Planning Report

City of Verona

Plan Commission 03-02-2020

Epic

Plat and Zoning Map Amendment

Summary: The Applicant has submitted a plat to reduce twenty-three (23) tax parcels to two (2) tax parcels and two (2) outlots all contained on existing Epic land. A zoning map amendment is proposed to ensure all land within Lots 1 and 2 are zoned Suburban Industrial (SI).

Property Location: 1979 Milky Way

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

Applicant: Same

Existing Zoning: Suburban Industrial (SI) and Rural Agriculture (RA)
Proposed Zoning: Suburban Industrial (SI) and Rural Agriculture (RA)
Existing Land Use: Open space and office buildings
Proposed Land Use: Same

Background:

In May of 2016, the Tax Incremental Funding (TIF) District 7 closed. After the TIF closure, Staff recommended Epic begin to replat their properties to remove property lines that are through the middle of buildings, adjust public road right-of-way lines to match the final design of the roads, modify easements, and modify language on the Final Plat that is no longer applicable. In essence, the Final Plat would be a completely new parcel that matches existing conditions and accommodates potential future structures on a single parcel.

In March of 2003, Council approved Epic's request for a Final Plat for 340.18-acres that included ten (10) lots and six (6) outlots. Staff's recommendation was to conditional approve the Final Plat with notes to be added to the Final Plat and points of clarification such as dedications and easements.

In September of 2005, Council approved Epic's request for a Certified Survey Map (CSM) to split a lot to create a separate parcel for the learning and conference facility. The Epicenter (the learning and conference facility) was a separate parcel detaching it from Tax Increment District (TID) 7. This meant that taxing jurisdictions were immediately able to receive tax revenue based on the value of the Epicenter rather than having to wait until the TID is closed out in the future before receiving tax revenue from the value of the Epicenter.

In March of 2007, the Epicenter was near completion and minor revisions were requested and approved for the CSM to reflect the final placement of the building.

In January of 2011, Epic requested annexation of 194 acres of land to the City to accommodate growth and expansion of their campus, which was approved.

In May of 2013, Epic requested annexation of 40.880 acres to the City of Verona, which was approved. Epic's intent was to install geothermal bore fields, a substation, and a stormwater management pond.

As a separate application in May of 2013, Council approved Epic's request to replat and divide portions of the Cross Point, Meister Addition, and Epic Plats. The replat required vacation of public right-of-ways. Epic purchased these lands for future expansions for Campuses 4 and 5. This replat removed several previously platted single-family lots. This replat created three (3) lots and seven (7) outlots. As part of this approval, Staff recommended in the future and after the TIF District closes, "*Epic submit a CSM or plat for all their lands to cleanup existing lot line configurations*".

In April of 2015, Epic requested annexation of 50.31 acres of land along CTH PD to be used as expansion of the existing office campus, which was approved.

In November of 2017, Council approved Epic's request for a CSM to subdivide one (1) lot into two (2) lots ensuring the new lot can be serviced by Madison Metropolitan Sewerage District (MMSD) instead of the existing septic field. This area contains the Contractor Annex building.

In December of 2019, the Plan Commission reviewed an initial plat for this property. Comments from the Plan Commission included will this change affect the property's assessed value, does Epic own the property on the south side of Epic Lane, and concerns regarding continued access to the City owned well and creating a City owned island surrounded by Epic.

Plat Review:

As previously discussed, Epic has submitted a Plat (labeled as Epic 2) approval for review by the Plan Commission. The City Attorney reviewed the Plat regarding language for easements, restrictions, and conditions over the Epic campus property. Staff has coordinated with Epic Staff to determine what should be included in the Plat and how it should be labeled. This Plat would remove all of the CSMs from the last sixteen (16) years and ensure that existing land conditions match parcels. The Plat would shift right-of-ways and modify and release easements. The proposed Plat will help the City Assessor in future assessments to have a single parcel containing the majority of buildings and lot lines will no longer split buildings. Staff is supportive of this Plat.

