

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
02/17/2023	DCPCUP-2023-02592
Public Hearing Date	
04/25/2023	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME WARM BELLY NOBLE LLC (FRANCIS WISNIEWSKI)	Phone with Area Code (312) 719-4739	AGENT NAME RAMAKER	Phone with Area Code (608) 644-2249
BILLING ADDRESS (Number, Street) 4044 N LINCOLN AVE UNIT 319		ADDRESS (Number, Street) 1955 ATWOOD AVE SUITE 202	
(City, State, Zip) CHICAGO, IL 60618		(City, State, Zip) Madison, WI 53704	
E-MAIL ADDRESS wiz@warmbelly.farm		E-MAIL ADDRESS jgallagher@ramaker.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP
4305 & 4311 Vilas Hope Road		-
TOWNSHIP COTTAGE GROVE	SECTION 7	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0711-073-8390-9	---	0711-073-8090-2

CUP DESCRIPTION

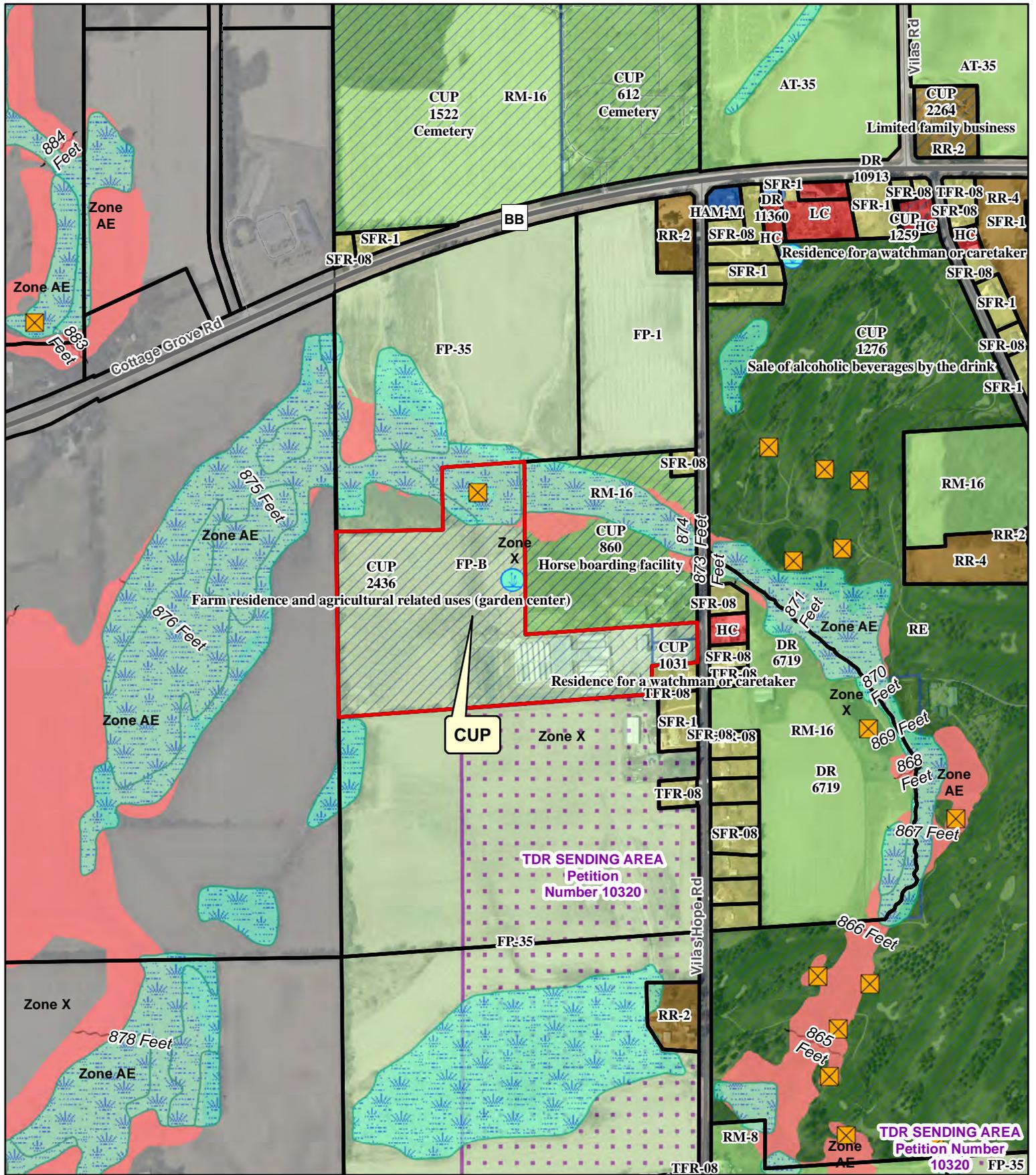
Agricultural entertainment for events more than 10 calendar days per year

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.223(3)	34
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) <hr/> PRINT NAME: <hr/> DATE: <hr/>
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COMMENTS: PROPERTY CONTAINS WETLAND AND FLOODPLAIN (IN NORTH END).



Legend

- Wetland
- Floodplain



0 175 350 700 Feet

CUP 02592
WARM BELLY NOBLE LLC
(FRANCIS WISNIEWSKI)

TDR SENDING AREA
 Petition Number 10320



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:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

SITE INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	
Existing Zoning:	Proposed Zoning:	CUP Code Section(s):	

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/>
Provide a short but detailed description of the proposed conditional use:	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined 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 particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input type="checkbox"/> Complete attached information sheet for standards	<input type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Written legal description of boundaries	<input type="checkbox"/> Detailed written statement of intent	<input type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: Joseph C. Gallagher

Date: _____

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

- | |
|---|
| 1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare. |
| 2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use. |
| 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. |
| 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. |
| 5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. |
| 6. That the conditional use shall conform to all applicable regulations of the district in which it is located. |
| 7. The conditional use is consistent with the adopted town and county comprehensive plans. |
| 8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary. <ul style="list-style-type: none">• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:
• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:
• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:
• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:
• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible: |

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.
List the proposed days and hours of operation.
List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.
Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.
For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14 , Dane County Code.
List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.
List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.
Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.
Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.
Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800 .
Briefly describe the current use(s) of the property on which the conditional use is proposed.
Briefly describe the current uses of surrounding properties in the neighborhood.

