



**LAND GIFT SAFEGUARDS MANSON LAKE**  
 Establishment of the Svend Bramsen Preserve

In December 2025, James Bramsen donated 87 acres of land to the Northwoods Land Trust (NWLT). Located in the Town of Woodboro, Oneida County, the property includes 4,484 feet of natural shoreline on Manson Lake. Now designated as the Svend Bramsen Preserve in memory of the donor's father, the land is permanently protected from development.

The preserve is open to the public for non-motorized activities, including hiking, snowshoeing, and fishing. Currently, the property is accessible only by water. NWLT will soon develop a management plan that will include future improvements for public access and recreation.

Visitors can view and access the preserve from the Highway 8 rest area and public boat landing. While the boat landing sits on the north end of the 236-acre lake, the preserve occupies the southern shore, separated by two Wisconsin Department

of Natural Resources (DNR) islands.

The property features a mature hardwood forest, rolling topography, and scenic vistas over Manson Lake. Its interior contains wetlands and vernal ponds, and its eastern boundary adjoins a large forest owned by the DNR. Together with the adjacent public land, this preserve provides an important block of habitat for wide-ranging wildlife.

The nearly one-mile stretch of natural shoreline is both scenic and ecologically important. The fallen trees and branches provide essential habitat, foraging, and spawning grounds for fish, birds, turtles, and aquatic invertebrates. This woody debris also buffers wave energy, reducing soil erosion into the lake.

"NWLT is honored to be the long-term steward of this stunning stretch of natural shoreline on Manson Lake," said Kari Kirschbaum, NWLT's Land Protection Director. "The establishment of this

Perched above Manson Lake is NWLT's newest conservation preserve in Oneida County, donated by the Bramsen Trust. The property is visible from State Highway 8, offering scenic views.

**IN THIS ISSUE**

**Svend Bramsen Preserve // p.1**

**Papoose Lake Easement // p.3**

**Big Lake Easement // p.4**

**Buechner Butternut Conservation Area // p.5**

**Featured Events // p.6**

**Annual Meeting & 25th Anniversary // p.8**

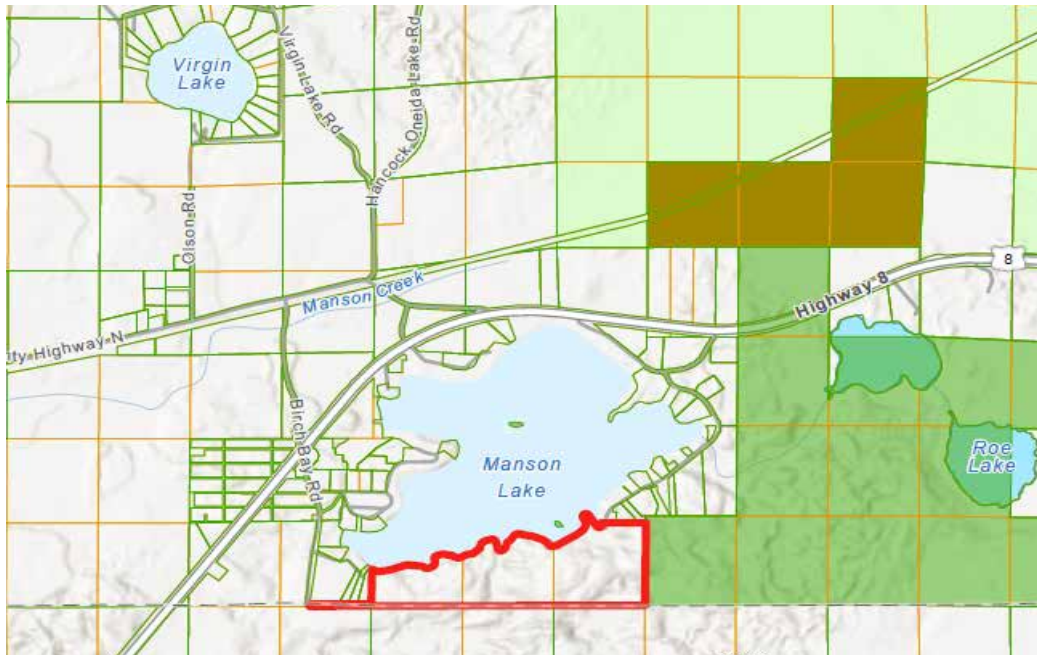
preserve ensures the long-term protection of the lake's water quality and scenic character. It is remarkable gift from Mr. Bramsen's Trust that will be treasured by many generations of visitors and residents of the area around Manson Lake."

