

PROJECT SUMMARY

Name of Landowner: Gloria Andrews

Property Description: 106 acres at Fernan Lake, near the east end of the lake

Objectives:

- Protect from development and subdivision
- Keep the one home site---limit it to a 4-acre Homestead Area which has to fall within the bounds of a 14-acre Development Envelope
- Protect wildlife habitat and a stream corridor
- Protect rural scenic values against surrounding development
- Honor Gloria and her late husband Frank's wishes to preserve the land

Property Facts:

- The property is composed of two parcels of 90.1501 acres and 16.665 acres respectively.
- The 16 acre parcel is classified as a rural residential tract (512) and the 90 acre parcel is classified as imp residential rural tract (534)
- Structures include a residence as well as a three other detached barns or sheds.
- A road borders the property to the east and south, separating it from the wetlands along Fernan Creek and Fernan Lake. Immediately adjacent properties are mostly 3-8 acre parcels. Properties immediately to the east and west are fairly wooded, while properties to the north have open fields.
- Two sons live adjacent to the property on small acreage. Three other siblings live elsewhere. Gloria Andrews (age 93) is the mom and lived on the land until 2017, now in assisted living

Habitat Types and Land Use:

- Mix of conifer forests. Recent forest management plan says it is well stocked.
- Some open fields
- One small pond, one "swamp"
- Farmhouse and outbuildings located in central area

Special Concerns:

- 95-year old widow wants to see the land protected from development
- Most but not all kids support her doing the easement---protecting the land is tied to other family succession concerns
- Property has irregular boundaries, need to locate markers and lines

Plan:

- Do new LOI with Gloria Andrews in May 2018. Previous LOI expired in 2017.
- Forester Steve Bloedel with Inland Forest Mgt will mark and oversee a selective timber harvest Summer 2018 in keeping with the forest mgt plan that INLC has reviewed.
- Prepare draft CE in summer 2018, ready to execute when Gloria has a ready buyer for the property

- Steve Bloedel to prepare Baseline report summer 2018.
- INLC to hire Steve Bloedel/Inland Forest Mgt to do the baseline---costing roughly \$3,000---with the money coming from the Special Projects Fund. Then when Gloria sells the property, per the Letter of Intent, Gloria Andrews will reimburse INLC.
- Daughter Cindy Andrews to donate \$5k to Stewardship Fund at closing.

Prepared by: DeForest May 2016, updated April 19, 2018

- Date Land Protection Cmte approve to proceed 5/16/2016 Board approval _____