Rezoning Findings:

The Applicant proposes to rezone Lots 1 and 2 to be consistent with Suburban Industrial (SI) changing any remaining Rural Agriculture (RA) properties within the Lot. The Applicant will maintain the existing zoning of RA for outlots 1 and 2.The City's Zoning Ordinance requires the Zoning Administrator review the proposed rezoning to ensure the request is in harmony with the recommendations of the City of Verona Master Plan (Sec. 13-1-362). A summary of this review is below.

a. *How does the proposed Official Zoning Map amendment further the purposes of this Chapter as outlined in Section 13-1-5 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA)?*

Staff is comfortable with the existing stormwater management plan as this is monitored and reviewed regularly since the proposed lot has several buildings under construction.

b. *Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?*
   1. *The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;*
   2. *A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading;*
   3. *Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district;*
   4. *Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.*

The current zoning map needs to be amended due to above #3. The property lines have changed from multiple parcels into two (2) lots. The Applicant is requesting a change to allow the entire lot to have the same zoning district.

c. *How does the proposed amendment to the Official Zoning Map 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 Zoning Map amendment maintains the desired consistency of the land uses, land use intensities, and land use impacts as the existing land uses will

remain. The change in the Zoning Map will allow the Applicant to develop additional buildings as needed without rezoning portions of the property, which will be in two (2) lots.

Recommendation:

Staff recommends the following Plan Commission actions:

1. Recommend approval of the Plat for Epic Systems Corporation to create two (2) lots and two (2) outlots.
2. Recommend approval of the Zoning Map amendment for Epic Systems Corporation to rezone Lots 1 and 2 to Suburban Industrial (SI) and outlots 1 and 2 to remain as Rural Agriculture (RA).

