



CONDITIONAL USE PERMIT APPLICATION

Part I. General Information

Applicant information:

Person's Name(s): Amunha + Casey Haselwagner
 Firm Name (if any): C2 Juicery + Eats
 Relationship (check one): Owner Tenant Prospective Owner/Tenant Representing: _____
 Mailing Address: W13563 Valley Ln City: Lodi State: WI Zip: 53555
 Office/Home Phone: _____ Mobile Phone: (608) 434-3524
 E-mail: haselwagnerc@gmail.com

Property owner information:

Person's Name(s): Brian + Mary Weeks
 Ownership (check one): Individual Trust Partnership Corporation/LLC Other: _____
 Mailing Address: 273 Park Ave City: Prairie du Sac State: WI Zip: 53578
 Office/Home Phone: _____ Mobile Phone: (608) 469-6342
 E-mail: meweeks0727@gmail.com bweeks49@gmail.com

Parcel number or legal description of subject property:

Tax Parcel 0018-00000
Location: Sect. 1, T9N, R6E

Address or street boundaries of subject property:

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

Summary of proposed project (attach pages as necessary):

New location for C2 Juicery + Eats. Indoor dining and outdoor seating on concrete patio area.
See plans for details.

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.)

Yes, C2 Jewelry currently operates two buildings to the north, this new property will allow for more indoor & outdoor space for customers with improved parking.

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, the building foot print will remain the same. If approved a 36" tall black aluminum fence will be installed to give a nice perimeter to the outdoor patio area & provide safety. We'd also like to incorporate outdoor string lighting around the outdoor seating area.

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, only desire to change the gravel area to the south of the building into grass. & use the existing concrete area for outdoor seating.

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.

Yes, public agencies will have access to the electrical through fence openings & no further soils will be covered up than what currently is.

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?

This property & building has had great user in the past, however, it's begging for a family friendly cafe to vacate it & C2 Jewelry looks forward to serving the community here.



Parcel Address or ID #: 0018-00000

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.



Parcel Address or ID #: 0018-00000

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.

Cory & Amanda Havel
Signature of Applicant

4/15/2025
Date

[Signature]
Signature of Property Owner (if different)

