



CITY OF VERONA
111 Lincoln Street
Verona, WI 53593
(608) 845-6495
veronawi.gov

COMMON COUNCIL AGENDA

DATE: Monday, June 22, 2026

TIME: 7:00 PM

LOCATION: COUNCIL CHAMBERS
111 LINCOLN ST.
VERONA, WI 53593

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comment
5. Approval of the minutes of June 8, 2026 Common Council Meeting
6. Mayor's Business
 - A. Swearing in of Fire Chief David Hensley
7. Announcements
8. Administrator's Report
9. Engineer's Report
10. Committee Reports
 - A. **Finance Committee**
 1. Discussion and Possible Action Re: Payment of the bills
 2. Discussion and Possible Action Re: Acceptance of 2025 Financial Statements—Presentation by Baker Tilly
 - B. **Public Safety & Welfare Committee**
 1. Discussion and Possible Action Re: Ordinance No. 26-1100 Amending Title 2, Chapter 3, Section 2-3-1, Weed Commissioner Title 8, Chapter 1, Section 8-1-4, Destruction of Noxious Weeds, and 8-1-6, Regulation of the Length of Lawn and Grasses, Title 15, Chapter 4, Section 15-4-5, Safe and Sanitary Maintenance of Property, and Title 15, Chapter 5, Section 15-5-4, Safe, Sanitary, and Attractive Maintenance of Property, of the Code of Ordinances, City of Verona.
 2. Discussion and Possible Action Re: Ordinance No. 26-1101 Amending Section 10-1-12 Relating to Speed Limits on Range Trail and Locust Drive

3. Discussion and Possible Action Re: Ordinance No. 26-1102 Amending Section 10-1-27 Related to Parking on Park Lane
4. Discussion and Possible Action Re: Ordinance No. 26-1103 Amending Section 10-1-26, Two-Hour Parking on Park Lane
5. Discussion and Possible Action Re: School Resource Officer Program Agreement by and Between the City of Verona and Verona Area School District (July 1, 2026 - June 30, 2027)
6. Discussion and Possible Action Re: Short-Term Rental License Application from Beit Bracha, LLC located at 415 S. Main St.
7. Discussion and Possible Action Re: Short-Term Rental License Application from R & L Dane Investments, LLC located at 527 & 529 Melody Lane

C. Public Works, Sewer & Water Committee

1. Discussion and Possible Action Re: Awarding contract for Project #2026-100 Citywide Pavement Surface Treatment (Scott Construction, Inc)
2. Discussion and Possible Action Re: Awarding contract for Project #2026-102 Citywide Pavement Surface Treatment (Fahrner Asphalt Sealers, LLC)

11. New Business

- A. Discussion and Possible Action Re: Amendment to Cleary Temporary Access Agreement
- B. Discussion and Possible Action Re: Amendment to Display of Flags Policy

12. Old Business

- A. Discussion and Possible Action Re: Boundary Agreement with the Town of Verona
The Common Council may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Common Council may reconvene in open session and take action on the closed session item.

13. Adjournment

Luke Diaz, Mayor

POSTED: June 19, 2026

Verona City Hall
 Verona Public Library
 Miller's Market

All agendas are posted on the City's website at: www.veronwi.gov

Watch live on the City's YouTube Channel: <https://www.youtube.com/user/VeronaWIMeetings>

The online meeting agenda and all support materials can be found at www.veronawi.gov. Anyone with questions prior to the meeting may contact the City at (608) 848-9942 or jaulik@veronawi.gov.

PUBLIC COMMENT SPEAKING INSTRUCTIONS

PUBLIC COMMENT INFORMATION: As permitted by the Wisconsin open meetings law, the Common Council has chosen to list a public comment period on Council meeting agendas to offer an opportunity for valued public comments. The Common Council may not engage in back-and-forth discussion or take formal action during this period. If the item is not currently on the agenda, the Council may consider deferring the subject to a later meeting when specific notice can be given.

VIRTUAL PUBLIC COMMENTS: Members of the public can participate in Public Comment by using Zoom via a computer, tablet, or smartphone, or by calling into the meeting using phones, as described immediately below. You will not be able to view the meeting from Zoom. This is only for participating in Public Comment.

Virtual public comments can be given by anyone who is a resident or owns or leases property in the City of Verona. This does not include property that is to be annexed into the City of Verona.

The speaker shall turn on their video camera, if they have one, and speak into their electronic device for attendees to see and hear. The speaker shall verify that members can see and hear them. The speaker can show information on their virtual screen for all to see but must inform the City Staff ahead of the meeting if this will occur when signing up to speak virtually.

Join the virtual meeting via computer, tablet, or smart phone:

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/87909206297?pwd=rlqyisP4Jtr3JMFIUTBwVlliL2M3PU.1>

Passcode: 321936

Join the virtual meeting via phone by dialing:

312 626 6799

Webinar ID: 879 0920 6297

Passcode: 321936

IN-PERSON PUBLIC COMMENTS: In-person public comments can be given by anyone (resident or non-resident of the City of Verona). This would include property that is to be annexed into the City of Verona. If speaking in-person, the speaker does not need to sign up to speak prior to the meeting. During the in-person public comment agenda item, the speaker can walk to the podium and must speak into a microphone. The speaker can submit maps or drawings to City Staff one (1) hour prior to the meeting to ensure that these can be

shared virtually. The speaker cannot hand out items in the meeting to members or City Staff as these items cannot be clearly seen virtually. Speakers are not required to register to speak.

- WRITTEN PUBLIC COMMENTS: You can send comments to the City Council on any matter, either on or not on the agenda, by emailing jaulik@veronawi.gov or in writing to Common Council, 111 Lincoln Street., Verona, WI, 53593.

IF YOU NEED AN INTERPRETER, MATERIALS IN ALTERNATIVE FORMATS, OR OTHER ACCOMODATION TO ACCESS THE MEETING, PLEASE CONTACT THE CITY CLERK AT 845-6495 AT LEAST 48 HOURS PRECEDING THE MEETING. EVERY REASONABLE EFFORT WILL BE MADE TO ACCOMMODATE YOUR REQUEST.

CITY OF VERONA
COMMON COUNCIL
MINUTES

June 8, 2026
Council Chambers

1. Call to Order: Mayor Diaz called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance
3. Roll Call: Mara Helmke, Chris Weiss, Patrick Lytle, Beth Tucker Long, Alejandro Hernandez (via Zoom), Lachlann Swanson, Phil Hoehcst, and Spencer Harrison were present. Also present: City Administrator Jamie Aulik, City Engineer Carla Fischer, City Attorney Bryan Kleinmaier, Director of Planning and Development Lucas Sivertsen, Interim Fire Chief Becky McCright, and Police Chief Dave Dresser.
4. Public Comment:
 - Nicole McElfresh, 807 N. Edge Trail, spoke in support of affordable housing. She stated Verona needs more diverse housing like apartments, condos, and smaller houses.
 - Tony DeRosa, Fiduciary Real Estate, stated that Main Street Station will provide the necessary housing Verona needs.
 - Mills Harrison, 302 S. Main St., stated she will need to move from Verona because of the lack of affordable housing. She advocated for more affordable types of housing.
 - Kelly Seid, 308 Monte Cristo, spoke in opposition of the development of the Backus property.
 - Scott Seid represented Dana Barre, 312 Monte Cristo, who could not be at the meeting. Dana is against the Backus development.
 - Scott Seid represented Bob Creavens, 312 Monte Cristo, who could not be at the meeting. Bob is against the Backus property development.
 - Scott Seid, 308 Monte Cristo, spoke against the proposed Backus property development.
 - Melanie Hunt, 2803 N. County Rd. M, spoke in opposition to the proposed Backus property development.
 - Scott Fuller, 1113 Enterprise Dr., spoke in favor of the annexation and development of the Backus property. He also spoke in favor of more housing and affordable housing in Verona.
5. Approval of the minutes of May 26, 2026 Common Council Meeting

Motion by Helmke, seconded by Weiss to approve the minutes from the May 26, 2026 Common Council Meeting. Motion carried 8-0.

