

OWNING WATERFRONT PROPERTY

A "Best Practices" Checklist Part I

As waterfront property owners you no doubt look forward to spending many hours enjoying the beauty of your surroundings. As a waterfront property owner, you have a unique opportunity to serve as an environmental steward and at the same time protect your investment.

By following some simple guidelines, you can add to your enjoyment of your shoreland property, increase its value and preserve it for future generations. A series of small positive actions will have significant benefits for our lakes and the environment.

A variety of scientific studies show that preserving or restoring the natural character of shorelands increases property values. A specific example of this is Green Bass Lake where trees grow to the water's edge and property owners adhere to voluntary restrictions. In terms of real estate value, Green Bass Lake is one of the most desirable lakes in Oneida County. Future generations and future owners will be attracted to this lakeshore property because of the lake's natural beauty and clean water.

You may be tempted to clear out the natural vegetation and create the familiar urban environment. Before you do this, think of the positive impacts of keeping the property in as natural a state as possible and of the negative impacts of significantly changing the natural environment. The benefits of preserving natural shoreland vegetation include: a great variety of colors and textures to frame your lake views; natural screening to muffle noise and shield your property from those "busy days" on the lake; habitat for a rich variety of wildlife; protection of your valuable land from sloughing into the lake (which causes unsightly water quality problems and nuisance weed growth); and perhaps, even better fishing. Shorelines support fish and other aquatic populations by providing a critical source of food, cover and natural habitat.

In the next publication we will begin sharing items on the



Dreaming Lake Living!

INSIDE THIS ISSUE

Fishing Opportunities	3
Classified Ads	4
Lake Wisconsin Alliance ..	4
Kirk's Korner	5
Local Events	8
Real Estate News	9
Business Showcase	11

Continued on page 5...



YOU CAN PROTECT YOUR DREAMS FOR LESS THAN YOU THINK.

**AMERICAN FAMILY
INSURANCE**®

All your protection under one roof®

Better service, better coverage and better value with our great new lineup of discounts—you could get it all when you make the switch to American Family Insurance. We're the right choice for protecting your dreams. Your dream is out there. Go get it. We'll protect it. Call today for a competitive quote.



Christina Smith-Gallagher Agency

121 S Main St

Lodi, WI 53555

(608) 592-5692

www.christinasmithgallagheragency.com

March Fishing Opportunities on *Lake Wisconsin and the Wisconsin River*

By Gary Sanders • Lake Wisconsin Walleyes, LLC • www.lakewisconsinwalleyes.com

Lake Wisconsin locked up with ice in November 2013, and ice conditions have been consistently good through January, but open water fishing is just around the corner so be cautious if venturing out on late winter ice as increased current from snow melt rapidly erodes the ice. In anticipation of the spring walleye run, follow these tips to help you be prepared: 1) take time now to make sure those boat batteries are still charged, 2) begin sorting through and organizing your tackle, and 3) put new line on all of your reels. In addition, don't forget to read the regulations for the waters you intend to fish, and remember that your fishing license expires on March 31st.

We are fortunate to have a continuous open season for walleyes and saugers on Lake Wisconsin and the Wisconsin River, so there is no need to wait for the inland waters opener which occurs annually on the first Saturday in May. For those who prefer to target trout in streams, the early catch and release season opens on March 2nd.

You will typically find open water below the Prairie du Sac Dam in February where you can either fish from shore, wade in the shallows to cast, or put your boat in at the VFW launch. Open water can usually also be found in early March on the northeast end of Lake Wisconsin. There are three launches on Tipperary Road from which you can launch a boat to fish the Wisconsin River at the head of the lake and an additional launch on the Wisconsin River four miles to the North on County Road V by Hooker's Resort. Additional fishing opportunities for pre-spawn walleyes and saugers from either shore or a boat can be had on the stretch of the Wisconsin River below the Kilbourn Dam at Wisconsin Dells. Access is on County Road A at either River's Edge Resort or the new county boat launch right next to River's Edge.