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

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 describing the current use(s) of the property on which the conditional use is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONS PLAN AND 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 MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):

- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

Conditional Use Permit Application for 4311 Vilas Hope Rd, Madison, WI 53527

Owner/Agent responses in blue.

Type of Conditional Use Permit:

Conditional Uses per 10.223(3) - Agricultural accessory uses:

- Agricultural Entertainment, 10 days/year or more
- Sale of agricultural products not produced on the premise
- Incidental sale of non-alcoholic beverages and snacks

Provide a short but detailed description of the proposed conditional use:

The existing site contains a prior garden and landscape center, with numerous commercial-scale greenhouses, 20 acres of farm land and more. This Conditional Use Permit application is to allow for Agricultural Entertainment to take place on site, 10 days/year or more. The business plan proposes bringing back pick-your-own strawberries (which was the original 1977 use of the business) as well as pick-your-own pumpkins, corn maze(s), sunflowers and more. The Fall season would include seasonal drinks and foods with apples from the sister farm – Warm Belly Farm in Fort Atkinson, WI – including but not limited to apple cider, donuts, caramel apples, coffees, etc. The location would be re-opened and re-positioned as a family-oriented Agricultural tourism and education offering to the community. The business is currently being proposed as ‘Warm Belly Adventure Farm’ with final name to be confirmed prior to Final approvals.

Written Legal Description of Boundaries

Large Parcel: A parcel of land located in the Northeast One-quarter (1/4) of the Southwest One-quarter (1/4) and in the fractional Northwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Seven (7), Township Seven (7) North, Range Eleven (11) East, Town of Cottage Grove, Dane County, Wisconsin, more particularly described as follows: Commencing at the West quarter corner of said Section Seven (7), said quarter corner being North 01°10’58” West, 15.00 feet from a brass cap concrete witness monument on the West line of said Section Seven (7); thence North 85°30’31” East along said quarter line, 452.33 feet to a pipe set; thence South 00°47’51” East, 947.87 feet to a pipe set; thence North 85°32’08” East, 692.53 feet to a pipe set; thence South 00°47’51” East, 373.79 feet along the West line of said Certified Survey Map No. 2479 to the Southwest corner thereof being on the South line of the North One-half (1/2) of the Southwest One-quarter (1/4) of said Section Seven (7); thence South 85°32’08” West, along said South line, 1721.04 feet to a pipe set on the West line of said Section Seven (7); thence North 01°10’58” West along said West line, 983.42 feet to a pipe set; thence North 85°42’50” East, 584.99 feet to a 1” pipe found; thence North 01°10’58” West, 339.31 feet to the point of beginning of this description.

Small Parcel: Parcel A: Lot One (1) of Certified Survey Map No. 2479, recorded in the Office of Register of Deeds for Dane County, Wisconsin on July 13, 1977 in Volume 10, Pages 2-4 inclusive, as Document No. 1527496, of part of the Northeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Seven (7), Township Seven (7) North, Range Eleven (11) East, Town of Cottage Grove, Dane County, Wisconsin.

Parcel B: A parcel of land located in the Northeast One-quarter (1/4) of the Southwest One-quarter (1/4) and in the fractional Northwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Seven (7), Township Seven (7) North, Range Eleven (11) East, Town of Cottage Grove, Dane County, Wisconsin, more particularly described as follows: Commencing at the West quarter corner of said Section Seven (7), said quarter corner being North 01°10'58" West, 15.00 feet from a brass cap concrete witness monument on the West line of said Section Seven (7); thence North 85°30'31" East, along the East-West quarter line, 585.11 feet to a pipe set; thence continue North 85°30'31" East along said quarter line, 452.33 feet to a pipe set; thence South 00°47'51" East, 947.87 feet to a pipe set; thence North 85°32'08" East, 692.53 feet to a pipe set and the point of beginning of this description; thence continue North 85°32'08" East, 283.07 feet to the North-South quarter line; thence South 00°47'51" East, along said North-South quarter line, 66.14 feet to the Northeast corner of the Certified Survey Map No. 2479, recorded in Volume 10 of Certified Survey Maps of Dane County, on pages 2, 3 and 4; thence South 85°32'08" West along the North line of said Certified Survey Map No. 2479, 283.07 feet to the Northwest corner thereof; thence North 00°47'51" West, 66.14 feet to the point of beginning of this description.

Standards for Conditional Use Permits – Question Responses

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Response: The requested conditional use for Agricultural Entertainment 10 days/year or more will not be detrimental to or endanger the public health, safety, comfort or general welfare of the local community. All activities will take place in the rear 30 acres of farm land, within the proposed farm store, or inside the updated existing greenhouse on site, all of which is behind any current residential structures along Vilas Hope Rd.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

Response: The existing property originally operated as a horticultural business started in 1977 by selling strawberries and vegetables and eventually grew to the floral business it was up until a few years ago. The proposed use will breathe life back into its original usage while providing additional outlets for family entertainment including a pumpkin patch, corn mazes, apple and strawberry sales, and more. Hours of operation are planned to be Sunday through Saturday, open 9 AM to sunset to start, with future plans of increasing fall/winter hours once shop addition is completed. In addition, fall hours would be expanded until 9pm once the installation of outdoor lighting is complete in order to host night time events including, but not limited to, corn mazes and pick-your-own pumpkins.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Response: Most immediate surrounding property is of agricultural and/or Farmland Preservation designation. The conditional use request adheres to the requirements of the FP-B Zoning and does not impede the normal and orderly development and improvement of the surrounding properties.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