6. Mayor's Business

A. Proclamation - Make Music Day in Verona, June 21

B. Appointment to Sustainability Task Force: Motion by Helmke, seconded by Tucker Long to appoint Imran Mohammad to the Sustainability Task Force. Motion carried 8-0.

7. Announcements: Helmke stated she did a 12-hour long ride along with the Fire Department and invited other alders to do it as well.

8. Administrator's Report: None

9. Engineer's Report: Carla Fischer presented the Engineer's Report, and it was entered into the record.

10. Committee Reports

A. Finance Committee

1. Discussion and Possible Action Re: Payment of the bills

Motion by Helmke, seconded by Lytle to pay the bills in the amount of \$837,662.07. Motion carried 8-0.

B. Plan Commission

1. Discussion and Possible Action Re: Resolution No. 26-017 for a conditional use permit for a second drive-through lane located at 430 East Verona Avenue

Motion by Swanson, seconded by Helmke to approve Resolution No. 26-017 for a conditional use permit for a second drive-through lane located at 430 East Verona Avenue. Motion carried 8-0.

2. Discussion and Possible Action Re: Ordinance No. 26-1092 approving an annexation of approximately 15 acres of land to the City of Verona located east of Blue Ice Pass and west of County Highway ("CTH") M

Motion by Swanson, seconded by Weiss to approve Ordinance No. 26-1092 approving an annexation of approximately 15 acres of land to the City of Verona located east of Blue Ice Pass and west of County Highway ("CTH") M with the condition that the annexation shall become effective upon execution of an annexation agreement. Motion carried 8-0.

3. Discussion and Possible Action Re: Ordinance No. 26-1093 approving a comprehensive plan amendment to designate approximately 15 acres of land as multi-family located east of Blue Ice Pass and west of County Highway (“CTH”) M

Motion by Swanson, seconded by Harrison to approve Ordinance No. 26-1093 approving a comprehensive plan amendment to designate approximately 15 acres of land as multi-family located east of Blue Ice Pass and west of County Highway (“CTH”) M.

Swanson stated he is against the project and therefore against amending the comprehensive plan. He agrees that the City needs more housing, but he feels this project negatively affects the existing neighbors.

Mayor Diaz stated that he called the developer to inquire why they withdrew after the developer and City staff spent so much time on the project. He spoke in favor of the project providing the housing Verona needs.

Lytle asked Sivertsen about the accuracy of the vacancy rates that have been presented. He stated that the most accurate rate probably comes from CoStar, which the general public does not have access to. He added that he believes the Verona apartment vacancy rates are likely lower than the surrounding Madison area.

Lyte asked about the traffic impacts of this project. Sivertsen stated that the developer completed a TIA study.

Helmke acknowledged the neighbors for voicing their concerns and staying engaged in the process. She stated she hears their concerns but disagrees. Helmke asked Fischer about the flooding concerns. Fischer stated that the developer will have to create an outlet so that water can drain out of the property. Helmke added that the Monte Cristo neighbors are not at grade to the planned multi-family construction, and it will not affect their property values.

Hoechst stated that while he agrees that we need more housing in Verona, he stated we need more single-family housing. He added that this development will not provide affordable housing.

Tucker Long stated that the City and the developer worked closely with the neighbors throughout the whole process. She stated that the neighbors were not going to be happy with anything other than single-family homes, but single-family homes will not pay for the utility and other infrastructure that is necessary for development. She states that she will continue to make sure that the developers are doing what they can to lessen the burden on the existing neighbors.

Hernandez stated that he will be voting no as he feels he needs more information.

Motion carried 5-3 with Swanson, Hoechst and Hernandez voting no.

4. Discussion and Possible Action Re: Ordinance No. 26-1094 approving a zoning map amendment to rezone approximately 15 acres to Urban Residential located east of Blue Ice Pass and west of County Highway ("CTH") M

Motion by Swanson, seconded by Harrison to approve Ordinance No. 26-1094 approving a zoning map amendment to rezone approximately 15 acres to Urban Residential located east of Blue Ice Pass and west of County Highway ("CTH") M. Motion carried 7-1 with Hoechst voting no.

5. Discussion and Possible Action Re: Resolution No. 26-018 approving a certified survey map to create three (3) lots and one (1) private outlot located east of Blue Ice Pass and west of County Highway ("CTH") M

Motion by Swanson, seconded by Harrison to approve Resolution No. 26-018 approving a certified survey map to create three (3) lots and one (1) private outlot located east of Blue Ice Pass and west of County Highway ("CTH") M with the following conditions: the CSM shall become effective upon annexation of the property, and the approval shall become effective upon execution of the annexation agreement. Motion carried 5-3 with Lytle, Swanson, and Hoechst voting no.

6. Discussion and Possible Action Re: Resolution No. R-26-019 approving a conditional use permit for an apartment/condominium, complex land use located east of Blue Ice Pass and west of County Highway ("CTH") M

Motion by Swanson, seconded by Harrison to approve Resolution No. R-26-019 approving a conditional use permit for an apartment/condominium, complex land use located east of Blue Ice Pass and west of County Highway ("CTH") M with the following conditions: the approval shall be effective upon annexation of the property, the approval shall be effective upon executive of a development agreement, and the approval shall be effective upon approval of the site plan. Motion tied 4-4 with Lytle, Hernandez, Swanson, and Hoechst voting no. Mayor Diaz broke the tie with a yes vote. Motion carried 5-4.

7. Discussion and Possible Action Re: Resolution No. 26-020 for a conditional use permit to exceed the maximum height requirement of thirty-five feet in the Urban Residential zoning district located east of Blue Ice Pass and west of County Highway (“CTH”) M

Motion by Swanson, seconded by Harrison to approve Resolution No. 26-020 for a conditional use permit to exceed the maximum height requirement of thirty-five feet in the Urban Residential zoning district located east of Blue Ice Pass and west of County Highway (“CTH”) M with the following conditions: the approval shall become effective upon annexation of the property, the approval shall become effective upon execution of the development agreement, and the approval shall become effective upon approval of the site plan. Motion tied 4-4 with Lytle, Swanson, Hernandez and Hoechst voting no. Mayor Diaz broke the tie with a yes vote. Motion carried 5-4.

