Planning Report

City of Verona

Plan Commission 2-3-2020

Epic – Workshop

Site Plan and Conditional Use Permit

Summary: The Applicant is requesting a site plan review to construct an approximately 17,000 square foot workshop near the Contractor Annex building on Epic's campus. The proposed building will be used for woodwork and paint work, which requires a conditional use permit amendment for a group development and site plan approval.

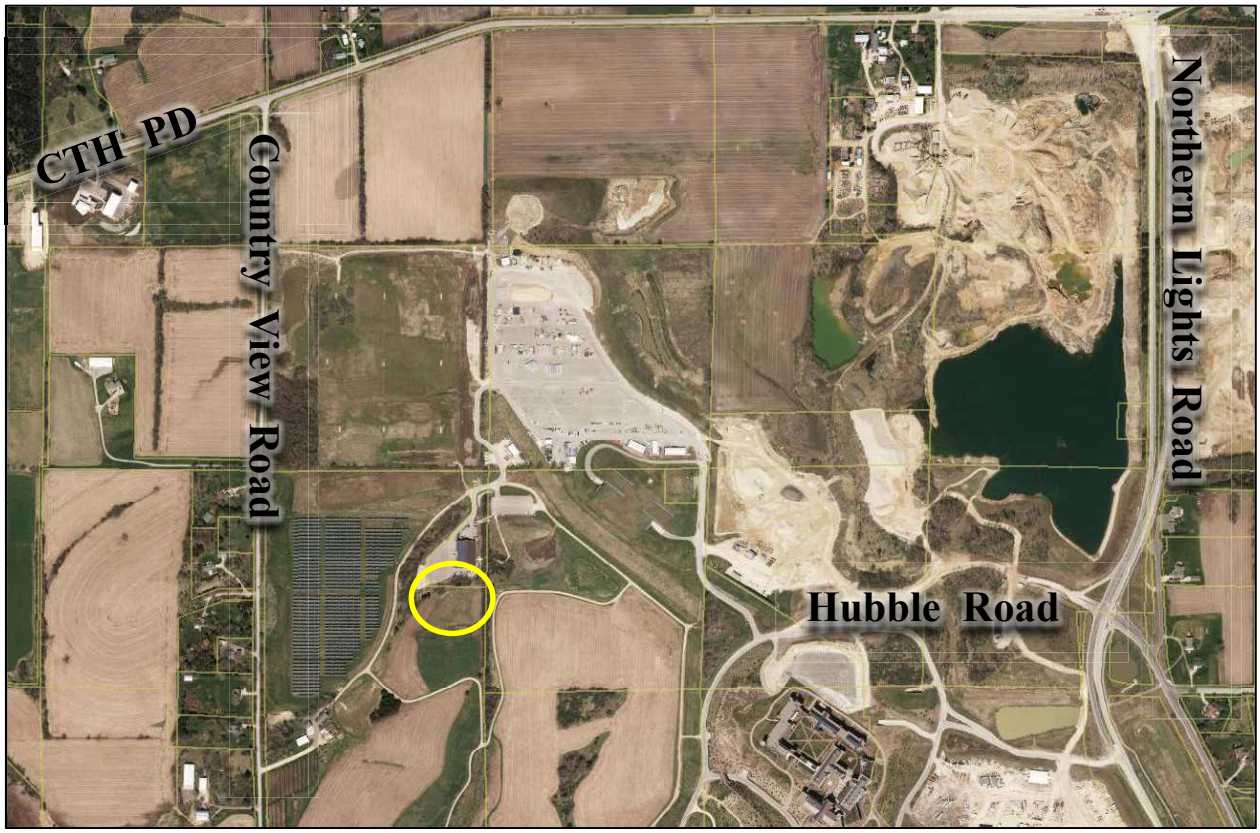
Property Location: 1979 Milky Way

Property Owner: Epic Systems Corporation
1979 Milky Way
Verona, WI 53593

Applicant: Same

Existing Zoning: Suburban Industrial (SI)
Existing Land Use: Vacant land
Proposed Land Use: Workshop

Figure 1 – Location Map



Background:

Epic is requesting an initial review to locate an on-site Workshop that will be used for woodwork and paint work. The building is intended to include office space, paint shop, art studio and woodworking shop.

Below is a summary of Epic's building construction in the vicinity of this proposal:

- **June 2014** – Contractor Annex – City grants Epic a CUP, group development, to construct a contractor annex building of approximately 36,300 square feet west of the existing Campus and east of the existing solar field.
- **May 2018** – Vehicle Fleet Maintenance Workshop – City grants Epic a CUP, group development, to construct a vehicle fleet maintenance workshop of 11,550 square feet.

The proposed building requires an amendment to Epic's CUP and site plan approval.

Planning Review:

Bulk Requirements:
The proposed Workshop will conform to all Zoning requirements for the Suburban Industrial (SI) Zoning District. The height of the Workshop will be twenty-nine (29) feet tall, which is under the maximum height requirement of forty-five (45) feet. Staff has no concerns with the proposed location as it is not easily visible from any roadways.

Access:
Access to the site will continue to be from the existing access drive that connects to the Contractor Annex building and the existing parking lot. A second access point connects to the existing gravel road to the southwest that will be used infrequently for delivering large bulk materials and garbage collection. Staff has no concerns with access. Sufficient parking is located nearby for the contractor annex building and staff has no concerns with parking for the building.

Landscaping and Lighting:
The proposed building will be screened by planting two (2) different types of maple trees and three (3) different types of oak trees. The landscaping plan exceeds the minimum requirements for the City. Further, Epic has a long history of exceeding the minimum landscaping point requirements for the City.

A lighting plan was submitted as part of the Application. All lighting is within the acceptable range for the Property. The lighting does not affect the neighboring properties as it is 0 footcandles at the property lines, while the zoning ordinance allows 0.4 footcandles at the property lines. Staff has no concerns with the lighting.

Drainage/Stormwater:
New impervious surface is added as part of this proposal as well as other buildings since 2014. As part of the project, the Applicant has prepared a detailed stormwater

management plan. The Applicant is proposing to modify the existing detention pond to handle the increase stormwater runoff. Staff has no concern at this time.

Architecture:
The proposed Workshop is a similar design and color to the existing Contractor Annex building and the Vehicle Fleet Maintenance Workshop nearby as depicted in Figure 2. The building will consist of a premanufactured red metal building with solar panels to match the other structures in the area as depicted in Figure 3. The building contains windows to allow natural light to enter the Workshop. Staff has no concerns with the design of the buildings.

Figure 2 - Drone view with photo rendering showing the Workshop to the left and the Annex in the center

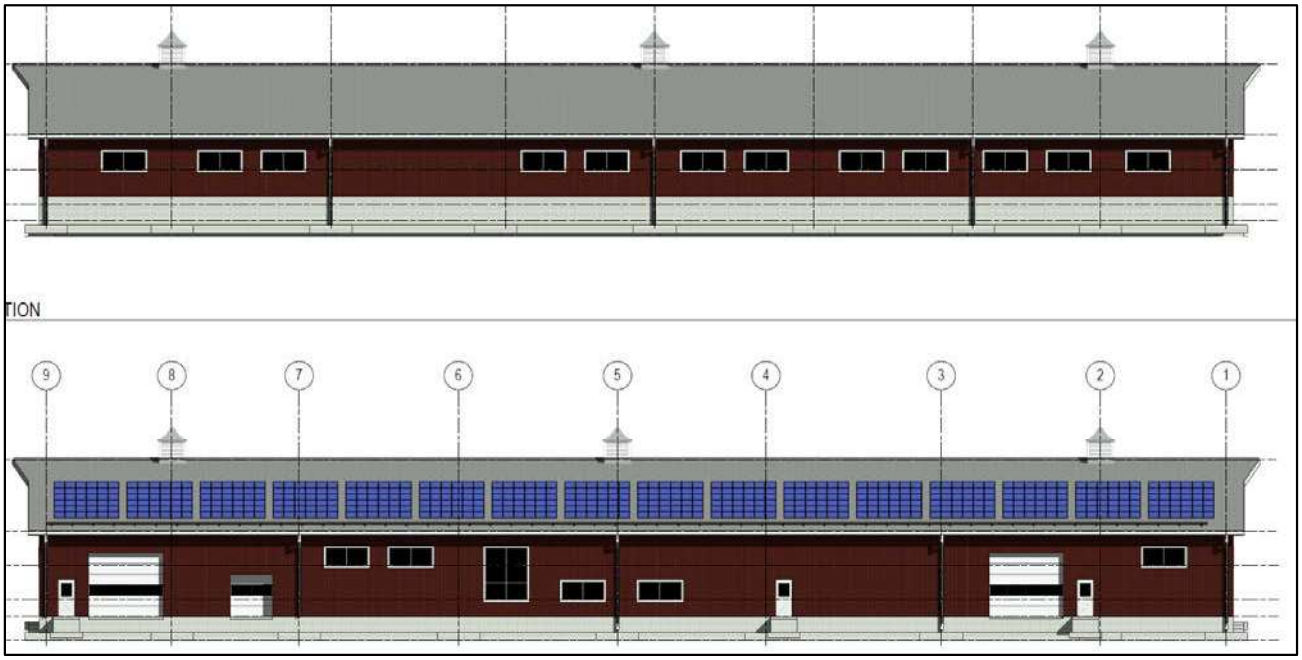


Figure 3 - Building rendering

Conditional Use Permit Findings:

The Applicant is requesting approval for an amendment to a Group Development, which is listed as a conditional use in the City's Zoning Ordinance. The Zoning Ordinance requires all conditional uses to fulfill general standards and specific standards for all CUP requests.

General Standards Findings:

1. *How is the proposed conditional use (in general) in harmony with the purposes, goals, objectives, policies and standards of the City of Verona Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or Chapter adopted, or under consideration pursuant to official notice by the City?*

   The subject site is used as a workshop, which allows additional areas for employees.

2. *How is the proposed conditional use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the City of Verona Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?*

   The proposed buildings are adjacent to Epic's corporate offices. The site is already served by public utilities and roadways.

3. *Does the conditional use, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, parking, public improvements,*

public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the City or other governmental agency having jurisdiction to guide development?

The proposed buildings are well served by existing and future roadways. Sensitive environmental areas such as steep slopes or wetlands have been protected in environmental corridors.

4. *Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?*

   The proposed buildings will be an extension of the previously approved corporate campus and will maintain a consistency of land uses within the surrounding area.

5. *Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?*

   The proposed buildings will not impose an undue burden on public facilities and services in the area as they are already provided.

6. *Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?*

   The benefits of the proposed use outweigh any adverse impacts in the neighborhood.

<u>Specific Standards Findings:</u>

1. *All required off-street parking spaces and access drives shall be located entirely within the boundaries of the group development.*

   This requirement has been met.

2. *The development shall contain a sufficient number of waste bins to accommodate all trash and waste generated by the land uses in a convenient manner.*

   This requirement has been met.

3. *No group development shall take access to a local residential street.*

This requirement has been met.

4. *All development located within a group development shall be located so as to comply with setbacks of structures and buildings from lot lines.*

This requirement has been met.

Recommendation:

Staff recommends the following Plan Commission action:

1. Recommend that the Common Council approve an amendment to Epic's group development conditional use permit to allow for the construction of a workshop building.
2. Approve the site plan for a workshop to be located at 1979 Milky Way.

Prepared by: Katherine Holt KH
Community Development Specialist

Submitted by: Adam Sayre, AICP AS
City Administrator

Project and Storm water Narrative – Workshop

Epic Systems Corporation (Epic) has determined the need for a Workshop that will be used for woodwork and paint work. The Workshop will be screened and hidden from public view and access due to location on the property.

The proposed Workshop is located south of the Annex building that will provide an ideal access for the personal through Annex driveway to the Workshop parking lot. Access road to the southwest to existing gravel road to the Workshop will be used infrequently for delivering large bulk materials and garbage collection.

The building will be owned and developed by Epic Systems Corporation and constructed in collaboration with Graef-USA, JP Cullen and Sons Inc, D'onofrio Kottke and Associates Inc. and others.