Lake Wisconsin Walleyes, LLC



Gary Sanders
Professional Guide
(608)235-0962

gary@lakewisconsinwalleyes.com

www.lakewisconsinwalleyes.com

DID YOU KNOW?

DID YOU KNOW THAT LAKE WISCONSIN IS 774 FEET ABOVE SEA LEVEL?

DID YOU KNOW THAT LAKE WISCONSIN COVERS 7,000 ACRES AND HAS 53 MILES OF SHORELINE?

DID YOU KNOW THAT LAKE WISCONSIN IS CONSIDERED A RESERVOIR?

A reservoir is a natural or artificial lake, storage pond or impoundment from a dam which is used to store water. Reservoirs may be created in river valleys by the construction of a dam or may be built by excavation in the ground or by conventional construction techniques such as brickwork or cast concrete.





DO YOU HAVE SOMETHING TO SELL?

Post it here for just \$15 per issue. For specs call 608-846-5253 or email newsletter@tfmwisconsin.com

FOR SALE - Brand new never used Porter-Cable router and bits. 1 ¾ HP \$150. Men's skis/ski boots 28.5, and youth snow board and boots for sale. Make an offer. Call 608-635-8851.

ANTIQUES FOR SALE - Wooden ice cream makers, ice saws, early 1900s wood working tools, grain scale, barn wood, singer sewing machines, tool box, and more. Call 608-513-8467.

FOR SALE - 2008 Arctic Cat F8. EFI, 2,678 miles, reverse, studded track, new carbides, fresh shocks, stock windshield and cover included, heated face shield plug. Asking \$5,300. For information call 608-513-8467.



FOR SALE - 2000 Bayliner 1750 Capri great family boat with Mercury 135 I/O, new stereo, snap on covers and trailer. Six passenger boat, 775 lbs., great ski, tubing and family boating \$7000. Call 608-469-0826.



Do you have pictures to share in the Lake Wisconsin *Living* newsletter?

Please submit digital photos via email to newsletter@TFMwisconsin.com.

Lake Wisconsin Alliance

In January of this year, citizens formed a Lake Wisconsin advocacy organization called the Lake Wisconsin Alliance. The Steering Committee is working to finalize its Vision and Mission statements as well as goals for the upcoming year.

The current Mission Statement is: The Lake Wisconsin Alliance endeavors to balance the diverse interests of the Lake Wisconsin community by improving recreational opportunities, water quality, and sustaining a healthy ecosystem.

Meetings are held on the 4th Thursday of each month at 6:00 p.m., and area citizens are welcome to participate and help build LWA.

Specific meeting dates and times can be found in the Local Events in this newsletter on page 8.

Approximately 200 individuals are currently on the email list. If you would like to be included on this list please contact Kirk M. Boehm at 608-635-8851 or kmb.boehm@gmail.com.

Be Part of Your Newsletter...

We invite you to submit your information to be published in Lake Wisconsin *Living* to make your newsletter even better.

Do you want to highlight stories about your friends, activities you are involved in, kids achievements?

Let us know by emailing your information to newsletter@TFMwisconsin.com.

We look forward to your submissions.

Owning Waterfront ~ Continued from front page...

Waterfront Management Practices Checklist to help you become a better environmental steward with respect to your waterfront property. Items on the checklist will include:

- 1) Landscaping
- 2) Lawn Care
- 3) Shoreland, Wildlife Habitat and Aquatic Plant Protection
- 4) Gardens
- 5) Building and Remodeling
- 6) General Tips

To give you an idea of what will be included in the next publication, here are the details of the Landscaping checklist...

