



NORTHWOODS LAND TRUST

HELP LEAVE A LASTING LEGACY FOR THE NORTHWOODS

Come celebrate NWLT's 10th Anniversary of conserving the northwoods on July 30th!

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

Summer 2011

Soo Lake Shoreline - Mary Lewandowski's Legacy

By Trisha Moore, Conservation Specialist

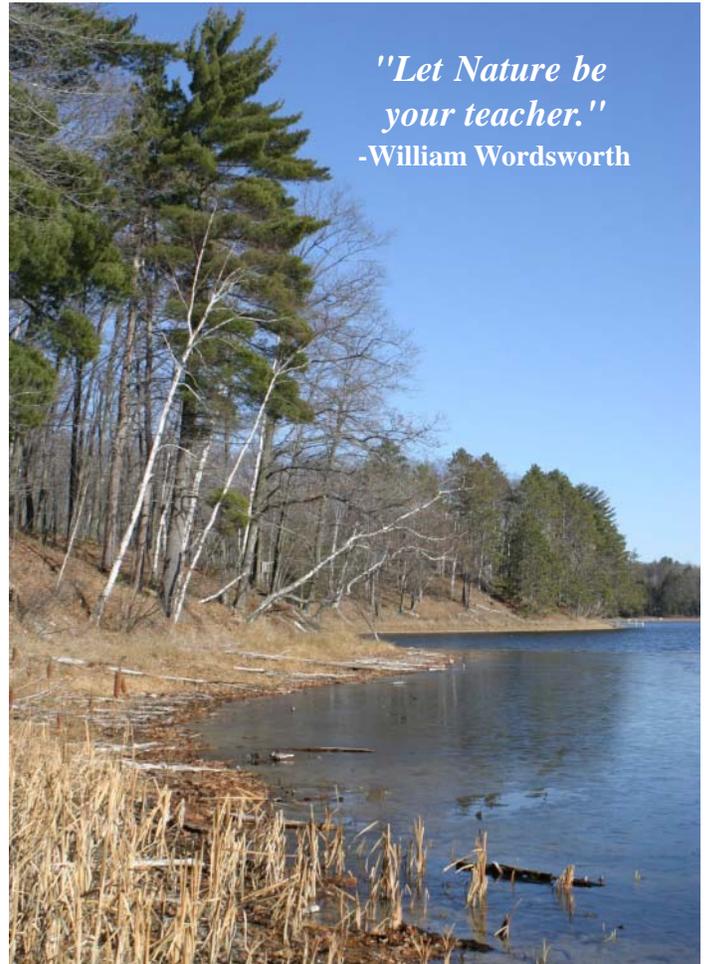
"I grew up in Milwaukee for the first 17 years of my life and haven't been back since," Mary Lewandowski smiles as she talks fondly of her recent decision to place her 23-acre property on Soo Lake into a conservation easement. "I knew by the time I was ten this was going to be it for me. It was the love of the land, this was my home." It was this connection as a very young child that led to Mary inheriting, building a permanent home on, and recently protecting her family property which includes over 800 feet of frontage on Soo Lake.

A grocer in Milwaukee, Mary's grandfather bought 80 acres of land on Soo Lake in 1947. Mary spent a lot of time as a child on the property. Even if her parents couldn't travel up north for a visit, they would send Mary up to her grandfather on the train.

Mary grew to learn from and love the northwoods and the land she called home at a very young age. While in college Mary wrote a letter to her grandfather expressing a desire to own the property. The land was passed on to Mary's mother and uncles and in time was divided among cousins with the owners now being Mary and one cousin.

Mary and her older cousin shared many adventures on Soo Lake as children. She recalled "frogging" and "snaking" on the shorelines of the property. "Finding frogs and snakes would entertain us for the whole day. I was done 'snaking' though after my cousin put a snake in my bed!"

Mary's grandfather allowed the grandkids to do overnight camp-outs in the woods on the 80 acres. Mary often stayed alone with her grandfather. "He would find things for me to do like weed the garden or he would give



*"Let Nature be your teacher."
-William Wordsworth*

Three large lake lots on Soo Lake west of Rhinelander were bound together in perpetuity with a land protection agreement granted by Mary Lewandowski to the Northwoods Land Trust.

me a quarter and send me up the road for milk, which took all afternoon. Then grandpa could take a nap."

