D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717 • Phone: 608.833.7530 • www.donofrio.cc

Date: October 18, 2019

To: City of Verona
Attn: Katherine Holt
111 Lincoln Street
Verona, WI 53593

Re: Epic Systems – Campus 5 – Phase 2 – CUP Submittal

Enclosed you will find the following related information:

1. (1) Copy of the completed application form
2. Check # 7310 – Submittal Fee
3. (10) Copies of the project description
4. (10) Copies of the required site and architectural plans

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

Remarks:

None

cc:

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

_____
Nathan G. Lockwood, PE

FN: 12-05-130 C-5 Buildings

Plan Commission Application

City of Verona – Planning & Development Department

111 Lincoln Street
Verona, WI 53593-1520
(608) 848-9941

X	Description		Administrative Fee
	Annexation		$ 300.00 + Taxes
X	Conditional Use Permit		$ 300.00
X	Site Plan		$ 300.00
	Variance		$ 300.00
	Zoning Map Amendment (From _____ To _____)		$ 300.00
	Zoning Text Amendment		$ 300.00
	Planned Unit Development	Step 2: Concept	$ 300.00
		Step 3: General Development Plan Review	$ 300.00
		Step 4: Precise Implementation Plan Review	$ 300.00
	Certified Survey Map (CSM)		$ 150.00 + $100/lot
	Preliminary Plat Review		$ 300.00 + $50/lot
	Final Plat Review		$ 300.00 + $25/lot

***NOTE: Administrative filing fees are due at the time an application is filed with the City and are not refundable. In addition to the Administrative fees, City staff time (City Engineer and City Attorney) will be charged back to the applicant. The Applicant will receive monthly invoices of payments due.**

Date:
10/15/2019

Project/Business Name:
Campus 5 Phase 2

Address/Location:
802 Northern Lights Road

City, State, Zip Code:
VERONA, WI, 53593

Proposed Use of Property:

Applicant: DKA c/o Nathan Lockwood, P.E	**Property Owner:** EPIC SYSTEMS CORP. c/o Tod Sloan
Address: 7530 Westward Way	**Address** 1979 MILKY WAY
City/State/Zip Madison, WI, 53717	**City/State/Zip:** VERONA, WI, 53593
Phone: 608-833-7530	**Phone:** 608-271-9000
E-mail: nlockwood@donofrio.cc	**E-mail:** tod@epic.com
Signature:	**Signature:**

By filing the application that results in a public hearing, the applicant agrees and consents to the placement of a sign on his or her property. The applicant also agrees that the sign shall be left in the location(s) chosen by the Zoning Administrator until after the public hearing occurs, unless the application is formally withdrawn by the applicant prior to the public hearing. The applicant shall periodically check the sign to verify that the sign has not been removed and has not been modified or vandalized. The applicant shall immediately notify the Zoning Administrator if the sign was removed or if the sign was modified or vandalized.

City of Verona

Planning and Development
111 Lincoln Street
Verona, WI 53593-1520
Phone: (608) 845-848-9941 Fax: (608) 845-8613
www.ci.verona.wi.us

Official Plan Commission submittal includes:

1. 1 copy of the completed application form.

2. Submittal fee, check payable to the City of Verona. Additional charges may be billed to the applicant as the City Engineer's review time is charged back to the applicant.

3. 10 collated copies at 8 ½" x 11" of a written description describing details of your project.

4. 10 collated copies at 11" x 17" of the following plans:
   - Site Plan – Showing existing and proposed buildings & parking.
   - Landscaping Plan – Showing existing and proposed plantings & points.
   - Lighting Plan – Showing light locations, light levels and fixture details.
   - Grading, Drainage, Erosion Control Plans – With contours & flow arrows.
   - Utility Plans – Showing the location of existing and proposed utility lines.
   - Floor Plans – Showing the size and use of the existing & proposed buildings.
   - Elevation drawings – Scaled drawings identifying materials and heights.
   - Stormwater calculations – Engineering calculations.
   - Project detail sheets – Any details may be included in separate sheets.

5. CD or email with all above plans in digital format

Epic Systems – Campus 5 Phase 2
Project Description

Epic proposes to expand their existing corporate campus located at 1979 Milky Way – Verona. This proposed expansion, Campus 5 Phase 2, will add two new office buildings (Mystery and Castaway) to the existing Campus 5. These two buildings will add approximately 180,000 sf of floor space (approximately 90,000 square feet and 350 offices, each). When complete, Campus 5 will have a total of seven buildings and a combined area of approximately 700,000 sf of floor space

Mystery will be located on top of the existing underground parking structure (Campus 5 Ramp). It will be connected to Jules Verne (currently under construction) with a skyway. Castaway will be located just north of the Campus 5 Ramp. Castaway will have a below grade connection to the Parking Ramp as well as a skyway to Mystery.

There are no new exterior areas for trash or recycling. Refuse will to be handled internally and directed to existing screened facilities on the Epic Campus.

The existing Campus 5, office buildings and parking structure, are surrounded by utilities and fire access. Alice, Oz, Chocolate Factory, and Grimm are already occupied with Jules Verne under construction. The two proposed structures will be served by the existing facilities.

With approval of the proposed design, Mystery construction is expected to begin in 2020 with Castaway to follow in 2021.

Mystery and Castaway will use quality exterior materials similar to other Campus 5 buildings. Similarly, each building will be uniquely landscaped to a level that is in-line with the surrounding Epic campuses.

