

Dane County
Conditional Use Permit
Application

Application Date	C.U.P Number
10/17/2025	DCPCUP-2025-02688
Public Hearing Date	
12/16/2025	

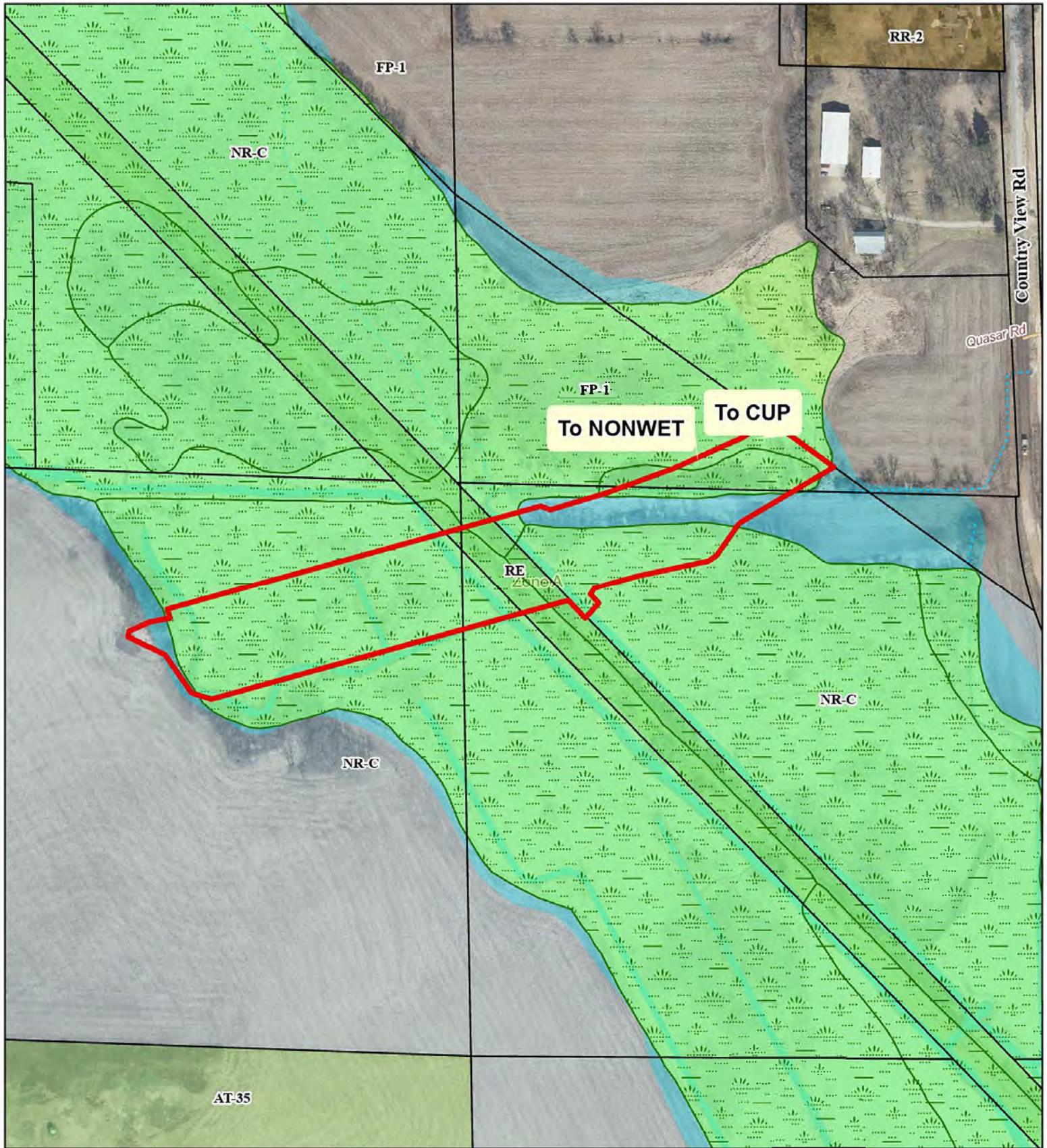
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME EPIC SYSTEMS CORPORATION	Phone with Area Code (608) 209-1777	AGENT NAME D'ONOFRIO KOTTKE AND ASSOCIATES - NATHAN LOCKWOOD	Phone with Area Code (608) 206-6873
BILLING ADDRESS (Number, Street) 1979 MILKY WAY		ADDRESS (Number, Street) 7530 WESTWARD WAY	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Madison, WI 53717	
E-MAIL ADDRESS j		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
Southwest of 2645 Country View Road				-	
TOWNSHIP VERONA	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-181-9500-1		---		0608-172-9002-0	

CUP DESCRIPTION
construction of a driveway through the NR-C Natural Resource Conservation Zoning District

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.211(3)	8.1

<div>DEED RESTRICTION REQUIRED?</div> <div><input type="checkbox"/> Yes <input type="checkbox"/> No</div> <div>Applicant Initials _____</div>	<div>Inspectors Initials</div> <div>RWL1</div>	<div>SIGNATURE:(Owner or Agent)</div>
		<div>PRINT NAME:</div>
		<div>DATE:</div>



CUP 2688
EPIC SYSTEMS CORPORATION

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas
- 1% Annual Chance Flood Hazard



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:		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

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

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.

