

Dane County Rezone Petition

Application Date	Petition Number
07/21/2023	DCPREZ-2023-11974
Public Hearing Date	
09/26/2023	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME R AND R LIVING TR (RAMI ABUROMIA)	PHONE (with Area Code) (608) 333-1866	AGENT NAME EXETER DESIGN INC	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) 9169 MALONE RD		ADDRESS (Number & Street) N8096 BUOL ROAD	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) Belleville, WI 53508	
E-MAIL ADDRESS raburomia@yahoo.com		E-MAIL ADDRESS exeterdesign@yahoo.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1993 State Highway 92					
TOWNSHIP SPRINGDALE	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-293-8301-0		0607-293-8130-0			

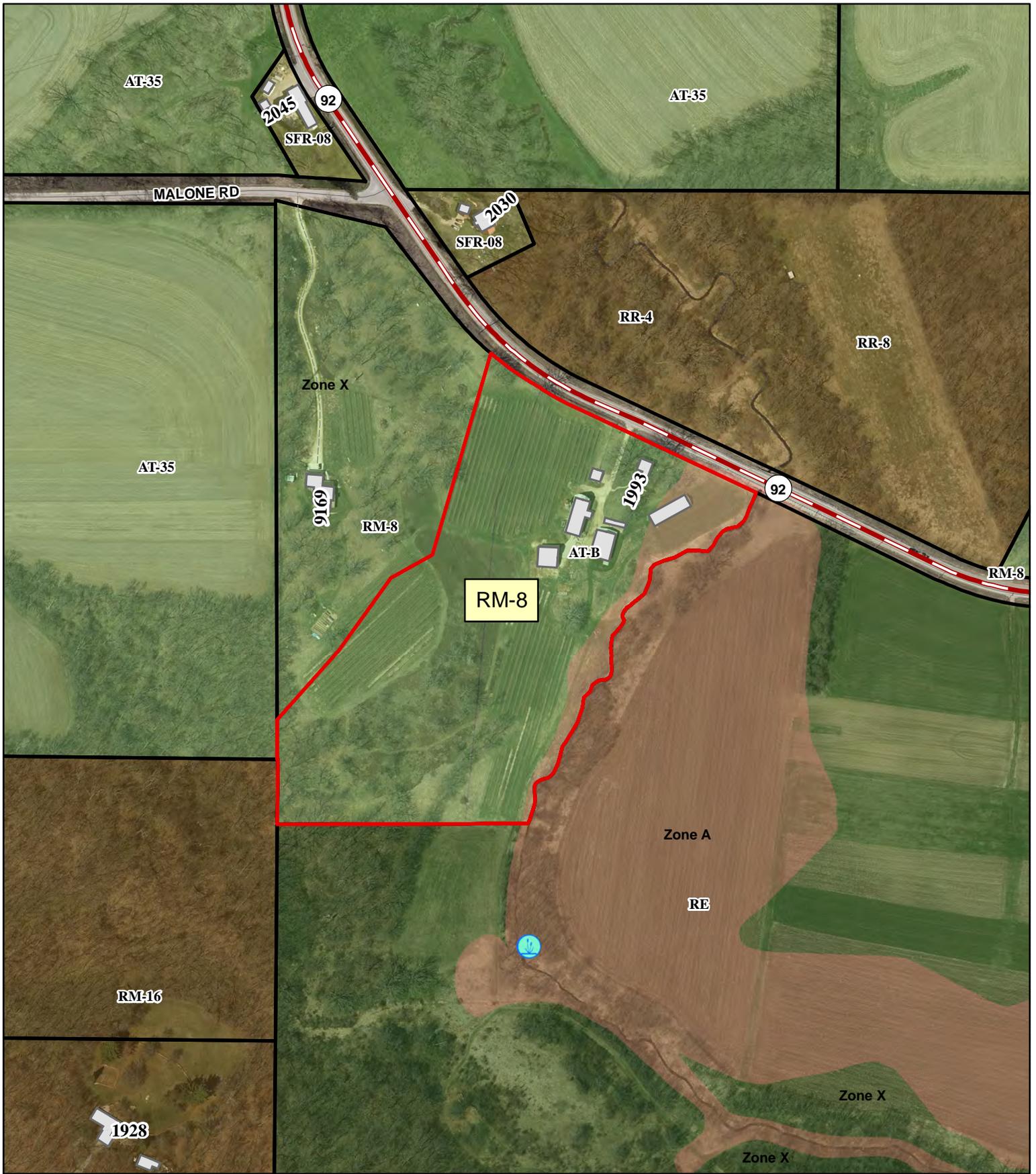
REASON FOR REZONE

LOT LINE ADJUSTMENT AND ZONING FOR SHORT-TERM RENTAL AND FARM BUSINESS USES

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-B Agriculture Transition Business District	RM-8 Rural Mixed-Use District	7.4