Prepared by: Katherine Holt KH
Community Development Specialist

Submitted by: Adam Sayre, AICP AS
City Administrator

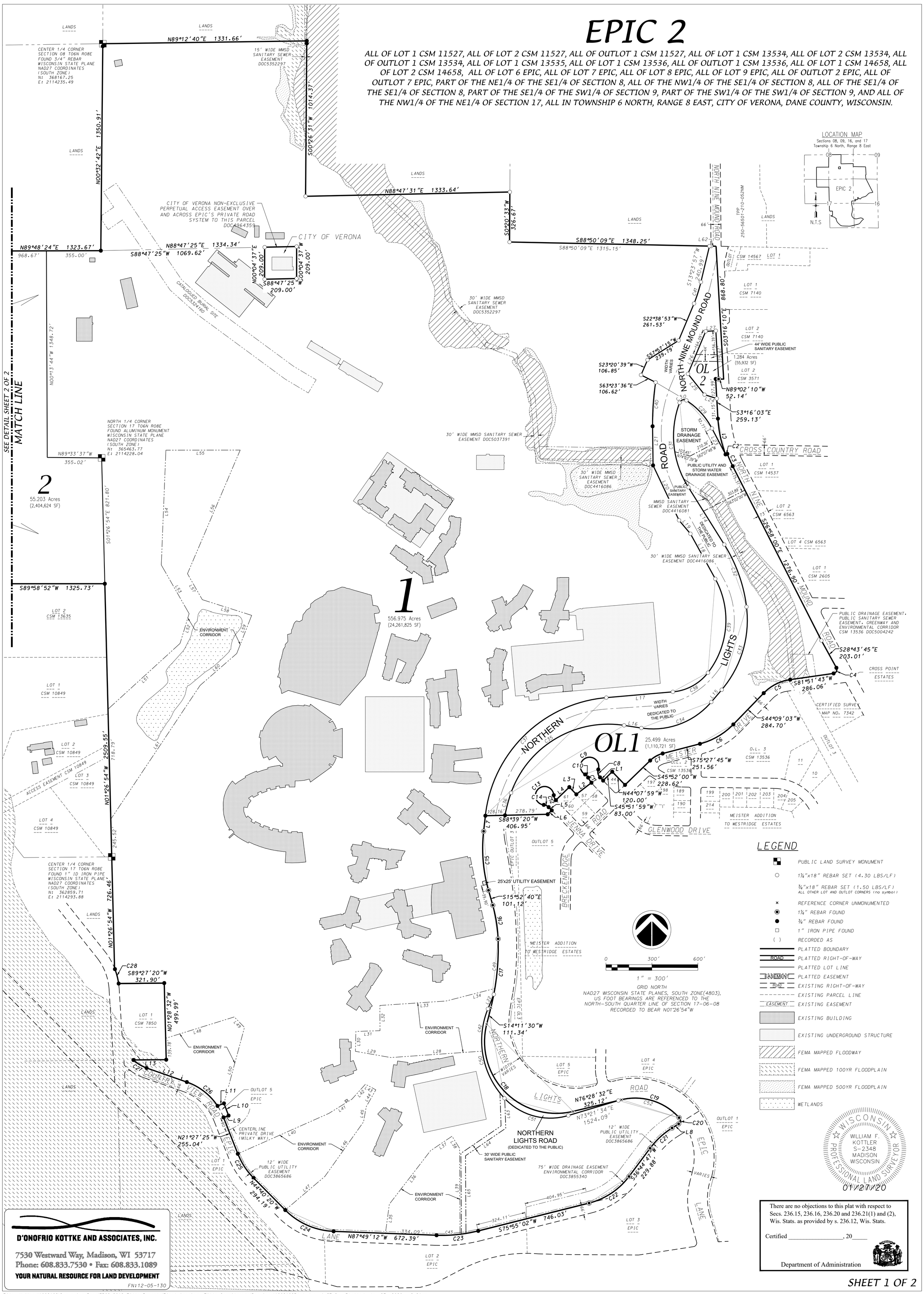
Epic 2 Plat Narrative

Introduction

The purpose of the Epic 2 plat is to update parcel boundaries along with related easements, restrictions, and conditions over the Epic campus property along with adjacent right of way. Currently, the area contained within the proposed plat consists of 23 tax parcels, resulting from more than a dozen Certified Survey Maps and Plats recorded over the past 16 years. The development that has ensued does not coincide with these parcels. The Epic 2 plat will essentially *wipe the slate clean* resulting in property boundaries and records that coincide with current and future planned use.

EPIC 2

ALL OF LOT 1 CSM 11527, ALL OF LOT 2 CSM 11527, ALL OF OUTLOT 1 CSM 11527, ALL OF LOT 1 CSM 13534, ALL OF LOT 2 CSM 13534, ALL OF OUTLOT 1 CSM 13534, ALL OF LOT 1 CSM 13535, ALL OF LOT 1 CSM 13536, ALL OF OUTLOT 1 CSM 13536, ALL OF LOT 1 CSM 14658, ALL OF LOT 2 CSM 14658, ALL OF LOT 6 EPIC, ALL OF LOT 7 EPIC, ALL OF LOT 8 EPIC, ALL OF LOT 9 EPIC, ALL OF OUTLOT 2 EPIC, ALL OF OUTLOT 7 EPIC, PART OF THE NE1/4 OF THE SE1/4 OF SECTION 8, ALL OF THE NW1/4 OF THE SE1/4 OF SECTION 8, ALL OF THE SE1/4 OF THE SE1/4 OF SECTION 8, PART OF THE SE1/4 OF THE SW1/4 OF SECTION 9, PART OF THE SW1/4 OF THE SW1/4 OF SECTION 9, AND ALL OF THE NW1/4 OF THE NE1/4 OF SECTION 17, ALL IN TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

