

Dane County Rezone Petition

Application Date	Petition Number
03/03/2022	DCPREZ-2022-11824
Public Hearing Date	
05/10/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME EPIC SYSTEMS CORPORATION C/O JAMES SCHUMACHER	PHONE (with Area Code) (608) 271-9000	AGENT NAME D'ONOFRIO KOTTKE & ASSOCIATES C/O NATHAN LOCKWOOD	PHONE (with Area Code) (608) 206-6873
BILLING ADDRESS (Number & Street) 1799 MILKY WAY		ADDRESS (Number & Street) 7530 WESTWARD WAY	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) MADISON, WI 53717	
E-MAIL ADDRESS jschumac@epic.com		E-MAIL ADDRESS nlockwood@donofrio.cc	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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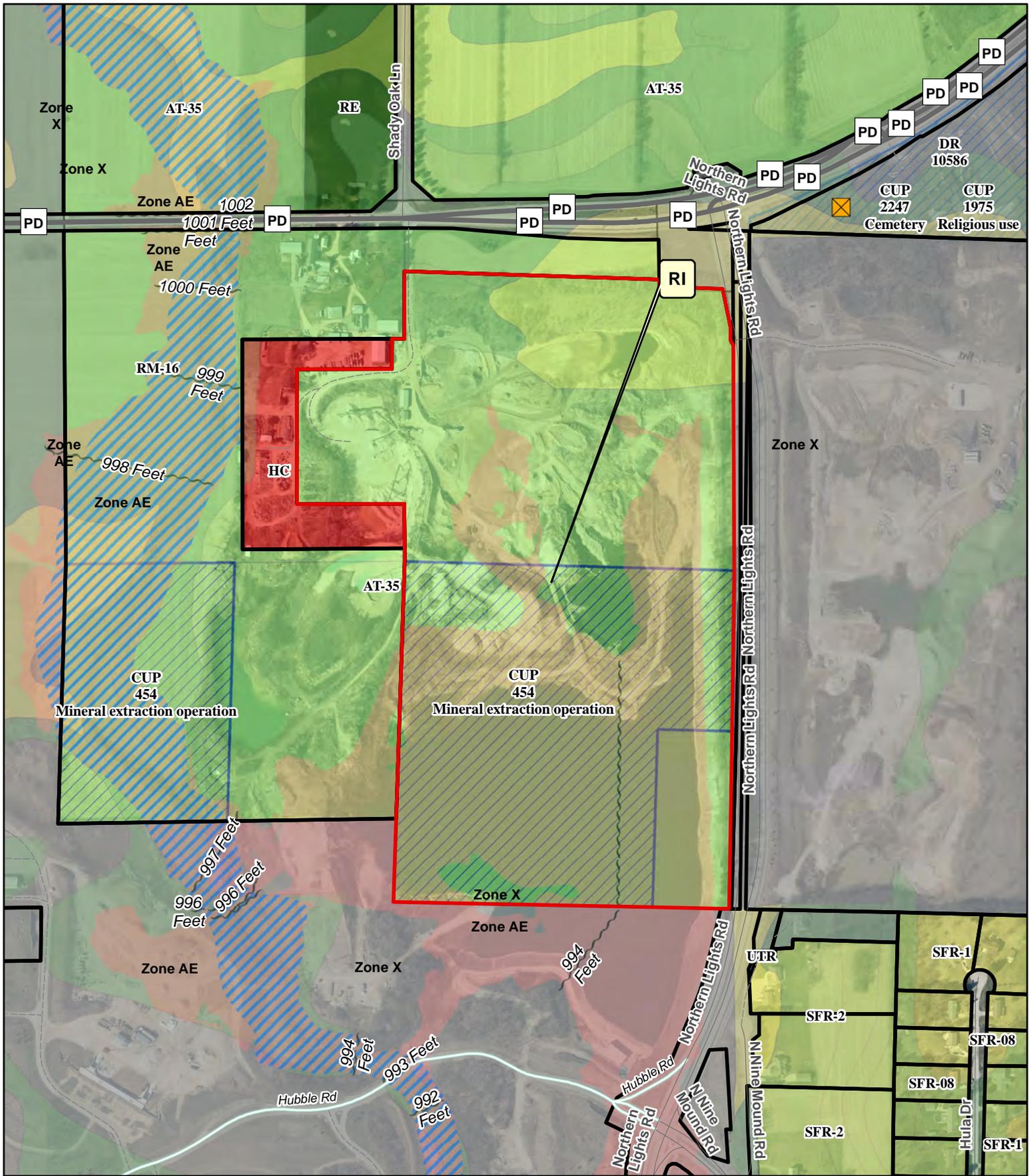
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
7391 County Hwy PD and lands west of Northern Lights Road					
TOWNSHIP VERONA	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-092-9152-0		0608-081-9901-7		0608-093-8510-0	

