:**  
Northwoods Land Trust, Inc.  
PO Box 321  
Eagle River, WI 54521





*Betty Beverly's conservation easement protects the watershed of a lake and nearby springs by maintaining the natural, northern forest ecosystem.*

## WANTED

The Northwoods Land Trust is looking for donations of a variety of equipment for our conservation and education programs including: lap top PC computer with 40+GB of hard drive, portable LCD projector, screen, table-top display, Garmin 76 GPS unit, SLR digital camera, IBM Selectric typewriter, laminator, and others. Please give us a call if you would like to contribute either funds or the item.

## SHOPPERS WANTED FOR THE NORTHWOODS!

The Northwoods Land Trust has signed up to participate in the Pick N' Save "We Care" community dollar program. Whenever shoppers use their Advantage Saver's Club card at Pick N' Save stores, including Bonson's Pick N' Save in Eagle River, credit will be earned toward charitable contributions. More shopping means more dollars to support NWLT.

You can either apply for a new card, or change your selection of a charity to receive the donated funds, by simply filling out a quick application at the service counter. Please indicate our NWLT organization number - **559180** - so you can do your grocery shopping and feel good about contributing toward lasting protection for the northwoods at the same time!

## THANK YOU

A big Thank You to NWLT Volunteers who have been a great help for recent educational events including Betty Gussick, Rachel Hovel and Mary Schwaiger. Special Thanks to Willa Schmidt for hosting a tour of her property and conservation easement for the Annual Meeting in June.



NORTHWOODS LAND TRUST, INC.  
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Address Correction Requested

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