

OWNING WATERFRONT PROPERTY:

A Checklist

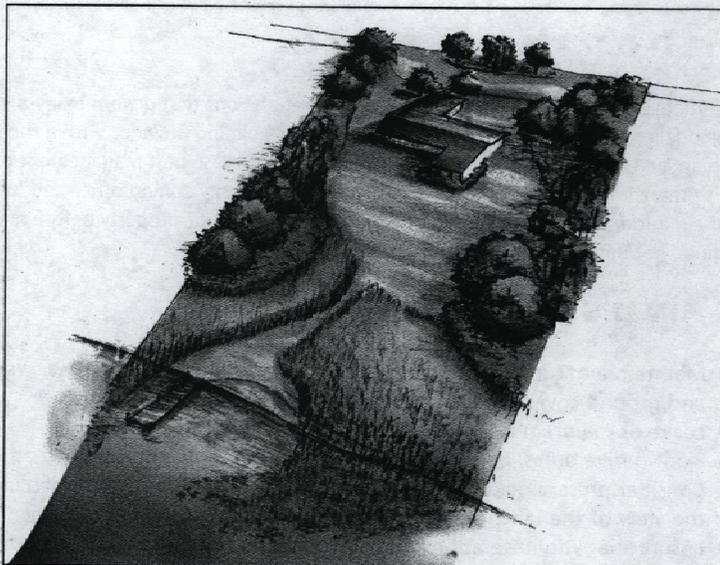
Congratulations on your purchase of waterfront property. No doubt you are looking forward to spending many hours enjoying the beauty of your surroundings. As a waterfront property owner, you have a unique opportunity to serve as an environmental steward and at the same time protect your investment.

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 lakeshore property because of its natural beauty, clean water and environmental quality.

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: 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 (then causing unsightly water quality problems and nuisance weed growth); and perhaps, even better fishing. By providing a source of food, cover and natural habitat, the near-shore area provides habitat which is critical in supporting fish and aquatic life.

Best of luck in your efforts to maintain the natural beauty and environmental quality of your new waterfront property.



WISCONSIN
ENVIRONMENTAL
INITIATIVE



WISCONSIN
REALTORS®
ASSOCIATION

The Wisconsin Lakes Partnership



WISCONSIN ASSOCIATION OF LAKES, INC.

Extension

The checklist practices presented here can protect your investment, the lakeshore character and the shoreland environment.

WATERFRONT MANAGEMENT PRACTICES CHECKLIST

The best management practices contained in this checklist will help you become a better environmental steward. The checklist information comes from a variety of sources including Life on the Edge...Owning Waterfront Property (the primary source), Landscaping for Wildlife and Water Quality and publications from the Department of Natural Resources and the University of Wisconsin Extension. These resources provide in-depth information on the importance of these practices and how to implement them. Information on how to obtain these publications (along with other helpful resources) is included at the end of the checklist.

IMPORTANT NOTE:

There are federal, state and local laws and regulations that govern many aspects of your shoreland property. Examples include: remodeling, cutting of vegetation, landscaping or building on lands within the shoreland zone (which normally is 300 feet from a stream or 1,000 feet from a lake), implementation of these best management practices will not assure that you are in compliance with these laws and regulations. First, contact your county zoning office and local Department of Natural Resources office to obtain information on laws and regulations governing your property before making any changes to your waterfront property. If you do not understand the information, ask questions.

LANDSCAPING

- Maintain a natural landscape, i.e., keep or replenish native trees, woody plants, shrubs, wildflowers, native grasses and 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
- Consider preserving or re-creating a natural, wooded 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 and use materials and systems that allow water to soak into the soil rather than going into the lake
- Limit paving sidewalks, driveways and rooftop areas - these tend to encourage erosion

LAWN CARE

- Consider smaller lawns with shrub borders or native plantings to replace the lawn area
- Choose grass or/and groundcover to minimize maintenance, fertilizer and pesticide application.
Consider allowing natural vegetation to reestablish itself
- Water seldom but thoroughly
- Mow no more than one third of the grass leaf blade when it is 5" or more long.
- 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
- Reestablish 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