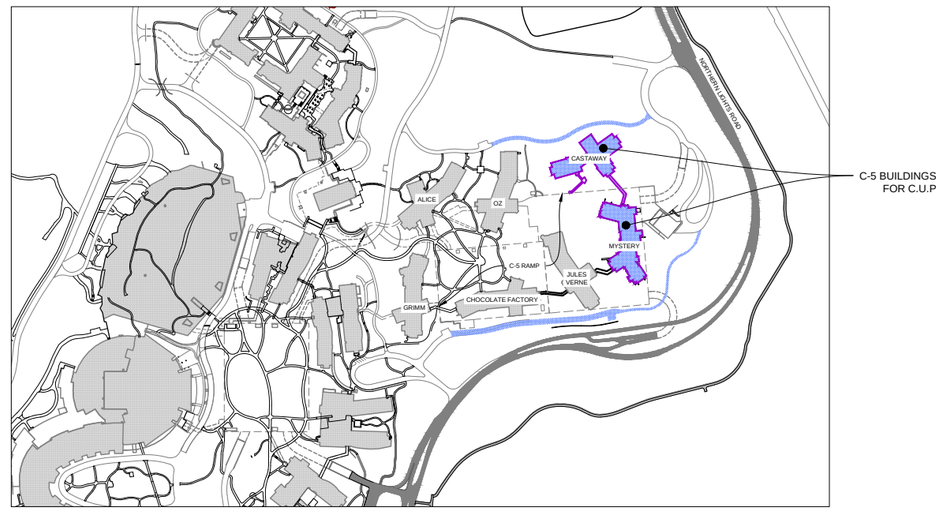
The last stormwater plan from 07-27-2015 included additional impervious square footage. The proposed Campus 5 expansion (Mystery and Castaway) and approximately 48,000 square feet of hardscape (firelane, minor surface parking, and sidewalks) had been previously accounted for in the approved stormwater management plan.

Epic will continue to pursue down lighting at building entrances and employee paths with emphasis on minimizing light pollution.

CAMPUS -5
PHASE - II

Site Plan Details

Total Property Area within Urban Service Area	649.3 ac	
Campus 1		
Building Footprint Area	315,947 sf	
Sidewalk	53,570 sf	
Gravel Path	30,000 sf	
Total Campus 1 Impervious	399,517 sf	(9.17 ac)
Learning Campus		
Building Footprint Area	415,000 sf	
Sidewalk	25,000 sf	
Total Learning Campus Impervious	440,000 sf	(10.10 ac)
Campus 2		
Building Footprint Area	212,000 sf	
Surface Parking	10,000 sf	
Sidewalk	30,000 sf	
Hardscapes near buildings	50,000 sf	
Total Campus 2 Impervious	302,000 sf	(6.9 ac)
Deep Space		
Building Footprint Area (Buried)	340,000 sf	
Surrounding Hardscapes	40,000 sf	
Total Deep Space Impervious	40,000 sf	(0.9 ac)
Farm Campus		
Building Footprint Area	99,000 sf	
Sidewalk	20,500 sf	
Total Farm Campus Impervious	119,500 sf	(2.75 ac)
King's Cross		
Building Footprint Area	12,600 sf	
Surrounding Hardscapes	21,000 sf	
Total Foodservice Impervious	33,000 sf	(0.75 ac)
Campus 4		
Underground Parking Footprint	205,995 sf	
Proposed Building Footprint Area	157,149 sf	
Sidewalks / Hardscapes	61,073 sf	
Total Campus 4 Impervious	218,222 sf	(5 ac)
Campus 5		
Underground Parking Footprint	420,000 sf	
Building Footprint Area	180,000 sf	
Surrounding Hardscapes	120,000 sf	
Phase 2 Buildings	**65,000 sf**	
Phase 2 Hardscape (Approximate Only)	**48,000 sf**	
Total Campus 5 Impervious	**413,000 sf**	**(5 ac)**
General Site		
Site Roads (Includes temp surface parking)	~58.9 ac	
Open Water~	~18.0 ac	
Total Impervious	**121.07 ac**	
Total Green Space	**528.23 ac**	
Percent Impervious	**18.6%**	



CITY OF VERONA
DANE COUNTY, WISCONSIN

Campus Parking Count

Campus 1	
Zodiac Ramp	1,215 Cars
Zodiac Ramp (Exposed)	175 Cars
Surface	20 Cars
Campus 2	
Yoda Ramp	2,025 Cars
Surface	5 Cars
CAMPUS 3	
Farmyard Ramp	1,070 Cars
Surface	7 Cars
Campus 4	
Abyss Ramp	2,065 Cars
Surface	13 Cars
Campus 5	
Jabberwocky Ramp	3,076 Cars
Surface	10 Cars
Total Parking	~9,500 Spaces

INDEX OF SHEETS

1. CG-001 COVER SHEET
2. CG-051 CIVIL - CAMPUS 5 SITE PLAN
3. CS-101 CIVIL - GRADING PLAN
4. EC-201 CIVIL - EROSION CONTROL PLAN
5. CU-401 CIVIL - UTILITY PLAN
6. ARCH - SITE PLAN
7. ARCH - MYSTERY-BUILDING ELEVATIONS
8. ARCH - MYSTERY-BUILDING FLOOR PLANS
9. ARCH - CASTAWAY-BUILDING ELEVATIONS
10. ARCH - CASTAWAY-BUILDING FLOOR PLANS

LEGEND

- LIGHT POLE
- SIGN
- FIELD INLET
- CATCHBASIN
- SANITARY MANHOLE
- HYDRANT PROPOSED
- HYDRANT EXISTING
- VALVE PROPOSED
- VALVE EXISTING
- E — ELECTRIC
- GEO — GEOTHERMAL
- SAN — SANITARY SEWER
- STO — STORM SEWER
- WAT — WATER MAIN
- 1022 — EXISTING CONTOUR
- 1022 — PROPOSED CONTOUR
- PAVEMENT SAWCUT
- BITUMINOUS PAVEMENT
- UTILITY REMOVAL
- X — TREE REMOVAL