8. Discussion and Possible Action Re: Ordinance No. 26-1095 for a zoning text amendment to Sections 13-1-43, 13-1-57, 13-1-105, and 13-1-132

Motion by Swanson, seconded by Harrison to approve Ordinance No. 26-1095 for a zoning text amendment to Sections 13-1-43, 13-1-57, 13-1-105, and 13-1-132. Motion carried 8-0.

9. Discussion and Possible Action Re: Ordinance No. 26-1096 for a zoning text amendment to Sections 13-1-151(e)(1) - Off-Street Parking and Traffic Circulation Standards

Motion by Swanson, seconded by Harrison to approve Ordinance No. 26-1096 for a zoning text amendment to Sections 13-1-151(e)(1) - Off-Street Parking and Traffic Circulation Standards. Motion carried 8-0.

10. Discussion and Possible Action Re: Ordinance No. 26-1097 for a zoning text amendment to Section 13-1-127 and Section 13-1-151(e)(1)

Motion by Swanson, seconded by Harrison to approve Ordinance No. 26-1097 for a zoning text amendment to Section 13-1-127 and Section 13-1-151(e)(1). Motion carried 8-0.

The Common Council recessed at 8:56 p.m.

The Common Council reconvened at 9:04 p.m.

C. Public Safety & Welfare Committee

1. Discussion and Possible Action Re: Amendments to Administrative Policy No. 61 - Warming and Cooling Center

Motion by Hoechst, seconded by Helmke to approve Amendments to Administrative Policy No. 61 - Warming and Cooling Center. Motion carried 8-0.

2. Discussion and Possible Action Re: Application for a Class "A" Fermented Malt Beverage and "Class A" Intoxicating Liquor License from Wisco Green, LLC d/b/a Wisco Green, located at 602 W. Verona Ave., John Schoville, Agent

Motion by Hoechst, seconded by Swanson to approve an Application for a Class "A" Fermented Malt Beverage and "Class A" Intoxicating Liquor License from Wisco Green, LLC d/b/a Wisco Green, located at 602 W. Verona Ave., John Schoville, Agent. Motion carried 8-0.

3. Discussion and Possible Action Re: Approval of alcohol license renewals for the 2026-2027 license period

Motion by Hoechst, seconded by Swanson to approve alcohol license renewals for the 2026-2027 license period. Motion carried 8-0.

4. Discussion and Possible Action Re: Approval of cigarette, tobacco, and electronic vaping device renewal applications for the 2026-2027 license period

Motion by Hoechst, seconded by Swanson to approve Approval of cigarette, tobacco, and electronic vaping device renewal applications for the 2026-2027 license period. Motion carried 8-0.

5. Discussion and Possible Action Re: Approval of a sidewalk café permit renewal for Toot & Kate's Winebar located at 109 S. Main St.

Motion by Hoechst, seconded by Swanson to approve a sidewalk café permit renewal for Toot & Kate's Winebar located at 109 S. Main St. Motion carried 8-0.

D. Public Works, Sewer & Water Committee

1. Discussion and Possible Action Re: Rectangular Rapid Flashing Beacon Policy

Motion by Tucker Long, seconded by Weiss to approve the Rectangular Rapid Flashing Beacon Policy with the following edits: removing the permanent centerline roadway striping, removing the end of the sentence regarding the centerline pavement striping clause from the Public Works and Traffic Committee definitions, removing the technical evaluation requirements—item 3, and a grammatical change. Motion carried 8-0.

2. Discussion and Possible Action Re: Roadway Striping Policy

Motion by Tucker Long, seconded by Weiss to approve the Roadway Striping Policy with the following edit: CIP should be written as Capital Improvement Plan. Motion carried 8-0.

3. Discussion and Possible Action Re: Ordinance No. 26-1098 - Repealing and Recreating Title 8, Chapter 3 - Refuse Disposal and Collection; Recycling

Motion by Tucker Long, seconded by Weiss to approve Ordinance No. 26-1098 - Repealing and Recreating Title 8, Chapter 3 - Refuse Disposal and Collection; Recycling. Motion carried 8-0.

4. Discussion and Possible Action Re: Ordinance No. 26-1099 – Creating Title 8, Chapter 4 – Refuse Disposal and Collection

Motion by Tucker Long, seconded by Harrison to approve Ordinance No. 26-1099 – Creating Title 8, Chapter 4 – Refuse Disposal and Collection. Motion carried 8-0.

5. Discussion and Possible Action Re: Awarding contract for Project 2022-107 Military Ridge State Trail - Bridges (Janke General Contractors, Inc)

Motion by Tucker Long, seconded by Harrison to award the contract for Project 2022-107 Military Ridge State Trail-Bridges to Janke General Contractors, Inc in the amount of \$1,608,360.37 . Aulik stated the City received a \$550,000 grant for the project. Motion carried 8-0.

6. Discussion and Possible Action Re: Approval of the Design Services Contract with KL Engineering, Inc. for the reconstruction of N Shuman St and N Marietta St - Project #2026-105

Motion by Tucker Long, seconded by Weiss to approve the Design Services Contract with KL Engineering, Inc. for the reconstruction of N Shuman St and N Marietta St - Project #2026-105. Motion carried 8-0.

7. Discussion and Possible Action Re: Public Utility Extension Agreement (1000 Whalen Rd.)

Motion by Tucker Long, seconded by Weiss to approve a Public Utility Extension agreement at 1000 Whalen Rd. Motion carried 8-0.

11. New Business

- A. Discussion and Possible Action Re: Resolution No. R-26-021 - Approving an Amendment to the Project Plan of Tax Incremental District No. 8

Motion by Lytle, seconded by Tucker Long to approve Resolution No. R-26-021 - Approving an Amendment to the Project Plan of Tax Incremental District No. 8. Motion carried 8-0.

- B. Discussion and Possible Action Re: Director of Fire Services- Employment Agreement

The Common Council may convene in a closed session for discussion and possible action regarding a Director of Fire Services employment agreement as authorized by Section 19.85(1)(c) of the Wisconsin Statutes to consider employment, promotion, compensation or performance evaluation data of any public employee subject to the jurisdiction or authority of the City of

Verona. The Common Council may reconvene in open session to discuss and take action on the subject matter discussed in the closed session.

Motion by Helmke, seconded by Weiss to approve the Director of Fire Services Employment agreement with Becky McCright. Motion carried 8-0.

- C. Discussion and Possible Action Re: Annexation Agreement for property located east of Blue Ice Pass and west of County

Highway M.

The Common Council may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Common Council may reconvene in open session and take action on the closed session item.

Attorney Kleinmaier stated that the agreement in the packet is 3-party agreement. Staff are recommending moving forward with a 2-party agreement between the City and Jelivann Waukesha, LLC (Backus). It would be the essentially the same agreement, just eliminating Fiduciary.

Motion by Tucker Long, seconded by Weiss to approve an Annexation Agreement for property located east of Blue Ice Pass and west of County Highway M to with the changes discussed by the City Attorney and contingent upon final review by the City Attorney and City Administrator. Motion carried 8-0.

12. Old Business

A. Discussion and Possible Action Re: Offer to Purchase - 2159 Range Trail, Verona

The Common Council may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Common Council may reconvene in open session and take action on the closed session item.

