

The buyer is responsible for verifying the provided information's accuracy. The seller disclaims all liability for any inaccuracies, errors, or omissions.



## Info Sheet

### PROPERTY SUMMARY

This 1.37 acres lot has access for power, needs well and septic. Beautiful views and close to lakes and parks

### ACCESS & MAPS

<b>Road</b>	Nob Hill W
<b>Type</b>	Asphalt
<b>Condition</b>	Excellent
<b>Directions</b>	<a href="#">Google</a>
<b>GPS Coordinates</b>	43.194489, -88.22599
<b>Land ID Link</b>	<a href="#">Land ID</a>
<b>Google MyMap W/ Corner Boundaries</b>	<a href="#">Google My Maps</a>

### ZONING

<b>Designation</b>	Residential (RS-2)
<b>Link to County</b>	<a href="#">Washington County</a>
<b>Link to county Code</b>	<a href="#">Code</a>
<b>Flood Plain</b>	No base flood elevations determined- <a href="#">Link</a>
<b>Wetland</b>	PFOIC- <a href="#">Link</a>

### PROPERTY DETAILS

**Acreege**  
1.37

**APN**  
V10 -1339

**Legal Description**  
Pt Of Se Se Doc 1423622

**County**  
Washington

**Annual Taxes**  
\$1419.57

**HOA**  
NO

**Covenants**  
No

**Utilities**  
Power

## POWER

<b>Provider</b>	WE Energy
<b>Website</b>	<a href="https://www.we-energies.com/">https://www.we-energies.com/</a>
<b>Application Process</b>	<a href="#">Link</a>
<b>Natural Gas Delivery</b>	Same company also offers gas delivery

## WATER

<b>Provider</b>	No Water Service in the area - Well needed
<b>Well Application Process</b>	Wisconsin Dept of Natural Resources <a href="#">Link</a>
<b>Soil Test</b>	<a href="#">Link</a>

## SEPTIC/SEWER

<b>Provider</b>	None - Septic System Needed
<b>Fees</b>	<a href="#">County Link</a>
<b>Resource</b>	<a href="#">Link</a>

## BUILDING & USE RESTRICTIONS

<b>Subdivision Rules</b>	Unable to subdivide due to its size
<b>Max Building Size</b>	Max 8% of the lot coverage Max 35ft. Height
<b># of Buildings</b>	1 main structure per lot.
<b>Building Types</b>	Building should start within of 180 days after getting the approval.
<b>Outbuildings</b>	Allowed. Max 2.
<b>Animals</b>	Normal pets like cats and dogs up to 6 max.
<b>Mobile Homes</b>	Not allowed
<b>Camping Rules</b>	RVs are allowed to be stored on residential lots. There are specific camping districts and restrictions, there might be some exceptions for residential lot camping by the zoning inspector.

## TERRAIN/SOIL/CLIMATE

Code	Description	Acres	%	CPI	NCCPI	CAP	?
<b>RaA</b>	Radford silt loam, 0 to 3 percent slopes	0.77	54.23%	-	92	2w	?
<b>CeC2</b>	Casco loam, 6 to 12 percent slopes, eroded	0.64	45.07%	-	48	4e	?
<b>Totals</b>		<b>1.41 ac</b>		<b>0 CPI Average</b>	<b>71.52 NCCPI Average</b>	<b>2.91 Cap. Average</b>	



<b>Soil</b>	54.23% Radford silt loam, 0 to 3 percent slopes 45.07% Casco loam, 6 to 12 percent slopes, eroded
<b>Capabilities</b>	Limited Grazing and wildlife
<b>Terrain</b>	Plain

<b>Climate Annually</b>	
High	81 F
Low	10 F
Avg Precipitation	35 in
Avg Snowfall	43 in

## CONNECTIVITY

<b>Cell Service</b>	
Verizon	Yes- 4G LTE
AT&T	Yes - 5G 4G LTE
T-Mobile	Yes - 5G
<b>Fiber Internet</b>	No
<b>Starlink Available</b>	Yes

## NEARBY PLACES OF INTEREST

Place	Details	Travel time (Minutes)
Nearest Public Land	Wild Marsh Landing	12
	Allenton Marsh Wildlife Area	25
Nearest Towns	Lisbon Town	5
	Merton	15
	Pewaukee	17
	Colgate	5
Nearest Major Cities	City of Wauwatosa	27
	City of Waukesha	26
	Milwaukee	37
Nearest Hospital	LifeCare Hospitals of Wisconsin	21
	ProHealth Oconomowoc Memorial Hospital	29
Nearest Regional Airport	Timmerman Airport	12
	Waukesha County Airport	23
Nearest International Airport	Milwaukee Mitchell International Airport	38
	Appleton International Airport	1:23
Stores Nearby	Piggly Wiggly	11
	ALDI	7
	Pick 'n Save	21
	Metro Market	22
	Target	10
Activities (BLM LAND, NATIONAL FOREST, HIKING TRAILS, MUSEUMS, LANDMARKS, MOVIES etc)	Jackson Marsh State Natural Area	22
	Little Menomonee River Fish and Wildlife Preserve	18
	Indigenous Peoples Park	20
	Nixon Park	21
	Vernon Wildlife Area	38
	County Grounds Park	24