

OWNING WATERFRONT PROPERTY

A "Best Practices" Checklist Part II

In our previous issue of Lake Wisconsin *Living*, you learned that as a waterfront property owner you have a unique opportunity to serve as an environmental steward and at the same time protect your investment. The best management practices contained in the following checklist will help you become a better environmental steward. In addition to tips on landscaping (as you read in the previous issue), here are some additional simple guidelines to assist you in your enjoyment of your shoreland property, increase its value and preserve it for future generations.

LAWN CARE

- Consider smaller lawns with shrub borders or native plantings to replace the lawn area.
- Choose grass and/or ground cover that minimizes maintenance, fertilizer and pesticide application.
- Consider allowing natural vegetation to reestablish itself.
- Water infrequently, but thoroughly.
- Mow only when necessary – the ideal height for healthy grass is 2.5 – 3.0 inches.
- Use non-motorized lawn mowers for small lawns.
- Leave grass clippings on the lawn.
- Avoid using fertilizers and broadleaf herbicides.
- Pull weeds by hand in small yards.
- Rake leaves as soon as possible after they fall.

SHORELAND, WILDLIFE HABITAT AND AQUATIC PLANT PROTECTION

- Maintain a natural shoreline.
- Preserve aquatic plants. Remove only the plants absolutely necessary for swimming or boating.
- Re-establish rooted aquatic plants.
- Use organic materials (shrubs, brush, logs, etc.) combined with plants for erosion control.
- Use riprap (specific gradations of rock along the shore) only if organic materials are not effective in controlling erosion.
- Preserve or reestablish existing vegetated stream corridors.
- Ensure that there is adequate and appropriate stream bank vegetation.
- Preserve trees, trees that have fallen in lakes, tree trunks and branches to provide protection for fish and aquatic life.

GARDENS

- Locate your garden away from the shoreline.
- Plant a wide variety of plants and rotate them from year to year.

Continued on page 5...

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Real Estate NEWS



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Selling your Lake Property?

Things to Consider When Selecting a Real Estate Agent

Two of the biggest mistakes home owners make when choosing a listing agent to sell their home are selecting them based on "Highest List Price" and/or "Lowest Commission". Too high of a list price and your home could sit on the market too long and waste time and effort as well as devaluation. Choosing an agent with the lowest commission is probably not supported by a strong marketing plan as there are simply not enough dollars to cover listing & sales commissions, transaction expenses, and a high quality marketing plan. In the end, neither strategy ensures the success of your home sale. The following is a list of more critical requirements to consider when selling your property.

Area Knowledge & Property Expertise. It's important that whomever you hire knows the area, body of water, and in the case of lake property, the agent should know and understand Shoreland Zoning regulations as well. He/she should also have a history of selling residential lake property. If the bulk of their sales are homes in town, commercial real estate, or income producing properties, you should change focus and look for an agent with a background in waterfront sales.

Marketing Plan. A solid marketing plan will contain much more than just listing your property on the MLS. High resolution photos are critical for a comprehensive marketing program which should include print, online, email, property signage and social networking. Look for a marketing plan that will generate maximum exposure for your property.

Support. Real estate agents are busier now than ever. Obtaining listings, marketing, sales, administration, and closings all consume a lot of time. If your agent is on vacation, who will sell your property? Consider hiring a team where multiple agents are working on your property, and they have a team of specialists to handle marketing and administration allowing the agent(s) to spend more time selling your home.

Market Analysis. Identifying local sold comparables are especially important when determining value and price. Beware of someone overpricing your home, and look for a listing price to be supported. Starting too high can cost you time and money in the long run.

Network of Buyers. If your agent has a network or database of buyers it could save you precious time in selling your home. This again is a huge advantage for someone who specializes in lake real estate as they likely have many resources from which to produce a buyer for your property.

Sales History. Ask about recent sales success. Some agents specialize in listing property while others specialize in working with buyers. Make sure the agent you work with has a history in SELLING properties similar to yours.

Choosing an agent that excels in these areas will maximize your sales opportunity. If all things are equal, ask your agent for the top 3 things that separate him/her from the competition and it should become more clear which agent maximizes your chance of a successful sale.

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FOR SALE - Antiques - Wooden ice cream makers, ice saws, early 1900s wood working tools, grain scale, barn wood, singer sewing machines, tool box, and more. Call 608-513-6453.