Attorney Kleinmaier stated that Cascade would like to add that closing would occur 60 days after the purchaser receives approvals or 60 days after the expiration of the inspection period, whichever is later. He added that City staff would like to add leaseback options for the salt shed in case Public Works doesn't have a location by March 31, 2027. Attorney Kleinmaier stated that Cascade wants to put fill from another project on the property before the closing of the property, which would occur in a separate agreement.

Motion by Tucker Long, seconded by Swanson to approve the offer to purchase with the changes discussed and contingent upon final approval by the City Attorney and City Administrator. Motion carried 8-0.

13. Adjournment: Motion by Hoechst, seconded by Helmke to adjourn at 9:51 p.m.
Motion carried 8-0.

Respectfully Submitted,

Holly Licht, City Clerk

CITY OF VERONA ENGINEER REPORT

for June 22, 2026

MAJOR CONSTRUCTION PROJECTS (CITY)

COUNTRY VIEW ROAD – VARIOUS PROJECTS

Project includes a new segment of Country View Road from approximately 0.8 miles north of Milky Way (south limit) to approximately 900' south of County Highway PD (north limit). The project will include a two (2) lane rural section that will relocate the existing Country View Road to the west of the existing houses on Country View Road.

- Phases 2 & 3 – Paving completed first week of June. Roadway anticipated to open summer of 2026.

Project Website: <https://www.veronawi.gov/859/Country-View-Road-Epic-Lane---CTH-PD>

HYPER DRIVE ROADWAY AND BRIDGE CONSTRUCTION

The project includes a new 2-lane roadway from 500 feet north of the USH 18/151 and CTH G/Dairy Ridge interchange to a new intersection located 800 feet northeast of the Military Ridge State Trail. Approximate construction length is 7,000 feet. Project includes a new proposed bridge crossing over the Sugar River and Military Ridge State Trail and realignment and restoration of the Sugar River.

The goal is to provide a secondary access point from the south via US 18/151 & CTH G/ Dairy Ridge interchange for Epic's planned campus growth. Existing roadway infrastructure along Northern Lights Road is at capacity and cannot handle additional traffic during the weekday AM and PM peak hours.

Project Website: <https://www.veronawi.gov/866/West-Road-Dairy-Ridge-to-Country-View>

Construction: Earthwork is underway. A temporary construction access road has been constructed from Dairy Ridge Road to the Sugar River. Dairy Ridge Road was closed to traffic on June 12 and will continue to be closed until Hyper Drive is opened. West Dairy Ridge is accessible from the West and there is a signed detour in place.

EDWARD STREET (FROM WESTRIDGE TO THOMPSON STREET)

The project includes some concrete sidewalk, driveway, and curb/gutter repairs along Edward Street between Westridge Parkway and Thompson Street. Underground utility construction is not planned, but minor repairs to water or sewer infrastructure will be completed during the project. Sidewalk is planned to be extended from Birchwood Lane to Thompson Street. The existing asphalt pavement will be removed and new asphalt pavement will be constructed.

Construction is complete and final vegetation establishment will be achieved in 2026.

Project Website: <https://www.veronawi.gov/923/Rehabilitation-Projects>

WISDOT US 18/151 (COUNTY G TO WIS 69)

The purpose of the project is to address safety, route importance, and traffic congestion at the US-18/151 & W Verona Ave/Epic Lane interchange and the US 18/151 & County G interchange.

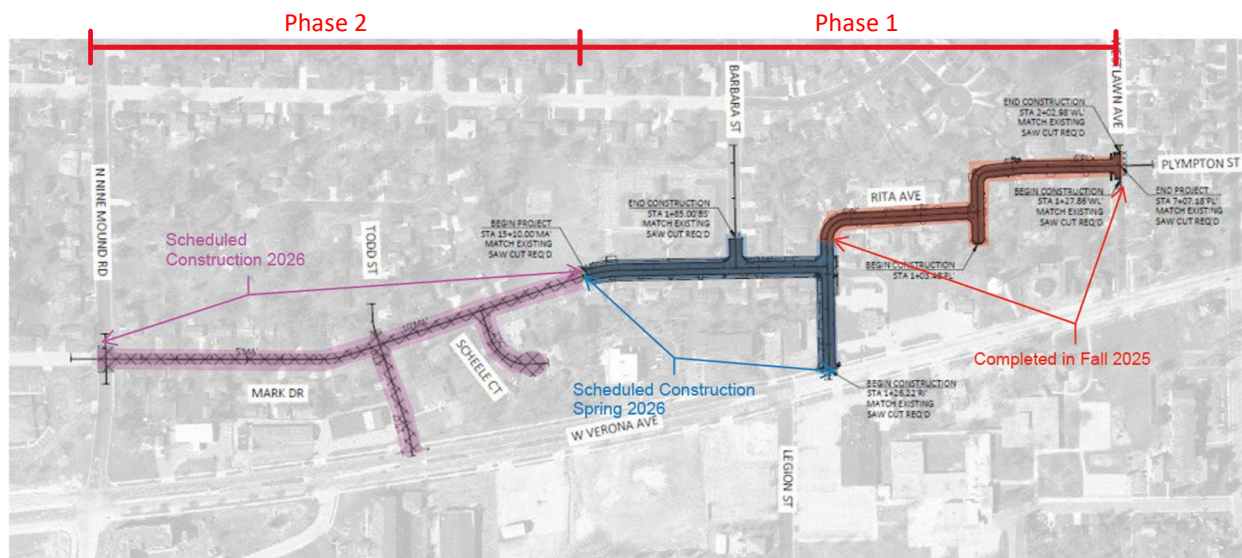
Construction is in progress and is expected to be complete in June 2026. Visit the Construction Project Website for weekly updates (Select Schedule / "Check out the weekly update"):

<https://projects.511wi.gov/us18151-danecounty/>

MARK DRIVE, RITA AVENUE, PLYMPTON STREET RECONSTRUCTION

The project includes the replacement of water main and sanitary sewer, adding new storm sewer, installation of sidewalks, and pavement reconstruction. The overall limits will be broken into two (2) phases and separate bid openings.

- Phase 1: Construction work has resumed along Mark Drive and Rita Avenue. Rita Ave is closed at Verona Ave to facilitate the installation of new sewer and water main. Mark Drive is open to local traffic. Work is expected to continue through July.
- Phase 2: Construction has begun the week of 6/15/2026.



PS17 FIRM CAPACITY IMPROVEMENTS

Project includes improvements to Pump Station 17. Construction is ongoing through spring of 2026.

LOWER BADGER MILL CREEK INTERCEPTOR, PHASE 5 & 6

Project includes the installation of sanitary interceptor pipe by MMSD through Ardent Glen (LBMCI Ph 5) and from Shady Oak Lane to Mid Town Road (LBMCI Ph 6). Pavement marking on Shady Oak Lane was completed on November 24, 2025 and erosion mat installation was finalized for the Shady Oak Lane right-of-way on November 26, 2025. Lining of the MMSD sanitary sewer manholes through Ardent Glen and along Shady Oak Lane was completed by Red Horse in March 2026.

Final completion of the project up to Midtown Road is expected by June 2026.

Project Website: <https://www.madsewer.org/project/lower-badger-mill-creek-interceptor-phases-5-6/>.