OWNER:
EPIC SYSTEMS CORPORATION
CONTACT: TOD SLOAN
1979 MILKY WAY
VERONA, WI 53593
608-271-9000

ARCHITECT:
CUNINGHAM GROUP ARCHITECTURE
CONTACT: BRIAN TUCKER, AIA, LEED AP
201 MAIN STREET SE, SUITE 325
MINNEAPOLIS, MN 55414
312.379.3400

CIVIL ENGINEERING / LAND SURVEYOR:
D'ONOFRIO , KOTTKE & ASSOCIATES, INC.
CONTACT: NATHAN LOCKWOOD, P.E.
7530 WESTWARD WAY
MADISON, WI 53717
608-833-7530

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Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

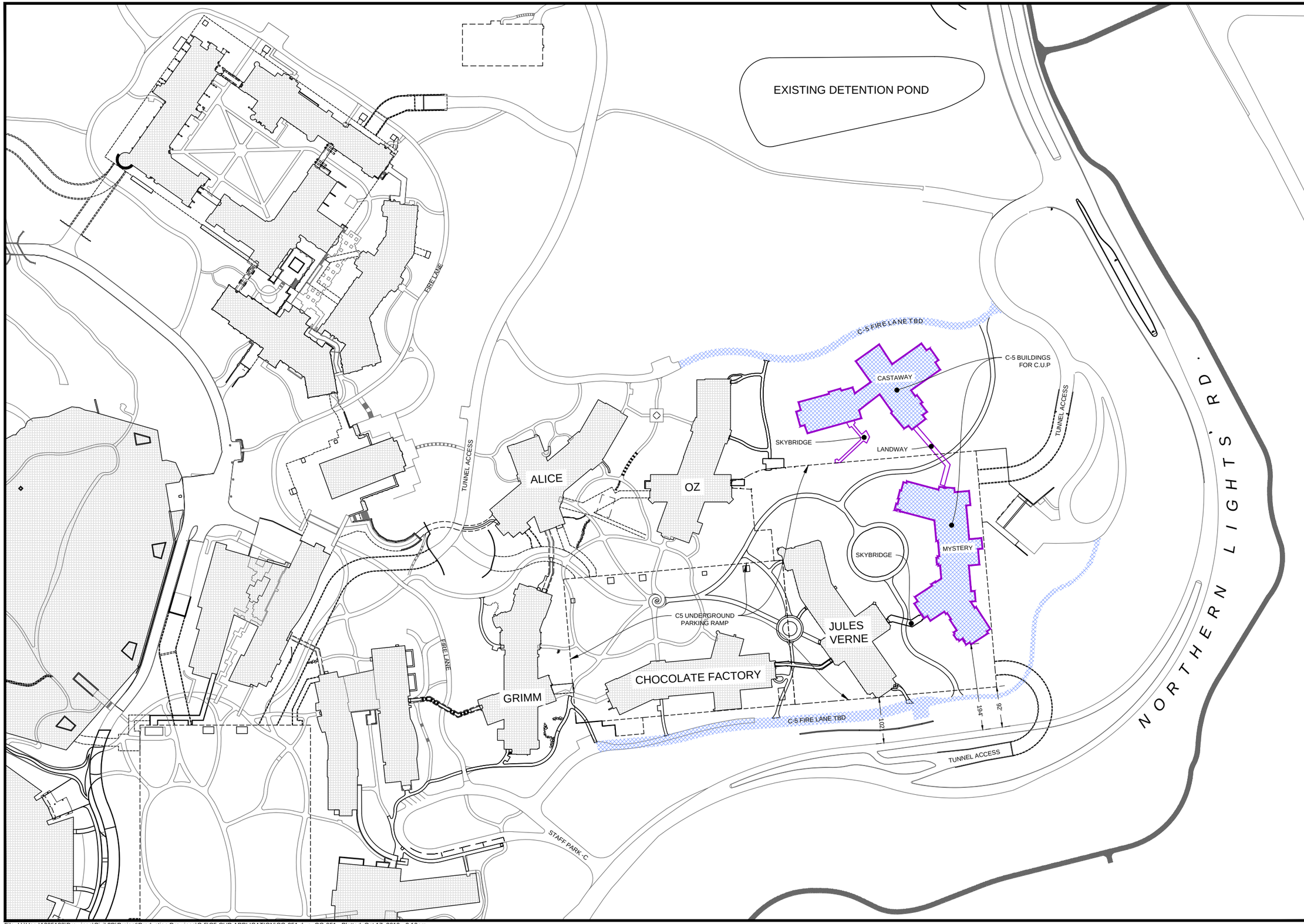
COVER SHEET

CAMPUS - 5 PHASE-II
C.U.P AMENDMENT

CITY OF VERONA, DANE COUNTY, WISCONSIN

DATE: 10-15-19
REVISED:

DRAWN BY: YM
FN: 12-05-130
Sheet Number:
CG-001



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SITE PLAN

CAMPUS - 5 PHASE-II

C.U.P AMENDMENT

CITY OF VERONA, DANE COUNTY, WISCONSIN

0 100'