4/27/2025
Date



Parcel Address or ID #: 0018-00000

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: 5/7/2025

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

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

Date received: 5-7-25

Name of Village staff person who accepted fee: L. Heit

Application and submitted plans verified as being complete

Date verified: 5/14/2025

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: 05/15/2025

Date of first publishing in community newspaper: 5/22/2025

Date of second publishing in community newspaper: 5/29/2025

Village Plan Commission or Joint ET Committee public hearing

Meeting date: 6/2/2025 (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

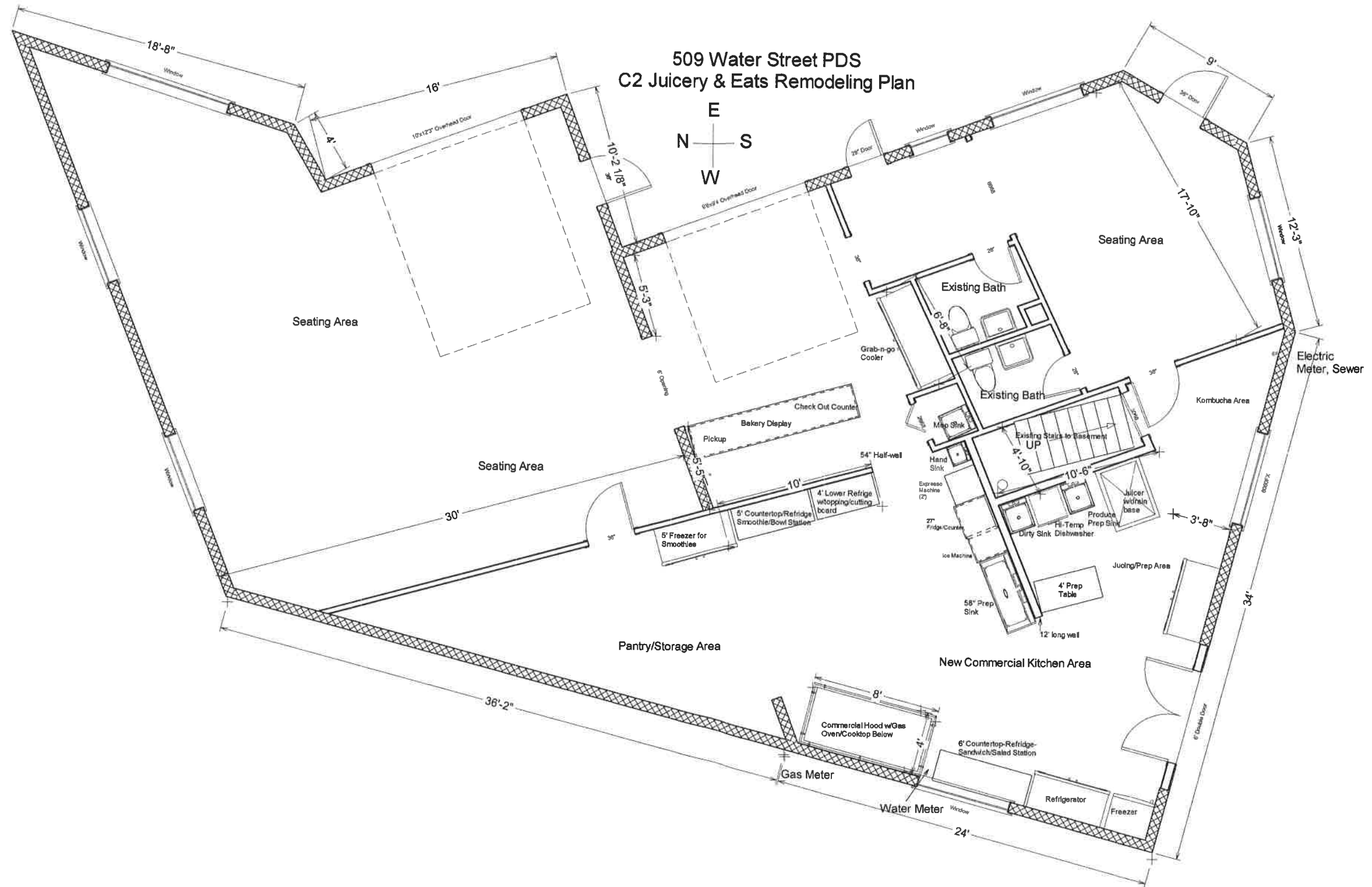
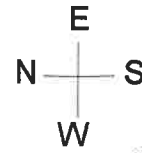
Applicant notified of Village Plan Commission or Joint ET Committee action

Date: _____

Name of Village staff person who notified Applicant: _____

Village Administrator records conditional use permit with Register of Deeds

509 Water Street PDS
C2 Juicery & Eats Remodeling Plan





Gravel Area To Grass



Turn into Grass

Southside Double Door



Double Door
w/ LP Siding around it.

Southside Double Door



Date: Tue Apr 29 07:42:17 2025
Design Name: Mastercraft Designer
Design ID: 319057865873
Estimated Price: \$1,518.99

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

<p>How to recall and purchase your design at home:</p> <p>Scan here to recall your design or chat with a specialist</p>  <p>OR</p> <ol style="list-style-type: none"> 1 On Menards.com, enter "Design & Buy" in the search bar 2. Select the Your Door, Your Way Designer 3. Recall your design by entering Design ID: 319057865873 4. Follow the on-screen purchasing instructions 	<p>How to purchase your design at the store:</p> <ol style="list-style-type: none"> 1. Enter Design Id: 319057865873 at the Design-It Center Kiosk in the Building Materials Department 2. Follow the on-screen purchasing instructions <p>See a Menards Team Member if you have questions.</p>
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QTY	DESCRIPTION	SKU
1	Prehung 72" x 80" 3 Panel Mission w/ 22"x14 1/2" Lite, Double Door, Smooth Fiberglass , External Grille 22" x 14 1/2" 5/8" White Standard Bar Left Hand Inswing Bore and Mortised for hinges with Deadbolt Bore Active Door Only 6 9/16" [2x6 construction] Bronze Composite frame Brickmould Applied ADA Approved Handicap sill Satin Nickel Hinges White Astragal Inswing Satin Nickel Kickplate All Interior Ready to Finish , Exterior Ready to Finish Rough Opening 74.75" X 81.5" Brick Opening 76.5" X 82.25" ** Estimated lead time for this item is 7 days **	4000440

