



# NORTHWOODS LAND TRUST

HELP LEAVE A LASTING LEGACY FOR THE NORTHWOODS

*2007 Wisconsin Land Trust of the Year!*

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

Fall 2007

## Protecting the Essence of Wisconsin

On a midsummer canoe and kayak float trip down the Wisconsin River below the Rainbow Flowage, a motley crew of conservationists saw stretches of the Northern Highland-American Legion State Forest where the shoreline remains entirely in its natural state. Then there were segments where the river had been developed with cottages and year-round homes. The contrast was striking.

Just above the take-out point on the float trip, upstream and visible from a beautiful new wooden bridge by the Newbold Town Park, the contrast was even greater. On one side of the Wisconsin River is a string of houses, including some new, large homes with cleared lots and mowed grass all the way to the river bank.

On the other side, though, there are more than 1,750 feet of natural river frontage, dominated by large white and red pines and a towering silver maple. Thanks to Richard Eggleston and his wife, Anita Clark, of Fitchburg, that stretch will never be developed. The land will forever retain its natural scenic beauty and will continue to provide habitat for the many bald eagles, osprey, great-blue herons, kingfishers and mergansers who hunt the river.

"This river frontage and something over 100 acres was originally bought by my mother and father in 1946," Rich told his companions on the float trip. "I don't know what they paid for it, but I suspect it was a song by today's standards. They were planning on building something here. By my father's standards, a hundred acres is about the right size to build something on."

"After my mother died, my father never did anything with the land," said Rich. "There would be years while I was in college or otherwise occupied when nobody would even come and check it out."

Initially Rich thought he'd like to make some money off of the land: "I came up with the idea of doing a condo development, with the river frontage preserved as part of the condominium." But Bill O'Connor, an attorney in

Madison who is associated with state conservancy groups, told him about land trusts.

Rich contacted the Northwoods Land Trust to see how his interest in protecting the Wisconsin River fits with the land trust's goals of preserving land. It was a good fit.

"My niece and nephew contacted me about buying some of the land on the Wisconsin River to build a house on," Rich related. "I offered instead to deed them two acres of free land off the river, so they are planning on building there."

"I really don't know what my father's intentions were, because after my mother died, he didn't talk about it," he noted. "Philosophically my father didn't object to development on the river."

"But I still think if you are going to live side by side with neighbors along the river, you might as well live in the suburbs," commented Rich. "That is what most shoreline development is now - a strip suburb. That type of development is not wise land use, and it is hurting something

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*About 1,754 feet of scenic natural shoreline frontage on the Wisconsin River in Oneida County is now permanently protected by Richard Eggleston and his wife, Anita Clark.*

### 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 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

## Wisconsin River Conservation Easement *(continued)*

that various people in Wisconsin have been trying to preserve for over 50 years.”

Through a conservation easement Rich and Anita granted to the Northwoods Land Trust, the property can never be developed. “I will continue to pay property taxes on this segment of land and I will continue to be able to control access,” said Rich. “I also have the right to put in trails. The only thing I won’t be able to do is develop the land.”

The property has been and will continue to be managed for forestry. “As you look down the river, you can see they did a good job of harvesting,” Rich commented. He was pleased that the timber harvest didn’t cut any trees within 100 feet of the water.

Rich works as a communications and outreach coordinator with the Wisconsin Alliance of Cities, and is a former Associated Press reporter. He has served on the plan commission for Fitchburg, a suburb of Madison, where he observed a constant push-and-pull between development interests and the need for protection of green space. Over the years, he has also witnessed first hand some of Wisconsin’s major conservation milestones.

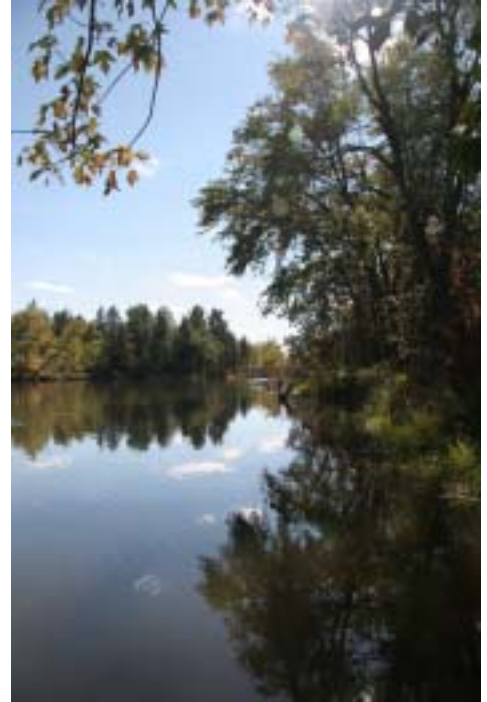
When Gaylord Nelson was Governor in the late ‘50s and early ‘60s, “the Governor talked about needing to preserve land,” Rich said. “What eventually became the state Stewardship Fund was started as the Outdoor Recreation Act Program (ORAP) under Gaylord.”

