

Dane County Rezone Petition

Application Date	Petition Number
01/20/2023	DCPREZ-2023-11930
Public Hearing Date	
03/28/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JULIE AND WILLIAM KARPUS	PHONE (with Area Code) (608) 628-3314	AGENT NAME CLEARY BUILDING CORP.	PHONE (with Area Code) (608) 379-0132
BILLING ADDRESS (Number & Street) 2404 HAMMOND RD		ADDRESS (Number & Street) 4375 OLD STONE RD	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Oregon, WI 53575	
E-MAIL ADDRESS jkarpus12@gmail.com		E-MAIL ADDRESS 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 DUNKIRK	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-214-9806-7					

REASON FOR REZONE

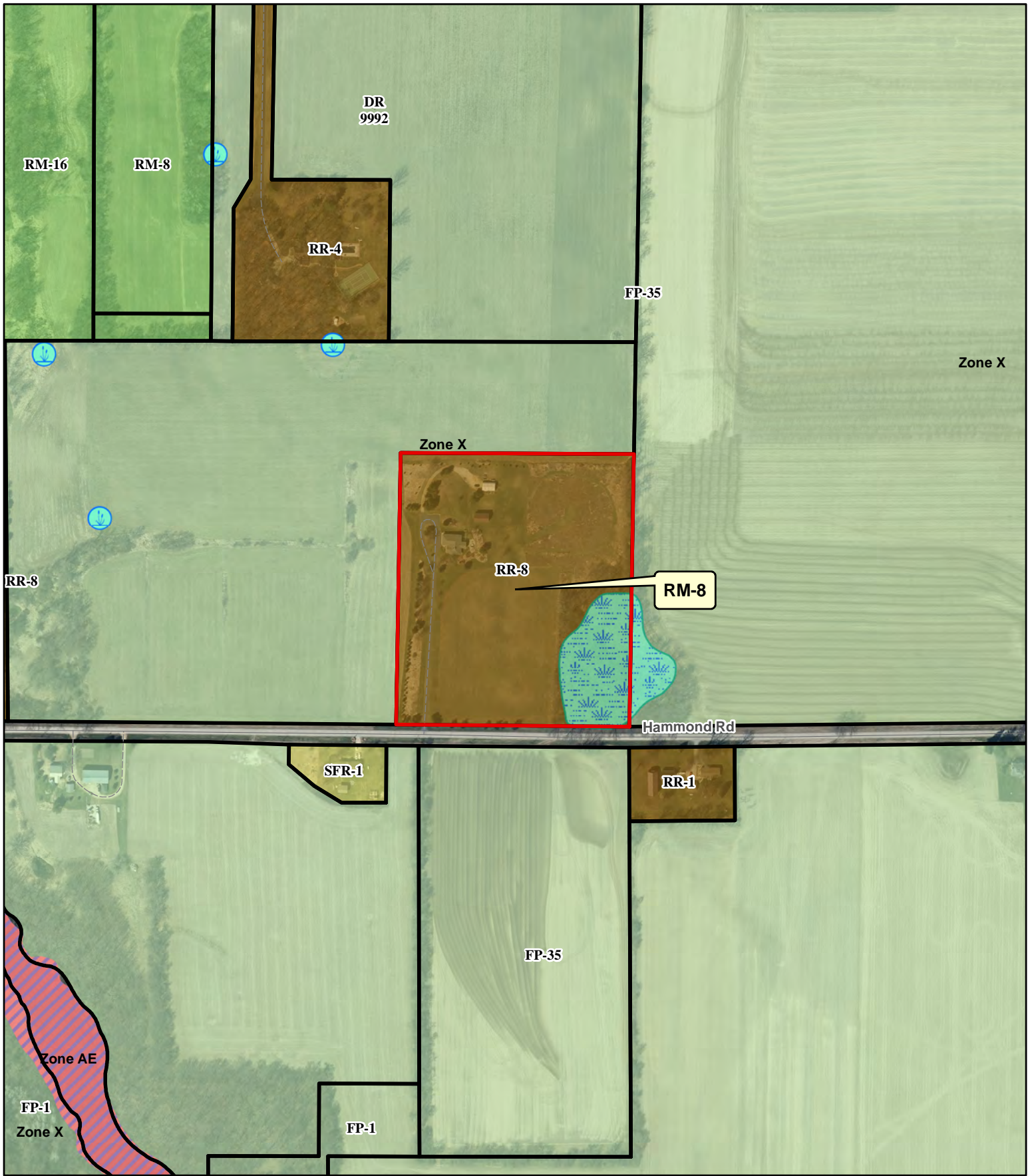
ZONING TO ALLOW FOR HORSE BOARDING FACILITY

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

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" 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: _____				

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

DATE:




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"> • 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:	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:	treeser@clearbuilding.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 (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 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.