Anne Heggelund (Robinson), a Manson Lake property owner and treasurer of the Manson Lake Association, shared the following: "In the 1940s, my grandparents built a bar on Manson Lake that had sweeping views of the newly protected Svend Bramsen Preserve. They later sold the bar and established a cottage just down the road. Our family continues to enjoy our property and the view of the Bramsen Preserve for over 64 years now. It is incredible that the NWLT has secured the land so that future generations can enjoy it. Thanks go out to the Bramsen family and NWLT."

*Expenses related to this project were supported by the Bramsen family and a grant from the Caerus Foundation.*



Protected shoreline and island on Manson Lake.



The Bramsen land donation, 87 acres and nearly one mile of shoreline, is shown in red. Surrounding lands include: DNR (dark green), Oneida County forest (light green), and Wisconsin Board of Commissioners of Public Lands (brown).

**“OUR FAMILY CONTINUES TO ENJOY OUR VIEW OF THE BRAMSEN PRESERVE FOR OVER 64 YEARS NOW. IT IS INCREDIBLE THAT NWLT HAS SECURED THE LAND SO THAT FUTURE GENERATIONS CAN ENJOY IT.”**

**-ANNE HEGGELUND (ROBINSON)**



## LEARN HOW TO

# PERMANENTLY PROTECT YOUR SHORELINE

Our Shoreland Protection Program offers tools to qualifying landowners with extensive stretches of natural shoreline. Visit our website at [northwoodslandtrust.org](http://northwoodslandtrust.org) to read about our services.



# EXPANSIVE SHORELINE ON PAPOOSE LAKE PROTECTED

## The Inkpot and Lake Ecology

Bob and Joelle Gregorcich donated a 19.5-acre conservation easement to the Northwoods Land Trust (NWLT) in December 2025. Their decision to permanently protect their land on Papoose Lake in Presque Isle, Vilas County, was born of a realization that their property was one of the last remaining large privately owned parcels on the lake.

Their family connection to the area began in the 1940s. During a strike at the Allis-Chalmers plant in West Allis, Joelle's grandfather and father took the opportunity to build a family cabin on South Turtle Lake. Joelle spent summers there growing up, a tradition that continued after she and Bob married in 1979. By the early 1990s, the couple was searching for their own property and soon they fell in love with a parcel on a quiet peninsula on Papoose Lake with a humble and tiny 1950s cottage.

Over the years, they bought adjoining property, growing their holdings to just under 25 acres through a series of "right place, right time" acquisitions. Today, their land is a vital ecological anchor on the lake, with the conservation easement protecting 2,091 feet of natural shoreland.

At the heart of their conservation efforts is a bay known as the "Inkpot," characterized by its dark, mucky bottom and shoreline filled with emergent and submergent vegetation. "The prevailing



On Papoose Lake, a 422-acre water body, this 2,091-foot stretch of privately owned shoreline is one of the few natural areas left on the lakeshore. Papoose Lake is in the "Border Lakes" Region, an area that has been recognized as a globally-significant conservation resource due to the abundance of inland freshwater lakes of glacial origin, significant wetlands, and upland forests.

winds come out of the south, and it blows all the leaves and twigs in the lake to the north bay. They settle to the bottom, and over thousands of years it creates that mucky layer. That's why we think it's referred to as the Inkpot," Bob shared.

The Inkpot is a haven for wildlife. The couple often sees loons, otters, turtles, and even the occasional moose there. Bob, an architect, took over maintenance of a loon nesting platform, eventually building his own "architect-grade" version with stainless steel cables.

The land's natural beauty dictated the design of their current home. For 20 years, Bob struggled to design an addition that would spare a massive spruce tree on the point close to the house where eagles frequently perched. The tree was eventually taken down after a forester advised it was on its "downside cycle" and probably would not survive even if they tried to build an addition around it. They saved slabs from the tree and used them to create a custom-made dining room table, the centerpiece of their home.

Bob and Joelle were driven to protect their property out of a desire to prevent additional development that would ruin the character of the bay. They take their role as stewards of their land seriously,

seeing the privacy and wildlife as gifts to be preserved.

