



CONDITIONAL USE PERMIT APPLICATION

Part I. General Information

Applicant information:

Person's Name(s): Jon Plummer

Firm Name (if any): KARATE AMERICA

Relationship (check one): Owner Tenant Prospective Owner/Tenant Representing: _____

Mailing Address: W11404 High Point Rd. City: Lod. State: WI Zip: 53555

Office/Home Phone: 608-592-4800 Mobile Phone: 608-516-2264

E-mail: JPlummer@Caratco.net

Property owner information:

Person's Name(s): Matt Elsing

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

Mailing Address: E11989 Lorena Lane City: Prairie Du Sac State: WI Zip: 53578

Office/Home Phone: _____ Mobile Phone: 608-963-0693

E-mail: PlzStorage@gmail.com

Parcel number or legal description of subject property:

Address or street boundaries of subject property:

350 Prairie St. Prairie Du Sac, WI 53578

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):

We are hoping to move our Karate classes from Grand Ave School to this location. We teach Karate to children ages 3+ up. We ran a successful location at 625 Ward St. for 10 years before selling.



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 IT IS. WE PROVIDE A VALUABLE SERVICE TO RESIDENTS IN THE SAUK PRAIRIE COMMUNITY.

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.

NOT AT ALL.

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?

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.

OUR BUSINESS IS VERY LOW MAINTENANCE. WE BELIEVE THAT WE FIT NICELY INTO THIS BUILDING AND THE COMMUNITY.

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?

THERE REALLY SHOULDN'T BE ANY ADVERSE IMPACTS. THE PUBLIC BENEFITS IN OUR OPINION ARE HELPING PARENTS RAISE GOOD, RESPONSIBLE CHILDREN.



Parcel Address or ID #: _____

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

Verification that subject property within (check one): Village 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: 01/23/2025

Name of Village staff person who accepted application: A. Wildman

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

Date received: 1-23-25

Name of Village staff person who accepted fee: A. Heft

Application and submitted plans verified as being complete

Date verified: _____

Name of Village staff person who verified application as complete: _____

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: 02/10/2025

Date of first publishing in community newspaper: 02/20/2025

Date of second publishing in community newspaper: 02/27/2025

Village Plan Commission or Joint ET Committee public hearing

Meeting date: 03/05/2025 (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



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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

Jan 21, 2025

Date



Signature of Property Owner (if different)

1-22-25

Date

Village of Prairie du Sac • 335 Galena Street • Prairie du Sac, WI 53578 • (608) 643-2421 • www.villageofpraisedusac.net

Village of Prairie Du Sac Planning and Zoning members,

I wanted to give you a brief overview of who we are and what we do.

My wife Chris and I founded Plumer Karate America in February of 2001 in

DeForest, Wi. In 2009, we sold that location to one of our Instructors and opened our current location in Lodi. At this time, we have three physical locations. Lodi, Portage and Poynette. All are doing well.

In May of 2024 we began teaching Karate classes at Grand Avenue school. Our classes consist of various Karate techniques, along with daily floor chats on life lessons like focus, respect, self discipline and responsibility. Our business model is based on teaching physical AND life skills. One of the main reasons Parents love what we do. It's not just a sport.

When we stumbled upon the open space at 350 Prairie Street, it looked to be a perfect fit for us. It was big enough, had it's own bathroom and most importantly, we would not be open at the same time as the other tenants. The latest they are open is 4:30pm and we won't start classes until 5. We traditionally have 10-12 students in class at any given time and by the looks of the parking lot at Grand Avenue, around 6 or 7 cars at the most in the lot. Many families have multiple children in class. We do not plan on ever starting classes before 5 as many Parents simply cannot make that early time. Our schedule does not change in the summer even with the kids out of school.

As our classes grow in size, we add more classes and split the children up by rank and ability. This allows us to provide more individual instruction and keep class size manageable.

We think this location is a really good fit for us and Matt has been very good to work with. He believes as do we that we'd be a safe addition along with his current tenants. Please let me know what else I can provide you. I have attached our initial class schedule as well.

Jon Plumer

Plumer Karate America

jplumer@charter.net

608-516-2264



Karate America Sauk Prairie
350 Prairie St. - Lower level
715-310-5492

	Monday	Tuesday	Wed	Thursday	Friday	Saturday
Kinderkickers	*	6:00	*	5:00	*	*
White	*	5:30	*	5:30	*	*
Gold	*	5:00	*	6:00	*	*
Non BBT			*			*
Orange & Green	*	5:00	*	6:00	*	*
Green BBT	*	*	*	*	*	*
Purple BBT	*	*	*	*	*	*
Blue BBT	*	*	*	*	*	*
Red	*	*	*	*	*	*
Brown & Stripe	*	*	*	*	*	*
Leadership	*	*	*	*	*	*
Kids with sticks	*	*	*	*	*	*

Day Classes

Cardio		*				
KKs & White		*		*		
ALL BBT Kids		*		*		
Teen/Adults		*		*		

Lodi School Only

Teen/Adult Classes

All Belt Levels	*	5:00		6:00	*	*
Open Sparring	*	*		*		
Family Class	*	*		*		
Masters	*	*		*		*

Cardio Kickboxing

Cardio	*	*		*		*
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**Requires Sparring Gear

Effective 1-Feb-25