<input type="checkbox"/> SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:
<input type="checkbox"/> Scale and north arrow
<input type="checkbox"/> Date the site plan was created
<input type="checkbox"/> Existing subject property lot lines and dimensions
<input type="checkbox"/> Existing and proposed wastewater treatment systems and wells
<input type="checkbox"/> All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
<input type="checkbox"/> All dimension and required setbacks, side yards and rear yards
<input type="checkbox"/> Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
<input type="checkbox"/> Location and dimensions of any existing utilities, easements or rights-of-way
<input type="checkbox"/> Parking lot layout in compliance with s. 10.102(8)
<input type="checkbox"/> Proposed loading/unloading areas
<input type="checkbox"/> Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
<input type="checkbox"/> 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
<input type="checkbox"/> Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
<input type="checkbox"/> Any lighting, signs, refuse dumpsters, and possible future expansion areas.

<input type="checkbox"/> NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.
<input type="checkbox"/> Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
<input type="checkbox"/> Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

<input type="checkbox"/> OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:
<input type="checkbox"/> Hours of operation
<input type="checkbox"/> Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
<input type="checkbox"/> Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
<input type="checkbox"/> Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
<input type="checkbox"/> Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14 , Dane County Code
<input type="checkbox"/> 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.
<input type="checkbox"/> Facilities for managing and removal of trash, solid waste and recyclable materials.
<input type="checkbox"/> Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
<input type="checkbox"/> A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
<input type="checkbox"/> Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
<input type="checkbox"/> Signage, consistent with section 10.800

<input type="checkbox"/> 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
(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.

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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.

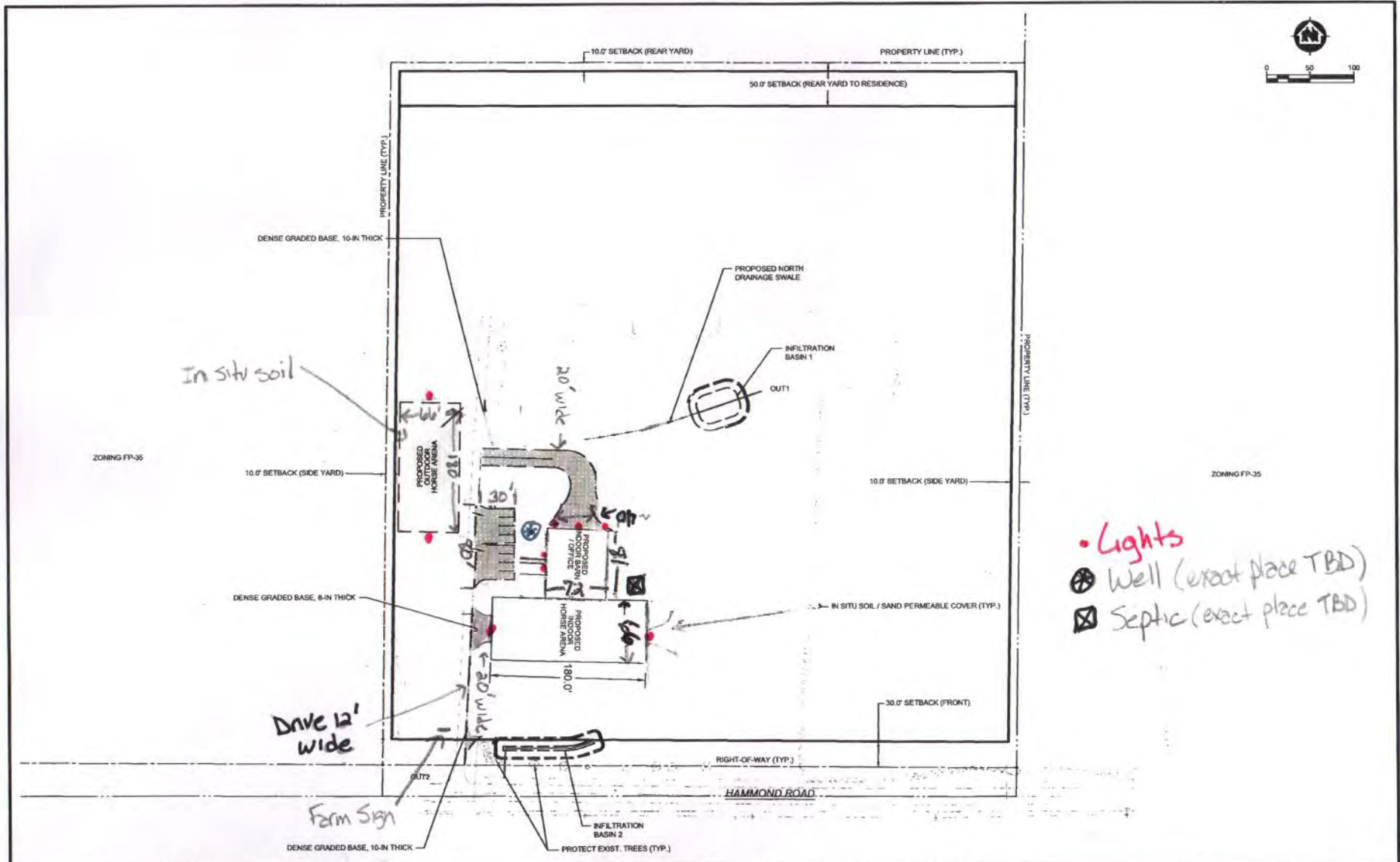
Current use of the property: The property is currently a private horse farm.