The proposed building location is currently zoned Suburban Industrial, and the use of the building is suited to that zoning. The building is intended to include office space, paint shop, art studio and wood working shop.

The building is intended to be a premanufactured metal building bearing on concrete slab/foundation similar in style to the Annex contractor building and Fleet Shop it will be located near.

The addition of this building, and its access routes will add a small amount (0.77acres total) of impervious surface to a large (61.6 acre) watershed, wholly contained on Epic's property, just East of Country View Road.

This watershed was analyzed and reported on in 2014 prior to the construction of the Annex. During this analysis, and subsequent construction, the storm water facility was sized to accommodate peak flow and sediment reduction requirements as stipulated by City and State ordinance.

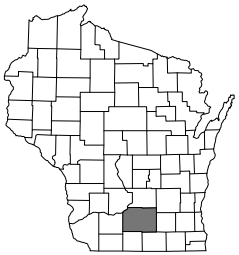
The addition of the Workshop building adds approximately 0.77 acres of impervious surface to this watershed, which does not affect the existing Weighted Curve Number or the time of concentration that was used to design the existing detention facility. However, since 2014, the impervious area has been increased within the 61.6 acres of watershed. This triggers a new watershed analysis to determine appropriate stormwater management facilities to accept increased stormwater runoff from approximately 9.80 acres of imperviousness from Annex, Fleet Shop, Fuel Storage, Horse Pad and all access roads, and proposed Workshop. A stormwater management report is included with this submittal. Therefore, Epic proposed to modify existing detention pond to sufficient capacity to handle peak flow and sediment control from the increased stormwater runoff within watershed.

The additional impervious surface from the Workshop has been analyzed and determined that the infiltration requirements will be met with an infiltration and bioretention basins. However, the final design of these facilities will be determined after soil tests and report are completed.

Other site erosion control will be managed using best practices, staked silt sock, silt fence and stone weepers will be used to help prevent soil loss and fouling of storm sewer. A stone construction entrance will be used to limit vehicle tracking, though it is unlikely that any public roads will be affected.

Epic will continue to meet City requirements for landscaping by planting a variety of trees in and around the area of the building. This landscaping will be carried out by Epic's in-house horticulture team with assistance and guidance as required from consulting Landscape Architects and any requests from City staff.

The exterior lighting plan is currently being developed with the guidelines of minimal exterior lights expect those required to meet safe work requirements during the hours of operation.



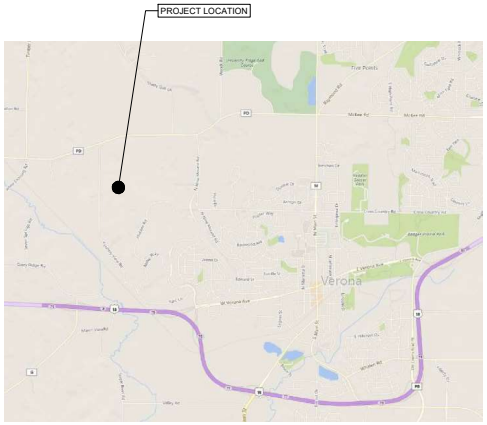
STATE OF WISCONSIN

Epic - 2019

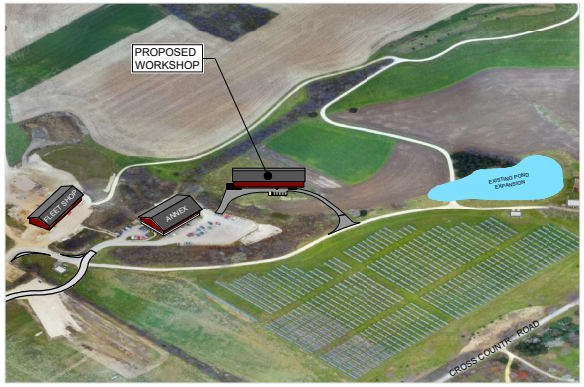
WORKSHOP

CUP APPLICATION REVIEW

CITY OF VERONA
DANE COUNTY, WISCONSIN



PROJECT LOCATION MAP
N.T.S.



PROJECT LOCATION MAP
N.T.S.

Sheet List Ta□le

Sheet Num□er	Sheet Title
C-001	COVER SHEET
C-100	EXISTING SITE PLAN
C-101	DEMOLITION PLAN
C-102	PROPOSED SITE PLAN
C-103	GRADING PLAN
C-104	EROSION CONTROL PLAN
C-105	UTILIT□ PLAN
C-10□	SANITAR□ PLAN □ PROFILE
C-10□	WATER PLAN □ PROFILE
C-108	GEOTHERMAL PLAN □ PROFILE
C-109	DUCT □ANK PLAN □ PROFILE
C-110	STORM SEWER PLAN □ PROFILE
C-111	STORM SEWER PLAN □ PROFILE
L-112	LANDSCAPE PLAN
X-113	DETAILS
WS-E800	PHOTOMETRIC PLAN
A-101	FLOOR PLAN
A-201	EXTERIOR ELEVATIONS
A-901	RENDERINGS

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WWW.DCINFINO.COM • CIVIL AND LAND DEVELOPMENT

COVER SHEET
EPIC - 2019
CUP APPLICATION REVIEW
City of Verona, Dane County, Wisconsin

PLANS SCALE FOR 22"X34"□:

DATE: 12-20-19

REVISED: REV # DR #

DRAWN BY: YM

FN: 12-05-130

Sheet Number:
C-001

File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\2019\Work Shop - 2019\Production\C-001 COVER SHEET.dwg C-001 Plotted: Dec 20, 2019 - 1:01am

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EXISTING SITE PLAN

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CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

DATE: 12-20-19

REVISED: REV # DR #

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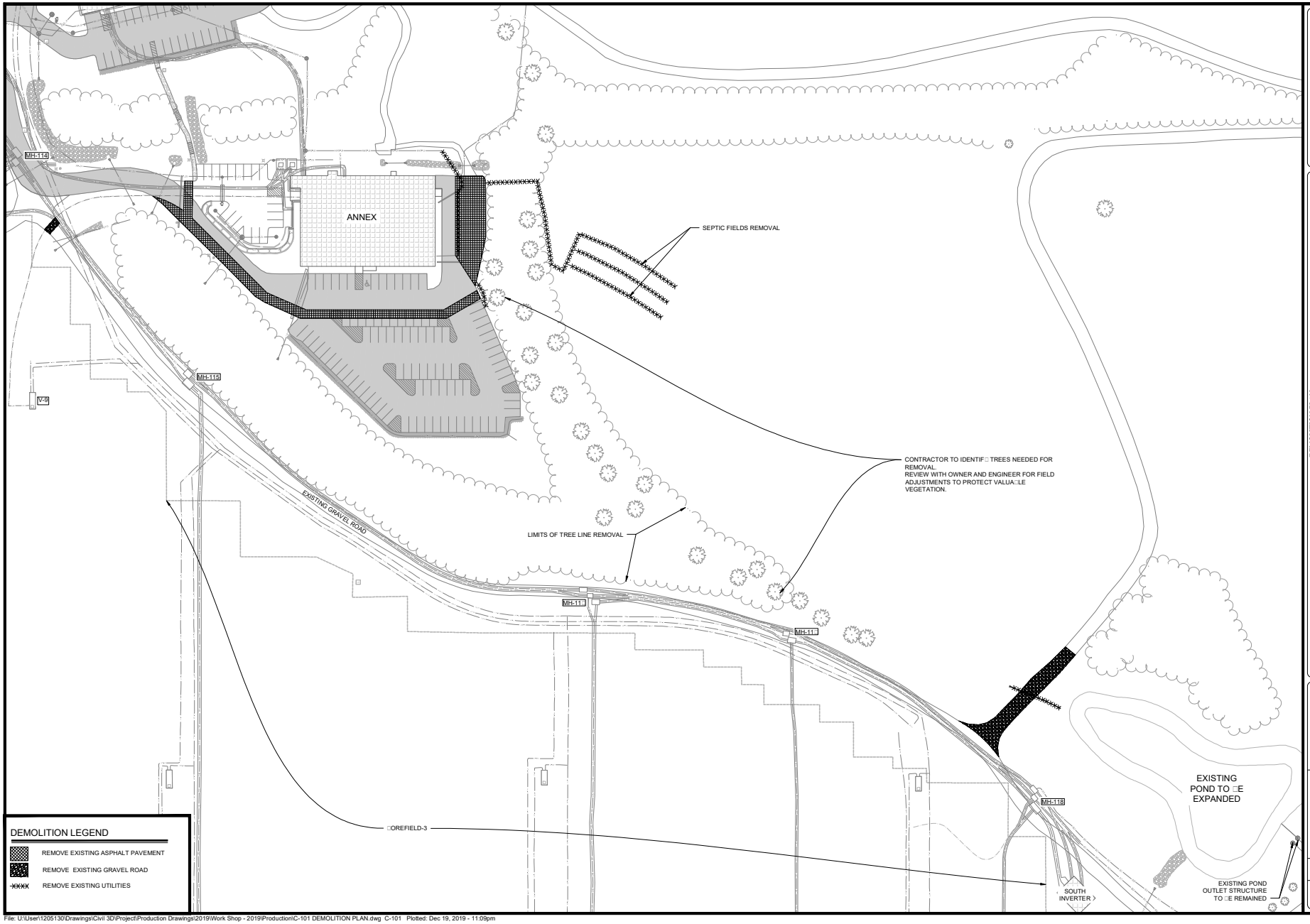
Sheet Number:

C-100



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DEMOLITION PLAN

EPIC - 2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

0 50□

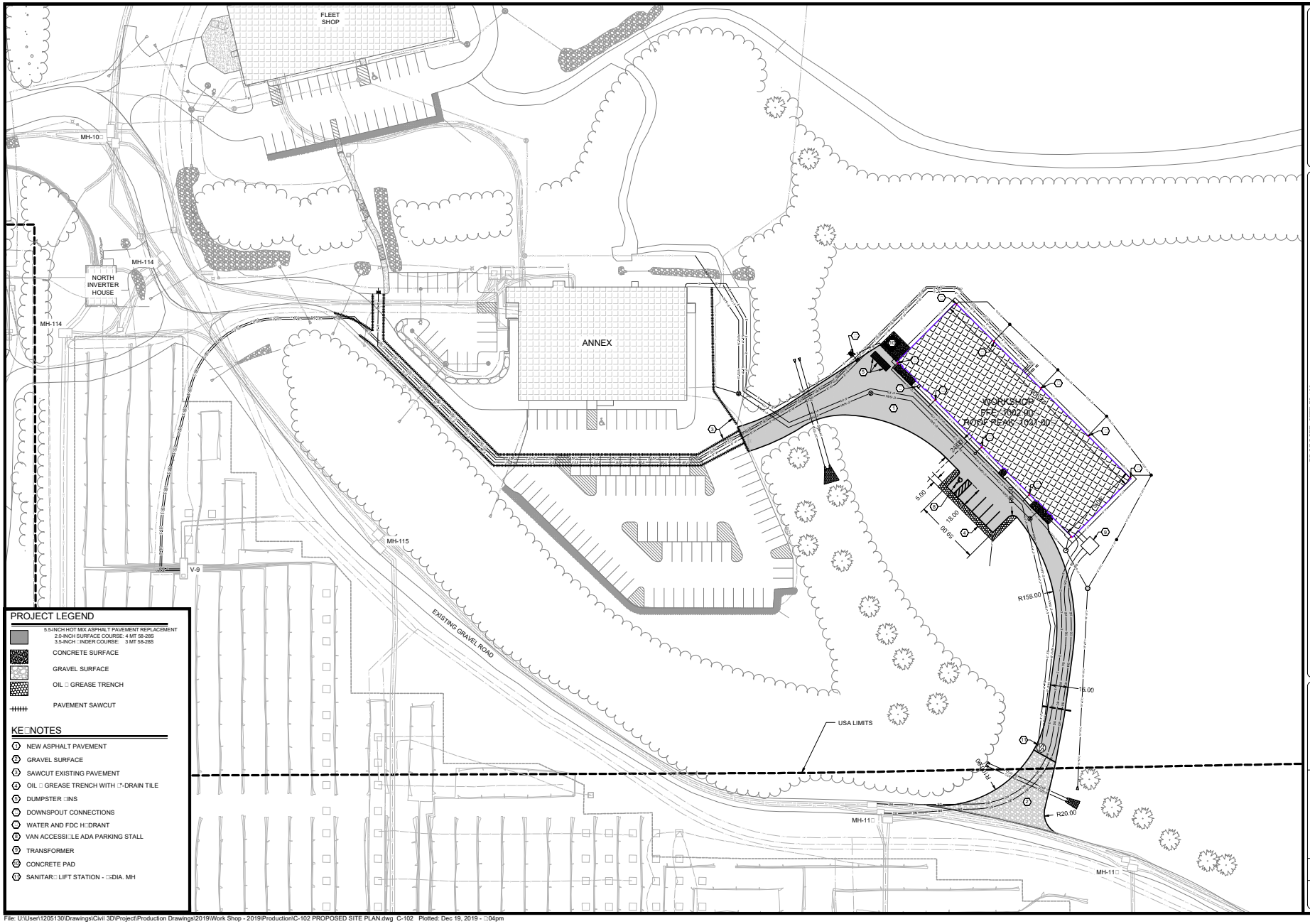
DATE: 12-20-19

REVISED: REV # DR #

DRAWN BY: JAC

Sheet Number: C-101

File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\2019\Work Shop - 2019\Production\C-101 DEMOLITION PLAN.dwg C-101 Plotted: Dec 19, 2019 - 11:09pm



