

Weston Meadows Phase II, Oconomowoc

Duplex Lots

Architectural Control Committee	All home plans are subject to approval prior to obtaining a building permit	Location	City of Oconomowoc
Minimum Size Required		Association Fee/Dwelling Unit	\$80 (2021)
<u>Per Dwelling Unit</u>		Min. Setback - Front or Street Side & Rear	20 feet* (unless noted as greater)
1 Story Home	1,100 SF minimum	Min. Setback- All Side Property Lines	10 feet
2 Story Home	1,200 SF minimum		
2 Story—1st Floor	600 SF minimum	Maximum Structure Height	35 feet
Garage Requirements	Attached 2 car	Utilities	Municipal Water Municipal Sewer Underground Electric Gas Telephone Cable
Exterior Materials	Wood, stone, brick, stucco, metal, vinyl, plank or fish scale cement board, Front elevation must contain at least 15% brick or stone	Impact Fees-City of Oconomowoc	as of January 4, 2021
Roofing Requirements	30-year fully dimensional asphalt shingles Roof pitch ratio of 6/12 or other pitch approved by ACC	New Construction	\$50
		Highway & Transportation	\$776
		Law Enforcement	\$568
Outbuilding/Storage Sheds Allowed?	No	Sewer	\$7,990
Fencing Allowed?	Decorative only, with ACC approval; 4' max. height	Park & Rec	\$5,756
Driveway Requirements	Asphalt or concrete, Must be paved within 12 months of commencement of construction	Second St Lift Station	\$1,378
Mailbox	Cluster ("CBU")	Average Net Effective Tax Rate (2021)	1.7% / \$100,000 home value
Swimming Pools	In-ground only, with ACC approval	School District	Oconomowoc Area
		Elementary School	Park Lawn
		Middle School	Silver Lake

* Per city of Oconomowoc Zoning Ordinance, a blanket approval is granted to all structures zoned SR either existing or have an approved preliminary or final plat prior to the effective date of Ordinance No. 16-O900 that have a front yard setback for the principal structure / attached garage of less than 25' or a side yard off-set less than 10'. These structures shall be classified as legal and conforming in respect to the minimum front yard setback and side yard off-set required within the City. (Ordinance No. 16-O900 – Approved and Adopted November 1, 2016).

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● ACCEPTED OFFER



OCONOMOWOC
REALTY LLC

SERVING OCONOMOWOC SINCE 1959

Call Mike Herro: **262.567.3611**

Visit our website: oconomowocrealty.com

156 East Wisconsin Avenue, Oconomowoc, WI 53066

All information is believed to be accurate and reliable, but is not guaranteed and is subject to change. Broker owned.

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Duplex Lots

Starting at \$93,000 | 13,050 sq. ft. - 17,770 sq. ft. Lots

LOT	LOT SIZE (SQ. FT)	BASEMENT EXPSOURE	PRICE	AVAILABILITY
77	17,414	Full	\$99,900	ACCEPTED OFFER
78	13,074	Partial	\$93,000	ACCEPTED OFFER
79	13,294	Partial	\$93,000	ACCEPTED OFFER
80	14,182	Partial	\$93,000	ACCEPTED OFFER
81	13,324	Partial	\$93,000	ACCEPTED OFFER
82	13,050	Partial	\$93,000	ACCEPTED OFFER
83	13,050	Partial	\$93,000	ACCEPTED OFFER
84	13,050	Partial	\$93,000	ACCEPTED OFFER
85	13,431	Partial	\$93,000	ACCEPTED OFFER
86	17,770	Partial	\$95,000	ACCEPTED OFFER

Prices subject to change



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LOT	ADDRESS
77	1506 Weston Ridge Road
77	1508 Weston Ridge Road
78	1516 Weston Ridge Road
78	1518 Weston Ridge Road
79	1526 Weston Ridge Road
79	1528 Weston Ridge Road
80	1536 Weston Ridge Road
80	1538 Weston Ridge Road
81	1546 Weston Ridge Road
81	1548 Weston Ridge Road
82	1556 Weston Ridge Road
82	1558 Weston Ridge Road
83	1566 Weston Ridge Road
83	1568 Weston Ridge Road
84	1576 Weston Ridge Road
84	1578 Weston Ridge Road
85	1586 Weston Ridge Road
85	1588 Weston Ridge Road
86	1596 Weston Ridge Road
86	1598 Weston Ridge Road



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