

Eplegaarden was started in the mid-1980's by Vern & Betty Forest; and has become a favorite pick-your-own apple orchard and pumpkin farm. It provides diversity to the remaining agriculture in Fitchburg & Dane County, and provides important access for the community to experience an authentic on-farm experience. Eplegaarden provides healthy fresh fruit and vegetables directly to the public at an economical cost for families, and provides educational experiences to many school children.

The purpose of re-zoning the 5 Acre subplot from A-X to A-S is to update its historical use into current compliance with a Conditional Use Permit. The remainder of the 103 Acres will stay A-X.

The Forest family trust wishes the property to remain agricultural with community access, and has a long term lease with Fitchburg's Orchard Inc, to continue the operations of Eplegaarden. In order to maintain long term viability, the business intends to extend its traditional Fall season and continue to build partnerships with other local food/ag businesses to grow and sell more products and on farm activities.

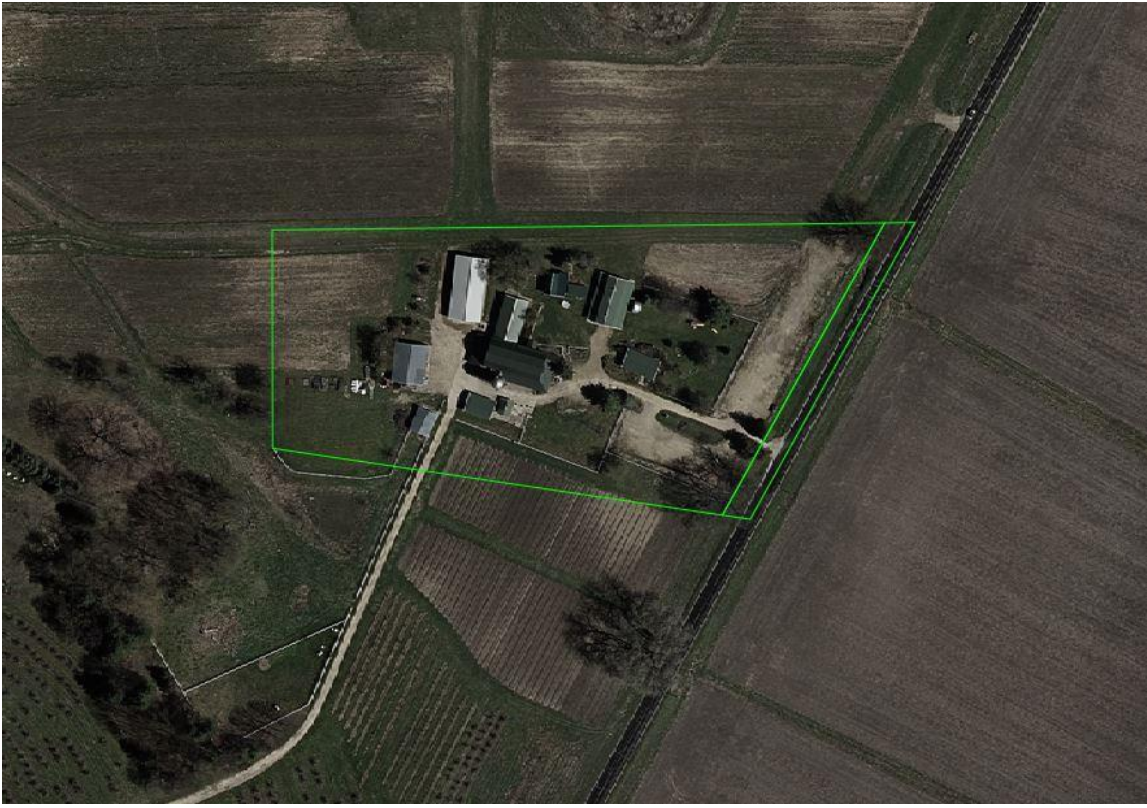
Eplegaarden continues to provide local employment for a few year-round, and many seasonal part-time workers, and is often a first job for area youth.

The facilities are in very good condition and continue to be improved, including a handicap access bathroom and inspected food prep kitchen area. Parking has been adequate for busy Fall weekends with 69 regular spots, and 133 additional seasonally. The main barn farmstore is 2240 sq.ft of retail area, with additional space for employees, inventory, and a large apple packing line. There is a 12 ft wide wrap-around porch which also is used by customers. The metal barn has 1000 sq.ft. customer area, with additional 800 sq.ft for the enclosed kitchen prep area and ADA bathroom to be added this summer. This metal building also has overhang patio areas on both sides.