"Our main reason for granting the conservation easement is that Papoose Lake is special for many people, with the Inkpot being the most picturesque and natural area on the lake. We simply wanted to do what we could to keep it that way forever. Even though we own the land, we view ourselves as temporary stewards of this very special place," said Bob and Joelle.

NWLT owns a 54-acre preserve on Papoose Lake that shares a boundary with the Gregorcich's land. Together, they protect the entirety of the Inkpot. "Bob and Joelle actively support NWLT's mission by keeping an eye on the preserve and assisting with management. NWLT is very grateful that they decided to add to the protected shoreline by gifting a conservation easement," said Frank Schroyer, NWLT's Land Conservation Associate.

By ensuring that their private land remains undeveloped, the Gregorcichs have secured a legacy where future generations may witness the splendor of Papoose Lake.

*Expenses related to this project were supported by a grant from the Caerus Foundation.*



Bob and Joelle Gregorcich.

# BIG LAKE EASEMENT WILL STAND THE TEST OF TIME

## The Fellands' Gift to Future Generations



Robert and Linda Felland with Kari Kirschbaum, NWLT Land Protection Director, at the signing of their easement.

Robert and Linda Felland donated a conservation easement to the Northwoods Land Trust (NWLT) in March 2026 to protect their 164-acre property on Big Lake in Three Lakes, Oneida County.

In 1989, they bought a property from a family whose Polish ancestors had homesteaded the land as a potato farm. Over the years, the Fellands expanded their estate through three separate purchases to create one contiguous, large tract. It has been the backdrop for the Fellands' most cherished family milestones, including the weddings of their son and three daughters.

The property features 3,400 feet of pristine shoreline, with expansive emergent wetland and small islands that provide a haven for waterfowl and other aquatic life. On land, their property is a tapestry of woods and fields. There are dense hemlock forests and an old gravel pit that has been revegetated. The Fellands maintain mowed fields and trails, but intentionally left most of the property natural to ensure animals like bears, foxes, and wolves can roam and hunt undisturbed.

Their home sits on the

footprint of an original cabin near the lake, allowing the family to observe nesting eagles and sandhill cranes. "It's nice to have a place like this surrounded by nature. All the wildlife can remain safe and continue raising their families here," said Robert.

As the surrounding area began to change, the Fellands became concerned about the future of such a large property. They observed the subdivision of many local resorts as they were sold off as condominiums. They were determined that their land would not meet the same fate. "We wanted to see this place stay the way it is because it is so unique. Now it won't become 100-foot lots thanks to the conservation easement," he shared.

Their decision to partner with NWLT was fueled by a desire for a "suit-proof" tool that could offer permanent protection. Because conservation easements are legal agreements that are upheld and defended by land trusts, the Fellands felt assured about their property's future. They had a previous negative experience after donating land with deed restrictions in place that were

ultimately ignored. Robert concluded that a land trust offers a heightened level of protection that private trusts and local governments cannot match.

"It was a pleasure being a part of the Fellands' journey to meet their ultimate goal for their land – preservation of its natural qualities. The Three Lakes Chain of Lakes is under particularly high development pressure, making their decision to protect this rare stretch of natural shoreline all the more critical for the health of Big Lake. We're grateful for their generosity and foresight, and look forward to honoring their wishes into the future by upholding the terms of the easement," said Kari Kirschbaum, NWLT Land Protection Director.

"For someone that owns property that is meaningful

to them, I would certainly recommend a conservation easement," Robert shared. "The Northwoods Land Trust is an organization that is intent on creating permanent legacies like ours," he added. Through this gift, the Fellands have ensured that 100 years from now, while the rest of Big Lake may change, their land will remain a sanctuary for wildlife and a scenic pleasure for all who pass by its shores.

*Expenses related to this project were supported by the Felland family and a grant from the Caerus Foundation.*



An old gravel pit, now vegetated.



872-acre Big Lake is a key part of the Three Lakes Chain of Lakes in northeastern Oneida County which is connected to the Eagle River Chain of Lakes. Together, the two make up the largest freshwater chain of lakes in the world. Permanently protecting large parcels with extensive shoreline is key to the future health of our waters.

# BUTTERNUT LAKE LAND DONATION

## Preserving a Century-Plus of Family Legacy

On the shores of Butternut Lake in northwestern Price County, a new conservation area was established thanks to the generosity of Sharon Buechner. The three-acre parcel with 650 feet of lake frontage in the Town of Lake was donated to the Northwoods Land Trust (NWLTL) in November 2025. In addition to the lakeshore, 478 feet along Spiller Creek is also protected.