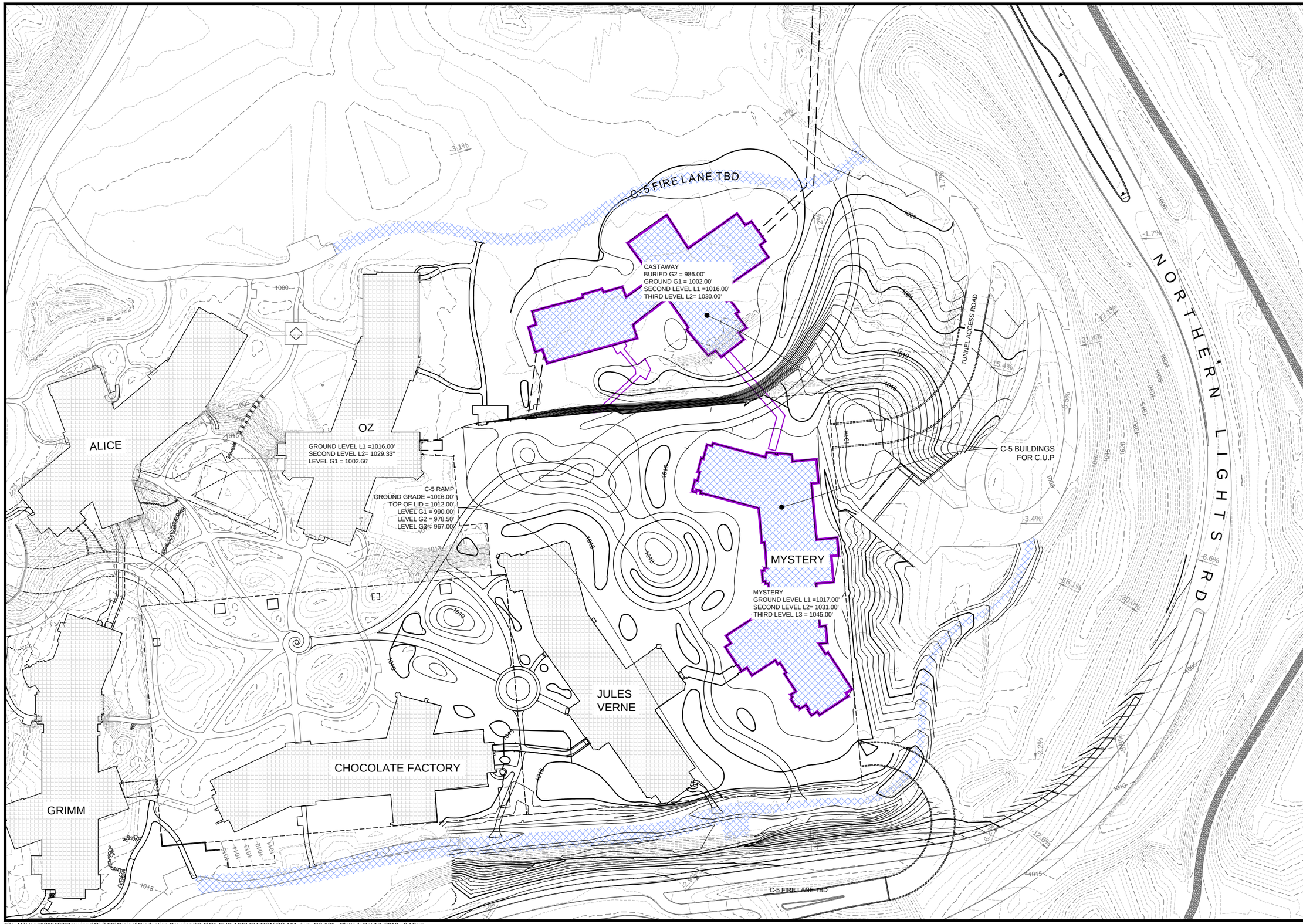
DATE: 10-15-19

REVISED: REV # DR #

DRAWN BY: YM

Sheet Number:
CG-051

File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\C-5\C5 CUP APPLICATION\CG-051.dwg CG-051 Plotted: Oct 17, 2019 - 3:10pm



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GRADING PLAN

CAMPUS - 5 PHASE-II

C.U.P AMENDMENT

CITY OF VERONA, DANE COUNTY, WISCONSIN

0 60'

