

TOWN OF WALWORTH

Walworth County, Wisconsin

APPLICATION FOR REZONING PETITION

Tax Key #: EW B0001

Applicant Name: ROBERT C. PRUESSING ~~County~~ Zoning Staff Signature Meeting Date
Address: N2059 SIX CORNERS RD, WALWORTH WI 53184
Phone No: 262-949-4149 Email: PRUESSINGRC@GMAIL.COM
Property Address (If different): _____

Land Owner (If different than applicant): _____
Address: _____
Phone: _____ Email: _____

Engineer/Consultant: OLSON LAND SURVEYING
Address: PO BOX 322 ELKHORN WI. 53121
Phone: 262-723-3434 262-215-3434 Email: daj@olsonsurveying.com

Current Zoning: A-1 Requested Zoning: A-5 Total Acres: 37.379 ~~37.9~~ Rezoned Acres: 3.669

Existing Buildings on Property: ___ Yes X No If Yes, please describe:

Does this rezoning also involve a proposed or pending land division? X Yes ___ No

Describe Specifically the reasons justifying this rezoning petition and specify the proposed use

Robert C. Pruessing
Owner/Applicant Signature(s)

5-4-26
Date

Town Initials

Plat of Survey

of
A Proposed Rezone From A-1 to A-5,
 of
A Portion of Tax Parcel EW 800001,

located in the Northeast 1/4 of the Northeast 1/4 of Section 8, Town 1 North, Range 16 East, Town of Walworth, Walworth County, Wisconsin.

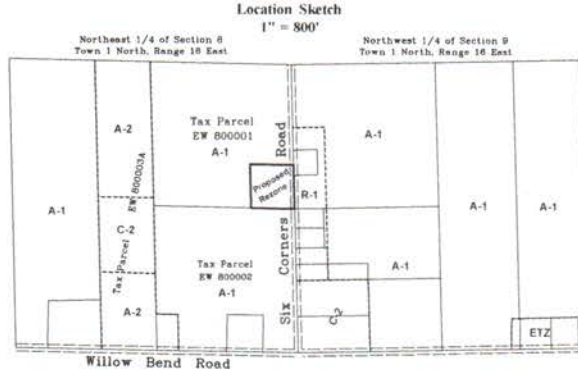
Description of Record of Tax Parcel EW 800001

A parcel of land described in a Designation of TOD Beneficiary recorded September 6, 2024 as Document No. 1099866 as shown below.

The northeast quarter (1/4) of the Northeast quarter (1/4) of Section Eight (8), Township One (1) North, Range Sixteen (16) East, being in the Town of Walworth, Walworth County, Wisconsin.

Description of Record of Proposed Rezone From A-1 to A-5

A parcel of land located in the Northeast 1/4 of the Northeast 1/4 of Section 8, Town 1 North, Range 16 East, Town of Walworth, Wisconsin, described as follows: Commence at the Northeast corner of said Section 8, thence South 1°36'59" East, along the East line of said Northeast 1/4 of Section 8 and the centerline of Six Corners Road, 921.17 feet to the Point of Beginning, thence South 1°36'59" East, along said East line and centerline, 400.00 feet to the Southeast corner of said Northeast 1/4 of the Northeast 1/4 of Section 8, thence North 88°50'39" West, along the South line of said Northeast 1/4 of the Northeast 1/4 of Section 8, 400.00 feet to an iron pipe, thence North 1°36'59" West, 400.00 feet to an iron pipe, thence South 88°50'39" East 400.00 feet to the Point of Beginning.



North East Corner
 Section 8-1-16
 N 209.853 81
 E 2.371 910 01
 S1°36'59"E 921.17'
 East line of the Northeast 1/4 of Section 8-1-16
 N1°36'59"W 2642.35'
 recorded s4/11/2019 W 2642.37/State Plane

**Tax Parcel
 EW 800001**
 39.379 Acres

Surveyed for: **Robert Pruessing**
 N2059 Six Corners Road
 Walworth, Wisconsin 53184



Hearings referenced to the East line of the Northeast 1/4 of Section 8-1-16, recorded as N1°36'59"W in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