After graduating from UW- LaCrosse with a degree in Physical Education and Health, Mary began teaching. She then decided to continue her education at Oregon

(Continued next page)

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 Web site: 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



Soo Lake - continued

State University obtaining a Master's degree in Health Education. Mary taught for seven years in Oregon and also worked with the Columbia River Girl Scouts where she was able to use her love of the outdoors to teach others about nature and outdoor recreation.

Mary took one summer off and solo-canoed the Yukon River 200 miles from Whitehorse to Carmacks! "It took me two-and-a-half days to cross Lake LaBerge," Mary exclaimed. "Of course, I didn't have any maps, I just went!" This adventure trip was just one among many in her life.

"The lake and the land is what brought me back to the Rhinelander area," she said. Mary worked part-time and built her house on Soo Lake in 1979 after securing a job with the Post Office in Rhinelander. Mary stayed with the Postal Service for 29 years.

The Lewandowski property is managed for timber through the state's Managed Forest Law program. It is also used for berry-picking, hunting, and ice and open-water fishing. Mary's greatest enjoyment comes from the lake and she refers to it often as the reason for settling on the property permanently. An avid swimmer, Mary tries to find time daily in the summer to swim in the lake.

Mary first learned of the Northwoods Land Trust through a newspaper article and attending an annual meeting in Eagle River. She remained involved in the organization as a volunteer and attended NWLT-sponsored canoe and hiking trips.

Mary explained her reasons for placing a permanent protection agreement on her property: "I saw what was happening on other parts of the lake. There is a lot of subdivision of the shoreline, and even the back lands, into lots. This is not why I spent my whole life here and not what my grandfather ever intended. I also want to do this for my cousins and their kids and grandkids as well. We're hoping to keep this land in the family forever." 

Left: Mary Lewandowski signed her land protection agreement with the Northwoods Land Trust in December of 2010, conserving her 23 acres of family land in perpetuity.



Mary Lewandowski protected over 800 feet of natural shoreline frontage on Soo Lake, including areas of cobbled rock which are ideal for spawning walleyes.

Leave a Lasting Legacy for the Northwoods!

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 long term conservation of our northwoods.

Celebrating NWLT's 10th Anniversary!

By Bryan Pierce, Executive Director

It is hard to believe that it can be 10 years already since the Northwoods Land Trust was formed. Time really does fly!

The Northwoods Land Trust got its start through discussions at the Vilas County Lakes Association annual meeting and the regional Lake Leader Training Workshop in the summer of 2000. Both sessions were held at Trees For Tomorrow Natural Resources Education Center in Eagle River. The Lake Leader workshop was sponsored by the Wisconsin Lakes Partnership - the Wisconsin DNR, UW-Extension and the Wisconsin Association of Lakes.

Vicki Elkin, then Executive Director of the statewide Gathering Waters Conservancy, was invited to present a workshop on voluntary conservation options for protecting northwoods lakes. As coordinator of that session, I distinctly remember at least five families and individuals participating - all of whom eventually protected their lakefront properties!

At the end of that workshop, the participants looked at me and said: "This is great, when are you going to form a land trust?" As the Vilas County UW-Extension Resource Agent, one of my tasks became helping to move this from an initial concept to the founding of the organization.

By February of 2001, we had recruited an outstanding volunteer board of directors. The first Board members included Jim Holperin (Executive Director of Trees For Tomorrow) as Vice-President, Tiffany Lyden (Vilas County Conservationist) as Treasurer, Willa Schmidt (retired research librarian from UW-Madison) as Secretary, and me as President.

Also volunteering on the Board were Tom Ellis (President of First National Bank of Eagle River), Mary Schwaiger (Reach & Schwaiger CPAs), John Huppert (DNR Forester), Roger Sabota (Nicolet College, fishing guide & outdoor writer), Clifford Haskins (representing the Forest County Association of Lakes), and attorneys Ed Drager, Martha Milanowski and Lisa Wood. Other technical advisors were Vicki Elkin and Patricia Zatopa (DNR Land & Recreation Grants Specialist).

