



# CONDITIONAL USE PERMIT APPLICATION

## Part I. General Information

Applicant information:

Person's Name(s): CHAD W. ZEMAN/JENNIFER C. UFFMAN

Firm Name (if any): RED HOT LABRADORIS

Relationship (check one):  Owner  Tenant  Prospective Owner/Tenant  Representing: \_\_\_\_\_

Mailing Address: 59805 US HWY 12 City: PRAIRIE DU SAC State: WI Zip: 53578

Office/Home Phone: \_\_\_\_\_ Mobile Phone: 608-963-7714

E-mail: redhotlabradors@gmail.com

Property owner information:

Person's Name(s): CHAD W. ZEMAN

Ownership (check one):  Individual  Trust  Partnership  Corporation/LLC  Other: \_\_\_\_\_

Mailing Address: 59805 US HWY 12 City: PRAIRIE DU SAC State: WI Zip: 53578

Office/Home Phone: \_\_\_\_\_ Mobile Phone: 608-963-7714

E-mail: redhotlabradors@gmail.com

Parcel number or legal description of subject property:

028-0059-10000

Address or street boundaries of subject property:

S9805 US Hwy 12

Current and proposed use of subject property (check all applicable uses, and whether each is a current use, proposed use, or both):

- single family residential ( current use  proposed use)
- two family residential ( current use  proposed use)
- multiple family residential (3+ unit building) ( current use  proposed use)
- mixed commercial/residential building(s) ( current use  proposed use)
- office/research ( current use  proposed use)
- retail/commercial services ( current use  proposed use)
- manufacturing/warehousing/contractor ( current use  proposed use)
- institutional use ( current use  proposed use)
- park or open space use ( current use  proposed use)
- other use: \_\_\_\_\_ ( current use  proposed use)

Summary of proposed project (attach pages as necessary):

KENNEL / RAISE PUPPIES / TRAIN DOGS





Parcel Address or ID #: 59805 US Hwy 12  
PRAIRIE DU SAC WI 53578

## Part II. Application Submittal Requirements

Along with this application, please submit a non-refundable conditional use permit application fee of \$275. Also, please submit one digital copy in an easily reproducible format (e.g., PDF) of all materials that are required to make a complete application. The Village Administrator may also require hard copies after you provide a digital copy. Except as the Village Administrator may otherwise allow, each complete application must include the following information:

- A map of the subject property showing all lands for which the conditional use permit is proposed, and all other lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds (unless waived by the Village Administrator). All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided.
- A written description of the proposed conditional use describing the type, duration, and density of activities, buildings, and structures proposed for the subject property and their general locations, along the reasons why the applicant believes the proposed conditional use is appropriate.
- A site plan of the subject property if proposed for development, conforming to all applicable requirements of Section 10-1-1307(c). If the conditional use will make use of existing site improvements, a site plan need only be of sufficient detail to confirm the portion of the site used by the conditional use.
- If the proposed conditional use is a "Large Retail and Commercial Service Development" as defined in Section 10-1-0302(p), all additional information required under Section 10-1-0605.
- Any of following additional information requested by the Zoning Administrator or Plan Commission:
  - Operational details that may affect municipal services such as average and peak utility usage, and average and peak traffic generation.
  - Operational details pertaining to potential nuisances such as hours of operation, outdoor storage, vibration, noise, air pollution, odor, glare, heat, fire and explosion, toxic and noxious materials, and hazardous materials as they relate to the performance standards of Article 8 of the zoning ordinance.
  - Details relating to exterior building, fence materials, lighting, or other improvements.
  - Possible future building and/or parking lot expansions.
  - Certified Survey Map of the property in cases where lot lines and public easements are unclear or require adjustment.
  - Any other information pertinent to adequate understanding of the intended use and its relationship to nearby properties, the Comprehensive Plan, and the conditional use permit review criteria in Part III.



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Part III. Comparison of Proposed Conditional Use Permit with Required Review Criteria (to be completed below or on an attached sheet)

1. Is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Sauk Prairie Comprehensive Plan; the Village zoning ordinance; and any other plan or ordinance adopted or under consideration? Explain how, or why not. (Consult with Village Administrator as necessary on applicable plans.)

I BELIEVE SO THAT I CAN RAISE MORE THAN ONE LITTER OF LABRADOR TO SUPPLY THE DEMAND OF MY CUSTOMERS

2. Will the proposed conditional use in this location, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed? Explain how, or why not.

NO. PROPERTY IS HALF MILE FROM ANYTHING THAT COULD BE IMPACTED

3. Will the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

YES EVERYTHING WILL REMAIN THE SAME AS LAWN CARE AND USE OF EXISTING BUILDING

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property? Explain how this has been evaluated.

IT WILL NOT IMPOSE ANY BURDEN ON ANYTHING AS PROPERTY BEING USED IS THOUSANDS OF FEET FROM ANY RESIDENCES OR OTHER BUILDINGS

5. What are the public benefits of this proposal? Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use?

PROVIDES A TRAINING FACILITY FOR DOGS AND WELL BRED LABRADOR RETRIEVERS





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**Part IV. Reimbursement for Development Review Services**

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 10-1-1318(d) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

**Part V. Signatures**

By signing and dating below, I/We:

1. Reviewed and understand the Village of Prairie du Sac zoning ordinance and its standards of approval related to this application;
2. Read, understand, and accept my/our responsibilities under the reimbursement section above;
3. Submitted an application that is true, correct, and complete to the best of my/our knowledge;
4. Acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application;
5. Understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons;
6. If this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and
7. Understand that the Village’s zoning ordinance and/or the conditions of development approval may specify timeframes within which I/we must take certain actions related to the development of the subject property, or risk having the approval being nullified.