PROJECT LEGEND

- 5.5-INCH HOT MIX ASPHALT PAVEMENT REPLACEMENT
  - 2.0-INCH SURFACE COURSE: 4 MT 58-28S
  - 3.5-INCH □INDER COURSE: 3 MT 58-28S
- CONCRETE SURFACE
- GRAVEL SURFACE
- OIL □ GREASE TRENCH
- PAVEMENT SAWCUT

KE□NOTES

1. NEW ASPHALT PAVEMENT
2. GRAVEL SURFACE
3. SAWCUT EXISTING PAVEMENT
4. OIL □ GREASE TRENCH WITH □"-DRAIN TILE
5. DUMPSTER □INS
6. DOWNSPOUT CONNECTIONS
7. WATER AND FDC H□DRANT
8. VAN ACCESSI□LE ADA PARKING STALL
9. TRANSFORMER
10. CONCRETE PAD
11. SANITAR□ LIFT STATION - □□DIA. MH

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PROPOSED SITE PLAN

EPIC - 2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

0 40□

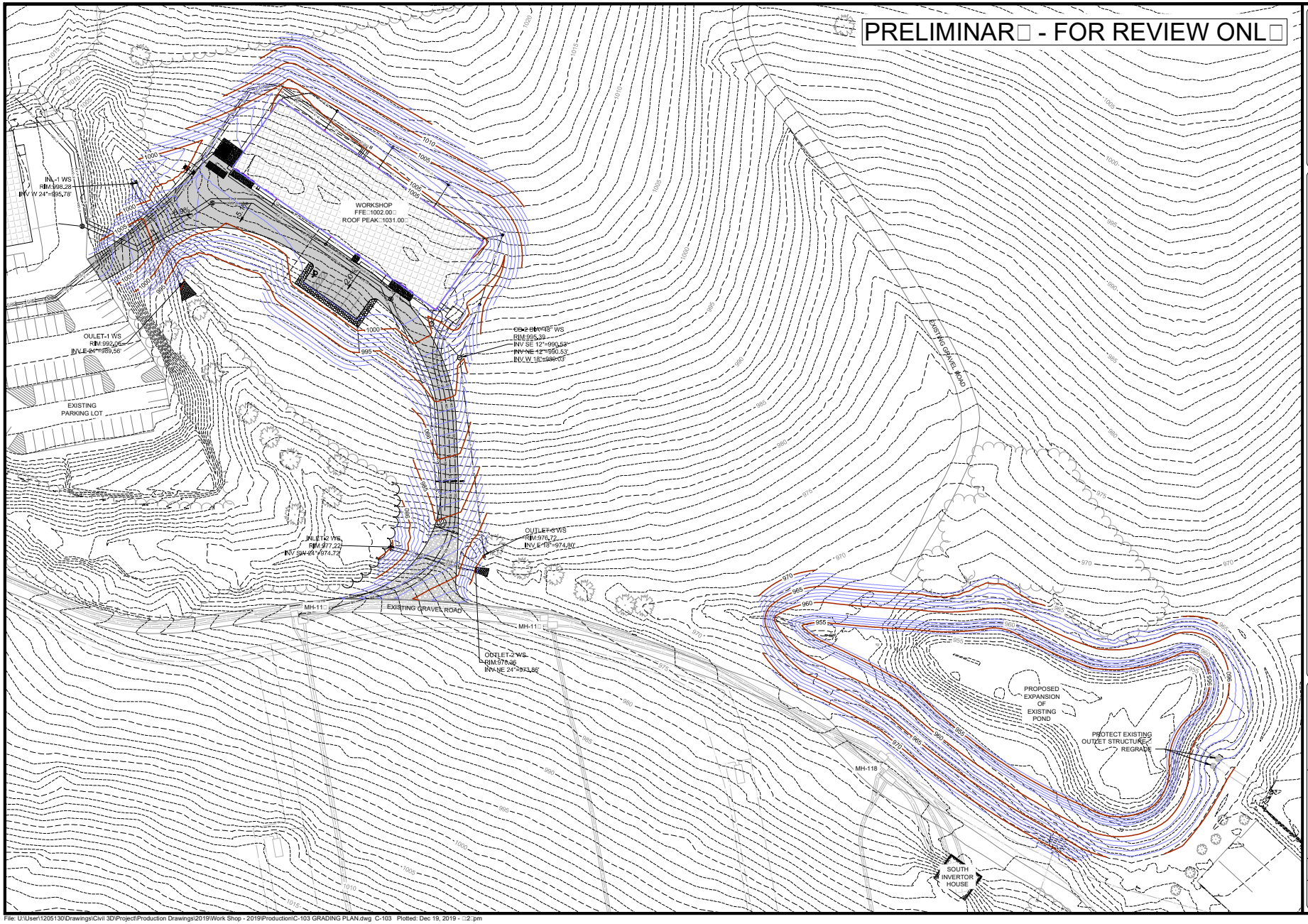
DATE: 12-20-19

REVISED: REV # DR #

DRAWN BY: YM

Sheet Number: C-102

File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\2019\Work Shop - 2019\Production\C-102 PROPOSED SITE PLAN.dwg C-102 Plotted: Dec 19, 2019 - □:04pm



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GRADING PLAN

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CUP APPLICATION REVIEW

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0 40□

DATE: 12-20-19

REVISED: REV # DR #

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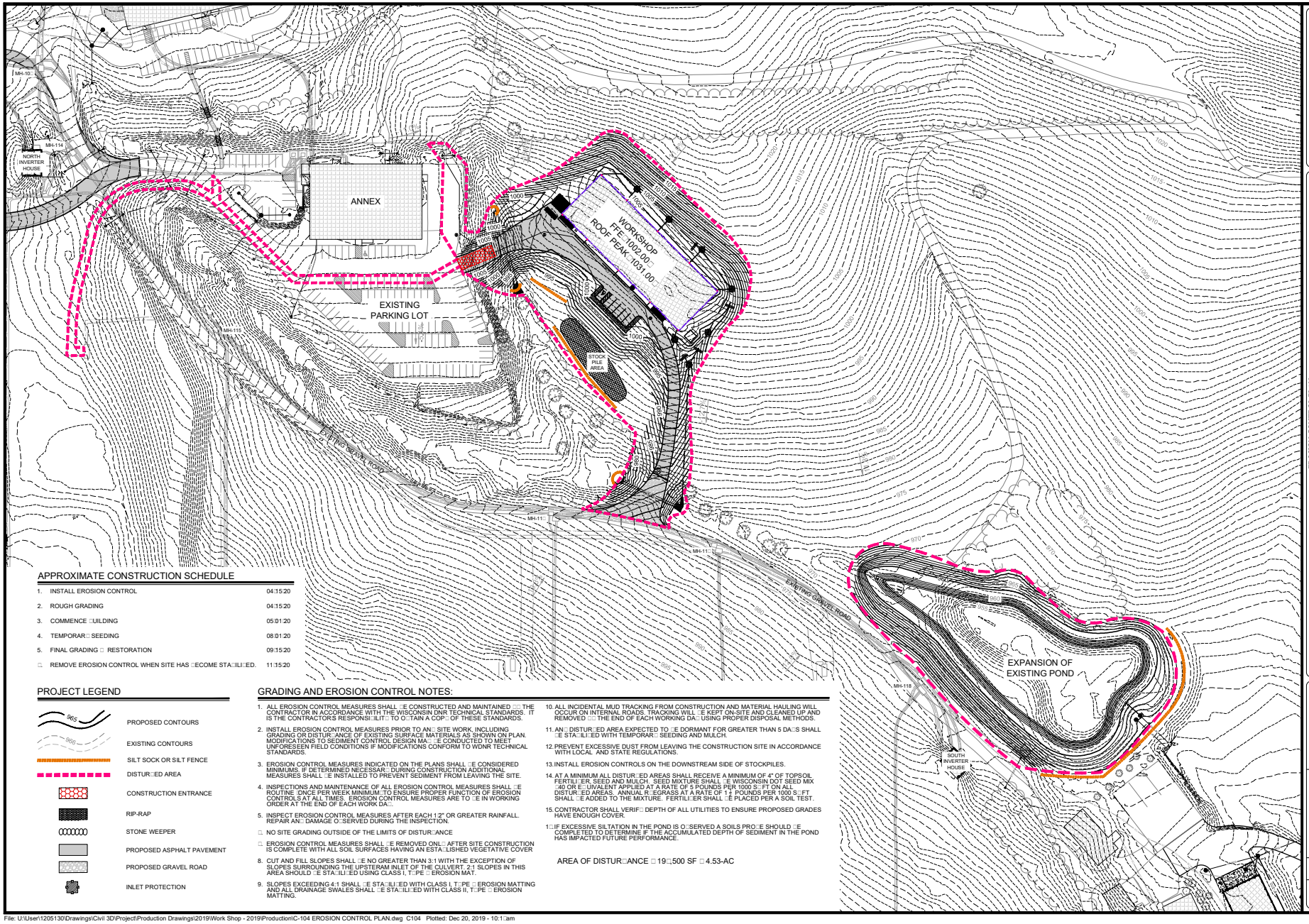
Sheet Number:

C-103



APPROXIMATE CONSTRUCTION SCHEDULE

1.	INSTALL EROSION CONTROL	04□15□20
2.	ROUGH GRADING	04□15□20
3.	COMMENCE □UILDING	05□01□20
4.	TEMPORAR□ SEEDING	08□01□20
5.	FINAL GRADING □ RESTORATION	09□15□20
□.	REMOVE EROSION CONTROL WHEN SITE HAS □ECOME STA□ILI□ED.	11□15□20

PROJECT LEGEND

- 965 — PROPOSED CONTOURS
- 966 — EXISTING CONTOURS
- SILT SOCK OR SILT FENCE
- DISTUR□ED AREA
- CONSTRUCTION ENTRANCE
- RIP-RAP
- STONE WEEPER
- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRAVEL ROAD
- INLET PROTECTION