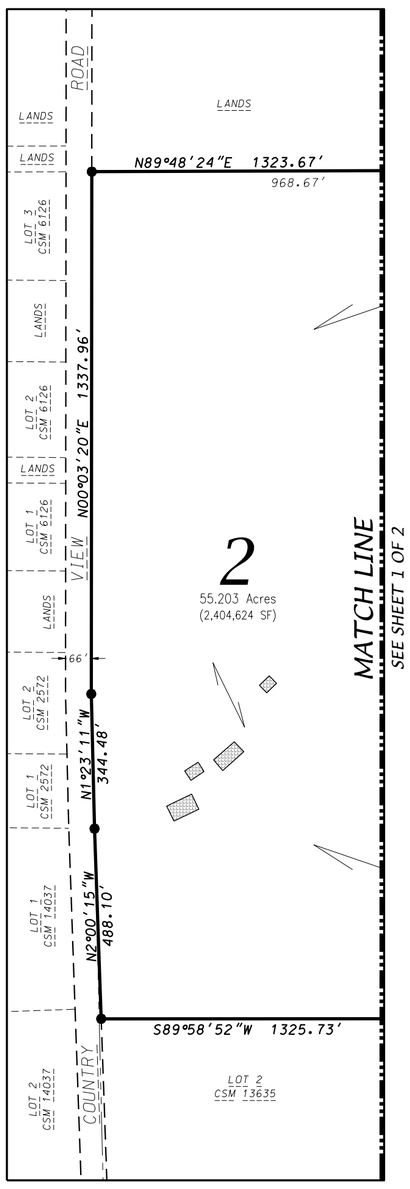
Department of Administration

SHEET 1 OF 2

File: U:\User\10021021\Surveying Docs\EPIC 2018 Title Reports\First American Title Commitments\Drawings\10021021Plat.dwg 1 OF 2 Plotted: Jan 27, 2020 - 8:21am

EPIC 2

ALL OF LOT 1 CSM 11527, ALL OF LOT 2 CSM 11527, ALL OF OUTLOT 1 CSM 11527, ALL OF LOT 1 CSM 13534, ALL OF LOT 2 CSM 13534, ALL OF OUTLOT 1 CSM 13534, ALL OF LOT 1 CSM 13535, ALL OF LOT 1 CSM 13536, ALL OF OUTLOT 1 CSM 13536, ALL OF LOT 1 CSM 14658, ALL OF LOT 2 CSM 14658, ALL OF LOT 6 EPIC, ALL OF LOT 7 EPIC, ALL OF LOT 8 EPIC, ALL OF LOT 9 EPIC, ALL OF OUTLOT 2 EPIC, ALL OF OUTLOT 7 EPIC, PART OF THE NE1/4 OF THE SE1/4 OF SECTION 8, ALL OF THE NW1/4 OF THE SE1/4 OF SECTION 8, ALL OF THE SE1/4 OF THE SE1/4 OF SECTION 8, PART OF THE SE1/4 OF THE SW1/4 OF SECTION 9, PART OF THE SW1/4 OF THE SW1/4 OF SECTION 9, AND ALL OF THE NW1/4 OF THE NE1/4 OF SECTION 17, ALL IN TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.



DETAIL
1" = 300'