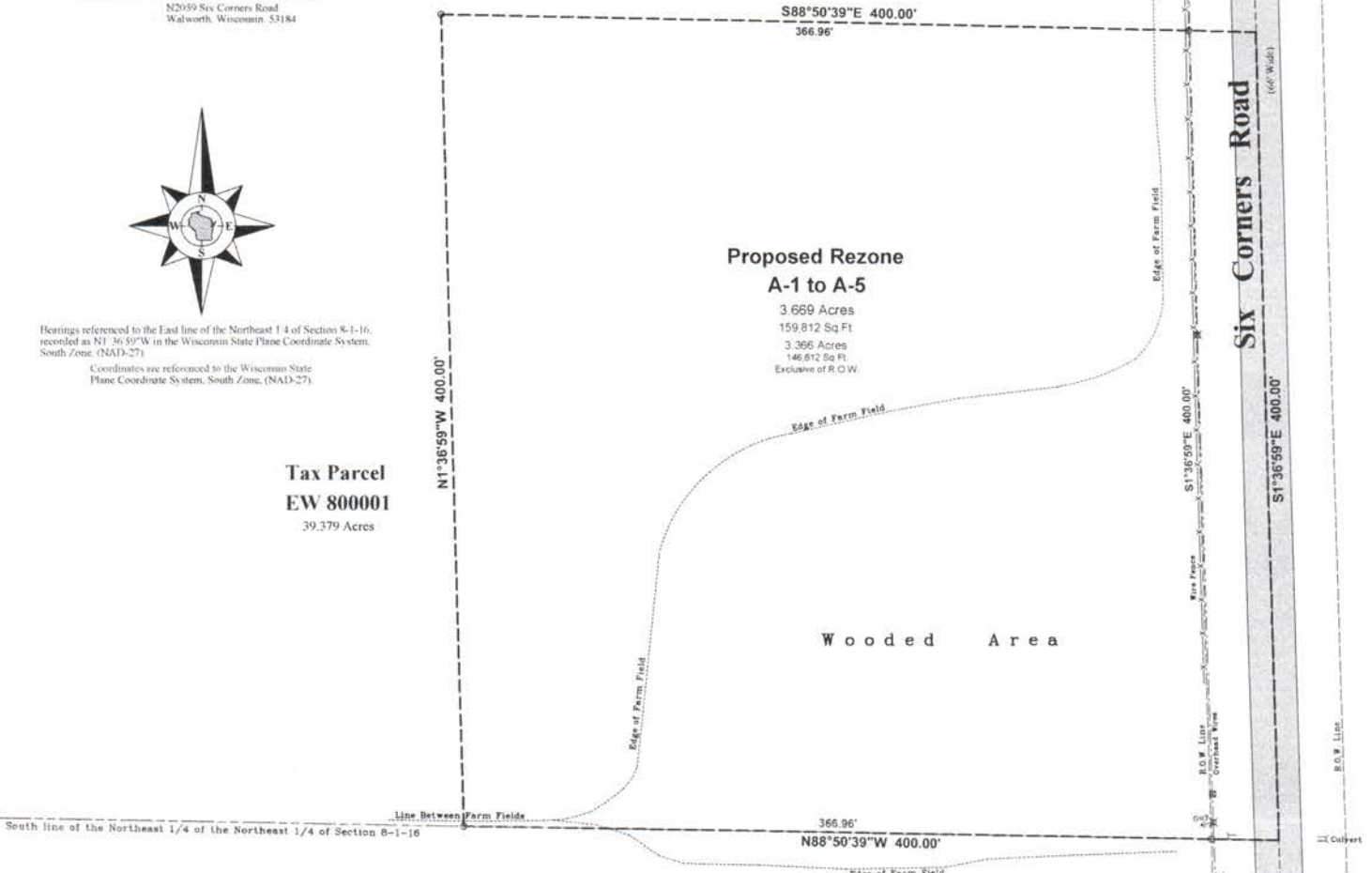
Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

**Tax Parcel
 EW 800001**
 39.379 Acres

**Proposed Rezone
 A-1 to A-5**

3.669 Acres
 159,812 Sq Ft
 3.366 Acres
 146,612 Sq Ft
 Exclude of R.O.W.

Wooded Area



**Tax Parcel
 EW 800002**

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All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property in compliance with Chapter A-4.7 of the Wisconsin Administrative Code and that the map herein is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all



Notes:

1382.17

TOWN OF WALWORTH

Walworth County, Wisconsin

APPLICATION FOR CONDITIONAL USE PERMIT

Tax Key #: EW 800001

Applicant Name: Robert C. Pruessing County Zoning Staff Signature Meeting Date _____
Address: N2059 SIX CORNERS RD, WALWORTH, WI 53184
Phone No: 262-949-4149 Email: PRUESSINGRC@GMAIL.COM
Property Address (If different): _____

Business Name: N-A
Conditional Use Permit Site Address: _____
Landowner of Record: _____
Address: _____
Phone: _____ Email: _____

Architect: N-A
Address: _____
Phone No. _____ Email: _____

Engineer/Contractor: N-A
Address: _____
Phone: _____ Email: _____

Lot Size: 3.669 acres Current Zoning: A-1
Does current zoning permit the intended use? _____ Yes X No
Will there be a Change in exterior lighting? _____ Yes X No (If Yes, please explain: _____)

Will there be Outdoor signage? _____ Yes X No (If Yes, please explain: _____)

Days and Hours of Business Operation: N-A
Number of Employees: N-A

The use will be in 0 existing building(s) 1 new building(s)

Describe Specifically the nature of the proposed business and the proposed use of the existing or new building(s):
Residence

Robert C. Pruessing
Owner/Applicant Signature(s)

5-4-26
Date

Town Initials

CERTIFIED SURVEY MAP No. _____

Located in the Northeast 1/4 of the Northeast 1/4 of Section 8, Town 1 North, Range 16 East, Town of Walworth, Walworth County, Wisconsin.

