

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
02/20/2025	DCPCUP-2025-02657
Public Hearing Date	
04/22/2025	

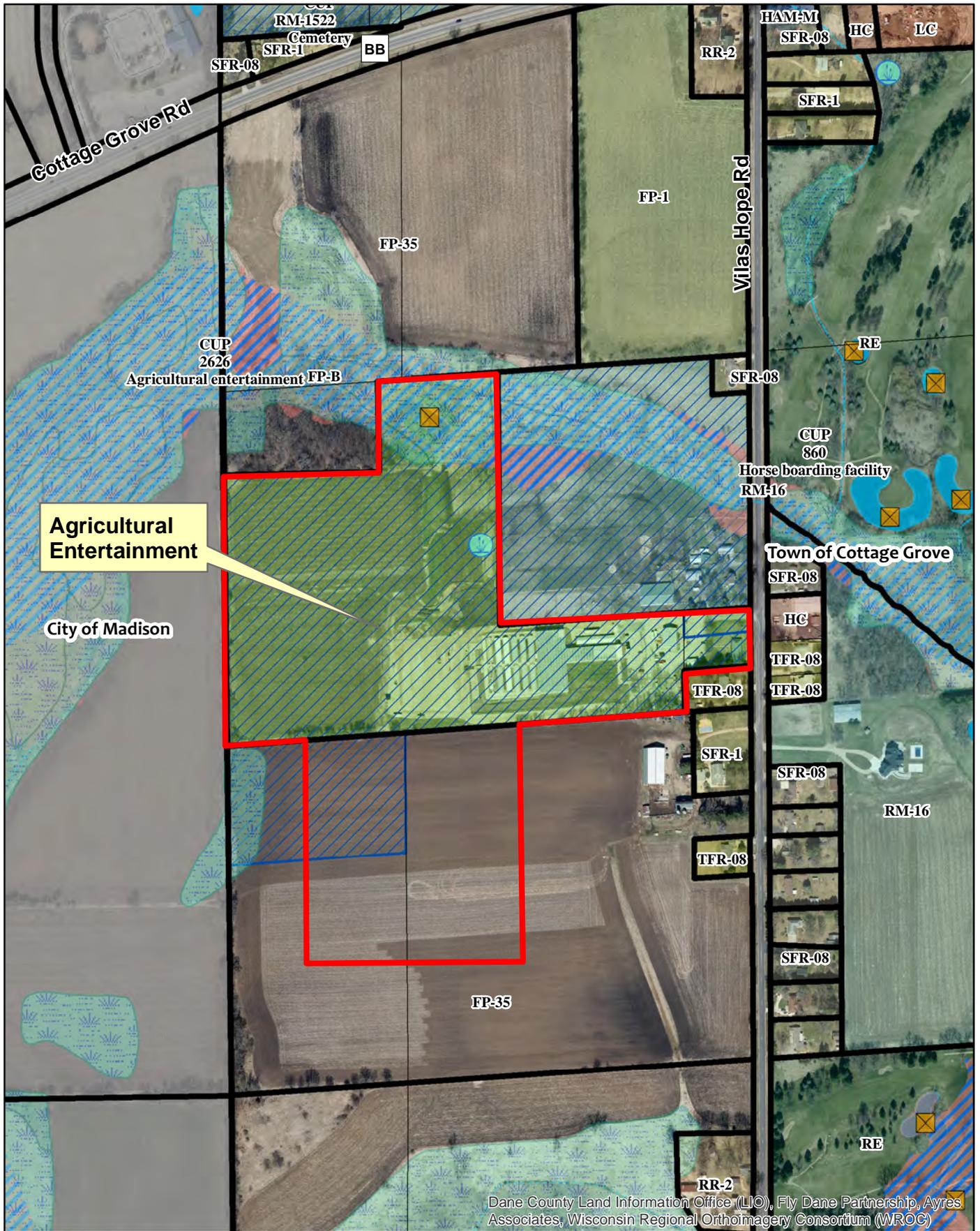
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WARM BELLY NOBLE LLC (FRANCIS WISNIEWSKI)	Phone with Area Code (312) 719-4739	AGENT NAME SNYDER & ASSOCIATES	Phone with Area Code (608) 838-0444
BILLING ADDRESS (Number, Street) W8976 COUNTY HIGHWAY C		ADDRESS (Number, Street) 5010 VOGES RD	
(City, State, Zip) FORT ATKINSON, WI 53538		(City, State, Zip) Madison, WI 53718	
E-MAIL ADDRESS wiz@warmbelly.farm		E-MAIL ADDRESS ameessmann@snyder-associates.com	

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

CUP DESCRIPTION
Agricultural entertainment for events more than 10 calendar days per year (update existing permit)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.223(3)	49

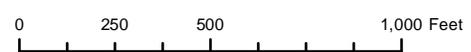
DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
	COMMENTS: PROPERTY CONTAINS WETLAND AND FLOODPLAIN (IN NORTH END).	



Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Wisconsin Regional Orthomagey Consortium (WROC)

Legend

-  Wetland
-  Floodplain



CUP 2657
Warm Belly Noble LLC

2/20/2025

Andy Meessmann
Snyder & Associates
5010 Voges Road
Madison, WI 53718

RE: Warm Belly Farm Conditional Use Permit

Review Team,

On behalf of Warm Belly Farms, we are submitting the following Conditional Use Permit (CUP) that includes:

- Updates to CUP 2626 approved in 2024 that include:
 - Revised relocation of an uninstalled storage building onto an existing gravel parking lot.
- 15 acres of rented farmland with a five-year lease that will include 5 acres of temporary grass parking and 10 acres of continuous use of farmland to be used as rotational crops.

The following submittal includes:

- Conditional use Permit Application
- Standards for Conditional Use Permit
- Rental agreement with Bruce Homburg
- Site plan documenting proposed changes
- Stormwater memo documenting no change to drainage
- Legal description of rented land

Regards,



Andy Meessmann, PLA
SNYDER & ASSOCIATES, INC.

2/20/2025

Andy Meessmann
Snyder & Associates
5010 Voges Road
Madison, WI 53718

RE: Warm Belly Farm Conditional Use Permit – Stormwater Memo

Review Team,

On behalf of Warm Belly Farms, we are submitting a Conditional Use Permit for site improvements and modifications. As part of the CUP, we are including this stormwater memo to highlight that the changes on the site will not impact stormwater needs. Site changes include the inclusion of temporary grass parking and the relocation of an uninstalled storage building (formerly approved with another CUP) onto an existing gravel parking lot. Per the attached site plans, the following should be noted:

- No changes of existing grades or drainageways are planning for the temporary grass parking area
- No mechanical compaction or graveling will occur on the temporary grass parking area
- The temporary grass parking will be used less than 6 months a year and only during peak times – generally between September and October.
- As a result of the notes above and the attached site plan, the turf grass should result in a continued stable outlet condition and not impact downstream erosion.

Regards,



Andy Meessmann, PLA
SNYDER & ASSOCIATES, INC.



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:	Francis Wisniewski	Agent Name:	Snyder & Associates
Address (Number & Street):	W8974 County Rd C	Address (Number & Street):	5010 Voges Road
Address (City, State, Zip):	Fort Atkinson, WI 53538	Address (City, State, Zip):	Madison, WI., 53718
Email Address:	wiz@warmbelly.farm	Email Address:	ameessmann@snyder-associates.com
Phone#:	312-719-4739	Phone#:	608-838-0444

SITE INFORMATION

Township:	Town of Cottage Grove	Parcel Number(s):	0711-073-8090-2, 0711-073-9531-6, 018/0711-073-9000-8
Section:	7	Property Address or Location:	4311 Vilas Hope Road
Existing Zoning: FP-B	Proposed Zoning: FP-B	CUP Code Section(s):	CH. 10-Zoning, Section 10.223

DESCRIPTION OF PROPOSED CONDITIONAL USE

<p>Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Agricultural Entertainment, 10 days/year or more and Sale of agricultural products not produced on the premise</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Provide a short but detailed description of the proposed conditional use: This application is an update to CUP 2626, filed and approved in 2024. Changes to this CUP include the revised relocation of an uninstalled storage building onto an existing gravel parking lot. This CUP also proposes renting for a 5 year lease of 5 acres of temporary grass parking and 10 acres of farmland to remain as crops.</p>	

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 checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" 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:

Date: 2/19/25



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
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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

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Owner/Agent Signature: _____

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\(15\)](#).

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit:

- Agricultural Entertainment, 10 days/year or more
- Sale of agricultural products not produced on the premise

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

This application is an update to CUP 02626, filed and approved in 2024. Updates to 02626 include:

- Updated location of a proposed storage building (not installed) to the existing gravel parking lot.
- Extension of the approved lease of five acres of land to a 5-year lease agreement.

New Conditional Uses include:

- Addition of 15 acres of rented farmland for the use of 5 acres for temporary grass parking and 10 acres of continuous agricultural farm use and a revised site circulation plan to accommodate the additional temporary parking. The rented land would be under a 5-year lease with the adjoining neighbor.
- Total rented land under this 5-year lease agreement is 20 acres (includes the previously rented land of 5 acres). See the site plan and legal description for more details.

Parking changes include:

- Existing stalls per previously approved plans= 452 stalls
- Parking revisions:
 - Remove 114 gravel stalls
 - Add 626 temporary grass parking stalls
 - Total proposed stalls = 964 stalls (net gain of 512)
 - Parking stall type:
 - Gravel parking = 188 stalls (removed 81 stalls)
 - Existing greenhouse parking = 124 stalls (no change)
 - Employee parking = 26 stalls (removed 3 stalls)
 - Temporary grass parking = added 626 stalls

Changes from CUP 02626 are:

Adding a dedicated building for storage on the existing gravel parking lot.

