

## **CLOVERLEAF LAKES VACANT LOT INFORMATION**

On this lot, Shawano County Zoning requires that a structure be set back 67' from the high watermark. The green t-post set by Shawano County Zoning marks this spot.

Shawano County Zoning requires that a structure must be setback 50' from road.

The area between the two T-posts is called the "building envelope" according to Shawano County Zoning. This is the area that can be built on.

According to the Certified Plat of Survey, completed July 11, 2018 by R.W. Nordin & Associates, the lot is 9,000 sq. ft.

According to Shawano County Zoning, the maximum sq. footage of impervious is 30% of the lot. This does include the driveway. The 30% impervious and the 9,000 sq. ft. should be verified by Shawano County Zoning.

**The above information was provided to us by Shawano County Zoning. Buyer should verify all regulations with Shawano County Zoning prior to building.**

### Side Lot Setbacks

- Side lot setbacks are regulated by the Town of Belle Plaine. According to a conversation we had with the Town Chairman,
  - The side lot setback for a 50' lot is 7.5' on each side.
  - The setback for a 100' lot is 15' on each side.
  - If the lot size varies between 50' and 100', the setback is computed. (For example, the setback could be approximately 8' on each side if the lot is 53' wide.)

**The setback information has been provided by the Town of Belle Plaine. The above information should be verified by the buyer prior to building.**

As shown on the survey, the neighbor's dock is on this property. The neighbor is aware of the dock being on this property and will remove the dock now, if need be, or by Fall 2018. (NOTE: The neighbor's property has been sold and the new buyer is aware of this encroachment.)

Per Cloverleaf Lakes Sanitation District

- Sewer stub to lot