Owner: **Robert Pruessing**
 N2059 Six Corners Road
 Walworth, Wisconsin. 53184



45 South Wisconsin Street | P.O. Box 322
 Elkhorn, Wisconsin. 53121
 Telephone: (262) 723-3434
 Facsimile: (262) 723-8044
 Email: doug@olsonsurveying.com
 Website: www.olsonsurveying.com



Mapping date: April 30, 2026.

Soils: CeD2, MpB, MpB2, MxC2 & RaA.

Zoning: A-5

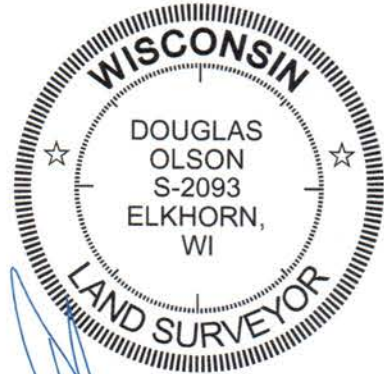
Reserved for Walworth County Register of Deeds

Scale in Feet. 1"=100'



Legend

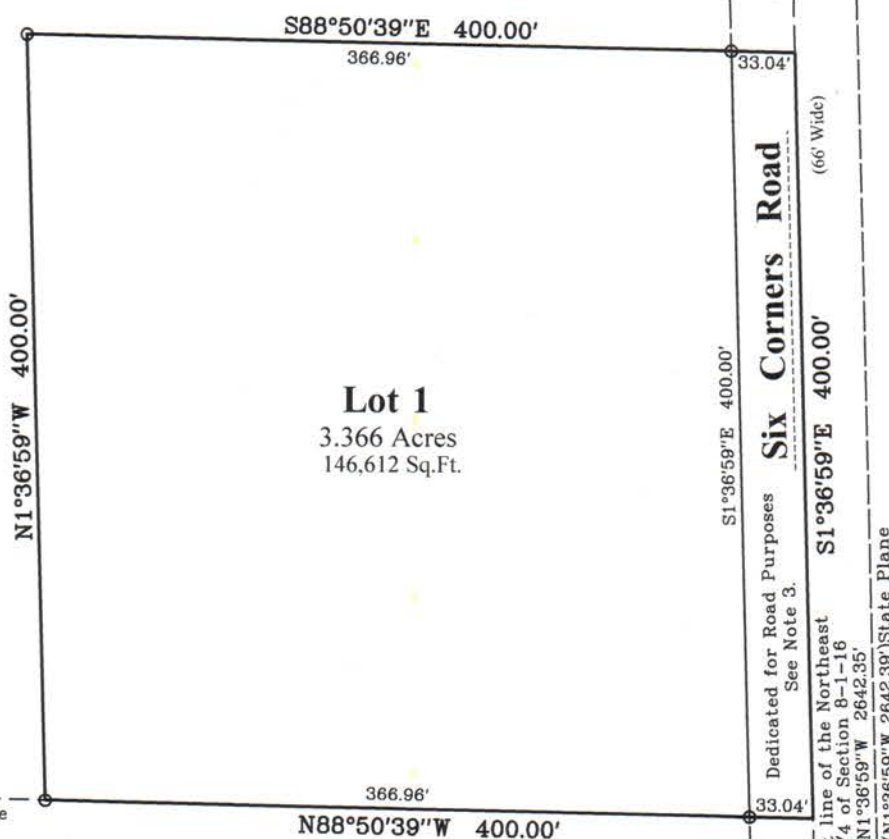
- Found County Section Corner, 6" Sq. Concrete Mon. with Brass Cap.
- Set Iron Pipe, 1" dia., 24" long, weighing 1.13 lbs./lin. ft. min.
- () Recorded Information
- ☆ Soil Boring
- Northeast Corner Section 8-1-16 N. 209,823.81 E. 2,371,910.01



[Handwritten Signature]

Unplatted Land
 Owned by Platter
 Zoned A-1

Unplatted Land
 Owned by Platter
 Zoned A-1



South line of the Northeast 1/4 of the Northeast 1/4 of Section 8-1-16

Unplatted Land
 Owned by Others
 Zoned A-1

East 1/4 Corner
 Section 8-1-16
 N. 207,182.50
 E. 2,371,984.54

Job reference no. 2026.032

CERTIFIED SURVEY MAP No. _____

Located in the Northeast 1/4 of the Northeast 1/4 of Section 8, Town 1 North, Range 16 East, Town of Walworth, Walworth County, Wisconsin.