Lake Wisconsin Alliance

The Lake Wisconsin Alliance continues to progress towards its goal of forming a non-profit Lake Wisconsin advocacy group. We have been very pleased with the attendance at our monthly educational meetings where we have covered such topics as Shoreland Zoning, Lake Wisconsin Fishery Surveys and Creel Census, and Lake Wisconsin Water Quality. These topics also fostered good discussion on other topics that citizens attending the meetings raised as concerns.

The Lake Wisconsin Steering Committee meets the fourth Thursday of every month at 6:00 p.m., and all interested citizens are invited and encouraged to attend and participate. We are again pleased with the turn out for these meetings although we are looking for permanent members to help continue growing the organization.

You can learn more about all of our meetings on Facebook. To find us on Facebook type in "Lake Wisconsin Alliance" on the Search Bar and you will find our site.

You may also sign up to get our announcements and news via e-mail by contacting Kirk Boehm at kmb.boehm@gmail.com or by calling 608-635-8851 and request that you be added to our e-mail list. We currently have more than 200 individuals receiving our emails.

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Photo Submitted by Gregory Stangl

Owning Waterfront Property ~ Continued from front page...

- Plant early in the season to avoid peak pest populations and remove pest infested plant material.
- Test you soil to determine nutrient needs and proper pH.
- Till or weed instead of using herbicides.
- Remove large insects by hand.
- Avoid pesticide use.

BUILDING & REMODELING

- Follow the guidelines outlined in this checklist.
- Consult the Green Built Home Checklist - visit greenbuilthome.org for more recommendations on landscape conservation and enhancement, measures to protect topsoil and control erosion, and storm water management through use of permeable paved surfaces and rain water dispersion / diversion.
- Construct docks, decks, and other outdoor structures from sustainable, low-toxicity materials such as ACQ treated wood or recycled plastic composite materials (no CCA-Chromated Copper Arsenate-treated lumber.)
- Maintain the existing elevation of the lot so as to not significantly change the flow of water from the land.
- Place buildings and other structures away from ravines, dry creek beds, and other such waterways.

GENERAL

- Become involved with your local lake association – do something positive for your lake and meet your new neighbors in the process.
- Sweep driveways and sidewalks instead of washing down.
- Use no- or low-phosphorus detergents and use soaps and other cleaning agents carefully- never allow them to wash into a lake, stream or wetland.
- Pick up and dispose of pet waste immediately, properly and away from the water.
- Maintain sewage systems.
- Keep garden and grass clippings and leaves out of the water.
- Wash your car or truck on the grass rather than the driveway. Use a small amount of no-

- phosphate detergent.
- Compost yard and vegetable waste.

This checklist of information comes from a variety of sources including the following publications:

- *Life on the Edge... Owning Waterfront Property* (the primary source), Dresen, Michael C. and Korth, Robert M., \$10.00 + shipping – Available from UWEX-Lakes Partnership, College of Natural Resources, University of Wisconsin-Stevens Point, 715-346-2116.
- *Lakescaping for Wildlife and Water Quality*; Dindorf, Carolyn J.; Henderson, Carol L.; and Rozumalski, Fred J., Minnesota DNR, \$19.95 – Available from the Minnesota Bookstore, 800-657-3757.
- Publications from the Wisconsin Department of Natural Resources Regional Lake Coordinators and the University of Wisconsin Extension.

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

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To make your newsletter even better, we invite you to submit your information to be published in

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April & May Fishing on Lake Wisconsin and the Wisconsin River

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



It was around March 15 back in 2013, when the ice on the Northeast end of Lake Wisconsin melted enough to grant access to launch boats at the public landings on Tipperary Point. It was on or around April 12, 2013 that ice had left the bays in Lake Wisconsin to allow unimpeded access at any of the boat landings scattered elsewhere around the lake. I expect that due to the extreme cold and resultant ice thickness this year, that access may be pushed out by a week or two.

In April, the best fishing for walleyes and saugers will occur on the Wisconsin River either below the Kilbourn Dam at Wisconsin Dells, or below the Prairie du Sac Dam on the west end of Lake Wisconsin. Both locations have shore fishing opportunities for those that do not have access to a boat. Remember that the best bite often occurs at night for those April walleyes...

The beginning of May is typically when the walleye bite begins to pick up after the post-spawn period. This is when the bulk of the walleyes and saugers that swam up to the Kilbourn dam to spawn, have made their way back downstream to Lake Wisconsin. At this time there are simply many more fish present to be caught and the mouth of the river at the Northeast end of Lake Wisconsin is where to meet them on their journey back downstream.

