

# Dane County Rezone Petition

|                            |                        |
|----------------------------|------------------------|
| <b>Application Date</b>    | <b>Petition Number</b> |
| 01/20/2023                 | DCPREZ-2023-11930      |
| <b>Public Hearing Date</b> |                        |
| 03/28/2023                 |                        |

| OWNER INFORMATION                                    |  | AGENT INFORMATION                              |  |
|--|--|--|--|
| OWNER NAME<br>JULIE AND WILLIAM KARPUS               | PHONE (with Area Code)<br>(608) 628-3314 | AGENT NAME<br>CLEARY BUILDING CORP.            | PHONE (with Area Code)<br>(608) 379-0132 |
| BILLING ADDRESS (Number & Street)<br>2404 HAMMOND RD |  | ADDRESS (Number & Street)<br>4375 OLD STONE RD |  |
| (City, State, Zip)<br>STOUGHTON, WI 53589            |  | (City, State, Zip)<br>Oregon, WI 53575         |  |
| E-MAIL ADDRESS<br>jkarpus12@gmail.com                |  | E-MAIL ADDRESS<br>tleeser@clearybuilding.com   |  |

| ADDRESS/LOCATION 1            |               | ADDRESS/LOCATION 2            |         | ADDRESS/LOCATION 3            |         |
|-------------------------------|---------------|-------------------------------|---------|-------------------------------|---------|
| ADDRESS OR LOCATION OF REZONE |               | ADDRESS OR LOCATION OF REZONE |         | ADDRESS OR LOCATION OF REZONE |         |
| 2404 Hammond Rd               |               |                               |         |                               |         |
| TOWNSHIP<br>DUNKIRK           | SECTION<br>21 | TOWNSHIP                      | SECTION | TOWNSHIP                      | SECTION |
| PARCEL NUMBERS INVOLVED       |               | PARCEL NUMBERS INVOLVED       |         | PARCEL NUMBERS INVOLVED       |         |
| 0511-214-9806-7               |               |                               |         |                               |         |