Adding 15 acres of adjacent farmland with FP-B zoning rented from Bruce Homburg to allow 5 acres of temporary grass parking and 10 acres of continued agricultural farm use (crop rotation).

Extension of the 5 acre rented land with in the new 5-year lease agreement.

Written Legal Description:

Parcel No. 0711-073-8090-2

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.

Parcels Nos. 01/0711-073-9531-6 and 018/0711-073-9000-8

The fractional South ½ of the Southwest ¼ of Section 7, Township 7 North, Range 11 East, in the Town of Cottage Grove, Dance County, Wisconsin, EXCEPT Certified Survey Map No.4137 recorded in the Dane County Register of Deeds office in Volume 17 of Certified Survey Maps, page 207, as Document No. 1786651. ALSO EXCEPT Certified Survey map No. 6751 recorded in the Dane County Register of Deeds Office in Volume 33 of Certified Survey Maps, page 219, as Document No. 2360336.

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 proposed conditional use for Agricultural Entertainment 10 days/year or more is not detrimental to or would endanger the public health, safety, comfort or general welfare of the local community. All activities will take place in the rear 20 acres of farmland, 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. Garden center hours of operation are planned to be Sunday through Saturday, open 9 AM to 7pm, Fall and winter agritourism festival hours may be expanded until 8pm to host nighttime 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: The new proposed location of the storage building onto existing impervious surface will not require additional stormwater management or drainage updates.

The updated site plan shows a revised site circulation plan that better accommodates the addition of temporary grass parking of approximately 626 parking stalls. The temporary grass parking includes gentle slopes of less than 4% and are situated at the backside of the property.

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. It was widened in 2023 to 40ft. The proposed plan includes a net gain of 512 stalls and a revised site circulation plan to better accommodate queuing during peak hours

Vilas Hope Rd is an improved roadway and minimal existing business-related traffic around proposed hours of operation.

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 continue to grow 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 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, Warm Belly Farm is creating a thriving commercial floral and pick-your-own business.

The revised location of the storage building to existing impervious surface (gravel parking) will limit the removal of usable agricultural land and reduce the need for additional stormwater needs on the site.

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

Response: The proposed changes to the site plan from the approved plan in 2024 are

- 1- 5 acres of rented temporary grass parking.
- 2- 10 acres of rented farm land to remain as crops.

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

Response: The surrounding parcels are zoned similarly for agricultural use. The proposed changes will not impact their current or future agricultural use. The proposal adds 15 acres of rented farmland to our business with the potential of larger additions in the future.

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

Response: There are no proposed additions of impervious surfaces with this conditional use permit, so construction and disturbance will not impact agricultural use. The temporary grass parking (currently agricultural land) will be converted to grass and will not impact site drainage or impervious surface area. All existing elevations within the temporary parking will remain.

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Warm Belly Farm reopened the garden center formally know as America’s Best Flowers in 2023. 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 15 acres of rented farmland for a 5-year lease will be used for 5 acres of temporary grass parking and 10 acres of farmland to remain. The additional 15 acres is located at the rear of the property behind existing farmland.

An additional 200 parking spots and access roads were added in 2023. Outdated hoopouses were torn down, 12 hoopouses were renovated and the main greenhouse was renovated as well.

List the proposed days and hours of operation:

Agri-tourism related activities will take place in fall and winter up to 7 days a week from 9AM to sunset to start, with future plans of extending hours to 8PM during fall months once the addition of exterior lighting and/or the farm store are complete. The temporary grass parking would be utilized a maximum of six months a year. Typically, the temporary grass parking will be utilized Fridays from 4pm to 8pm, Saturdays 10am to 8pm and Sunday 10am to 6pm between September 1st through October 31st.

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time:

Response: There is a long-term growth plan to be able to employ upwards of 10 employees, with approximately 10 to remain full time year-round. (20 total at peak season?)

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 neighborhood properties.

There are no anticipated noise, odors, dust, soot runoff or pollution associated with the proposed conditional use.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

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.

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.

The conditional use proposes no impact to impervious surfaces and no grading on farmland.

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.

There will be no impacts to existing sanitary facilities with the addition of 5 acres of temporary grass parking and 10 acres to remain as crops.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

There will be no impacts to the existing facility trash and recycling management with the new conditional use.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

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. An updated site circulation plan has been included to accommodate the temporary grass parking area.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

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.

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.

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. A lighting plan was submitted and approved for a previous plan. The lighting has been revised to accommodate the revised location of the building site.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

Existing signage was removed at ingress/egress and a new compliant sign was added. There are no additional proposed permanent signage with this conditional use permit request.

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 current parking was increased to approximately 964 stalls (net gain of 512 stalls). The stall locations are adjacent to respective activities on the property. The parking layout is in anticipation of over 1000+ attendees throughout the various seasons; While 1000+ may not be a daily occurrence during off-seasons, this plan is all encompassing for year-round. 5 acres of proposed temporary grass parking is in the new event plan.