Lake Wisconsin and the Wisconsin River above the Prairie du Sac Dam have a "Slot Limit" for walleyes and saugers and the slot limit works like this: The daily bag limit is 5 walleyes and saugers (any combination). Walleyes and saugers between 15" to just under 20" are legal to keep and eat. Walleyes and saugers from 20" to 28" must be released as they are the prime spawners that allow this fishery to thrive. One fish over 28" may be kept as a "trophy" but counts towards the daily bag limit of 5.

Lake Wisconsin Walleyes, LLC



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DID YOU KNOW?



The Prairie du Sac Dam on the Wisconsin River has been powering communities in the area since 1914...
Yes, the Dam will be 100 years old this year!

More information will be coming soon about area activities recognizing the 100 years since the Dam was built.



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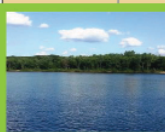
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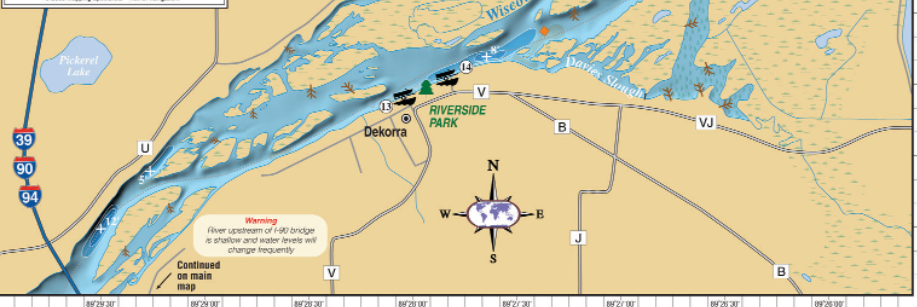


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BUSINESS

•••Spotlight

Terra Firma Realty (TFM)



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Terra Firma Realty (TFM) is a real estate brokerage company specializing in residential real estate on or near water. Terra Firma utilizes a unique business model in that they have a dedicated sales team to service their selling clients, a marketing team with a successful history of marketing recreational real estate, and a successful sales plan that steers away from commercial, income producing, multi-family, and primary real estate in town so they can maintain their focus on what they

do best - connecting people with water. In addition, Terra Firma also owns a database of over 22,000 buyers which in many cases helps them quickly locate a buyer for their selling clients.

Terra Firma has a team of nine people including six licensed real estate agents. The staff at TFM have a real passion for water and either live on the water themselves or enjoy water activities throughout the year. Terra Firma is involved in the community, a member of the Lodi/Lake Wisconsin Chamber of Commerce, and involved with the Lake Wisconsin Alliance working to improve the water quality of Lake Wisconsin.

Prior to founding Terra Firma, Broker/Owner Michael Coke was in the land development business for 8 years, also specializing in waterfront properties throughout Wisconsin. Starting in sales in 2001 and quickly moving up to General Manager, Mike managed the acquisition, development, marketing, and sales departments,

and played an integral role in creating and/or selling 36 communities totaling over 900 individual properties. When Mike started Terra Firma in 2010, he carried over and further improved those successful marketing strategies applying them to brokerage, beginning with Lake Petenwell in central Wisconsin. Since 2010 Terra Firma has been #1 in sales on Lake Petenwell four years in a row and has outsold the next four brokerages combined during that time.

With their office in DeForest, Terra Firma has brought this same business model and success to Lake Wisconsin to help buyers and sellers alike with their lake real estate needs. Their team is compassionate and strives to achieve the highest standard in customer service for their clients.

You can visit Terra Firma's Website at TFMwisconsin.com or visit their Lake Wisconsin specific site at LakeWisconsinProperty.com.



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Local Events

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Saturday, April 19th, 12-4pm, Club Bud, 6-10pm, Bradley Fish

Sunday, April 20th, 8-11am - EASTER BRUNCH

Saturday, April 26th, Bass & Walleye Fishing Tournament, DJ - 8pm-Close

Friday, May 2nd, DJ every Friday starting at 9pm

REMI'S THIRSTY MOOSE - Uncle Crispy KARAOKE Jam!

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Loads of fun for everyone!

