

Staff Report
**Zoning & Land
Regulation
Committee**

Public Hearing: **December 16, 2025**

Zoning Amendment Requested:

TO

Size: **Acres**

Survey Required: **No**

Reason for the request:

Rezoning a portion of land from wetland status to non-wetland status pursuant to Dane County Code of Ordinances Section 11.10.

Petition 12231

Town, Section:

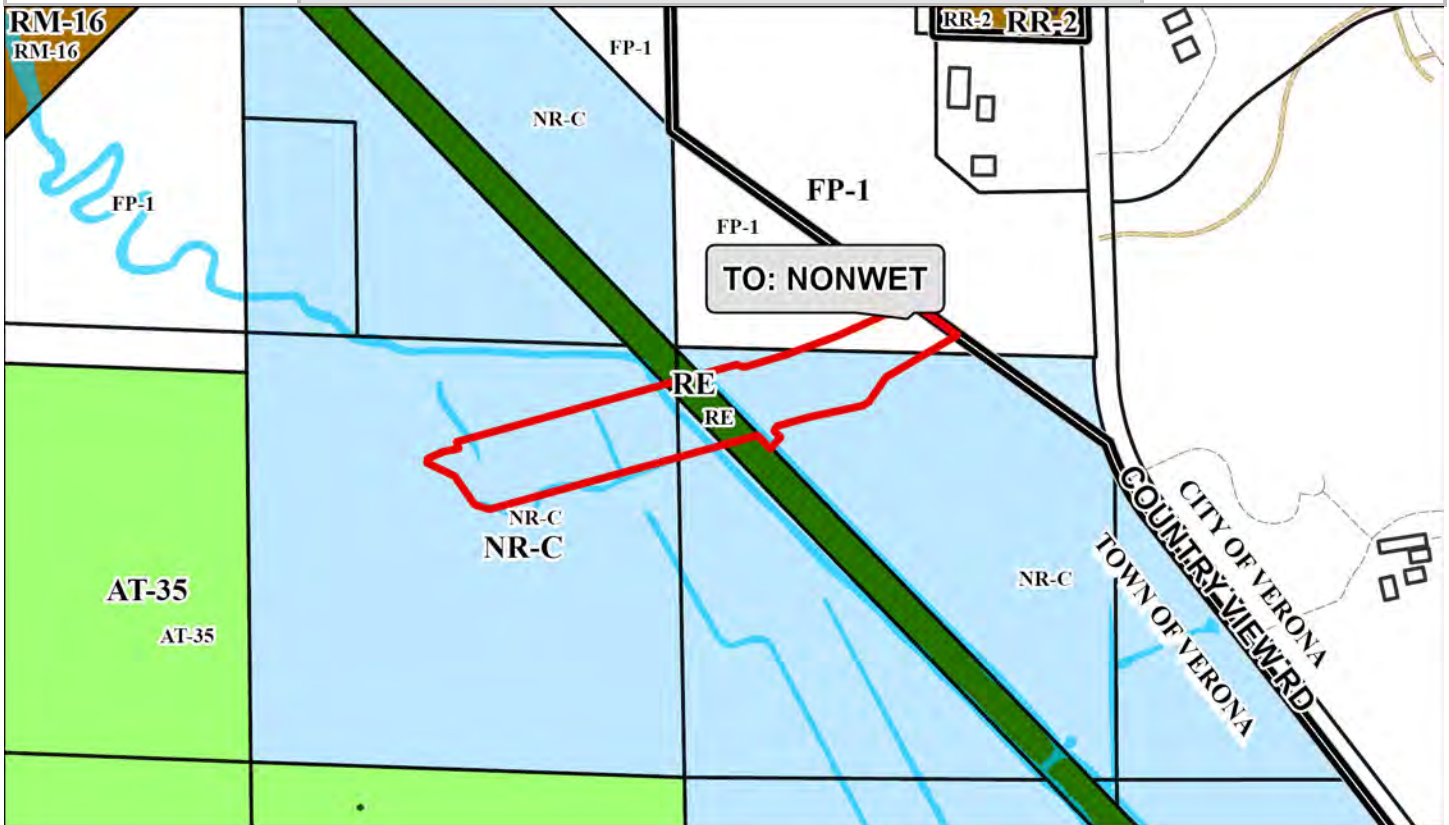
VERONA, Section 17

Applicant:

**EPIC SYSTEMS
CORPORATION**

Address:

**SOUTHEAST OF 2645
COUNTRY VIEW ROAD**



DESCRIPTION: Applicant is requesting zoning approximately 7.7 acres out of wetland overlay zoning, to enable road and bridge construction to the adjoining lands across the Sugar River and the Military Ridge Trail. Epic proposes to build a road and bridge as a private drive under Town and County jurisdiction, as part of the current expansion of the Epic campus. The driveway would provide a secondary access from the south into the campus off of US Highway 151 (see map image on next page, from the application).

If approved, this petition would remove this acreage from the Dane County Wetland Inventory Maps and the applicable wetland regulations under Chapter 11 Dane County Code of Ordinances. This rezone out of wetland is necessary to allow the proposed developments permitted within DNR's Wisconsin Wetland Individual Permit IP-SC-2024-13-00583 by Epic Systems Corporation.