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). The new proposal is intended to ensure no on street parking is ever attempted on Vilas Hope road.

4.) Days and Hours of Operation

The farm is open Sunday-Saturday each week, with select holidays to be closed. Hours of operation are to be 9 AM to sunset to currently, 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 driveway widened to 40' in 2023 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 in the future. 3 bathroom trailers with 21 waterclosets were bought for use in 2023 including 1 ADA trailer. Additional restrooms are to be built when the proposed farm store is built.

7.) Trash/Recycling Collection and Disposal

All necessary trash and recycling enclosures and locations are indicated on the site plan (attached).

8.) Signage

Road signage was replaced to building codes in 2023.

9.) Public Safety & Plan Filing with Local Authorities

This initial event plan and request for conditional use permit are to be filed (and dated) to the following:

- Dane County Zoning Administrator
- Town of Cottage Grove – Town Clerk



Leased Land Contract

This Leased Land Contract ("Contract") is entered into on [Thursday January 2, 2025] between Bruce Homburg, whose address is [4277 Vilas Hope Rd Cottage Grove WI] ("Landlord"), and Warm Belly Farm, whose address is [4311 Vilas Hope Rd Cottage Grove, WI 53527] ("Renter").

1. Premises

Landlord hereby leases to Renter and Renter hereby leases **20 acres** from Landlord, for agricultural purposes/pumpkin patch, sunflowers, or corn along with extended parking lot, certain land located at [4277 Vilas Hope Rd Cottage Grove WI] ("Premises").

2. Term

The term of this Lease shall commence on [January 2025] and shall continue for a period of [1/2/2025-1/1/2029] ("Lease Term"), unless sooner terminated as provided herein.

3. Rent

Renter agrees to pay Landlord ("Rent"), payable in advance or a full payment at end of season.

4. Use of Premises

Renter shall use the Premises solely for agricultural purposes and shall not use the Premises for any unlawful purpose or in any manner that would violate any applicable laws, ordinances, or regulations.

5. Maintenance and Repairs

Renter shall be responsible for maintaining the Premises in good condition throughout the Lease Term, including but not limited to keeping the land free from weeds, pests, and other nuisances.

6. Improvements

Renter may make improvements to the Premises with Landlord's prior written consent. Any improvements made by Renter shall remain the property of Renter and may be removed by Renter upon termination of this Lease, provided that such removal does not cause damage to the Premises.

7. Insurance

During the Lease Term, Renter shall maintain comprehensive general liability insurance covering its use of the Premises, with Landlord named as an additional insured.

8. Indemnification

Renter agrees to indemnify, defend, and hold harmless Landlord from and against any and all claims, damages, liabilities, costs, and expenses arising out of or related to Renter's use of the Premises.

9. Default

If Renter fails to pay Rent or otherwise breaches any provision of this Lease, Landlord may, at Landlord's option, terminate this Lease upon written notice to Renter and pursue any other remedies available at law or in equity.

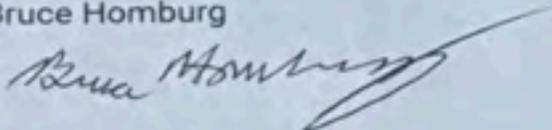
10. Entire Agreement

This Contract constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings, whether oral or written.

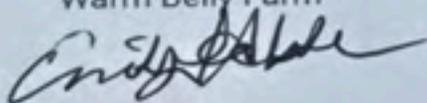
IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the date first above written.

[Signature of Landlord] [Signature of Renter]

Bruce Homburg



Warm Belly Farm



February 20, 2025
FN: 125.0167.30

LEGAL DESCRIPTIONS
(5 Acre and 15 Acre CUP Lands)

(Approx. 5 Acre Legal Description)

Part of the Southwest Quarter of the Southwest Quarter of Section 7, Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