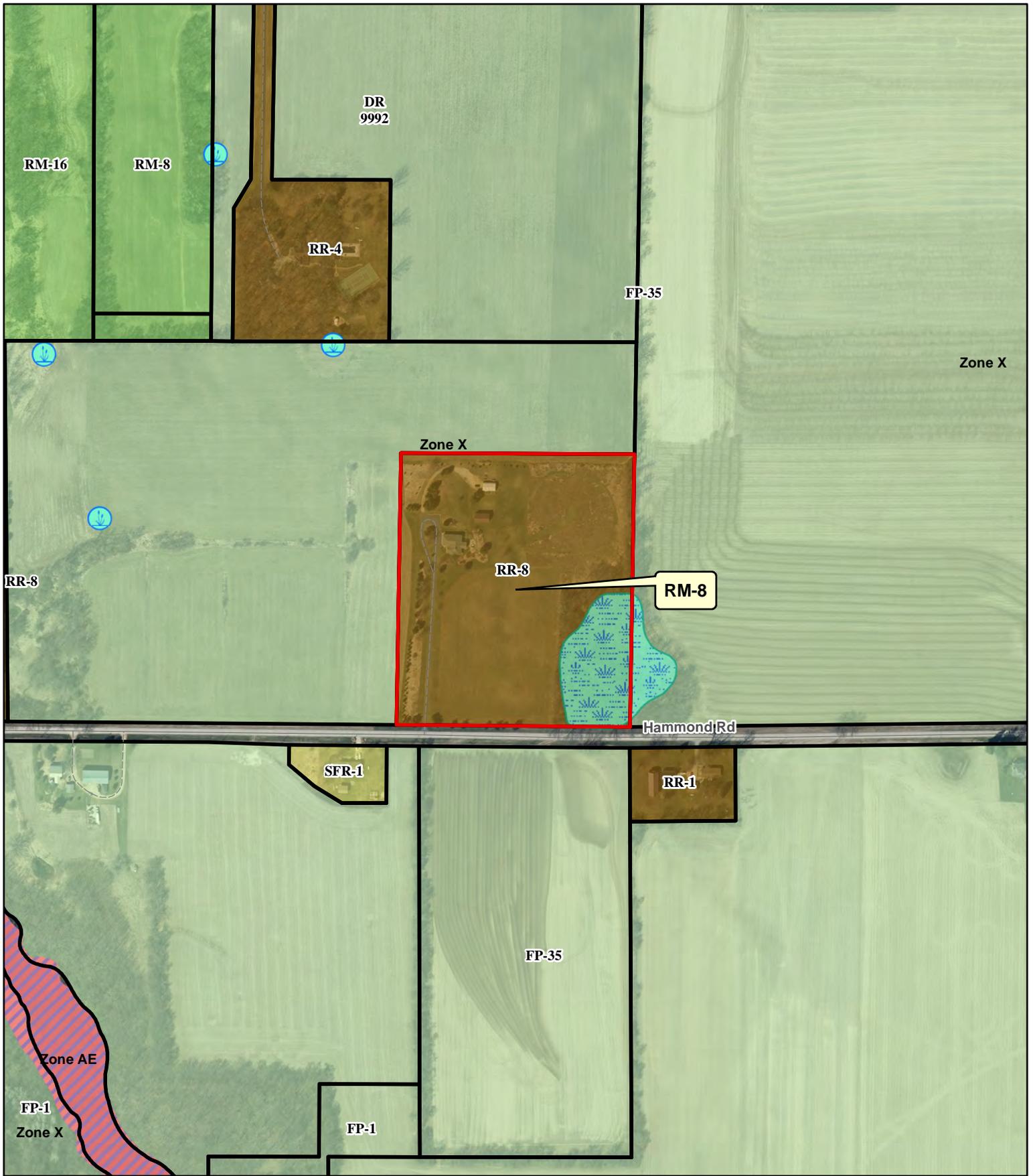
## REASON FOR REZONE

ZONING TO ALLOW FOR HORSE BOARDING FACILITY

| FROM DISTRICT:                  | TO DISTRICT:                  | ACRES |
|---------------------------------|-------------------------------|-------|
| RR-8 Rural Residential District | RM-8 Rural Mixed-Use District | 14.2  |

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

COMMENTS: PROPERTY IS PARTIALLY SUBJECT TO SHORELAND-WETLAND ZONING REGULATIONS.



**Legend**

-  Wetland
-  Floodplain



0 100 200 400 Feet



Petition 11930  
**JULIE AND WILLIAM  
 KARPUS**



**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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul> |       |

### REZONE APPLICATION

#### APPLICANT INFORMATION

|                             |                     |                             |                            |
|-----------------------------|---------------------|-----------------------------|----------------------------|
| Property Owner Name:        | Julie Karpus        | Agent Name:                 | Travis Leeser              |
| Address (Number & Street):  | 2404 Hammond Rd     | Address (Number & Street):  | 4375 Old Stone Rd          |
| Address (City, State, Zip): | Stoughton, WI 53589 | Address (City, State, Zip): | Oregon, WI 53575           |
| Email Address:              | jkarpus12@gmail.com | Email Address:              | tleeser@clearybuilding.com |
| Phone#:                     | (608) 628-3314      | Phone#:                     | (608) 379-0132             |

#### PROPERTY INFORMATION

|           |         |                               |                 |
|-----------|---------|-------------------------------|-----------------|
| Township: | Dunkirk | Parcel Number(s):             | 0511-214-9806-7 |
| Section:  | 21      | Property Address or Location: | 2404 HAMMOND RD |

#### 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

We would like to rezone from RR-8 to RM-8 and apply for a CUP to run a private large animal (equine) boarding facility.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------|
| RR-8                        | RM-8                        | 14.2  |
|                             |                             |       |
|                             |                             |       |

**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 ( <b>non-refundable</b> ), 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 Julie Karpus

Date 2/16/23

See additional sheet

**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:



**Rezone Application  
and  
Conditional Use Permit Application  
Large Animal Boarding  
Dane County  
January 12, 2023 (revised February 1, 2023)**

**Reason for Rezone CUP Applications:** The current residents living on the RR-8 parcel would like to rezone to RM-8 and apply for a CUP to build and run a private large animal (equine) boarding facility.