Response: See proposed site plan documents for implementation of proposed business plan for the property at 4311 Vilas Hope Rd, Madison, WI 53527. Please note, the provided site plan shows the overall long-term goal for the growth of the business plan. This plan would be implemented in phases, over time, as the business grows and will go through the proper authorities having jurisdiction over each phase at that time.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response: The existing driveway entrance was already approved by the Town of Cottage Grove for the prior business's use. Vilas Hope Rd is an improved roadway with centerline and minimal existing business-related traffic around proposed hours of operation. The existing driveway entrance is planned to be widened to 24' to accommodate proper two way traffic.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Response: The conditional use approval being requested is an Agricultural Accessory Use to the FP-B Zoning, for the uses listed at the start of this document.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

Response: The conditional use approval being requested would greatly enhance the Town Comprehensive Plan's designation of an Agricultural Preservation Planning Area. The plan allows for expansion of existing businesses at the Town Board's discretion. The goal at 4311 Vilas Hope Rd is to not only re-open a previously existing, thriving business, but to continue to grow it and add new, modern agricultural tourism and education activities for the community to enjoy for years to come.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

Response: Much like the response to #7, the proposed family agricultural entertainment and education aspect of the overall site plan aligns with the Town's comprehensive plan designation of an Agricultural Preservation Planning Area. The proposed adventure farm hopes to bring increased attention to various opportunities throughout the year to participate in the pick-your-own experience, whether through strawberries, pumpkins, flowers, or other endeavors as well as add an aspect of agricultural tourism and education to the community.

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

Response: The proposed location within the Farmland Preservation Zoning district is reasonable and appropriate given the prior use of the site and existing buildings. Utilizing an existing built infrastructure

and re-purposing existing Agricultural buildings, the proposed Warm Belly Adventure Farm will breathe life back into an area that used to thrive as a commercial floral and pick-your-own business once.

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

Response: The proposed site plan does not change the existing layout of the parcel. A few existing, outdated/expired greenhouse structures will be removed and replaced by modernized structures to accompany the growth of the Adventure farm. All existing crop lands will be kept as-is and reused for various harvests. The existing parking lot will be re-stripped and utilized as it was prior. Two additional parking areas are to be defined on existing grass areas/garden beds with the proposal of gravel drive aisles following existing vehicular paths on site.

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

Response: Following up on the prior response, the proposed business plan utilizes the existing fields as-is as well as maintains and/or enhances the existing build infrastructure. All adjacent agricultural parcels will continue their respective operations without any substantial impairment.

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

Response: The existing site is mostly to be re-used as-is with the removal of a few noted outdated greenhouses. The only construction within any on-site existing agricultural lands is for the addition of exterior lighting which will not affect the long term agricultural use of that land.

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Warm Belly Farm is proposing an agricultural tourism and education farm to be located at 4311 Vilas Hope Rd. The prior use of the site was America's Best Flowers, which began in 1977 as a pick-your-own strawberries horticultural business before ultimately transforming into a commercial floral grower and landscape supply business over the past few decades. The intent of this business endeavor is to add agri-tourism related activities to the once flourishing site, including pick-your-own strawberries and pumpkins, corn maze(s), sunflower/ flower fields, hay rides, a petting zoo and more. The agri-tourism related activities will take place on the back 20 acres of the farm property, inside the proposed farm store, and within the existing greenhouses on site which are set back from Vilas Hope Rd and any adjacent residences.

An additional 1 +/- acre of parking towards the rear farm field(s) will be identified as well as access roads converted from existing vehicular paths/egress into gravel drive aisles. Additional retail and food preparation areas may be added within the proposed ~6000sf farm store next to the existing main greenhouse building, in place of adjacent existing, outdated greenhouse structures to be torn down. Agri-tourism related activities will take place 7 days a week from 9AM to sunset to start, with future plans of extending hours to 9PM during fall months once the addition of exterior lighting and/or the farm store are complete. There is a long-term growth plan to be able to employ upwards of 50 employees, with approximately 10 to remain full time year-round. Any anticipated noise will be during daylight hours, aside from any pre-approved nighttime events previously mentioned in the application. All activities within the property are furthest from adjacent living and/or business operations and are set back from Vilas Hope Road. Daily anticipated traffic will be primarily those attending the adventure farm and/or farm workers, utilizing standard vehicles. Occasional trash/refuse collection would take place, and a handful of farm-related deliveries throughout the year. All existing road conditions allow for all anticipated vehicular traffic use on site.

February 16, 2023

Page 5 of 5

There will be no materials of concern stored externally on the site. Pesticides and herbicides associated with the production of corn, pumpkins, sunflowers/other flowering plants, and strawberries will be stored internally onsite and will meet any and all storage requirements/approvals at that time. See site plan documents for the location of a proposed ~2000sf storage building addition. See site plan documents for preliminary stormwater information. All required stormwater and erosion control will meet Dane County and WiDNR standards. Stormwater design and erosion control plan will be completed during final design and submitted for review per proper construction permitting process to Dane County and WiDNR. The existing restroom within the existing main greenhouse will be renovated for employee use. The addition of 10 porta-potties at the rear parking lot as well as a total of 6 proposed water closets/urinals within the farm store are to be utilized on site. The existing septic fields would be utilized, see site plan documents for location. Any additional add-ons would be introduced in the building plan phase. Manure from any petting zoo animals is to be recaptured and used as fertilizer in the growing fields. Dumpsters & required enclosures will be located on site for both trash and recyclable materials (refer to site plan documents for proposed location).