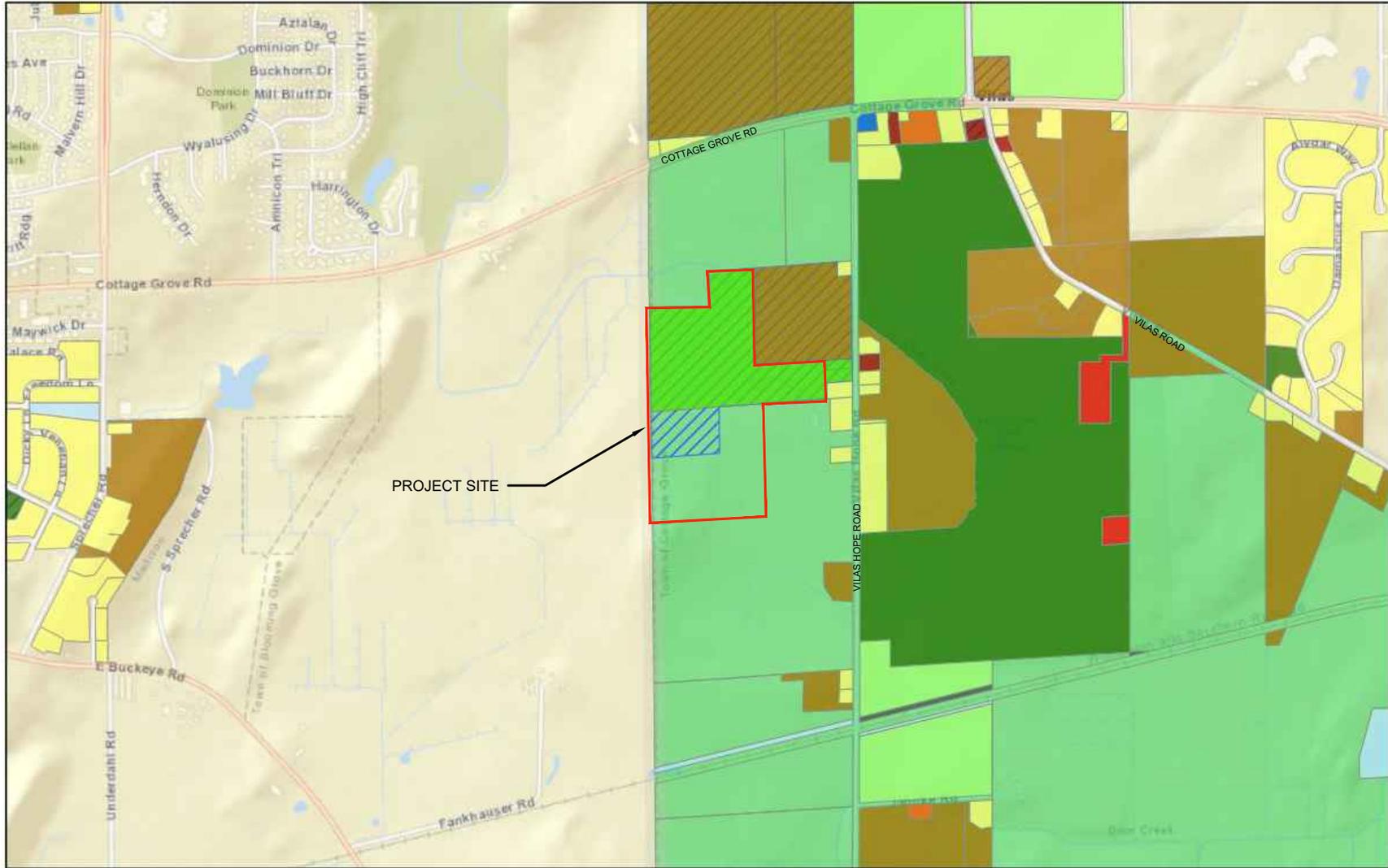
Commencing at the Southwest corner of said Section 7; thence N85°57'58"E along the south line of the Southwest Quarter of said Section 7, 677.74 feet to the East line of the Southwest Quarter of the Southwest Quarter of said Section 7; thence along said East line, N00°29'40"W, 805.29 feet to the point of beginning; thence S85°50'27"W, 424.66 feet; thence N00°29'40"W, 513.94 to the North line of the Southwest Quarter of the Southwest Quarter of said Section 7; thence along said North line, N85°50'27"E, 424.66 feet to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 7; thence S00°29'40"E along the East line of the Southwest Quarter of the Southwest Quarter of said Section 7, 513.94 feet to the point of beginning. This description contains approximately 217,801 square feet or 5.0000 acres.

(Approx. 15 Acre Legal Description)

Part of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 7, Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 7; thence N85°57'58"E along the south line of the Southwest Quarter of said Section 7, 677.74 feet to the East line of the Southwest Quarter of the Southwest Quarter of said Section 7; thence along said East line, N00°29'40"W, 386.06 feet to the point of beginning; thence S85°46'56"W, 424.69 feet; thence N00°29'40"W, 419.66 feet; thence N85°50'27"E, 424.66 feet to the East line of the Southwest Quarter of the Southwest Quarter of said Section 7; thence along said East line, N00°29'40"W, 513.94 feet to the North line of the Southwest Quarter of said Section 7; thence along said North line, N85°50'27"E, 510.63 feet; thence S00°29'43"E, 932.64 feet; thence S85°46'56"W, 510.68 feet to the point of beginning. This description contains approximately 653,162 square feet or 14.9945 acres.

Dane County Map



1/28/2025, 10:42:17 AM

Rural Zoning

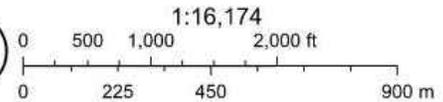
- Farmland Preservation
- Agricultural Transition
- Agricultural/Farmland Preservation Business

- Limited Commercial
- Commercial
- Heavy Commercial
- Hamlet

- Natural Resource Conservancy
- Residential
- Rural Residential and Rural Mixed Use
- Recreational

- Special Use
- Conditional Use Permits (Rural)

- Farmland Preservation



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).