The core season has been mid-August through October, open 6-7 day/week, 9-5pm, and most guests are outside spread throughout the 5 acre CUP area, except for brief purchasing time in the farmstore or food barn.

Also during this core season they spread over the remaining acreage for Pick-Your-Own raspberries, apples, and pumpkins. A few days we have local musicians, typically bluegrass, folk or accordian. The business intends to grow by adding more crops and events to better utilize the land and provide more access to the community. The events will likely be daytime or early evening during the summer months, and outdoor focused.

We appreciate the support of the City of Fitchburg, and hope Eplegaarden can grow to continue to be enjoyed by many future generations of Wisconsin families.





Landscaping Plan

The property currently is landscaped with established lawn areas, gardens, and white fencing to maintain an attractive environment for the public. Guests use the entire 5 Acre area where there are pavilion shelters, picnic tables, play areas, and then do Pick-Your-Own apples, pumpkins, raspberries on the remaining property.

Signage Plan

There are two main Eplegaarden logo signs located at the corner of Whalen and Fitchburg Rd, and north side of entrance driveway on Fitchburg Rd. Immediately facing the entrance parking lot is signage identifying the Open hours(or closed seasonally), Contact information, and the Agricultural limited liability sign. Temporary portable signage is used throughout to direct guests on where things are, and what to do.

