



LAND DATA

QUESTION	DATA
Property Masters Marketing Status	Active
APN / Parcel #:	DSO00014
Account # or GEO #:	n/a
Property Address:	Vacant land with no address yet. Whitewater, WI, 53190
County:	Walworth County
State:	WI
Lot Number:	LOT 14
Legal Description:	LOT 14 SCATTERED OAKS
Parcel Size:	1.0 acre
Subdivision:	n/a
Approximate Dimensions:	264.81 ft x 222.48 ft x 33.56 ft x 66.13 ft x 46.45 ft x 49.69 ft x 64.03 ft x 196.00 ft Approx
GPS Center Coordinates (Approximate):	42.757934, -88.681131
GPS Corner Coordinates (Approximate):	42.757899, -88.681589 42.757496, -88.680766 42.758104, -88.680728 42.758070, -88.680846 42.758105, -88.681087 42.758204, -88.681193 42.758338, -88.681237 42.758424, -88.681445
Google map link:	https://goo.gl/maps/qXok85cY34V7ixQu9
Elevation:	899.0 ft
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved
If others, please specify:	n/a
Is there a Structure (Yes or No (If Yes: Explain)	None

ADDITIONAL LAND INFO

QUESTION	DATA
Closest major city:	Milwaukee, Wisconsin, USA - 1 hr (50 miles)
If No Address or 0 address: Closest Property with Numbered Address	W7692 Shagbark Rd, Whitewater, WI 53190, USA
Closest small town:	Whitewater, Wisconsin - 13 min (7 miles)
Nearby attractions:	Lone Tree Bluff - 6 min (3.2 miles) Trippie Lake Park - 11 min (7.1 miles) Cravath Lakefront Park - 13 min (7.1 miles) Paul Lange Arboretum - 14 min (10.0 miles) Starin Park Water Tower - 16 min (8.0 miles) Animal Gardens - 23 min (17.1 miles) Truck in the Tree - 26 min (22.2 miles) Bessie The Cow - 31 min (23.3 miles)

COUNTY DATA

QUESTION	DATA
Assessor Website	https://www.co.walworth.wi.us/215/Assessor-Directory
Assessor Contact	800-770-3927 or 920-749-8098
Treasurer Website	https://www.co.walworth.wi.us/214/Treasurer
Treasurer Contact	262-741-4251
Recorder/Clerk Website	https://www.co.walworth.wi.us/194/County-Clerk
Recorder/Clerk Contact	262-741-4241
Zoning or Planning Department Website	https://www.co.walworth.wi.us/547/Zoning
Zoning or Planning Department Contact	262-741-7918
County Environmental Health Department Website	https://www.co.walworth.wi.us/424/Environmental-Health
County Environmental Health Department Contact	262-741-3200
GIS Website	https://qisinfo.co.walworth.wi.us/oneview/
CAD Website	n/a
Electricity Company Name & Phone Number	n/a
Water Company Name & Phone Number	n/a
Sewer Company Name & Phone Number	n/a
Gas Company Name & Phone Number	n/a
Waste Company Name & Phone Number	n/a

TAX DATA

QUESTION	ANSWERS FROM THE COUNTY
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$645.18 (2020)
Are there any tax liens for this property? If yes, how much is the amount owed? From what year to what year?	None
Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens. Title companies will research this before the sale	
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Yes
How much is the annual HOA due?	\$80 per year
Are there any HOA dues? If yes, how much is the total amount owed?	Current
County Operator Details who Confirmed the Information:	Ms. Lucy (Treasurer: 262-741-4251)

ZONING DATA

QUESTION	ANSWERS FROM THE COUNTY
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	R1 (Single-Family Residence District)
Terrain type? (Is it flat /slope/etc)	Quite Slope
Property use code?	n/a
Is the land cleared? (Yes/No)	No
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes, if the pond is navigable NOTE: Property Masters does not believe this pond is navigable because it is not accessible by the public. Buyer should contact WI DNR and see https://dnrgis3.wi.gov/Geocortex/Essentials/4_12_EXT/REST/sites/Surface_Water_Data_Viewer/viewers/SWDV/VirtualDirectory/Resources/web/datasets/navigability/index_external.html
What can be built on the property? (Different types of homes that we can build on the lots.)	Single-family residence
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Note's on RV's (jot down notes whatever the county has to say)	RVs are not allowed
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile homes are not allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Permanent tiny homes are allowed (22' x 22' minimum)
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	Maximum Lot Coverage: 15% (if the pond is navigable) NOTE: Property Masters does not believe this pond is navigable because it is not accessible by the public. Buyer should contact WI DNR and see https://dnrgis3.wi.gov/Geocortex/Essentials/4_12_EXT/REST/sites/Surface_Water_Data_Viewer/viewers/SWDV/VirtualDirectory/Resources/web/datasets/navigability/index_external.html
Are there any building height restrictions? (yes/ No) How many ft... please take down notes from the county	45'
What are the setbacks of the lot?	Front: 25' Side: 15' Rear: 25' (if the pond is navigable) NOTE: Property Masters does not believe this pond is navigable because it is not accessible by the public. Buyer should contact WI DNR and see https://dnrgis3.wi.gov/Geocortex/Essentials/4_12_EXT/REST/sites/Surface_Water_Data_Viewer/viewers/SWDV/VirtualDirectory/Resources/web/datasets/navigability/index_external.html
What is the minimum lot size to build on the property?	40,000 sq ft, but the property is still buildable
Is there any time limit to build?	2 years from the time the building permit is approved
Is there a County or City Impact fee required to build and if so how much does this cost?	Varies based on building specifications
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Not in the flood zone area
Any other restrictions?	n/a
County Operator Details who Confirmed the Information:	Mr. Nick (Planning & Zoning: 262-741-4972)

UTILITIES DATA

QUESTION	ANSWERS FROM THE COUNTY
Is the property in the city or MUD district? (Please refer to FEMA)	WALWORTH COUNTY UNINCORPORATED AREAS
Note: MUD (Mixed Used Development) meaning it's a zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space	
Is the property located inside or outside city limit?	Outside city limits. County.
Notes: If Inside City: It means water and sewer is provided by the city If Outside City: It considered under County, means water can be built through deep well	
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	No
If YES... (Put the company name and the phone number of the provider)	n/a
If it's in the area (Put the street name where the main water line is located.)	n/a
If NO: (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)	Would need to have a well
Does the property currently have sewer or septic? (Confirm if sewer or septic is on site: Select: Sewer, Septic, or None)	None
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Would need to install septic
Please ask the details of the Company Name & the Contact information for the sewer (Call and Confirm if it's the right company)	n/a
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Yes, need to install septic
If the septic system has to be installed, do we need to have a percolate test done on the soil?	Yes
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Not connected, but electricity is available
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Need to do additional research
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane Gas
For waste....	No
Will the county or city pick up the trash?	
If YES... Get the details of the company name and contact information that service in the area...	Property owner is responsible. Private companies available in the area.
If NO... Is it the responsibility of the property owner...	
County Operator Details who Confirmed the Information:	Mr. Nick (Planning & Zoning: 262-741-4972)