MAJOR DESIGN PROJECTS

PUBLIC WORKS FACILITY

Staff have restarted conversations with the project architect. Updated layouts will be presented to Public Works Committee.

Project Website: <https://www.veronawi.gov/757/Public-Works-Utilities-Parks-and-Recreat>

SOUTHEAST ELEVATED TANK AND WATER BOOSTER STATION DESIGNS

A kickoff meeting was conducted in late May. A draft report is anticipated by the end of June 2026.

SOUTHWEST ELEVATED TANK PRELIMINARY DESIGN

A project review meeting took place in May 2026. A public hearing for the Water Supply Service Area Plan (WSSAP) will be conducted in June 2026.

WEST SIDE LIFT STATION UPGRADES

This project involves a rehabilitation of the existing West Side lift station and converting it from a prefabricated steel can lift station into a submersible lift station.

The project is scheduled for an advertisement in early July 2026, with bids set to open at the end of July 2026.

DEVELOPMENT PROJECTS

WHISPERING COVES

- Phase 1: The stormwater force main and wetland restoration are outstanding and must be completed prior to City accepting the public improvements. Home building has begun.
- Phase 2: Watermain loop through Phase 2 required for Apex development. Construction of the watermain loop began the week of 5/18/26.

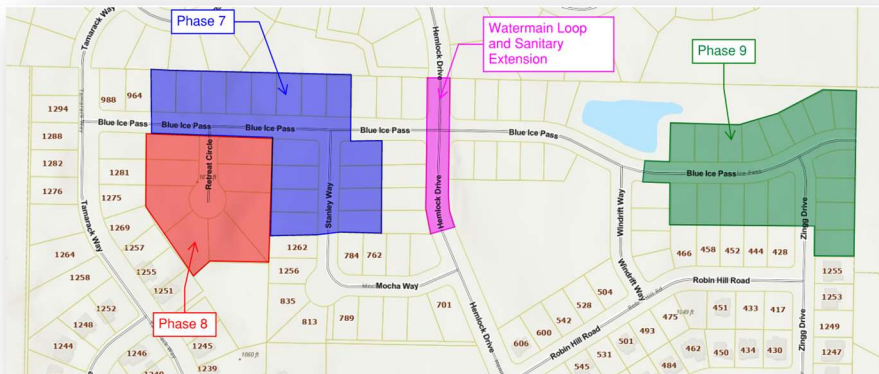
AVALON RIDGE

Storm sewer, watermain, and sanitary sewer installation completed. Avalon Court dry utility (cable, electric, etc.) scheduled for installation in June.

Design Plans have been received for the multifamily buildings. It is anticipated that the building construction will begin in June 2026.

KETTLE CREEK NORTH

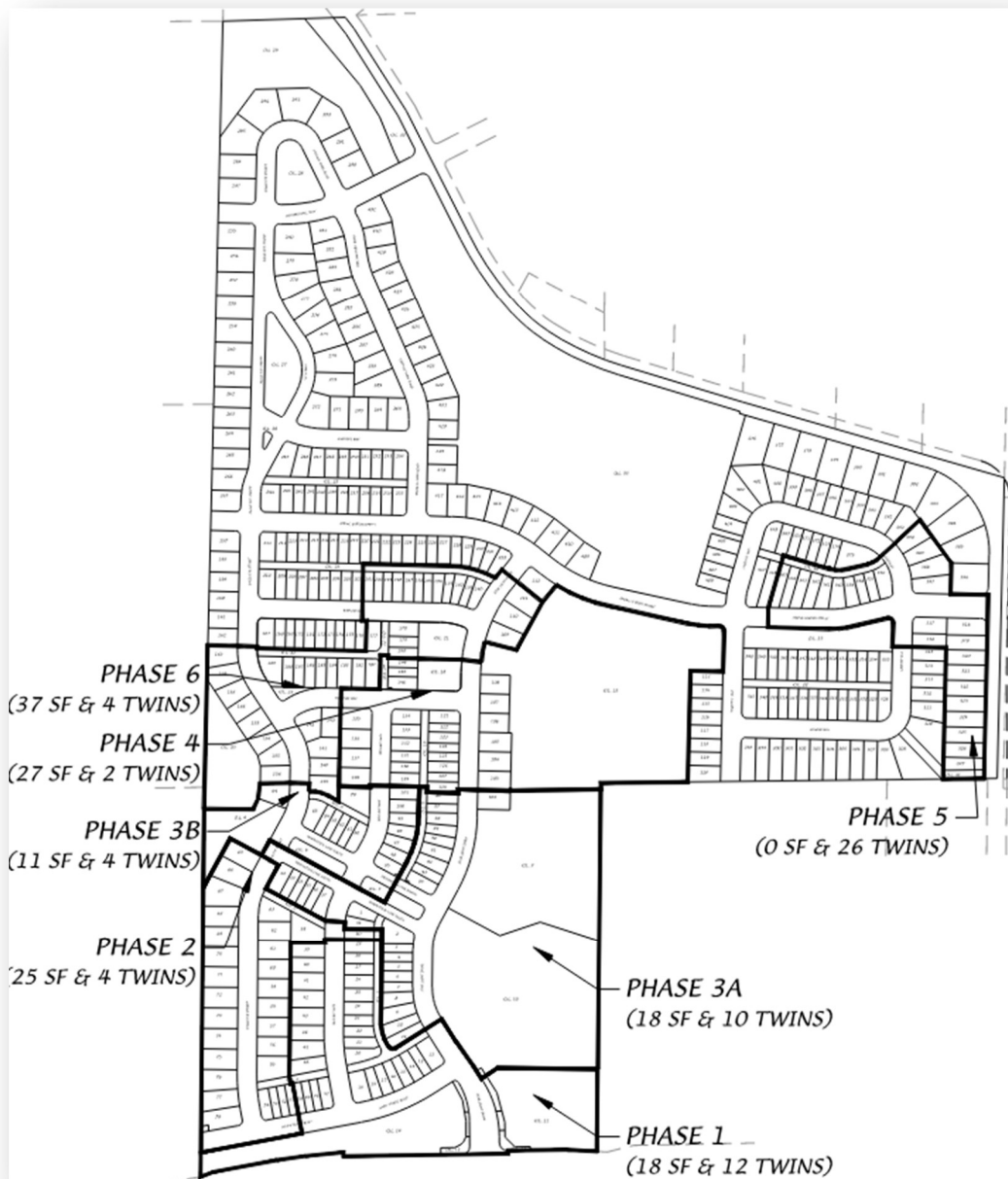
- Phase 7 & 8: Contractor completing punch list work.
- Hemlock Utility Extension: Construction began the week of 5/18/26.
- Phase 9: 90% Engineering Plans have been submitted for review.



ARDENT GLEN

- Phases 1 - 4: Contractor completing punch list work.
- Phase 5 (including Shady Oak Lane): Expected to begin in 2026.
- Phase 6: Early grading scheduled to begin in June. Utility and roadway construction anticipated for late-summer 2026.