See proposed lighting plan for all outdoor lighting improvements. Additional retro-fitting of existing lighting structures not shown on plans may take place. All proposed outdoor lighting will meet county design standards/requirements for light pollution. Existing signage at ingress/egress to prior business will be redone to reflect the new Adventure Farm business. The storage barn at the entrance to the parking lot will be painted with a mural/art piece representing the farm as well. All proposed lighting of rear field/parking area will be limited to harvest times of year, with access minimized during the winter months; all is outlined on proposed Event Plan.

Thank you for your consideration for this project. As a resident of the Town of Cottage Grove, I find this project to have the makings of a great opportunity for our community! Please do not hesitate to reach out with any further questions.

Sincerely,

A handwritten signature in black ink that reads "Joseph C Gallagher". The signature is written in a cursive, flowing style.

*Joseph C Gallagher, AIA - WI 12901-5
Ramaker Architectural Service Group Leader*

DRAFT Event Plan for Warm Belly Adventure Farm - 4311 Vilas Hope Rd, Madison, WI 53527

*The following event plan is provided per Dane County Zoning Code in conjunction with the Conditional Use Permit Application for Warm Belly Adventure Farm – 4311 Vilas Hope Rd, Madison, WI 53527. This plan is required due to anticipated attendance throughout the year of 200+ people during certain heightened seasonal activities. **A finalized, modified version of this plan to be filed with the local authorities at time of approval and prior to opening to the public; following text to be modified:***

1.) Number of Events proposed each year

Proposed Plan is presented in anticipation of over 200+ attendees throughout the various seasons and changing of activities at the Adventure Farm throughout the year. While 200+ may not be a daily occurrence during off-seasons, this plan is all encompassing for year-round.

2.) The Maximum expected attendance at each event

The proposed project site plan is currently illustrating 447 parking stalls (this number can be revised once site plan is finalized and included in final event plan). The stall locations are adjacent to respective activities on the property. The parking layout is in anticipation of over 200+ attendees throughout the various seasons; While 200+ may not be a daily occurrence during off-seasons, this plan is all encompassing for year-round.

3.) Off-street parking, to meet standards in s. 10.102(8)

All off-street parking is shown on the proposed site plan (attached) provided as part of the CUP application. All parking is designed to meet the standards of s. 10.102(8).

4.) Days and Hours of Operation

The proposed Adventure farm is planning to be open Sunday-Saturday each week, with select holidays to be closed. Hours of operation are to be 9 AM to sunset to start, with future plan of increasing fall/winter hours once farm store and site lighting additions are completed. Access during these months would be limited to the farm store and greenhouses only, meaning limited lighting requirements/access (if any) at rear fields/parking during winter months.

5.) Ingress and Egress

All proposed site Ingress and Egress is shown on proposed site plan (attached). Existing entrance to prior America's Best Flowers will remain the main ingress/egress to the property with the proposed widening of the existing driveway to 24' allowing two way traffic.

6.) Sanitation

All necessary sanitation is to be in place at opening to the public. The existing septic fields (see site plan) are to be utilized. The existing restroom within the greenhouse is to be renovated for employee use while the addition of 10 porta-potties and 6 water closets/urinals within the farm store will adequately cover public sanitation needs. All are indicated on proposed site plan (attached).

7.) Trash/Recycling Collection and Disposal

All necessary trash and recycling enclosures and locations are indicated on the proposed site plan (attached). Pick up times will be coordinated by the Adventure Farm, working with the local trash and refuse company.

8.) Proposed Signage

At this time, the Adventure Farm is proposing a replacement of the existing signage at Vilas Hope Rd, along with mural/art piece on the central barn/storage building in the parking lot. Additional mural concepts are being considered. Way-finding signage will be Adventure Farm branded and located to illustrate vehicular site movement as well as pedestrian site movement where necessary. Any sign-related permits/applications to be filled out with the Town.

9.) Public Safety & Plan Filing with Local Authorities

This initial event plan, finalized proposed Site Plan and/or any modified versions of either plan to be filed (and dated) to the following:

- Dane County Zoning Administrator
- Town of Cottage Grove – Town Clerk
- Town of Cottage Grove Police and Fire Department
- Deer-Grove EMS
- Dane County Sheriff's Department

Event Plan Prepared By:
Joseph C Gallagher, AIA - WI 12901-5
Ramaker Architectural Service Group Leader

In Coordination with:
Francis Wisniewski
Owner/Operator – Warm Belly Farm

- REFERENCES**
- SITE TOPOGRAPHIC SURVEY PROVIDED BY RAMAKER & ASSOCIATES.
 - TOPOGRAPHIC SURVEY IS FOR THE DESIGN OF CIVIL/SITE IMPROVEMENTS - THESE DOCUMENTS ARE NOT A BOUNDARY SURVEY.
 - ELEVATION CONTOURS ARE IN 1 FOOT INTERVALS.
- GENERAL NOTES**
- PROMPTLY INFORM THE ENGINEER OF ANY ERROR OR DISCREPANCY DISCOVERED IN THESE DRAWINGS OR SPECIFICATIONS OR CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS IN ORDER THAT ADJUSTMENTS CAN BE MADE.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT-OF-WAYS ASSOCIATED WITH UTILITIES, ROADS, DRAINAGE AREAS, ETC. SHOWN OR OTHERWISE.
 - THE USE OF EXPLOSIVES AS A DEMOLITION METHOD WILL NOT BE PERMITTED.
 - ALL DEBRIS FROM CONCRETE REMOVAL TO BE TAKEN OFF SITE AND PROPERLY DISPOSED OF BY CONTRACTOR.
 - CONTRACTOR TO REPAIR/REPLACE ANY PORTIONS OF EXISTING SIDEWALK DAMAGED BY CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO OWNER.
 - IF SEPTIC TANK OR OTHER UNDERGROUND TANKS OR UTILITIES ARE ENCOUNTERED, CONTRACTOR SHOULD IMMEDIATELY NOTIFY ENGINEER AND OWNER TO COORDINATE A REMOVAL OR ABANDONMENT PLAN. CONCERTED EFFORT TO LOCATE ALL EXISTING UTILITIES WAS MADE, HOWEVER, SOME EXISTING UTILITIES MAY NOT BE SHOWN. CONTRACTOR SHALL CONTACT REGIONAL AND LOCAL UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES PRIOR TO ANY DEMOLITION AND OR EXCAVATION ACTIVITIES.
 - ALL DEMOLITION DEBRIS, INCLUDING THAT FROM CLEARING ACTIVITIES TO BE DISPOSED OF OFF SITE AND SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - STRIPPED TOPSOIL AND EXCAVATED FILL MATERIAL SHALL BE STOCKPILED SEPARATELY.

