N56W36834 LISBON ROAD

OCONOMOWOC AND FARM CO. ABOUT

LOT + BUILDING FAQ

HOW LARGE IS THE LOT?

Approximately 0.48 acres with a level/flat homesite and mature tree lines creating a more established, private setting. The property is Lot 2 of Certified Survey Map #12436.

WHERE ARE THE LOT LINES?

The lot is located on the north side of Lisbon Road. Property corner/lot-line posts are located on site to help identify the parcel. The Certified Survey Map (CSM #12436) should be used for the actual lot dimensions and boundaries rather than aerial mapping.

CAN I BRING MY OWN BUILDER?

Yes. The lot is open to all builders, allowing you to choose the builder, floor plan and style that work best for you. There is also no HOA and no time restriction on when you need to build.

WHAT ARE THE BUILDING MINIMUMS?

- 1-Story Home: 1,500+ sq. ft.
- 2-Story Home: 1,800+ sq. ft. total
- 2-Story First Floor: 1,100+ sq. ft.
- Buyers/builders should confirm the current building envelope, setbacks, zoning and permitting requirements with the appropriate municipal and county authorities before finalizing plans.

- HOW DOES THE SEPTIC SYSTEM WORK?
- The homesite requires a private well and mound septic system. A soil evaluation has already been completed.
- The mound itself is designed to be located off the main homesite within an approximately 77' x 84' deeded septic easement area on the neighboring parcel directly north of the lot. The recorded easement provides Lot 2 the right to construct, operate, maintain and repair the septic system within that designated area. This helps preserve more of the actual homesite for your house and yard.
- The soil evaluation diagram also identifies the septic easement area as suitable for a mound system. Full soil evaluation, CSM and recorded septic easement documents are available for review.
- WHAT UTILITIES ARE AVAILABLE?
- Electricity, underground electric, natural gas, phone, cable and high-speed internet are identified as available to the property. Private well and mound septic are required.
- WHAT'S NEARBY?
- One of the biggest advantages is the location—you can build without giving up easy access to Lake Country amenities.
- Nearby: Downtown Oconomowoc · Fowler Lake · Lac La Belle · Okauchee Lake Pier + Okauchee Lake · Mon Bijou · The Club at Lac La Belle · Pabst Farms shopping + dining · Highway 16 · I-94 · Oconomowoc Area Schools · COSTCO



Information is provided for general informational purposes. Buyers should independently verify lot boundaries, building requirements, zoning, setbacks, utilities, school boundaries, well/septic requirements and intended use with the appropriate municipality, county and qualified professionals.

YOUR LOT. YOUR BUILDER. YOUR TIMELINE. YOUR HOME.

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