**CUP Standards:**

1. The horse boarding facility will be amongst agricultural farmlands.
2. The horse boarding facility will not impact adjacent farmlands.
3. The horse boarding facility will not impede improvement of surrounding farmlands.
4. There will be a new well and septic field for the facility; electricity is currently available on the property; access will be via the existing residential driveway; drainage is being controlled by a permitted storm water run-off plan.
5. There will be adequate parking on the property accessible via the existing residential driveway.
6. Yes
7. Yes
8. NA

**Written Statement of Intent and Operations Plan:**

The CUP will be used to establish a private horse boarding facility, Maxton Meadows. There will be 14 stalls, some of which will be leased to boarders. The new building will contain an indoor riding arena, a stall barn, an office, tack room, a bathroom, a wash stall and utility and electrical rooms.

Anticipated daily traffic will be boarders visiting their horse(s). Each boarder typically spends 1-2 hours with a horse. Some boarders will come during the day, some in the evening and some weekends only.

Equipment used will be a tractor and manure spreader or dump trailer and a small RTV.

Property improvements will be a new 66' x 180' indoor riding arena, 72' x 81' stall barn, an outdoor riding arena and pasture fencing.



**Days and hours of operation:**

Mon-Fri: 9am - 9pm

Sat-Sun: 9am - 6pm

There may be, on occasion, a boarder on the property outside of normal hours of operation for equine emergencies, leaving to or returning from shows or clinics.

**Employees:** 1 FTE or 2 part-time employees (1-2 employees on the premises at any one time)

**Noise, odors, dust:** The horse facility is surrounded by agricultural farmland. There will be minimal to no effect on the surrounding properties. Manure will be composted and removed; either by spreading on adjacent farmland or sold/given away for personal use in gardens.

**Materials stored and operations taking place outside:** Horseback riding, manure composting, horse trailer parking.

**County requirements for new buildings:** Stormwater and erosion permits have been secured.

**Existing/proposed sanitary fixtures:** There will be a bathroom in the new building for rider's convenience. A new/separate (from the current residence) well and septic field will be installed.

**Manure Management:** Manure will be composted; composted manure will be utilized by spreading on adjacent farmland and sold or given to private citizens for gardens.

**Trash, waste and recycling** will be the same as currently utilized by the residence on the property.

**Daily traffic** will be boarders that come to ride and visit their horses. The vehicles will be cars or pickup trucks. All traffic will use the current residential drive and will utilize parking at the new building. Occasionally a truck with horse trailer will be on the property which will also use the residential drive and existing circle drive to turn around.

**Hazardous/toxic/explosive materials:** None

**Outdoor lighting:** Lighting will be motion sensor, downward facing, dusk to dawn lighting. The property has existing mature trees minimizing light pollution. In addition, the property is surrounded by farmland.

**Signage:** There will be one sign, approximately 4' x 4', at the entrance of the current residential driveway. The sign will be the logo of the farm.

**Current use of the property:** The property is currently a private horse farm.

**Current use of surrounding properties:** Farmland.



**Additional Property Owner:**

William J. Karpus  
2404 Hammond Rd  
Stoughton, WI 53589  
[wjkarpus@yahoo.com](mailto:wjkarpus@yahoo.com)  
(847) 494-2729



SEE REVISED

**Rezone and Conditional Use Permit Application  
Large Animal Boarding  
Dane County  
January 12, 2023**

**Reason for Rezone CUP Applications:** We would like to rezone from RR-8 to RM-8 and apply for a CUP to build and run a private large animal (equine) boarding facility.