Ten years later, several of these individuals are still committing their valuable time in serving on the Board. We have also been fortunate in enjoying the expertise and assistance of a number of additional Board members and many other volunteers.

Within two years, we were successful in finalizing our first two conservation easement donations - with Willa Schmidt on Snipe Lake and the Powell family on Heart Lake in Vilas County. Since then, we have completed 52 conservation easement projects, three conservation land donations, and a variety of other landowner education and technical assistance projects.



Willa Schmidt (right) and Ben and Barbara Powell became the first conservation easement donors to the Northwoods Land Trust in December of 2003.

In order to celebrate our 10th Anniversary, we are preparing a special commemorative publication which will highlight our history, progress and some of the many outstanding conservation projects and private landowners we have worked with.

We are also excited to host the following special celebration event. Seating will be limited though for both the seminar and the banquet, so please call the NWLT office at (715) 479-2490 for advance reservations.

10th Anniversary Celebration

Date: **Saturday, July 30th**

Place: **Eagle Waters Resort**, east of Eagle River

Cost: \$30/person for the banquet

Event Schedule:

3:00 p.m. **Preserving Family Land Seminar -**

Succession Planning for Future Generations

Atty. Melissa Kampman of Ruder Ware law firm in Wausau will present a seminar focusing on the legal arrangements that can be created to help families keep their northwoods properties in the family through multiple generations. Whether landowners have already protected their property with conservation easements or not, this session will provide valuable information on options for legal structures, property management strategies and tax implications.

4:30 p.m. **Meet the NWLT Board Social Hour & Silent Auction**

5:30 p.m. **Buffet-style Banquet**

6:30 p.m. **"Celebrating the Past, Looking to the Future - a Decade of Northwoods Land Protection"**

8:00 p.m. Silent Auction closed & Adjourn

Conservation Buyer/Seller Program

What is a Conservation Buyer/Seller Program?

Conservation buyers are people who are interested in purchasing land in order to protect its conservation values. They literally “put their money where their values are.”

Many conservation buyers purchase land because they enjoy outdoor recreation and want to use it for hunting, fishing, watching wildlife, forest management, nature study or just for a relaxing weekend retreat. The primary requirement for conservation buyers is their interest in considering permanent protection for the land. These landowners can work with the land trust to grant a conservation easement on the property after they buy it.

In some cases, conservation buyers purchase land that is already protected with a perpetual conservation easement - often at a discounted price below what they would ordinarily have had to pay for other similar, but unprotected properties. These buyers can still use the land for recreation purposes, but are subject to the rights and restrictions within the conservation agreement.

Conservation sellers are property owners who wish to sell their land, but would prefer to sell it to someone with strong conservation values who would make sure it is protected.

The Northwoods Land Trust’s program simply hopes to link conservation minded buyers and sellers, but does not act as an agent for either party. Nor are there any fees for participating in the program. Due to potential conflicts of interest with possible pre- or post-sale conservation easement donations, NWLT does not become involved in negotiations between the sellers and buyers.

Even with the current economy and slow real estate market, conservation buyers may be the best hope for preserving some of our last remaining wild tracts in the northwoods. Please contact the NWLT office for more information or to arrange a site visit at (715) 479-2490.



Conservation buyers are interested in owning property for private recreation, while also ensuring its long-term conservation.

Forest County

** Oconto River Trout Stream

This roughly 33-acre parcel features one-quarter mile of scenic frontage on the North Branch of the Oconto River. The property is located near the town of Wabeno close to state Hwy. 32.

The North Branch of the Oconto River is a class II trout stream with naturally-reproducing populations of brook trout and also stocked brown trout. The Oconto was also listed as a priority river segment for protection by the DNR Northern Rivers Initiative.

About 70-80% of the site is northern hardwoods, primarily 100-year-old sugar maples. Several thousand pine and spruce trees have been planted on the property, as have over 150 apple trees in a small orchard. The property has been in the family for over 100 years.

Sewer and water are available along one side of the parcel. Asking price is \$287,000. 

** Peshtigo River Property

With a total of 120 acres of woodlands, wetlands and about 2,500 feet of frontage on the South Branch of the Peshtigo River, this Forest County parcel is located in the town of Argonne.