- Maintain a natural landscape, i.e., keep or replenish native trees, woody plants, shrubs, wildflowers, native grasses and a ground cover of low-growing vegetation.
- Leave or maintain a buffer zone of natural vegetation.
- Plant native bulbs, perennial flowers and similar ground cover to add color.
- Limit paving sidewalks, driveways, and rooftop areas – these tend to encourage erosion.
- Consider planting a rain garden, which will promote rainwater infiltration and help control runoff
- Consider preserving or re-creating a natural, wood setting. You can have a wooded setting and still maintain the view of the lake. Many landowners find that trees add a scenic “frame” to the lake’s “portrait.”
- Ensure that you have appropriate stormwater and erosion controls that follow the natural contours of the land and use materials and systems that promote infiltration rather than runoff. For more information on specific infiltration techniques as well as landscape conservation and storm water management techniques visit www.greenbuilthome.org.

*Reprinted from the Wisconsin Environmental Initiative
www.wi-ei-org*

Kirk's Korner & Q&A

Q: Why is the Wisconsin River brown?

A: The dark brown color we see in the Wisconsin River does not come from mud or pollution like many people believe... The brown color actually comes from a natural substance called tannic acid.

The Wisconsin River originates up on the Wisconsin - Michigan border in a Lake called Lac Vieux Desert. It is around this area that the river runs through a series of swamps that are home to the tamarack trees. Tannic acid is found in the roots and bark of the tamarack trees, and it seeps into the river at this point.

Even though we hear “acid” in the name, tannic acid is harmless and is actually found in many products that are used on a daily basis.

One can find tannic acid in colas, coffee, any dark colored beverage, beauty products, and suntan lotions. However, if you look at the labels of these products you will rarely see tannic acid listed. Manufacturing companies more commonly refer to it as caramel coloring.

*Do you have a question about
Lake Wisconsin or the
Wisconsin River?*

*If so, please send your question to
newsletter@TFMwisconsin.com.*



the **Boat House**

www.madisonboathouse.com

Powerboat and Sailboat Sales and Service--Wood Boat Restoration and Service
Fiberglass Repair--Painting--Hobie Kayaks--Creed SUP's

608-849-9200

5345 W. River Rd. Waunakee, WI 53597

Hobie

Bryant

South Bay
PONTOONS



MOON VALLEY

608-493-2706
608-849-9200
E13105 HWY 78/113
MERRIMAC, WI
MOON-VALLEY.COM
LAKEWISCONSINBOATHOUSE.COM

GAS
BAIT
SNACKS
GIFT SHOP
FISHING AND
PONTOON BOAT RENTALS
KAYAK AND SUP RENTALS
COTTAGE RENTALS



Terra Firma
TFM WISCONSIN, INC.

Looking to buy or sell waterfront property?
Terra Firma is your waterfront property specialist!

5008 Linde Lane, Suite 400 • DeForest, WI 53532

Phone: 608.846.5253

Michael J. Coke • Kirk M. Boehm

www.TFMwisconsin.com | www.LakeWisconsinProperty.com

Fitz's
On The Lake

W11602 Hwy V • Lodi, WI 53555

Phone: 608-592-3302

Open 7 Days A Week
Breakfast • Lunch • Dinner

Lake Wisconsin's BEST Restaurant and Sports Bar Located Along the Shores of Lake Wisconsin mid-way Between Lodi & Merrimac Ferry

STRENGTH THROUGH

- WILLS, TRUSTS & PROBATE
- ELDER LAW
- AGRIBUSINESS
- FAMILY LAW
- MA & ASSET PRESERVATION
- BUSINESS
- REAL ESTATE
- LITIGATION
- INTELLECTUAL PROPERTY
- TAX

boardman
& clark llp

LAW FIRM



LODI (608) 592-3877 • POYNETTE (608) 635-4324

EXPERIENCE

Serving the Lake Wisconsin area since the 1940s

Beautify your home with LogHomeMart!