DATE: 10-15-19

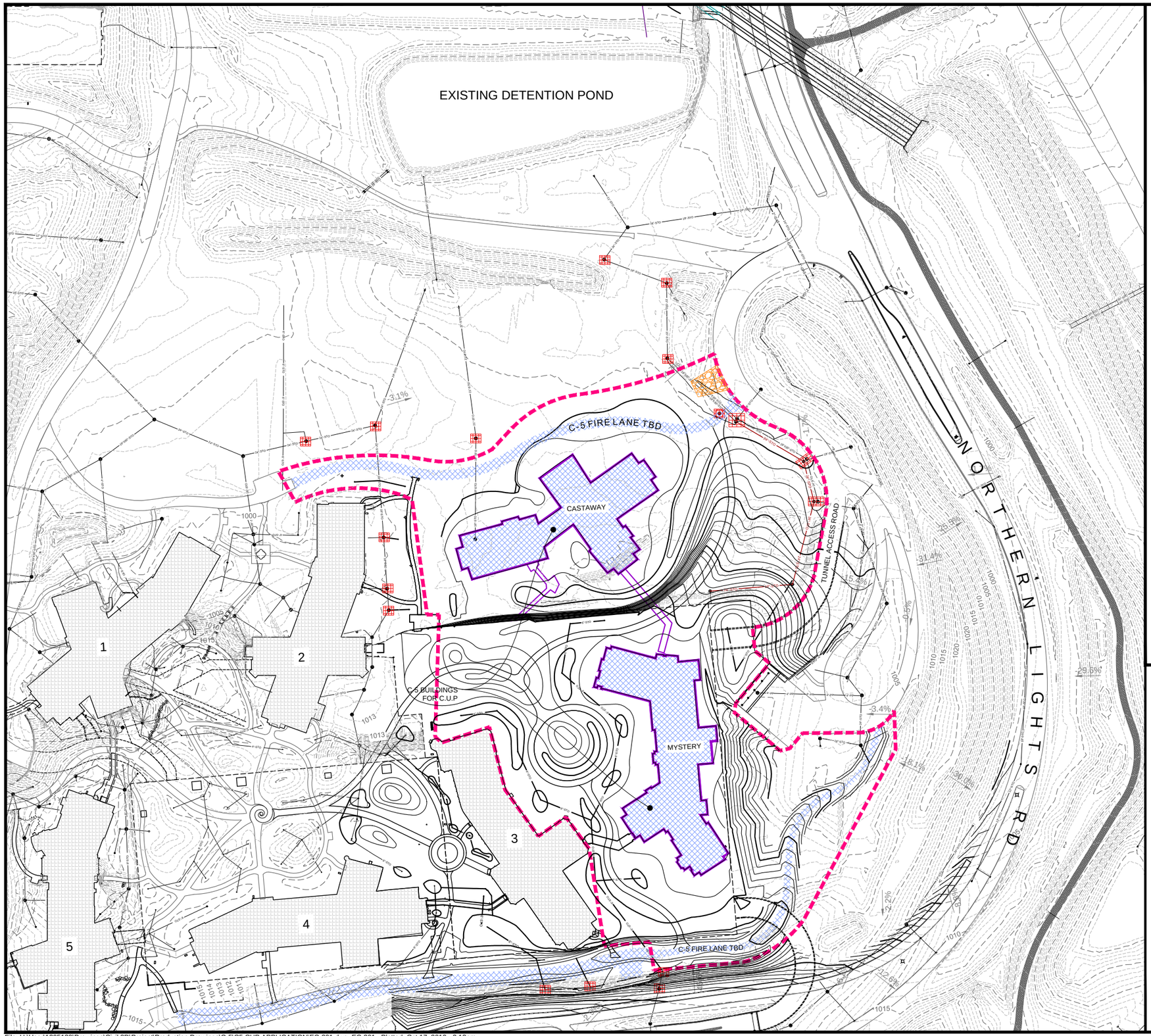
REVISED: REV # DR #

DRAWN BY: YM

Sheet Number:

CS-101

File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\C-5\C5 CUP APPLICATION\CS-101.dwg CS-101 Plotted: Oct 17, 2019 - 3:12pm



PROJECT LEGEND

- PROPOSED CONTOURS (965)
- EXISTING CONTOURS (966)
- SILT SOCK DIA. = 8" MIN.
- DISTURBED AREA
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

AREA OF DISTURBANCE = 479,075 SF = 11.-AC

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1 WITH THE EXCEPTION OF SLOPES SURROUNDING THE UPSTERAM INLET OF THE CULVERT. 2:1 SLOPES IN THIS AREA SHOULD BE STABILIZED USING CLASS I, TYPE B EROSION MAT.
9. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
10. ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL BE KEPT ON-SITE AND CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
11. ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
12. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
13. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
14. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SOFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 ½ POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.
15. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.
16. CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

EROSION CONTROL PLAN

CAMPUS - 5 PHASE-II
C.U.P AMENDMENT

CITY OF VERONA, DANE COUNTY, WISCONSIN

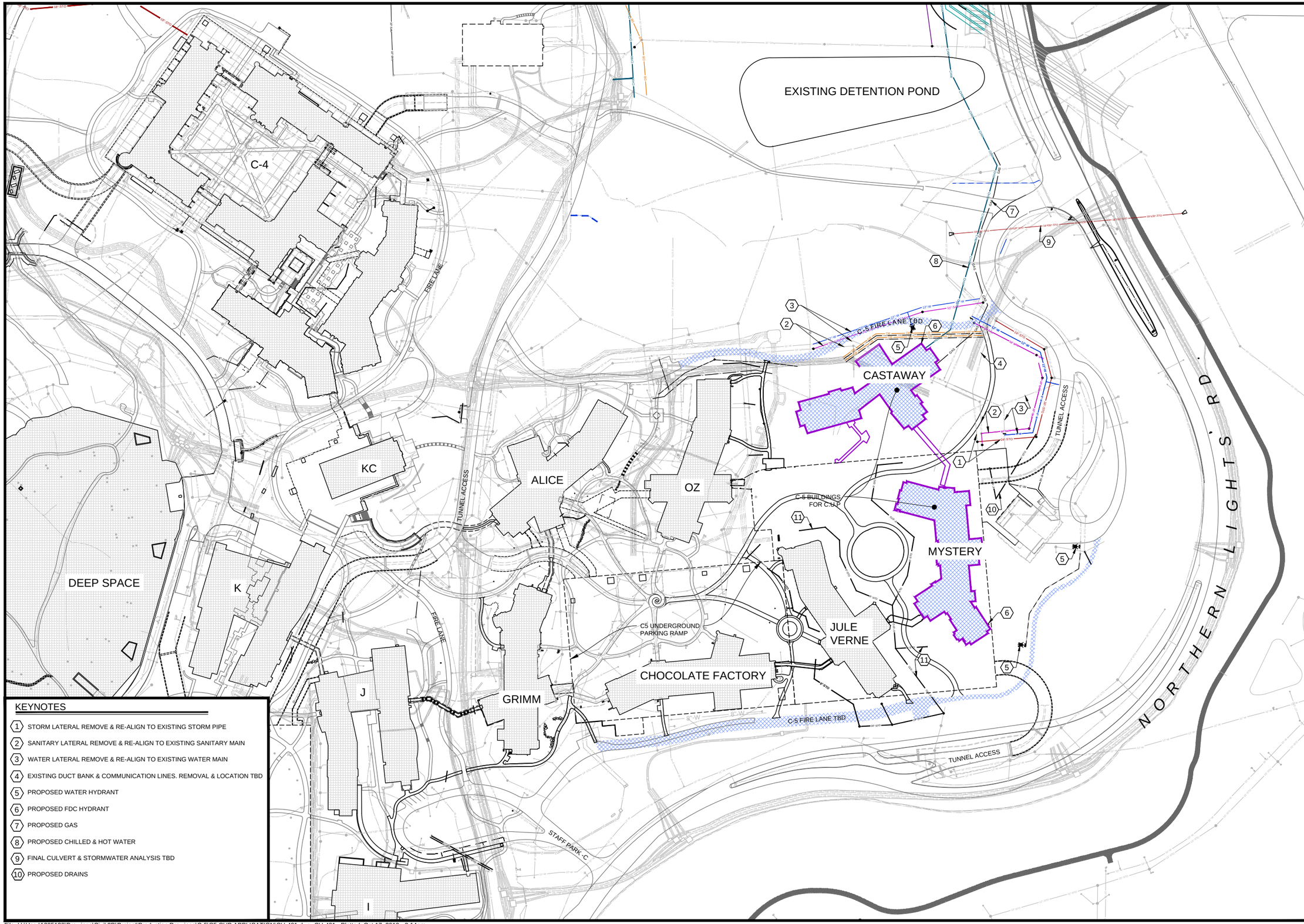
0 60'