The South Branch is close to the intersection with the middle branch of the Peshtigo, also a Class II trout stream with reproducing brook trout. The Peshtigo River has also been identified by the DNR Northern Rivers Initiative as a priority river. There are currently no improvements on the property.

The landowners have indicated they may be willing to do a “bargain sale” of the property for land protection purposes. Asking price is still to be determined. 

** Premier lake in the Nicolet National Forest

A unique opportunity for someone to help protect a large forest block within the Nicolet, this 560-acre property surrounds a 177-acre spring lake. There is an existing small cottage and sugar shack on the property.

The site includes an estimated 10-12,000 feet of frontage on the lake, which has excellent fishing. The lake was recognized as a “wild lake” by the Wisconsin DNR Northern Initiatives. A public carry-in boat/canoe/kayak access is located on the outlet stream, but there is no public boat landing on the lake. Road access is off of State Highway 70 east of Eagle River.

The owner was offered \$8 million by a developer, but indicated they would be willing to do a bargain sale for land protection purposes.

This property has extraordinary conservation values - a high priority site that is truly worthy of protection. 

Conservation Buyer/Seller (continued)

Oneida County

** River Bend Conservation property

This Wisconsin River site is well-wooded with a mixture of hardwoods and pines. It is gently rolling with approximately 16 of the 75 acres in tamarack and black spruce swamp. The elevation is high along the river with moderate to steep slope. There are excellent roads and trails, and diverse flora and fauna (river photo below).

The 35 acres that includes 870 feet of river frontage is under a conservation easement that allows no building. The adjacent parcel up river is also protected with a conservation easement. Of the 75 acres, 70 are under Managed Forest Law. The 5-acre building site borders the blacktop road that runs along the easternmost line.

The ideal candidate is someone who loves nature, may or may not love to hunt and fish, and enjoys their privacy while still being just 7 miles from Rhinelander amenities.

Wildlife viewing up and down the river is outstanding. A large flock of wild turkeys was observed during the last conservation easement monitoring visit.

The asking price for this Wisconsin River property is \$250,000. The owner would consider a land contract. 



About 870 feet of natural shoreline frontage on the Wisconsin River south of Rhinelander has already been protected on this sale property.

** Frontage on a Private Lake

The owner of a scenic, wooded 40 along with a 5-acre adjacent parcel seeks a conservation buyer interested in preserving this property with frontage on Dumbell Lake west of Rhinelander. Just a few miles from the city, the site is a refuge for wildlife in the middle of other, more developed lake lots and subdivisions.

The 40-acre parcel includes roughly 150 feet of lake frontage. Dumbell Lake is about 11 acres in size, and is entirely private ownership with no public access. The 5-acre adjacent lot provides road access for the site.

Shoreland-wetlands on the land also protect part of larger Sherry Lake. The asking price is \$140,000. 



Tall red pines line the shoreline of this parcel with about 1,500 feet of frontage on Harmony Lake, a DNR-identified "wild lake."

Vilas County

** 21-acre Conservation parcel on Harmony Lake

Located just north of Eagle River in Vilas County, this property also has a perpetual conservation easement on it. The land features about 1,500 feet of natural shoreline frontage on a private lake.

Harmony Lake is an 88-acre, clear water seepage lake (see photo above). It has good fishing for largemouth bass and panfish. The frontage is sandy, with tall red pines lining the banks. Harmony Lake was identified as a "wild lake" by the Wisconsin DNR Northern Initiatives: Wild Lakes Program.

There are no buildings of any kind on the property, however the conservation easement allows for a 30,000 sq. ft. building zone to be surveyed. The easement permits construction of one single-family residence with a total maximum total horizontal footprint for all structures of 2,500 sq. feet. Forestry is allowed, and 18 acres are currently under the Managed Forest Law program. The property is listed with Eliason Realty of the North. 

Price County

** Surrounded by Chequamegon National Forest

A 148.5-acre holding within the Chequamegon National Forest in the town of Eisenstein, Price County, is available for sale by owner to someone interested in keeping this property intact. The land features diverse habitats for wildlife including about 30 acres of old fields, with the rest a mix of coniferous and deciduous woodlands, black spruce swamp and other wetlands.

