

SHORELAND COVENANT INITIATIVE



A PROGRAM OF
VILAS COUNTY
LAKES AND RIVERS
ASSOCIATION



SHORELAND COVENANT Resource Support



VCLRA

- DNR Wisconsin Small Lake Planning Grant
- Grantee: Vilas County Lakes & Rivers Association
 - VCLRA President: Steve Budnik
- Grant Liaison: Rollie Alger
- Grant Coordinator: Sandy Gillum
- Grant Consultants: Kevin Gauthier
Patrick Goggin
Susan Knight
Steven P. Lipowski
Michael Meyer
Bryan Pierce
Carroll Schaal
Dawn Schmitt
Carolyn Scholl
Quita Sheehan

SHORELAND COVENANT Goals



VCLRA

Goals ~

- To sustain VCLRA's advocacy and programs that promote healthy lakes, rivers, & shoreland habitat.
- To provide shoreline owners an opportunity to protect their natural or re-vegetated shoreland in perpetuity, with a covenant of record on the deed, even properties with less than 500 feet.
- To provide initial property evaluation by VCLRA shoreland team, if requested.
- To provide a shoreland stewardship covenant template customized for Vilas County properties.
- To provide the fee for recording of covenant on the deed.
- To publicize the initiative via media and signage.
- To explain the program via mailings, personal conversations, public meetings, and in various media.
- To serve as a model for similar initiatives in counties throughout Wisconsin.

SHORELAND COVENANT Highlights



VCLRA

- Provides an educational tool for shoreland property owners who wish to have an additional way to protect their lake or stream and do so with a legal document that can be attached to their deed.
- The covenant embraces what you as a shoreland owner have worked so hard to achieve on your property.
- The covenant follows the guidelines of state and Vilas County shoreland regulations.
- Provides new buyers or family members pursuing ownership an opportunity to become familiar with local shoreland zoning during the title search phase, before transfer of ownership occurs. (Often shoreland modification by new owners, occurs before learning appropriate shoreland management zoning guidelines.)
- Program is completely voluntary.
- Many waterfront properties were grandfathered-in when the new Vilas County shoreland zoning ordinances were adopted in 1999. At this time, only properties that conform to the Vilas County Shoreland Zoning Ordinances are eligible for designation as Vilas Shoreland Steward properties.
- **Vilas Title Company** and their associate, Debby Soberg, have graciously volunteered to assist any interested property owner with the process at no cost. Contact: 715-479-4070