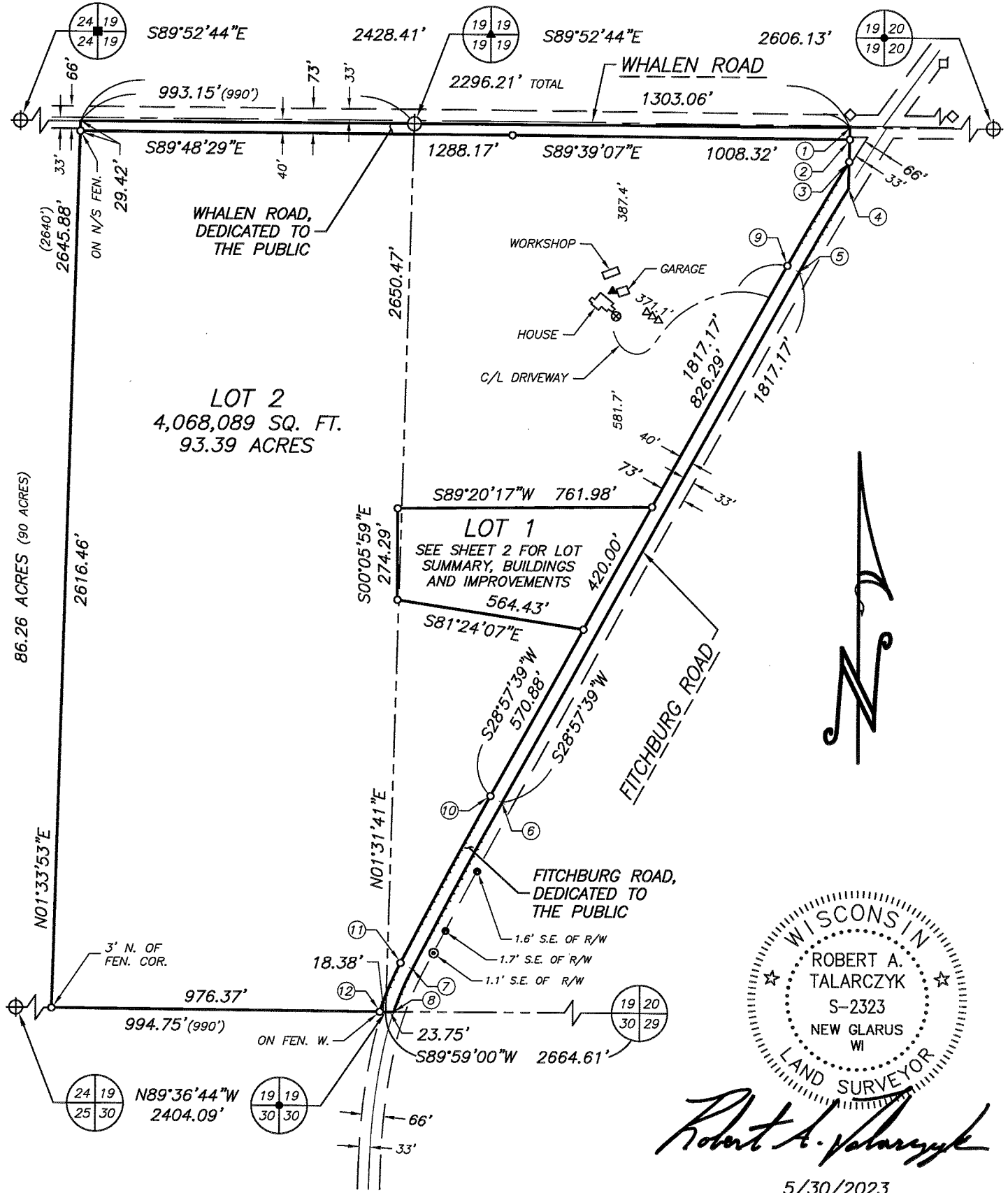


Lighting Plan

There are two utility pole security lights, one in the parking area and the other in the courtyard. The farm store porch is lighted, as well as spotlights at the peak of the barns. All normal business hours are during daylight, with only an occasional event which may end soon after dusk.

CERTIFIED SURVEY MAP No. _____

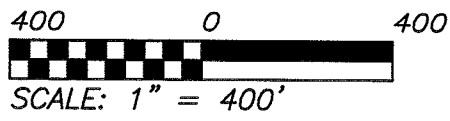
Part of the Southwest and Northwest 1/4s of the Southeast 1/4 and the Northeast and Southeast 1/4s of the Southwest 1/4 of Section 19, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.



Robert A. Talarczyk

5/30/2023

PREPARED FOR:
 David Wildes
 3850 Pheasant Point Ct.
 Verona, WI 53593
 (608) 358-9291



JOB NO. 22228
 POINTS 22228
 DRWG. 22228_2
 DRAWN BY JMB

SHEET 1 OF 4

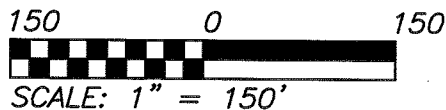
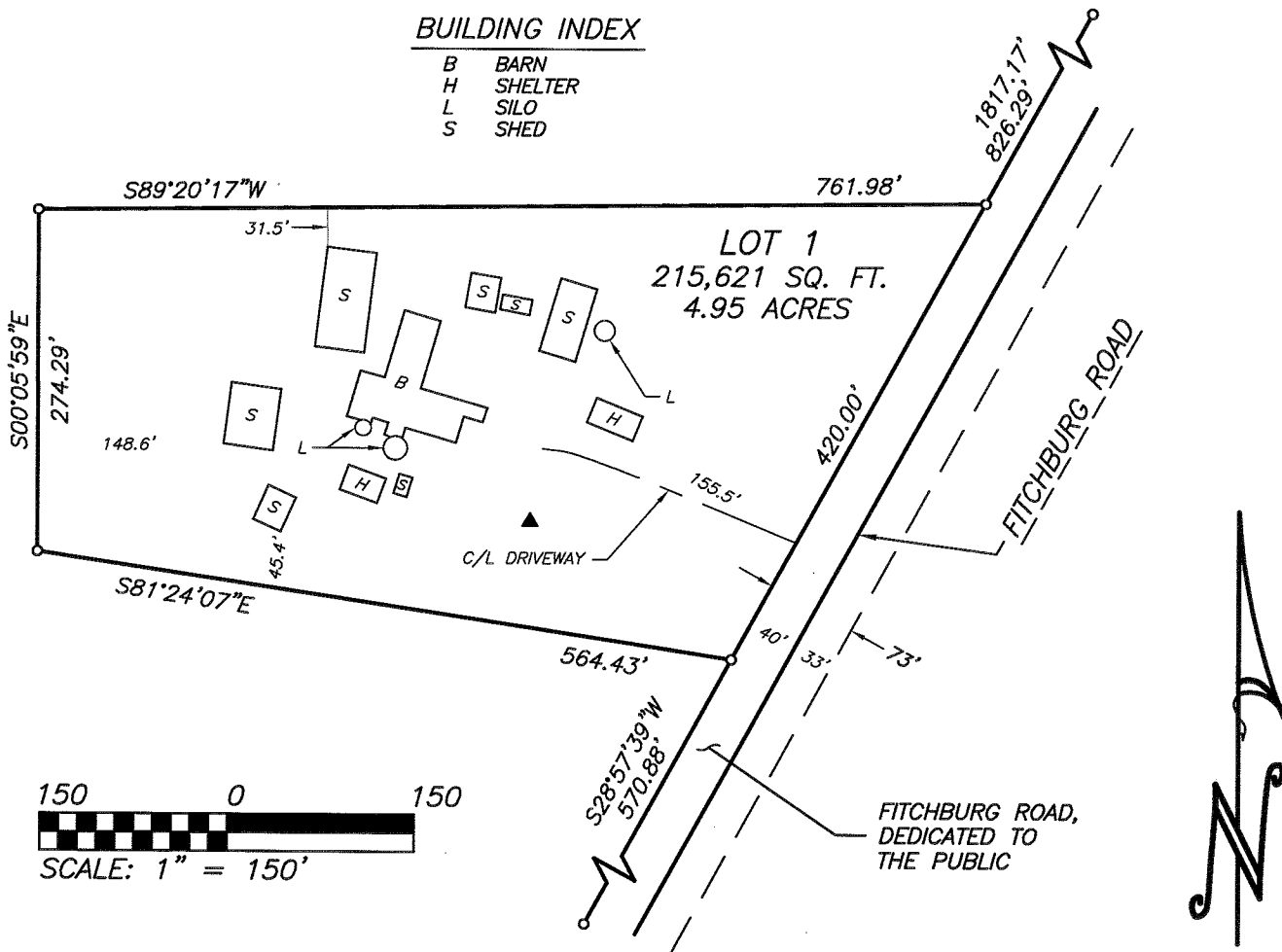
TALARCZYK
 LAND SURVEYS LLC
 517 2nd Avenue
 New Glarus, WI 53574
 608-527-5216
 www.talarczyk-surveys.com