REASON FOR REZONE

ALLOW FOR A GRADING CONTRACTOR OPERATION

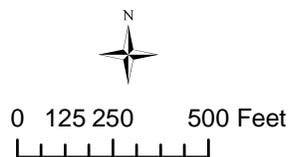
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RI Rural Industrial District	77

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



Petition 11824
 EPIC SYSTEMS
 CORPORATION c/o
 JAMES SCHUMACHER



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:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Jim Schumacher	Agent Name:	Nathan Lockwood
Address (Number & Street):	1979 Milky Way	Address (Number & Street):	7530 Westward Way
Address (City, State, Zip):	Verona, WI, 53593	Address (City, State, Zip):	Madison, WI, 53717
Email Address:	jschumac@epic.com	Email Address:	nlockwood@donofrio.cc
Phone#:	(608)-271-9000	Phone#:	(608)-206-6873

PROPERTY INFORMATION	
Township:	Verona
Parcel Number(s):	060809291520, 060808199017, 060809385100, 0608093890
Section:	9
Property Address or Location:	Near 7395 County Rd PD

REZONE DESCRIPTION	
<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Epic purchased the Wingra Properties (mineral extraction permit did not transfer) with land use as AT-35 but would like to operate housing of their grading contractor which better fits the RI zoning.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RI	77.3716

<p>Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. <u>Only complete applications will be accepted.</u> All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.</p>				
<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer

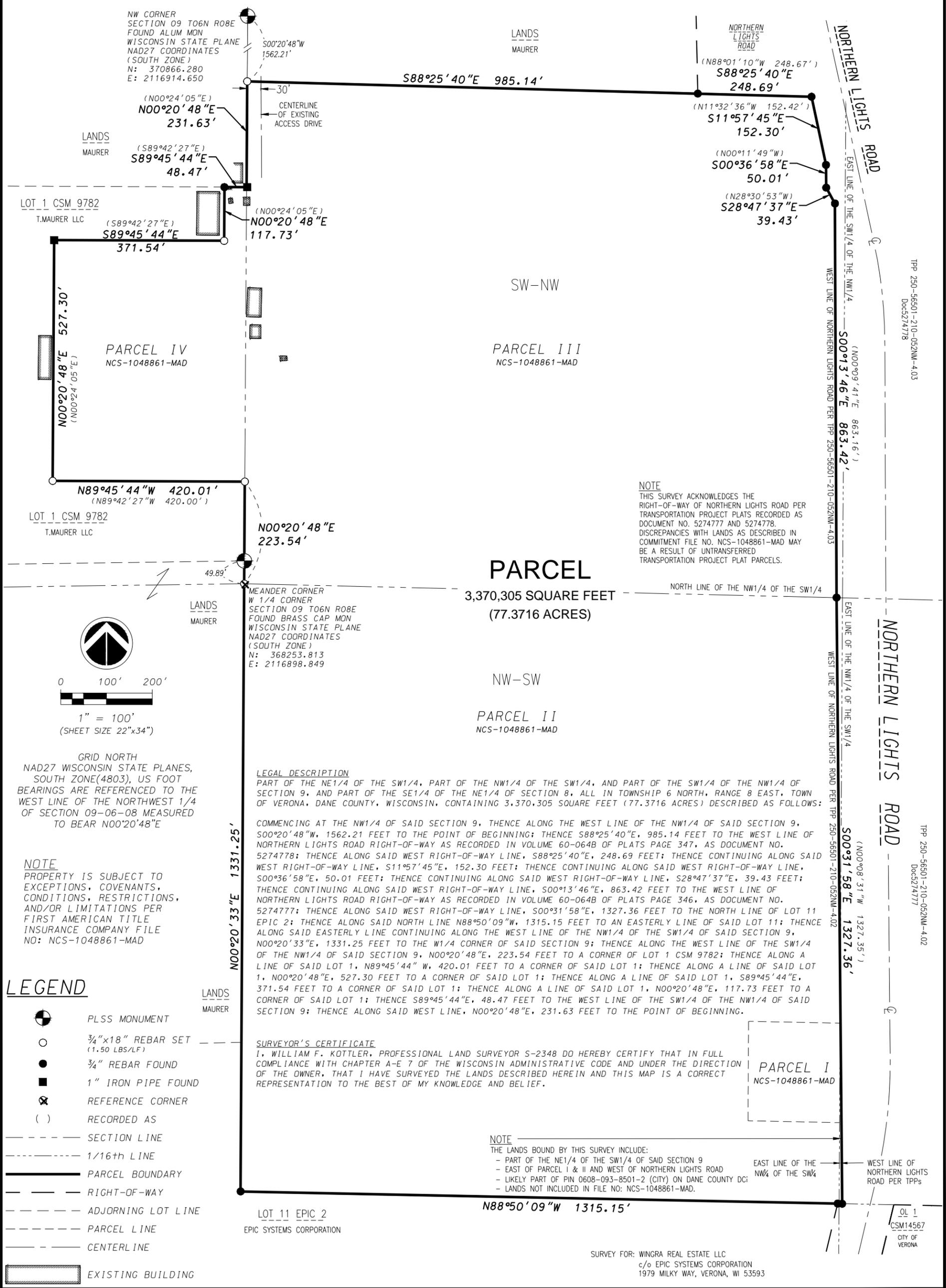
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

Date 4/22/22

PLAT OF SURVEY

PART OF THE NE1/4 OF THE SW1/4, PART OF THE NW1/4 OF THE SW1/4, AND PART OF THE SW1/4 OF THE NW1/4 OF SECTION 9, AND PART OF THE SE1/4 OF THE NE 1/4 OF SECTION 8, ALL IN TOWNSHIP 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN



NOTE
THIS SURVEY ACKNOWLEDGES THE RIGHT-OF-WAY OF NORTHERN LIGHTS ROAD PER TRANSPORTATION PROJECT PLATS RECORDED AS DOCUMENT NO. 5274777 AND 5274778. DISCREPANCIES WITH LANDS AS DESCRIBED IN COMMITMENT FILE NO. NCS-1048861-MAD MAY BE A RESULT OF UNTRANSFERRED TRANSPORTATION PROJECT PLAT PARCELS.

LEGAL DESCRIPTION
PART OF THE NE1/4 OF THE SW1/4, PART OF THE NW1/4 OF THE SW1/4, AND PART OF THE SW1/4 OF THE NW1/4 OF SECTION 9, AND PART OF THE SE1/4 OF THE NE1/4 OF SECTION 8, ALL IN TOWNSHIP 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, CONTAINING 3,370,305 SQUARE FEET (77.3716 ACRES) DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW1/4 OF SAID SECTION 9, THENCE ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 9, S00°20'48"W, 1562.21 FEET TO THE POINT OF BEGINNING; THENCE S88°25'40"E, 985.14 FEET TO THE WEST LINE OF NORTHERN LIGHTS ROAD RIGHT-OF-WAY AS RECORDED IN VOLUME 60-064B OF PLATS PAGE 347, AS DOCUMENT NO. 5274778; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S88°25'40"E, 248.69 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S11°57'45"E, 152.30 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S00°36'58"E, 50.01 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S28°47'37"E, 39.43 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S00°13'46"E, 863.42 FEET TO THE WEST LINE OF NORTHERN LIGHTS ROAD RIGHT-OF-WAY AS RECORDED IN VOLUME 60-064B OF PLATS PAGE 346, AS DOCUMENT NO. 5274777; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S00°13'46"E, 1327.36 FEET TO THE NORTH LINE OF LOT 11 EPIC 2; THENCE ALONG SAID NORTH LINE N88°50'09"W, 1315.15 FEET TO AN EASTERLY LINE OF SAID LOT 11; THENCE ALONG SAID EASTERLY LINE CONTINUING ALONG THE WEST LINE OF THE NW1/4 OF THE SW1/4 OF SAID SECTION 9, N00°20'33"E, 1331.25 FEET TO THE W1/4 CORNER OF SAID SECTION 9; THENCE ALONG THE WEST LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 9, N00°20'48"E, 223.54 FEET TO A CORNER OF LOT 1 CSM 9782; THENCE ALONG A LINE OF SAID LOT 1, N89°45'44"W, 420.01 FEET TO A CORNER OF SAID LOT 1; THENCE ALONG A LINE OF SAID LOT 1, N00°20'48"E, 527.30 FEET TO A CORNER OF SAID LOT 1; THENCE ALONG A LINE OF SAID LOT 1, S89°45'44"E, 371.54 FEET TO A CORNER OF SAID LOT 1; THENCE ALONG A LINE OF SAID LOT 1, N00°20'48"E, 117.73 FEET TO A CORNER OF SAID LOT 1; THENCE ALONG A LINE OF SAID LOT 1, S89°45'44"E, 48.47 FEET TO THE WEST LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 9; THENCE ALONG SAID WEST LINE, N00°20'48"E, 231.63 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE
I, WILLIAM F. KOTTLER, PROFESSIONAL LAND SURVEYOR S-2348 DO HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND UNDER THE DIRECTION OF THE OWNER, THAT I HAVE SURVEYED THE LANDS DESCRIBED HEREIN AND THIS MAP IS A CORRECT REPRESENTATION TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTE
THE LANDS BOUND BY THIS SURVEY INCLUDE:
- PART OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 9
- EAST OF PARCEL I & II AND WEST OF NORTHERN LIGHTS ROAD
- LIKELY PART OF PIN 0608-093-8501-2 (CITY) ON DANE COUNTY DCI
- LANDS NOT INCLUDED IN FILE NO: NCS-1048861-MAD.

- LEGEND**
- PLSS MONUMENT
 - 3/4" x 18" REBAR SET (1.50 LBS/LF)
 - 3/4" REBAR FOUND
 - 1" IRON PIPE FOUND
 - REFERENCE CORNER
 - RECORDED AS
 - SECTION LINE
 - 1/16th LINE
 - PARCEL BOUNDARY
 - RIGHT-OF-WAY
 - ADJOINING LOT LINE
 - PARCEL LINE
 - CENTERLINE
 - EXISTING BUILDING

DATE: 02-05-2021	DRAWN BY: WFK
REVISION:	FN: 12-05-130
SHEET NUMBER: V101	

PLAT OF SURVEY

WINGRA

2789 NORTHERN LIGHTS ROAD, 7391 CTH PD
TOWN OF VERONA, DANE COUNTY, WISCONSIN 53593

SURVEY FOR: WINGRA REAL ESTATE LLC
c/o EPIC SYSTEMS CORPORATION
1979 MILKY WAY, VERONA, WI 53593

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

File: U:\Users\1021021\My Documents\Drawings\EPIC Wingra Plat of Survey.dwg V101 Plotted: Feb 05, 2021 - 12:53pm

TPP 250-56501-210-052NM-403 Doc5274778

TPP 250-56501-210-052NM-402 Doc5274777

OL 1 CSM14567 CITY OF VERONA

Epic Systems – Dane County Rezone Petition

Operational Narrative

A portion of the old Wingra property is desired to be used as a shop and yard for Edgerton Contractors. Epic contracts Edgerton, the grading contractor, for ongoing construction at the Epic Campus in the adjacent City of Verona. The proposed shop will be used for Edgerton internal operations regarding work at Epic including repair of construction equipment. The proposed yard will be used to store construction equipment and various construction materials relating to Epic construction work. This property will not be used as public commercial space, there are no sales or services outside of Epic related work. This land and structure stages Epic's construction operation.

The property has existing piles of sand and aggregate material left by Wingra and is now the property of Epic. It is anticipated that this material will be transferred to the Epic site by way of an existing internal access road to the south.

Some rock crushing is expected on site to produce aggregate which will be used on the Epic site and not hauled off site or sold.

- Typical Hours of Operation
 - Weekdays 7 am to 5 pm
 - Weekends 8 am to 7 pm
- Number of Employees
 - The number of employees will range from 80 to 5 depending on the workload.
- Anticipated noise, odors, dust, soot, runoff, or pollution
 - We do not anticipate any odors, soot, runoff, or pollution.
 - We will have a water truck onsite to control dust and engineering controls will be used to minimize construction equipment noise.
- Material Storage
 - Stored materials include soil, rock, sand aggregate, signs, pipe, structures, fabric, and traffic control materials.
- Stormwater and erosion control standards
 - The property is internally drained so stormwater management and erosion control is no different than the previous quarry operation.
- Sanitary facilities
 - The office will have restrooms that will connect to a new septic system.
- Trash, solid waste, and recyclable materials
 - Dumpsters will be used for trash, solid waste, and recyclables
- Anticipated daily traffic
 - Employees will arrive using the north entrance around 7 am and depart from 3 pm to 5 pm most days.
 - Most construction equipment will enter the site from the south directly from Epic property.
 - On road trucks will enter either from the south or the north.
 - All trucks entering or leaving the site will be street legal.
- Hazardous, toxic, or explosive materials
 - We do not anticipate storing any hazardous, toxic, or explosive materials onsite.
- Outdoor lighting
 - The proposed office has a few lights attached to the building at the entrances.
 - The proposed parking area has a few light poles.
- Signs
 - There will be no signs other than the address sign.