“Gov. Warren Knowles could appreciate a good thing when he saw it,” Rich added. “Knowles was a great outdoorsman, and a good fisherman, and he expanded the program. In the spirit of bipartisanship, the name was changed to the Knowles-Nelson Stewardship Fund. According to Gov. Jim Doyle’s latest inaugural speech, the Stewardship Fund in the last five years has preserved 170,000 acres of land.”

“Here is my 17 acres,” said Rich. “That is one 10,000<sup>th</sup> of what the Stewardship Fund has been able to protect. Now if we can only find 10,000 more people who would preserve their land, we could double the Stewardship Fund with private contributions.”

“I think those private landowners are out there,” Rich said. “We could do a fantastic job of preserving the essence of what we love in Wisconsin and what we need to pass on to future generations.”

Rich and Anita are certainly leading the way in ensuring some of the best of Wisconsin’s great river is protected forever.



*“We could do a fantastic job of preserving the essence of what we love in Wisconsin and what we need to pass on to future generations.” - Rich Eggleston*



NWLT Board member Dan Wisniewski (left) and Executive Director Bryan Pierce (right) present Rich Eggleston with a land protection agreement sign.

## 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.



## Boot Lake Conservation Easement in Iron County transferred from Gathering Waters Conservancy

A conservation easement granted by Charles V. and Carol F. James of Milwaukee to Gathering Waters Conservancy in Madison was recently transferred to the Northwoods Land Trust. The easement protects over 2,000 feet of shoreline frontage on Boot Lake, near Springstead in Iron County.

The James family granted the easement in December of 2000, before the Northwoods Land Trust was founded. The property includes about 39 acres of land, including a nice stand of hemlock along the shoreline, upland forest habitats and tamarack-spruce swamp.

According to naturalist John Bates, who conducted an ecological assessment on the property, “this 39-acre site is comprised of approximately 24 acres of upland forest and 15 acres of wetlands. The upland forest is categorized generally as northern hemlock-hardwoods. The wetlands along the western shore of Boot Lake are classified as conifer swamp, dominated by tamarack. Inland, the wetlands grade into black ash swamp.”

“This site represents high quality, undisturbed habitat on an exceptional lakebody that is seeing increased development pressures,” said Bates. Jeff Roth, WDNR senior fisheries biologist also indicated that “the Charles James property... is probably the most diverse section on Boot Lake in terms of aquatic habitat. Protection of this shoreline would insure preservation of approximately one-third of the available musky spawning habitat on Boot Lake. In addition, two-thirds of this shoreline provides valuable walleye spawning habitat.”



*The Charles & Carol James conservation easement protects over 2,000 feet of shoreline on Boot Lake in Iron County.*

In accepting the conservation easement, NWLT also becomes responsible for the annual monitoring of the property with the landowners. “This is the fourth conservation easement we now hold in the Springstead area of Iron County,” noted Executive Director Bryan Pierce. “There are definite time and other benefits for having a land trust hold a cluster of easements in the same area.”

The other protected lands include two conservation easements from DiAnne and Terry Hatch (one transferred from Gathering Waters previously), and an easement granted by Meta Reigel. “These landowners are setting great examples for others in the area as they consider voluntary protection options for their own properties,” said Pierce.



*Charlie James and monitoring volunteer Bobbie Webster survey some blowdowns from a wind storm.*

### Memorial Contribution Received

Ruth Sproull and Dick Pantalone of Rhinelander sent a gift in memory of Charlie Mosher, who died on August 10, 2007. The memorial gift will be used to directly support NWLT’s work with private landowners who wish to permanently protect their natural shorelands, woodlands and wetlands. The contribution will help to preserve some of our beautiful northwoods forever as a lasting memorial to Charlie Mosher.

# Holmboe Conifer Forest - Here Today, Here Tomorrow

On Sunday, August 19th, the Northwoods Land Trust and The Nature Conservancy celebrated with friends and supporters the re-dedication of the Holmboe Conifer Forest as a State Natural Area.