DATE: 10-15-19

REVISED: REV # DR #

DRAWN BY: YM

Sheet Number:
EC-201



KEYNOTES

1. STORM LATERAL REMOVE & RE-ALIGN TO EXISTING STORM PIPE
2. SANITARY LATERAL REMOVE & RE-ALIGN TO EXISTING SANITARY MAIN
3. WATER LATERAL REMOVE & RE-ALIGN TO EXISTING WATER MAIN
4. EXISTING DUCT BANK & COMMUNICATION LINES. REMOVAL & LOCATION TBD
5. PROPOSED WATER HYDRANT
6. PROPOSED FDC HYDRANT
7. PROPOSED GAS
8. PROPOSED CHILLED & HOT WATER
9. FINAL CULVERT & STORMWATER ANALYSIS TBD
10. PROPOSED DRAINS

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UTILITY PLAN

CAMPUS - 5 PHASE-II

C.U.P AMENDMENT

CITY OF VERONA, DANE COUNTY, WISCONSIN

0 100'

DATE: 10-15-19

REVISED: REV # DR #

DRAWN BY: YM

Sheet Number:

CU-401

Campus 5 Phase 2 - Future Proposed

VERONA WISCONSIN

SCALE 1" = 200'

October 15, 2019

CUNINGHAM GROUP

Campus 5 Phase 2 - Future Proposed Campus 5 Circulation

VERONA WISCONSIN

Scale : 1″ = 100′

October 15, 2019

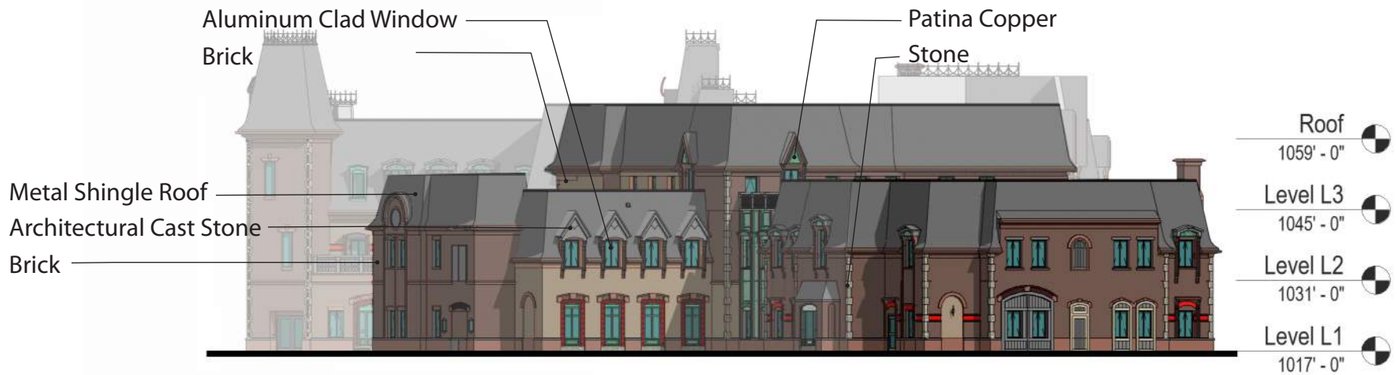
CUNINGHAM GROUP

North Elevation

Scale 1:30

West Elevation

Scale 1:30

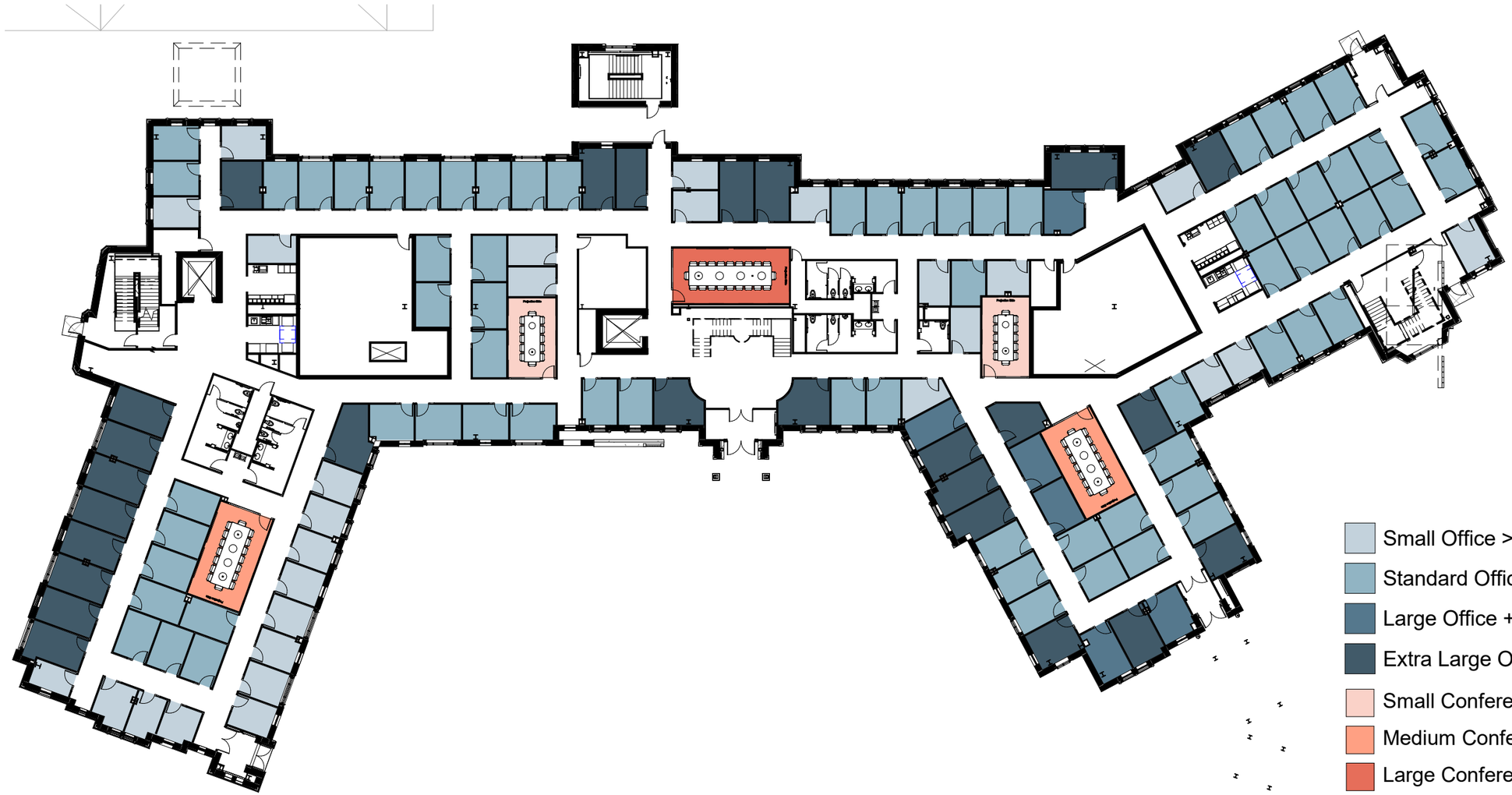


South Elevation

Scale 1:30

East Elevation

Scale 1:30



- Small Office > - 5%
- Standard Office +/- 5%
- Large Office +5 - 10%
- Extra Large Office > + 10%
- Small Conference
- Medium Conference
- Large Conference

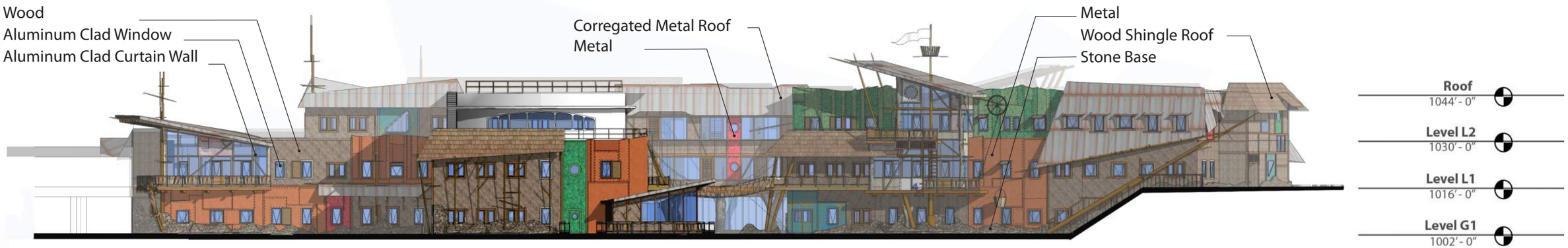
Campus 5 Phase 2 - Mystery Floorplan Level 1

VERONA WISCONSIN

Scale 1" = 30'