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL □E CONSTRUCTED AND MAINTAINED □□ THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSI□ILIT□ TO O□TAIN A COP□ OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO AN□ SITE WORK, INCLUDING GRADING OR DISTUR□ANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MA□ □E CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL □E CONSIDERED MINIMUMS. IF DETERMINED NECESSAR□ DURING CONSTRUCTION ADDITIONAL MEASURES SHALL □E INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL □E ROUTINE □ONCE PER WEEK MINIMUM□ TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO □E IN WORKING ORDER AT THE END OF EACH WORK DA□.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR AN□ DAMAGE O□SERVED DURING THE INSPECTION.
□. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTUR□ANCE
□. EROSION CONTROL MEASURES SHALL □E REMOVED ONL□ AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTA□LISHED VEGETATIVE COVER
8. CUT AND FILL SLOPES SHALL □E NO GREATER THAN 3:1 WITH THE EXCEPTION OF SLOPES SURROUNDING THE UPSTERAM INLET OF THE CULVERT. 2:1 SLOPES IN THIS AREA SHOULD □E STA□ILI□ED USING CLASS I, T□PE □ EROSION MAT.
9. SLOPES EXCEEDING 4:1 SHALL □E STA□ILI□ED WITH CLASS I, T□PE □ EROSION MATTING AND ALL DRAINAGE SWALES SHALL □E STA□ILI□ED WITH CLASS II, T□PE □ EROSION MATTING.
10. ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL □E KEPT ON-SITE AND CLEANED UP AND REMOVED □□ THE END OF EACH WORKING DA□ USING PROPER DISPOSAL METHODS.
11. AN□ DISTUR□ED AREA EXPECTED TO □E DORMANT FOR GREATER THAN 5 DA□S SHALL □E STA□ILI□ED WITH TEMPORAR□ 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 DISTUR□ED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILI□ER, SEED AND MULCH. SEED MIXTURE SHALL □E WISCONSIN DOT SEED MIX □40 OR E□UIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 S□FT ON ALL DISTUR□ED AREAS. ANNUAL R□EGRASS AT A RATE OF 1 □ POUNDS PER 1000 S□FT SHALL □E ADDED TO THE MIXTURE. FERTILI□ER SHALL □E PLACED PER A SOIL TEST.
15. CONTRACTOR SHALL VERIF□ DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.
1□. IF EXCESSIVE SILTATION IN THE POND IS O□SERVED A SOILS PRO□E SHOULD □E COMPLETED TO DETERMINE IF THE ACCUMULATED DEPTH OF SEDIMENT IN THE POND HAS IMPACTED FUTURE PERFORMANCE.

AREA OF DISTUR□ANCE □ 19□,500 SF □ 4.53-AC

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EROSION CONTROL PLAN

EPIC - 2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

0 □0□

DATE: 12-20-19

REVISED: REV # DR #

DRAWN BY: YM

Sheet Number: C-104

PRELIMINAR□ - FOR REVIEW ONL□

CONNECT NEW □" SANITAR□ PIPE TO EXISTING. FIELD FIT □ VERIF□ LOCATION. RECORD AS-□UILT.

CONNECT NEW 4" FORCE SANITAR□ PIPE TO EXISTING 4" FORCE SANITAR□ PIPE

CONNECT NEW 8" WATER PIPE TO EXISTING 10" WATER MAIN

MH-114

EXISTING GRAVEL ROAD

NEW GEOTHERMAL PIPES

ROOFTOP DRAIN

N□LOPLAST INLET NP-1 DIA=12" WS

PROP.STU□ OUTS

N□LOPLAST INLET NL-2 DIA=12" WS

EX.UTILIT□ SLEEVE

ANNEX

INL-1 WS RIM:998.28 INV W 24"=995.78'

NEW WATER H□DRANT □ VALVE

CONNECT NEW 4" SANITAR□ PIPE TO EXISTING

EX.UTILIT□ SLEEVE

NEW FDC H□DRANT

WORKSHOP FFE□1002.00□ ROOF PEAK□1031.00□

N□LOPLAST INLET NP-3 DIA=12" WS

EX.UTILIT□ SLEEVE

MH-3 DIA=48" WS RIM:1000.20 INV E 6"=1000.40' INV N 4"=1001.00' INV SW 6"=1000.30'

MH-2 DIA=48" WS RIM:1000.52 INV NW 6"=994.52' INV S 6"=994.42'

NEW GEOTHERMAL PIPES

NEW 8" WATER MAIN

PROP.UTILIT□ SLEEVE

N□LOPLAST INLET NP-4 DIA=12" WS

CLEANOUT-1 WS RIM:1001.82 INV NE 12"=996.88' INV SE 6"=997.39' INV SW 12"=996.89'

ROOFTOP DRAIN

STORM CULVERT - 1

OULET-1 WS RIM:992.06 INV E 24"=989.56'

NEW □" GRAVIT□ SANITAR□ PIPE

GREASE□OIL TRENCH 5□W X4□D

N□LOPLAST INLET NP-5 DIA=12" WS

MH-115

OUTLET-4 WS INV E 6"=995.01'

ROOFTOP DRAIN

MH-1 DIA=48" WS RIM:1001.86 INV NE 6"=992.53' INV SE 6"=994.00' INV W 6"=992.35'

CB-2 DIA=48" WS RIM:995.39 INV SE 12"=990.53' INV NE 12"=990.53' INV W 18"=989.03'

VAULT-9

NEW 8" GEOTHERMAL PIPES CONNECTION TO EXISTING VAULT

CB-1 DIA=48" WS RIM:999.61 INV NE 12"=995.68' INV E 6"=996.16' INV SW 12"=990.92'

NEW 4" FORCE SANITAR□ PIPE

PROP. UTILIT□ SLEEVE

LIFT STATION DIA=72" RIM:989.13 INV E 6"=977.06' INV E 4"=978.00'

STORM CULVERT - 2

INLET-2 WS RIM:977.22 INV SW 24"=974.72'

OUTLET-3 WS RIM:976.72 INV E 18"=974.80'

NEW DUCT □ANK CONNECTION

EXISTING GRAVEL ROAD

MH-11□

OUTLET-2 WS RIM:976.36 INV NE 24"=973.86'

MH-11□

□OREFIELD-3

0 40□

DATE: 12-20-19

REVISED: REV # DR #

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Sheet Number: C-105

UTILITY PLAN

EPIC - 2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

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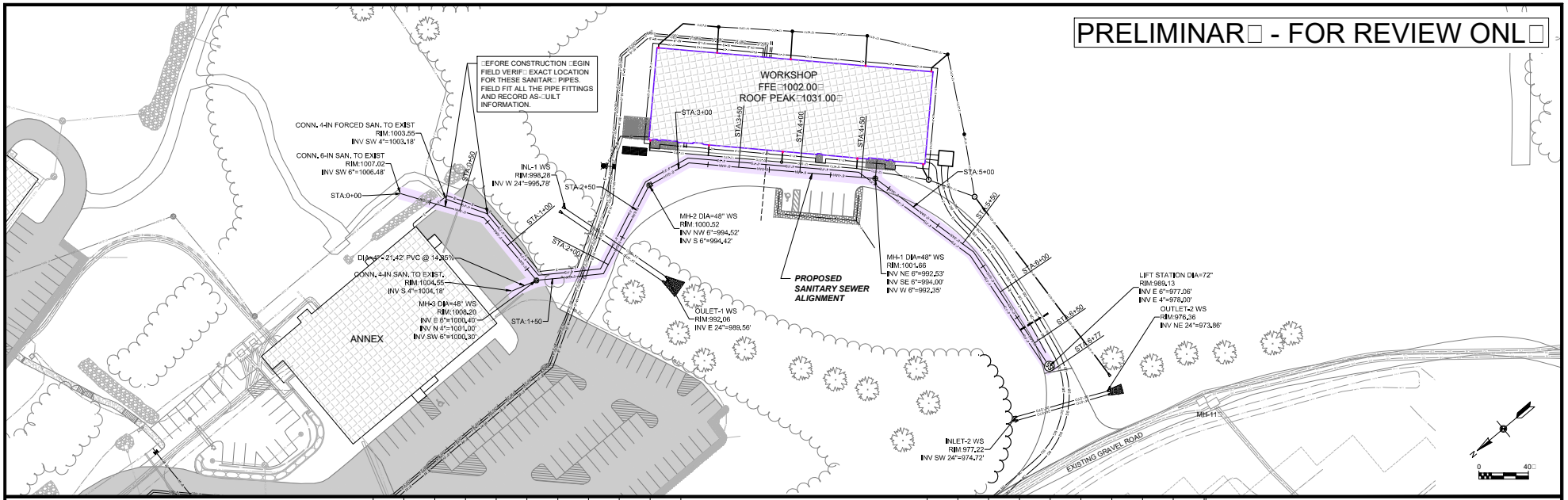
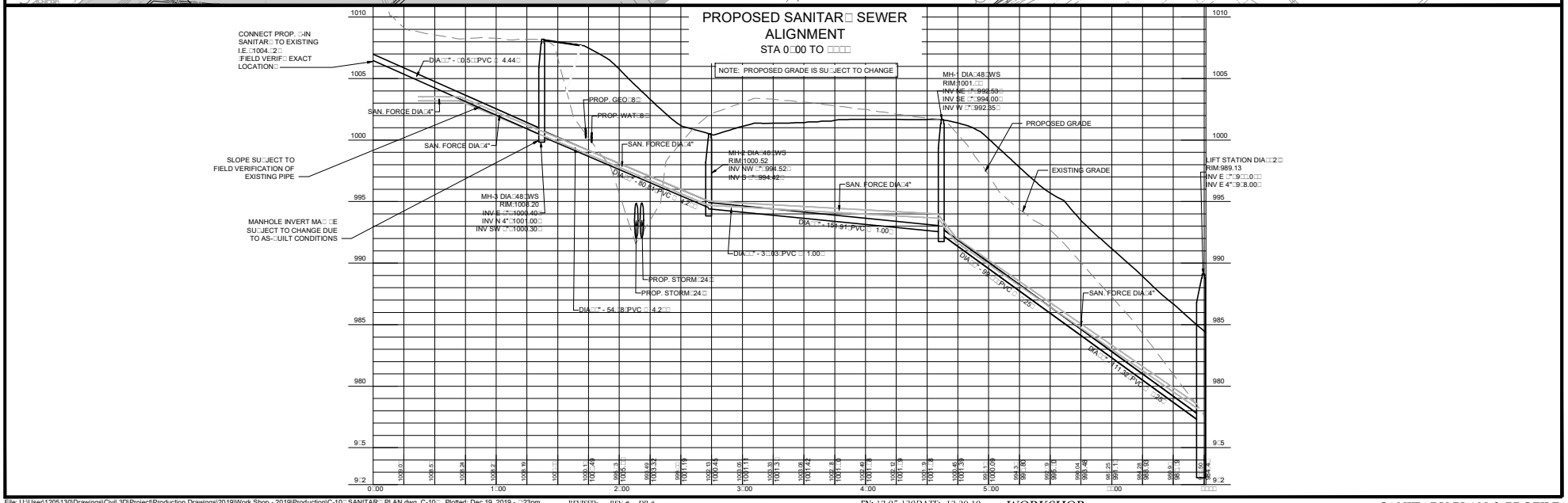
File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\2019\Work Shop - 2019\Production\C-105 UTILIT□ PLAN.dwg C-105 Plotted: Dec 20, 2019 - 9:19am