CURVE TABLE

CURVE NO.	ARC LENGTH	CURVE RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	239.70'	805.18'	17°03'24"	S12°01'36"E	238.81'	S3°29'54"E	S20°33'18"E
C2	12.05'	480.00'	1°26'18"	N74°17'51"E	12.05'	N75°01'00"E	N73°34'42"E
C3	87.61'	792.50'	6°20'04"	S23°47'58"E	87.57'	S20°37'56"E	S26°58'00"E
C4	48.26'	25.00'	110°35'50"	N26°33'48"E	41.11'	N81°51'43"E	N28°44'07"W
C5	197.45'	300.00'	37°42'39"	S63°00'23"W	193.91'	S81°51'43"W	S44°09'03"W
C6	255.21'	467.00'	31°18'42"	N59°48'24"E	252.05'	N75°27'45"E	N44°09'03"E
C7	94.53'	183.00'	29°35'45"	S60°39'52"W	93.48'	S75°27'45"W	S45°52'00"W
C8	55.50'	50.00'	63°36'02"	S12°19'58"E	52.70'	S19°28'03"W	S44°08'00"E
C9	272.43'	60.00'	260°09'01"	S69°23'32"W	91.82'	N19°28'03"E	S60°40'58"E
C10	28.84'	50.00'	33°02'42"	N44°09'37"W	28.44'	N27°38'17"W	N60°40'58"W
C11	40.04'	233.00'	9°50'44"	S32°33'38"E	39.99'	S27°38'17"E	S37°29'00"E
C12	35.79'	50.00'	41°00'52"	S23°37'35"E	35.03'	S3°07'09"E	S44°08'00"E
C13	274.40'	60.00'	262°01'45"	S45°51'58"W	90.55'	N3°07'09"W	S85°08'54"E
C14	35.79'	50.00'	41°00'51"	N64°38'29"W	35.03'	N44°08'03"W	N85°08'54"W
C15	388.97'	1000.00'	22°17'10"	S4°44'05"E	386.52'	S6°24'30"W	S15°52'40"E
C16	222.96'	935.00'	13°39'47"	N9°02'46"W	222.44'	N2°12'53"W	N15°52'39"W
C17	452.42'	1580.00'	16°24'23"	N5°59'19"E	450.88'	N14°11'30"E	N2°12'53"W
C18	961.52'	468.00'	117°42'58"	S44°39'59"E	801.11'	S14°11'30"W	N76°28'32"E
C19	417.48'	385.00'	62°07'47"	N72°27'34"W	397.33'	N41°23'40"W	S76°28'32"W
C20	43.32'	25.00'	99°16'17"	N8°14'28"E	38.10'	N57°52'37"E	N41°23'40"W
C21	196.57'	533.00'	21°07'50"	S47°18'42"W	195.46'	S57°52'37"W	S36°44'47"W
C22	319.27'	467.00'	39°10'15"	N56°19'55"E	313.09'	N75°55'02"E	N36°44'47"E
C23	274.48'	967.03'	16°15'46"	N84°02'55"E	273.56'	S87°49'12"E	N75°55'02"E
C24	353.08'	468.86'	43°08'52"	S66°14'46"E	344.80'	S44°40'20"E	S87°49'12"E
C25	189.97'	468.86'	23°12'55"	S33°03'52"E	188.68'	S21°27'25"E	S44°40'20"E
C26	258.21'	399.00'	37°04'45"	N52°10'42"W	253.73'	N33°38'19"W	N70°43'04"W
C27	101.03'	239.84'	24°08'05"	S58°39'02"E	100.28'	S46°34'59"E	S70°43'04"E
C28	104.66'	433.00'	13°50'56"	N14°54'53"W	104.41'	N7°59'25"W	N21°50'21"W
C29	250.21'	483.20'	29°40'05"	S42°24'42"E	247.42'	S57°14'44"E	S27°34'39"E
C30	53.51'	30.00'	102°11'39"	N71°39'26"E	46.69'	N20°33'37"E	S57°14'44"E
C31	576.18'	622.34'	53°02'45"	N5°57'46"W	555.82'	N32°29'08"W	N20°33'37"E
C32	435.44'	1000.00'	24°56'56"	N19°36'50"W	432.01'	N7°08'22"W	N32°05'18"W
C33	581.06'	700.00'	47°33'39"	N16°38'28"E	564.52'	N40°25'17"E	N7°08'22"W
C34	508.68'	500.00'	58°17'25"	N69°34'00"E	487.02'	S81°17'18"E	N40°25'17"E
C35	931.56'	675.00'	79°04'25"	N59°10'29"E	859.38'	N19°38'17"E	S81°17'18"E
C36	151.71'	959.44'	9°03'35"	N15°06'29"E	151.55'	N10°34'41"E	N19°38'17"E

CURVE TABLE

CURVE NO.	ARC LENGTH	CURVE RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C37	1195.17'	870.00'	78°42'37"	S45°40'51"W	1103.38'	S85°02'09"W	S6°19'32"W
C38	268.25'	325.00'	47°17'26"	S61°23'26"W	260.70'	S37°44'43"W	S85°02'09"W
C39	650.70'	560.00'	66°34'33"	S4°27'26"W	614.71'	S28°49'50"E	S37°44'43"W
C40	287.84'	1754.42'	9°24'01"	S3°58'30"W	287.52'	S8°40'30"W	S0°43'30"E
C41	147.31'	993.00'	8°30'00"	N17°38'57"E	147.18'	N21°53'57"E	N13°23'57"E
C42	281.64'	550.00'	29°20'24"	S7°31'51"W	278.58'	S22°12'03"W	S7°08'21"E
C43	153.62'	967.03'	9°06'07"	N87°37'45"E	153.46'	S87°49'12"E	N83°04'41"E
C49	364.48'	1580.00'	13°13'03"	N4°23'39"E	363.68'	N11°00'10"E	N2°12'53"W
C50	627.26'	550.00'	65°20'40"	N10°28'18"W	593.82'	N43°08'38"W	N22°12'03"E
C51	454.37'	410.00'	63°29'48"	N74°53'32"W	431.48'	S73°21'34"W	N43°08'38"W
C52	434.73'	385.00'	64°41'49"	N74°17'31"W	412.00'	N41°56'37"W	S73°21'34"W

