

Dane County Rezone Petition

Application Date	Petition Number
05/06/2024	DCPREZ-2024-12060
Public Hearing Date	
07/23/2024	

OWNER INFORMATION	AGENT INFORMATION
--------------------------	--------------------------

OWNER NAME RIPPLE TR & PHILIP GHILONI	PHONE (with Area Code) (608) 669-5640	AGENT NAME WISCONSIN MAPPING LLC (DAVID RIESOP)	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 3801 REGENT ST		ADDRESS (Number & Street) 306 WEST QUARRY ST.	
(City, State, Zip) MADISON, WI 53705		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS achievemilestonesbeyond@gmail.com		E-MAIL ADDRESS wismapping@charter.net	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
---------------------------	---------------------------	---------------------------

ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2854 & 2856 Williams Dr					
TOWNSHIP PLEASANT SPRINGS	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-092-8700-2		0611-092-8682-0		0611-092-9002-0	

REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-08 Single Family Residential District	RR-1 Rural Residential District	0.38
RM-8 Rural Mixed-Use District	RR-1 Rural Residential District	0.73
FP-35 Farmland Preservation District	RM-8 Rural Mixed-Use District	0.1




C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:

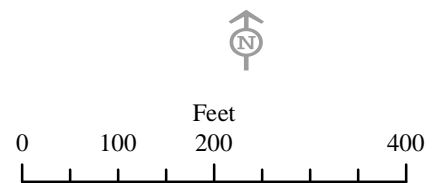
COMMENTS: REMNANT PARCEL (#0611-092-9002-0, 0.1 ACRES) TO BE INCLUDED AND REZONED TO RM-8 AS PART OF LOT 2.

DATE:



REZONE 12060

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Ripple Trust, Philip Ghiloni	Agent Name:	David Riesop
Address (Number & Street):	3801 Regent Street	Address (Number & Street):	306 West Quarry St
Address (City, State, Zip):	Madison, Wi 53705	Address (City, State, Zip):	Deerfield, Wi. 53531
Email Address:	achievemilestonesbeyond@gmail.com	Email Address:	wismapping@charter.net
Phone#:	608-669-5640	Phone#:	608-764-5602

PROPERTY INFORMATION

Township:	Pleasant Springs	Parcel Number(s):	0611-092-8682-0 0611-092-8700-2
Section:	9	Property Address or Location:	2854/2856 Williams Drive

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
 Yes No

Providing the 2 car detached garage to stay with the residence at 2854 Williams drive. 2 car detached garage sits in front of the 2854 Williams house currently. 2854 Williams Drive to be 1.11 acres and 2856 Williams to be 8.92 acres.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-08	RR-1	0.38
RM-08	RR-1	0.73

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/> Scaled drawing of proposed property boundaries | <input type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input type="checkbox"/> Pre-application consultation with town and department staff | <input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|---|---|---|--|--|

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Philip Ghiloni

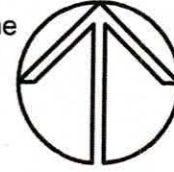
Date 7/18/24

Preliminary Certified Survey Map

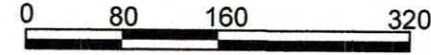
PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 9, T.6N., R.11E.,
TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN.

Prepared for Ripple Trust,
and Phil Giloni
attn Tom Ripple
3801 Regent St
Madison, WI. 53705

Referred to the
Dane County
Coordinate
System.



Scale 1" = 160'



Lot 1, SFR08 and RM-8 to RR-1
Part of the NW 1/4 of the NW 1/4 of Section 9, Town 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, described as follows:
Commencing at the West 1/4 corner of Section 9; thence N00°14'51"E, 1322.54 feet; thence N88°45'49"E, 53.30 feet to the East line of Williams Drive; thence N00°06'46"E along said East line, 317.31 feet to the point of beginning; thence N04°59'12"E along said East line, 356.06 feet to the South line of Interstate Highway 39-90; thence S00°14'21"W, 289.06 feet to the North line of Lunde Lane; thence S76°53'27"W along said North line, 23.66 feet; thence N88°00'07"W along said line, 139.23 feet to the point of beginning. Containing 1.11 acre more or less.

NW. CORNER, +
SECTION 9

WILLIAMS DRIVE

N00°14'51"E 2645.07'

N00°14'51"E 1322.54'

(S4°57'44"W 355.93')

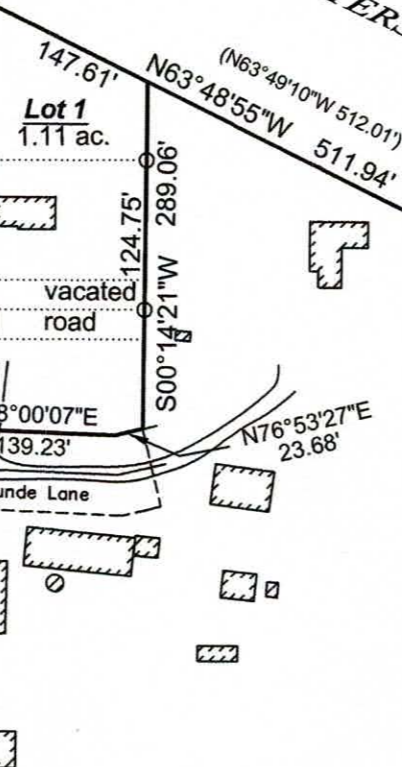
S04°59'12"W 356.06'

S00°06'46"W 317.31'

53.03'

N00°14'51"E
1322.54'

W. 1/4 CORNER,
SECTION 9



INTERSTATE HIGHWAY I-39/90
variable width

LOT 2
8.92 ACRES

Approx gas
pipeline,
Wisconsin-Michigan

North line, csm 6287

CSM # 6287

QCD, Doc.
5793008

Wisconsin Mapping, LLC
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 6241-24 Date 4/11/2024
Sheet 1 of 2
Document No. _____
C. S. M. No. _____ V. _____ P. _____

SFR-08 and RM-8 to RR-1

(proposed Lot 1)

Part of the NW ¼ of the NW ¼ of Section 9, Town 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of Section 9; thence N00°14'51"E, 1322.54 feet; thence N88°45'49"E, 53.30 feet to the East line of Williams Drive; thence N00°06'46"E along said East line, 317.31 feet to the point of beginning; thence N04°59'12"E along said East line, 356.06 feet to the South line of Interstate Highway 39-90; thence S63°48'55"E, 147.61 feet; thence S00°14'21"W, 289.06 feet to the North line of Lunde Lane; thence S76°53'27"W along said North line, 23.66 feet; thence N88°00'07"W along said line, 139.23 feet to the point of beginning. Containing 1.11 acre more or less.

RM-8 and FP-35 to RM-8

(proposed Lot 2)

Part of the NW ¼ of the NW ¼ of Section 9, Town 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of Section 9; thence N00°14'51"E, 1322.54 feet; thence N88°45'49"E, 53.30 feet to the East line of Williams Drive and the point of beginning; thence N00°06'46"E along said East line, 317.31 feet; thence S88°00'07"E, 139.23 feet; thence N00°14'21"E, 289.06 feet to the South line of Interstate Highway 39-90; thence S63°48'55"E, 364.33 feet; thence S61°39'46"E, 701.08 feet; thence S51°49'04"E, 132.24 feet to the North line of CSM #6287; thence S88°45'49"W, 1219.62 feet to the point of beginning. Containing 8.92 acres more or less.