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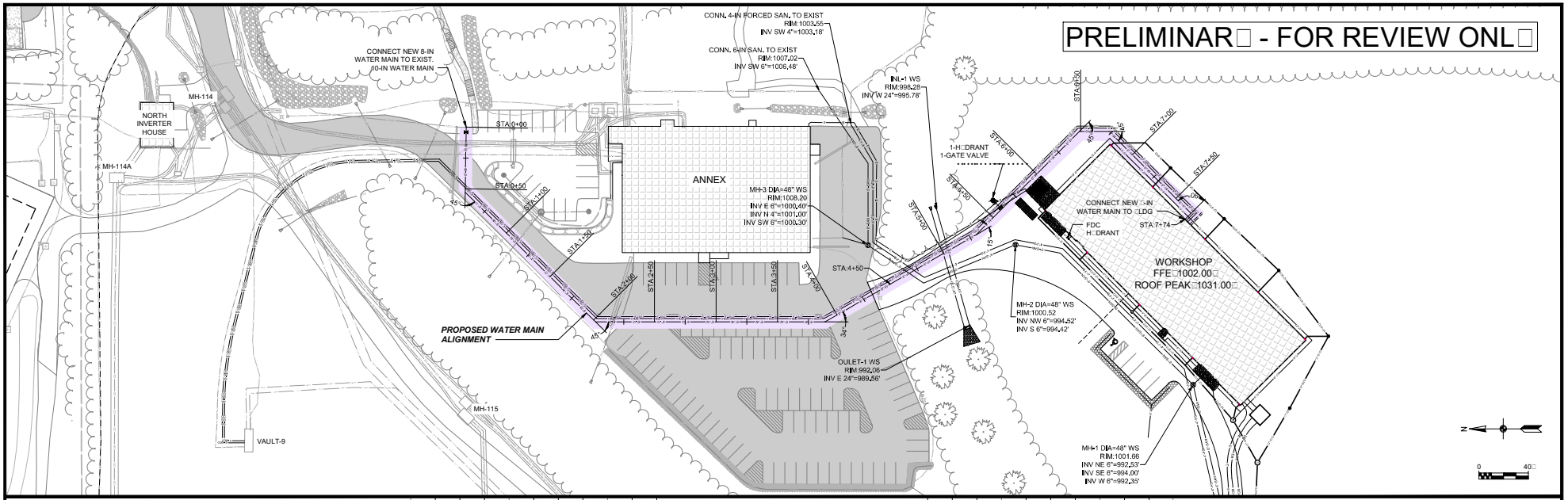
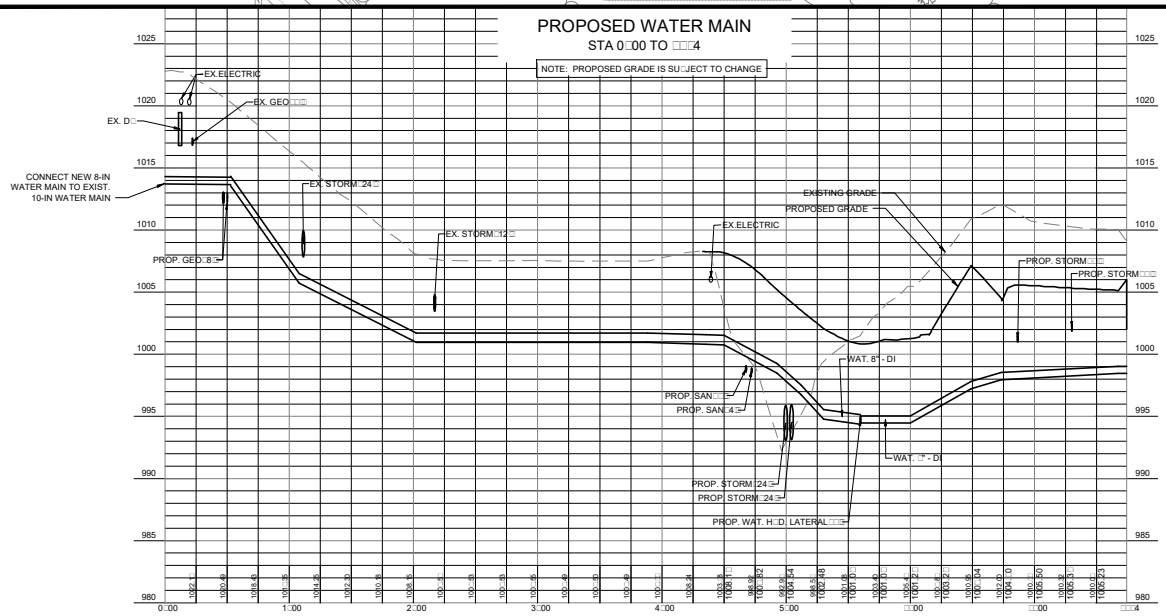
REVISED: REV # DR #

FN: 12-05-130 DATE: 12-20-19

WORKSHOP
FOR REVIEW

SANITARY PLAN & PROFILE
C-106





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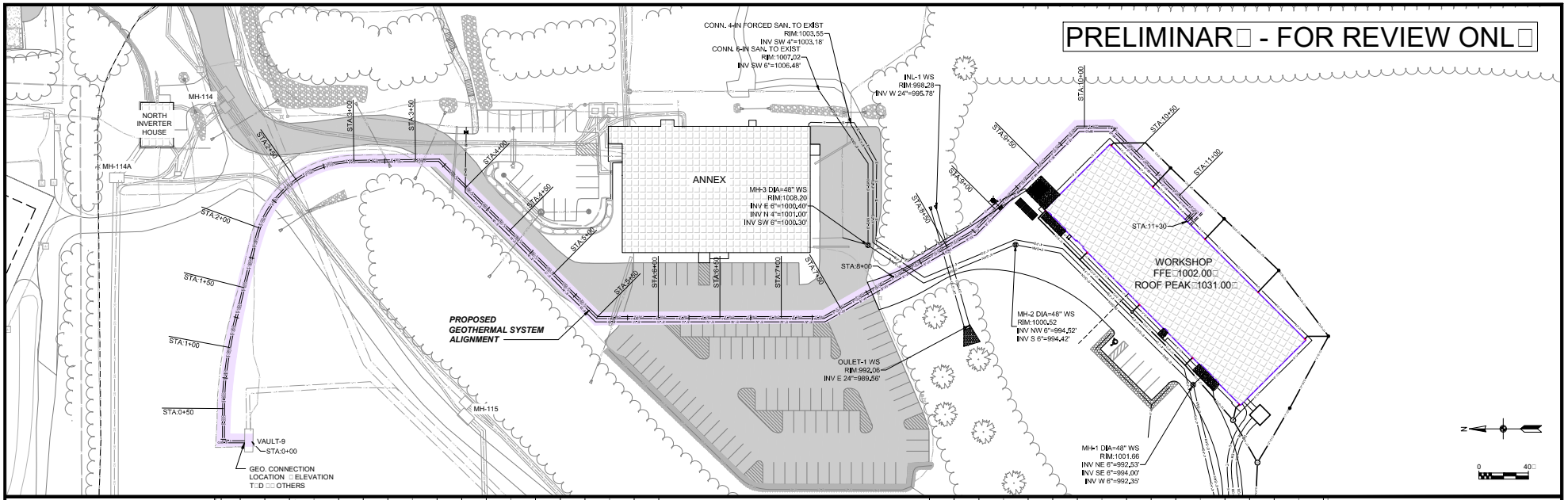
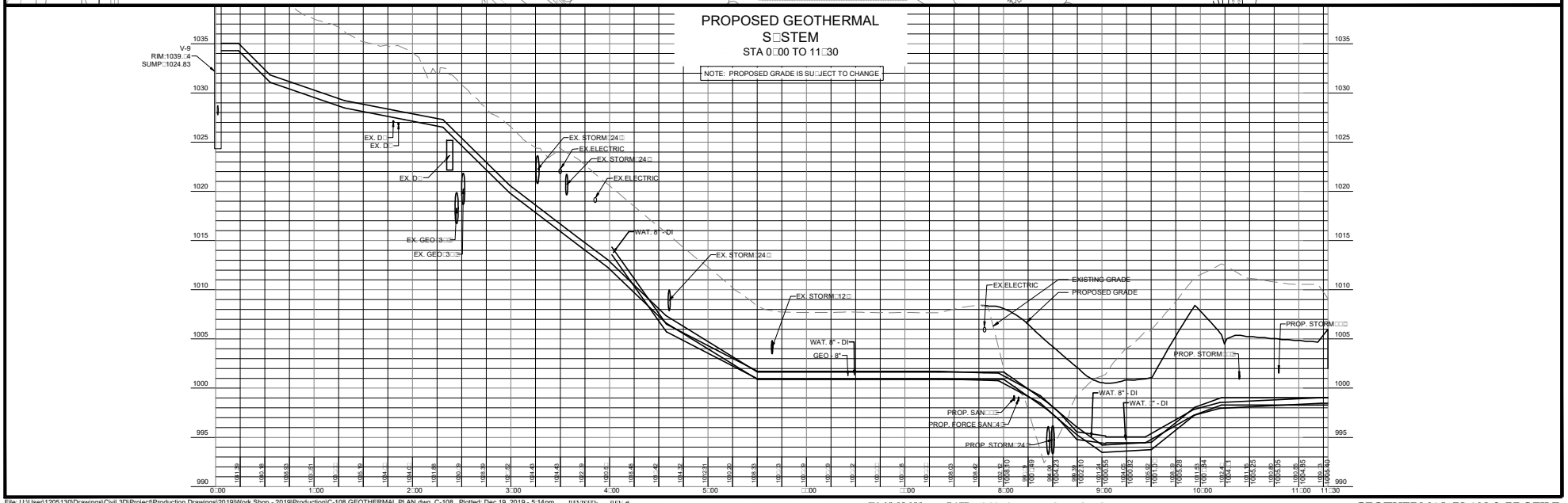
REVISED:	REV #	

FN: 12-05-130 DATE: 12-20-19

WORKSHOP
FOR REVIEW

WATER PLAN & PROFILE
C-107





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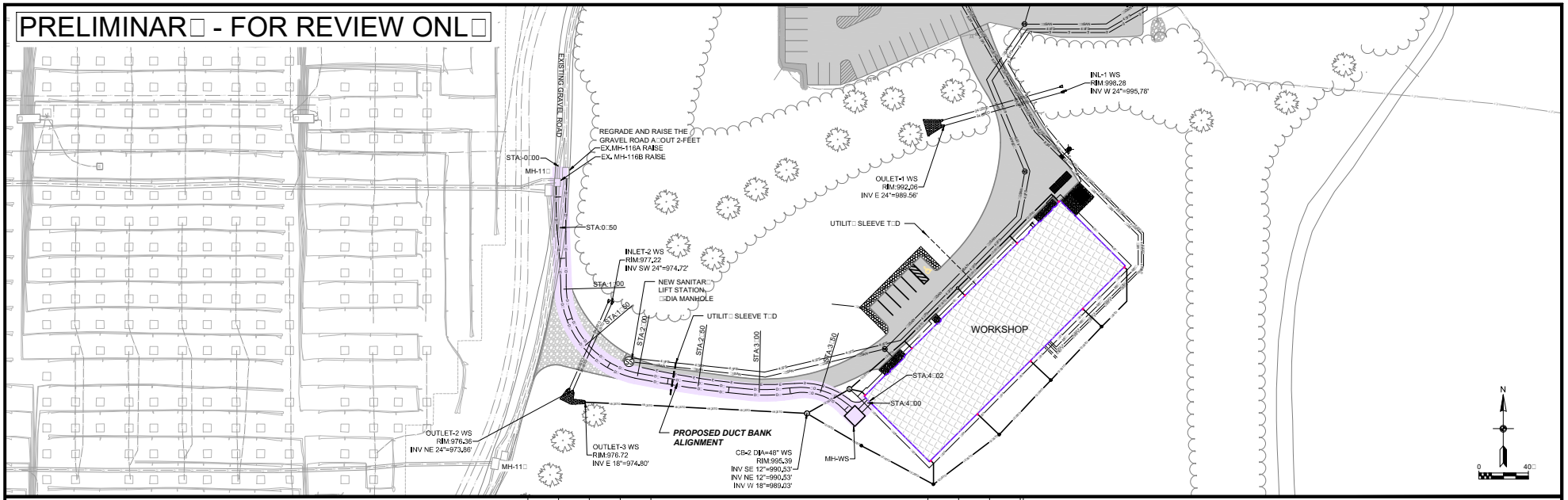
REVISED:	REV #		

