

Northview Road Lot City of Pewaukee

May, 2012

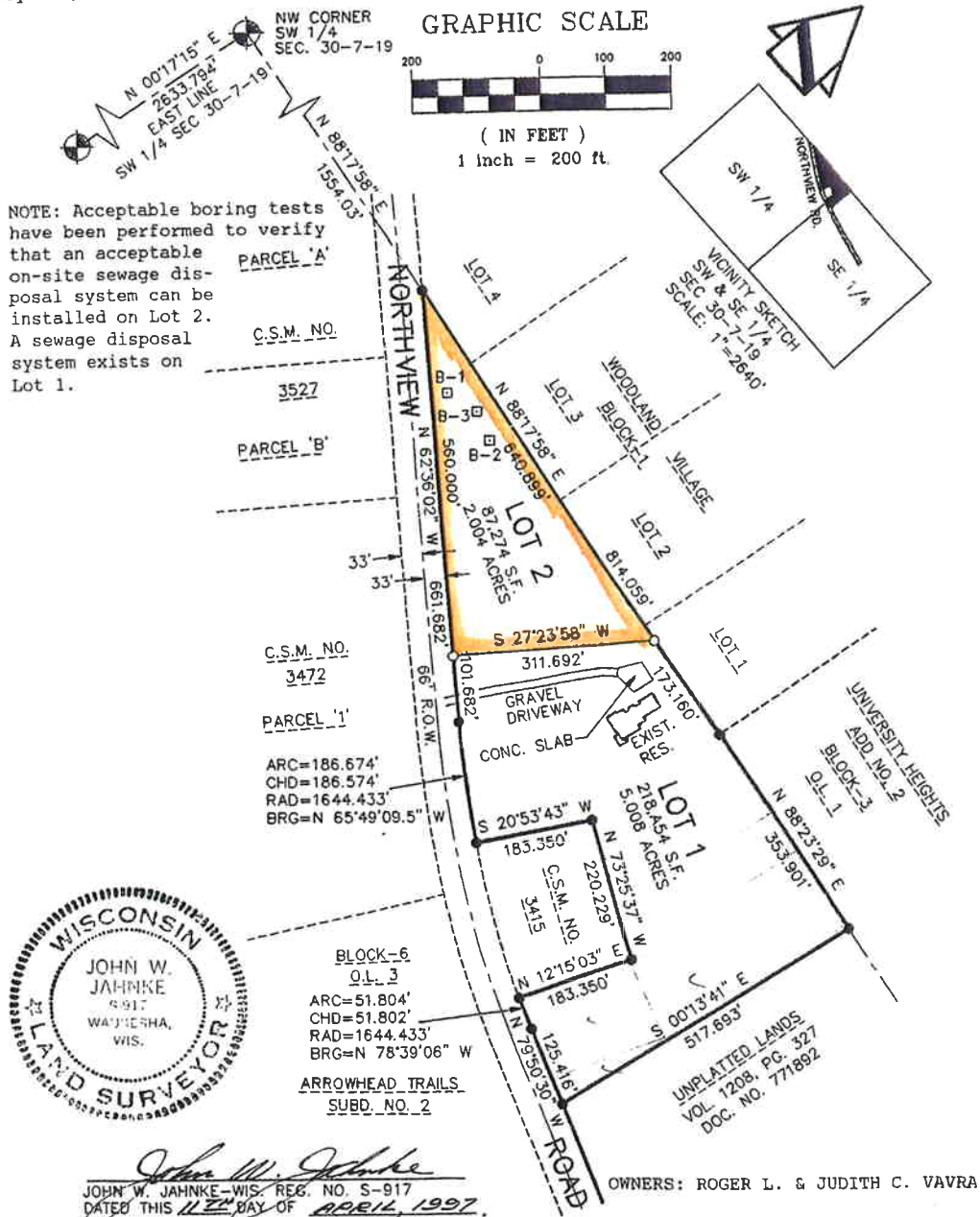
- Description: A large single-family homesite with frontage on Northview Road. Suburban location with easy access to I-94.
- Location: On the north side of Northview Road about one-half mile west of Meadowbrook Road (county Highway TT), in the City of Pewaukee.
- Basic Building Restrictions: Single-family home with a minimum living area of 1,200 square feet and an attached or detached garage.
- Minimum Setbacks: 45 feet from Northview Road, 25 feet from side lines, 35 feet from rear line.
- Lot Size: 87,274 square feet (2.004 acres)
See attached plat for dimensions
- Sewer & Water: The lot owner will be responsible for the installation of a private well.
Municipal sanitary sewer is available to the property. The buyer will be required to pay a sanitary sewer assessment in an estimated amount of \$14,000.00.
- Zoning: RS-2 Residential
- School Info: Waukesha School District – Meadowbrook Elementary, Horning Middle School and Waukesha North High School.
- Tax Info: \$1,849.09 (2011) (Tax Key # PWT 0983.999.009)
2011 Tax Rate = \$13.96/\$1000, assessment ratio = 100%
- Price: **\$129,900.00**

CERTIFIED SURVEY MAP NO. 2009

Being a part of the NW 1/4 of the SE 1/4
 and of the NE 1/4 of the SW 1/4 of Section 30, T7N, R19E
 TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN
 Also being a redivision of all of Outlot 1 of C.S.M. No. 3527

LEGEND: ● Iron pipe 24" x 1" dia. (found) ○ Iron pipe 24" x 1" dia. (placed)
 1.13 + lbs per lin. ft. 1.13 + lbs per lin. ft.
 □ Septic borings

REFERENCE MERIDIAN: The east line of the SW 1/4 of Section 30, T7N, R19E is used as the reference meridian and has a recorded bearing of South 00°11'30" East based on the recorded plats of Arrowhead Trails Subdivision Additions No. 1 and No. 2. Rotate platted bearings 00°51'20" counterclockwise to convert to the Wisconsin State Plane Coordinate System, South Zone.



Northview Road Homesite Location Map



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