Supplemental Memo

Project: Sugar River Crossing with Hyper Drive (Shoreland Rezone and Conditional Use Permit)

Prepared by: Lockwood/DKA

Issued: 10/16/25

Epic has been working with partners in the Town of Verona, City of Verona, WDNR, WDOT and USACE to facilitate a secondary access from the south into the Verona Campus off Hwy 151. The road will eventually be called Hyper Drive and is being designed to City of Verona public road standards.

For the purpose of this rezone application and the conditional use permit, the project is considered a “driveway” as there the bridge and 2 lanes of roadway will be private until Right-of-Way dedication happens with a Plat, or other survey tool, at a later date. All road alignments southwest and south of the subject rezone are 90% designed. Alignments outside of the NR-C zoning area are 50% and considered conceptual.

A Traffic Impact Analysis (TIA) has been continually updated by AECOM (City of Verona Engineer) since 2003 and many improvements have been made over the years. In Early 2024, the recommendation was made to establish a SW connection to Hwy 151 which was used in the Practicable Alternatives Analysis (PAA) when permitting with WDNR and USACE.

The TIA and PAA, and the need to cross the Sugar River, can be summarized from the documents accepted by WDNR and quoted below:

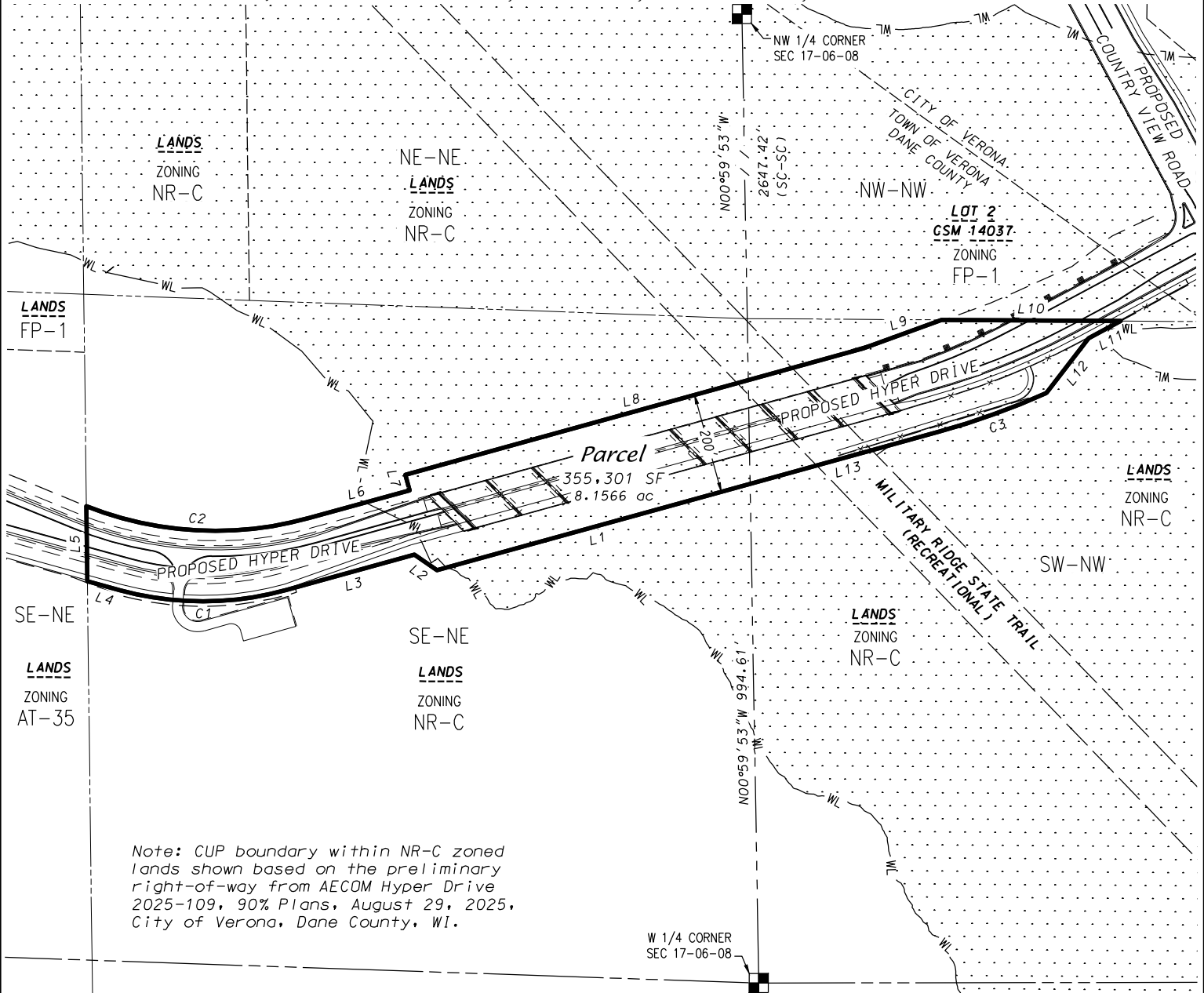
“The TIA has determined that western access points along CTH PD and US 18/151 are critical to meet the purpose and need of the project

A new major thoroughfare (Referred to as the West Road) will be needed to connect CTH PD to US 18/151 and providing access to the west side of the Epic campus. The West Road will be similar in function to Northern Lights Road, connecting CTH PD to US 18/151, and serving as a major public thoroughfare on the edge of Epic’s campus. Any alternative route for the new west thoroughfare given the geography of the area will include a new crossing of the Sugar River and would be located in or across wetlands.”