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WARM BELLY ADVENTURE FARM

SITE CONTEXT MAP

TOWN OF COTTAGE GROVE, DANE, WISCONSIN

SNYDER & ASSOCIATES, INC. |



Project No: 125.0167.30

Sheet EXH 1

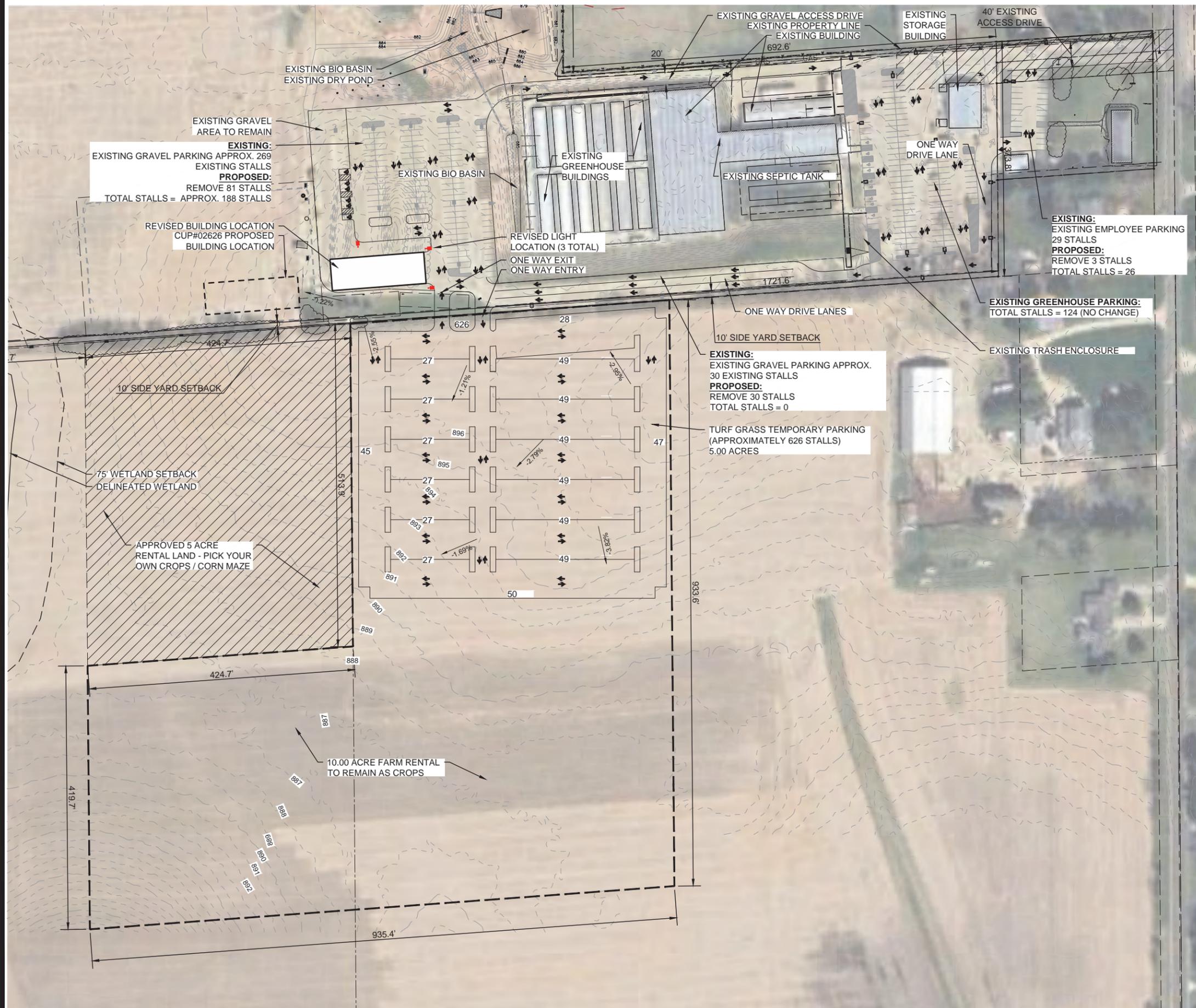
5010 VOEGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 150'	
Technician: TECH	Date: 02/20/25	T-R-S: TTN-RRW-SS	

Project No: 125.0167.30

Sheet EXH 1

V:\Projects\125.0167.30\125.0167.30_Plan_CUP\125.0167.30_Plan_CUP.dwg, ANDY MEISSWANN, GENERAL SITE PLAN, 2/25/2025, 8:02 AM, ANS FULL BLEED A (11.03 X 8.50 INCHES)