Road access is off of State Highway 182 east of Park Falls and west of Springstead. The site is also located near the South Fork of the Flambeau River. The asking price is \$297,000. 

Gifts in Memory...

Memorial gifts to the Northwoods Land Trust are a great way to preserve memories of loved ones and friends. These gifts are truly lasting tributes to those who have gone before through the beautiful lake and river shorelines, towering woods, vital wetlands and critical wildlife habitat conserved forever. Recent memorial contributions have been received from the following families and individuals:

- * Eloise & Jeffrey Potter - in memory of Nicholas Schoofs and Richard Sedgwick.
- * Steve Guthrie - in memory of Dennis G. Brown.
- * Ginny Parker & Family - in memory of former NWLT board member Jerry Parker.
- * Bette Jo Sullivan - in memory of Jim Korth.
- * Marion Schoofs - in memory of Dorothy Ball, Norman Jensen, Clair Haas, Helen Anderson, Frank Bartman, and Nicholas Schoofs.
- * Vicki Holewinski - in memory of Jim Lewis.
- * Ed Drager - in memory of Gene O'Hara.
- * Lisa Wood - in memory of Lowell Pierce.

Dale Druckrey Conservation Fund

The Northwoods Land Trust has also received a gift from the Dale Druckrey estate. In 2005, Dale created the "Dale Druckrey Conservation Fund" with the Natural Resources Foundation of Wisconsin. The fund provided distributions through an estate gift upon his death to 22 different state and national organizations to which he was loyal - including NWLT.

We are very grateful to the late Dale Druckrey, and to all of our supporters for considering us for these special memorial and estate gifts.



Memorial and estate gifts help NWLT protect "wild lakes" and other shorelines as a lasting tribute to those who love the northwoods.

Correction

We also want to acknowledge and add the following to our list of NWLT contributors in 2010:

\$2,500 - Northwoods Alliance & the Friends of Sylvania Wilderness. This gift was made in support of the Lee & Margo Popovich conservation easement and will be used for the purpose of annual monitoring and legal defense.

Newest Volunteer Monitor Arrives



The newest addition to the NWLT conservation family has just arrived. Ayla Jean was born on May 10, 2011 to Conservation Specialist Trisha Moore and her husband Mark Shepherdson. At 9 lbs. 1.9 ounces, Ayla will be a bit of a load in Trisha's monitoring backpack.

Mother Trisha was hoping for an Earth Day delivery, but independent-minded Ayla had her own ideas. According to Trisha, "She's beautiful, and it went very fast!" Trisha also said that all in the family are doing well and are currently getting by on very little sleep.

Rumor has it that little Ayla has been already been playing with maps, compasses, GPS units and monitoring clipboards. Nothing like getting experience early...

While Trisha's field monitoring will be limited this summer, she still plans to help coordinate site visits to conservation easement properties with volunteer monitors and landowners. Anyone with monitoring questions can email Trisha at trshmr@gmail.com or leave a message on her cell phone at (715) 891-2412. She will be sure to get back with you during her waking hours (which, of course, might be 2 a.m.).

Our heartiest congratulations to Trisha and Mark, and to big brother Iland (now 2-1/2 years old). It seems that the land trust is truly a growing conservation movement! 🌲



For Sale to support NWLT

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.

Mike Meyer Joins NWLT Board

The Northwoods Land Trust Board of Directors is very pleased to announce that Michael W. Meyer has joined the Board.

Mike Meyer is a Natural Resources Research Scientist with the Wisconsin Department of Natural Resources Bureau of Science Services in Rhinelander. Mike graduated from Eagle River Union High School in 1972, received his B.S. in Biology from UW-Stevens Point in 1978, M.S. in Animal Science from Texas A&M in 1983, and Ph.D. in Wildlife Ecology in December 1989 from the University of Wisconsin - Madison.

Mike's program responsibilities include statewide environmental toxicology research projects including implementation of the Wisconsin Wildlife Biosentinel Program designed to evaluate wildlife (bald eagle, osprey, common loon, mink, and otter) contaminant exposure and reproductive health in statewide aquatic systems. Additional program responsibilities include research on the impact of changing land-use patterns on wildlife habitat quality in northern Wisconsin, with an emphasis on lake and riverine habitat.