The Nature Conservancy also transferred the ownership and management of the 32-acre property to NWLT as a local conservation partner.

Frithjof and his son Thorvald (Ted) Holmboe donated the land to The Nature Conservancy (TNC) in 1965 with the stipulation that it only be used for a nature preserve. The site was one of the first properties donated in Wisconsin to TNC for conservation purposes.

In 1969, the forest was first designated as a State Natural Area with Articles of Dedication. These Articles were updated in 2007 with the Wisconsin Department of Natural Resources.

Frithjof Holmboe was a professional photographer and had a studio in downtown Rhinelander. His family lived in the city, but took regular walks to exercise their pets and look for Mr. Holmboe's favorite plants. Three of the pets are buried in the preserve with stone markers.

The site features an outstanding example of a mature stand of eastern hemlock, balsam fir, white pine and red pine among the upland conifers. Yellow birch and sugar maple are the predominant northern hardwoods in the mature forest habitat, while aspen and white birch are found along the southern edge where the site was more recently logged. One of the rarest plant species found on the site is the yew, a low-growing evergreen shrub. Good stands are often lost due to deer browsing throughout the northwoods.

The site may be home to hundreds of plant and animal species. The Nature Conservancy estimated that as many as 30 different bird species may nest here. The property is open to the public for nature study and quiet walks. Access is behind and courtesy of the Taylor Park nursing home - please drive slowly through the parking area.

The nature trail includes a short loop of about 1/4 mile, with a longer option of about 1/2 mile. Hikers are encouraged to record their observations of interesting sightings of wildlife and plants at the kiosk near the trail entrance.



*The Nature Conservancy recently transferred ownership of the 32-acre Holmboe Conifer Forest to the Northwoods Land Trust. Pictured are (from left) NWLT Board members Meta Reigel, Willa Schmidt, Bob Martini and Mary Schwaiger, with staff from The Nature Conservancy - Trish Stocking and Matt Dallman.*

*(continued on page 5)*



*Gail Gilson-Pierce displays the theme for the August 19th re-dedication of the property as a State Natural Area.*



*Bailey (left) and Nancy Nebgen joined about 45 others on a guided tour of the Holmboe Conifer Forest trail.*



*Don Kemmeter (left) and Wisconsin Conservation Hall-of-Famer Ced Vig described the early history of the property and the Holmboe family's interest in protecting the land.*



## A Note from the Holmboe Family

*“Back in the early 1950s my grandfather, Frithjof Holmboe, his son Ted (Thoralf), and my mother, Margaret Holmboe Nelson, used to take us out here for hikes and nature walks.*

*In both summer and winter, they always had a love and curiosity for the forest life they had made such a study of. Although I was an impatient subject then, their influence has proved lasting, particularly as I see another place they owned on the brink of development.*

*Whenever I come back to Rhinelander I take a walk out here to visit Fun, Tinka and Big Boy (family pets buried on the property), and to remember my family now almost all gone. I’ve never met anyone else on these walks, and I prefer it that way. Many memories haunt the swamps, the river, the forest and hillsides. They have never once failed me.*

*I am proud that my Grandfather gave this land to The Nature Conservancy. It’s a thrill to me to know that you (Northwoods Land Trust) are protecting my Grandfather’s legacy. Thanks for the great work you’re doing. Although there are only a few of us left, we know that all members of the Nelson and Holmboe clan would be proud to know that they are remembered in the preservation of the Holmboe Conifer Forest.”*

*- Rob Nilsson, Berkeley, CA, August 2007*

*(Continued from page 4)*

The Northwoods Land Trust is delighted to be the new owner and caretaker of the Holmboe Conifer Forest. Its proximity to Rhinelander and open public access will be invaluable for NWLT’s efforts to show potential supporters and local landowners the types of habitats the land trust is working to protect. The site has been and will continue to be available to use for educational programs and field tours by a variety of groups.