The project was proposed with this timing in order to facilitate the road construction before the property is eligible for annexation, because the land is not yet able to be annexed under the [2016 Boundary Agreement](#) between the Town and City of Verona. See related [CUP Petition #2688](#) for construction of a driveway through lands in the NR-C zoning district.

OBSERVATIONS: The wetland inventory maps may be amended, or portions declassified if the Committee finds that the removal of wetland area will not have a significant adverse impact upon any of the following:

- (a) Storm and flood water storage capacity;
- (b) Maintenance of dry season stream flow, the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland;

- (c) Filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters;
- (d) Shoreline protection against soil erosion;
- (e) Fish spawning, breeding, nursery or feeding grounds;
- (f) Wildlife habitat; or
- (g) Areas of special recreational, scenic or scientific interest, including scarce wetland types.

RESOURCE PROTECTION: As of November 23, 2025, Wisconsin Department of Natural Resources has issued the necessary permits for the stream realignment, bridge crossing, and associated wetland impacts. The stream realignment is an ecologic restoration restoring the natural stream meandering as the Sugar River was previously channelized in the reach downstream from the proposed bridge. The ecological restoration by the developer is intended to insure enhancement and mitigation of any perceived adverse impact from the bridge crossing and associated wetland impacts. All necessary state and county permits to proceed with the restoration project have been approved.

TOWN ACTION: The process of rezoning lands out of wetland does not require town action. The Town of Verona has been notified of this petition and may opt to provide advisory comments.

DNR ACTION: County ordinance requires that rezone out-of-wetlands greater than 5 acres be noticed to DNR for comment. DNR did not provide any comments or raise concerns regarding the proposed rezone or development.

COMPREHENSIVE PLAN: This proposal is in the Natural/Recreational Resources and Farmland Preservation planning areas. The proposal includes water way restoration and is intended to improve the natural resource. The Future Land Use map does not indicate planned development in this area; however, the area the bridge will connect to is planned for Agricultural Transition with development bordering the area to the southwest. Locating transportation features is permitted as a conditional use in these planning areas. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

STAFF RECOMMENDATION: Staff finds that the application materials and associated DNR approved plans are sufficient to satisfy the requirement to remove the land from the shoreland-wetland district. The associated stream restoration will provide significant ecological benefit to support the removal of wetland regulations within the proposed bridge corridor. However, at the time of writing, staff is aware the applicant is considering annexing the land to the City of Verona. Staff recommends postponement by ZLR, to allow more time for the applicants to consider whether they will continue to pursue this rezone, or if they will annex the land and pursue development approvals through the City.

Please contact Hans Hilbert at (608) 266-4993 or hilbert.hans@danecounty.gov if you have questions about this petition or staff report.

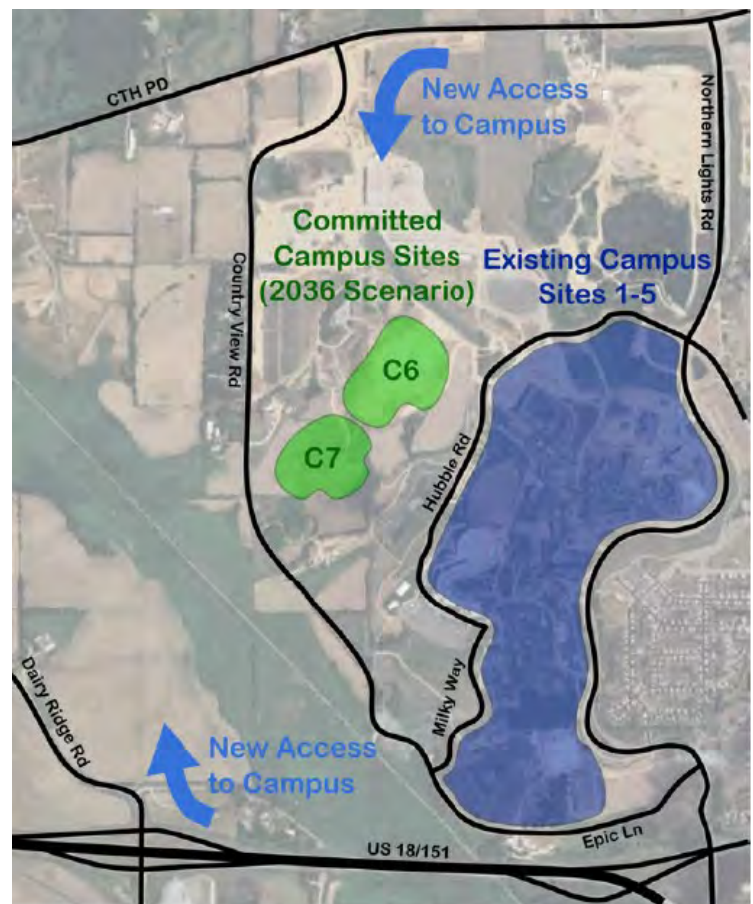


Figure 1- Committed Campus Sites