



# NORTHWOODS LAND TRUST

HELP LEAVE A LASTING LEGACY FOR THE NORTHWOODS

*Hold the date: please help us celebrate our 10th Anniversary of conserving the northwoods on Saturday, July 30th!*

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

Spring 2011

## A Subdivision Reunited Buffers the Sylvania Wilderness Area

By Trisha Moore, Conservation Specialist

At the close of 2010, Lee and Margo Popovich of Land O' Lakes, WI signed their nearly 60-acre property into a perpetual conservation agreement. The property borders the Ottawa National Forest and is within one-quarter mile of the Sylvania Wilderness Area.

Bryan Pierce, Executive Director of the Northwoods Land Trust, further explained the value of conserving this property: "This is totally unique for us. This is the first time we have had a 20-lot subdivision with town roads come back together."

The property will now be protected as one contiguous tract of land. The current home, garage and a future guest cabin will be the only structures allowed on the property.

Lee Popovich has been visiting the area since he was five years old. In 1957 his parents bought land on North Twin Lake for \$17.50 per frontage foot and in time swapped some of that land for neighboring land with a cabin that Lee's mother and father fell in love with. While Lee and his family loved the property, they desired a log



*Celebrating Lee and Margo Popovich's protection of their 58.7-acre wooded property, in the town of Land O' Lakes, Vilas County are (from left) John Huppert, Trisha Moore, Mary Schwaiger, Mary Hovel, Lee Popovich, Margo Popovich and Bryan Pierce.*

home. In 1995 he worked with Joe Hovel of Conover, WI, to design and build a log home on Spectacle Lake.

Margo, originally from southern California, moved to Baltimore to pursue her career. Lee and Margo met in Baltimore and were married in 2002. While they loved their northwoods lake home, it began to feel less like the northwoods to them as more development occurred around Spectacle Lake. In 2007 they began looking for larger acreage around the Land O' Lakes area.

The desired property, now protected with a perpetual conservation easement, was discovered by Lee and Margo in the spring of 2007. The couple described what attracted them to this particular parcel of land: "We loved that it was wooded, but still had some views with roads already going through it. It is close to town and yet we still see a lot of wildlife: coyotes, bears and a variety of birds."

Lee stated that being off of the water is a nice change from the noise and crowds that a northwoods lake can attract. "My parents said they would never want off-water property. Here we are, fifty years later, thinking that this is pretty nice!"

*(Continued next page)*



*Sylvania Lane was one of several subdivision roads already developed on the woodland property before the 20 lots were purchased and combined by Lee and Margo Popovich into one protected property.*

### 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 and Price Counties and the surrounding region.*

*Phone: (715) 479-2490 Email: [nwlt@northwoodslandtrust.org](mailto:nwlt@northwoodslandtrust.org) Web site: [www.northwoodslandtrust.org](http://www.northwoodslandtrust.org)*

## 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  
Staff Writer: Trisha Moore



## Popovich property - continued

Lee Popovich commutes to the northwoods from his work in Chicago as Senior Vice President for Structural Preservation Systems. He is working towards retirement as Margo is living up north full-time.

While she is retired, Margo keeps very busy volunteering for organizations like Partners in Forestry. Margo has also spent


a lot of time helping with the planning and building of their second Hovel home on the protected property. "I actually got to be involved in the process of the building of the home and it was such a great experience," exclaimed Margo.

The designing and building of those two log homes forged a friendship between the Popovich and Hovel families. Joe and Mary Hovel discussed with Lee and Margo the benefits of putting the new property into a Managed Forest Law Plan. The Hovels also planted the seed of a conservation easement to ensure this property would forever remain as one contiguous piece of land.

Margo and Lee quickly realized that keeping the land together was a benefit for many reasons: forestry management, taxes, conservation of the natural resources on the land, a buffer to the wilderness area, and scenic beauty.

Several organizations besides the Northwoods Land Trust partnered in assisting the Popovich's in their decision to place their land into a conservation easement. Lee and Margo have been involved in Partners in Forestry (PIF) for many years. They learned a great deal about land and forest management through the workshops and outings that PIF has held. Several PIF members have worked with the Northwoods Land Trust to protect their properties and manage for sustainable forests. Two other groups who contributed financially to the project included the Northwoods Alliance and Friends of Sylvania.

With four children and three grandchildren collectively, Lee and Margo made a decision to not only protect their own land investment, but to leave a legacy for generations to come. Lee explained to his children that they were giving up their development rights for the tax benefits and that it will be kept as one tract of land that can never be divided. He also explained that the woodland will be managed for timber and wildlife.

Margo and Lee shared these words for their children and grandchildren to reflect on into the future: "This is an opportunity to save the forests from getting broken up and subdivided. These beautiful woods and all of the wildlife...this is what the northwoods looked like years ago." 