The Nature Conservancy is committed to ensuring that the lands they conserve receive the best possible long-term care. “With its impressive conservation performance, strong community support and strategic approach to setting conservation priorities, the Northwoods Land Trust is an important partner in conserving northern Wisconsin’s forests, wild lakes and river,” said Matt Dallman, TNC Director of Conservation in Northern Wisconsin. 🌲



*Naturalist John Bates (with backpack) shared his expertise while leading a walking tour of the Holmboe Conifer Forest trail for the celebration.*



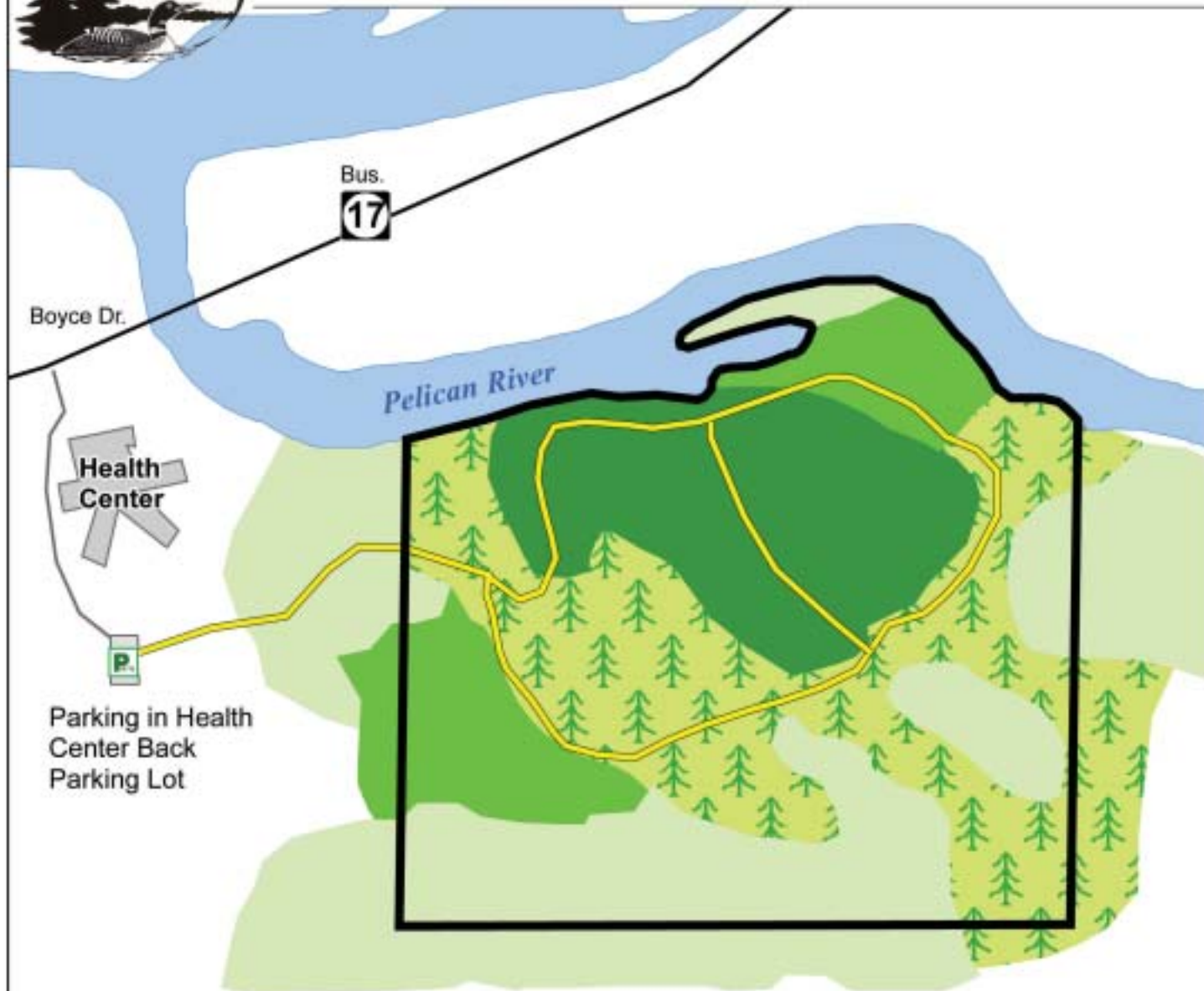
*As a dedicated State Natural Area, the Holmboe Conifer Forest will be preserved for all generations - now and in the future.*



*John Bates explained the significance of hemlock trees for this old-growth forest.*



# Holmboe State Natural Area



Land donated by Frithjof Holmboe and Thoralf Holmboe.  
Protected with the assistance of The Nature Conservancy.