LEGEND

---	EXISTING MINOR CONTOURS
---	EXISTING MAJOR CONTOURS
---	EXISTING STORM SEWER
---	EXISTING WATERMAIN
---	EXISTING BURIED ELECTRIC
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING GAS LINE
---	EXISTING TELEPHONE LINE
---	EXISTING LOT LINES

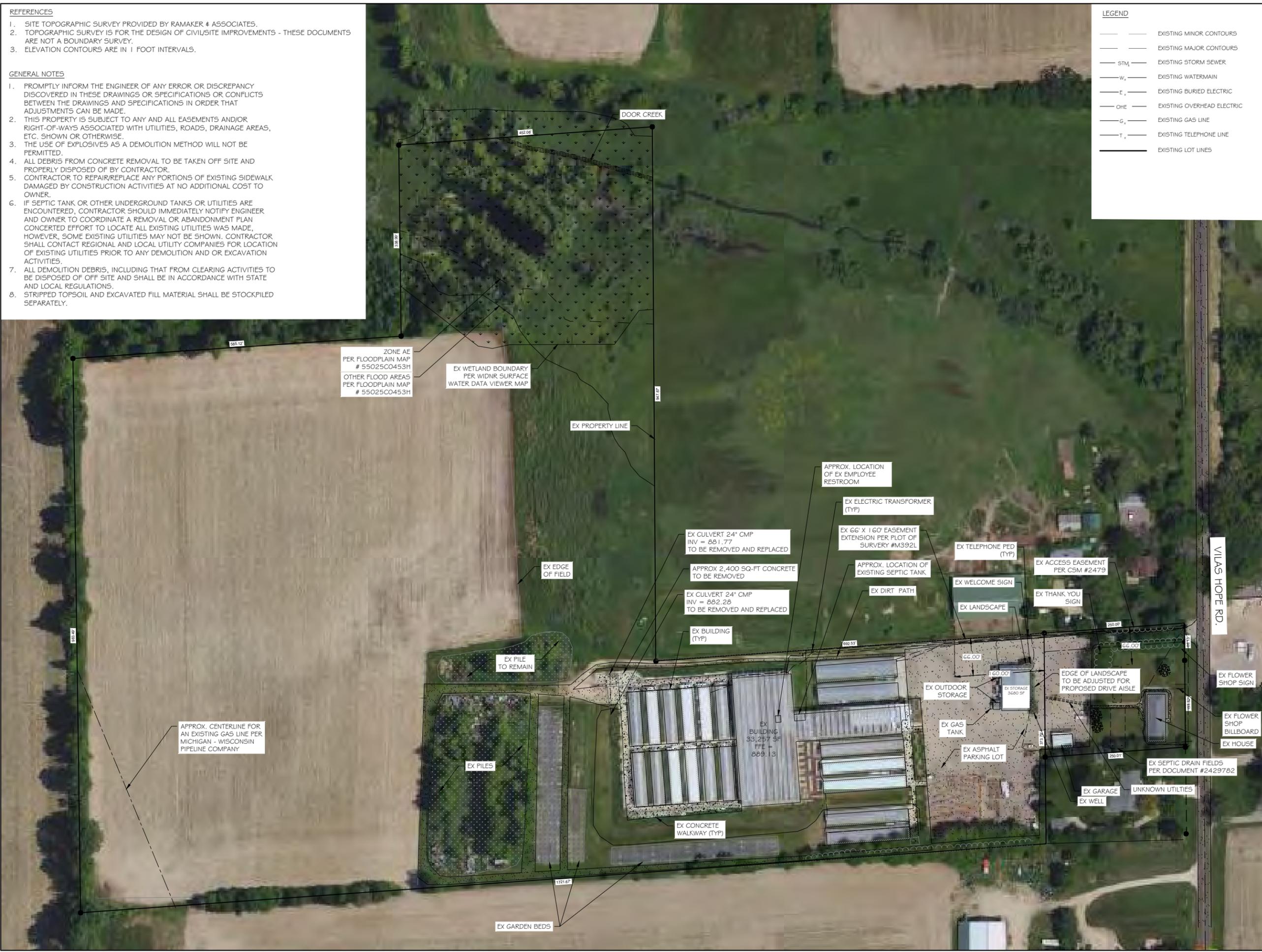


Certification & Seal:

PRELIMINARY
 FOR REVIEW
 PURPOSES ONLY

MARK	DATE	DESCRIPTION
DATE ISSUED:	2023-02-16	
ISSUE PHASE:	CUP SUBMITTAL	
PROJECT TITLE:	WARM BELLY ADVENTURE FARM	
PROJECT OWNER:	FRANCIS WISNIEWSKI	
PROJECT LOCATION:	4311 VILAS HOPE ROAD MADISON, WI 53527	
SHEET TITLE:	EXISTING CONDITIONS	

PROJECT NUMBER	57625
SHEET NUMBER	C100



- REFERENCES**
1. SITE TOPOGRAPHIC SURVEY PROVIDED BY RAMAKER & ASSOCIATES.
 2. TOPOGRAPHIC SURVEY IS FOR THE DESIGN OF CIVIL/SITE IMPROVEMENTS - THESE DOCUMENTS ARE NOT A BOUNDARY SURVEY.
 3. ELEVATION CONTOURS ARE IN 1 FOOT INTERVALS.