Legal Description

A parcel of land located in the Northeast 1/4 of the Northeast 1/4 of Section 8, Town 1 North, Range 16 East, Town of Walworth, Walworth County, Wisconsin, described as follows: Commence at the Northeast corner of said Section 8; thence South 1°36'59" East, along the East line of said Northeast 1/4 of Section 8 and the centerline of Six Corners Road, 921.17 feet to the Point of Beginning; thence South 1°36'59" East, along said East line and centerline, 400.00 feet to the Southeast corner of said Northeast 1/4 of the Northeast 1/4 of Section 8; thence North 88°50'39" West, along the South line of said Northeast 1/4 of the Northeast 1/4 of Section 8, 400.00 feet to an iron pipe; thence North 1°36'59" West 400.00 feet to an iron pipe; thence South 88°50'39" East 400.00 feet to the Point of Beginning.

Said parcel contains 3.669 acres (159,812 sq.ft.) of land, more or less.

Said parcel contains 3.366 acres (146,632 sq.ft.) of land, more or less, exclusive of the right of way of Six Corners Road.

Surveyors Certificate

I, Douglas G. Olson, Wisconsin Professional Land Surveyor, do hereby certify that the property hereon described has been surveyed under my direction and that the map shown hereon is a correct representation of all of the exterior boundaries of the land surveyed and the division thereof and that I have fully complied with the owners/agents instructions, Section 236.34 of the Wisconsin Statutes, the Subdivision Control Ordinance, Walworth County, Wisconsin, and the Town of Walorth, Walworth County, Wisconsin.

Date: April 30, 2026.

Revised: _____



Douglas G. Olson, P.L.S. 2093

Walworth County Approval

Approved this _____ day of _____, 2026 by the Walworth County Zoning Agency.

Rick Stacey, Chairperson

Town Board Approval

Approved this _____ day of _____, 2026 by the Town Board of the Town of Walworth, Wisconsin.

David Rowbotham, Chairperson

CERTIFIED SURVEY MAP No. _____

Located in the Northeast 1/4 of the Northeast 1/4 of Section 8, Town 1 North, Range 16 East, Town of Walworth, Walworth County, Wisconsin.

Owner's Certificate

As owner I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, mapped and dedicated as represented on this map, and I hereby declare the restrictions shown on this map to be a covenant running with the land, binding on all future owners thereof. I also certify that this map is required to be submitted to the following for approval: Walworth County & Town of Walworth.

Robert C. Pruessing

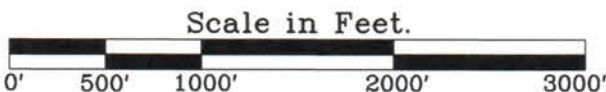
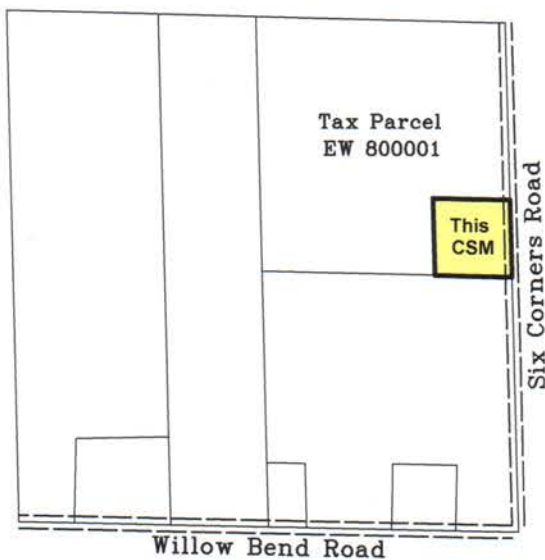
STATE OF WISCONSIN)
) SS
COUNTY OF WALWORTH)

Personally came before me this _____ day of _____, 2026, the above named Robert C. Pruessing, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Walworth County, Wisconsin.
My commission expires _____.

Location Sketch

Northeast 1/4 of Section 8,
Town 1 North, Range 16 East



This instrument was drafted by Douglas G. Olson
Wisconsin Professional Land Surveyor No. 2093.

Job reference no. 2026.032
Sheet 3 of 3 Sheets.