SHORELAND COVENANT

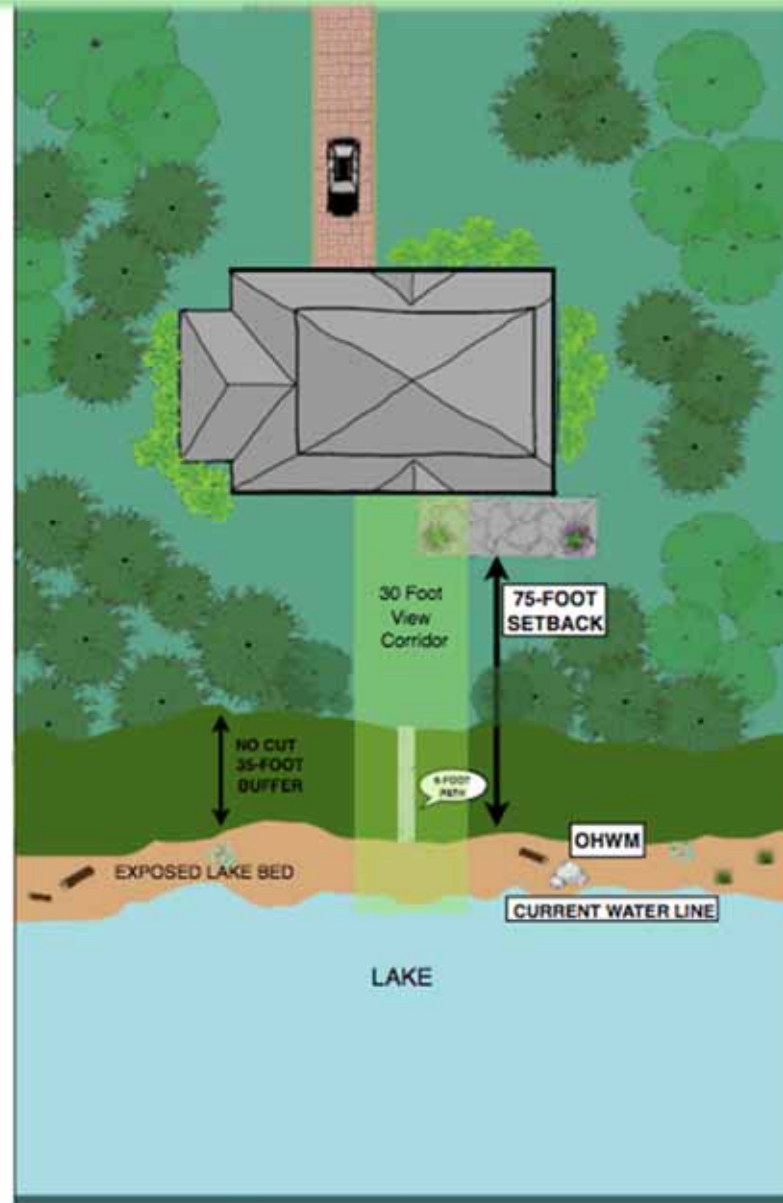


VCLRA

Prepared by Steven P. Lipowski, Ruder Ware, Wausau, WI

1. Covenants. Owner hereby irrevocably submits the Property to be subject to and bound by the covenants set forth in Exhibit B attached hereto (the "Covenants").
2. Effect. Subject to compliance with the Covenants, Owner shall retain all other legal rights of use and enjoyment of the Property. The Covenants in this instrument are a minimum standard to be maintained by Owner at all times, but Owner may elect to undertake further efforts for the protection of the shoreland environments on the Property covered by this instrument. However, nothing in this instrument shall limit the obligation of Owner to comply with applicable and then current statutes, regulations, ordinances, codes, or other legal requirements, even if they are more restrictive than the Covenants. Compliance with the Covenants hereunder shall not be an affirmative defense with respect to, nor alter the obligations of any party under, any applicable and then current statutes, regulations, ordinances, codes, or other legal requirements, even if they are more restrictive than the Covenants.
3. Term. The covenants, conditions, and obligations herein shall commence upon the Effective Date and shall run for an initial period of twenty-five (25) years (the "Initial Term"). Such covenants, conditions, and obligations shall be automatically extended for additional successive periods of ten (10) years each (each an "Extension Period") on the expiration of the Initial Term and on the expiration of each Extension Period. The covenants, conditions and obligations as set forth herein shall apply during the Initial Term and each Extension Term.
4. Binding Nature. The covenants, conditions and obligations as set forth herein shall be for the duration stated herein, shall be binding upon and appurtenant to the Property and Owner and its successors and assigns as owners of the Property, and shall run with the land.
5. Miscellaneous. This instrument shall be construed and enforced in accordance with the laws of the State of Wisconsin, without reference to conflicts of laws principles. The headings in this instrument are provided for convenience only and shall not affect the interpretation or enforcement of this instrument or its provisions. If any term or condition of this instrument shall be deemed invalid or unenforceable, the remainder of this instrument, shall not be affected thereby and each term and condition shall be valid and enforceable to the fullest extent permitted by law. There shall be no presumption against the drafter of this Agreement, notwithstanding any common law or other practice or principle which may exist to do otherwise. Nothing in this instrument shall be deemed to be a gift or dedication of any portion of the Property to the general public or for any public purpose whatsoever, nor shall it be deemed or implied to grant any other party access or rights in or to the Property.

Shoreland
Graphic



VCLRA

Vilas County Lakes and Rivers Association
Shoreland Stewardship Initiative

Target Points including Vilas County Shoreland Zoning Ordinance Ref.

- 75' OHWM minimum Setback: Article V: 5.1 B.
- 35' minimum Shoreland Buffer: Article IX: 9.1 C.
- 30' maximum width View Corridor: Article VIII: 8.3 B.
 - 6' maximum width Pedestrian Access Path: Article VII: 7.3 A. 1. f.
 - 4' maximum width Elevated Walkway (steep slopes, wet soils): Article VII: 7.3 A. 2. c.

SHORELAND COVENANT INFORMATIONAL OUTREACH



VCLRA

Public Educational Paths ~

- Introduce initiative in press and public radio
- Share at open public meetings & with lake associations
- Post on VCLRA website
- Distribute letters to interested owners
- Recognize participating property owners in media
- Provide property owner a medallion if desired

SHORELAND COVENANT Resource People



VCLRA

VCLRA feels designation as a Vilas Shoreland Steward property indicates that the management of the property offers the best protection for the quality of the lake or stream where it is located.

Resource contacts:

- Rollie Alger
- Sandy Gillum
- VCLRA board members
- Carolyn Scholl or Quita Sheehan - VCLWD

SHORELAND COVENANT Information at your Fingertips



VCLRA

- Website: vclra.us click: Shoreland Stewardship Initiative
 - Copy of Covenant
 - Graphic of Shoreland Setbacks
 - Email addresses for contacts

SHORELAND COVENANT Trial Introduction



VCLRA

Trial introduction via 25 personal letters has protected over **1997** feet of Vilas County shorelines!



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