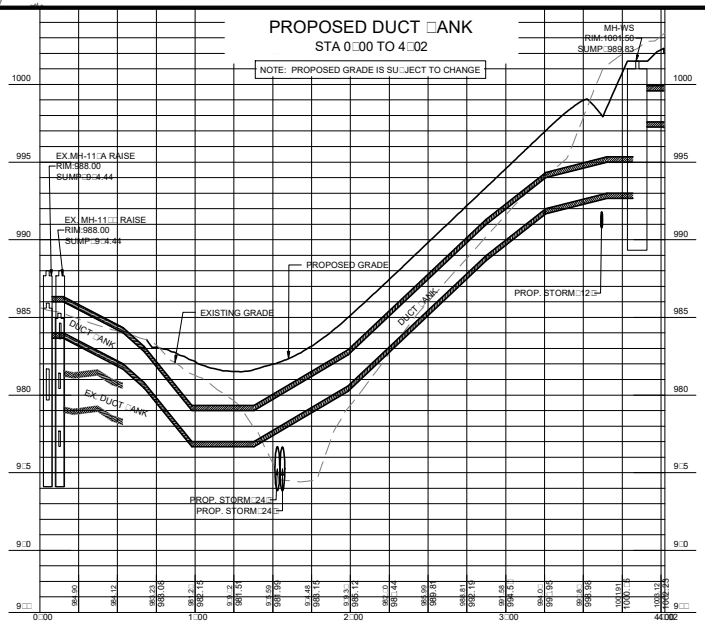
FN: 12-05-130 DATE: 12-20-19

WORKSHOP
FOR REVIEW

GEOTHERMAL PLAN & PROFILE
C-108

PRELIMINAR□ - FOR REVIEW ONL□





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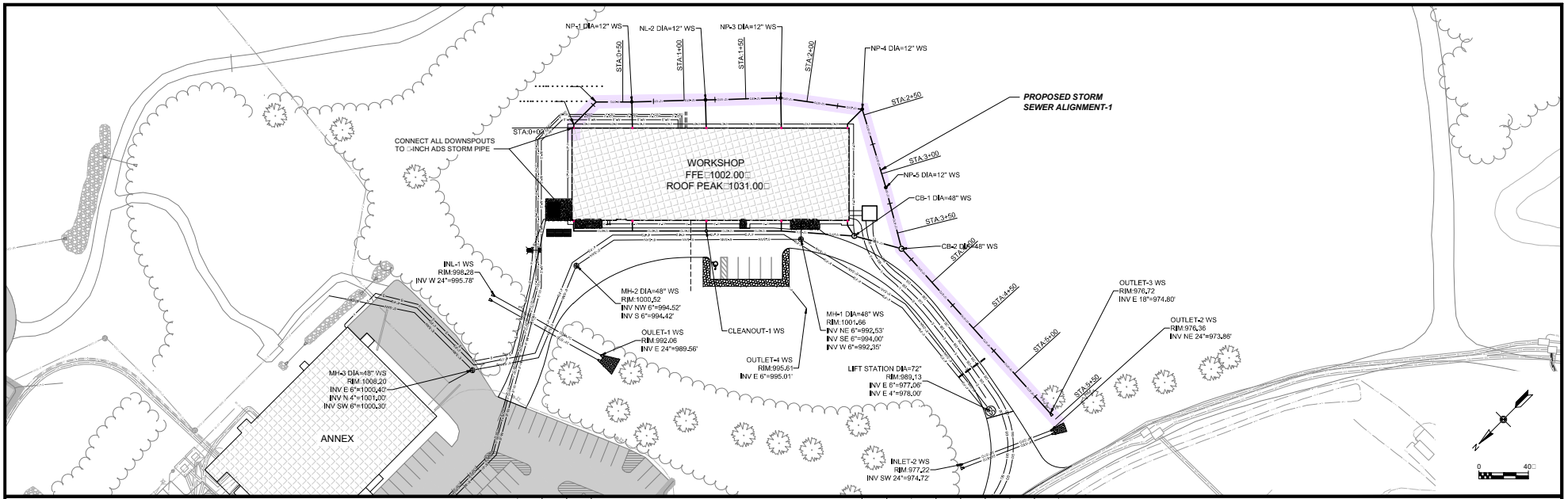
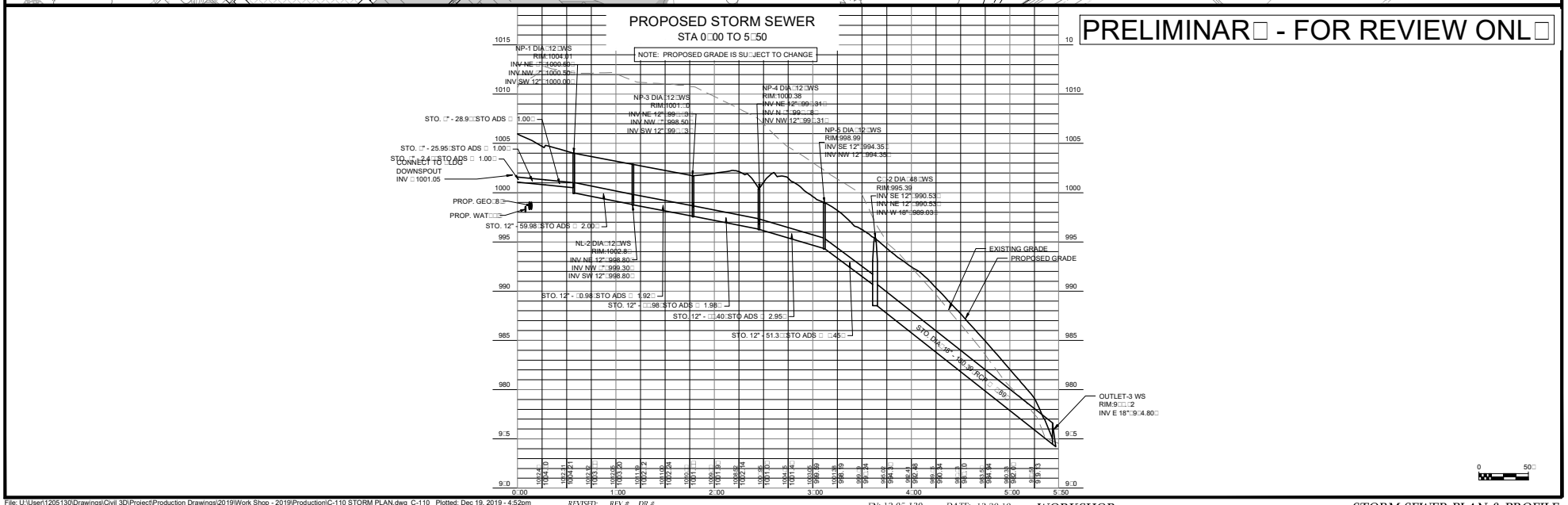
REVISED:	REV #	DR #

FN: 12-05-130 DATE: 12-20-19

WORKSHOP
FOR REVIEW

DUCT BANK PLAN & PROFILE
C-109





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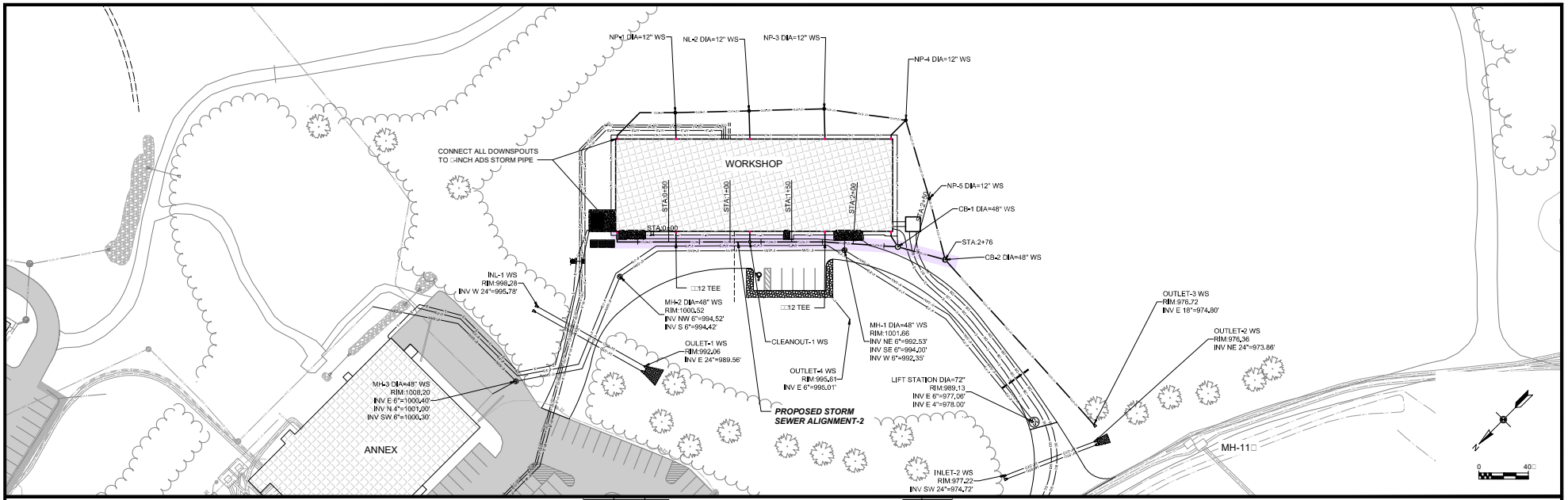
REVISED:	REV #	DR #

FN: 12-05-130 DATE: 12-20-19

WORKSHOP
FOR REVIEW

STORM SEWER PLAN & PROFILE
C-110



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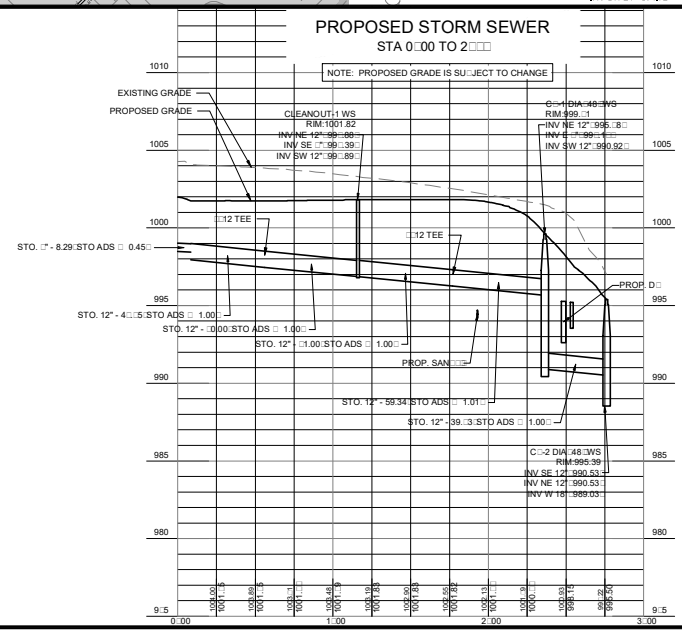