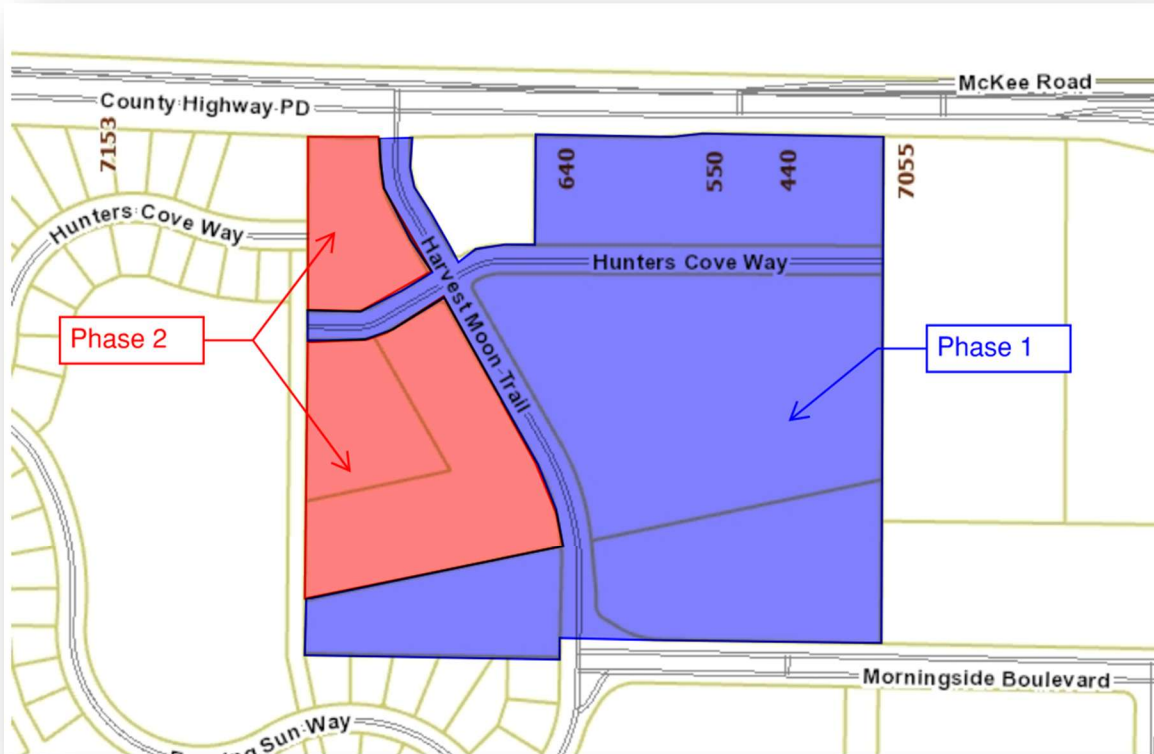
DNR approved the flood study on Oct. 9, 2023. FEMA issued a Conditional Letter of Map Revision (CLOMR) on May 1, 2024.



THE APEX AT VERONA – DREGER

Phase 1: Restoration and punch list work is underway.

Phase 2: A watermain loop will be required through Kettle Creek North and Whispering Coves to provide adequate service to this phase. Water main loop construction began the week of 5/18/26.



SSM HEALTH

This project includes the reconstruction and urbanization of Valley Road, an extension of public sanitary and water to the site, and the construction of a medical building.

Asphalt and concrete pavement have been completed on STH 69. **STH 69 will be reopened once DOT acceptance for lane widths and pavement quality has been received.**

Valley Road, from STH 69 through the western limits of the SSM project, is currently closed and will reopen once final paving is completed, currently scheduled for late June.

STORMWATER SERVICES

PUBLIC STORMWATER PONDS

Cohiba Pond, a small man-made dry detention basin on the west side of Cohiba Court, constructed in 1997 as part of the Gateway Estates subdivision, requires maintenance to improve stormwater treatment and general neighborhood aesthetics through native seeding. Regrading/reseeding of Cohiba Pond and stabilization is anticipated between Fall 2026 and Spring 2027. City staff is planning to schedule a neighborhood meeting with adjacent residents before the project starts.

Inspections of the public stormwater ponds (wet ponds, dry ponds, bioretention ponds, etc.) started in April 2026 and are expected to be completed by mid-June 2026.

STORM DRAIN MURAL APPLICATION

The City was awarded a new storm drain mural through the Madison Area Municipal Stormwater Partnership (MAMSWaP) and Dane County. The storm drain mural was completed at Country View Elementary School on Thursday, May 28th by a local artist and students. The Storm Drain Mural Map can be viewed at: [Storm Drain Mural Tour – Dane County, WI](#).





CITY OF VERONA

111 Lincoln Street
Verona, WI 53593-1520

Jamie J. Aulik, City Administrator

Phone: (608) 848-9942 Email: jaulik@veronawi.gov

MEMORANDUM

To: Mayor and Common Council, City of Verona
From: Jamie J. Aulik, City Administrator
Date: June 17, 2026
Re: Summary of Agenda Items – June 22, 2026, City Council Meeting

Below is a summary of items on the agenda for the upcoming Council meeting:

Finance Committee:

- Discussion and Possible Action Re: Acceptance of 2025 Financial Statements - Presentation by Baker Tilly
 - Potential motion: Move to accept the 2025 Financial Statements by Baker Tilly
 - Representatives of Baker Tilly, the City's auditing firm will present their findings and other information related to the City's 2025 Financial Statements.

Public Safety:

- Discussion and Possible Action Re: Ordinance No. 26-1100 Amending Title 2, Chapter 3, Section 2-3-1, Weed Commissioner Title 8, Chapter 1, Section 8-1-4, Destruction of Noxious Weeds, and 8-1-6, Regulation of the Length of Lawn and Grasses, Title 15, Chapter 4, Section 15-4-5, Safe and Sanitary Maintenance of Property, and Title 15, Chapter 5, Section 15-5-4, Safe, Sanitary, and Attractive Maintenance of Property, of the Code of Ordinances, City of Verona.
 - Potential motion: Move to approve Ordinance No. 26-1100 Amending Title 2, Chapter 3, Section 2-3-1, Weed Commissioner Title 8, Chapter 1, Section 8-1-4, Destruction of Noxious Weeds, and 8-1-6, Regulation of the Length of Lawn and Grasses, Title 15, Chapter 4, Section 15-4-5,

Safe and Sanitary Maintenance of Property, and Title 15, Chapter 5, Section 15-5-4, Safe, Sanitary, and Attractive Maintenance of Property, of the Code of Ordinances, City of Verona.

