



# Land

Waukesha County Land Conservancy

# Letter

Waukesha County Citizens Protecting Waukesha County's Remaining Natural Areas

Volume 15 No.2

Apr 2007

## 2007 Annual Meeting



Judith Stark, Landscape Architect, spoke on "Going Green: Sustainability and Green Design in Wisconsin Today"



Board Member Phil Crump enjoys the evening.



The 2007 Annual Meeting was held at the Red Circle Inn in Nashotah

Below:  
Tizza Meyer visits with Colin Butler



Greg & Pam Bisbee



## FRED LEPPIN DONATES CONSERVATION EASEMENT IN TOWN OF MUKWONAGO

**T**aking advantage of a new federal tax incentive, a Town of Mukwonago landowner has protected much of his land from development. In December of 2006, Fred Leppin donated a conservation easement on 50 acres of his land to the Waukesha County Land Conservancy. Mr. Leppin retains ownership of his land, but has donated the development rights to the Conservancy.

In addition to knowing that his land will remain open space forever, Mr. Leppin is happy with the tax benefits from his easement donation. He told members of the Conservancy that his financial benefits will equal the amount of money he could have made from selling his land for development. The deduction a donor can take for donating a conservation easement has risen to 50% of a his or her income, and that number is now 100% for farmers. Previously the allowable deduction was 30% of one's income. Additionally, the deduction can be spread over 15 years, rather than the previously allowed 5 years. These changes in the federal tax code apply to donations of easements made during the

years of 2006 and 2007. Land Trusts are asking Congress to extend these are very significant benefits beyond this year.

Part of the Leppin easement protects prime agricultural lands that will continue to be farmed. The wetland portion protected by the easement is the headwaters of a ditch that leads into the Vernon Marsh State Wildlife Area one-half mile to the east. The Vernon Marsh is known as great habitat for nesting and migrating waterfowl. Protecting the surface water that flows into the Marsh meets the Conservancy's mission of preserving environmentally significant lands in Waukesha County.

Though lands protected with a conservation easement continue to be held in private ownership, the public has the benefit of knowing this land will permanently remain open space. It will preserve wildlife habitat. It will provide a rural atmosphere, and fifty acres of open space will increase everyone's property values.



Marlin Johnson and Fred Leppin visit Leppin's Conservation Easement land.

**SAVE THE DATE**

**Waukesha County Land Conservancy Country Gala  
Friday, August 24**

**Stone Fences Farm, Dousman  
Hosted by: Tizza and Glenn Meyer  
Chaired by: Susan Marguet and Ron Nash  
~ Diana and Stan Markus**

**Sponsored by: Northshore Bank, Weiss Berzowski Brady,  
and Siepman Realty  
Catered by: Gracious Events**

*Please Consider a Membership With The  
Waukesha County Land Conservancy*

Name: \_\_\_\_\_  \$35 Contributor

Address: \_\_\_\_\_  \$50 Sentinel

City: \_\_\_\_\_ St: \_\_\_\_\_ ZIP: \_\_\_\_\_  \$100 Guardian

E-Mail: \_\_\_\_\_  \$250 Steward

I am a member. I would like to give a gift membership to:  \$500 Conservator

I would like to make a gift in honor or in memory of:  \$1,000 Benefactor

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ ZIP: \_\_\_\_\_

Match this gift through my employer's Matching Gift

Payment by:  Check  Visa  Master Card

Name on Card: \_\_\_\_\_

Card Number: \_\_\_\_\_ Exp Date: \_\_\_\_\_

Amount: \_\_\_\_\_ Signature: \_\_\_\_\_

Please make checks payable to WCLC (Waukesha County Land Conservancy.) WCLC is a non-profit 501(c)(3) charitable organization. Your gift is tax-deductable. All donors, unless directed "anonymous" will be listed in our annual donor recognition report.

## Workday Schedule for Spring 2007

**Saturday, April 21: 9:00AM and Sunday, April 22: 9:30 AM at Ottawa Wildlife Refuge**

CELEBRATE EARTH DAY by PLANTING TREES at the Ottawa Wildlife Refuge. Meet on the side street in Dousman between the barber shop and the Glacial Drumlin Bike Trail on the east side of Main St. The side street is across Main St from the Bicycle Doctors store. We will carpool from there.

**Sunday, May 6: 10:00 AM at Hartland Marsh Preserve**

Begin control of non-native species on this new 28-acres site in Hartland on the Bark River. Meet in the driveway at 795 Cottonwood Av. This is south of the Bark River and north of the Hartland Ice Age Marsh Wayside on the west side of the road.

**Sunday May 12: 1:00 PM at Eagle Centre Prairie TOUR AND WORKDAY**

Plant prairie seedlings at Eagle Centre. Meet in the driveway of the Eagle Centre Bed & Breakfast. The driveway is on Hwy 67, 1/2 mile south of the intersection of Hwy 67 and Hwy 59 in Eagle.