Signature of Applicant

9/5/2023  
Date

\_\_\_\_\_  
Signature of Property Owner (if different)

\_\_\_\_\_  
Date



CONDITIONAL USE PERMIT APPLICATION

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Part VI. Record of Administrative Procedures (to be completed by Village)

Verification that subject property within (check one): [ ] Village [X] Town (Extraterritorial Jurisdiction)

Pre-application conference with Village Administrator or designee (optional)

Date of conference: Participants:

Pre-application conference with Village Plan Commission or Joint ET Committee (optional)

Date of Conference:

Application and required plans filed with Village

Date filed: 9/5/2023

Name of Village staff person who accepted application: Jenelle

Application fee of \$275 received by Village (non-refundable)

Date received: 9/5/2023

Name of Village staff person who accepted fee: Jenelle

Application and submitted plans verified as being complete

Date verified: 09/18/2023

Name of Village staff person who verified application as complete: M. Roffers

Notice of public hearing sent to owners within 300 feet, muni clerks within 1,000 feet, & newspaper

Date sent to nearby land owners and clerks: 09/18/2023

Date of first publishing in community newspaper: 09/21/2023

Date of second publishing in community newspaper: 09/28/2023

Village Plan Commission or Joint ET Committee public hearing

Meeting date: 10/02/2023 (to be held within 45 days of complete application)

Village Plan Commission or Joint ET Committee action taken

Meeting date: (within 60 days after public hearing, or per extension)

Action (circle one): Approval as presented Approval with conditions Denial

Applicant notified of Village Plan Commission or Joint ET Committee action

Date:

Name of Village staff person who notified Applicant:

Village Administrator records conditional use permit with Register of Deeds

← NORTH

RESIDENCE

FENCED IN AREA  
FOR DOGS

EXISTING  
BUILDING USED AS  
KENNEL





WE ARE PROPOSING TO USE THE EXISTING BUILDING  
AND RESIDENCE FOR OUR KENNEL OPERATIONS. WE BELIEVE  
THAT WITH THE CONDITIONAL USE PERMIT WE WILL BE FOLLOWING  
REQUIREMENTS SET BY THE VILLAGE OF PRAIRIE DU SAC.

September 11, 2023

RE: Operational Plan for "Red Hot Labradors" Dog Kennel at S9805 USH 12 (Sauk County Parcel 028-0059-10000)

Prairie du Sac Extraterritorial Zoning Committee:

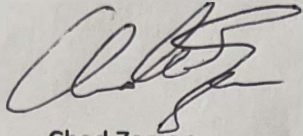
We are seeking a conditional use permit to enable use of the above referenced property for a dog kennel. This letter consists of our operational plan, which we understand may become an ongoing requirement of our conditional use permit.

1. The operation will be for the kenneling of dogs, with no more than 30 dogs at any one time and up to 6 litters per year, associated with our dog training/ breeding operation.
2. The operation will be conducted by the property owners (us), with assistance from no more than four employees outside of the property owners.
3. We will vaccinate for rabies all of the dogs that are kenneled on the property.
4. The operation will use only existing buildings and fenced areas on the site. Specifically, we will use the outbuilding southwest of the residence for the indoor breeding of the dogs and a fully-enclosed fenced area to its north for outdoor exercise, as indicated on the attached map.
5. Dogs within the fenced area will be monitored. In the unlikely event that any dog leaves the building or fenced area unaccompanied by a human, our procedure will be to call the dog back as all of our dogs are not off leash or out of their kennels until their recall training is solid. All of our dogs are micro-chipped as well.
6. We will make/take appointments to see and pick up dogs from clients/customers. Drive-up/drop-in business is not expected. We understand that signage opportunities for our business along Highway 12 may be restricted.
7. Clients/customers will enter the site from our shared driveway to Highway 12, and park in the gravel turn around area off the driveway by the house, which is big enough to park 3 vehicles. We understand that highway access could change in the future if a new road network is developed between our property and Highway 12.
8. We intend to not only kennel but also train dogs for hunting and competition. We will offer training onsite for the owners of the dogs. Training will consist of the dog staying with us for the duration of the time that the owner elects to keep the dog with us for training depending upon what level of training they want their dog to be at. All training will be done on site for the most part by us but we do train off site on other properties as well. In the event group training should take place that will consist of one on one with me(Chad) and the dogs owner periodically throughout the training process. There could be 2-3 owners with their dog on property training at one time. Training will typically be preformed from 7am to 6pm daily depending on weather.
9. We will not engage in any overnight boarding or "doggie day care" of outside/already sold dogs; special events such as shows, exhibitions, or contests; or sales of products aside from the dogs we are littering/kenneling.



10. We are prepared to apply for and annually renew a kennel license from either the Town of Village of Prairie du Sac as may be required, meet any applicable State or County requirements, and pay any required license and renewal fees.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad Zeman', written in a cursive style.

Chad Zeman

Jennifer Vivian