



Landings

JOURNAL OF THE DOOR COUNTY LAND TRUST

Big Deals...

Two Major Land Purchases Protect Over 500 Acres!



The Harold C. Wilson Three Springs Preserve
421 Acres Containing the Headwaters of
Three Springs Creek near Sister Bay



The Kreuter Preserve
91 Acres with over 3,000 feet of Lake Michigan Shoreline
in the Town of Clay Banks





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Cover: Three Springs Preserve and the Kreuter Preserve
 photos by Julie Schartner



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LETTER FROM THE EXECUTIVE DIRECTOR



Dan Burke at the new Three Springs Preserve.

Dear Friends,

The founders of the Door County Land Trust must be smiling at the news we are reporting in this issue of *Landings*!

In the span of just a few days earlier this fall, the Door County Land Trust completed the two largest conservation purchases in its 22-year history. When the dotted lines were signed and the handshakes extended, the Land Trust had purchased 511 acres (!) and 3,000 (!) feet of Lake Michigan shoreline. As our newsletter cover says, "**Big Deals!**"

In 1985 when a small yet enthusiastic band of people first began taking steps to form the Door County Land Trust, I suspect they had high hopes for this organization. But did they ever imagine that their fledgling group would someday create land preservation history? Well, thanks to our incredible members and the strong partnerships we've forged, history is indeed being made!

The first of our two fall purchases, 421 acres at Three Springs in Liberty Grove, marks the largest conservation purchase in Door County in the last 41 years. It also protects what was the largest, unprotected property remaining in northern Door County. (And if you think that's exciting, wait until you read about Three Springs' ecology!) The second purchase, a 91-acre parcel in the Southern Door township of Clay Banks, is home to 3,000 feet, over 1/2 mile, of undeveloped lakeshore. With its appraised value over \$2.4 million, it is the most expensive parcel we've ever protected.

These successes are an indication that the Land Trust has reached an incredibly exciting point in its development. Not only are we able to identify the most critically important properties in Door County, but we actually have the resources, the expertise, and the community support it takes to protect them!

I am thrilled that our founders, several of whom I know and remain in contact with, are able to take pride in these historic purchases. I am even more thrilled when I look to the future. One hundred years from now, long after we have passed the torch to a new generation of Land Trust leaders and members, people in Door County will be blessed by the gifts of beautiful lands we are leaving behind.

All of us here at the Land Trust, from the founders to the current board and staff, hope that these gifts of open spaces and wild places are at the front of your mind when you support our work. Together, we are helping to ensure that Door County will inspire future generations in much the same way she inspires us today.

Enjoy reading about the two new nature preserves you helped to create: the *Harold C. Wilson Three Springs Nature Preserve* near Sister Bay and the *Kreuter Preserve* in Clay Banks. They are, indeed, "**Big Deals!**"

On behalf of the Land Trust board and staff, thank you for all your past support. Let's continue to make land protection history together!

Most sincerely,

Dan

Dan Burke
 Executive Director



Governor Jim Doyle and Secretary of the Wisconsin Department of Natural Resources, Matt Frank, present Stewardship Grant funds to Land Trust staff, board and partners for the purchase of the Three Springs and Kreuter Preserves.

Photo by Jodi Milske



The Places We Protect: **THREE SPRINGS PRESERVE**

Landmark Purchase Creates New 421-Acre Nature Preserve Purchase is Largest Conservation Project in Door County in over 40 Years

On a windy September afternoon, staff and board members of the Door County Land Trust were joined by the Governor of Wisconsin, the Secretary of the Wisconsin Department of Natural Resources, The Nature Conservancy, and the U.S. Fish and Wildlife Service to deliver some big news. On this day, the Land Trust announced that it has completed the largest conservation purchase in Door County in the last 41 years, and, in doing so, has established the *Harold C. Wilson Three Springs Nature Preserve*.

"The purchase of the Three Springs property marks

the biggest conservation purchase ever by the Door County Land Trust and, more importantly, protects what had been the largest, unprotected parcel remaining in northern Door County," said Dan Burke, Executive Director of the Door County Land Trust.

The Three Springs property is located two miles east of Sister Bay and lies within a region of Door County which hosts the highest density and greatest diversity of rare plants, animals and natural communities found in Wisconsin.

Mike Grimm, who directs The Nature Conservancy's

work on the Door Peninsula, explains that the Three Springs property has long been considered a top priority for conservation. "This is a keystone property," Grimm said. "It has a critical influence on the quality of water in both Three Springs Creek and North Bay. It is also strategically located within a functional landscape of unmatched diversity, ecological integrity and beauty."

The Three Springs project was funded through a mix of state, federal and private funds. The Land Trust received a \$746,000 grant from the Knowles-Nelson Stewardship Fund and a \$471,750 grant from the U.S. Fish and Wildlife Service. The Nature Conservancy generously provided the Land Trust with a \$90,000 donation and a grant from the Wisconsin Land Fund also aided in the purchase. In addition, the Door County Land Trust received over \$180,000 from its members in support of this project.

"An historic project of this magnitude could not have been accomplished alone," explains Burke. "We thank our state and federal agency partners, The Nature Conservancy, and all our donors for working collaboratively to preserve this special place. We also owe a big thanks to the landowners, George and Jean Reynolds, for being great stewards of this place for the past 40 years and providing us with the opportunity to establish this new preserve."

The property will be named the *Harold C. Wilson Three Springs Nature Preserve* in honor of the late Harold Wilson, a Door County businessman and renowned naturalist who owned the property for many years and operated one of the state's first nature centers here. (See pages 4-5 for more details.)

"The Door County Land Trust is honored to follow in the footsteps of Harold Wilson by once again making this property available for all the public to enjoy and appreciate," explains Terrie Cooper, Door County Land Trust's Land Program Director. "We expect to add signage and trails to the preserve in 2009 and to prepare the preserve for recreational opportunities including hiking, birding and hunting."

We look forward to sharing this special place with our members and the community!

See "Explore the Door" on page 19 for information about an upcoming hike at Three Springs Preserve.



Photo by Julie Scharfner

Natural springs at Three Springs Preserve form a small vernal pond with water levels especially high throughout the spring and early summer months.

THREE SPRINGS PRESERVE, *continued*

Preserving the Historic Three Springs by Fran Burton

Big.

That's the best way to describe the Three Springs Preserve.

Big in size – 421 acres. **Big** by Door County Land Trust standards – the largest single purchase, ever, for the organization. **Big** in historical significance – a long association with the area's natural history.

And **Big** in ecological importance – a key piece in a 17,000-acre State Natural Area corridor that has been described as “one of the premier natural landscapes of the western Great Lakes.”

Big and wild...



Big and wild though it may be, the **Three Springs Preserve** is just two miles from Sister Bay. The beautiful, undeveloped tract, very close to civilization, is almost a secret place – out of sight from a major road and unknown to most of the public.

Springs that meander through the property give it its name, but more importantly they provide specialized habitat for plants and animals, including endangered and threatened species. The rare Hines Emerald Dragonfly lays its eggs in vegetation on the banks of a pond formed by the springs. Endangered Dwarf Lake Iris and spectacular Showy Lady's Slippers bloom in the swampy soil of nearby woods. Smallmouth bass, yellow perch, brown trout, Chinook salmon, and Northern Pike spawn in the coldwater springs. The forests contain white cedar, tamarack, balsam fir and black ash. The headwaters of North Bay arise on the property, providing a critically important habitat for Lake Michigan's whitefish population, 80% of which spawn just offshore of North Bay.

Perhaps the greatest importance of the Three Springs tract is its location. It's a pivotal parcel in a grand landscape of wilderness that encompasses the **Ridges Sanctuary, Toft Point, Mud Lake, and North Bay.**

The first recorded transaction involving the Three Springs property was in 1883 when Franz Erickson purchased 160 acres under the Homestead Act (see page 7). Several generations of the Erickson family owned the tract until 1940 when they sold it to Harold Wilson of Ephraim. Harold grew up in Ephraim and

“...Conditions and people have changed but the little lake is still there, swelling large each spring season. Cedars are again growing where the first cabin stood, and there up from the bottom of the lake, between the stones, gurgles still, the clear cool waters of Three Springs.” – John R. Seaquist

Photo contributed

lived most of his life there. His family owned the popular Wilson's Ice Cream Parlor, and Harold had his real estate office in the same building. But neither ice cream nor real estate were Harold's passions – he loved the natural world.

Harold's particular interest was the migratory habits of birds, and by the time he was in his 30s, he had banded 5,500 birds of 53 species, a new banding record for Wisconsin. He became one of the country's experts on the migration of Herring Gulls, and over his lifetime he banded over 60,000 of them.

A few years after Harold purchased the Three Springs tract, its history became intertwined with Wisconsin conservation history. In 1947, Harold opened the **Three Springs Nature Center**, located in the two-story barn that stood on his property. His goal

was to educate visitors about the wildlife and ecology of Door County. Upstairs in the barn he displayed



Joe-Pye Weed

Photo by Julie Schartner

taxidermy specimens, and downstairs he placed tanks of live fish, snakes, and reptiles. Outside, a one-acre fenced area contained deer, and cages held fox, wolves, coyotes, beaver, raccoons, opossums, and sometimes a bear cub. All the animals were native to Door County. Harold also laid out a nature trail with

signs telling about the various plants and trees. The whole enterprise had a friendly, down-home feel to it. Children were encouraged to bring in small animals such as snakes, chipmunks, rabbits, and squirrels and if they did, were given a season pass.

Caring for the nature center required substantial amounts of time, and each summer Harold hired an assistant to oversee the operation. The summer of 1950 saw the arrival of an assistant who would later have an enormous impact on Wisconsin's conservation community – **C.D. "Buzz" Besadny**. He had just finished his junior year at the University of Wisconsin, Madison, where he was a wildlife management major.