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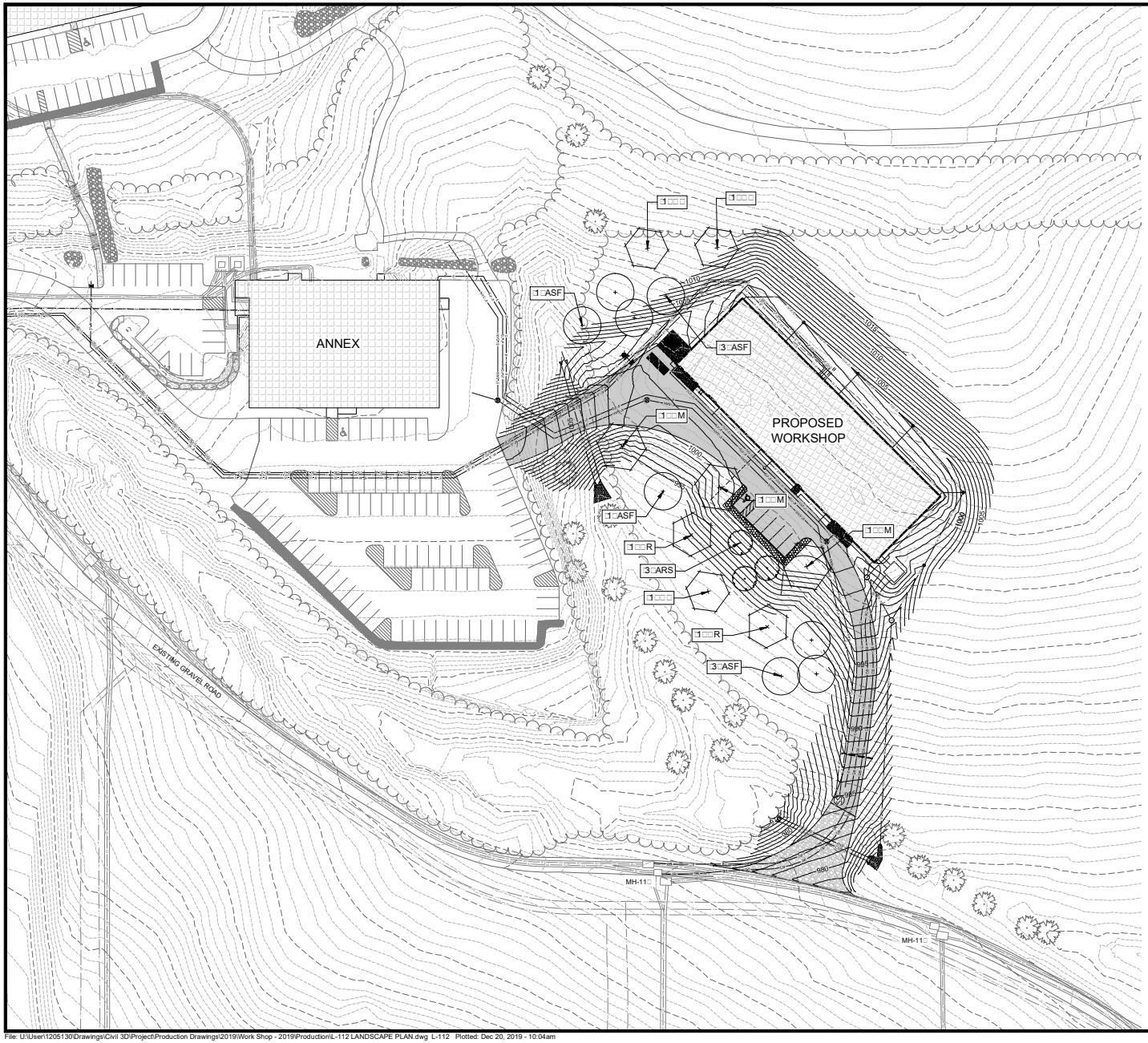
REVISED:	REV #	DR #

FN: 12-05-130 DATE: 12-20-19

WORKSHOP
FOR REVIEW

STORM SEWER PLAN & PROFILE
C-111



LANDSCAPE PLAN - GENERAL NOTES

1. ALL AREAS TO □E RESTORED SHALL □E FINISH GRADED, FERTILI□ED, □ SEEDED IN ACCORDANCE WITH OWNER'S SPECIFICATIONS
2. ALL LANDSCAPE AREAS SHALL HAVE A MINIMUM □7 COMPACTED DEPTH OF TOPSOIL
3. ALL LANDSCAPING SHALL □E IN ACCORDANCE WITH THE CIT□ □ONING ORDINANCE.
4. PLANT INSTALLATION SHALL NOT OCCUR UNDER SATURATED SOIL CONDITIONS
5. SEE DETAILS FOR PLANTING INSTALLATION.

□UILDING FOUNDATION RE□UIREMENT

FOUNDATION LENGTH □□00 LF
POINTS RE□UIRED :40 POINTS PER 100LF□□ 240 POINTS

DEVELOPED LOT RE□UIREMENT

□UILDING AREA □1□,8□5 SF
POINTS RE□UIRED :10 POINTS PER 1000 SF□□ 1□9 POINTS

STREET FRONTAGE RE□UIREMENT

NOT APPLICA□LE

PAVED AREA RE□UIREMENT

PAVED AREA □1□,900 SF
POINTS RE□UIRED :80 POINTS PER 10,000 SF□□ 135 POINTS

TOTAL POINTS REQUIRED = 544 POINTS

PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
TALL DECIDUOUS TREES								
ARS	Acer rubrum 'Scarsen'	Scarsen Maple	3	3□	90	1.5"	B&B	
ASF	Acer saccharum 'Fall Fiesta'	Fall Fiesta Maple	8	3□	240	1.5"	B&B	
QB	Quercus bicolor	Swamp White Oak	3	3□	90	1.5"	B&B	
QM	Quercus macrocarpa	Bur Oak	3	3□	90	1.5"	B&B	
QR	Quercus rubra	Northern Red Oak	2	3□	60	1.5"	B&B	
				TOTAL:	570	POINTS		

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LANDSCAPE PLAN

EPIC-2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

0 40□

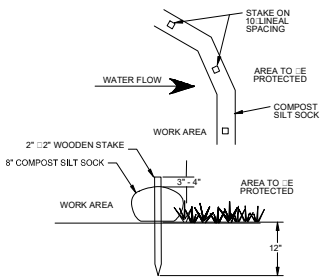
DATE: 12-20-19

REVISED: REV # DR #

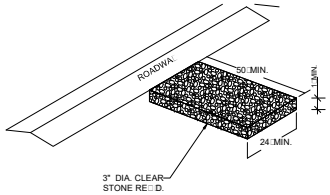
DRAWN BY: MS

Sheet Number:

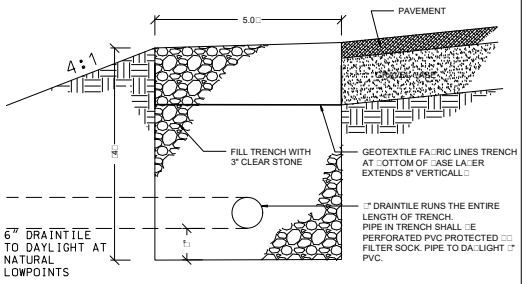
L-112



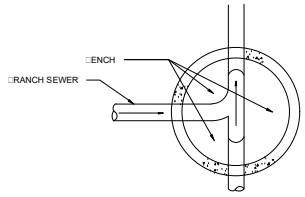
8" COMPOST SILT SOCK



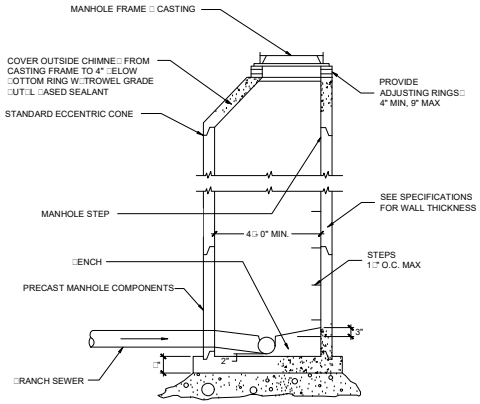
STONE TRACKING PAD DETAIL



OIL□GREASE CONTROL TRENCH

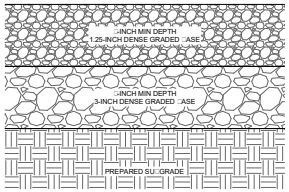


PLAN

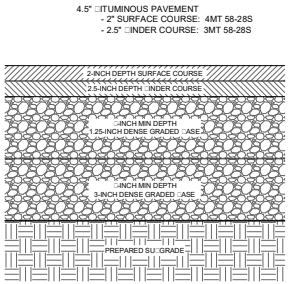


SECTION

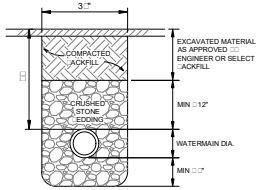
SANITAR□ MANHOLE



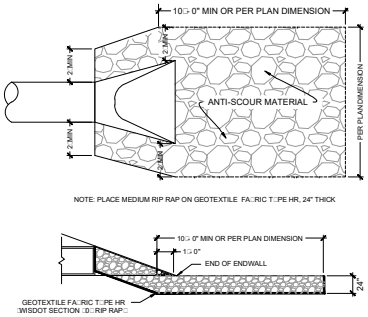
GRAVEL DRIVEWA□ T□PICAL STRUCTURE



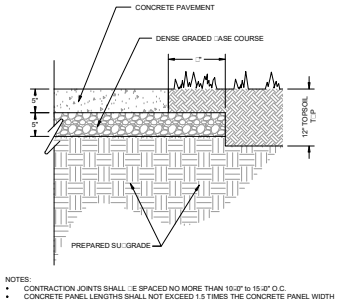
ROAD PAVEMENT T□PICAL STRUCTURE



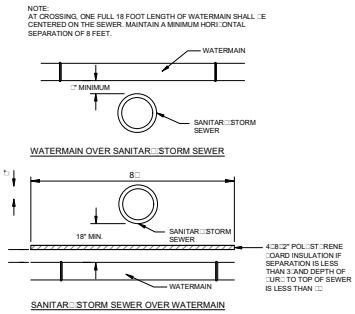
WATERMAIN □ SAN. SEWER □EDDING



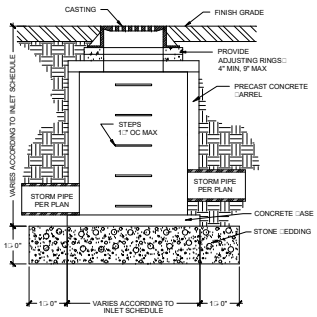
ENDWALL STRUCTURE W□RIPRAP



CONCRETE PAVEMENT



WATERMAIN - SEWER SEPARATION



STORM SEWER CATCH □ASIN

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YOUR NATURAL RESOURCE PROFILE AND DEVELOPMENT ADVANTAGE

DETAILS

EPIC - 2019

CUP APPLICATION REVIEW

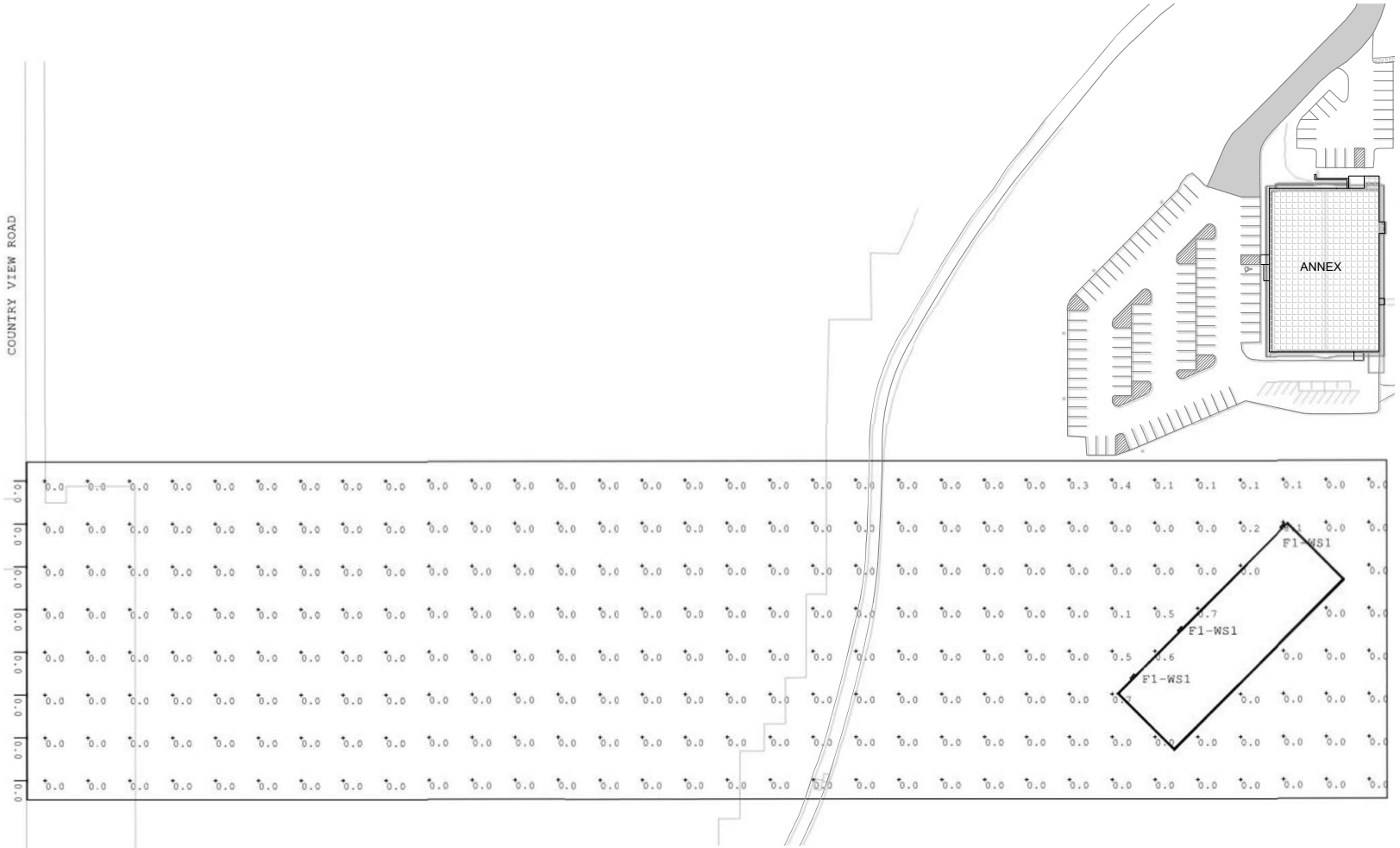
CITY OF VERONA, DANE COUNTY, WISCONSIN

DATE: 12-20-19

REVISED: REV # DR #

DRAWN BY: YM

Sheet Number: X-113



0' 50' 100'