Mike is currently involved in implementation of a 10-year collaborative research project to evaluate the ecological benefits of shoreland buffer restoration on northern Wisconsin lakes. Mike and partners have just received a \$223K grant from the Great Lakes Research Initiative to implement a large scale shoreland restoration along Chequamegon Bay in the City of Ashland.

Mike has authored or co-authored 67 peer reviewed scientific publications and received the Steve Serns award for excellence in DNR Science Services research in 2007. Mike currently serves as Co-chair of the Wisconsin Initiative on Climate Change Impacts Wildlife Working Group, Co-chair of the Great Lakes Wildlife Mercury

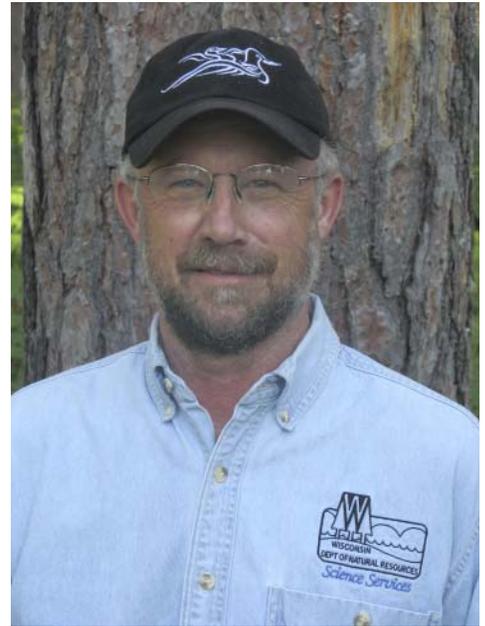
Working Group, and serves on the WDNR Lead Reduction Working Group and WDNR Bald Eagle/Osprey Recovery Team.

Meyer explained his interest and willingness to serve on the NWLT Board:

"The mission of the Northwoods Land Trust is in harmony with my life time work of conducting research to preserve the Northwood's environment. The most certain way of protecting the Northwood's natural heritage for future generations is by setting aside important landscapes for conservation purposes."

Mike is probably best known for his work on loons throughout the lake country. He has also implemented a number of lake shoreline restoration demonstration projects in the area. His research on lake development impacts is also very important and relevant to the Northwoods Land Trust. We anticipate this year beginning a process of reviewing our minimum acreage and lake and river frontage criteria for conserving land with conservation easements or other land acquisition strategies in our multi-county region.

Welcome to the NWLT Board of Directors Mike!



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.



NOTICE - YOU ARE INVITED!

2011 Annual Meeting to feature a tour of the Wellenstein family's 1,400-acre conservation property

You are cordially invited to participate in the 2011 Northwoods Land Trust Annual Meeting on **Friday, June 24th** at the Newbold Town Hall. The community building is located on the east side of Hwy. 47 about four miles north of Rhinelander (4590 Hwy. 47 N).

Please come and meet the NWLT Board and join us for a free light lunch and social time at noon. The Annual Meeting will begin at 1:00 p.m. with a summary report and "virtual tour" of the year's outstanding conservation projects and other achievements.

Following the Annual Meeting, we will carpool back into the heart of Newbold to visit the Walter and Janet (Nina) Wellenstein family's conservation properties. Over 1,400 acres of their private land have been protected with conservation easements.

This large property includes three DNR-identified "wild lakes" either entirely or mostly protected by the family. The site also includes most of the natural shoreline of Fredrich's Flowage, a series of small impoundments which provide outstanding breeding and migration habitat for ducks and other wildlife. Come and celebrate these recent additions to our growing list of conserved lands.



Join us for a tour of one of NWLT's largest conserved private properties for our Annual Meeting on Friday, June 24th.

We recommend wearing long pants, long sleeves and bug/tick protection. A guided walk will include some trail hiking. Please RSVP to help us plan for the lunch by contacting the NWLT office at (715) 479-2490 or email us at nwlt@northwoodslandtrust.org.

We hope you can join us!



NORTHWOODS LAND TRUST

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Bryan Pierce, Exec. Director
Trisha Moore, Conservation Specialist

Please remember NWLT in your annual and planned giving. Give a gift that will last forever!