**FIGURE 1 - Holmboe Natural Area, Natural Communities Map**

Holmboe Parcel

### Natural Community Types

### Roads

- US Highway
- Driveway
- Nature Trail

- Lowland Mixed Conifer Swamp
- Hemlock
- Red and White Pine
- Young Forest

TNC, July 2005,  
Data from TNC and WI DNR





## Family Values Drive Donation of Stocks

A major gift of valuable stocks was driven by strong family values and a desire to make a positive environmental impact in the Northwoods and beyond. According to NWLT executive director Bryan Pierce, the donation of stocks to the Northwoods Land Trust was the first such contribution to the organization.

“We are very pleased to acknowledge and accept this wonderful gift of stocks as a major financial contribution to the land trust’s conservation efforts,” Pierce said. “While the donor family wishes to remain anonymous, we greatly appreciate their outstanding support.”

Pierce noted that the stocks were transferred directly to a new brokerage account set up to receive the gift. “Former NWLT Board member Tim Hagen, from the Financial Strategies Group in Rhinelander, established the brokerage account and assisted with the transaction,” he said. “We really appreciate Tim’s assistance in helping us through the process.” Now that the account is established, Pierce said it is also available to handle any future contributions of stocks.

The donor family has very strong environmental ethics that carry over to all aspects of their lives. “Our family definitely feels that global warming is an issue to be concerned about,” said the donor. “Conserving land with trees is one of the prime strategies for reducing global warming, but we also try to minimize our impacts through our family lifestyle.”

The family made a major investment in solar power. “We have a solar roof which supplies about 30 to 40% of our electrical needs,” she said. “When we produce more power than we can use, the electricity goes back out to the grid and WPS buys it from us. For the rest of our electricity needs, we buy the renewable energy blocks.”

Other low-impact features include installing solar-powered decorative yard lighting, composting, driving a



“Conserving land with trees is one of the major strategies for reducing global warming...” Anonymous Donor

hybrid vehicle, and minimizing their use of other petroleum fuels by allowing most of their property to grow naturally. What limited lawn they do have is mowed by a unique electric-powered lawn mower system. Since they’ve stopped mowing their front yard, pink lady-slipper orchids are now coming back.

In their hand-watered and hand-weeded family garden, they grow their own organic vegetables. “The abundance from this small little plot is overwhelming,” the donor

*(continued on page 8)*



### JOIN THE NORTHWOODS LAND TRUST

HELP KEEP THE NORTHWOODS THE NORTHWOODS!

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.

#### Please make checks payable to:

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

#### 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.



## Gift of Stocks *(continued from p. 7)*

explained. “We always have more than we can eat. We used to give the extra vegetables away to neighbors or put them by the road for free, but this year we’ve been selling them at the farmer’s market and donating the funds we collect to the local food pantry.”

“Like everyone else, we have our vices,” she commented. “But we are really trying hard to minimize our impact as we’ve moved from using our motorboat to more natural recreation like hiking, cross-country skiing, canoeing, kayaking and sailing – simple, family things.”

While careers drew the family to the northwoods almost 20 years ago, the lifestyle keeps them here. “We love the lakes, the trees and the colder climate,” she said.

“I cringe sometimes when I think of the changes that I’ve seen since I’ve lived here,” she continued. “We just have to conserve the land. It is just wonderful what the land trust is doing.”

“As we were putting together our wills, we thought we’d like to bequeath money to set up a natural area that would be kept that way for all time for others to enjoy,” she said. “We don’t have land to preserve, so all we can do is give financial support.”

“Stocks that I own are inherited from relatives as they have passed on,” she explained. “Some of them have a

large tax basis because they were originally purchased very cheaply and now their value has gone up quite a bit. If I were to sell them, I’d have a big capital gain. It is a better tax consequence on my end to give the stocks directly instead of selling them and paying the taxes on the capital gain. The non-profit organization can sell the stocks without having to pay the taxes on the capital gain, so it is a win/win situation for both the donor and the organization we want to support.”

The key is the highly appreciated values of the stocks. “You can give any stocks, but the ones that have appreciated greatly are the ones that have the biggest tax consequences,” she said.

“I feel blessed that the things I have inherited can be used to benefit worthwhile causes,” she said. “There have got to be other people out there who don’t have land, but are supportive of what the land trust does,” she said. “I hope this may help to get other people to consider a similar gift.”

As always, seeking good financial advice is recommended for anyone considering a major gift of stocks or other assets, or a planned gift as a bequest. For more information on ways to give, including by bequest, please contact NWLT at (715) 479-2490.



**NORTHWOODS LAND TRUST**

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