**CUP Standards:**

1. The horse boarding facility will be amongst agricultural farmlands.
2. The horse boarding facility will not impact adjacent farmlands.
3. The horse boarding facility will not impede improvement of surrounding farmlands.
4. There will be a new well and septic tank/field for the facility; electricity is currently available on the property; access will be via the existing residential driveway; drainage is being controlled by a permitted storm water run-off plan.
5. There will be adequate parking on the property accessible via the existing residential driveway.
6. Zoning will be RM-8 which allows for large animal boarding.
7. Preliminary meetings with the town showed this was consistent with the comprehensive plan for agriculture.
8. NA

**Written Statement of Intent and Operations Plan:**

The CUP will be used to establish a private horse boarding facility on the current horse farm, Maxton Meadows. There will be 12-14 stalls, some of which will be leased to friends and acquaintances of the current residents. The new building will contain an indoor riding arena, a stall barn, tack room, a bathroom, a wash stall and utility and electrical rooms.

Anticipated daily traffic will be people visiting their horse(s). Each person typically spends 1-2 hours with their horse. Some people will come during the day, some in the evening and some weekends only.

Equipment used will be a tractor and manure spreader or dump trailer and a small RTV.

Property improvements will be a new 66' x 180' indoor riding arena, 72' x 81' stall barn, an outdoor 66' x 180' riding arena and pasture fencing.

**Days and hours of operation:**

Mon-Fri: 9am - 9pm

Sat-Sun: 9am - 6pm

On occasion, there may be a boarder on the property outside of normal hours of operation for equine emergencies, leaving to or returning from shows or clinics.



SEE REVISED

**Employees:** 1 FTE or 2 part-time employees (1-2 employees on the premises at any one time)

**Noise, odors, dust:** The horse facility is surrounded by agricultural farmland. There will be no effect on the surrounding properties. Manure will be composted and removed; either by spreading on adjacent farmland or sold/given away for use in gardens.

**Materials stored and operations taking place outside:** Horseback riding, manure composting, horse trailer parking.

**County requirements for new buildings:** Stormwater and erosion permits have been secured.

**Existing/proposed sanitary fixtures:** There will be a bathroom in the new building for riders' convenience. A new well and septic tank/field will be installed.

**Manure Management:** Manure will be composted and utilized by spreading on adjacent farmland or sold/given away for use in gardens.

**Trash, waste and recycling** will be the same as currently utilized by the residence on the property.

**Daily traffic** will be people that come to ride and visit their horses. The vehicles will be cars or pickup trucks. All traffic will use the current residential drive and will utilize parking at the new building. Occasionally a truck with horse trailer will be on the property which will also use the residential drive and existing circle drive to turn around.

**Hazardous/toxic/explosive materials:** None

**Outdoor lighting:** Lighting will be motion sensor, downward facing, dusk to dawn lighting. The property has existing mature trees minimizing light pollution. Additional trees will also be planted. In addition, the property is surrounded by farmland.

**Signage:** There will be one sign, approximately 4' x 4', at the entrance of the current residential driveway. The sign will be the logo of the farm.