The specific location of the wetland crossing was worked out in detail with the WDNR to minimize impacts on certain wetland types and several environmental uplifts are included in the overall project such as approximately one mile of stream relocation will be completed to restore the Sugar River’s natural meanders previously removed by the railroad as well as restoration of 6.19 ac of farmed wet meadow, establishing an area 3.53 ac in size as an upland buffer along the edge of existing wetlands, and maintenance/management to maintain the intact 11.26 ac sedge meadow wetland community as a high-quality sedge meadow wetland type.

EXHIBIT A

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 17, AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 18; ALL IN TOWNSHIP 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY WISCONSIN



Note: CUP boundary within NR-C zoned lands shown based on the preliminary right-of-way from AECOM Hyper Drive 2025-109, 90% Plans, August 29, 2025, City of Verona, Dane County, WI.

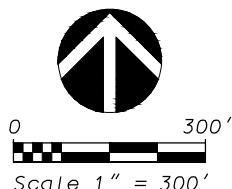
LINE#	DIRECTION	LENGTH	LINE#	DIRECTION	LENGTH
L1	S74°34'06"W	647.07'	L8	N74°34'06"E	946.20'
L2	N55°14'14"W	54.67'	L9	N69°57'03"E	165.62'
L3	S74°34'06"W	265.25'	L10	S89°37'23"E	356.93'
L4	N74°40'56"W	67.43'	L11	S61°50'20"W	72.55'
L5	N0°42'14"W	149.57'	L12	S37°31'31"W	137.69'
L6	N74°34'06"E	208.09'	L13	S74°34'06"W	390.20'
L7	N15°25'54"W	32.00'			

DATE: 10-16-25

F.N.: 23-05-101

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



CURVE TABLE

CURVE NO.	ARC LENGTH	CURVE RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	334.89'	624.00'	30°44'58"	S89°56'35"W	330.88'
C2	451.88'	700.00'	36°59'12"	S86°56'18"E	444.07'
C3	227.64'	1507.00'	8°39'18"	S70°14'27"W	227.43'

**Exhibit B – Legal Description
CUP Boundary**

Part of the SW 1/4 of the NW 1/4 of Section 17, and part of the SE 1/4 of the NE 1/4 of Section 18; all in Township 6 North, Range 8 East, Town of Verona, Dane County Wisconsin, containing 355,301 square feet (8.1566 acres) described as follows:

Commencing at the West 1/4 Corner of said Section 17; thence along the West line of the NW 1/4 of said Section 17, N00°59'53"W, 984.63 to the POINT OF BEGINNING; thence S74°34'06"W, 647.07 feet; thence N55°14'14"W, 54.67 feet; thence S74°34'06"W, 265.25 feet; thence 334.89 feet along the arc of a curve to the right with a radius of 624.00 feet and chord of S89°56'35"W, 330.88 feet; thence N74°40'56"W, 67.43 feet; thence N00°42'14"W, 149.57 feet; thence 451.88 feet along the arc of a curve to the left with a radius of 700.00 feet and chord of S86°56'18"E, 444.07 feet; thence N74°34'06"E, 208.09 feet; thence N15°25'54"W, 32.00 feet; thence N74°34'06"E, 946.20 feet; thence N69°57'03"E, 165.62 feet; thence S89°37'23"E, 356.93 feet; thence S61°50'20"W, 72.55 feet; thence S37°31'31"W, 137.69 feet; thence 227.64 feet along the arc of a curve to the right with a radius of 1507.00 feet and chord of S70°14'27"W, 227.43 feet; thence S74°34'06"W, 390.20 feet to the POINT OF BEGINNING.

Nathan Lockwood, P.E., as a staff member of D'Onofrio Kottke & Associates, is authorized to act as my agent with regard to erosion control, stormwater management, driveway, right-of-way opening, and/or environmental permitting, for all projects located on lands owned by Epic Systems Corporation.

James Schumacher, Director of Facilities

James S Schumacher (Printed Name)

[Signature]
Signature

8/1/19
Date

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this 1st day of August, 2019, the above named James Schumacher, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public

My Commission Expires Is permanent

Link to supporting documentation for CUP 2688

Below is the download link to the Wetlands Rezone and Conditional Use Permit applications for the NR-C lands related to the proposed Hyper Drive serving the Epic campus:

 [2025-10-16 Epic Rezone and CUP](#)