- Verona’s municipal code currently establishes and references the position of Weed Commissioner, however, the City of Verona has not appointed a Weed Commissioner for several years. In practice, the Building Inspector issues notices of noncompliance related to long grass and weeds, and the Public Works Director is responsible for weed removal. State law permits, but does not require, the appointment of a Weed Commissioner (Wis. Stat. § 66.0517). As a result, portions of the municipal code no longer reflect current City operations.
- This ordinance amendment aligns the municipal code with current City practices by removing references to the Weed Commissioner and clarifies the roles and responsibilities related to noxious weed abatement for the Building Inspector and Public Works Director. It also clarifies enforcement procedures related to noxious weeds and lawn maintenance, revises provisions that may unnecessarily restrict vegetation to better allow for native plant growth, eliminates outdated or repetitive provisions including references to unimproved lots or parcels, updates statutory references (including revising Section 8-1-4 to reflect Wis. Stat. § 66.0627), updates internal citations within property maintenance provisions, and standardizes notice timelines by establishing a consistent 15-day notice period.
- Discussion and Possible Action Re: Ordinance No. 26-1101 Amending Section 10-1-12 Relating to Speed Limits on Range Trail and Locust Drive
 - Potential motion: Move to approve Ordinance No. 26-1101 Amending Section 10-1-12 Relating to Speed Limits on Range Trail and Locust Drive
 - Given the ongoing development, traffic analysis and requests from the public, staff are recommending a reduction of speed from 35 miles per hour to 25 miles per hour on Range Trail and Locust Drive.
- Discussion and Possible Action Re: Ordinance No. 26-1102 Amending Section 10-1-27 Related to Parking on Park Lane
 - Potential motion: Move to approve Ordinance No. 26-1102 Amending Section 10-1-27 Related to Parking on Park Lane
 - Originating from feedback from a resident, the Traffic Safety Committee determined that vehicles parked within 54 feet of the intersection of South Main Street and Park Lane create a traffic safety

hazard. Parked vehicles in this area restrict the roadway width, preventing eastbound and westbound vehicles from safely passing one another as vehicles enter or exit Park Lane. Prohibiting parking along the westernmost 54 feet of Park Lane will eliminate this hazard and improve traffic safety.

- Discussion and Possible Action Re: Ordinance No. 26-1103 Amending Section 10-1-26, Two-Hour Parking on Park Lane
 - Potential motion: Move to approve Ordinance No. 26-1103 Amending Section 10-1-26, Two-Hour Parking on Park Lane
 - The proposed ordinance establishes two hour parking between the hours of 6:00 a.m. and 6:00 p.m. except Sundays and public holidays on the south side of Park Lane starting from a point fifty-four (54) feet east of South Main St to South Franklin St.
- Discussion and Possible Action Re: School Resource Officer Program Agreement By And Between the City of Verona and Verona Area School District (July 1, 2026 - June 30, 2027)
 - Potential motion: Move to approve the School Resource Officer Program Agreement By And Between the City of Verona and Verona Area School District (July 1, 2026 - June 30, 2027)
 - The SRO continues to strengthen relationships and serve as a valued resource between law enforcement, students, staff, and families by providing a visible public safety presence while also emphasizing mentoring, education, and early intervention.
 - School District administration and City staff have expressed continued satisfaction with the program and its outcomes.
 - Renewal of the agreement maintains continuity of services without any substantive operational or fiscal changes.
- Discussion and Possible Action Re: Short-Term Rental License Application from R & L Dane Investments, LLC located at 527 & 529 Melody Lane
 - Potential motion: Move to approve the Short-Term Rental License Application from R & L Dane Investments, LLC located at 527 & 529 Melody Lane
 - The City of Verona requires an annual license for short-term rentals.
- Discussion and Possible Action Re: Short-Term Rental License Application from Beit Bracha, LLC located at 415 S. Main St.
 - Potential motion: Move to approve the S

- Short-Term Rental License Application from Beit Bracha, LLC located at 415 S. Main St.
- The City of Verona requires an annual license for short-term rental.

Public Works, Sewer and Water Committee:

- Discussion and Possible Action Re: Awarding contract for Project #2026-102 Citywide Pavement Surface Treatment (Fahrner Asphalt Sealers, LLC)
 - Potential motion: Move to approve the contract for Project #2026-102 Citywide Pavement Surface Treatment (Fahrner Asphalt Sealers, LLC)
 - The engineer estimate, excluding contingency, is \$89,963.00
 - One bid was received for the project. The apparent low bid to install seal coat materials was submitted by Fahrner Asphalt Sealers, LLC for \$72,403.98
 - Fahrner Asphalt Sealers, LLC has previous experience working on similar projects throughout Wisconsin. Public Works Staff is of the opinion the company is qualified and capable of performing the work as specified.
 - Staff recommend the contract be awarded to Fahrner Asphalt Sealers, LLC in the amount of \$72,403.98 for Project #2026-102.
- Discussion and possible action re: Awarding contract for Project #2026-100 Citywide Pavement Surface Treatment (Scott Construction, Inc)
 - Potential motion: Move to approve contract for Project #2026-100 Citywide Pavement Surface Treatment (Scott Construction, Inc)
 - The engineer estimate, excluding contingency, is \$162,850.49
 - Two bids were received for the project. The apparent low bid to install chip seal material was submitted by Scott Construction, Inc. for \$146,151.45
 - Scott Construction, Inc has previous experience working on similar projects in Verona and throughout Wisconsin. Public Works Staff is of the opinion the company is qualified and capable of performing the work as specified.
 - Staff recommend the contract be awarded to Scott Construction, Inc in the amount of \$146,151.45 for Project #2026-100.

New Business:

- Discussion and Possible Action Re: Addendum to Temporary Access Agreement (Cleary Building Corporation)

- Potential motion: Move to approve the Addendum to Temporary Access Agreement (Cleary Building Corporation)
- Given updated information from the Military Ridge State Trail bridge contractor, the addendum extends the date on which the city can use Cleary property from December 31, 2026 to August 31, 2027, or whenever construction of the bridge involving Cleary is complete, whichever occurs earlier.
- Discussion and Possible Action Re: Amendment to Display of Flags Policy
 - Potential motion: Move to approve the amendment to Display of Flags Policy
 - The amendments propose to add 401 W. Verona Ave., and remove the location at the intersection of Verona Ave. and Main Street, which is a banner pole and not designed to hang flags.

Old Business:

- Discussion and Possible Action Re: Boundary Agreement with the Town of Verona
 - Potential motion:
 - The Boundary Agreement with the Town of Verona expired on June 20, 2026. There will be an update and discussion on the status and future of the boundary agreement.
 - The City has received a letter from the Town related to the agreement.
 - The Council may convene into closed session to consider the terms and conditions of the agreement.