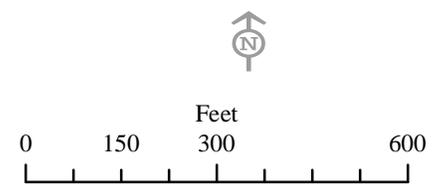
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: WISDOT APPROVAL MAY BE NEEDED FOR ANY CHANGE OF USE ON EXISTING DRIVEWAY ONTO STATE HWY 92.



REZONE 11974

-  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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

REZONE DESCRIPTION

<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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
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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 _____ Date _____

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

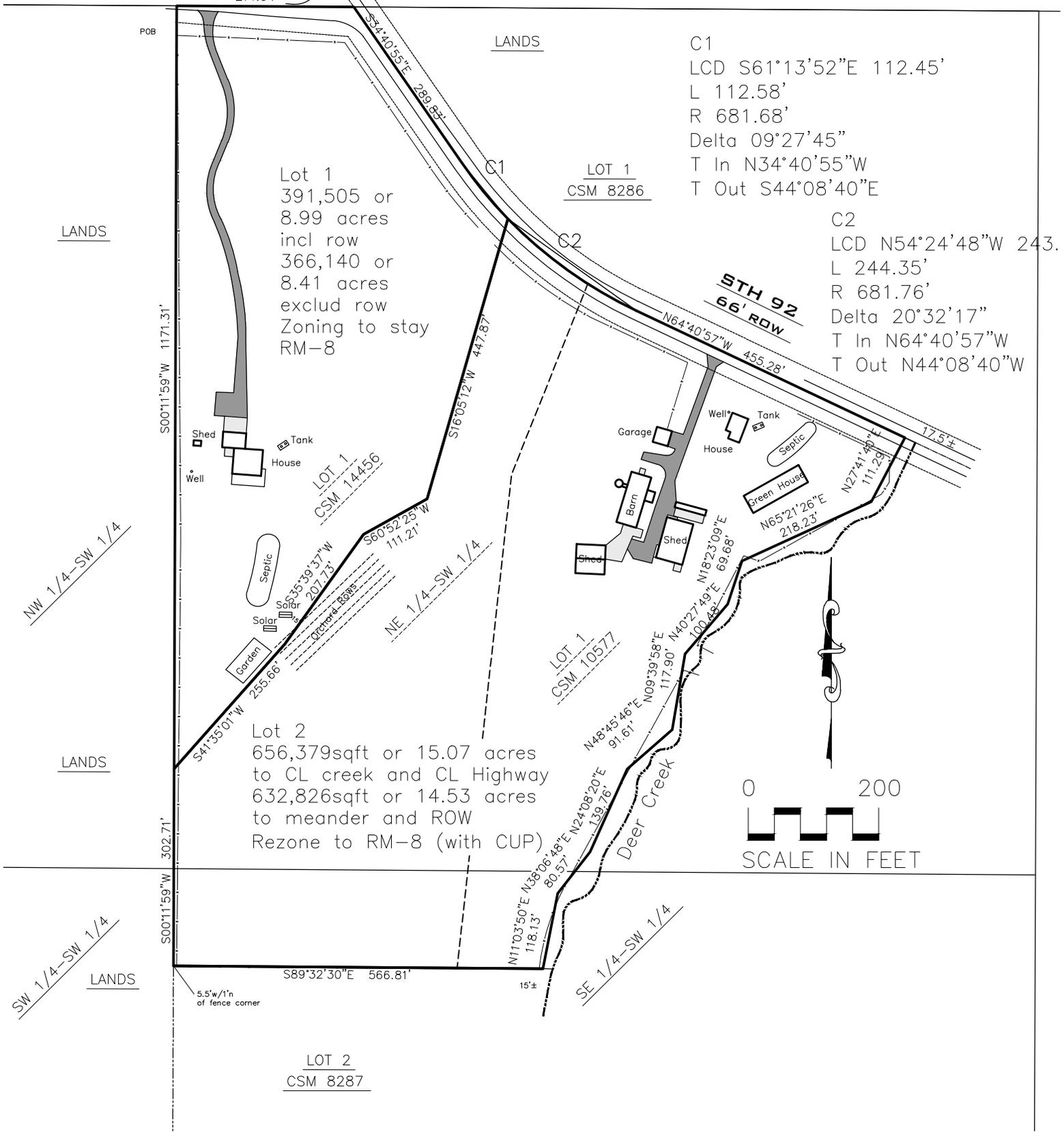
- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