Features	Glass	Outside View	Inside View

<p>**PLEASE NOTE THE FOLLOWING**</p> <p>Door image and accessories are for representation only.</p>	<p>TODAY'S ESTIMATED PRICE</p> <p>\$1,518.99</p> <p>Price is good for all items on this page.</p>	
	Total price for all items	\$1,518.99

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST, BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

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Outdoor String Lighting

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Feit Electric 48' LED Filament String Light Set

Item 1493866



Online Price

\$99.99

Less

-\$15.00



Your Price

\$84.99

Shipping & Handling Included*

Item may be available in your local warehouse, prices may vary.

\$5 - \$15 OFF

Manufacturer's savings is valid 4/4/25 through 5/2/25. While supplies last. Limit 10 per member. [Terms & Conditions](#)

Features:

- Indoor or Outdoor Use, Suitable for Wet Locations
- Includes 24 Screw Base LED Bulbs Plus 2 Spares (Per Pack)
- Decorative Filament LED Bulbs 2200K, Shatter Resistant Bulbs
- Heavy-Duty 16/3 Cord, 24 Sockets 2 ft. Apart (Per Pack), Connect Up to 20 Sets 960ft

Color: Black



Quantity: 3 Pack(s)



Delivery



Estimated Wednesday, May 7 if ordered now.

Delivery ZIP Code: 53201 [Change](#)

Quantity selector: A horizontal bar with a minus sign on the left, the number '1' in the center, and a plus sign on the right.

Add to Cart

Add to List

Product Details

Limit 5 per member

- FEIT 48' LED Filament String Lights (per pack)

Features

- Indoor or Outdoor Use
- Suitable for wet locations
- Includes 24 screw base LED bulbs plus 2 spares (per pack)
- Decorative filament LED bulbs 2200K
- Shatter resistant bulbs
- Heavy-Duty 16/3 Cord
- 24 Sockets 2ft apart (per pack)
- Connect up to 20 sets 960ft
- Energy saving 1 watt LED bulbs

Specifications

- Actual Wattage: 1W Bulb / 24W
- Input line voltage: 120

- Color: 2200K
- Life Hours: 15,000
- Cord Type: 16/3 SJTW
- Length: 48 ft. (14.6M) (per pack)
- Bulb Spacing: 2 ft. (0.6M)
- Sockets per string light: 24 (per pack)
- Socket Size: E26
- Bulb Type Included: S14/B22/PC/24

This Feit Electric string lights saves energy and the environment. It is UL wet location approved and is designed for indoor and outdoor use. Each set (pack) consists of a 48ft cord, 24 sockets spaced 2ft apart and 24 LED filament shatter resistant bulbs (2 extra). Sockets are designed to create a waterproof seal around bulb bases. Use a set individually or connect up to 20 sets. Sockets hang approximately 4 inches from the cord and are also compatible with incandescent, CFL or LED bulbs. These are ideal for patios, porches, walkways, restaurants and anywhere decorative and accent light is desired.

[View More](#)

Specifications

Brand	Feit Electric
Bulb Type	LED
String Light Length	48 ft.

Manuals & Guides

[Manufacturer's Warranty Information](#)

Shipping & Returns

Standard shipping is via UPS Ground.

Express shipping is via UPS

Please choose your shipping method at checkout.

An additional Shipping and Handling fee will apply to express shipments. This fee will be quoted at checkout.

*Delivery is available to Alaska, Hawaii and Puerto Rico; however, an additional Shipping and Handling fee will apply. This fee will be quoted at checkout. Additional transit time may also be required.

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*Certain items are not available for return or refund or may have limitations on their eligibility for return or refund. View [Costco's Return Policy](#).