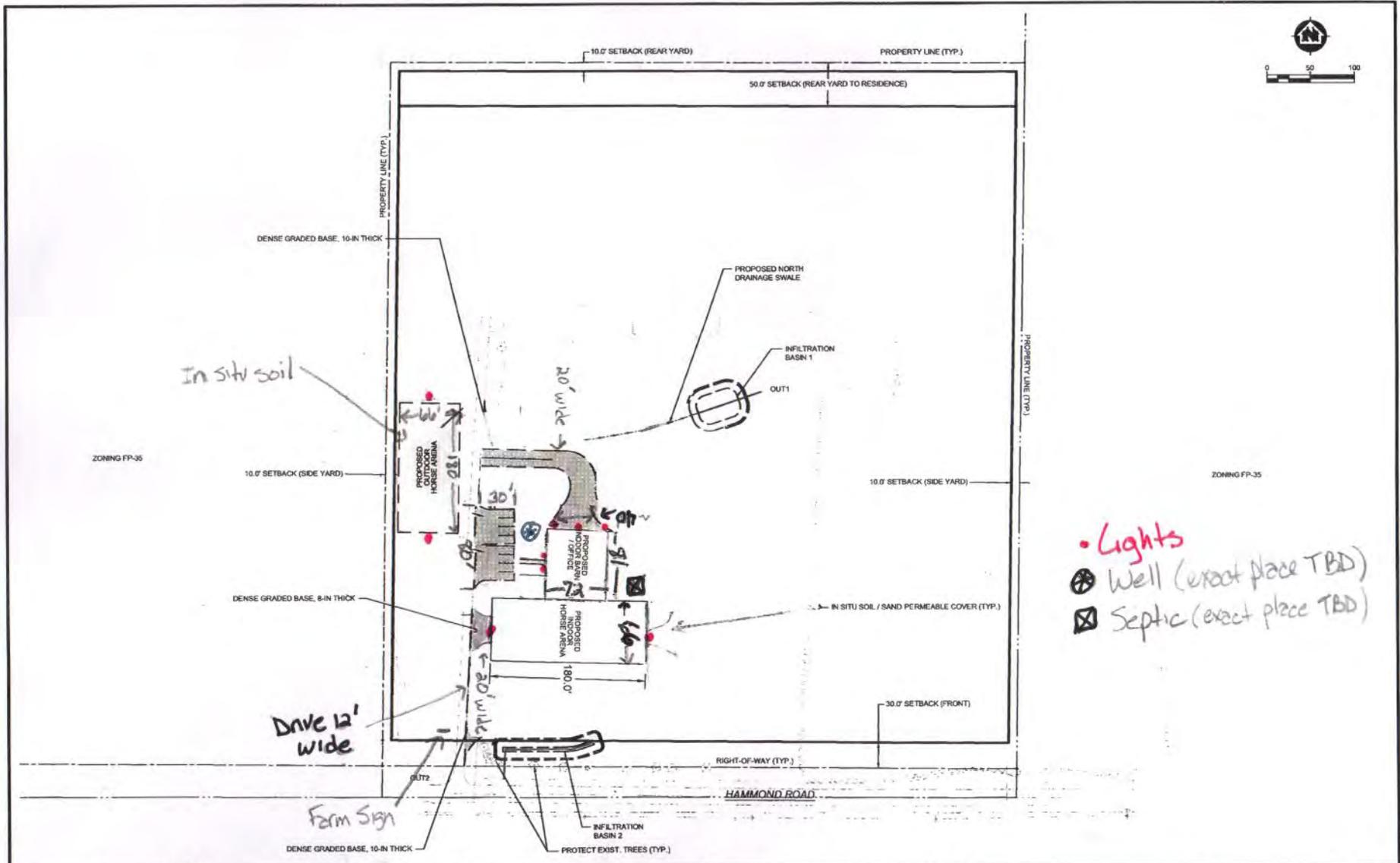
**Current use of the property:** The property is currently a private horse farm.

**Current use of surrounding properties:** Farmland

**Additional Property Owner:**

William J. Karpus  
2404 Hammond Rd  
Stoughton, WI 53589  
[wjkarpus@yahoo.com](mailto:wjkarpus@yahoo.com)  
(847) 494-2729

Created 2/1/23 JKL  
 rev 2/2/23 SK



- Lights
- ⊗ Well (exact place TBD)
- ⊠ Septic (exact place TBD)

|                              |                             |                    |                      |                          |                    |
|------------------------------|-----------------------------|--------------------|----------------------|--------------------------|--------------------|
| <small>PROJECT DATE:</small> | <small>DESIGNED BY:</small> | <small>NO.</small> | <small>DATE:</small> | <small>REVISION:</small> | <small>BY:</small> |
|                              |                             |                    |                      |                          |                    |
|                              |                             |                    |                      |                          |                    |
|                              |                             |                    |                      |                          |                    |

**MSA**  
ENGINEERING | ARCHITECTURE | SURVEYING  
 PLANNING | LANDSCAPE ARCHITECTURE  
 1703 Pandora St. Madison, WI 53704  
 (608) 242-7779 www.msa-inc.com