*Left: The northern boundary of the Popovich conservation property provides a natural buffer for the Sylvania Wilderness Area and Ottawa National Forest in the Upper Peninsula of Michigan.*



*Margo and Lee Popovich worked with Joe and Mary Hovel of Conover to have a beautiful new log home constructed on the property. The Popoviches moved in just a few days before finalizing their conservation agreement with NWLT.*

## You Can Help!

The Northwoods Land Trust is a non-profit, tax exempt conservation organization. Your gift of cash, stocks, bonds or other financial support is 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.

# The Best Use of the Land... Conserving a Farmstead on the Wisconsin River

By Trisha Moore, Conservation Specialist

When David and Minka Dawson signed their 26-acre property into a conservation easement at the end of 2010 they agreed to have their land protected in perpetuity. While this is definitely a big decision for any landowner, for the Dawsons it was simply taking action on something they had always lived and believed in.

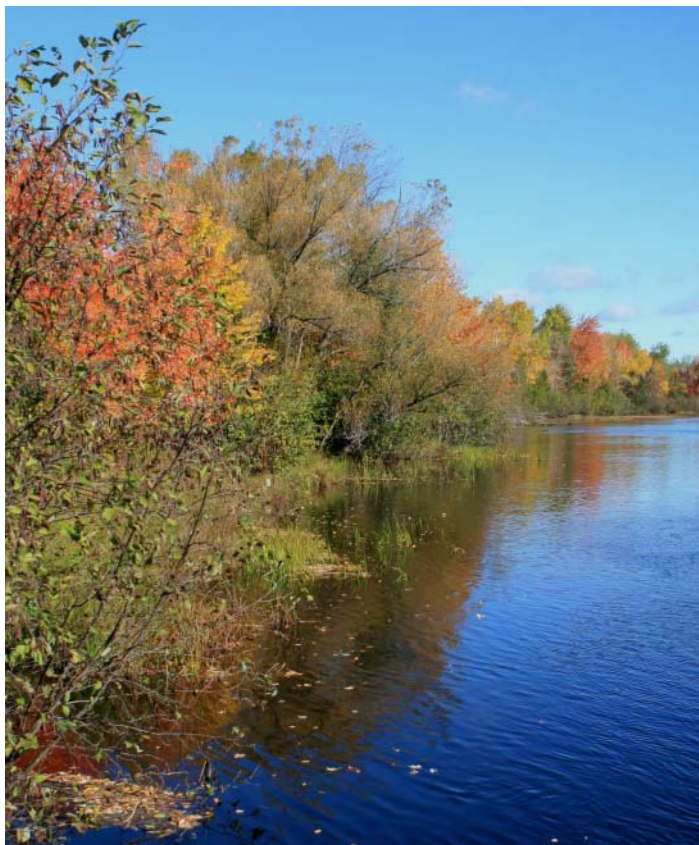
"I dedicated my life to conservation and it has always been a big part of our lives, so this is just something we would do," explained David Dawson. David grew up in Calumet County and immediately entered the military after high school. He was educated at West Point and was an Army Ranger in World War II. After returning from war he finished his degree in forestry at Michigan State University and later obtained his PhD.

His career with the U.S. Forest Service, and earlier with the Soil Conservation Service, is what led the family to Rhinelander in 1967. David worked as a forest geneticist for the US Forestry Sciences Laboratory in Rhinelander developing hybrid poplar trees for agricultural cultivation.

He retired from the Forestry Sciences Laboratory as Chief-of-Staff in 1982, but continued as an environmental policy consultant for the Environmental Science Division of the Oak Ridge National Laboratory in Tennessee and elements of the United States Congress.



*Dr. David and Minka Dawson have protected forever their 26-acre farmstead property on the Wisconsin River in Oneida County.*



*About 900 feet of scenic natural shoreline frontage on the Hat Rapids Flowage of the Wisconsin River south of Rhinelander is now protected forever thanks to Dr. David and Minka Dawson.*

David and Minka, who was raised in Cadillac, MI, met at Michigan State where Minka studied psychology. They married and raised three daughters and one son. Minka worked for the Human Service Center organizing and directing crises intervention, respite care and supportive care for the elderly projects. She also worked for the Oneida County Department of Social Services on other grant-funded projects.

The family settled on Crescent Lake where they lived for fifteen years. While they loved the lake, David and Minka always desired more space and land they could manage for forestry and other uses. In 1984 they bought the, now protected, 26-acre farmstead. One of the attractions of the land was the ability to work toward bringing it back to its natural state. This included allowing for natural and managed forest succession as well as the unique trout ponds on the property.