According to well-known naturalist, Roy Lukes, who was Buzz' first cousin and lifelong friend, wildlife management wasn't his original choice of careers. According to Roy, Buzz left for Madison "with the intention of becoming an undertaker." Roy thought perhaps the influence of Madison's Aldo Leopold came to resonate with Buzz. Leopold's ethic – that people are part of a large picture that includes water, soil, plants and animals and that disturbing one disturbs the others – informed the rest of Buzz' life, which was committed to outdoor stewardship.

continued on page 6

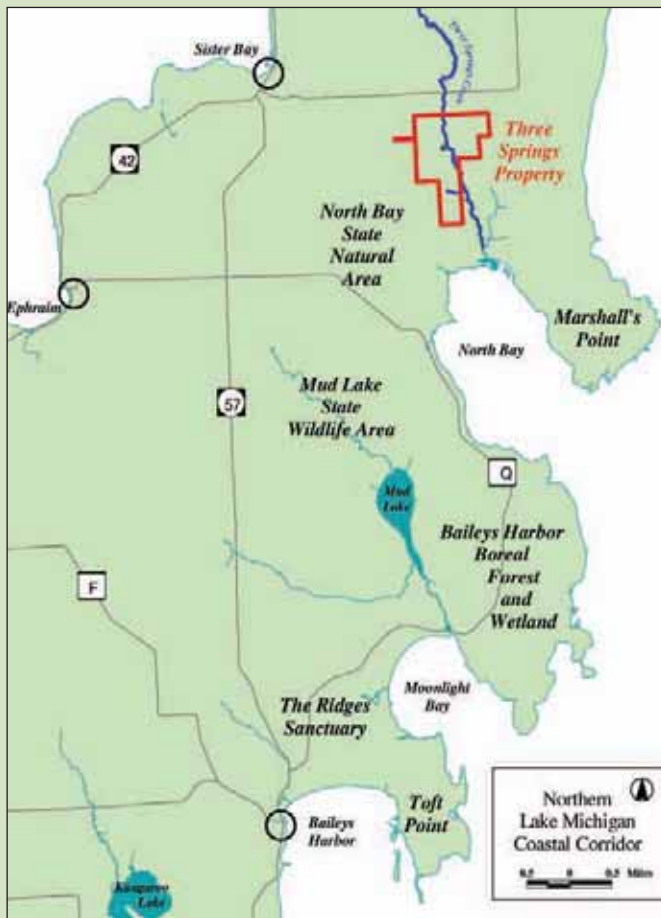


Photo by Julie Schartner

Hikers at Three Springs



Autumn colors illuminate a path through the woods at Three Springs Preserve.

THREE SPRINGS PRESERVE, *continued*



Three Springs Creek winds its way from the spring-fed headwaters through the dense conifer forests to North Bay.



Greater Yellowlegs

Photo by Paul Burton

As head of the Department of Natural Resources (DNR) from 1980 to 1993, Buzz gained an international reputation as an environmentalist. He was a far-sighted administrator who initiated many important programs. His greatest legacy, however, may be the Knowles-Nelson Stewardship Fund, which arose from his interest in public land acquisition. This initiative, successor to the Outdoor Recreation Act Program, was created in 1989 during Buzz' tenure. The program provides the state, local units of government, and land trusts with funds to acquire and protect undeveloped lands of state-wide importance. The Knowles-Nelson Stewardship Fund is providing over \$700,000 of matching funds to help the Door County Land Trust purchase Three Springs. There's satisfaction in knowing that Buzz was closely associated with both the fund providing protection and the place being protected.

Ultimately, Three Springs Nature Center proved to be too far off the beaten path to be profitable and it closed in the early 1950s. However, the wonderful old barn remains on site as a reminder of this bygone venture.

Over the past 115 years, the Three Springs tract has been cared for and stewarded by only three families, most recently that of George and Jean Reynolds. All three families have kept the property largely undeveloped – a fortunate and surprising occurrence in a time of rapid development in Door County.

In addition to thanking George and Jean Reynolds for their stewardship, the Land Trust also thanks George Erickson, Lois Rushton and Mike Brodd, descendants of the original Three Springs settlers, and Paul and Mary Wilson, children of Harold Wilson, for sharing their knowledge and memories of Three Springs.

Photo by Mike Grimm



Photo by Julie Scharner

Land Trust staff members Laurel Hauser and Dan Burke enjoy a rare opportunity to get out of the office and explore Three Springs.

There's Work to be Done and Funds to Raise

Much work lies ahead to ready the **Harold C. Wilson Three Springs Nature Preserve** for public use. By early next summer, the Land Trust hopes to have the preserve open for hiking, birding, hunting, and other recreational activities. If you are interested in building trails, installing signage, or participating in other stewardship tasks at the Three Springs Preserve, please contact Jodi Milske, our Land Stewardship Coordinator.

Although the purchase of the Three Springs property is complete, **approximately \$42,000 remains to be raised for trail building, site restoration, educational signage, kiosks, benches and long term maintenance.** If you are able to help and would like to make a contribution, please send your gift to the Door County Land Trust Three Springs Project, P.O. Box 65, Sturgeon Bay, WI 54235. All contributions are tax-deductible.

The Erickson Family Comes to Door County

An historical account of the arrival of the first European settlers to Three Springs

Grandfather (Erickson) came to Door County and took up a "homestead" and built a log cabin either in 1875 or 1876. The family – grandmother and the four older children, of which my mother was the oldest, arrived in 1877. She, and mother too, often spoke of their coming and the conditions that they found here.

Most traffic to and from the county in those days was by boat... It was on one of these steamers, called by Door County people "The Chicago Boat" that Grandmother and the children made the trip from



Photo contributed

Early settlers at Three Springs, the Erickson Family circa 1885.

Chicago. The landing place for those boats was at that time at Baileys Harbor. The boat landed after a tiresome journey in the morning of a hot summer day. Their problem was to convey themselves as well as their baggage to "Three Springs" which was... far away (and) they knew they would have to walk to get there.

Each youngster was given a burden to carry according to size and strength leaving the heaviest for my mother and for Grandmother herself. They would walk a little ways and then stop and wipe sweat. It was the longest walk and the hottest day they had ever known. It seemed the road would never end. It was well along in the afternoon when they got to the cluster of houses known as Sister Bay. Here they learned that they still had a couple of miles to go eastward before they would reach their cabin at Three Springs. Fortunately the summer day was

long. The sun was far in the west before they came to the trail that led through thick woods to the cabin. Finally they came to the little lake they had heard about and there beyond it saw for the first time what was to be their home. Evidently they had thought of a mansion all their own and the sight of the low log cabin was a keen disappointment. Their first comment was, "Oh, shoot, the house," which expressed their collective opinion and it was not one of approval.

The house was of rectangular shape, built of huge cedar logs. Around the cabin were the stumps on which the logs had grown. The chinks between the logs were filled with moss....

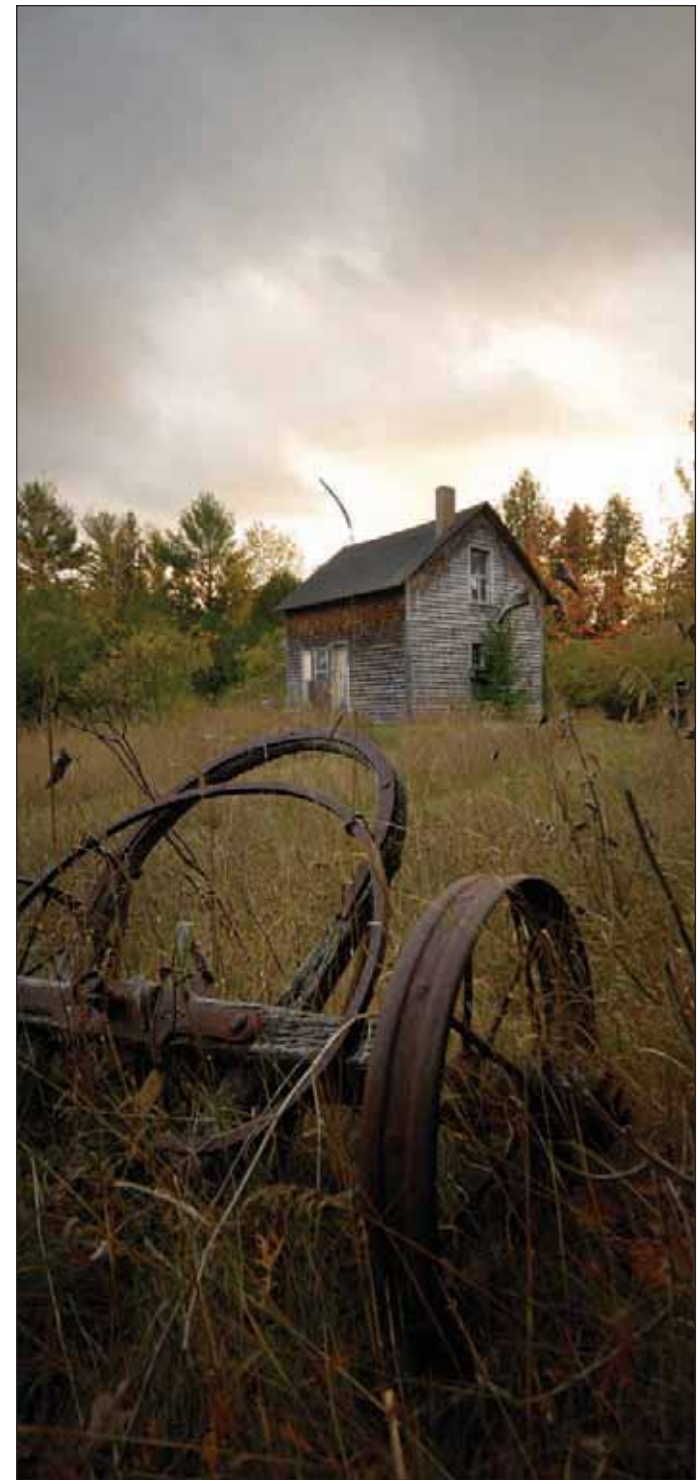
...When the younger children had fallen asleep, which they did immediately after eating, Grandmother slipped out of the house and was found by my mother, the oldest girl, sitting on a stump, back of the cabin, crying as if her heart would break. Mother told me that she would often slip away like that those first years to cry and to pray for strength to carry on. Here they were, far from the nearest neighbor. All provisions had to be carried several miles thru thick woods where wolves howled and bears prowled. The only school to which the children could go was three miles away. To get to it a crooked trail had to be followed through the woods. Even the main roads were narrow, stony and full of mud holes.