Saturday, April 19th - 8pm- bar time (2am)

LAKE WISCONSIN ALLIANCE

Steering Committee Meetings (4th Thursday of the month)

April 24, 6pm, Lodi Women's Club Public Library, 130 Lodi St., Lodi, WI

May 29, June 26 at 6pm; location TBD

Educational Meetings – one time each month; announced at Steering Committee meeting. Contact Kirk at 608-635-8851 or kmb.boehm@gmail.com

EASTER BRUNCH

April 20, 2014 FishTalesRestaurant@gmail.com

Fish Tales Restaurant, W12690 State Road 188, Lodi, WI

Contact: 608-592-4266; Reservations accepted

WINE WALK

April 25, 2014 – 6-9pm <http://www.portagewi.com>

Enjoy a night out in downtown Portage and Join us for a Wine Walk and shopping. Tickets: \$25 each (must be 21 and over); ID required. Includes one wine glass per person, tasting map and wristband. All ticket sales final. Lost tickets will NOT be replaced. Advanced Tickets: Accepting cash or check, sales begin March 25th and will be sold at the Portage Chamber of Commerce fice located at 104 W. Cook St. Contact 608-742-6242.

BIKE RODEO PORTAGE POLICE DEPARTMENT

May 10, 2014 – 8am-11am <http://www.portagewi.gov>

Columbia County Fairgrounds; 1 Fair Blvd, Portage, WI

Portage Police Department Bike Rodeo in partnership with Portage Kiwanis Club. Register you bicycle with the Police Department, ride the obstacle course, get a FREE helmet and a chance to win a new bike. Contact Portage Police Department at 608-742-2174.

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May 17, 2014, 7am-7pm & May 18, 2014, 7am-3:30pm

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Contact: 800-223-3557 <http://www.dells.com/wisconsin-dells-events/wisconsin-dells-automotion-festival.htm>

CANAL DAYS

May 31, 2014 – June 1, 2014

Enjoy a piece of Portage history with the 26th Annual Celebration of Canal Days! There will be reenactments, food, music, and fun for the whole family! Contact Sherry at 608-617-5409.

MAMMOTH FUN RUN and HIKE

June 7, 2014, morning (exact times TBD)

A National Trails Day Celebration - Starts Lodi Marsh segment of the Ice Age Trail. Sponsored by Lodi Chapter of the Ice Age Trail Events: 6K and 8K runs; a 1K kid's run, and a 6K hike (distances are approximate). Contact: Joanna Fanney at 608-592-7817, lodivalleychapter.iata@gmail.com

Website: <http://lodivalley.iceagetrail.org/mammoth-fun-run-hike>

TASTE OF WISCONSIN DELLS

Saturday, June 7, 2014 – 9am-7pm & Sunday, June 8, 2014 – 9am-3pm

Broadway, Wisconsin Dells - The festival takes place in Downtown Wisconsin Dells and features many local restaurants, serving American and ethnic specialties. Featuring over 20 local restaurants, there will be something for everyone. Contact www.tasteofthedells.com/

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Kirk's Korner & Q&A

Q: How are the water levels controlled in Lake Wisconsin?

Lake Wisconsin water levels are governed by what is called the Federal Energy Regulatory Commission (FERC) – an independent agency that regulates the interstate transmission of electricity. Alliant Energy's Hydro dam in Prairie du Sac is operated under a license granted by FERC and thereby must adhere to strict standards set forth by the license.

Alliant is required to maintain a headwater level above the dam of 774.4 ft. +/- 3.6 inches... yes, I said 3.6 inches, a variance of just one-third of a foot. If the water level is not maintained according to these strict regulations, Alliant would be in violation of their operating license and subject to fines and other sanctions by the FERC. These water levels are set by FERC with the goal of helping protect fish and wildlife as well as maintain the integrity of the property around Lake Wisconsin and upriver.

The Prairie du Sac dam operates as a "run of the river dam" that completely relies on the regular flow of the Wisconsin River to generate electricity. Alliant cannot either "hold water back" nor "let more water go" for its own purposes or to address flooding issues..., they must maintain the headwater level within the 3.6 inches mandate set by FERC and allow water through the dam accordingly.

Reprinted from Alliant Energy 2013 Publication – Flooding and Controlling Wisconsin River Water Levels

*Do you have a question about
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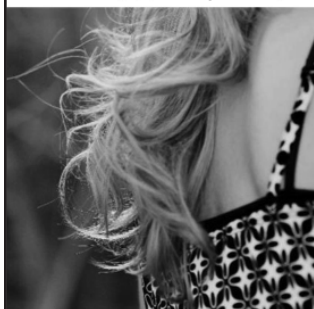
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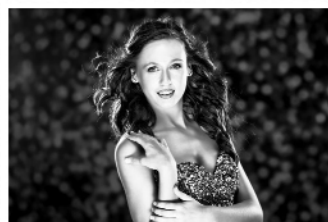


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