

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/18/2015	DCPREZ-2015-10842
Public Hearing Date	C.U.P. Number
05/26/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME EPIC SYSTEMS CORP	PHONE (with Area Code) (608) 271-9000	AGENT NAME DONOFRIO KOTTKE AND ASSOCIATES, INC.	PHONE (with Area Code) (608) 833-7530
BILLING ADDRESS (Number & Street) 1979 MILKY WAY		ADDRESS (Number & Street) 7530 WESTWARD WAY	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) MADISON, WI 53717	
E-MAIL ADDRESS STEVE@EPIC.COM		E-MAIL ADDRESS NLOCKWOOD@DONOFRIO.CC	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP
2645 COUNTRY VIEW RD		
TOWNSHIP VERONA	SECTION 17	TOWNSHIP SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0608-172-8550-4		

REASON FOR REZONE	CUP DESCRIPTION
ZONING TO ALLOW EXISTING BUILDINGS TO BE USED AS MAINTENANCE SHOP	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-3 Agriculture District	LC-1 Limited Commercial Dist	5		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>X EP</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>X EP</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>X EP</i>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) <i>X [Signature]</i>
<i>X Revised legal description and csm to be submitted prior to public hearings. -HJH</i> <i>Revised received 3/20/15</i>				PRINT NAME: <i>X B. Plumb</i>
				DATE: <i>X 3/18/15</i>

Petition # 10842

Public Hearing Date 5/26/15

**Application**

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

**Zoning Review**

- 1. Zoning District fits the proposed land use?  Yes /  No
- 2. Zoning District fit the proposed and remaining lots (s)?  Yes /  No
- 3. Proposed lot meet the minimum width and area requirements?  Yes /  No
- 4. Do the existing structures meet the setbacks for the District?  Yes /  No
- 5. Do the existing structures meet the height limitations?  Yes /  No
- 6. Do the existing (proposed) structures meet the lot coverage?  Yes /  No
- 7. Do the Accessory structures meet the principal structure ratio?  Yes /  No
- 8. Existing building heights conform to district?  Yes /  No
- 9. Shoreland, Wetland, Flood plain issues?  Yes /  No
- 10. Steep slope issues?  Yes /  No
- 11. Commercial parking standards met?  Yes /  No
- 12. Screening requirements met?  Yes /  No
- 13. Outside lighting requirements?  Yes /  No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Planning Review**

- 1. Density Study Needed?  Yes /  No
  - 2. Determination of Legal Status  Yes /  No
  - 3. In compliance with Town plan?  Yes /  No
  - 4. Land Division Compliance?  Yes /  No
- Splits \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contacts / Correspondence: (date: issue)



10842

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

# Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name EPIC SYSTEMS CORPORATION  
 Address 1979 Milky Way, Verona, WI, 53593  
 Phone (608) 271-9000  
 Email steve@epic.com

Agent's Name Nathan Lockwood, P.E.  
 Address 7530 Westward Way, Madison, WI, 53717  
 Phone (608) 833-7530  
 Email nlockwood@donofrio.cc

Town: Verona Parcel numbers affected: 062/0608-172-8550-4

Section: 17 Property address or location: 2645 Country View rd, Verona, WI, 53593

Zoning District change: (To / From / # of acres) A-3/~~RM-4~~/35.45 To LC-1 14571

Soil classifications of area (percentages) Class I soils: 0% Class II soils: 5% Other: 95%

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Ⓞ Other:

EPIC Systems would like to re-zone the above parcel to allow for the installation of bathroom facilities on the property. The town of Verona has requested residential zoning to comply with their comprehensive plan. The facilities would be for the use of a small number of EPIC landscaping and maintenance staff.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Nathan Lockwood

Date: 3/18/15

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

Date: March, 18<sup>th</sup> 2015

To: Dane County Planning and Development  
Zoning Division, City County Building, Room 116  
210 Martin Luther King Jr. Blvd.  
Madison, WI 53703

Re: Epic-2015- Anderson rezoning

**Enclosed you will find the following related information:**

- Dane County Land Zoning Change Application + Fees

- Supporting Documentation: Legal Description, Site Plan, Soil Maps, Supporting

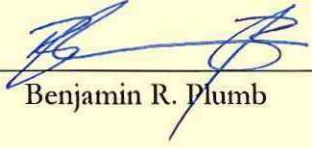
  1   Number of copies

- For your approval and/or comment.
- Per your request.
- With our approval, as noted thereon.
- For your information.
- Preliminary only
- Revised copy

**Remarks:**

Please find attached the application and attachments for the request for rezoning of lands belonging to EPIC Systems Corporation. Consultation with the Town of Verona has resulted in a request for RH zoning, in order to comply with the Town's comprehensive plan. If you have any questions regarding this application, please contact me at your convenience.





































Sincerely yours,  
D'Onofrio, Kottke and Associates, Inc.

  
\_\_\_\_\_  
Benjamin R. Plumb

FN: 12-05-130

Soil Map—Dane County, Wisconsin  
(EPIC-anderson Rezoning)

### MAP LEGEND

- |                                                                                     |                        |                                                                                                         |  |
|-------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------------------------------------------|--|
| <b>Area of Interest (AOI)</b>                                                       |                        |  Spoil Area            |  |
|    | Area of Interest (AOI) |  Stony Spot            |  |
| <b>Soils</b>                                                                        |                        |  Very Stony Spot       |  |
|    | Soil Map Unit Polygons |  Wet Spot              |  |
|    | Soil Map Unit Lines    |  Other                 |  |
|    | Soil Map Unit Points   |  Special Line Features |  |
| <b>Special Point Features</b>                                                       |                        | <b>Water Features</b>                                                                                   |  |
|    | Blowout                |  Streams and Canals    |  |
|    | Borrow Pit             | <b>Transportation</b>                                                                                   |  |
|    | Clay Spot              |  Rails                 |  |
|    | Closed Depression      |  Interstate Highways   |  |
|    | Gravel Pit             |  US Routes             |  |
|    | Gravelly Spot          |  Major Roads           |  |
|    | Landfill               |  Local Roads           |  |
|    | Lava Flow              | <b>Background</b>                                                                                       |  |
|    | Marsh or swamp         |  Aerial Photography    |  |
|    | Mine or Quarry         |                                                                                                         |  |
|   | Miscellaneous Water    |                                                                                                         |  |
|  | Perennial Water        |                                                                                                         |  |
|  | Rock Outcrop           |                                                                                                         |  |
|  | Saline Spot            |                                                                                                         |  |
|  | Sandy Spot             |                                                                                                         |  |
|  | Severely Eroded Spot   |                                                                                                         |  |
|  | Sinkhole               |                                                                                                         |  |
|  | Slide or Slip          |                                                                                                         |  |
|  | Sodic Spot             |                                                                                                         |  |

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin  
Survey Area Data: Version 12, Sep 18, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

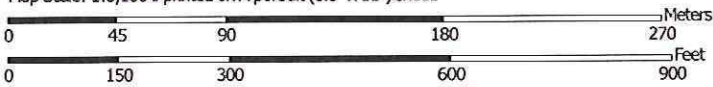
Date(s) aerial images were photographed: Apr 29, 2011—Sep 10, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Soil Map—Dane County, Wisconsin  
(EPIC-anderson Rezoning)



Map Scale: 1:3,100 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 16N WGS84



## Map Unit Legend

Dane County, Wisconsin (WI025)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DpC	Dodgeville silt loam, 6 to 12 percent slopes	9.0	25.1%
EdC2	Edmund silt loam, 6 to 12 percent slopes, eroded	0.9	2.4%
GaC2	Gale silt loam, 6 to 12 percent slopes, eroded	4.0	11.1%
HuB	Huntsville silt loam, 2 to 6 percent slopes	2.4	6.6%
Ot	Otter silt loam	12.3	34.4%
Pa	Palms muck, 0 to 2 percent slopes	2.6	7.2%
TrB	Troxel silt loam, 1 to 3 percent slopes	4.7	13.2%
<b>Totals for Area of Interest</b>		<b>35.7</b>	<b>100.0%</b>

To LC-1 Desc. to be revised

REZONING - PARCEL # 0608-172-8550-4

-HJH

Legal Description

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 17, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit: Beginning at the northwest corner of said Section 17; thence S89°33'37"E, 766.30 feet along the north line of said NW1/4 to a point on the west line of Lot 2, Certified Survey Map No.2572; thence S00°01'53"W, 344.70 feet to the southwest corner of Lot 2, Certified Survey Map No. 2572; thence S89°35'56"E, 574.16 feet along the south line of Lots 1 and 2, Certified Survey Map No. 2572 and the easterly extension thereof to the east line of said NW 1/4 of the NW 1/4; thence S01°23'11"E, 968.59 feet along said east line to the southeast corner of the said NW 1/4 of the NW 1/4; thence S89°58'52"W, 1331.51 feet along the south line of said NW 1/4 of the NW 1/4 to the southwest corner of said NW 1/4 of the NW 1/4; thence N01°23'32"W, 1323.73 feet along the west line of said NW 1/4 of the NW 1/4 to the point of beginning. Containing 1,558,716 square feet (35.783 acres).



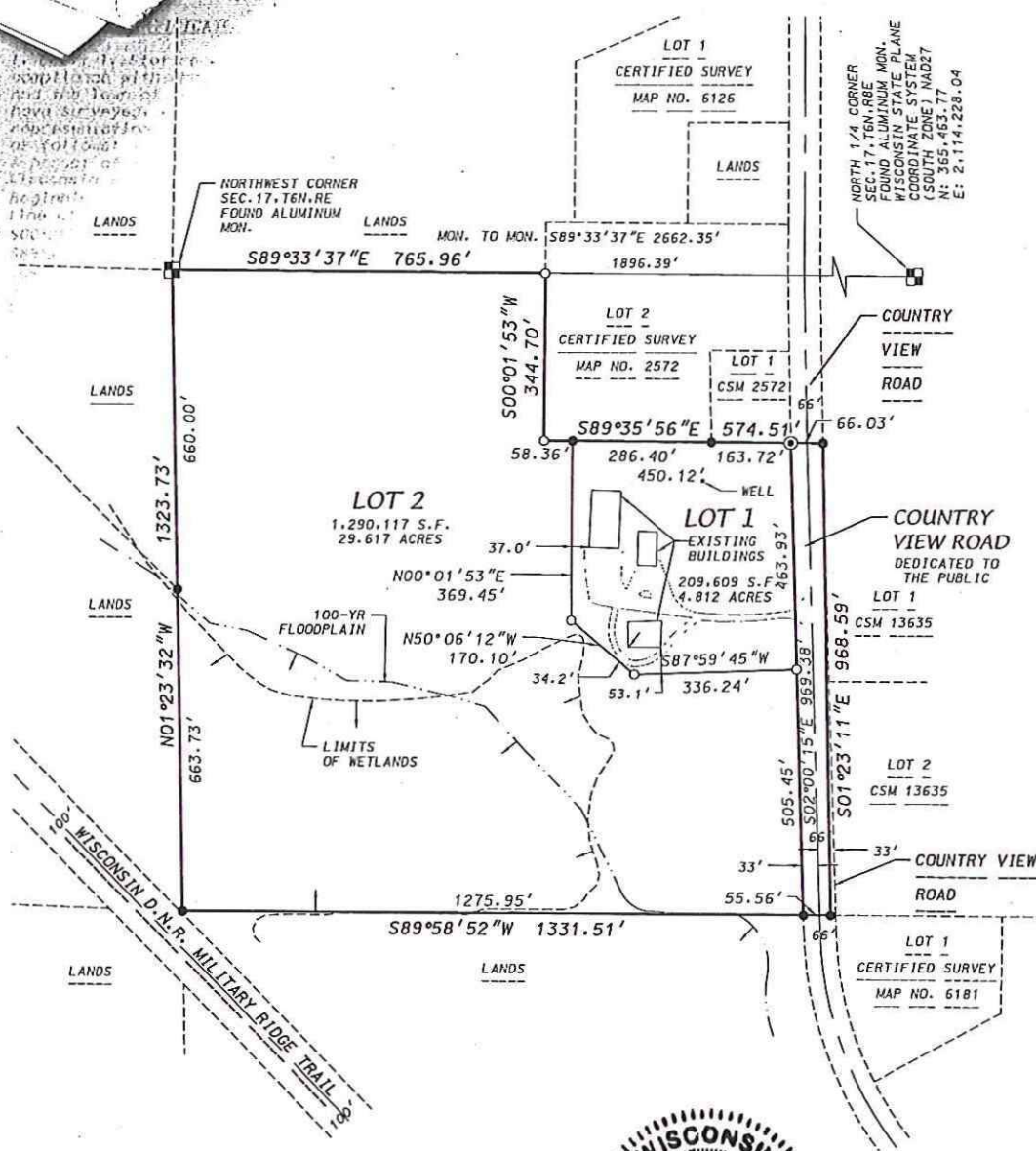
PARCEL TO BE REZONED FROM A-3 TO LC-1

Legal Description

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 17, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit: Commencing at the northwest corner of said Section 17; thence S89°33'37"E, 766.30 feet along the north line of said NW1/4 to a point on the west line of Lot 2, Certified Survey Map No. 2572; thence S00°01'53"W, 344.70 feet to the southwest corner of Lot 2, Certified Survey Map No. 2572; thence S89°35'56"E, 58.36 feet to the point of beginning; thence continuing S89°35'56"E, 450.12 feet along the south line of Lots 1 and 2, Certified Survey Map No. 2572 to the southeast corner of Lot 1, Certified Survey Map No. 2572; thence S02°00'15"E, 463.93 feet; thence S87°59'45"W, 336.24 feet; thence N50°06'12"W, 170.10 feet; thence N00°01'53"E, 369.45 feet to the point of beginning. Containing 209,609 square feet (4.812 acres).

# CERTIFIED SURVEY MAP

PARCEL OF LAND LOCATED IN THE NW1/4 OF THE NW1/4  
 MON 17, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN



**LEGEND**

- FOUND 1" PIPE
- FOUND 3/4" IRON REBAR
- PLACED 3/4"x18" IRON REBAR WT=1.5 LB/FT

SURVEYED FOR:  
 EPIC  
 1979 Milky Way  
 Verona, WI  
 53593



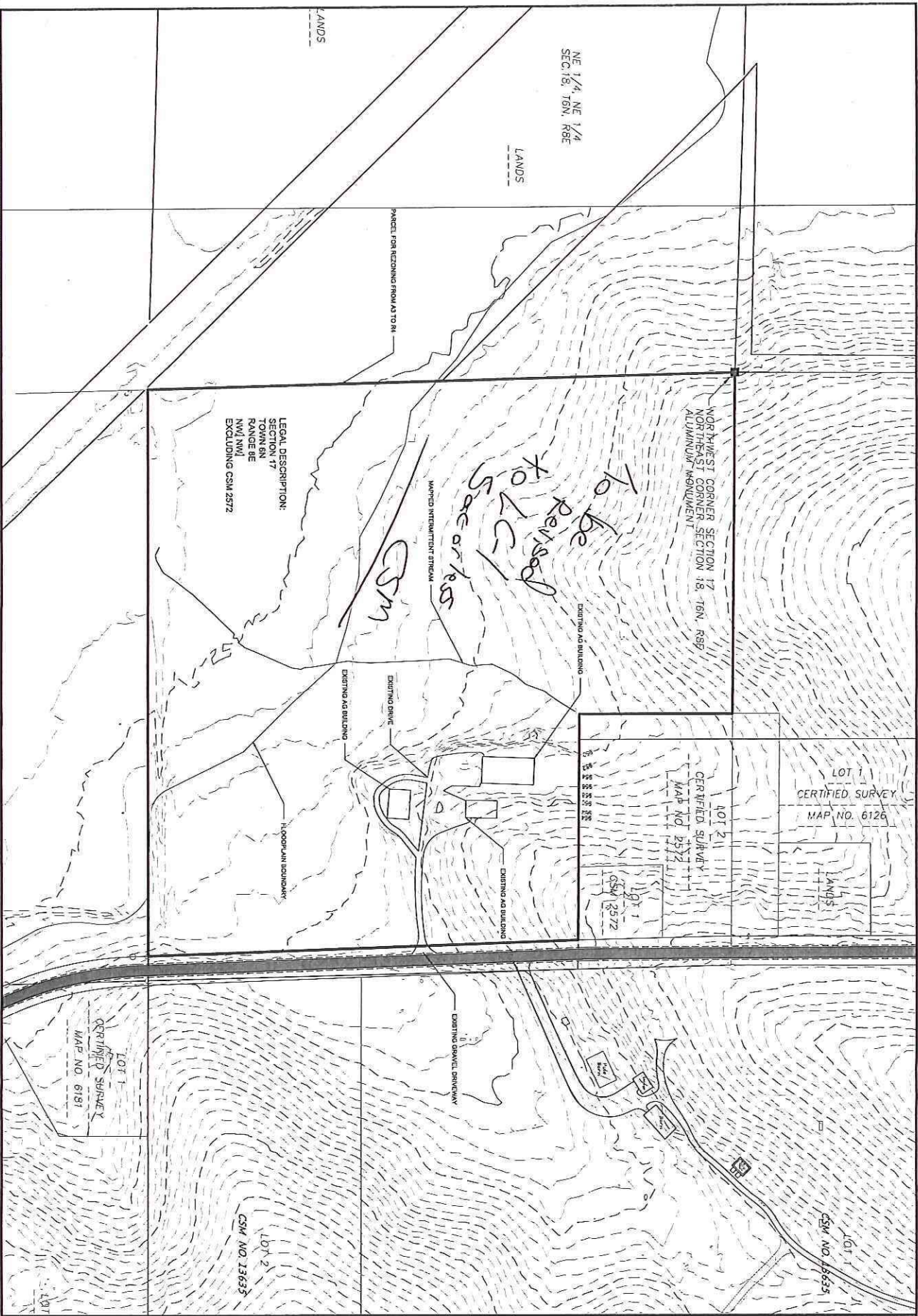
GRID NORTH  
 WISCONSIN STATE PLANE  
 COORDINATE SYSTEM  
 (SOUTH ZONE) NAD27

0 300  
 Scale 1" = 300'

DATE: March 20, 2015  
 F.N.: 12-05-130  
 C.S.M. NO. \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7550 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



FILE: U:\Map\770210\Drawings\0714 Anderson Remed. ANOD.dwg DATE: 05/19/15 15:00

LEGAL DESCRIPTION:  
SECTION 17  
T6N  
R6E  
NMI NMI  
EXCLUDING CSM 2572

NORTHWEST CORNER SECTION 17  
NORTHEAST CORNER SECTION 18, T6N, R6E  
ALUMINUM MGNULMENT

LOT 1  
CERTIFIED SURVEY  
MAP NO. 6126

LOT 2  
CERTIFIED SURVEY  
MAP NO. 2572

CSM 13572

HOODMAN BOUNDARY

LOT 1  
CERTIFIED SURVEY  
MAP NO. 6181

LOT 2  
CSM NO. 13635

LOT 1  
CSM NO. 13635

**SITE PLAN**

DATE: 3/18/2015  
 DESIGNED BY: JML, DML  
 CHECKED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

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### EPIC 2015 - Anderson Septic ZONING AMENDMENT

Town of Verona, Dane County, Wisconsin

**D'ONOFRIO KOTKE AND ASSOCIATES, INC.**  
 7550 Woodward Way, Madison, WI 53717  
 Phone: 608.833.7550 • Fax: 608.833.1039  
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**