Since their cabin was near water, among cedar trees, mosquitoes were always a summer pest and in dry seasons fire was an ever present danger.

As we, of a later day, step on the gas and glide along black topped highways, it is hard for us to visualize and appreciate the fortitude, hard work and patience it took just two generations ago to begin the improvements that we now enjoy and take for granted. Let us not forget the price they had to pay and be grateful for what they did...

...Conditions and people have changed but the little lake is still there, swelling large each spring season. Cedars are again growing where the first cabin stood, and there up from the bottom of the lake, between the stones, gurgles still, the clear cool waters of Three Springs.

*Excerpted from Pioneer Experiences in Door County, Wisconsin
by John R. Seaquist published 1954*



An old granary and rusted farm implements are relics from the days of early settlers at Three Springs.

Photo by Zak LaCrosse



The Places We Protect:

KREUTER PRESERVE

New 91-Acre Preserve Protects Over 1/2 Mile of Lake Michigan Shoreline

It is arguably one of the most breathtaking views in all of Door County. From the top of a windswept bluff on the Susan and Nancy Kreuter property in



Sisters Nancy and Susan Kreuter

southern Door County, a bucolic, green farm field stretches to the edge of a high clay bank. This high bluff or bank then cascades down to a sand beach where it meets the sparkling blue waters of Lake Michigan. Looking out on the horizon from this hill-top field, one sees the Door Peninsula appear and disappear as its wooded shoreline stretches northeastward out into the open lake. With wind and water so prominent here, one understands why Door County has such allure, why she inspires so many.

The Door County Land Trust is proud to report that this view and the 91 acres that frame it are now permanently protected!

On September 11th, Wisconsin Governor Jim Doyle and Secretary of the Wisconsin Department of Natural Resources, Matt Frank, joined the Land Trust staff and board of directors on the Kreuter property to announce the Land Trust's purchase and preservation of this very special place in the township of Clay Banks, six miles south of the City of Sturgeon Bay.

In addition to the spectacular view from the Kreuter property, there are nearly 3,000 feet of pristine Lake Michigan shore frontage. This makes it one of the largest stretches of undeveloped, unprotected lakeshore remaining in Door County. Also found on the property is a diverse mix of natural communities including cedar forest, open fields, a meandering stream, and, of course,

the steep bluff that bisects this new nature preserve. This eclectic mix of habitat provides an ideal place for many plants and animals to reside including shore birds, bald eagles and a number of rarely encountered wildflowers.

Funding for this purchase was made possible by a grant from the Knowles-Nelson Stewardship Fund, donations from Land Trust members, and a generous donation from Nancy and Susan Kreuter, in the form of a "bargain sale." An appraisal ordered by the Land Trust determined the property's fair market value to be \$2,430,000. The Kreuters agreed to sell the property to the Door County Land Trust for half this value. (See pages 10 and 11 for more information on bargain or charitable sales.)

The Kreuters' generous donation proved instrumental

in the Land Trust's ability to protect yet another spectacular parcel in Clay Banks, a township known for its pastoral views, pristine shoreline and agricultural heritage. In 2004, the Land Trust teamed up with nearby landowner, Ardis Cermak, to permanently protect her farmstead and another extensive stretch of Clay Banks shoreline.

Clay Banks got its name from the famous red clay banks that line the shoreline in this southern-most portion of Door County. These red clay banks are uplifted beach remnants of the last Ice Age. In more recent times, they've served as conspicuous navigational landmarks for the many ships that have travelled between the ports of Milwaukee and Sturgeon Bay.



"Our mother loved all things natural... and was a huge proponent of preservation. We think it would make her happy to know that this property will remain as it is."

- Nancy Kreuter

Over 3,000 feet of scenic Lake Michigan shoreline is protected by the recent purchase of the Kreuter Preserve.



Photo by Jon Van Harpen

An aerial view of the shoreline of the Kreuter Preserve shows remnants of a few of the over one dozen shipwrecks said to have occurred along Clay Banks.

At one time, the village of Clay Banks (now completely disappeared) was a bustling lumber settlement. It housed a huge sawmill, numerous businesses and schools, and several post offices. According to the Wisconsin Underwater Archaeology Association, “By the late 1860s, the area had the longest piers in Door County for shipping local products... These lengthy docks were needed because the offshore waters harbor many shallow reefs, rock ledges, and bottom boulders. As one might guess, this treacherous marine topography resulted in many documented shipwrecks in the area.” In fact, over one dozen shipwrecks are thought to have occurred in the waters along Clay Banks.

Although the village of Clay Banks is long gone and ships no longer navigate by its red bluffs, the beauty of the land remains.

This beauty, along with a strong friendship and the dream of a farm near the lake, is what first brought Nan and Lowell Kreuter and their two daughters, Nancy and Susan, to Door County over 35 years ago. Nan’s best

friend, Cary Weimer, lived in southern Door County. When Nan and Lowell sold their printing business in Racine in the early 1970s, it was time to pursue Nan’s dream of owning a farm overlooking Lake Michigan. A trip north to visit “Aunt Cary” resulted in the purchase of the 91 acres just acquired by the Land Trust. In addition to being close to her friend (the Weimer homestead was located across the road) the property also happened to have a stunning view of Lake Michigan!

Susan Kreuter explains, “My mother always wanted to have a farm near the lake. At the same time they bought the property in Clay Banks, they also purchased a working farm in Algoma with a house that we moved into. I think they considered eventually moving to the Clay Banks property, but for one reason or another, that didn’t happen. However, it remained a place we often visited and enjoyed.” Nancy adds, “Our mother loved all things natural. She knew the names of all the plants and flowers and was a huge proponent of preservation. We think it would make her happy to know that this

property will remain as it is.”

“We are thrilled that Susan and Nancy provided us with the opportunity to purchase and protect this one-of-a-kind parcel,” states Dan Burke, executive director of the Door County Land Trust. “Due in large part to their generosity, the spectacular scenery and wild shoreline here will be enjoyed and appreciated by many people and will remain a place of beauty and inspiration forever. Over the next year, our staff and volunteers will be hard at work developing a detailed land management plan for this new preserve which will include land restoration goals as well as public use activities such as hiking, birding, and hunting.”

See “Explore the Door” on page 19 for information about an upcoming guided hike at the Kreuter Preserve.



MAKING A BARGAIN SALE OF LAND TO THE DOOR COUNTY LAND TRUST

How You Can Make Some Money While Making a Difference (and Save On Taxes, too!)

by Attorney Robert A. Ross

Attorney **Robert A. Ross** shares his expertise in the use of the Charitable Bargain Sale as a means



Bob Ross

of helping donors accomplish their personal and philanthropic goals while benefiting land preservation in Door County.

A Landowner's Dilemma - "I love my land and I want to see it preserved in its natural state free from future development. I'd like to give it to the Door County Land Trust but I can't afford to give it away outright."

What is a Bargain Sale?

As the name implies, a bargain sale is "part gift and part sale." A bargain sale is a simple agreement in which a landowner sells real estate to the Door County Land Trust for less than its fair market value. The difference between the fair market value and the purchase price is considered a charitable gift for which the donor will receive an income tax deduction. With a bargain sale, the seller also avoids capital gains tax on the donated portion of the property. A bargain sale can be an effective way to dispose of property that has increased greatly in value and on which the owner would otherwise owe a significant amount of capital gains tax.

A bargain sale is the only donation plan that can give the donor a lump sum of cash and a charitable income tax deduction at the same time. Lump sum payments may be used to pay off a mortgage, finance a relative's education, or provide the entry fee for a retirement facility. An estate planner can help determine how the

proceeds from a bargain sale might be used to procure additional tax benefits down the road.

How a Bargain Sale Works

An interested landowner contacts the Door County Land Trust to discuss the possibility of a land purchase. Before purchasing property, the Land Trust must determine if the property in question is of significant ecological and/or scenic value and if it fits the organization's land selection criteria. The Land Trust must also assess whether or not it has the necessary funds to commit to a purchase. If the Land Trust is ultimately interested in purchasing the property and the seller is interested in a bargain sale, the two parties agree on a purchase price below the property's fair market value as determined by the appraisal process. The Door County Land Trust pays the purchase amount upfront. The seller relinquishes the deed for the property to the Land Trust and files an

Is a Charitable Bargain Sale Right for You?

A charitable bargain sale is right for you if...

- your first objective is to see your property permanently preserved.
- you want to use your appreciated real estate to make a gift, but you want to retain some of its value for your personal needs.
- the value of your real property makes up a significant portion of your financial portfolio.
- you are looking for a gift plan that can return significant financial benefits to you and provide income and capital gains tax relief.
- you would like to spread the tax benefits over a five year period.

income tax return reporting the sale and claiming the deductions. The tax deduction may be used to offset up to 30% of the seller's income during the year of the claim and over the next five years.

Pat and Nicole

Pat and Nicole acquired a significant amount of land years ago as an investment. They leased the land out for many years to a local farmer and enjoyed seeing it taken care of by an excellent steward. In looking forward, they were concerned about future development and wanted to make sure that their land was permanently protected.