Log Home Mart is the premier online building center for your rustic building and remodeling supply needs

- Home Decor
- Interior Stain
- Exterior Stain
- Caulking & Chinking
- Log Railings
- Log Stairways
- Wooden Countertops

... and much more!



www.LogHomeMart.com
1-800-426-1002 info@LogHomeMart.com





Local Events

WOLLERSHEIM WINERY OPEN HOUSE

March 1- 2, 2014 - 10am-4pm

7876 State Road 188, Prairie du Sac, WI 53578

1-800-VIP-WINE • wollersheim.com/news/wineryevents

Our annual Open House offers grapevine pruning, cooking with wine demonstrations and winemaking explanations scheduled each day. No admission fee. Open to the public.

LAKE WISCONSIN ALLIANCE:

- Steering Committee Meetings (4th Thursday of the month)

February 27, March 27, April 24 all at 6pm

Lodi Women's Club Public Library, 130 Lodi Street, Lodi, WI 53555 • 608-635-8851

- **NEXT Educational Meeting:** Partnering for Healthy Creeks, Lakes, and Waterways

Thursday, March 13, 2014. 6:30pm

Lodi Women's Club Public Library, 130 Lodi Street, Lodi, WI 53555 • 608-635-8851

PORTAGE BUSINESS EXPO AND JOB FAIR

March 20, 2014- 3-7pm

Best Western Conference Center

2701 County Hwy CX, Portage, WI 53955

Portage Area Chamber of Commerce 608-742-6242

This annual event will be a great way for businesses to learn more about each other and for the general public to learn more about our member businesses.

GRAMINY HOUSE CONCERT (BLUEGRASS)

Friday, March 21, 2014 • 7-9pm

River Arts on Water Gallery, 590 Water Street, Prairie du Sac, WI 53578 • www.riverartsinc.org

Graminy is a new band, based in Madison, Wisconsin. They seek to fuse the classical and grassroots traditions, from Bach to Bluegrass, from Copland to Celtic, from Gershwin to Native American, from Kodaly to Klezmer, and more.

LAKESIDE BAR & GRILL MARCH LIVE BANDS

W10960 Corning St., Poynette, WI 53955 • 608-635-2959

Saturday, March 15th, 8-12pm, 5th Gear - Wisconsin's Best Top 40 Country Band

Saturday, March 29th, 8-12pm, Old School

THE WALL

Friday and Saturday, March 28-29, 2014 • 7:30pm

Al Ringling Theatre, 136 4th Avenue, Baraboo, WI 53913

608-356-8864 • www.alringling.com/upcoming-events.html

Tear Down The Wall is a multimedia concert for the senses where the iconic Pink Floyd album "The Wall" is reinterpreted by a cast of musicians and artists in a powerful and imaginative way.

Call today to advertise your business in Lake Wisconsin Living!

Lake Wisconsin *Living* newsletter is mailed directly to the homeowner and distributed electronically to a total audience of 15,000 per issue.

To place an advertisement in this newsletter, please contact newsletter@TFMwisconsin.com

Wild Woods

- Natural Edge & Custom Furniture
- Cabinetry

WildWoodsByMatt.com
608.778.8476

LIKE US ON facebook

Thank you to the homeowners who refer advertisers in your newsletter. They make this newsletter free of charge for the waterfront residents of Lake Wisconsin. When possible, please utilize their services!

We Love Our Advertisers!

newsletter@TFMwisconsin.com

Real Estate News By



(608) 846-5253

LakeWisconsinProperty.com

info@tfmwisconsin.com

In the news we hear how primary real estate has turned the corner. Inventory is down, prices are rising and unit sales are climbing. But what's happening in the lakefront industry, and more specifically on Lake Wisconsin? Below is a snapshot of 2012 vs. 2013 sales and a 5 year average from 2009-2013 for Lake Wisconsin and South Central Wisconsin (SCWI). Since there are many homes around Lake Wisconsin which are right across the street from the water or that have deeded access, we have also included those sales in the Lake Home category.