PROPOSED BUILDING IMAGE

BUILDING NOTES

- NOTES:
1. PROVIDER: SUIHE LIMITED
 2. SIZE / MODEL: 50'W X 150'L X 23'H
 3. FRAME: DOUBLE TRUSSED GALVANIZED TUBE
 4. FABRIC COVER: WHITE PVC
 5. NO BUILDING MOUNTED LIGHTS, SIGNS, OR MECHANICAL UNITS TO BE INCLUDED ON STRUCTURE

SITE INFORMATION NOTES:

1. SITE ADDRESS OF IMPROVEMENTS: 4311 VILAS HOPE ROAD
2. SITE PARKING: EXISTING AND APPROVED CONDITIONAL USE PERMIT #02626: APPROXIMATELY 452 STALLS
 - 2.1. PROPOSED: REMOVE 114 STALLS
 - 2.2. PROPOSED: ADD 626 STALLS
 - 2.3. TOTAL PROPOSED STALLS: 964 STALLS (NET GAIN OF 512 STALLS)
 - 2.3.1. GRAVEL PARKING STALLS = 188
 - 2.3.2. EXISTING GREENHOUSE PARKING = 124 (NO CHANGE)
 - 2.3.3. EMPLOYEE PARKING STALLS = 26
 - 2.3.4. TEMPORARY GRASS PARKING STALLS = 626
3. MAXIMUM NUMBER OF CUSTOMERS: 3,200 WITH AVERAGE STAY TIME OF THREE HOURS (ASSUMED 2-4 CUSTOMERS PER VEHICLE TO DETERMINE PARKING COUNTS)
4. MAXIMUM NUMBER OF EMPLOYEES: LONG-TERM GROWTH PLAN OF 10 EMPLOYEES, WITH APPROXIMATELY 10 TO REMAIN FULL TIME YEAR-ROUND (20 TOTAL AT PEAK SEASON)
5. TOTAL ADDITIONAL RENTED FARM LAND = 15 ACRES (5 ACRES TEMPORARY GRASS PARKING AND 10 ACRES TO REMAIN AS CROPS)

SITE IMPERVIOUS AREA INFORMATION

PARCEL AREA: +- 32.34 ACRES
 EXISTING IMPERVIOUS AREAS = 321,206 SF
 PROPOSED IMPERVIOUS = 0.0 SF
 BUILDING = 7,500 SF ON EXISTING IMPERVIOUS SURFACE
 TOTAL DISTURBED AREA = 0.0 SF

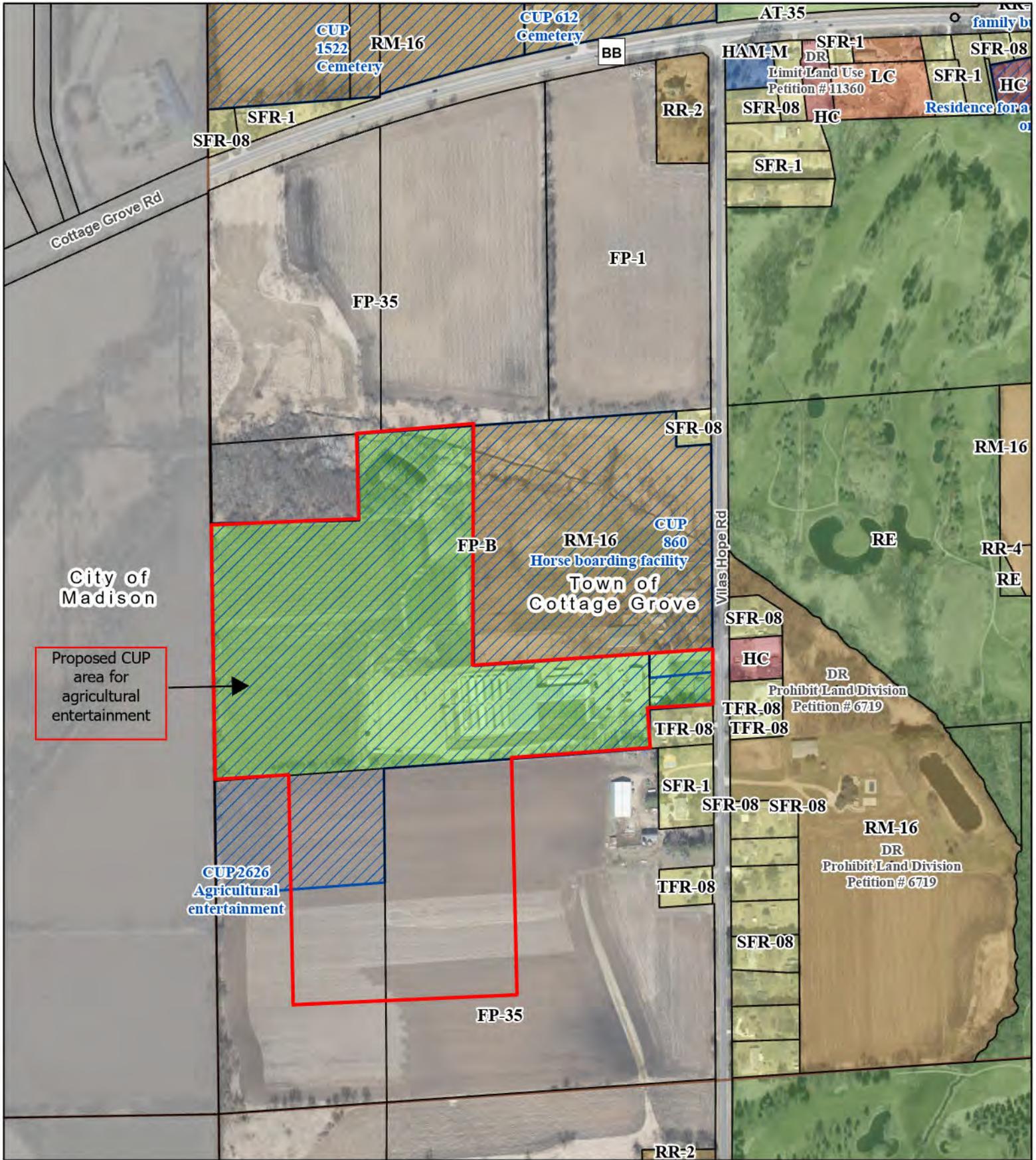
NOTES:

1. EXISTING IMPERVIOUS AREAS OBTAINED FROM QUAM ENGINEERING APPROVED EROSION CONTROL AND STORMWATER REPORT DATED 1/29/2024.
2. PROPERTY LINES SHOWN ARE BASED ON RAMAKER & ASSOCIATES PLAN DATED 8/10/2023
3. EXISTING AND PROPOSED UTILITIES OBTAINED FROM QUAM ENGINEERING'S PLAN DATED 1/29/2024

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 80'	
Technician: TECH	Date: 02/20/25	T-R-S: TTN-RRW-SS	

WARM BELLY ADVENTURE FARM
GENERAL SITE PLAN
TOWN OF COTTAGE GROVE, DANE, WISCONSIN
SNYDER & ASSOCIATES, INC.
 5010 VOICES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

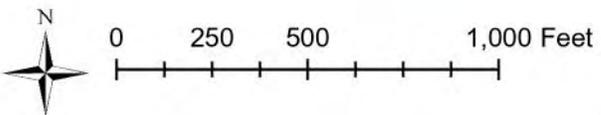




Proposed CUP area for agricultural entertainment

City of Madison

Town of Cottage Grove



Neighborhood Map

CUP 2657 LEGAL DESCRIPTIONS

Additional 5 Acre and 15 Acre CUP Lands

(Approx. 5 Acre Legal Description)

Part of the Southwest Quarter of the Southwest Quarter of Section 7, Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 7; thence N85°57'58"E along the south line of the Southwest Quarter of said Section 7, 677.74 feet to the East line of the Southwest Quarter of the Southwest Quarter of said Section 7; thence along said East line, N00°29'40"W, 805.29 feet to the point of beginning; thence S85°50'27"W, 424.66 feet; thence N00°29'40"W, 513.94 to the North line of the Southwest Quarter of the Southwest Quarter of said Section 7; thence along said North line, N85°50'27"E, 424.66 feet to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 7; thence S00°29'40"E along the East line of the Southwest Quarter of the Southwest Quarter of said Section 7, 513.94 feet to the point of beginning. This description contains approximately 217,801 square feet or 5.0000 acres.

(Approx. 15 Acre Legal Description)

Part of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 7, Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 7; thence N85°57'58"E along the south line of the Southwest Quarter of said Section 7, 677.74 feet to the East line of the Southwest Quarter of the Southwest Quarter of said Section 7; thence along said East line, N00°29'40"W, 386.06 feet to the point of beginning; thence S85°46'56"W, 424.69 feet; thence N00°29'40"W, 419.66 feet; thence N85°50'27"E, 424.66 feet to the East line of the Southwest Quarter of the Southwest Quarter of said Section 7; thence along said East line, N00°29'40"W, 513.94 feet to the North line of the Southwest Quarter of said Section 7; thence along said North line, N85°50'27"E, 510.63 feet; thence S00°29'43"E, 932.64 feet; thence S85°46'56"W, 510.68 feet to the point of beginning. This description contains approximately 653,162 square feet or 14.9945 acres.

Current CUP Area Written Legal Description:

Parcel No. 0711-073-8090-2

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.

Parcels Nos. 01/0711-073-9531-6 and 018/0711-073-9000-8

The fractional South 1/2 of the Southwest 1/4 of Section 7, Township 7 North, Range 11 East, in the Town of Cottage Grove, Dane County, Wisconsin, EXCEPT Certified Survey Map No. 4137 recorded in the Dane County Register of Deeds office in Volume 17 of Certified Survey Maps, page 207, as Document No. 1786651. ALSO EXCEPT Certified Survey map No. 6751 recorded in the Dane County Register of Deeds Office in Volume 33 of Certified Survey Maps, page 219, as Document No. 2360336.