Current use of surrounding properties: Farmland


Additional Property Owner:

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

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



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

PROJECT DATE:	DRAWN BY: JKL	NO:	DATE:	BY:	REVISION:
CHECKED BY: SK					
 MSA ENGINEERING ARCHITECTURE SURVEYING PLANNING LANDSCAPE ARCHITECTURE 1703 Parkside 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					DATE: ST1.1

PLANT DATE: 10/1/2022 10:30 AM © 2022 MSA ENGINEERING ARCHITECTURE SURVEYING PLANNING LANDSCAPE ARCHITECTURE



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)	103,655	New Impervious (sq ft)	27,833	Redeveloped Impervious (sq ft)	0
				Location	SE 1/4 of Section 21
<p>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.</p>					
Start Date	11/29/2022		Stabilization Date	4/15/2023	
			Expiration Date	Does Not Expire	
<p>For questions or concerns related to this permit please contact Dane County's Water Resource Engineering Division at 608.224.3730</p>					



Dane County Water Resource Engineering

Shoreland Erosion Control Permit

Permit Number	Project Name		
SE2022-0253	Karpus Horse Arena		
Approved By	Landowner		
Jeremy Balousek	Julie William Karpus		
Issued By	Parcel Number		
Jeremy Balousek	0511-214-9806-7		
Issued To	Municipality		
MSA c/o Terri Meyerhofer	Town of Dunkirk		
Disturbed Lands (sq ft)	New Impervious (sq ft)	Redeveloped Impervious (sq ft)	Location
103,655	27,833	0	SE 1/4 of Section 21
<p>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.</p>			
Start Date	Stabilization Date	Expiration Date	
11/29/2022	4/15/2023	4/15/2023	
<p>For questions or concerns related to this permit please contact Dane County's Water Resource Engineering Division at 608.224.3730</p>			



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

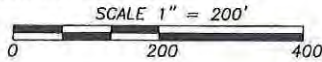
SURVEYOR'S CERTIFICATE:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. 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.

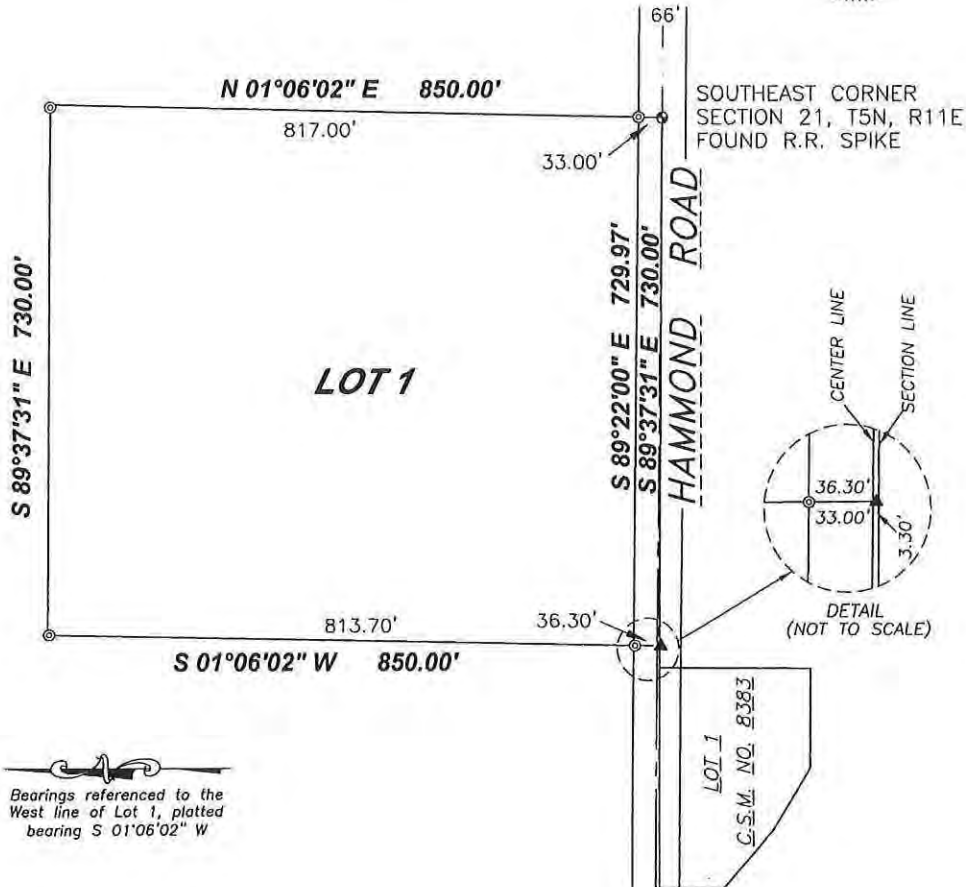
Description:

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



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.