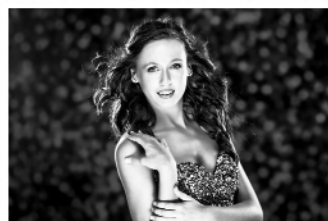
Property Type	2012 Sales	2013 Sales	5yr. Avg. Sales	2012 Avg. Sold Price	2013 Avg. Sold Price	5yr Avg. Sold Price
<u>Lake Wisconsin</u>						
Lake Homes	40	59	29	\$282,425	\$294,876	\$302,836
Lakefront Lots	5	8	3.8	\$137,000	\$182,487	\$182,468
Lake Access/View Lots	4	10	7.8	\$36,275	\$38,240	\$41,705
<u>South Central Wisconsin Region (including Lake Wisconsin)</u>						
Lake Homes	459	637	361	\$253,801	\$250,432	\$269,682
Lakefront Lots	53	55	47.4	\$101,899	\$106,092	\$108,973
Lake Access/View Lots	73	94	66	\$21,192	\$21,082	\$22,672

As you can see, it appears real estate in the lake industry is also recovering. Unit sales were up for Lake Wisconsin and the SCWI region and substantially higher than the 5 year average. Prices are also up on Lake Wisconsin while relatively flat within the SCWI region. Hopefully 2014 continues to trend upward for the lake industry.

NOTE: All metrics obtained from SCWMLS. For lakefront properties we used a max of 5 acres and 8 acres for lake access/view properties as there are large tracts of land that sold for development purposes which alter the individual property nature of this analysis. All properties must have a feature of being located on "lake" or "river".



Families
Seniors
Weddings
Engagement
Children
Newborns
Headshots
Events
Commercial
Models
Fashion



BP beautiful
portraits
by michael

3x International Photographer of the Year

www.beautifulportraits.com

DeForest, WI 608.846.5319

PPAProfessional Photographers
of America

Auto • Life • Business • Boat & Recreational Vehicles • Home/Renters

**FARMERS**

Now Offering:
Auto Bind
Online
24/7 Storefront



Gary L. Witt, Witt Agency, LLC

Bus. Phone/Fax: **608.745.1547**

www.farmersagent.com/gwitt

gwitt@farmersagent.com

120 Henry Dr., Ste.3, Portage, WI 53901

Best Sunset on the Lake! www.WILakeside.com

LAKE SIDE

Pizzas now Served
Sunday - Thurs
4pm - close

Bars & Grill

Daily Lunch Specials
Fri Fish Fry • Sat Prime Rib

Bands Playing! 5th Gear - March 15 - 8pm-12am
Old School - March 29 - 8pm-12am

W10960 Corning St • Poynette • 608-635-2959

Cloud Nine DAY SPA AND SALON

744 Phillips Blvd, Sauk City, WI | 608-643-7869

**AVEDA**

Full-service salon & day spa

Open 7 days a week

www.cloudninesaukcity.com



Pool Party!

Includes meeting space,
pizza, & soda

Call now to book!

608. 846.45935025 County Rd V
DeForest WI 53532

Jody Breunig
Mortgage Banking
Officer
NMLS# 553066

COMMUNITY FIRST BANK

"First for You"

Phone: 608-356-2552

Cell: 608-391-0876

Fax: 608-356-7941

Email: JodyBreunig@cfbank.com

Address: 129 8th Avenue

Baraboo, WI 53913-2110

www.cfbank.com

Member FDIC



Since 1972

Interior & Exterior
Commercial & Residential Painting**608-643-6049**

828 Industry Road • Sauk City, WI 53583

PIANO LESSONS

Daytime Voice and Piano Lessons

Perfect for Adults of all ages and home schooled students!