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Reviews

Outdoor String Lighting Posts

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Tools & Home Improvement Best Sellers Deck & Stairs Gift Ideas Power & Hand Tools Lighting & Ceiling Fans Kitchen & Bath Fixtures Smart Home Shop by Room Launchpad Amazon Business

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Tools & Home Improvement > Lighting & Ceiling Fans > Outdoor Lighting > Lighting Accessories > String Light Poles



Roll over image to zoom in

12FT String Light Poles - 2 Pack Deck Light Poles for Outside String Lights Heavy Duty with Anchor Based and Bracket - Waterproof Outdoor Patio Light Poles for Wedding, Party

Brand: Keplrend
4.2 (17 ratings) | Search this page
50+ bought in past month

\$43.16

FREE Returns

Best price

30-day refund/replacement

Size: 12 FT - 2 Pack

9.5 FT - 2 Pack	\$37.99
12 FT - 2 Pack	\$43.16

Color Black
Brand Keplrend
Indoor/Outdoor Usage Outdoor
Special Feature Waterproof, Adjustable, Rust Resistant
Light Source Type LED

See more

About this item

- **Anchor Based Light Poles:** There is a heavy-duty flat bottom attachment that secures to a deck with anchor bolts, nuts, and washers, which is strong enough for mounting to concrete or other hard surfaces.
- **Build to Last:** Made of high-quality alloy steel with rust-resistant coating, these string light poles aren't impacted by corrosion and they can stand up to severe weather.
- **12 FT Pole Height:** These string light poles are very tall that people can walk comfortably without running into your string lights or bulbs, it's perfect for creating a cozy and inviting atmosphere. The box comes with the pipe tube sections that you screw together to the height that you like.
- **Easy to Install:** The package comes with everything you'll need to install it. Simply twist the joint parts together and secure it to the flat base, and you can get it done. The poles assemble and come apart easily for use and then storage.

See more product details

Report a problem with this product or seller

Sponsored

\$43.16

FREE Returns

FREE delivery May 24 - June 8 to [Missouri](#)

Or fastest delivery May 24 - June 6

Quantity: 1

Add to Cart

Buy Now

Ships from: Amazon
Sold by: [Keplrend Direct](#)
Returns: 30-day refund/replacement
Payment: See more payment options

Add a Protection Plan:

- 1-Year Protection Plan for \$6.99
- 4-Year Protection Plan for \$8.95
- Complete Protect: One plan covers all eligible parts and future purchases (flexible Monthly Until Cancelled) for \$16.99/month

Add a gift receipt for easy returns

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Frequently bought together



Total price: \$63.15

Add both to Cart

Some of these items ship sooner than the others. [See more](#)

This item: Keplrend 12 FT String Light Poles - 2 Pack Deck Light Poles for Outside String Lights...
\$43.16

addition 50 FT LED Outdoor String Lights with Edison Waterproof Bulbs, Weatherproof Strands...
\$19.99 (50.40/feet)

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Internet # 202891628 Model # 73008838 Store SO SKU #1001020356

Fencing

11E

Barrette Outdoor Living

Natural Reflections Standard-Duty 3 ft. H x 6 ft. W Black Aluminum Pre-Assembled Fence Panel

★★★★★ (90) Questions & Answers (120)



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Patio, Lawn & Garden › Patio Furniture & Accessories › Patio Furniture Sets › Dining Sets



5-Piece Patio Dining Set Outdoor Furniture with 6 Stackable Aluminum/ Resin Chairs & 63.5" Tangula Table Furniture Set

The Anmutig Store

9 ratings

\$549⁰⁰

FREE delivery **May 16 - 19** to
[Mazomanie](#). [Details](#)

In stock

Usually ships within 2 to 3 days.

Quantity: 1

Add to Cart

Buy Now

Ships from Virvta Proprietary
Sold by Virvta Proprietary
Returns 30-day refund/
replacement
Payment Secure transaction

Add a Protection Plan:

2-Year Protection Plan for
\$87.99

3-Year Protection Plan for
\$109.99

Complete Protect: One plan
covers all eligible past and
future purchases (Renews
Monthly Until Cancelled) for
\$16.99/month

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\$549⁰⁰

Best price

Get \$50 off instantly: Pay \$499.00 upon
approval for Amazon Visa.

Warranty & Support
Click to learn more



2+

Ships from 30-day easy
Virvta returns Customer
Proprietary Support

Size: **Table-63.5"x 38"**

**Table-35"x
35"**

\$319.00

**Table-48"x
48"**

\$609.00

**Table-58"x
58"**

Price Hidden

**Table-60"x
38"**

\$518.00

**Table-63"x
37.9"**

\$589.00

**Table-63"x
38"**

\$785.00

**Table-63.5"x
38"**

\$549.00

Color: **Black**

Color **Black**

Brand **Anmutig**

Size **Table-63.5"x 38"**

Item Depth **72.0 Inches**

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