The land has been a cherished part of the Buechner family since 1920, when John Buechner's grandmother first purchased it. For Sharon, the decision to donate the property to NWLTL was a way to honor the memory of her late husband, John, and ensure the Buechner family name remains a permanent part of the landscape that he loved. "It is a place of quiet beauty, filled with trees, birds, and animals. One of the most memorable wildlife features we observed over the years was the beaver dams along the shoreline," said Sharon.

The lake is a significant draw for outdoor enthusiasts, particularly for those who enjoy fishing. While Sharon and John spent many years fishing the waters

of Butternut Lake from their boat, the area is also a popular destination for ice fishing and winter recreation. In the cold season, John and his brother frequently visited by snowmobile, often camping out and enjoying campfires on the frozen lake.

In years past, Sharon had searched for a way to donate the property through other channels, and so she felt a sense of relief when she learned about NWLTL. "I was so happy because I was giving up after contacting other agencies. I thought it was meant to be that I saw a television story about a land trust in central Wisconsin and how they work with landowners like me. People need the help of land trusts to keep family lands pristine," she shared.

Sharon's vision for the next 100 years is simple: she wants the land to stay "just the way it is." By protecting the shoreline, she is ensuring that future generations—including her own potential great-grandchildren—can see a piece of their family history and understand what the area looked like in its original form.

Kari Kirschbaum, NWLTL's Land Protection Director, assisted Sharon in making her land donation. "It was an honor to facilitate the Buechner family gift to benefit future generations. Our board of directors and staff thank Sharon for her generosity and determination in preserving her family legacy on Butternut Lake," Kari shared.

To commemorate this gift, the property is now named the Buechner Butternut Lake Conservation Area. It is accessible by water and open to the public for low-impact activities such as wildlife viewing and fishing, serving as a lasting tribute to John Buechner's legacy and his lifelong connection to Butternut.

*Expenses related to this project were supported by a grant from the Caerus Foundation.*




John Buechner.



Sharon Buechner (*pronounced BEAK-ner*), with NWLTL staff Ted Anchor (left), Frank Schroyer & Kari Kirschbaum (right).



Protected Butternut lakeshore.

**NORTHWOODS**  
  
**LEGACY SOCIETY**

What matters most  
is what you leave *behind*

[northwoodslandtrust.org/legacy](http://northwoodslandtrust.org/legacy)

# UPCOMING FEATURED EVENTS

## ENVIRONMENTAL FILM WEEK

JULY 20 & 24, 2026

### WILD CHILD FILM FEST

The Wild Child program is a joyful, accessible way to introduce children to film-based stories that inspire appreciation for nature. The family-friendly program will be at the Three Lakes Center for the Arts on **Monday, July 20 at 3 pm**.

It includes a film lineup designed to spark curiosity, celebrate play, and connect young audiences with the natural world. This 70-minute program is free and donations to TLCFA are encouraged. No advanced ticket sales; first come, first served. This program is intended for children 12 & under.

**Sponsored by:** Three Lakes Community Foundation and Northwoods Land Trust.



NWLT invites you to its 4th annual Wild & Scenic Film Festival at the Three Lakes Center for the Arts on **Friday, July 24 at 6 pm** for one night of incredible cinematography.

Award-winning, short independent films from across the globe are packed into a two-hour program focused on the natural world, outdoor adventure, climate change, and more.

Tickets are **\$20/adult & \$12/youth**. Seating is limited. **Virtual tickets** to stream our film program from home are also available.

FMI: [northwoodslandtrust.org/filmfest](http://northwoodslandtrust.org/filmfest)



#### SPONSORED BY:



## ANNUAL MEETING & 25TH ANNIVERSARY

JUNE 19

See page 8 for full details.

## OTHER OPPORTUNITIES

JUNE 12 - OCTOBER 2

Several partner organizations are hosting activities to learn about NWLT's conservation areas.

Advanced registration and fees may apply.