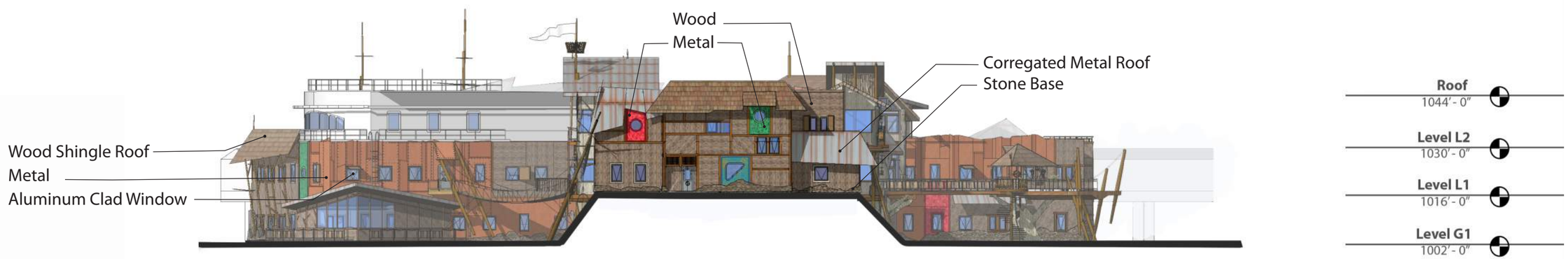
October 15, 2019

CUNINGHAM GROUP



North Elevation

Scale 1:30

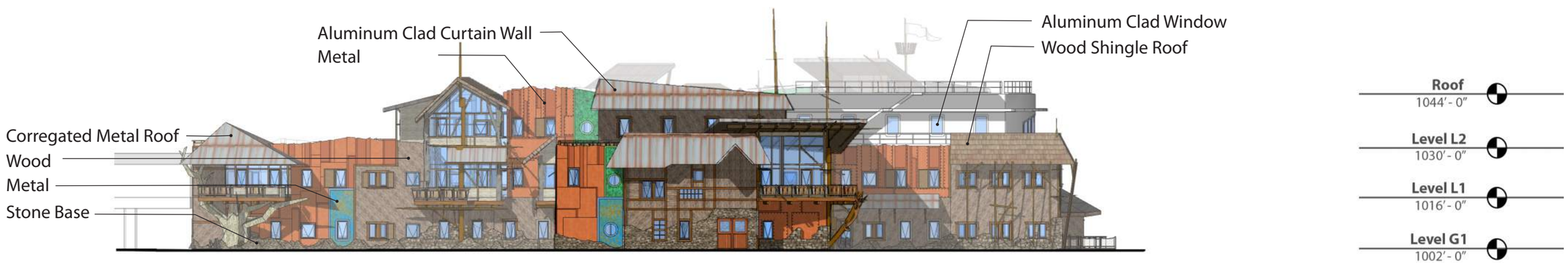


West Elevation

Scale 1:30

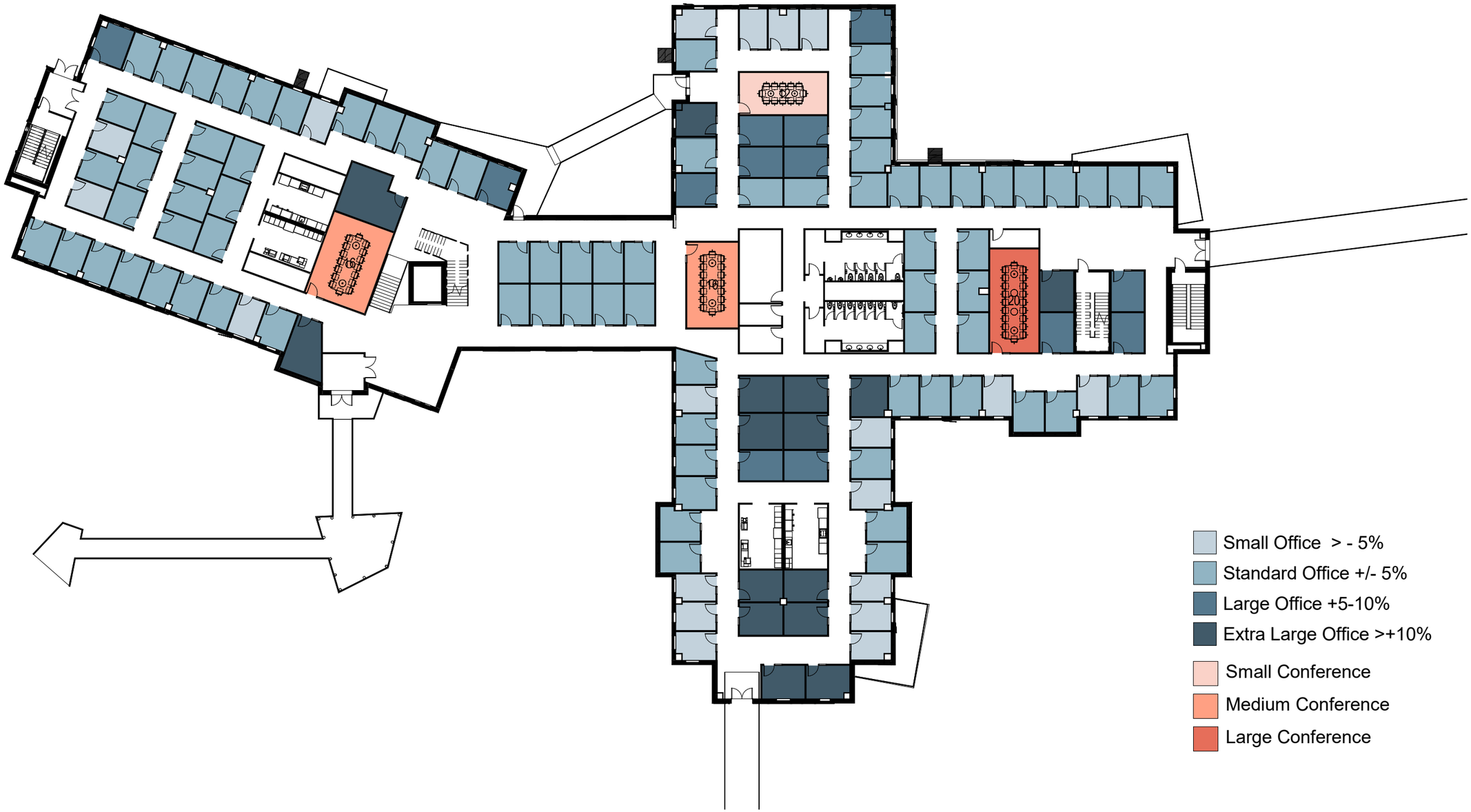
South Elevation

Scale 1:30



East Elevation

Scale 1:30



Campus 5 Phase 2 - Castaway Floorplan Level 1

VERONA WISCONSIN

Scale 1" = 30'

October 15, 2019

CUNINGHAM GROUP