- GENERAL NOTES**
1. PROMPTLY INFORM THE ENGINEER OF ANY ERROR OR DISCREPANCY DISCOVERED IN THESE DRAWINGS OR SPECIFICATIONS OR CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS IN ORDER THAT ADJUSTMENTS CAN BE MADE.
 2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT-OF-WAYS ASSOCIATED WITH UTILITIES, ROADS, DRAINAGE AREAS, ETC. SHOWN OR OTHERWISE.
 3. THE USE OF EXPLOSIVES AS A DEMOLITION METHOD WILL NOT BE PERMITTED.
 4. ALL DEBRIS FROM CONCRETE REMOVAL TO BE TAKEN OFF SITE AND PROPERLY DISPOSED OF BY CONTRACTOR.
 5. CONTRACTOR TO REPAIR/REPLACE ANY PORTIONS OF EXISTING SIDEWALK DAMAGED BY CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO OWNER.
 6. IF SEPTIC TANK OR OTHER UNDERGROUND TANKS OR UTILITIES ARE ENCOUNTERED, CONTRACTOR SHOULD IMMEDIATELY NOTIFY ENGINEER AND OWNER TO COORDINATE A REMOVAL OR ABANDONMENT PLAN. CONCERTED EFFORT TO LOCATE ALL EXISTING UTILITIES WAS MADE, HOWEVER, SOME EXISTING UTILITIES MAY NOT BE SHOWN. CONTRACTOR SHALL CONTACT REGIONAL AND LOCAL UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES PRIOR TO ANY DEMOLITION AND OR EXCAVATION ACTIVITIES.
 7. ALL DEMOLITION DEBRIS, INCLUDING THAT FROM CLEARING ACTIVITIES TO BE DISPOSED OF OFF SITE AND SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 8. STRIPPED TOPSOIL AND EXCAVATED FILL MATERIAL SHALL BE STOCKPILED SEPARATELY.

- LEGEND**
- — — — — EXISTING MINOR CONTOURS
 - — — — — EXISTING MAJOR CONTOURS
 - STM — — — EXISTING STORM SEWER
 - W₂ — — — EXISTING WATERMAIN
 - E₂ — — — EXISTING BURIED ELECTRIC
 - OHE — — — EXISTING OVERHEAD ELECTRIC
 - G₂ — — — EXISTING GAS LINE
 - T₂ — — — EXISTING TELEPHONE LINE
 - — — — — EXISTING LOT LINES



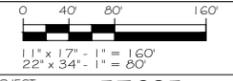
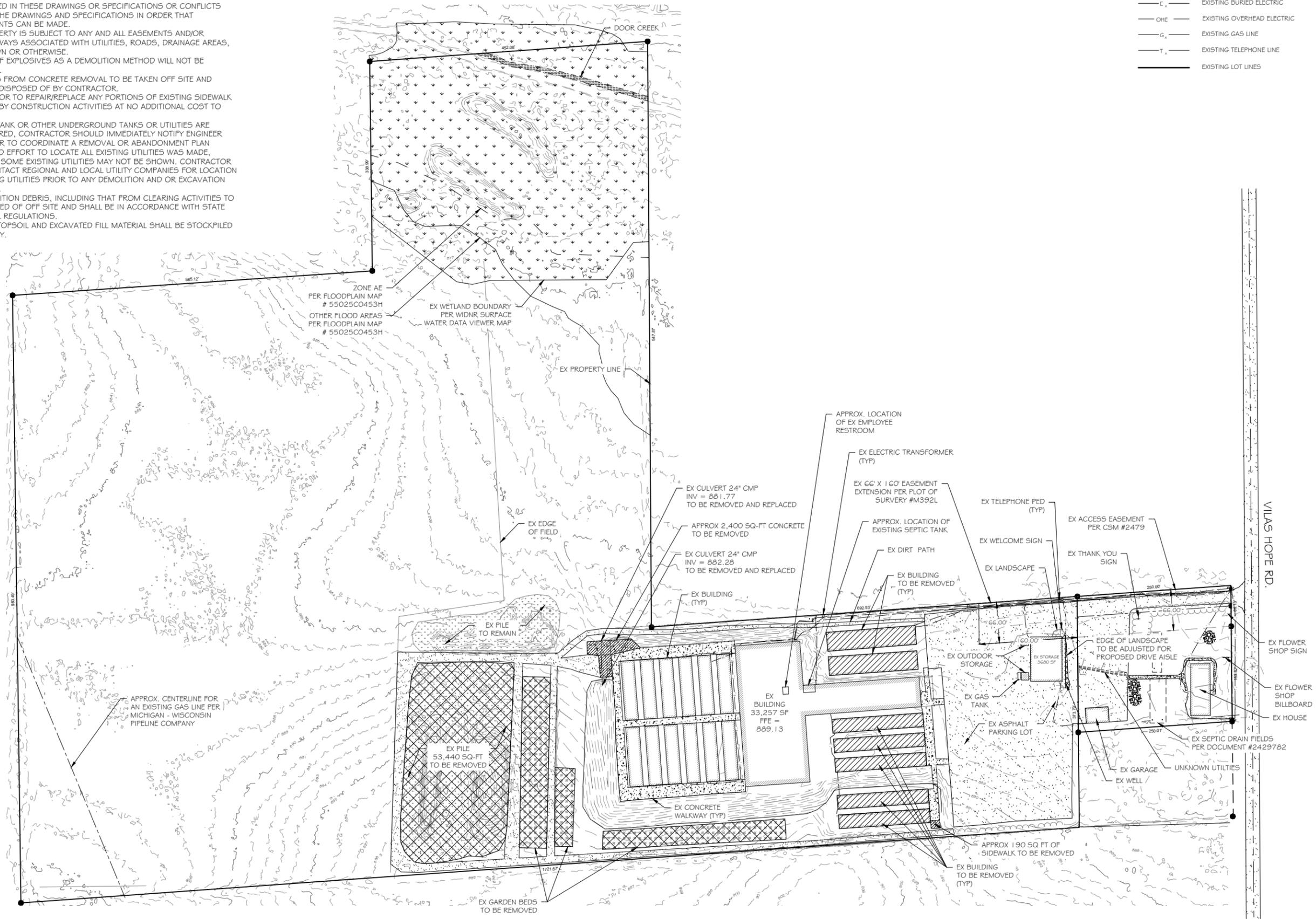
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PROJECT NUMBER:	57625	
SHEET NUMBER:	C101	