**JUNE 12** North Lakeland Discovery Center Paddle at NWLT's Tillicum Conservation Area in Iron County. [discoverycenter.net](http://discoverycenter.net)

**SEPTEMBER 16** Nicolet College's Learning in Retirement Presentation: Holmboe Conifer Forest: Past, Present & Future. [nicoletcollege.edu](http://nicoletcollege.edu)

**OCTOBER 2** Natural Resources Foundation Hike at NWLT's Sack Lake Conservation Area in Iron County. [wisconservation.org](http://wisconservation.org)



## LAND TRUST DAYS

JULY - SEPTEMBER

NWLT is offering the following **FREE** events. Get outside during Wisconsin Land Trust Days, a series of outdoor activities and family-friendly events hosted by land trusts across the state, going on July through September.



**JULY 12** Gile Flowage Paddle (south of Hurley)

**AUGUST 12** Bog Hike at Tower Nibiwan Conservation Area (Sugar Camp)

**SEPTEMBER 27** Hike at Beaver Creek Conservation Area (Springstead)

Space is limited; register at [northwoodslandtrust.org](http://northwoodslandtrust.org).

Visit [havefunoutside.org](http://havefunoutside.org) for other statewide events.



# SHORELAND OWNERS EDUCATIONAL EVENTS

JUNE 12 - JULY 23



## FIELD TRIPS

### Streambank Ecology

JUNE 12 - NOON

Paddle and stop along the Wisconsin River from the Hat Rapids landing to understand how to gauge and monitor your river or stream health. Participants should bring their own canoe or kayak. If you are in need of one, contact John Heusinkveld at [john@northwoodslandtrust.org](mailto:john@northwoodslandtrust.org).

The field trips are intended for landowners with shoreline on area water bodies. Participants will examine shoreland vegetation, aquatic invertebrates, fish habitat, mussels, aquatic plants, and aquatic invasive species.

Organized in partnership with the Oneida County Land & Water Conservation Department.

### Lake Shoreland Ecology

JULY 9 - 10 AM

Wade in the warm, shallow waters of Maple Lake in Three Lakes to learn how to gauge and monitor the health of your lake shoreline by looking at the shoreland buffer zone condition. Water shoes and a sense of playfulness are required.



## WORKSHOP

### Protect Your Shoreland

JULY 23 - 10 AM

Are you interested in learning how to best maintain, improve, and protect your lake or river shoreline?

Join us for this free workshop at the Boulder Junction Community Center.

Presenters include: Northwoods Land Trust, Vilas County Land & Water Department, and Vilas County Lakes & Rivers Association.

Topics include:

- » Maintaining water quality through shoreland best practices and restoration options.
- » Permanent shoreland and upland conservation options for private landowners, including the basics of conservation easements.
- » Programs and resources for new shoreland property owners and lake associations.

VISIT [NORTHWOODSLANDTRUST.ORG](http://NORTHWOODSLANDTRUST.ORG) FOR MORE INFORMATION AND TO REGISTER IN ADVANCE.



## SUPPORT THE NORTHWOODS LAND TRUST

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| <input type="checkbox"/> \$250 | <input type="checkbox"/> \$ _____ |

#### 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 NWLT.
- I am interested in contributing to NWLT in my will or other form of planned giving.

Please make checks payable to

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**NWLT PROTECTION TOTALS**

**15,700 acres**                      **88 miles**  
**of land conserved**            **of shoreline protected**

ELECTRONIC SERVICE REQUESTED

## ANNUAL MEETING & 25TH ANNIVERSARY CELEBRATION

Celebrate 25 years of local land and water conservation with the Northwoods Land Trust on the afternoon of **Friday, June 19** at Nicolet College's Lakeside Center located at 5364 College Drive in Rhinelander.

This year the business meeting will be abbreviated to leave time for socializing, eating, and swaying to the sounds of Amanda Anderson, a local and talented musician.

Doors open at noon. The business meeting is from 1-2 PM. The social is from 2-4 PM. Delicious food by CT's Deli and non-alcoholic beverages will be served. Nicolet will have their cash bar open with beer and wine.

While there, enjoy the outdoor patio and stretch your legs on the college campus grounds surrounding Lake Julia.

**Register in advance for the business meeting. Come by as time allows for the casual social.**

**RSVP BY JUNE 15TH**

**ONLINE:** [www.northwoodslandtrust.org](http://www.northwoodslandtrust.org)

**BY EMAIL:** [carrie@northwoodslandtrust.org](mailto:carrie@northwoodslandtrust.org)

**BY PHONE:** (715) 479-2490



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