LINE TABLE

LINE#	DIRECTION	LENGTH
L1	S44°08'00"E	29.13'
L2	N52°31'00"E	124.41'
L3	S44°08'00"E	65.64'
L4	N45°51'59"E	122.00'
L5	S44°08'03"E	29.12'
L6	N45°52'01"E	36.78'
L7	N6°24'28"E	102.18'
L8	N57°52'37"E	50.42'
L9	N69°53'17"E	35.01'
L10	N20°40'39"W	85.03'
L11	S68°32'31"W	45.14'
L12	S70°43'04"E	278.37'
L13	N89°27'20"E	213.94'
L14	S32°05'18"E	440.53'
L15	S40°25'17"W	105.04'
L16	N81°17'18"W	114.20'
L17	N85°02'09"E	436.22'
L18	N28°50'47"W	335.89'
L19	N40°20'10"W	115.25'
L20	N25°17'14"W	396.62'
L21	N0°43'30"W	255.40'
L22	N22°12'03"E	101.67'

LINE TABLE

LINE#	DIRECTION	LENGTH
L24	S72°29'38"E	83.83'
L25	S38°34'02"E	173.62'
L26	N22°38'53"E	300.85'
L27	S86°32'27"W	66.23'
L28	N86°00'11"E	598.78'
L29	S80°04'28"E	235.05'
L30	S1°21'48"W	129.92'
L31	S88°14'35"W	157.63'
L32	S0°16'27"E	164.55'
L33	S86°07'55"W	433.12'
L34	S75°36'50"W	329.13'
L35	S7°42'04"W	191.66'
L36	S37°34'14"W	440.15'
L37	S56°05'16"W	169.86'
L38	N31°49'11"W	92.80'
L39	N0°19'45"W	561.07'
L40	S66°05'26"W	650.09'
L41	S58°19'32"W	177.00'
L42	S42°07'10"W	131.16'
L43	N61°52'38"W	77.05'
L44	N29°35'55"E	126.23'
L45	N10°17'36"E	101.33'

LINE TABLE

LINE#	DIRECTION	LENGTH
L46	N35°19'18"E	435.69'
L47	N49°39'13"E	339.46'
L48	S72°43'14"W	469.03'
L49	N44°14'48"W	95.47'
L50	N15°07'07"E	513.65'
L51	N47°38'32"E	636.62'
L52	N16°54'06"E	203.13'
L53	N29°43'48"W	366.10'
L54	N2°16'54"E	749.75'
L55	N89°54'50"E	485.20'
L56	S23°06'03"W	877.37'
L57	S29°43'48"E	195.23'
L58	S72°23'22"E	338.13'
L59	S21°21'14"W	267.53'
L60	S48°58'57"W	317.37'
L61	S33°42'58"W	1049.95'
L62	S88°50'09"E	33.10'
L63	S2°00'41"E	193.97'
L64	S55°40'03"W	318.22'
L65	S0°19'45"E	507.12'

LEGAL DESCRIPTION

I, William F. Kottler, Professional Land Surveyor S-2348 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Verona, and under the direction of the owner, I have surveyed, divided and mapped EPIC 2 and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed; and that this land is located in all of Lot 1 CSM 11527, all of Lot 2 CSM 11527, all of Outlot 1 CSM 11527, all of Lot 1 CSM 13534, all of Lot 2 CSM 13534, all of Outlot 1 CSM 13534, all of Lot 1 CSM 13535, all of Lot 1 CSM 13536, all of Outlot 1 CSM 13536, all of Lot 1 CSM 14658, all of Lot 2 CSM 14658, all of Lot 6 EPIC, all of Lot 7 EPIC, all of Lot 8 EPIC, all of Lot 9 EPIC, all of Outlot 2 EPIC, all of Outlot 7 EPIC, part of the NE1/4 of the SE1/4 of Section 8, all of the NW1/4 of the SE1/4 of Section 8, all of the SE1/4 of the SE1/4 of Section 8, part of the SE1/4 of the SW1/4 of Section 9, part of the SW1/4 of the SW1/4 of Section 9, and all of the NW1/4 of the NE1/4 of Section 17, ALL in Township 6 North, Range 8 East, City of Verona, Dane County, Wisconsin, containing 26,666,449 Square Feet (612.177 acres) described as follows:

COMMENCING at the South 1/4 corner of said Section 8; thence S01°26'54"W, 821.80 feet to the POINT OF BEGINNING; thence S89°58'52"W, 1325.73 feet; thence N02°00'15"W, 488.10 feet; thence N01°23'11"W, 344.48 feet; thence N00°03'20"E, 1337.96 feet; thence N89°48'24"E, 1323.67 feet; thence N88°47'25"E, 1069.62 feet; thence S00°04'37"W, 209.00 feet; thence N88°47'25"E, 209.00 feet; thence N00°04'37"E, 209.00 feet; thence S88°47'25"W, 209.00 feet; thence S88°47'25"W, 1069.62 feet; thence N00°32'42"E, 1350.91 feet; thence N89°12'40"E, 1331.66 feet; thence S00°26'30"W, 1014.37 feet; thence N88°47'31"E, 1333.64 feet; thence S00°20'33"W, 326.67 feet; thence S88°50'09"E, 1348.25 feet; thence S03°16'10"E, 868.80 feet; thence N89°02'02"W, 52.14 feet; thence S03°16'10"E, 256.06 feet; thence 242.76 feet along the arc of a curve to the left with a radius of 804.50 feet and chord of S11°54'51"E, 241.84 feet; thence 12.05 feet along the arc of a curve to the left with a radius of 480.00 feet and chord of N74°17'51"E, 12.05 feet; thence 87.62 feet along the arc of a curve to the left with a radius of 792.50 feet and chord of S23°47'58"E, 87.57 feet; thence S26°58'00"E, 1276.90 feet; thence S28°43'45"E, 203.01 feet; thence 48.25 feet along the arc of a curve to the right with a radius of 25.00 feet and chord of S26°33'59"W, 41.10 feet; thence S81°51'43"W, 286.06 feet; thence 197.45 feet along the arc of a curve to the left with a radius of 300.00 feet and chord of S63°00'23"W, 193.91 feet; thence S44°09'03"W, 284.70 feet; thence 255.21 feet along the arc of a curve to the right with a radius of 467.00 feet and chord of S59°48'24"W, 252.05 feet; thence S75°27'45"W, 251.56 feet; thence 94.53 feet along the arc of a curve to the left with a radius of 183.00 feet and chord of S60°39'52"W, 93.48 feet; thence S45°52'00"W, 228.62 feet; thence N44°07'59"W, 120.00 feet; thence S45°51'59"W, 83.00 feet; thence N44°08'00"W, 29.13 feet; thence 55.50 feet along the arc of a curve to the right with a radius of 50.00 feet and chord of N12°19'58"W, 52.70 feet; thence 272.43 feet along the arc of a curve to the left with a radius of 60.00 feet and chord of S69°23'32"W, 91.82 feet; thence 28.84 feet along the arc of a curve to the right with a radius of 50.00 feet and chord of S44°09'37"E, 28.44 feet; thence 40.04 feet along the arc of a curve to the left with a radius of 233.00 feet and chord of S32°33'38"E, 39.99 feet; thence S52°31'00"W, 124.41 feet; thence N44°08'00"W, 65.64 feet; thence S45°51'59"W, 122.00 feet; thence 35.79 feet along the arc of a curve to the right with a radius of 50.00 feet and chord of N23°37'34"W, 35.03 feet; thence 274.40 feet along the arc of a curve to the left with a radius of 60.00 feet and chord of S45°51'58"W, 90.55 feet; thence 35.79 feet along the arc of a curve to the right with a radius of 50.00 feet and chord of S64°38'29"E, 35.03 feet; thence S44°08'03"E, 29.12 feet; thence S45°52'01"W, 36.78 feet; thence S88°39'20"W, 200.60 feet; thence S88°39'30"W, 206.35 feet; thence S06°24'30"W, 102.19 feet; thence S84°21'59"E, 0.00 feet; thence 388.97 feet along the arc of a curve to the left with a radius of 1000.00 feet and chord of S04°44'05"E, 386.52 feet; thence S15°52'40"E, 101.11 feet; thence 222.97 feet along the arc of a curve to the right with a radius of 935.00 feet and chord of S09°02'47"E, 222.44 feet; thence 452.42 feet along the arc of a curve to the right with a radius of 1580.00 feet and chord of S05°59'19"W, 450.88 feet; thence S14°11'30"W, 111.34 feet; thence 961.52 feet along the arc of a curve to the left with a radius of 468.00 feet and chord of S44°39'59"E, 801.11 feet; thence N76°28'32"E, 325.12 feet; thence 417.48 feet along the arc of a curve to the right with a radius of 385.00 feet and chord of S72°27'34"E, 397.33 feet; thence 43.32 feet along the arc of a curve to the right with a radius of 25.00 feet and chord of S08°14'28"W, 38.10 feet; thence S57°52'37"W, 50.42 feet; thence 196.57 feet along the arc of a curve to the left with a radius of 533.00 feet and chord of S47°18'42"W, 195.46 feet; thence S36°44'47"W, 229.88 feet; thence 319.27 feet along the arc of a curve to the right with a radius of 467.00 feet and chord of S56°19'55"W, 313.09 feet; thence S75°55'02"W, 746.03 feet; thence 274.48 feet along the arc of a curve to the right with a radius of 967.03 feet and chord of S84°02'55"W, 273.56 feet; thence N87°49'12"W, 672.39 feet; thence 353.08 feet along the arc of a curve to the right with a radius of 468.86 feet and chord of N66°14'46"W, 344.80 feet; thence N44°40'20"W, 294.19 feet; thence 189.97 feet along the arc of a curve to the right with a radius of 468.86 feet and chord of N33°03'52"W, 188.68 feet; thence N21°27'25"W, 255.04 feet; thence N69°53'17"E, 35.01 feet; thence N20°40'39"W, 85.03 feet; thence S68°32'31"W, 45.14 feet; thence 258.21 feet along the arc of a curve to the left with a radius of 399.00 feet and chord of N52°10'42"W, 253.73 feet; thence N70°43'04"W, 278.37 feet; thence 101.03 feet along the arc of a curve to the right with a radius of 239.84 feet and chord of N58°39'02"W, 100.28 feet; thence N89°27'20"E, 45.78 feet; thence N89°27'20"E, 168.16 feet; thence N01°28'32"W, 499.99 feet; thence S89°27'20"W, 297.58 feet; thence 104.66 feet along the arc of a curve to the left with a radius of 433.00 feet and chord of N14°54'53"W, 104.41 feet; thence N01°26'54"W, 2509.55 feet to the POINT OF BEGINNING.