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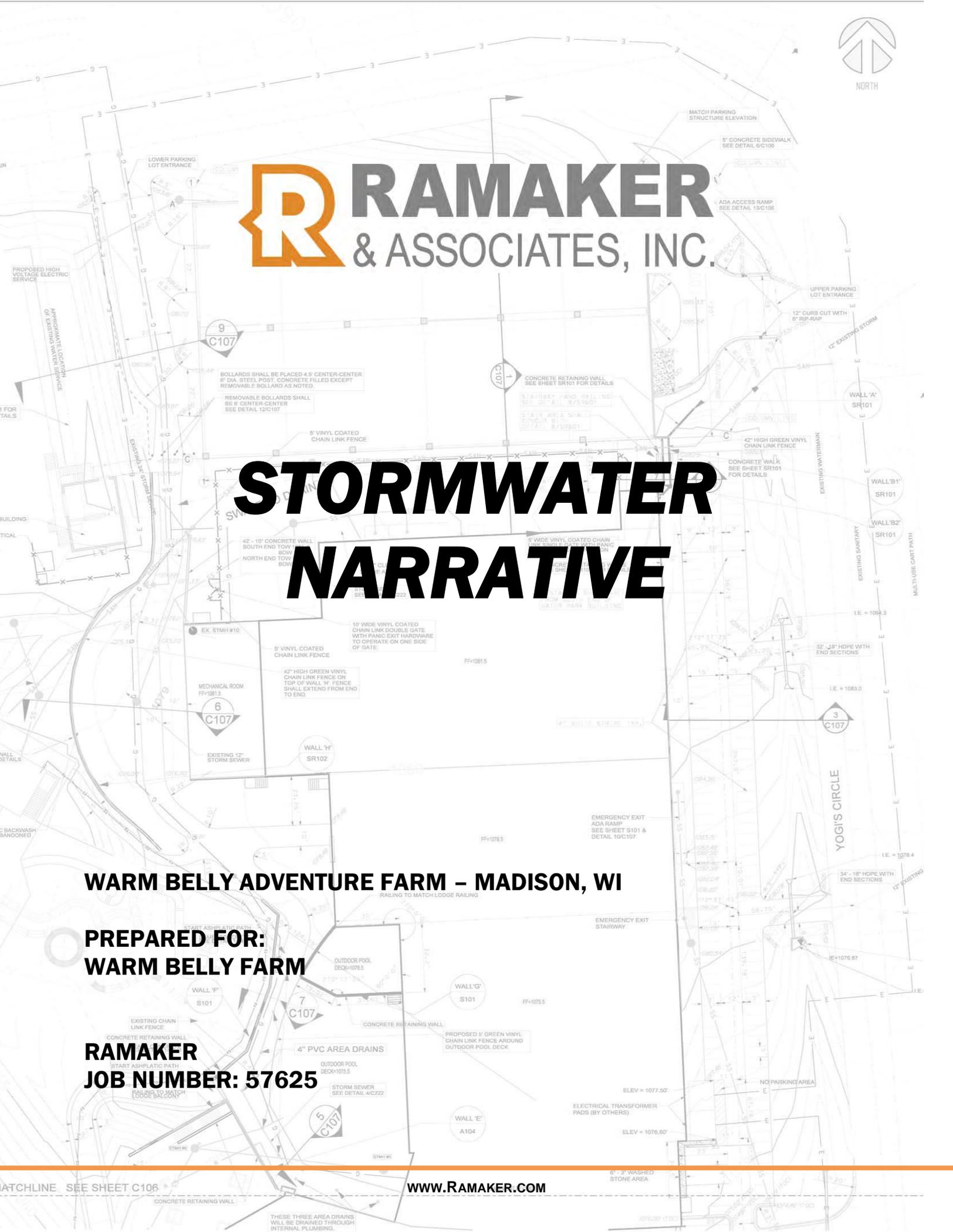
R RAMAKER & ASSOCIATES, INC.

STORMWATER NARRATIVE

WARM BELLY ADVENTURE FARM - MADISON, WI

**PREPARED FOR:
WARM BELLY FARM**

**RAMAKER
JOB NUMBER: 57625**



WARM BELLY ADVENTURE FARM – MADISON, WI STORMWATER NARRATIVE

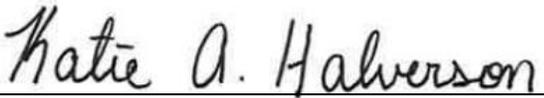
SITE: 4311 Vilas Hope Rd.
Madison, WI 53527

PREPARED FOR: Warm Belly Farm
Contact: Francis Wisniewski

PREPARED BY: Ramaker & Associates, Inc.
855 Community Drive
Sauk City, Wisconsin 53583
Telephone: (608) 643-4100
Facsimile: (608) 643-7999

RAMAKER JOB NUMBER: 57625

DATE OF REPORT ISSUANCE: 02/16/2023



Katherine A. Halverson, P.E. (WI)
Project Manager - Civil Engineer

1.1 PROJECT SUMMARY & DESIGN CRITERIA

Warm Belly Farm in Cottage Grove desires to develop their existing farm into a 'Family Adventure Farm'. With the assistance of Ramaker they are requesting a Conditional Use Permit (CUP) to allow for Agricultural Entertainment to take place at their location. As part of the CUP application process Ramaker has completed a preliminary stormwater review and rough analysis to determine anticipated stormwater needs for the proposed expansions of parking and buildings on site. Following the approval of CUP a final stormwater analysis will be completed to as needed for Construction Documents and necessary permitting.