DRAWING NOTES

1. (3) F1-WS1 FIXTURES TO BE LITHONIA OLWX1-LED-20W-40K

Calculation Summary							
Project: Workshop_Ground_Calc							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Workshop Ground	Illuminance	Fc	0.05	8.1	0.0	N.A.	N.A.

Calculation Summary							
Project: Workshop_Obstructive_Calc							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Workshop Obstructive_Cd_Seg1	Obtrusive Light - Cd	N.A.	0.00	0	0	N.A.	N.A.
Workshop Obstructive_Ill_Seg1	Obtrusive Light - Ill	Fc	0.00	0.0	0.0	N.A.	N.A.

Consultant

THE MORSE GROUP
BELOIT, WI 608.229.0170 - FREEPORT, IL 815.266.4200 - LAS VEGAS, NV 702.257.4400
Beloit Office:
1390 Gateway Boulevard
Beloit, WI 53511
Main Phone: 608-299-0180
Fax Number: 608-299-0175
www.themorsegroup.com

Revisions

No.	Date	Description

Date:	11/12/19
PIC / AIC:	SJB
Drawn By:	JPD
Checked By:	MAW
Document Phase:	PLAN REVIEW
Comm. No.:	55806

Project Title

Epic

WORKSHOP

Release

PLAN REVIEW

Sheet Title

SITE PHOTOMETRICS

Sheet Number

WS-E800

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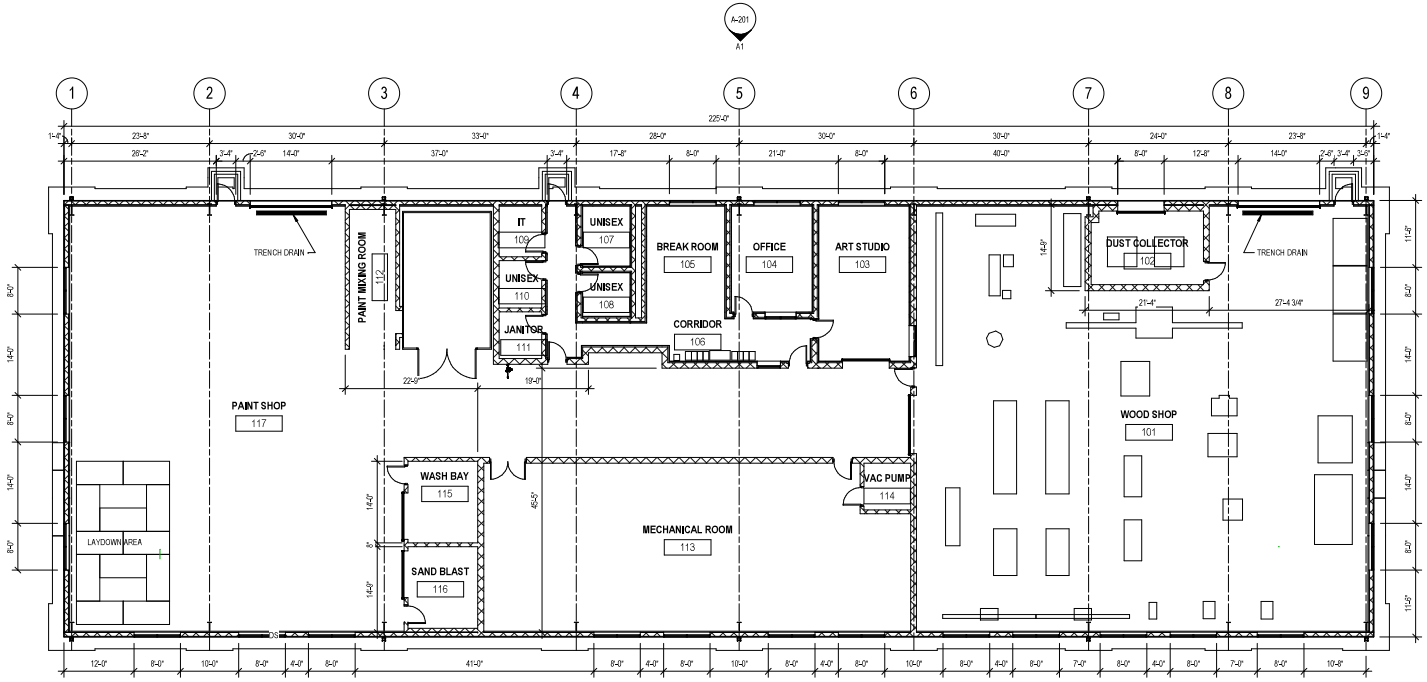

A1 FLOOR PLAN - OVERALL

3/32" = 1'-0"

11/20/2019 10:26:43 AM

GRAEF

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Madison, WI 53703-3130
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608 / 242 0787 fax

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CLIENT:

EPIC

PROJECT TITLE:

NOT FOR CONSTRUCTION

ISSUE:

PROJECT INFORMATION:

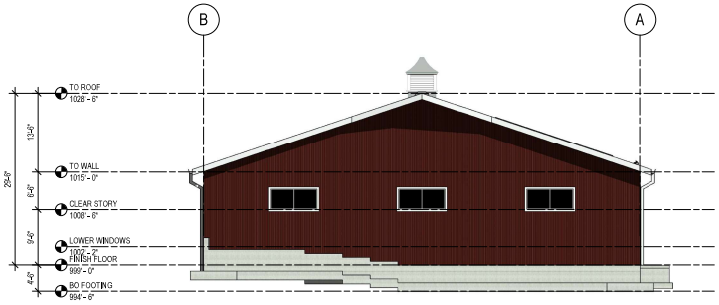
PROJECT NUMBER:	2019-5012.00
DATE:	11/21/19
DRAWN BY:	JDJ
CHECKED BY:	
APPROVED BY:	
SCALE:	AS NOTED

SHEET TITLE:

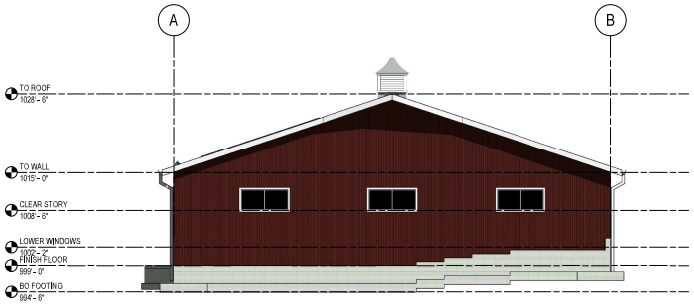
FLOOR PLAN

SHEET NUMBER:

A-101



C1 EAST ELEVATION
3/32" = 1'-0"



C4 WEST ELEVATION
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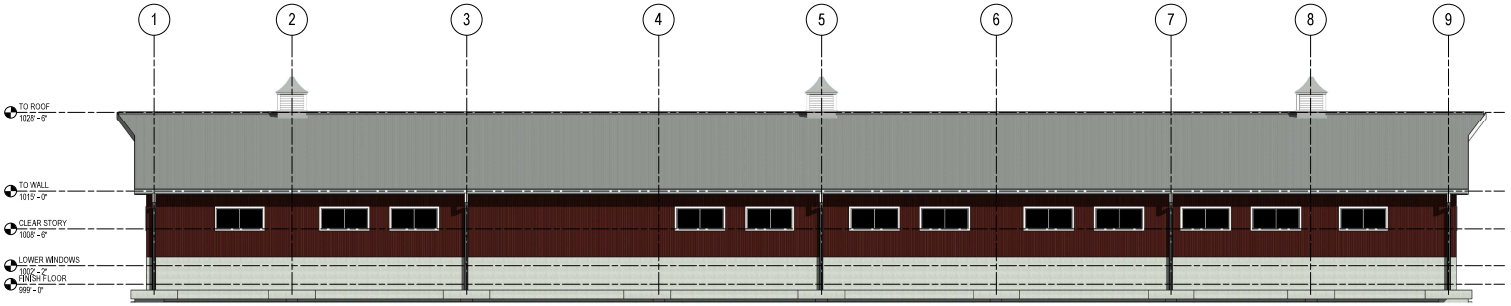

B1 SOUTH ELEVATION
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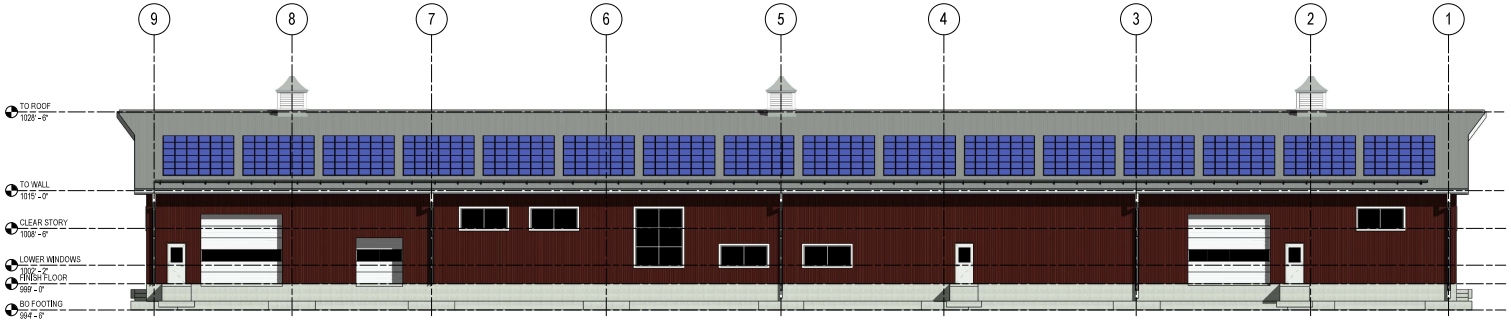

A1 NORTH ELEVATION
3/32" = 1'-0"

11/20/2019 10:26:53 AM

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PROJECT INFORMATION:

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DATE:	11/21/19
DRAWN BY:	JDJ
CHECKED BY:	
APPROVED BY:	
SCALE:	AS NOTED

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-201

PHOTO RENDERING - DRONE VIEW

PHOTO RENDERING - COUNTRY VIEW RD.

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608 / 242 1550
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PROJECT TITLE:
WOOD SHOP

PROJECT ADDRESS

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER:	2019-5012.00
DATE:	11/21/19
DRAWN BY:	JDJ
CHECKED BY:	
APPROVED BY:	
SCALE:	AS NOTED

SHEET TITLE:
RENDERINGS

SHEET NUMBER:

A-901

11/22/2019 12:33:00 PM