



FREQUENTLY ASKED QUESTIONS

- **What School District will my home be in?**
 - Wrightstown School District

- **Are these lots Builder-Exclusive?**
 - No. You may select your home builder.

- **Are there Restrictive Covenants in place? (Sq Ft, Fences, Outbuildings, Mailboxes)**
 - Yes. Minimum requirements for square feet are as follows:
 - Lots 1-5:
 - Single Story Ranch: 2,100 Sq Ft
 - Split Level, Bi-Level, & 1-1/2 Story: 2,400 Sq Ft
 - Two Story: 2,700 Sq Ft
 - Lots 8-19:
 - Single Story Ranch: 2,500 Sq Ft
 - Split Level, Bi-Level, & 1-1/2 Story: 3,000 Sq Ft
 - Two Story: 3,500 Sq Ft
 - Does Finished Lower Level or Walkout Square Footage count?
 - No. All finished square footage is above grade.
 - Is an Outbuilding allowed?
 - Yes, with Developer approval of size, design, and location.
 - Are Fences Allowed?
 - Yes, but no chain link type fences are permitted. Decorative fencing may be used. No fences shall be allowed in front of the primary structure and must comply with all Village of Wrightstown ordinances.
 - How do I get a mailbox?
 - Mailboxes will need to be purchased by lot owner. Please contact USPS for the location of your mailbox.

- **What Utilities are available?**
 - Sewer, Water, Storm Sewer, and Cable.

- **Are you required to build on a timeline, or can you reserve a lot?**
 - There is no required timeline to build. We are currently accepting offers on lots.

FREQUENTLY ASKED QUESTIONS (continued)

- **Any special site conditions to be aware of?**
 - None. Please see subdivision plat map for special notes regarding site conditions.
- **What are the standard building setbacks?**
 - Please see subdivision plat map for building setbacks.
- **Are sidewalks required?**
 - No, sidewalks are no required.
- **Is there a flood plain?**
 - None of the home will be in the flood plain or require flood insurance.
- **Any HOA fees?**
 - Yes, \$200 annually.
- **Why aren't the lots numbered in order?**
 - Three lots were created from the original lots 6 and 7. The third lot created was 19.
- **Is there a mitigation agreement on frontage properties for the Fox River – or just a standard easement?**
 - There is no mitigation agreement, but Brown County does have a rule that only 30 feet of a frontage property can be “clear cut.” You can trim back as much as you want, but if you completely remove all vegetation, you can only do so up to 30 feet.
- **Does a shoreland permit need to be obtained in addition to a building permit?**
 - It is possible a shoreland permit would need to be pulled in addition to a building permit – but it would be up to the Village of Wrightstown.





Exclusive riverfront development located between Appleton and De Pere along Lost Dauphin Road in the Village of Wrightstown. Offering waterfront and waterview lots nestled on the Fox River shoreline. All residences will have access to the Fox River by means of a common walkway. These prestigious lots already have tree-lined streets, curb and gutter, decorative lighting, common green space, and landscaped ponds!