The approximate 34-acre parcel is located west of Vilas Hope Road and south of County Road BB, located primarily on parcel #071107380902 with access and parking on parcel #071107383909. The existing site consists of approximately 254,900 sq-ft impervious surface with proposed site conditions having 322,200 sq-ft impervious surface. The net increase of 67,300 sq-ft of impervious surface will consist of gravel parking, gravel drive aisles and a building expansion.

This preliminary analysis was completed to ensure that adequate space is available to meet stormwater needs and to provide a summary of the understanding of the Stormwater Requirements of the site.

1.2 STORMWATER DESIGN

Stormwater performance standards set by Dane County and WiDNR were reviewed and will be utilized for this site. The proposed site plan will include both new development and redevelopment of the site.

Per Dane County Ordinance Ch. 14 Erosion Control and Stormwater Management it is understood that the site must meet the following requirements in final design:

- The site will be required to retain soil particles greater than 5 microns with a 80% reduction for portions of the site considered new development and 40% for portions of the site.
- The first 0.5 inches of runoff must be treated for oil and grease removal.
- The site must maintain pre-development runoff rates for the 1, 2, 10, 100, and 200-year, 24-hour design storms.
- Infiltration practices will be required for a volume of 90% of the pre-development infiltration volume for portions of the site considered new development.

In addition to the existing stormwater features on site a proposed biofiltration pond will be utilized to meet the above Stormwater Requirements. As shown on the preliminary site plan, we anticipate 25,350 sq-ft of area dedicated to stormwater. Final sizing and design of the pond to be performed in WinSLAMM and HydroCAD. Final grading, design, and stormwater calculations will be completed during the creation of construction documents and permitting process.

In addition the stormwater requirements above an analysis will be completed for culvert needs at the road and will be replaced as needed following code and permitting requirements.

All required erosion control will meet Dane County and WiDNR standards; erosional control plan will be completed during final design and submitted for review per proper construction permitting process to Dane County and WiDNR.

CUP 2592

Large Parcel:

A parcel of land located in the Northeast One-quarter (1/4) of the Southwest One-quarter (1/4) and in the fractional Northwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Seven (7), Township Seven (7) North, Range Eleven (11) East, Town of Cottage Grove, Dane County, Wisconsin, more particularly described as follows: Commencing at the West quarter corner of said Section Seven (7), said quarter corner being North 01°10'58" West, 15.00 feet from a brass cap concrete witness monument on the West line of said Section Seven (7); thence North 85°30'31" East, 585.11 feet along said quarter line to the point of beginning, thence North 85°30'31" East along said quarter line, 452.33 feet to a pipe set; thence South 00°47'51" East, 947.87 feet to a pipe set; thence North 85°32'08" East, 692.53 feet to a pipe set; thence South 00°47'51" East, 373.79 feet along the West line of said Certified Survey Map No. 2479 to the Southwest corner thereof being on the South line of the North One-half (1/2) of the Southwest One-quarter (1/4) of said Section Seven (7); thence South 85°32'08" West, along said South line, 1721.04 feet to a pipe set on the West line of said Section Seven (7); thence North 01°10'58" West along said West line, 983.42 feet to a pipe set; thence North 85°42'50" East, 584.99 feet to a 1" pipe found; thence North 01°10'58" West, 339.31 feet to the point of beginning of this description.

AND

Small Parcel:

Parcel A:

Lot One (1) of Certified Survey Map No. 2479, recorded in the Office of Register of Deeds for Dane County, Wisconsin on July 13, 1977 in Volume 10, Pages 2-4 inclusive, as Document No. 1527496, of part of the Northeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Seven (7), Township Seven (7) North, Range Eleven (11) East, Town of Cottage Grove, Dane County, Wisconsin.

Parcel B:

A parcel of land located in the Northeast One-quarter (1/4) of the Southwest One-quarter (1/4) and in the fractional Northwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Seven (7), Township Seven (7) North, Range Eleven (11) East, Town of Cottage Grove, Dane County, Wisconsin, more particularly described as follows: Commencing at the West quarter corner of said Section Seven (7), said quarter corner being North 01°10'58" West, 15.00 feet from a brass cap concrete witness monument on the West line of said Section Seven (7); thence North 85°30'31" East, along the East-West quarter line, 585.11 feet to a pipe set; thence continue North 85°30'31" East along said quarter line, 452.33 feet to a pipe set; thence South 00°47'51" East, 947.87 feet to a pipe set; thence North 85°32'08" East, 692.53 feet to a pipe set and the point of beginning of this description; thence continue North 85°32'08" East, 283.07 feet to the North-South quarter line; thence South 00°47'51" East, along said North-South quarter line, 66.14 feet to the Northeast corner of the Certified Survey Map No. 2479, recorded in Volume 10 of Certified Survey Maps of Dane County, on pages 2, 3 and 4; thence South 85°32'08" West along the North line of said Certified Survey Map No. 2479, 283.07 feet to the Northwest corner thereof; thence North 00°47'51" West, 66.14 feet to the point of beginning of this description.