Northwoods Land Trust Executive Director, Bryan Pierce and NWLT Board Member, Bob Martini visited the property to determine its potential for a conservation easement. One of the exceptional conservation values they found was a spring-fed stream and five trout ponds containing a breeding population of brook trout.

David Dawson explained that the spring-fed stream was originally two natural pools, but somewhere around the 1950's the stream was professionally excavated and dams were put in to create five pools. Over time, these pools have filled in naturally with sediment causing a rise in water temperature. While the water temperature is still adequate for trout it is allowing other species to populate

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## Wisconsin River Farmstead - *continued*

the stream and compete with the trout for habitat. One of the Dawson's big conservation goals is to restore the stream back to its near-natural state. The family has been working with the NRCS, WDNR, and Army Corps of Engineers to accomplish this goal.

The property's other distinct features include its 900 feet of frontage on the Wisconsin River, four acres of pasture used for grazing sheep, and the abundance of wildlife found there due to the variety of habitats. David and Minka have observed nearly every type of wildlife found in the northwoods over the past 25+ years of living on the land including fisher, wolves, a variety of weasels, turkey, grouse, woodcock, deer, and even moose!

While David and his dog Kate no longer hunt the property, they take daily "hunting" walks. "As a forester, we are managing the land for multiple uses...but I have to admit, I have a slant toward grouse management!" David exclaimed. Minka enjoys the space the property provides as well as blackberry-picking season.

The next step for Minka and David in conserving their property was knowing that it would remain in its natural



*NWLT board member Bob Martini (left) and Dr. David Dawson discuss the plans for the restoration of the trout spring ponds.*

state for many years to come. While they instilled in their children a respect for the land and its sustainable use, they realized there was no guarantee who would own the property far into the future. By placing a conservation easement on the property, the Dawsons know that these 26 acres that they worked to restore and conserve will remain that way forever.

Minka and David shared their children's enthusiasm for the protection of the property: "This doesn't surprise our children at all.

They are excited

and pleased about the easement. Kids follow their parents and they have grown to understand our land ethic. They have passed that on to the grandkids as well."

David summarized the family's land use philosophy.

"It's not necessarily *preservation*, but how we can *use* the land properly."

*"Kids follow their parents, and they have grown to understand our land ethic. They have passed that on to the grandkids as well."*

*- Dr. David Dawson*



*"As a forester, we are managing the land for multiple uses... but I have to admit, I have a slant toward grouse management!" - David Dawson*



*A sheep barn and pasture will continue to be used by the Dawsons under the conservation agreement within the farmstead property.*

# NWLT Annual Report of Contributions Received in 2010

Our sincerest Thank You to all of our continuing members and contributors, and welcome to our new members and supporters!

## CONSERVATION EASEMENT DONORS

813 acres Highlands Limited  
+60 acres Partnership of Wisconsin - Michael, Rick, Charlie, Anna & Bart Wellenstein

58.7 acres Lee & Margo Popovich

23 acres Mary Lewandowski

25.9 acres Dr. David & Minka Dawson

## FOUNDATION & GOVERNMENT GRANTS

\$54,620 DNR Lake Protection Grant Program

\$26,824 John C. Bock Foundation

\$9,000 Arthur L. & Elaine V. Johnson Foundation

\$5,600 Jean B. & E.T. Juday Gift Fund

\$3,000 Modestus Bauer Foundation (David Reich)

\$2,000 Norcross Wildlife Foundation

\$2,000 Coles Family Foundation

\$1,225 Land Trust Alliance - Charles Stewart Mott Foundation

\$1,000 Natural Resources Foundation of Wisconsin - Dale Druckrey Fund

\$500 Franklin Offner Foundation

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\$100 Kimberly Clark Foundation - Employee Matching Gifts Fund

## ORGANIZATION CONTRIBUTIONS

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\$100+ Squash Lake Association

Snipe Lake Association

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\$50+ River Valley Bank of Eagle River

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*"This is an opportunity to save the forests from getting broken up and subdivided. These beautiful woods and all of the wildlife... this is what the northwoods looked like years ago."*

- Lee & Margo Popovich  
Conservation Easement donors

## Founders: \$100-\$249

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# NWLT Annual Report of Contributions Received in 2010 - continued

Our sincerest Thank You to all of our continuing members and contributors, and welcome to our new members and supporters!

## Memberships, Memorial Gifts & Other Contributions - continued

### Supporters: \$50-\$99

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*"The best fertilizer  
for your property  
is the footsteps of  
your children and  
grandchildren."*

*Unknown source -  
quoted by Mary Hovel  
at the signing of the  
Lee & Margo Popovich  
conservation easement.*

### Members: \$1-\$49

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*Please note:  
We want to acknowledge  
your gift. If we have made  
an error, please let us know  
so we can correct it in our  
database and in future  
publications. Thank you for  
your outstanding support for  
the Northwoods Land Trust!*

## Volunteer Monitor Training Set

The Northwoods Land Trust will soon be kicking off its monitoring season with a volunteer training session. Thanks to a recent grant from the Arthur L. & Elaine V. Johnson Foundation, and a previous grant from the Norcross Wildlife Foundation, that training will be conducted with five new property monitoring kits now available for use by our volunteers and staff. The kits include comfortable, protective fanny packs with new Garmin GPS units, digital cameras, clipboards, compasses, first aid kits and other supplies.