Dated this 27th day of January, 2020.

_____.
William F. Kottler, Professional Land Surveyor, S-2348

WISCONSIN
WILLIAM F. KOTTLER S-2348 MADISON WISCONSIN
PROFESSIONAL LAND SURVEYOR

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

FN:12-05-130

CORPORATE OWNER'S CERTIFICATE

EPIC SYSTEMS CORPORATION, a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this map.

EPIC SYSTEMS CORPORATION does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Verona
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, the said EPIC SYSTEMS CORPORATION has caused these presents to be signed by its officer(s) of said corporation

at_____, Wisconsin this_____day of_____, 20_____.

EPIC SYSTEMS CORPORATION

signature	signature
print name	print name
title	title

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

Personally came before me this _____ day of _____ , 20_____, the above named corporate officer(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____.
Notary Public, Dane County, Wisconsin

My commission expires:_____.

VERONA COMMON COUNCIL CERTIFICATE

Resolved that the plat of EPIC 2 located in the City of Verona, was hereby approved by Resolution adopted on_____, 20_____ and further resolve that the conditions of said approval were fulfilled on_____, 20_____ and said resolution further provided for the acceptance of those lands and rights dedicated by said EPIC 2 to the City for public use.

Dated this_____day of_____, 20_____.

_____
Ellen Clark, City Clerk, City of Verona, Dane County, Wisconsin

CITY OF VERONA TREASURER'S CERTIFICATE

I, Brian Lamers, being the duly appointed, qualified, and acting Treasurer of the City of Verona, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on any of the lands included in the plat of EPIC 2

as of this_____day of_____, 20_____.

_____
Brian Lamers, City Treasurer, City of Verona, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of Dane County, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on any of the lands included in the plat of EPIC 2

as of this_____day of_____, 20_____.

_____
Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20_____ at _____.M.

and recorded in Volume _____ of Plats

on Pages _____ as Document Number _____.

_____.
Kristi Chlebowski, Dane County Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration