

ZONING :
EXISTING ZONING = A1 (AGRICULTURAL DISTRICT)
WALWORTH COUNTY SHORELAND
C4 (CONSERVANCY)

PROPOSED ZONING = R1 (RESIDENTIAL DISTRICT) with ETZ (Extra Territorial Zoning) overlay
WALWORTH COUNTY SHORELAND
C4 (CONSERVANCY)

TOTAL AREA :
994,093 ± SQ. FT.
22.821 ± ACRES

SUBDIVIDER :
VACANT LAND SQUAD, LLC
C/O DYLAN RUSCH
Email: dylanrusch@gmail.com
(262) 600-3888

SURVEYOR :
JAMES SCHNEIDER
THE SIGMA GROUP
1300 E. CANAL STREET
MILWAUKEE, WI 53233
(414) 643-4229

APPROVING AGENCY :
TOWN OF LAYFETTE
WALWORTH COUNTY LAND USE & RESOURCE MANAGEMENT

OBJECTING AGENCIES :
DEPARTMENT OF ADMINISTRATION

PROPERTY STATISTICS:
TOTAL PROPERTY AREA = 22.821 ACRES (100%)
POTTER ROAD & COBB ROAD DEDICATION AREA = 0.912 ACRES (4.00%)
AVERAGE LOT AREA = 3.13 ACRES X 7 = 21.91 ACRES (96.00%)

GENERAL NOTES :

- ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH LINE OF THE SE. 1/4 OF SECTION 19-3-17, WHICH BEARS S88°21'10"W (NAD83)
- LOTS IN THIS DEVELOPMENT WILL USE ON-SITE SOIL ABSORPTION SANITARY SEWERAGE DISPOSAL SYSTEMS AND PRIVATE WELLS.
- PER 88-5.2(14)C - ACTIVITIES WITHIN WETLANDS ARE LIMITED AND SUBJECT TO FEDERAL, STATE AND COUNTY REGULATIONS. FILLING, EXCAVATION, REMOVAL OF VEGETATION OR THE PLACEMENT OF ANY STRUCTURES WITHIN DELINEATED AND SYMBOLIZED WETLANDS ON THIS PLAN ARE PROHIBITED UNLESS AUTHORIZED BY A PERMIT AND PLAN APPROVAL FROM THE WDNR, ACOE, AND WALWORTH COUNTY.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

F.E.M.A. NOTE :

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A - WITHOUT BASE FLOOD ELEVATION, AS DETERMINED BY FLOOD INSURANCE RATE MAP COMMUNITY PANEL 55127C 0183E & 55127C 0184E, EFFECTIVE DATE: APRIL 6, 2022.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped the preliminary plat of "CREEKSIDE ESTATES", described as follows:

Part of the Northwest 1/4 of the Southeast 1/4 of Section 19, Town 3 North, Range 17 East, in the Town of Layfayette, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section 19; thence S88°21'10"W along the North line of said 1/4 Section, 1328.15 feet to the centerline of Cobb Road; thence S2°27'34"E along said centerline, 383.00 feet to the point of beginning of lands to be described; thence continuing S2°27'34"E along said centerline, 253.42 feet; thence S87°32'29"W, 441.26 feet; thence S2°27'34"E, 335.71 feet; thence S88°21'10"W, 639.22 feet; thence N73°54'03"W, 242.96 feet; thence N17°48'32"W, 62.43 feet to a point in the Southerly extension of the East line of Lot 2 of Certified Survey Map (CSM) No. 1295; thence N2°28'00"W along the East line of said Lot 2, 844.36 feet to a point in the North line of the Southeast 1/4 of said Section 19; thence N88°21'10"E along the North line of said 1/4 Section, 949.50 feet; thence S2°27'34"E, 383.00 feet; thence N88°21'10"E, 378.00 feet to the point of beginning.

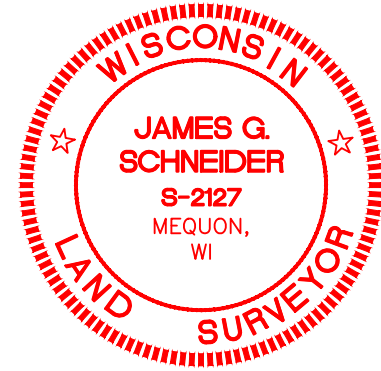
Said Parcel containing 994,093 sq. ft. / 22.821 acres of land, more or less.

THAT I have made such survey, land division and preliminary plat at the direction of Vacant Land Squad, LLC, owner of said land.

THAT such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Section 8-12 of the Town of Layfayette Land Division Ordinance.

James G. Schneider
P.L.S No. S-2127



Dated this 5th day of December, 2025

THE SIGMA GROUP
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1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

Preliminary Plat "Creekside Estates"

Part of the Northwest 1/4 of the Southeast 1/4 of Section 19, Town 3 North, Range 17 East in the
Town of Layfayette, Walworth County, Wisconsin.

LEGEND

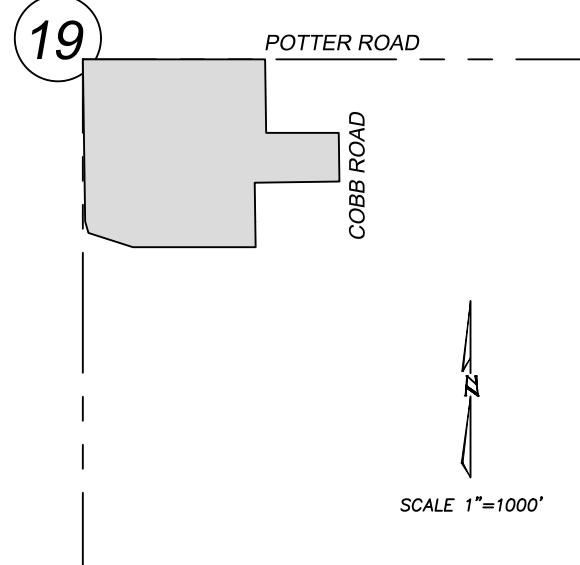
- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- BUILDING SETBACK LINE
- NRCS SOILS BOUNDARY LIMITS

- B-3 POWTS SOIL TEST LOCATION
- ⊕ BENCHMARK
- ELECTRIC BOX
- UTILITY PEDESTAL
- () BEARING PER LEGAL

SOILS LEGEND :

SYMBOL	NAME	SLOPES
KIA / 7242B	Kendall silt loam	1-3% eroded
ScA / 7243A	St. Charles silt loam	0-2% eroded
MyB / 7624B	Miami silt loam	2-6% eroded
Ph / 7153A	Pella silt loam	0-2% eroded
Ww / AL-W	Alluvial land, wet	
DNR / NRCS		

BUILDING SETBACK NOTES:
FRONT YARD = 50.0'
SIDE YARD = 15.0'
REAR YARD = 25.0'
SHOREYARD = 75.0'



LOCATION MAP
SOUTHEAST 1/4 OF SECTION 19-3-17