Time slots available

9AM TO 2 PM • MONDAY - FRIDAY**592-1780**
JEANNE PLOTTS VOICE AND PIANO STUDIO, LLC
109 First St., in Lodi (Next to Post Office)

The Flower Company

a presentation for every occasion

- Birthdays
- Anniversary
- Special Events
- House Decorating
- Long Standing Customers
- Full Service Florist
- Same Day Delivery

Celebrating



221 DeWitt St, Portage WI --- (608) 742-4108 --- (888) 889-1456

BUSINESS

•••Spotlight

Remi's Thirsty Moose

Located on Lake Wisconsin
N3135 County Road V • Poynette, WI
608-635-4311



**"HANGIN' LOOSE AT
THE THIRSTY MOOSE!"**

HAPPY HOUR PULL TABS
TUES - THURS 3 TO 6 PM • FRI 2 TO 5 PM

**UNCLE CRISPY
KARAOKE JAM!**

1ST & 3RD SATURDAY IN MARCH

SERVING SANDWICHES • Tues - Sun 11am-9pm

N3135 Cty Rd V • "On Lake Wisconsin" • 608-635-4311
Only 3 miles west off I90/94 at CS exit

REMI'S THIRSTY MOOSE has been viewed by many of its customers as the *BEST* Bar and Restaurant on Lake Wisconsin.

The staff at Remi's are always welcoming and make a great effort to provide a comfortable atmosphere for families and friends who wish to "escape" for drinks and a meal and enjoy some fun on the north side of Lake Wisconsin.

Remi's Thirsty Moose is owned and operated by Joyce and Mark Remington. They purchased the bar/restaurant in April 2011 and opened for business on July 1, 2011.

They haven't looked back since.

One item the thirsty patron can find at Remi's is a great beer selection with lots of local Wisconsin beers. Also enticing to the customer are Happy Hour specials, a diverse menu with good prices, live music, a pool table, darts, sand volleyball and horseshoe pits as well as a Tiki Bar outside in the sand for those beautiful warm sunny summer days. The yummy Mango Rum Runner is a featured and favorite drink at the Tiki Bar along with several tropical cocktails to excite your taste buds. And, with all of

this, comes a beautiful view of the lake!

A frequent stop on the snowmobile trails, riders as well as fishermen and boaters are invited to stop in and relax. There is a dock and pier right in front of Remi's making easy access for anyone coming by boat.

Next time you are looking to escape for a few hours, check out Remi's Thirsty Moose. There's great fun and good conversation to be had even during the winter months.



Where life meets the lake

Boat Lifts & Docks ••• Services & Sales

ShoreStation®

**voyager™
DOCK**

PORTA-DOCK



N1497 Lovering Road, Lodi WI

www.manke.com

608-592-4022

DISCLAIMER: "Publication of paid advertisements in this newsletter are not an endorsement or recommendation of any advertised product or service. TFM Wisconsin, Inc. is not responsible nor liable for the content of any advertisement published, herein."

Looking to sell your Lake Wisconsin Property?
LIST WITH THE LAKE PROPERTY EXPERTS



TerraFirma
 TFM WISCONSIN, INC.

(888) 470-5253

www.TFMwisconsin.com

www.LakeWisconsinProperty.com

- ✓ Proven History of Real Estate Success
- ✓ Lake Property Marketing & Sales Experts
- ✓ Huge database of Vacation Home Buyers
- ✓ Local Area and Home Market Expertise
- ✓ Looking to list? Use us for the best results!

Lake Wisconsin Living

c/o 5008 Linde Lane, Suite 400
 DeForest, WI 53532

TIME VALUE MAIL ~ DO NOT DELAY

"WHERE NATURE INSPIRES LIFESTYLE!"

**Rustic Home Furnishings, Lighting
 & Decor With Over 20,000 sq. ft.
 of Displays!**



OPEN DAILY 9am to 5pm
866-235-9371
608-355-9488



Papa Bears Northwoods Store

53949 County Road (Business 12) • Baraboo, WI
 (2 miles south of Ho-Chunk Casino)

www.papabearsnorthwoods.com

Bring in this ad and
 receive

20% OFF

ALL BEDDING

Cannot be combined with
 any other discounts.
 Expires 3/31/14