**KARPUS - STOUGHTON HORSE ARENA**  
 JULIE KARPUS  
 CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

**SITE PLAN**

PROJECT NO.  
21753000

SHEET  
ST1.1



# Dane County Water Resource Engineering

## Stormwater Management Permit

|   |                          |        |                                |                 |                          |
|---|--------------------------|--------|--------------------------------|-----------------|--------------------------|
| Permit Number   | SM2022-0254              |        |                                | Project Name    | Karpus Horse Arena       |
| Approved By   | Claudia Guy              |        |                                | Landowner       | Julie and William Karpus |
| Issued By   | Jeremy Balousek          |        |                                | Parcel Number   | 0511-214-9806-7          |
| Issued To   | MSA c/o Terri Meyerhofer |        |                                | Municipality    | Town of Dunkirk          |
| Disturbed Lands (sq ft)   | New Impervious (sq ft)   | 27,833 | Redeveloped Impervious (sq ft) | Location        |                          |
|   | 103,655                  | 0      | 0                              |                 |                          |
| <p><b>An erosion control, stormwater management, or shoreland mitigation plan for this project has been reviewed and approved under Chapter 11 or 14, Dane County Code of Ordinances. The plan shall be in effect for the duration of the permit. The permit expires on the date included below for erosion control permits. Stormwater management and shoreland mitigation permits are valid in perpetuity. This card must be posted prominently on site until all disturbed soil has been stabilized. This permit is only for the items specified above. Other permits may be required.</b></p> |                          |        |                                |                 |                          |
| Start Date  | 11/29/2022               |        | Stabilization Date             | 4/15/2023       |                          |
|   |                          |        | Expiration Date                | Does Not Expire |                          |

For questions or concerns related to this permit please contact Dane County's Water Resource Engineering Division at 608.224.3730



# Dane County Water Resource Engineering

## Shoreland Erosion Control Permit

|  |                             |                                |                             |
|--|-----------------------------|--------------------------------|-----------------------------|
| Permit Number  | Project Name                |                                |                             |
| <b>SE2022-0253</b>   | <b>Karpus Horse Arena</b>   |                                |                             |
| Approved By  | Landowner                   |                                |                             |
| <b>Jeremy Balousek</b>   | <b>Julie William Karpus</b> |                                |                             |
| Issued By  | Parcel Number               |                                |                             |
| <b>Jeremy Balousek</b>   | <b>0511-214-9806-7</b>      |                                |                             |
| Issued To  | Municipality                |                                |                             |
| <b>MSA c/o Terri Meyerhofer</b>  | <b>Town of Dunkirk</b>      |                                |                             |
| Disturbed Lands (sq ft)  | New Impervious (sq ft)      | Redeveloped Impervious (sq ft) | Location                    |
| <b>103,655</b>   | <b>27,833</b>               | <b>0</b>                       | <b>SE 1/4 of Section 21</b> |
| <b>An erosion control, stormwater management, or shoreland mitigation plan for this project has been reviewed and approved under Chapter 11 or 14, Dane County Code of Ordinances. The plan shall be in effect for the duration of the permit. The permit expires on the date included below for erosion control permits. Stormwater management and shoreland mitigation permits are valid in perpetuity. This card must be posted prominently on site until all disturbed soil has been stabilized. This permit is only for the items specified above. Other permits may be required.</b> |                             |                                |                             |
| Start Date   | Stabilization Date          | Expiration Date                |                             |
| <b>11/29/2022</b>  | <b>4/15/2023</b>            | <b>4/15/2023</b>               |                             |
| For questions or concerns related to this permit please contact Dane County's Water Resource Engineering Division at 608.224.3730  |                             |                                |                             |



# BIRRENKOTT SURVEYING, INC.

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

## PLAT OF SURVEY

### SURVEYOR'S CERTIFICATE:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

*Daniel V. Birrenkott* 8-26-2021  
Daniel V. Birrenkott  
Wisconsin Professional Land Surveyor No. S-1531.

