

TIPS FOR SELECTING A BUILDING LOT



Tips for Selecting a Building Lot in SE Wisconsin

Finding the right lot for your new home is just as important, if not more important than finding the right model home. Not only will your lot factor into how much you will enjoy your new home, yard, and neighborhood, it also will impact your return on investment when you decide it is time to sell.

Investigate The Area

When selecting a lot, location is not the only thing to consider. There are many factors that can influence whether you will be satisfied in your new home and community.

- One of the easiest things you can do is to drive and walk around the neighborhood at different times of day, both during the week and weekends, in order to really get the feel of what it will be like to live there. Consider traffic, noise, neighbors, etc.
- Look into the current and prospective locations for airports, train tracks, and bi-passes, major highways, along with the sewage treatment plant and landfill.
- Research the real estate taxes in the area. See if there are any planned assessments or increases, such as plans to build new schools or improve municipal buildings.
- It is important that you understand the zoning of the property. Talking with your local planning and zoning department will help you understand, not only what property is available, but also how lot restrictions may impact the type of home you want to build.
- Make sure your home plan fits within the build-able area of the lot you are considering. Avoid lots with rock outcroppings,

embankments, or other physical qualities which would reduce the build-able area of the lot.

- If you have children, or plan to start a family in the future, make sure to check out the area's school systems.
- Check for uncommon setback lines or utility easements. Easements normally run along one side of the lot, however in some instances, there may be more than one, or the easements may run through the middle of the property. Talk to your home builder to check the location of easements.

Selecting A Lot Type.

Think of plans for your yard early on, like whether you will want to add a pool, build a shed, or put up a playground for the kids. It is important to work out all the details up front, so there are no surprises in the end. There are many different types of lots with both pros and cons based on what your needs are.

- **Wedge-shaped lots (cul-de-sacs)** - These types of lots are good for pools, gardens, etc. with bigger backyard space than front.
- **Corner lots** - These lots offer both a side-yard and backyard, perfect for if you are planning a side-load garage or planning a big garden. Because of the double exposure, you will need to pick a home design with curb appeal on two sides, not just the facade.
- **T-shaped intersection** - Do to the direct line of traffic, if you plan to build on a T-shaped intersection lot, you need to consider a home design that will minimize unwanted light in main living and sleeping areas.

The Sun.

The way your home will face in relationship to the sun is also important when selecting a lot to build your new home.

- Western Exposure - Captures the afternoon sun
- Eastern Exposure - Advantage of morning sun
- Southern Exposure - Solar rays during most of the day

Remember, when building a home in Wisconsin, your front steps and driveway could turn into dangerous situation in the winter if your lot does not have a southern or western exposure to help melt ice and snow.

Check With Your Builder.

Check to see if your builder has lots available and if they will suit your needs. If your builder does have lots available, there will be more information about the land and what any restrictions may be, like if the land requires a private well. This will cut out a lot of headaches when selecting the location of your new home.

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