They approached their attorney to discuss preservation options. He suggested they consider a gift to the Door County Land Trust. Making an outright gift

appealed to them except for the fact that they would not be able to use up the significant charitable deduction they would receive. They also had other charitable organizations they wanted to fund which required cash. The land in



Lush vegetation at the Kreuter Preserve.

question made up a substantial part of their net worth and the property had appreciated significantly over the years. Their attorney worked with their accountant and suggested they consider making a bargain sale to the Land Trust. The value of their gift would provide them with a generous income tax deduction, the cash they received would fund gifts to benefit other charitable interests they have, and their property would be permanently protected.

The following chart compares three different "after tax" scenarios for Pat and Nicole – A.) a fair market sale to a non-conservation buyer B.) a bargain sale to the Land Trust and C.) an outright donation to the Land Trust. The examples are based on a property appraised at \$1,000,000.

Pat & Nicole's After-Tax Proceeds	A. Fair Market Sale to Non- Conservation Buyers	B. Bargain Sale to the Land Trust (40% discount)	C. Full Donation of Land to the Land Trust
Sale Price	\$1,000,000	\$600,000	\$0
Federal capital gains taxes paid (15% tax paid on any sale value over the \$200,000 basis. However, in the case of the 40% discount, the basis is proportionately decreased to \$120,000.)	-\$120,000	-\$72,000	+\$0
Wisconsin capital gains tax paid (Rate matches your Wisconsin income tax rate, in this case 6.5%, paid on 40% of sale value over basis.)	-\$21,000	-\$12,480	+\$0
Federal income tax savings on charitable donation (25% tax savings for the donated value)	+\$0	+\$100,000	+\$250,000
Wisconsin income tax savings (an additional 6.5% deduction for the donated value)	+\$0	+\$26,000	+\$65,000
After-tax proceeds:	\$859,000	\$641,520	\$315,000

In practice, the biggest drawback to a bargain sale is not the confusing numbers, it is the unfortunate terminology. Some landowners are put off by the term “bargain” sale because, in other settings, it implies “fire sale” prices. Land Trusts are beginning to use the more fitting term “charitable sale” instead to emphasize the philanthropic nature of the transaction.

The Bottom Line

Few conservation donors are motivated solely by tax savings. Most landowners explore conservation options because they want to protect land they know and cherish. The tax savings simply make it easier to do the right thing. A bargain sale helps the Door County Land Trust stretch its hard-won fundraising dollars and it satisfies the seller's need for some significant cash. This can be a win-win situation that

results, ultimately, in preserving some of Door County's beautiful landscapes and open spaces for future generations to enjoy.

Important: The information in this article is for general information purposes only and is not, nor is it intended to be, legal advice, including legal advice for Internal Revenue Code purposes as described in IRS Circular 230. Tax law changes frequently, so please consult your financial advisor.

Robert A. Ross is the principal with the Ross Law Firm. Mr. Ross is a Certified Estate Planning Law Specialist, a member of Wealthcounsel, the Wisconsin State Bar Association, and Northeast Wisconsin Estate Planning Council. He can be reached at (920) 743-9117 or at bob@rossestateplanning.com.

GOOD NEWS FOR CONSERVATION EASEMENT DONORS

Earlier this year, the United States Congress passed, and President Bush signed, an expanded version of the Federal tax incentive for landowners who donate conservation easements. This incentive applies to all easements donated between 2006 and 2009 and is set to expire at the end of 2009 unless extended once again or made permanent.

The new version of the Federal tax incentive:

- raises the deduction a conservation easement donor can take from 30 percent of his or her income in any year to 50 percent;
- extends the carry-forward period for the donor to take tax deductions from 5 to 15 years; and
- allows qualifying farmers and ranchers to deduct up to 100% of their income.

Under previous tax rules, a landowner earning \$50,000 a year who donated a conservation easement with an appraised value of \$1 million could take a \$15,000 deduction for the year of the donation and for an additional 5 years – a total of \$90,000 in tax deductions.

The new rules allow that landowner to deduct \$25,000 for the year of the deduction and then for an additional 15 years. That's a total of \$400,000 in deductions. If the landowner qualifies as a farmer or rancher, he/she could take the maximum of \$800,000 in deductions for his or her million dollar gift.

This is a powerful tool for allowing modest income donors to receive greater credit for donating a very valuable conservation easement on property they own.

If donating a conservation easement and this tax incentive is something that interests you, the Door County Land Trust would be more than happy to discuss the specifics of how conservation easements work. For more information regarding the Federal tax incentive, you can check the Land Trust Alliance's website at www.lta.org/policy/tax-policy. The Land Trust Alliance is a national non-profit organization that provides assistance to over 1,700 local land trusts across the country.

What is a Conservation Easement?

A conservation easement is a legal agreement between a landowner and a land trust or government entity that permanently limits uses of the land in order to protect its conservation value. An easement allows landowners to continue to own and use their land. They may also sell it or pass it on to heirs. Future owners are legally bound by the easement's terms, and the land trust is responsible for making sure the terms are upheld.

Because accepting a conservation easement is a lasting and serious responsibility for a land trust, the Door County Land Trust has developed a set of criteria to use when determining whether or not a property ought to be preserved in this way. This criteria was developed to make sure that the Door County Land Trust is only accepting conservation easements for properties that have significant ecological or scenic value. Our staff would be more than willing to discuss how a conservation easement works and whether your property might be a good fit for an easement. Give us a call!

Celebrate the People & Events of Your Life

The connection between people and the places they love is strong and enduring. The open fields, cedar forests and craggy shorelines of Door County are the backdrop to the shared experiences that shape our lives. They are near and dear to our hearts and they say something about who we are – just like our families and friends and the events of our lives do.

When you make a gift to the Door County Land Trust honoring a friend, family member, special event, or life of a loved one, your gift lasts as long as the land does – forever!

The Land Trust will send all honorees (or their family, in the case of memorial gifts) a special note informing them that a gift has been made in their name. Honorees will also receive a copy of the Door County Land Trust journal, *Landings*.

All gifts will be published in *Landings*. If you'd like, please feel free to attach a photo and a few words, simple or profound, about the person(s) or event you're commemorating and we will share with our members as many stories as room allows!



Consider making a gift to the Land Trust in honor or memory of a friend or family member.

DAVE NEVALAINEN MEMORIAL

David Eric Nevalainen
June 30, 1944 - April 22, 2008



Dave Nevalainen

Dave Nevalainen, a good friend of the Door County Land Trust, passed away suddenly last spring. The Land Trust was enhanced by Dave's life and is diminished and saddened by his death. At a memorial service held in early May, Reverend Barbara Sajna of St. Luke's Episcopal Church of Sister Bay, quoted St. Irenaeus who said "The glory of God is a man fully alive." She reminded the overflowing crowd of mourners that Dave was certainly such a man and that "the man fully alive becomes a life-giver."

Dave, along with his wife, Jean Barrett, gave much life to the Land Trust. Dave shared his land, his time, his expertise, and himself. In 2000, Dave and Jean donated a no-development conservation easement agreement to the Land Trust, thereby protecting 70 acres at their beloved Cedar Ponds property north of Baileys Harbor. Dave also served as a volunteer monitor of other conservation easements held by the Land Trust, and chaired the Land Trust's Stewardship Endowment Board of Trustees since its inception in 2001. Dave and Jean hosted more Annual Membership Gatherings, Dining for Open Spaces events, hikes, and ski parties than anyone can count and always greeted Land Trust members like family.

We are honored to have been part of Dave Nevalainen's life and we are pleased that Jean continues to serve on the Land Trust's Board of Directors.

Gifts were made to the Land Trust by the following people in Dave's memory.

Jack & Christa Anderson

Marge & Dan Andrae

Mike & Judy Brodd

Bob & Geri Brogan

Dan & Heidi Burke

Fran & Paul Burton

Dave & Vonnie Callsen

John & Kathy Campbell

Ed & Jan Carey

Pam & Pete Davis

DC Master Gardeners

Richard & Sandra Dirks

Gloria Dougherty &

Ron Klimaitis

Jean Ensign

Cathy & Tony Fiorato

Jack & Gail Florin

Susan Gigot Klein &

Charles Klein

Marijane Gregg

Wally & Norma Hammerberg

Marilyn & Phil Hansotia

Barbara & Jack Harrison

Laurel & John Hauser

Doug & Barbara Henderson

Jon & Judy Hollingshead

Greg & Mary Holub

Ron & Donna Hupe

Bill & Cathy Johnson

TC & Linda Johnson

Al & Cynthia Johnson

Junction Center

Karen & John Kierstyn

Evan & Missy Kjellenberg

Lucy & Karl Klug

Wiley & Roselyn Krapf

Agnes Kubicz

Peter & Joan Lajoie

Ron & Judy Lokken

Don & Lynne Luker

Roy & Charlotte Lukes

Paul & Marilyn Mahlberg

Neil & Pat McCarty

Elaine & Chris McLeod

John & Nancy Mullen

Wally & Elaine Naleway

Bryan Nelson &

Joan Holliday

Allen & Linda Nevalainen

Wayne Nevalainen

Gary & Zandra Nevalainen

Martha Newkirk

Marv & Mary Anne Nielsen

Dee & Eric Paulsen

Lon & Mary Ann

Rademacher

Jim & Mary Rutter

Dan & Cindy Schaulis

Marian Schlise

Carl & Ruth Scholz

Wally Schoof

Doug & Penny Schultz

Gary & Bev Schulze

Jim & Carol Sokolowski

Mary & Mike Standish

Dean & Jana Steffens

John Stiefel

Naomi Thomas

Lynn Tomjanovich

Carol & Frank Weber

Karen & Jim Wilkinson

John & Karen Wilson

Randall & Sherry Wolf

Jim & Sue Workman

Anne & Skip Wyman

Joy & Len Zakrzewski

MEMORIALS

Gifts received between April 1 and October 31, 2008

In memory of
Robert Geyer
Phyllis Geyer

In memory of
Dr. Lewis Gibson
James & Susan McAninch
Peg O'Harrow &
Norman Wilsman
Bela & Ruth Sandor

In memory of
Dan Kokes
Jeannie Kokes

In memory of
James L. McDonald
George & Sandra Batzli

In memory of
Arlene Miles
Carroll & Sharon Siefert

In memory of
Richard Sankey
Walter & Janet Larson

In memory of
Marilyn G. Schoof
Walter Schoof

In memory of
Mary Erickson Seaquist
Mike and Judy Brodd

In memory of
Ruth Constance Solberg
George & Sandra Batzli



Photo by Jean Barrett

Dave Nevalainen (pictured far right) will be fondly remembered by the Land Trust community for his love of the outdoors, his dedicated volunteerism, and his kind and generous spirit.

TRIBUTES

Gifts received between April 1 and October 31, 2008

In honor of
Pastor Ken Carlson & the
Gundlach/Stenzel Wedding
Lisa Stenzel &
Adam Gundlach

In honor of
Dr. Christopher Garces
Diane Zehner

In honor of
John Gesme &
Colleen Person
Ken & Jeanne Calewarts
Mark & Susan Edstrom
Steven Ellis & Ann Schneider
Genevieve & Sara Guanci
Eugene & Leah Kinnaird
Geoff & Carolyn Krone
Marie Manthey
Pat & Jerry Robertson

Shirley & Edwin Ruch
Robert & Susan Welliver
Edward & Alice Weydt

In memory and honor of
Frans Gustaf and
Edla Erickson and Family
George & Annette Erickson
and Family

In honor of
Dolores & John Hermann
William & Barbara Cammack

In honor of
Don Krutek
Amy Krutek

In honor of
Bill Laatsch & Fran Hunter
Jim & Barbara Bunning
William & Cheryl Chaudoir

Paul & Cindy Freitag
Kate & Don Jones
Georgia Kaftan
Kumar & Sivakami Kangayappan
Thomas & Lucy Kile
Thomas & Ellen Knipfer
Lloyd & Sam Lewis
Charles & Sandra Normington
Phyllis & Bill Utley
A & M Walden
Louise Wenzel
Betsy & Jim Williamson

In honor of
Robert Schoof
Tamara Burks

In honor of
Walter Schoof
Evelyn Cypert

Dear Door County Land Trust,

We received your annual report and membership renewal information at just the right time. We'd started the day by kayaking with the 'E Club' on Mud Lake. It was a serene setting which even the bald eagles overhead seemed to enjoy. Coming home, we picked up our mail; it included a party invite from a couple we'd met through the Land Trust, reinforcing our belief that DCLT is a perfect way for newcomers such as ourselves to meet kindred spirits. Then there was the annual report itself listing the many ways DCLT benefits all who live in Door County and making us proud to be members. Finally, we received a "You've Got Mail" message that a 'tax rebate' had arrived in our bank account.



What better place to put it than the coffers of the Door County Land Trust? It's the perfect end to a perfect day!

Sincerely,
Ron Klimaitis and Gloria Dougherty

The Door County Land Trust thanks Ron and Gloria for their generosity and their kind note. They made our day, too!



Photo by Julie Scharfner

Snowshoeing through a winter wonderland at the Bay Shore Blufflands Preserve.

SPECIAL GIFTS

Gifts received between April 1 and October 31, 2008

Special Gifts

AMO Gallery, Audrey Off
Arctic Glaciers
Artists Guild
Bay Shore Outdoor Store
Homer Bliss
Briggsville Gardens
Fran and Paul Burton
Dave and Vonnice Callsen
Capital Brewery
Capt. Paul's
Corporate Express
Business Machines
Dick Campbell, Invasive Species
Control Specialists
Fine Line Design Gallery

Cathy and Tony Fiorato
Fish Creek Market
Bill and Colette Goldammer
Spencer and Barbara Gould
Green Side Up
Gary and Mary Ann Guterman
Barbara and Doug Henderson
Jim and Phyllis Ingwersen
Judith Kalb
Karl and Lucy Klug
Margaret Lockwood
Madison Avenue Wine Shop
Paul and Marilyn Mahlberg
McKeefrey Yeomans
Mink River Basin
Dave Nevalainen & Jean Barrett
Robert Pommerening

Barry and Toska Quinnes
Renard's Cheese
Roundy's Supermarkets Inc.
Rutabaga Paddlesports
Sandra Place
Serves You Right Catering and
DC Gourmet
Shoreline Restaurant
Dean and Bernice Shumway
Ed Stoeger
Team Leadership Center
The Blacksmith Inn
The Garden Lady
The White Gull Inn
Wood Orchard
Woodwalk Gallery

Sponsors

Dining for Open Spaces

Bay Shore Outdoor Store
Brown County Graphics
Corporate Express Business Machines
Door County Realty
Pinkert Law Firm
Ross Law Office
Virge Temme Architecture, Inc.
Wachovia Securities

Feast by the Fire

Cellcom

Washington Island Folk Fest

Death's Door Spirits
Island Outpost
Island Realty Associates
Mann's Mercantile
The Washington Hotel
Washington Island Ferry Line

Matching Gifts

We sincerely thank the following people who made arrangements for their employer to contribute **matching gifts** to the Door County Land Trust. Matching gifts are an important means of support for the Land Trust. They must be initiated by the company's employee or former employee. If your employer has a matching gift program, please inquire as to how you can sign up to have your gift to the Door County Land Trust matched. Thank you!

Kurt Kober
The Clorox Company
Foundation

Linda Dougherty
First Weber Group
Foundation, Inc

Carolyn Krone
Pfizer Foundation

Eldor Kaiser
Henry Scheig
Thrivent Financial for
Lutherans

Ron Maloney
W.W. Grainger, Inc



CONSIDER JOINING THE ARBOR VITAE SOCIETY!



Photo by Julie Scharmer

The Door County Land Trust is pleased to introduce the *Arbor Vitae Society*. The *Arbor Vitae Society* is composed of those members who support the Door County Land Trust at a level of \$500 or more per year.

Just as *arbor vitae* translates, in Latin, to the *tree of life*, our *Arbor Vitae* supporters are our “trees of life.” The *arbor vitae* (known locally as the white cedar), is synonymous with Door County. It grows thick in our marshy wetlands, hangs tenaciously from our rocky bluffs and its flat, aromatic leaves remind us of this place we’re working to preserve.

Arbor Vitae Society members are special people who provide the consistency we need to insure our long-term goals. To show our gratitude for their support, the Land Trust will host special events in their honor. Over 200 individuals and families belong to our *Arbor Vitae Society*. The entire land preservation community thanks them for their commitment to our mission.

“We are deeply grateful to the Door County Land Trust for the work they have done, are doing, and will continue to do to preserve the beauty and uniqueness of Door County for future generations. By becoming a member of the Arbor Vitae Society and supporting the Land Trust at the \$500 level and above, we are showing our commitment to preserving this county we love.”

Tim and Sue Stone
Arbor Vitae Society Members



Restoration at the Oak Road Preserve, Carlsville



Photo by Jodi Mlake

A grant from the U.S. Fish & Wildlife Service funds contractors to help at Oak Road Preserve.



Photo by Julie Scharmer

A stretch of prairie plantings buffer the Preserve wetlands.



Photo by Julie Scharmer

Seedlings, such as this baby oak, play an important role in reforesting the Preserve.

MEMBERSHIP GATHERING HELD AT “STONEFIELD” IN LIBERTY GROVE

We in the land preservation business talk a lot about permanence and there is nothing more permanent in Door County than our abundant rocks and stones. Over 300 Door County Land Trust members gathered last August at aptly named “Stonefield,” the historic (and rocky) farm of Dean and Bernice Shumway for the **10th Annual Membership Gathering**.

The Shumways warmly greeted Land Trust members on the late summer afternoon at their 40-acre property on Old Stage Road near Sister Bay.



Dean & Bernice Shumway

“Stonefield” was permanently protected from future development when the Shumways entered into a conservation easement agreement with the Door County Land Trust in

2000. Bernie Shumway describes their decision to protect “Stonefield” as “one of the better things we have accomplished in life.” In a written testimony to their property, she explains, “The easement gives assurance that the American Woodcock can return each spring to do his mating ritual; the brilliant blue flowers of the flax plant can wave freely in the breeze as they do so well along this particular stretch of Old Stage Road; the frogs can sing in full-bodied chorus from the adjacent Three Springs wetlands...”

Dan Burke, the executive director of the Land Trust explains, “Almost half of the 5,000 acres the Land Trust has preserved in Door County are protected through conservation easements with private landowners. Holding our Annual Membership Gatherings on one of these easement-protected properties is a great way to highlight this important land protection tool and to thank the dedicated landowners for the gift they’re making to the future. It’s also fun for our members to be able to see and hike a property that’s not

otherwise open to the public.”

Land Trust members got to enjoy “Stonefield” by taking a horse-drawn wagon ride or by hiking the property’s perimeter. Hikers were treated to stories of early Austrian settlers and their struggles with the rocky landscape, as evidenced by the extant long stone fences. They also learned about other Land Trust work in the neighborhood and how “Stonefield” fits into a broader ecological picture.

After enjoying hors d’oeuvres and conversation, guests were called to the festive white tents by board president, Dave Callsen. Panoramic views of the surrounding fields provided a fitting backdrop to the “State of the Land Trust” presentation given by executive director, Dan Burke. Highlights of the year included the award by the U.S. Fish and Wildlife Service of two \$1 million dollar grants for land acquisition on Washington and Detroit Islands as well as coastal areas near the Sturgeon Bay Shipping Canal. The big news of the night, however, was the recent

protection of the 421-acre Three Springs property bordering “Stonefield” to the north and the establishment there of the **Harold C. Wilson Three Springs Preserve** (see pages 2 - 7.)

Awards were then presented to several leaders in the land preservation movement. Past board president, Lucy Klug, presented **Richard and Dorothy Burkhardt** with the prestigious **Ruth Neumann Landowner of the Year Award** for initiating the Land Trust’s work at the White Cliff Fen and Forest Preserve in Egg Harbor and for their generous gift to future land preservation (see pages 20 & 21.)

Two **Distinguished Service Awards** were presented. The first award was given to board member, **Karen Yancey**, in honor of her enthusiastic leadership of land preservation efforts on Washington Island and her work with DCLT’s Washington Island Committee. Yancey was also commended for conceiving of and co-editing *The Nature of Door*, a compilation of writings on land preservation in Door County.



Land Trust members hike along the old stone fence at “Stonefield.”

Photo by Julie Scharner

The second **Distinguished Service Award** was presented to **Bob Davis** for the vision, wisdom, wit, and labor he has so generously shared with the Land Trust over the years. Dan Burke noted that the Ephraim Preserve at Anderson Pond would not exist if not for the foresight, dedication and hard work of Bob Davis. Mr. Davis received his award along with a standing ovation from the appreciative audience.

A live auction brought the magical evening to an end. With the sun low in the sky and shadows long, the Land Trust thanked Dean and Bernice Shumway for their gracious hospitality. Land Trust members said their good-byes to one another and hardworking volunteers packed up tables and chairs. The large, white tents would come down the next day. All signs of the 10th Annual Membership Gathering would disappear, but the stones and the rocks remain as a testament to the permanence of the good work our members do.

And the Awards go to:

Richard and Dorothy Burkhardt



Ruth Neumann Landowner of the Year Award

Bob Davis



Karen Yancey



Distinguished Service Awards

DINING FOR OPEN SPACES



Photo by Vonnie Callen

Viva la France! Guests at the Ellison Bay home of Gloria Dougherty and Ron Klimaitis had a rare opportunity to taste some top French Bordeaux vintages.

Thank You to our 2008 Dining for Open Spaces Hosts

Over the years, Dining for Open Spaces hosts and co-hosts have welcomed and fed an astounding 1,386 guests and generated over \$125,000 for land preservation! That's a lot of friend and fund raising! Our 2008 hosts and co-hosts offered Land Trust members everything from an old-fashioned pig roast to music and art at Woodwalk Gallery to all types of ethnic delights. At every event, good food was accompanied by fresh air, fine wines and fabulous company. We sincerely thank our hosts and co-hosts for all of their hard work, hospitality and generosity.



Photos by John Campbell

Mike and Judy Brodd and Jon and Judy Hollingshead served up A Sunset Fish Boil on the Beach - a Door County tradition with fresh boiled whitefish and all the fixings right down to the cherry pie.



Herb Klein fires up the grill for the Greek Dinner: Opaa held at his and Cal Bonnivier's home near Shivering Sands. Kathy and John Campbell and Ruth and Carl Scholz also helped host this event.



Photo by Bill Siebel

Paddlers were treated to a picnic lunch at Beverly, Dean and Christopher Leuking's Paddling Detroit Island Dining event.

Hosts & Co-hosts

Nancy Aten & Dan Collins
Cal Bonnivier & Herb Klein
Janet & Rick Brawner
Judy and Mike Brodd
Bonnie and David Burnham
Kathy and John Campbell
Deborah and Dennis Conta
Carol and Bill Cotts
Candy Welcker Dammon & Ron Dammon
Gloria Dougherty & Ron Klimaitis
Cathy and Tony Fioratto
Bonnie and Jon Hanson
Barbara and Doug Henderson
Dolores and John Hermann
Mary and Greg Holub
Judy and Jon Hollingshead
Dee and Arthur Hopper
Linda and T.C. Johnson
Lucy and Karl Klug
Margaret Lockwood & Allin Walker
Judy and Ron Lokken
Beverly & Dean Lueking
Joel Lueking
Sandra and Jim Murphy
Nancy Rafal & Michael Farmer
Ruth and Carl Scholz
Bev and Gary Schulze
Pamela & Richard Wegner
Kathy and Bill Wolff
Sylvi and Ron Zigler
Thank you all!

UPCOMING EVENTS

Ring in the New Year!

Wednesday, December 31, 2008

7:30 p.m. Moonlight hike (optional);

8:00 p.m. Wine, refreshments, appetizers and chili buffet

There's still room to join Land Trust friends at



Photo by Judy Lokken

Bjorklunden Lodge in Baileys Harbor for a good, old-fashioned New Year's Eve party. Ring in the New Year will feature an optional hike in the moonlight followed by games, mixers, music

and conversation – all accompanied by good food and drink. Please bring an appetizer or munchie to share. All proceeds benefit the Special Places Land Acquisition Fund. \$50/person. For reservations, please call the Land Trust office at (920) 746-1359.

A Midwinter's Feast by the Fire

Sunday, February 15, 2009 - Baileys Harbor



Photo by Julie Scharrer

This popular event features distinguished chefs from three area restaurants. It's a great opportunity to gather 'round the fire and add some warmth and good cheer to a cold

winter evening. Invitations will be mailed to all Land Trust members in early January.

Door County Festival of Nature

Thursday, May 21 - Saturday, May 23, 2009

This 3-day series of hikes, presentations and workshops is a great way to find out more about the natural wonders of Door County. Sponsors include the Ridges Sanctuary,



Photo by Julie Scharrer

Door County Land Trust, The Nature Conservancy, Crossroads at Big Creek, The Clearing and the Wisconsin Department of Natural Resources. The 2009 brochure will be

available in late April. For more information, please visit www.ridgesanctuary.org/festival.htm or call the Ridges at (920) 839-2802.

Dining for Open Spaces

Spring, Summer and Fall, 2009

A whole new slate of exciting Dining for Open Spaces events will be offered for Land Trust members' enjoyment.

Join hosts in their homes for dinners, lunches, brunches, and more. Each Dining event includes a visit to one of Door County's beautiful open spaces. Invitations will be mailed to all Land Trust members in late spring.



Photo by John Campbell

3rd Annual Washington Island Birding Festival

Saturday, May 30 and Sunday, May 31, 2009



Photo by Ursula Peterson

Birders convene on Washington Island for a weekend of bird-related activities, hikes, dinner and presentation. A registration form and full program schedule are available at

www.washingtonislandbirdfest.org.

Washington Island Folk Festival

Friday, July 10, 2009

A favorite Washington Island event! Talented local musicians and storytellers offer a crowd-pleasing weekend of folk music. Proceeds from the Fest benefit the Door County Land Trust. For more information, please call the Land Trust at (920) 746-1359.



Photo by Karen Yancy

Rutabaga Door County Sea Kayak Symposium

Friday, July 10 - Sunday, July 12, 2009

Rutabaga Paddlesports of Madison sponsors this annual event and donates part of its proceeds to the Door County Land Trust. It's a great weekend for novices and seasoned kayakers alike! For more information, please visit the Rutabaga Door County Sea Kayak Symposium website: www.everyonepaddles.com.



Photo by Lucy Klug

Annual Membership Gathering

Sunday, August 9, 2009

Save the date for the Door County Land Trust's Annual Membership Gathering! Conversation, camaraderie, hikes, dinner and other activities make this a popular event. The location of this year's event will be announced in the July invitation mailed to all members. We hope to see you there!



Photo by Julie Scharrer

INTRODUCING THE LAND TRUST'S "EXPLORE THE DOOR" SERIES

The "E-Club" Gets a New Name!

Door County Land Trust members have long enjoyed hiking, paddling and skiing on Land



Photo by Gloria Daugherty

Trust properties as part of the popular "E-Club." We're pleased to announce that the "E-Club" has a **new name** and will offer a greater number of events! The new

"Explore the Door" series offers increased venues and dates to allow more of you to visit the beautiful places you've helped the Land Trust protect. Outings will be led by trained Door County Land Trust volunteer hike leaders and/or Land Trust staff.

All "Explore the Door" outings are free of charge, but pre-registration is required. **To register for the hikes/paddles listed here and to receive notice of additional events that may be added, please email explore@doorcountylandtrust.org.**

* Please note: If you have received "E-Club" emails in the past, you will automatically receive "Explore the Door" announcements.

Registration for "Explore the Door" events is limited. You will be emailed a confirmation of your registration and directions to the event. (If you do not have access to email, please call Kristi at (920) 746-1359.)

Outings which still have openings will be announced via email approximately three weeks prior to the event. All outings last approximately two hours. Please dress appropriately for the weather.



Photo by Paul Burton

2009 Winter and Spring "Explore the Door" Outings

Kreuter Preserve at Clay Banks - Southern Door

Snowshoe and/or Hike

Saturday, January 10 10:00 a.m.

Be one of the first to explore the Door County Land Trust's newest preserve! We will hike or snowshoe (depending on weather) the 91-acre **Kreuter Preserve at Clay Banks** which features a high bluff with a scenic view of Lake Michigan and 3,000 feet of preserved shoreline. This Southern Door property also includes an impressive stretch of hardwoods and evergreens.

Kangaroo Lake Preserve - Baileys Harbor

Snowshoe and/or Hike

Saturday, February 14 10:00 a.m.

The Door County Land Trust's first purchase in 1996 was at the **Kangaroo Lake Preserve**. By partnering with The Nature Conservancy and other groups since then, the Land Trust has helped protect nearly 600 acres here. We will snowshoe or hike two of the most recent additions to the Preserve, the McNeil and Olson properties along Peil Creek.



Photo by Judy Lokken

Harold C. Wilson Three Springs Preserve - Sister Bay

Hike - Thursday, March 12 1:00 p.m.
& Saturday, March 14 10:00 a.m.

The **Three Springs Preserve** is the largest conservation project in Door County in over 40 years and was purchased

by the Door County Land Trust in 2008. This 421-acre property contains hardwood uplands, cedar lowlands, a fen, and freshwater springs which feed the headwaters of nearby North Bay. This preserve extends a corridor of protected land which boasts the highest level of biological diversity in the state. We will hope to see signs of wildlife on our hike in addition to the numerous remnants of early European settlers.

Ephraim Preserve at Anderson Pond - Ephraim

Hike - Thursday, April 9 1:00 p.m.
& Saturday, April 11 10:00 a.m.

The **Ephraim Preserve at Anderson Pond** is a 30-acre jewel in the heart of the village of Ephraim. Established in 2006, this preserve provides a resting place for waterfowl and songbirds on their spring migration and is home to many a "spring peeper." This historic property contains a pond and wetlands, old field, forest, and impressive outcroppings of Niagara Escarpment as well as pieces of the foundation of the old Anderson family settlement.



Photo by Paul Burton

Hibbards Creek Preserve - Jacksonport

Paddle or Hike
Thursday, May 7 1:00 p.m.
& Saturday, May 9 10:00 a.m.

Neil and Pat McCarty donated 80 acres along **Hibbards Creek**, northern Door County's longest stream, to the Door County Land Trust. Their property hosts a large spring-fed pond and, if water levels permit, we will paddle a portion of the springs and beautiful Hibbards Creek. (Please note, participants will need to provide their own canoes or kayaks.) If water levels are low, we'll enjoy hiking the Hibbards Creek Preserve.

LEAVING A LEGACY

A Favorite Place

In August of 2007, Richard and Dorothy Burkhardt donated their home and property on White Cliff Road in Egg Harbor to the Door County Land Trust through a reserved life estate. A reserved life estate allows the Burkhardts to use the home as they always have for as long as they'd like. When Richard and Dorothy no longer occupy the property, the residence will be sold and proceeds will benefit the land preservation work of the Door County Land Trust. They spoke to us recently about their love of Door County, about the many years they've been coming here, and the generous gift they've made to the Door County Land Trust.



Richard and Dorothy Burkhardt

Richard and Dorothy Burkhardt have been married for 67 years.

When Richard is asked what first brought him, an east coast boy, to Door County, he smiles at his wife and states



the simple truth, "Dorothy was here." Dorothy agrees, "He had to come."

Richard and Dorothy met at Knox College in Galesburg, Illinois. They were members of the class of '39. The Burkhardts were married in Egg Harbor in 1941, and trips to Door County became a regular and much enjoyed part of their lives together. Dorothy explains that her family first purchased property off County Trunk G in Egg Harbor in 1935. "We visited often and, eventually, brought three children with us. My parents built us a house in a wooded section of their property." She laughs recalling, "We had the only freshwater pump in the neighborhood and it was shared by everyone!"

When Dorothy's parents built a new home on White Cliff Road, Dorothy, Richard, and the children would stay at Nelson's Driftwood Hotel and walk back and forth down White Cliff Road to the family home.

Richard recalls that life in Door County was simpler then. "There've been a lot of changes, some for the better. It's sure nice to have Main Street Market now. There used

to be three little grocery stores in Egg Harbor and you had to shop at all three equally or you'd be in trouble with someone!"

In 1973, the Burkhardts bought one of the homes they walked past on their trips down White Cliff Road. The charming white cottage with green trim had been pulled over on the ice from Michigan years before and settled on the shores of Green Bay. It affords one of the most spectacular views in the county. The Burkhardts purchased the house from the Dannhausen family. Dorothy points out that the wrought iron "D" on the outdoor fireplace is not for "Dorothy." It came with the house and like most everything else, it's remained unchanged. "The Dannhausens advised us to wait a year before we made changes. We waited and decided we liked it pretty much the way it was!"

Away from Door County, the Burkhardts live in Muncie, Indiana. For a number of decades, Richard held posts as academic dean, vice president and acting president at Ball State University. Dorothy was a member of the faculty and taught French, Spanish and Russian languages. Whenever responsibilities allowed, they'd head north to Door County.

In 1998, the Burkhardts donated a wooded lot on White Cliff Road to the Door County Land Trust. This was the first land protection project completed in the White Cliff neighborhood. The Burkhardts had inherited the lot from Dorothy's parents, Joseph and Clara Johnson. "My parents loved this land," Dorothy said. "They visualized a stretch of protected property going all the way back from the road to the fen. My dad brought the idea up with neighbors, but not everyone agreed. When we donated the lot to the Land Trust, we knew that my parents would have been happy knowing it was preserved." That donation was followed in 2000 by an easement on a buildable lot across the road from Richard and Dorothy's current home.

The Burkhardt land donation helped to establish the Door County Land Trust's White Cliff Fen and Forest Preserve. Thanks to subsequent Land Trust purchases and land donations by neighbors Ken and Joyce Hamming, Walter and Dottie Klepp, and Bill and Edie Hibbard, the preserve now encompasses over 100 acres.

When asked about their decision last year to donate their home to the Land Trust, Richard explains, "We had

continued on next page



Photo by Laurel Hauser

A Favorite Place, *continued*

two very pleasant experiences working with the Door County Land Trust. Property is a responsibility and by donating our home to a worthy cause, we're relieved of that considerable responsibility. We don't have to guess about what is going to happen when we are gone and our children, who already have what they want, will not have to guess about the property either."

As he looks around, Richard says, "Some day, the Land Trust will sell this place to someone else, and it's our hope that they will enjoy it as much as we have. We don't know from what angle we'll be looking when we're both gone – up or down – but we do know that we'll be pleased with this decision. It's a win-win. We're glad to know that the Land Trust will use the income received from this place to preserve other beautiful land in the county."

Dorothy nods her head in agreement and her blue eyes sparkle. She takes great pride in the fact that a boy from "out east" came to love and appreciate Door County as much as she does. She looks calmly at her husband and states, "This has been a favorite place" and Richard agrees.

The Door County Land Trust sincerely thanks Richard and Dorothy Burkhardt for their generous gift which will make a lasting difference to the future of Door County.

Leaving a Legacy of Land



Please consider naming the Door County Land Trust as a beneficiary in your will or other estate planning documents. This is an important way you can help leave the gift of open spaces and natural places to future generations!

If you have already named the Land Trust in your estate planning documents, please let us know so we may thank you.

Questions & Answers about Reserved Life Estates

Q: *"We would like to continue to use our property as long as we can. We like the idea of leaving it to the Door County Land Trust in our will, but we're wondering if there is a way we can receive some tax advantages now?"*

A. If you donate your land or home to the Door County Land Trust subject to a reserved life estate, you are transferring an ownership interest in the property at the time the agreement is signed. You will continue to own the right to use the property during your lifetime or until a date mutually agreed upon by you and the Land Trust. The Land Trust receives a remainder interest in the property, or the right to outright ownership of the property on your death or the mutually agreed upon date. This option, also called a "life tenancy," is a middle ground between a bequest and an outright land donation. Because you cannot reverse the gift of the remainder interest once it is made (as you can a bequest), you may receive tax benefits for your charitable gift the year it is made.

Q: *"What are our responsibilities once we enter into a reserved life estate agreement?"*

A: Each reserved life estate agreement is different and some of the details can be tailored to fit the donors' individual situation. While you may enjoy continued residence on, use of, and income from all or part of the property during your lifetime, there are responsibilities attached.

Typically, the donors are responsible for costs such as building maintenance, land management, insurance and property taxes, although this can vary slightly with each agreement. Also, certain restrictions apply once an agreement is signed. For instance, the donors may not make management decisions that would significantly reduce the value of the gift.

A reserved life estate may be an attractive method of making a gift to the Door County Land Trust. Anyone considering a reserved life estate gift should consult his or her attorney and/or estate planner.

If you are considering a reserved life estate gift to the Door County Land Trust, please contact Dan Burke or Laurel Hauser at (920)746-1359.

SUSTAINERS CIRCLE

We thank the following individuals who have joined our Sustainers Circle by including the Door County Land Trust in their estate plans.

Anonymous
Anonymous
Jean Barrett
James and Barbara Blanton
Paul and Fran Burton
Ken and Mary Bussard
Ardis Cermak
Dan Collins and Nancy Aten
Gerald Cross and Jayne Steffens
Lyn Dimberg
Ron Klimaitis and Gloria Dougherty
Susan Duffy
Phil and Marilyn Hansotia
Edward and Janet Heveran
Albert and Cynthia Johnson

Wally and Dottie Klepp
Karl and Lucy Klug
Richard and Roberta Larson
Ron and Judy Lokken
Don and Lynne Luker
Roy and Charlotte Lukes
Rich Propsom and Jane Bruesch
Jim and Judy Schwengel
Richard Scott and Dale Vanden Houten
Tom Seagard and Brigitte Kozma
Michael and Mary Standish
Lee Traven
John and Karen Wilson
John and Karen Yancey
Bob and Charlotte Yeomans



Stewarding the Lands We Preserve: ANOTHER SUCCESSFUL SEASON

Door Stewardship Alliance Completes Another Successful Field Season

We know that Land Trust volunteers are the heart and hands of our organization, and nowhere is this more apparent than in the incredible work of the **Door Stewardship Alliance (DSA)** and its companion group, the **DCLT Preserve Stewards**. In 2008, this intrepid corps of hardy souls collectively donated nearly 400 hours of their time and talents to maintaining and improving our preserve lands. Rewarded only by granola bars and our deep gratitude, they mowed trails, tackled formidable hoards of invasive species, planted trees, picked up trash, dug holes in impossibly rocky soil, swung hammers, shovels, loppers, and chainsaws in all types of weather, and never stopped smiling.

This year, our DSA crew devoted many hours to two large ecological restoration projects. At the **Oak Road Preserve**, we are working to restore a large wetland and its grassland buffer which provides important habitat to breeding and migrating waterfowl. Many hours of labor were needed to remove the hundreds of trees that were invading the margins of the wetland. At the same time, we worked to restore the surrounding agricultural lands

to their original woodland cover by planting numerous trees and shrubs. Happily, a combination of favorable weather and great turnout by our volunteers resulted in a job well done and a fantastic survival rate for our new seedling forest. (See page 15.)

Our other focus area was the **Bay Shore Blufflands Preserve** which has been the site of invasive species eradication efforts for the past several years. This project got a big boost in 2008 when the Land Trust was awarded a Landowner Incentive Program (LIP) grant from the DNR. The grant award needs to be “matched” with pledges of volunteer labor from the Door Stewardship Alliance and the Bay Shore Property Owners Association. The call-to-arms was answered with enthusiasm by the “stew crew,” and huge gains were made in the battle against buckthorn and honeysuckle at the Blufflands.

Under Jack Finger’s capable direction, our **Preserve Steward** program reached a whole new level this year with a record number of participants helping to meet the demands of our ever-increasing land management responsibilities. These volunteers “adopt” one or more of our preserves, perform routine maintenance of trails, check for invasive species and other potential problems, and just generally “keep an eye on things.” They set their own schedules and periodically report on their activities and any issues needing staff follow-up. Because our Preserve Stewards take care of most regular maintenance activities, the DSA crews are now able to focus on larger-scale restoration and construction projects.

The Land Trust stewardship program continues to grow by leaps and bounds to meet the needs of our growing land management responsibilities. We can never have enough willing hands! If you love to be outside on a beautiful Land Trust preserve and are available any time between April and November, there is a stewardship volunteer opportunity to fit your interests



Photo by Jodi Milske

Door Stewardship Alliance volunteers install an educational kiosk at White Cliff Fen and Forest Preserve. Pictured from left to right: Guy Fortin, Bob Judd, Ron Lokken, Jack Finger, Jack Van Lanen, and Ron Maloney.

and your schedule. Contact Jodi or Jack at the Land Trust office, (920) 746-1359, or visit our website, www.doorcountylandtrust.org, for further information.

A Gift to the Stewardship Endowment Fund

Perpetuity... this one concept guides every decision and action land trusts make. When the Door County Land Trust preserves a beautiful piece of property, we do so with the assumption that our management responsibilities extend into perpetuity. Our financial obligations, therefore, extend into perpetuity as well. To help meet these responsibilities and to ensure our organizational strength far into the future, the Land Trust established a Stewardship Endowment Fund in 2001. The Endowment’s value recently surpassed \$500,000.

Each year, significant funds are needed to pay property taxes and to fund invasive species removal, habitat restoration and trail maintenance on lands we own. On the conservation easement agreements we hold, there are monitoring and enforcement expenses. It is our goal to grow the Stewardship Endowment Fund to a level at which the interest income can cover these stewardship costs.

Please consider making a contribution to the Door County Land Trust’s Stewardship Endowment Fund. Stewardship Endowment contributions may be sent to Door County Land Trust, P.O. Box 65, Sturgeon Bay, WI 54235.



Photo by Jodi Milske

Bay Shore Property Owners Betty Parsons and Jack Van Lanen help with invasive species control at the Bay Shore Blufflands Preserve.

The Board of Directors Welcomes Kathy Wolff!

Growing up in Chicago and its northern suburbs, beautiful trees and Lake Michigan formed a daily backdrop. Two weeks on the lake in Jacksonport during



high school showed me that the lake and trees were more resplendent when foghorns and cows replaced city sirens. The bright blue water, sky and open fields led my husband, Bill, and me to

Door County annually until we purchased our Fish Creek condo in 1998. Since our first Land Trust "preserve walk" in 2001, DCLT has been one of our anchors to Door County. Through hikes led by the Land Trust, we came to understand that Door County would be a place we could settle. In 2004, I retired from teaching at Deerfield High School, Deerfield, Illinois. We moved to Door County full time in 2005 not too far from the lake we've loved all our lives. Whatever magnificent places we see while visiting our three daughters and grandson in the US and Europe, the majesty around us makes us grateful to call Door County our home."

- Kathy Wolff, pictured with her husband, Bill

Welcome to Office Manager, Kristi Rice!

The Door County Land Trust is pleased to announce the hiring last spring of **Kristi Rice**, our new office manager. Kristi works part-time out of the Sturgeon Bay office.



Kristi Rice is a native of Door County. She graduated from University of Wisconsin – Milwaukee with a degree in Finance and Marketing. Kristi and her husband, Morgan, live in Sister Bay and spend much of their time

at their family's one hundred-acre farm near North Bay digging potatoes, picking pumpkins, and cutting sunflowers. When the farm work is done, Kristi likes watching turtles and sunsets at North Bay, volunteering with the American Cancer Society, and vacationing to big cities and warm weather.

Farewell to Board Members

Earlier this year, the Land Trust Board of Directors said good-bye and extended their sincere thanks to two retiring Board members, **Mary Standish** and **Oliver Skrivanie**.

Mary Standish was elected to the Board in 1996 and, until her retirement, was the longest serving director on the Board. Her passion for land conservation permeated the entire organization. Mary is famous for her "ecological



sleuthing," spending countless hours out in the field documenting the ecological attributes of hidden places throughout the county. Her research proved instrumental in the establishment of two of the Land Trust's premier nature preserves, the Bay Shore Blufflands Preserve and the Oak Road Wetlands Preserve. Mary served on numerous Land Trust committees and

was elected president of the Board of Directors for two consecutive terms. Together with her husband, Mike, she also hosted countless Land Trust outings and events throughout these past 12 years, including the very first Land Trust Membership Gathering in 1999. Although Mary's presence on the Board will be missed, she continues to be intimately involved in the work of the Land Trust. In fact, this past summer Mary discovered a rare plant on a Land Trust preserve that had never been documented in Door County before! Door County is fortunate to have an advocate like Mary who gives so much of her time to preserve the wild places that grace our beautiful peninsula.

Oliver (Ollie) Skrivanie joined the Land Trust Board in 2004 and brought with him his wealth of knowledge and experience as a lawyer and estate planner. Ollie could always be counted on to provide valuable input on such

technical issues as land purchase agreements and financial statements. He served on the Land Trust's Finance



Committee and last year co-hosted the Land Trust's very first Estate Planning workshop attended by dozens of Land Trust members. Ollie also represented the Board of Directors in the completion of the largest planned gift in the Land Trust's history. Although the issues Ollie helped with were often complex, we could always count on his

joyful personality to warm up the room and bring smiles to our faces.

Mary and Ollie's presence on the Board will be missed. We wish them both well and thank them for all they have done for land preservation in Door County!

LAND TRUST MERCHANDISE

As a present for yourself or someone you know who loves Door County, Door County Land Trust merchandise makes a wonderful gift!



To view these items and other Land Trust merchandise or to download a Merchandise Order Form, please visit our website at www.doorcountylandtrust.org.



The Places We Protect: WASHINGTON ISLAND'S BIG AND LITTLE MARSH

Land Trust Purchases Protect Additional 45 Acres at Island Wetland Preserve

In January of 2008, the Door County Land Trust learned that it, in partnership with the Wisconsin Department of Natural Resources (DNR), had been awarded a \$1,000,000 grant from the United States Fish and Wildlife Service's Coastal Wetlands program. This highly competitive grant program will provide matching funds to the Land Trust and the DNR to help in purchasing and preserving the "best of the best" of Washington and Detroit Island's ecological treasures.

A portion of this grant award was recently used by the Land Trust to add 45 acres to the protected lands within the **Big and Little Marsh State Natural Area**. In May of 2008, the Land Trust purchased 20 acres from the Naden family. In July, another 25 acres were purchased from Raymond and Barbara Hansen. The Land Trust will transfer ownership of these two properties to the DNR which will assume long term management in conjunction with its other properties at this

preserve. The Land Trust's recent purchases bring the total protected acres at the Big and Little Marsh Preserve to nearly 300 acres.

"One of the reasons we were awarded the U.S. Fish and Wildlife Service grant for work at Big and Little Marsh and other Island locations is the strong partnership we have forged with the DNR and others," explains Terrie Cooper, Land Program Director of the Land Trust. "These purchases are a great example of that partnership at work."

The Big and Little Marsh State Natural Area is located on the east side of Washington Island along and near the shoreline of Lake Michigan. Misnamed as a marsh, this ecologically important area is actually home to two rich, boreal fens that provide critical breeding habitat for the federally endangered Hine's emerald dragonfly and host the federally threatened dwarf lake iris.

ly intact. It's very exciting for us to be able to add to the protected lands the DNR has in this area."

The Big and Little Marsh coastal wetlands are examples of historic

embayment lakes that are found up and down the Door Peninsula and on Washington Island. Once part of Lake Michigan, these embayment lakes were "cut-off" from the larger lake many thousands of years ago when powerful currents moved sand deposits left behind by the retreating glacier. These sand deposits acted as barriers effectively isolating these newly-established inland waters from their mother lake. From the time these embayment lakes were created, they began to develop their own unique characteristics based on slight variations in local topography. Other examples of these closed off bays include Clark Lake, Europe Lake, and the Land Trust's Kellner and White Cliff Fens.

The Land Trust extends its thanks to the Wisconsin DNR, the U.S. Fish and Wildlife Service, the landowners who partner with us, and our members who support our work. By putting all of the pieces together, we are doing something good for the ecology of Big and Little Marsh, Washington Island and all of Door County.

For information about visiting Big and Little Marsh State Natural Area, please visit the Wisconsin DNR's State Natural Area website at: www.dnr.wi.gov/org/land/er/sna/sna391.htm.



Hikers at Big and Little Marsh State Natural Area

Photo by Julie Scharner



Photo by Barb Siebel