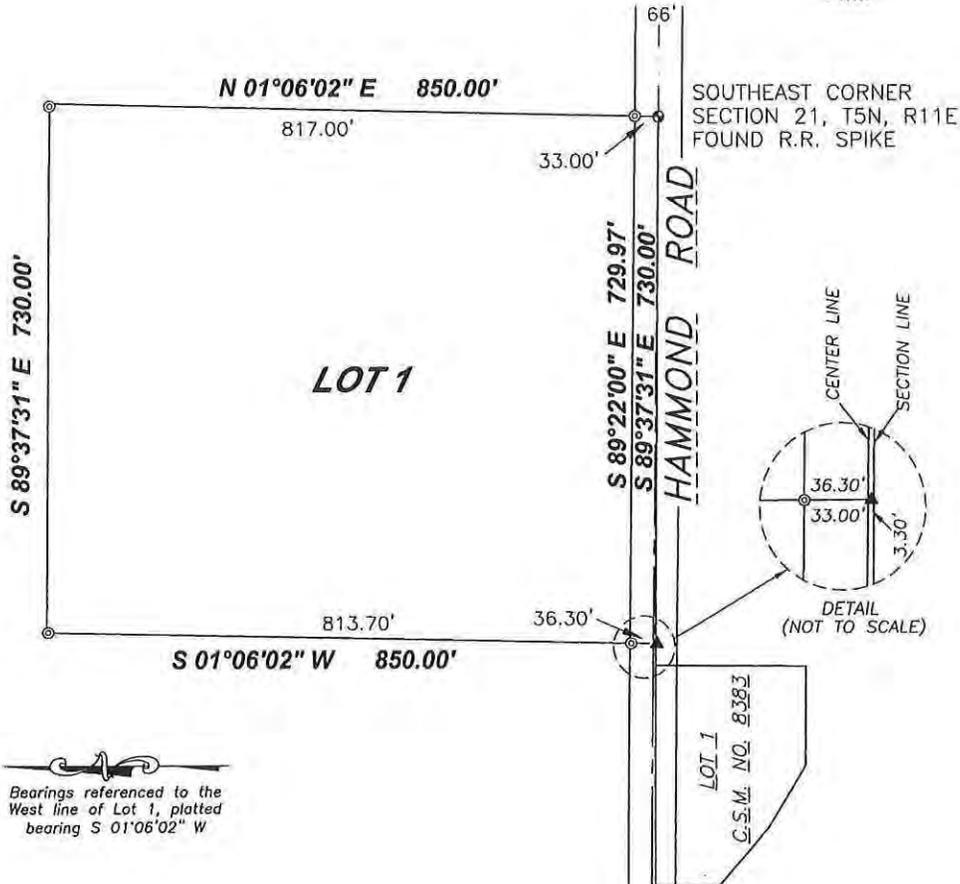
### Description:

LOT 1, CERTIFIED SURVEY MAP NO. 8910, LOCATED IN THE SOUTHEAST 1/4, SOUTHEAST 1/4 OF SECTION 21, T5N, R11E, TOWN OF DUNKIRK, DANE COUNTY, WISCONSIN.



### Prepared For:

Julie Karpus  
2404 Hammond Road  
Stoughton, WI 53589  
(608)-628-3314



Bearings referenced to the West line of Lot 1, platted bearing S 01°06'02" W

### Legend:

- ⊙ = Found 1 1/4" Iron Bar
- ▲ = Found "PK" Nail
- ⊙ = Section Corner

### Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Dated: August 26, 2021  
Surveyed: T.A.S.  
Drawn: S.W.C.  
Checked: B.T.S.  
Approved: D.V.B.  
Field book:  
Comp. File: J:\2021\CARLSON  
Office Map No. 210761

**RR-8 TO RM-8**

Lot 1, Certified Survey Map No. 8910, Located in the Southeast  $\frac{1}{4}$ , Southeast  $\frac{1}{4}$  of Section 21, T5N, R11E, Town of Dunkirk, Dane County, Wisconsin.