Questions? Call Marlin Johnson at 262-965-2227 or email to [mjohnson@uwc.edu](mailto:mjohnson@uwc.edu)

If you can help with controlled burns during the week or weekends, contact Jason Dare at [Jason\\_dare@hotmail.com](mailto:Jason_dare@hotmail.com) or 262-391-0159.

### JOHNSON'S NURSERY GIVES A GIFT OF TIME

The Waukesha County Land Conservancy would like to thank Johnson's Nursery for the 127 hours of their employees, time that was donated toward management of the Tamarack Swamp Preserve in Menomonee Falls.

### MEMBERS RESPOND TO REQUESTS FOR EQUIPMENT

Thanks to Robert & Diane Cowan for their donation of a used Dodge pickup truck.

Thanks to Clayton Haberman for the donation of a Stihl chainsaw.



Pale purple Pasque Flowers will bloom soon at Eagle Centre Prairie.  
Sketch by Sally Fogelberg

## Wish List for Land Management

### 1. Support poles

3 to 5 foot hardwood or metal poles are needed to support trees planted to restore woodlands at the Ottawa Wildlife Refuge. Wood poles should be at least 1" in diameter.

### 2. Lawn Mower

Lawn mower in working condition is needed to mow fire breaks.

## LAND DONATION PRESERVES WOODLAND

Twenty acres of woodland in New Berlin will be preserved forever by the Waukesha County Land Conservancy. Frieda Hart has donated part of her family's farm, land on which she grew up. The site will be named the Nicolaus Preserve, Frieda's family name.

Frieda's grandfather, Adam Conrad, purchased the farm in New Berlin to raise dairy cattle. His daughter married David Nicolaus and continued the dairy operation. Frieda remembers taking the cattle into the woodland for water in hot summers. "Someone drilled a well in that woodlot," she said. "It was either my grandfather or my father." She also remembers that her family used to cut firewood there for their woodburning stove. The woodlot has not been pastured for many years.

Fortunately for the Waukesha County Land Conservancy, years ago Frieda Hart took some adult education classes at the University of Wisconsin, Waukesha Center. There she met and became friends with one of the biology professors, Marlin Johnson, who now serves on the board of directors of the Waukesha County Land Conservancy. Marlin walked on Frieda's property years ago, giving Frieda the idea that it should be preserved.

"When I heard that land north of this site was going to be developed, I knew the development pressure would soon be here. And I didn't want that to happen," Frieda said. "Donating the land to the Waukesha County Land Conservancy worked out very well," she added.

Frieda remembers a very large butternut tree in the woods. She has memories of yellow violets, which she says are still there. The Conservancy's land manager, Jason Dare walked



Frieda Hart

the property with Marlin and Frieda. Jason called it a good mixed forest, with sugar maples, a very large hackberry tree, and a groundlayer of wildflowers including Jack-in-the-pulpit and wild geranium. This spring the Conservancy will conduct a thorough plant inventory. It will be exciting to have this new property to explore!

*If anyone would like to be a monitor of the Nicolaus Preserve (or any of the Conservancy's other properties), we would like to hear from you. No experience is necessary. Are you interested in nature? Can you make an occasional trip to the property you choose and keep notes of what you see? Is there a fox den at the Nicolaus Preserve? Are woodpeckers nesting there? Our land manager would like your help to answer such questions.*

## NEW IRA PROVISION CAN BENEFIT LAND TRUSTS

A little-known section of the federal bill that expanded tax incentives for conservation easement donations also offers you a rare tax break when you invest in a land trust's good work. Specifically, if you or someone you know is 70 ½ years of age or older, the new law permits you to make direct contributions from your individual retirement account to a charitable organization of your choice – up to \$100,000 per year in 2006 and 2007. These charitable contributions can satisfy your IRA's required yearly

minimum distribution and will be excluded from your federal taxable income!

One essential detail: your plan administrator must issue the check directly to the charity. Consult your plan administrator and/or your tax advisors for more information about this provision of the Pension Protection Act of 2006, and please consider supporting the work of the Waukesha County Land Conservancy with your generous contribution.

# Land Letter



*Waukesha County Land Conservancy  
P. O. Box 2572  
Brookfield WI 53008*

Non-Profit Org.  
U. S. Postage  
**PAID**  
Permit No. 133  
Mukwonago WI  
53149



***WISCONSIN'S OLDEST  
BUR OAK  
b. 1711***

**SAVE THE DATE**  
**Friday, August 24**  
**Stone Fences Farm**

**Tizza and Glen Meyer**  
**Dousman**

**Waukesha County Land Conservancy**  
**Country Gala**