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest and Northwest 1/4s of the Southeast 1/4 and the Northeast and Southeast 1/4s of the Southwest 1/4 of Section 19, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

BUILDING INDEX

- B BARN
- H SHELTER
- L SILO
- S SHED



CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN.BEARING-IN	TAN.BEARING-OUT
4-5	6947.00'	291.33'	2°24'10"	291.31'	S30°09'44"W	S31°21'49"W	
3-9	6987.00'	360.49'	2°57'22"	360.45'	S30°26'20"W	S31°55'01"W	
6-7	19681.00'	564.39'	1°38'35"	564.37'	S28°08'21.5"W		S27°19'04"W
10-11	19721.00'	565.53'	1°38'35"	565.51'	S28°08'21.5"W		S27°19'04"W
7-8	946.00'	139.74'	8°27'48"	139.61'	S23°05'10"W	S27°19'03"W	S18°51'16"W
11-12	986.00'	159.14'	9°14'52"	158.97'	S22°41'38"W	S27°19'03"W	S18°04'12"W

LINE	BEARING	DISTANCE
1-4	S00°53'49"W	178.87'
1-2	S00°53'49"W	35.00'
2-3	S00°53'49"W	65.62'
3-4	S00°53'49"W	78.25'



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SHEET 2 OF 4

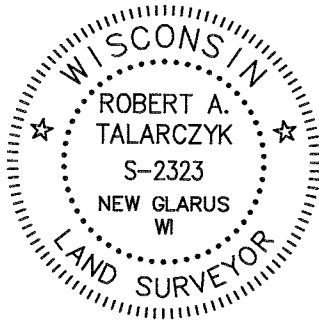
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That part of the Southwest and Northwest 1/4s of the Southeast 1/4 and the Northeast and Southeast 1/4s of the Southwest 1/4 of Section 19, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, bounded and described as follows:

Beginning at the South 1/4 corner of said Section 19; thence N89°36'44"W along the South line of Section 19, 994.75'; thence N01°33'53"E, 2645.88' to the East-West 1/4 line of Section 19; thence S89°52'44"E, 2296.21' to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 19; thence S00°53'49"W along the East line of the Northwest 1/4 of the Southeast 1/4 of Section 19, 178.87' to the centerline of Fitchburg Road; thence Southwesterly, 291.33' along said centerline and the arc of a curve to the left whose radius is 6947.00' and whose chord bears S30°09'44"W, 291.31'; thence S28°57'39"W along said centerline, 1817.17'; thence Southwesterly, 564.39' along said centerline and the arc of a curve to the left whose radius is 19681.00' and whose chord bears S28°08'21.5"W, 564.37'; thence Southwesterly, 139.74' along said centerline and the arc of a curve to the left whose radius is 946.00' and whose chord bears S23°05'10"W, 139.61' to the South line of Section 19; thence S89°59'00"W, 23.75' to the point of beginning; subject to public road rights of way as shown and to any and all easements of record.













I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the City of Fitchburg; and that under the direction of David Wildes, I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

May 30, 2023



Robert A. Talarczyk
Robert A. Talarczyk, P.L.S.

LEGEND:

-  Aluminum monument found
-  1-1/4" solid round iron rod found
-  Berntsen nail found
-  Square nail found
-  1-1/2" iron pipe found
-  1-1/4" iron pipe found
-  Pinched pipe found
-  3/4" solid round iron rod found
-  3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
-  Septic cover
-  Septic vent
-  Well

- NOTES:**
- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the West line of the Southeast 1/4 of Section 19 bears N01°31'41"E.
 - 2.) All PLSS witness monuments were found and verified.
 - 3.) Recorded data, when different than measured, is shown in parenthesis.

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Part of the Southwest and Northwest 1/4s of the Southeast 1/4 and the Northeast and Southeast 1/4s of the Southwest 1/4 of Section 19, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Fitchburg.

WITNESS the hand and seal of said owner this _____ day of _____, 20_____.
In the presence of:

Betty A. Forest, Trustee
The Betty A. Forest Revocable Trust

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Betty A. Forest, trustee of the above named trust, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

CITY OF FITCHBURG APPROVAL: This Certified Survey Map has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

Date

Tracy Oldenburg, City Clerk

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20____ at _____ o'clock _____M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Kristi Chlebowski, Register of Deeds



Robert A. Talarczyk



JOB NO. 22228
POINTS 22228
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5/30/2023

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Legal Description

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**COMMERCIAL PACKAGE POLICY
COMMON POLICY DECLARATIONS**

P.O. Box 5555 • Madison, WI 53705-0555
www.ruralmutual.com

**CLIENT NUMBER: 0100169854
ACCOUNT NUMBER: 535750664**

**POLICY NUMBER: CPPG168466
FARM BUREAU NUMBER: NONE**

POLICY PERIOD: 07/01/2022 to 07/01/2023 at 12:01 AM at the address of the named insured.

MAILING ADDRESS: 06050CR00027

SERVICE CENTER: 45 AGENT: 4268

FITCHBURG'S ORCHARD INC
3850 PHEASANT POINT CT
VERONA WI 53593

AGRI BUSINESS INSURANCE SERVICES LLC
1001 ARBORETUM DR STE 130
PO BOX 248
WAUNAKEE WI 53597
OFFICE: 608-849-2772

RENEWAL

EFFECTIVE: 07/01/2022

NAMED INSURED:
FITCHBURG'S ORCHARD INC
2227 FITCHBURG RD
FITCHBURG WI 53575

PAY PLAN: SEMI-ANNUAL

SUMMARY OF COVERAGES & PREMIUMS

Legal Entity: Corporation

In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated on this policy.

This policy consists of the following coverage parts for which a premium is indicated. This premium may be subject to adjustment.

COMMERCIAL PROPERTY COVERAGE PART:	\$228
COMMERCIAL GENERAL LIABILITY COVERAGE PART:	\$737
LIQUOR LIABILITY COVERAGE PART:	No Coverage
COMMERCIAL INLAND MARINE COVERAGE PART:	\$556
COMMERCIAL CRIME COVERAGE PART:	No Coverage
TOTAL POLICY PREMIUM:	\$1,521

Audit Frequency: Annual



Conditional Use -
Owner or Authorized Agent Acknowledgement

** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting a CUP application to identify any concerns or issues of surrounding residents.

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Betty Forst

Owner's or Authorized Agent's Signature

5/15/2023

Date (DD/MM/YYYY)

5/15/23