WATERFRONT MANAGEMENT PRACTICES CHECKLIST

GARDENS

- Locate your garden away from the shoreline
- Plant a wide variety of plants and rotate them from year to year
- Plant early to avoid peak pest populations and remove pest infested plant material
- Test your soil to determine nutrient needs and proper ph
- Till or weed instead of using herbicides
- Remove large insects by hand
- Avoid pesticide use

BUILDING AND REMODELING

- Follow the guidelines listed in this checklist
- Use the Green Built Home Checklist (See WEI website)

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 other vegetable waste

LOCAL RESOURCES FOR ADDITIONAL INFORMATION

Contact your County Zoning Administrators and Department of Natural Resources local water management specialists for information on federal, state and local laws and regulations that affect your waterfront property. Do not make changes on your property without contacting these offices.

Check your telephone directory for local telephone numbers or visit the websites listed below for information on how to contact DNR and County staff:

Department of Natural Resources - Field Stations
www.dnr.state.wi.us/org/caer/cs/FieldStations.html

County staff
www.dnr.state.wi.us/org/water/wm/dsfm/shore/county2.htm

Lake contacts
www.dnr.state.wi.us/org/water/fhp/lakes/contacts.htm

PUBLICATIONS

Contact University of Wisconsin County Extension Agents, Department of Natural Resources Regional Lake Coordinators or your local lake association to obtain general assistance, information and assistance in obtaining copies of the publications listed below.

Lakescaping for Wildlife and Water Quality. Dindorf, Carolyn J.; Henderson, Carrol L.; and Rozumalski, Fred J. Minnesota Department of Natural Resources. \$19.95. Available from the Minnesota Bookstore, 117 University Avenue, St. Paul, MN 55155. (800) 657-3757 or (651) 297-3000.

Life on the Edge... Owning Waterfront Property. Dresen, Michael C. and Korth, Robert M. \$3.00. Available from UWEX-Lakes Partnership. College of Natural Resources, University Wisconsin Stevens Point, Stevens Point, WI 54481 or call 715/346-3436.

WATERFRONT MANAGEMENT PRACTICES CHECKLIST

The following brochures are free of charge and available upon request from the University of Wisconsin Extension by contacting your local County Extension Agent. For telephone numbers, see University of Wisconsin Extension in the County Government listings in your telephone book.

A Fresh Look at Shoreland Restoration; UWEX GWQ027, DNR-FH-055
A Guide to Selecting Landscape Plants for Wisconsin; UWEX A2865
Rethinking Yard Care; GWQ009
Shoreline Plants and Landscaping; GWQ014
What is a Shoreland Buffer?; UWEX GWQ028 DNR-FH-233

The following brochures are also free of charge and available upon request from the Wisconsin Department of Natural Resources. Call the Central Office at (608) 266-0161 or (608) 261-6423 or the local DNR Office. For your regional or local office see Department of Natural Resources in the State Government section listings of your telephone book.

Better Homes and Groundwater: A Homeowners Guide; WR 386 - DNR
Building Near Wetlands - The Dry Facts; WZ-WZ021 91
Homeowners Packet (Available at DNR'S Northern Region Service Centers)
Pier Planner - Public or Private? II: The Ordinary High Water Mark;
WZ- 004 96 Rev.
Why Protect Shoreland Areas?; WZ - 009 94

STATEWIDE ORGANIZATIONS AND WEBSITES WITH GENERAL INFORMATION ON VOLUNTARY PRACTICES AND RULES AND REGULATIONS

Department of Natural Resources Water Division

(608) 266-0502 or (608) 261-6423
www.dnr.state.wi.us/org/water/fhp/lakes/index.htm (voluntary practices)
www.dnr.state.wi.us/org/water/fhp/waterway/index.htm (rules and regulations)

Wisconsin Association of Lakes, Inc.
(608) 662-0923
www.nalms.org/wal/wal.htm

**University of Wisconsin - Extension
Lake Management Partnership**
(715) 346-2116
www.uwexlakes.uwsp.edu

Wisconsin Environmental Initiative
(608) 280-0360
www.wi-ei.org



WISCONSIN ENVIRONMENTAL INITIATIVE

16 N. Carroll St. Suite 840
Madison, WI 53703
Phone: (608) 280-0360
Fax: (608) 280-0361
E-mail: wei@itis.com
Website: www.wi-ei.org

— Contains 20% post-consumer content
Printed with soybean ink.