Each property that NWLT owns or holds an easement on must be monitored on an annual basis. This ensures that regular contact is kept with landowners and that the conservation agreement is being upheld. Monitoring also helps the organization meet national land trust accreditation standards.

Monitoring visits include meeting with landowners, walking the property and taking photos of any changes to the land or structures. This is typically done during the snow-free months with the help of many dedicated volunteers.

In 2010, NWLT staff and 27 volunteers completed the monitoring visits on all 48 private properties and three NWLT-owned properties. In 2011 we will need to visit 55 conservation easement properties and three NWLT preserves. We invite and welcome any new volunteers interested in helping with these site visits.

A volunteer training session will be held on **Thursday, April 14 at 4:00 pm** at the **Dugan Squash Lake Nature Preserve**. The program will include a special focus on learning to use the new GPS units. If you are interested in participating in the training to become a volunteer monitor, please contact Trisha or Bryan at (715) 479-2490 or email [nwlt@northwoodslandtrust.org](mailto:nwlt@northwoodslandtrust.org).

## 2011 Stock Donation

We are very pleased to acknowledge and thank Michael and Peg Uihlein for their outstanding contribution of stocks in 2011. NWLT is very pleased to receive this gift of stocks to support our conservation work.

Donations of stocks, especially those which have appreciated significantly in value over the years, can be a great way to make charitable gifts. Stock donations can have important donor tax benefits from a capital gains perspective, so we do recommend that donors consult with their financial advisors. Also, if you are over the age of 70, recent federal tax legislation also allows you to make tax-free charitable gifts directly from an IRA.

These contributions can truly help to create a lasting legacy of beautiful wild places in the northwoods. Our sincerest thanks to Mike and Peg for their support!

Please contact the NWLT office at (715) 479-2490 for details if you are interested in making a gift of stocks or other assets.



*Proceeds from the sale of this donated 100-foot lot on Pickerel Lake west of Eagle River will support NWLT's northwoods conservation efforts. See the NWLT website for details: [www.northwoodslandtrust.org](http://www.northwoodslandtrust.org).*



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HELP KEEP THE NORTHWOODS THE NORTHWOODS!

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- |  |          |
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| <input type="checkbox"/> Individual  | \$25     |
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### 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.

# Welcome to Scott Craven!

The Northwoods Land Trust Board of Directors is delighted to welcome Scott Craven as our newest Board member. For the past 32 years, Scott has served as professor, Extension wildlife specialist, and Chair (for 8 years) in the Department of Forest and Wildlife Ecology at the University of Wisconsin - Madison.

Scott received his BS degree in zoology from the University of New Hampshire, and his MS and PhD from UW-Madison in Wildlife Ecology. Born and raised in New Hampshire, Scott married wife Candee in 1970, moved to Wisconsin in 1972 for graduate school and joined the faculty in 1979. The Cravens have two children: Meredith, a first grade teacher in Mt Horeb, WI, and Jeff, a construction engineer in Long Beach, CA.

With his extensive background in wildlife management and also his education focus, Prof. Craven teaches undergraduate classes in basic wildlife ecology and the natural history of terrestrial vertebrates at UW-Madison.

Well-known throughout the state, Scott has hosted a wildlife education program on Wisconsin Public Radio for many years. Scott also has strong ties to UW-Madison's Kemp Natural Resources Station on Lake Tomahawk in Oneida County.

As a wildlife researcher, Scott's interests focus on

wildlife damage control (Canada geese, whitetailed deer and urban wildlife) and wildlife management on private lands.

"As the old saying goes:

'Land... they aren't making any more of it,'" he commented. "Land is a scarce and precious commodity given human population and development pressures. Land ownership is a privilege, and with it goes a responsibility for sound stewardship. Land (habitat) is the support base for the wildlife resource I have worked to conserve and manage for my entire career. Thus I have a strong 'land ethic,' as Leopold called it. I practice it on our properties in Dane and Price Counties and have tried to foster that sense of stewardship in the many landowners I have worked with."

Scott explained his willingness to serve on the NWLT Board: "When anyone is passionate about an important issue, it is important to share that with other people and help achieve a shared objective - healthy, productive, natural landscapes now and for future generations."

Welcome Scott to the NWLT Board of Directors!



**NORTHWOODS LAND TRUST**

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