MALONE ROAD
66' ROW

S89°39'0
5290.1:



Lot 1
391,505 or
8.99 acres
incl row
366,140 or
8.41 acres
exclud row
Zoning to stay
RM-8

Lot 2
656,379sqft or 15.07 acres
to CL creek and CL Highway
632,826sqft or 14.53 acres
to meander and ROW
Rezone to RM-8 (with CUP)

C1
LCD S61°13'52"E 112.45'
L 112.58'
R 681.68'
Delta 09°27'45"
T In N34°40'55"W
T Out S44°08'40"E

C2
LCD N54°24'48"W 243.
L 244.35'
R 681.76'
Delta 20°32'17"
T In N64°40'57"W
T Out N44°08'40"W

LOT 1
CSM 8286

LOT 1
CSM 10577

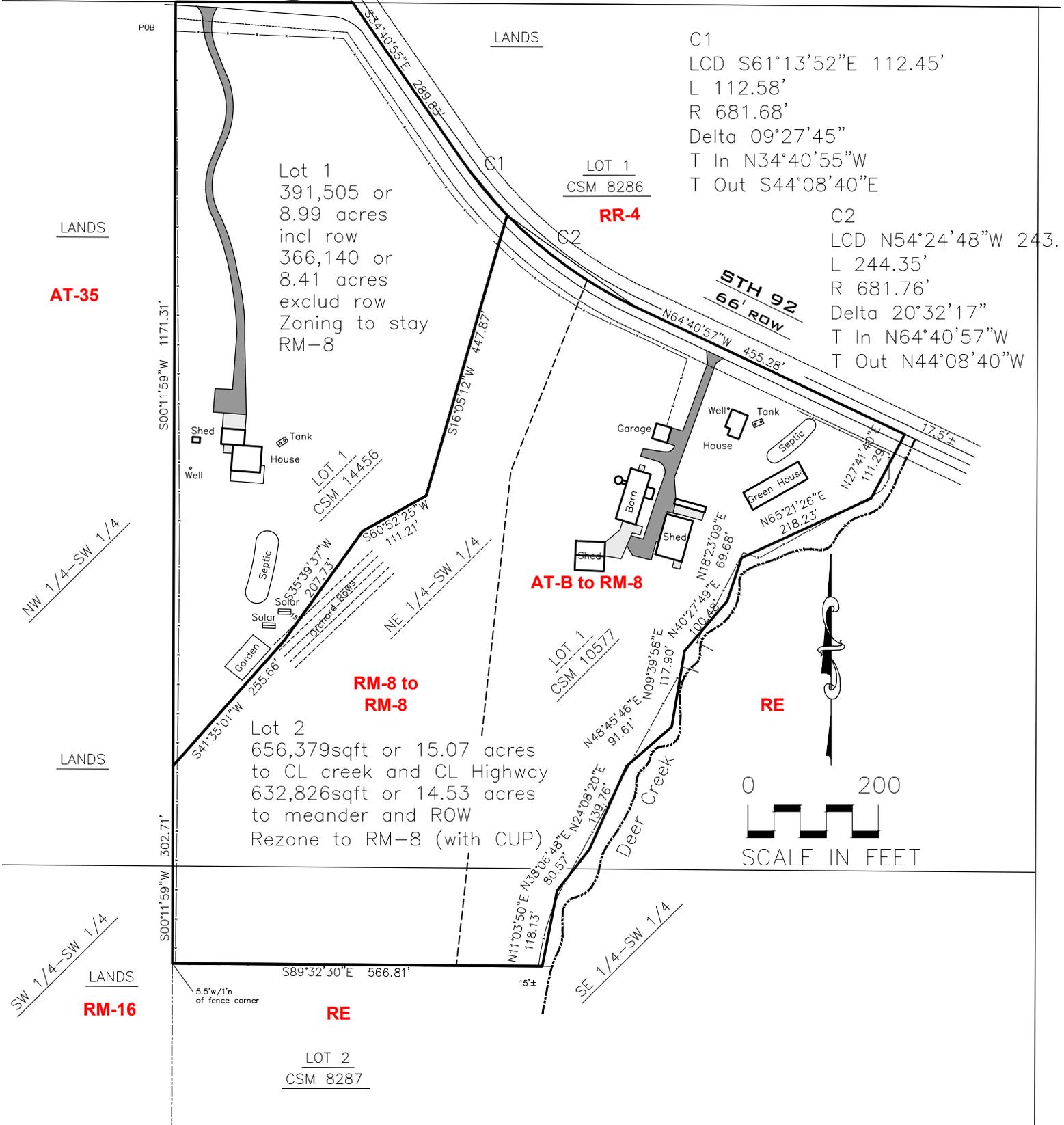
LOT 2
CSM 8287



MALONE ROAD
66' ROW

ZONING MAP

S89°39'0
5290.1:



LOT 1 – ZONING TO STAY RM-8

PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION TWENTY-NINE, TOWN SIX NORTH (T6N), RANGE SEVEN EAST (R7E), TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN; DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, S89°09'04"E, 1322.53 FEET TO A POINT KNOWN AS THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, S89°09'04"E, 271.64 FEET TO THE CENTERLINE OF STATE HIGHWAY 92; THENCE ALONG SAID CENTERLINE, S34°40'55"E, 289.93 FEET; THENCE CONTINUING ALONG SAID CENTERLINE ON A CURVE LEFT 112.58 FEET, SAID CURVE HAVING A RADIUS OF 681.68 FEET AND A LONG CHORD OF S61°13'52"E, 112.45 FEET; THENCE S16°02'12"W, 447.87 FEET; THENCE S60°52'25"W, 111.21 FEET; THENCE S35°39'37"W, 207.73 FEET; THENCE S41°35'01"W, 255.56 FEET TO THE WEST LINE OF SAID QUARTER-QUARTER; THENCE ALONG SAID WEST LINE, N00°11'59"E, 1171.31 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 391,505 SQUARE FEET OR 8.99 ACRES INCLUDING RIGHT OF WAY.

LOT 2 - REZONE FROM AT-B TO RM-8 WITH CUP

PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION TWENTY-NINE, TOWN SIX NORTH (T6N), RANGE SEVEN EAST (R7E), TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN; DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, S89°09'04"E, 1322.53 FEET; THENCE ALONG THE WEST LINE OF SAID QUARTER-QUARTER, S00°11'59"W, 1171.31 FEET TO A POINT KNOWN AS THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, S00°11'59"W, 302.71 FEET TO THE SW CORNER OF SAID QUARTER-QUARTER; THENCE ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER, S89°32'30"E, 566.81 FEET TO THE WEST MEANDER LINE OF DEER CREEK; THENCE ALONG SAID MEANDER, N11°03'50"E, 118.13 FEET; THENCE ALONG SAID MEANDER, N38°06'48"E, 80.57 FEET; THENCE ALONG SAID MEANDER N24°08'20"E, 139.76 FEET; THENCE ALONG SAID MEANDER N48°45'46"E, 91.61 FEET; THENCE ALONG SAID MEANDER N09°09'59"E, 117.90 FEET; THENCE ALONG SAID MEANDER N40°27'49"E, 100.48 FEET; THENCE ALONG SAID MEANDER N65°21'26"E, 218.23 FEET; THENCE ALONG SAID MEANDER N27°41'40"E, 111.29 FEET TO THE CENTERLINE OF STATE HIGHWAY 92; THENCE ALONG SAID CENTERLINE N64°40'57"W, 455.28 FEET; THENCE CONTINUING ALONG SAID CENTERLINE ON A CURVE RIGHT, 244.53 FEET, SAID CURVE HAVING A RADIUS OF 681.68 FEET AND A LONG CHORD OF N54°24'48"W, 243.05 FEET; THENCE S16°05'12"W, 447.87 FEET; THENCE S60°52'25"W, 111.21 FEET; THENCE S35°39'37"W, 207.73 FEET; THENCE S41°35'01"W, 255.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 656,379 SQUARE FEET MORE OR LESS TO THE CENTERLINE OF DEER CREEK OR 15.07 ACRES.

Rezone AT-B to RM-8

Lot 1 of Certified Survey Map 10577, recorded in Volume 102 of Certified Survey Maps of Dane County on pages 312-313 as Document No. 3579587, located in the northeast quarter (NE1/4) and the southeast quarter (SE1/4) of the southwest quarter (SW1/4), Section 29, T6N, R7E, Town of Springdale, Dane County, Wisconsin.