City of Verona

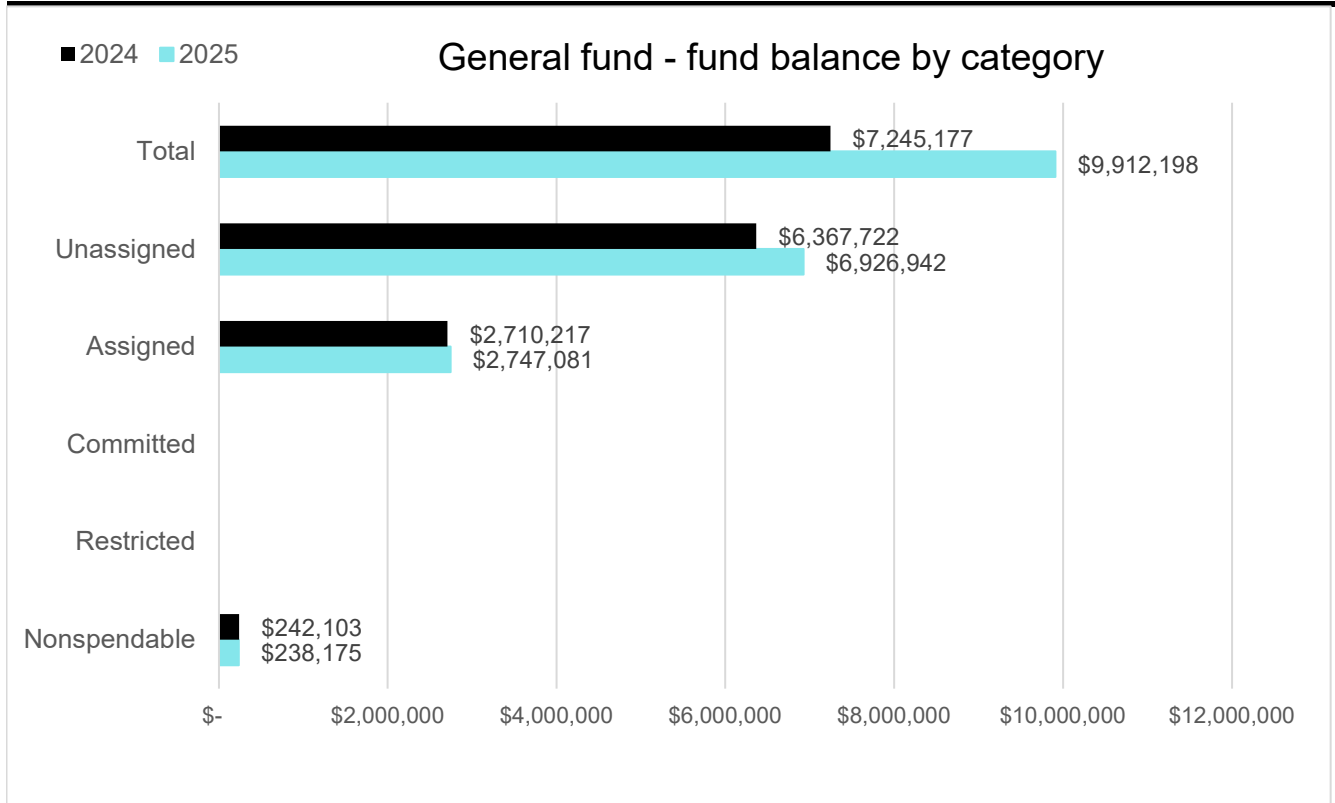
Financial Highlights

June 22, 2026

Justin Hoagland, CPA, Principal

City of Verona

General fund results



Summarized income statement

	<u>Actual</u>	<u>Final budget</u>	<u>Variance</u>
Revenues and other financing sources	\$ 13,196,072	\$ 11,510,395	\$ 1,685,677
Expenditures and other financing uses	<u>12,603,916</u>	<u>13,710,395</u>	<u>1,106,479</u>
Net change in fund balance	<u>\$ 592,156</u>	<u>\$ (2,200,000)</u>	<u>\$ 2,792,156</u>

Fund balance category definitions

Nonspendable - amounts cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained in tact.

Restricted - amounts that can be spent only for the specific purposes stipulated by an external source.

Committed - amounts constrained for specific purposes that are internally imposed through formal action of the governing body.

Assigned - spendable amounts that are intended to be used for specific purposes that are not considered restricted or committed.

Unassigned - residual amounts that have not been classified within other categories above.

City of Verona

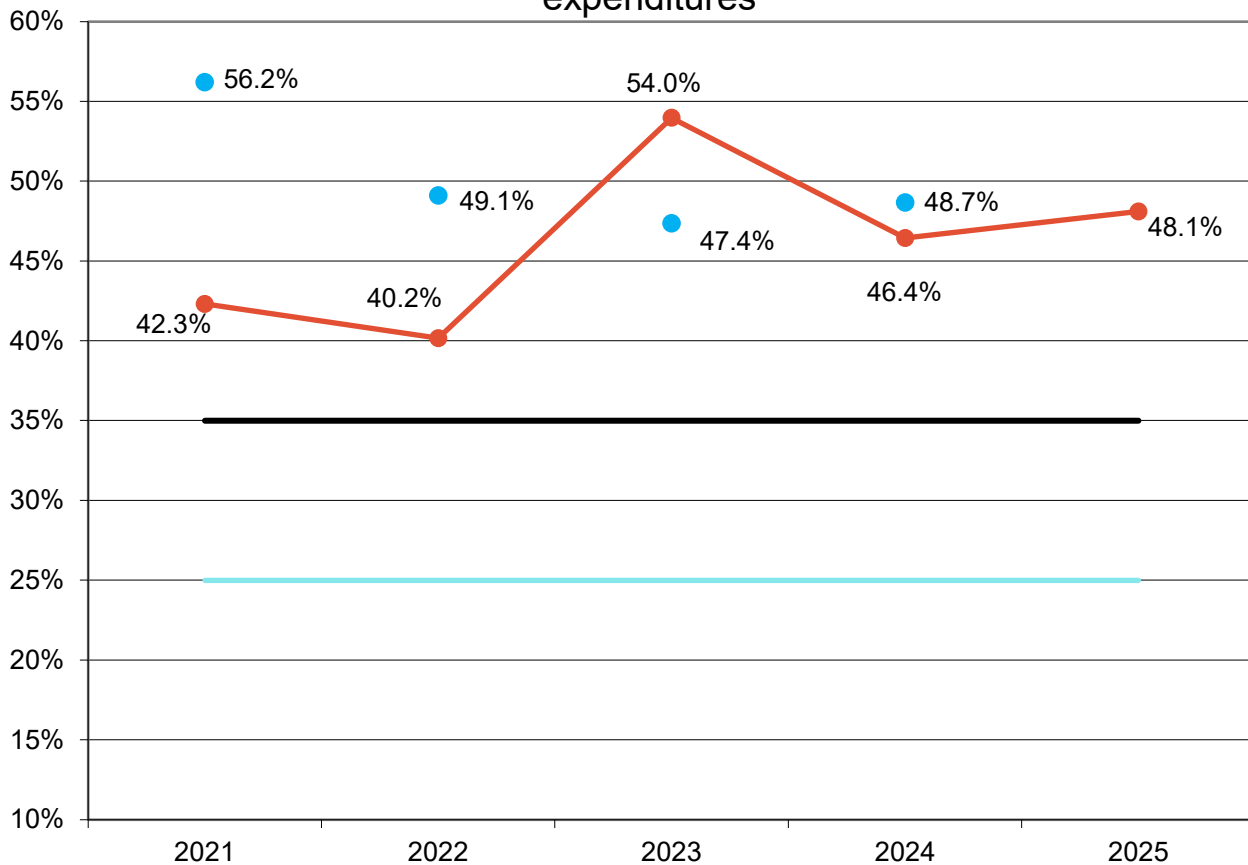
General fund - fund balance trends

Fund balance policy:

25-35% of subsequent year's budgeted expenditures with any excess to be applied to one-time expenditure or capital items.

—●— General Fund Actual — Policy minimum — Policy maximum ● Reference - Median

Unassigned general fund - fund balance
as a percentage of budgeted
expenditures



Other reference values

GFOA recommends a minimum of no less than 2 months (16.7%) of general fund expenditures.

Median reference value generated from 2021 - 2024 Baker Tilly municipal client data for population range from 10,000 to 17,500.

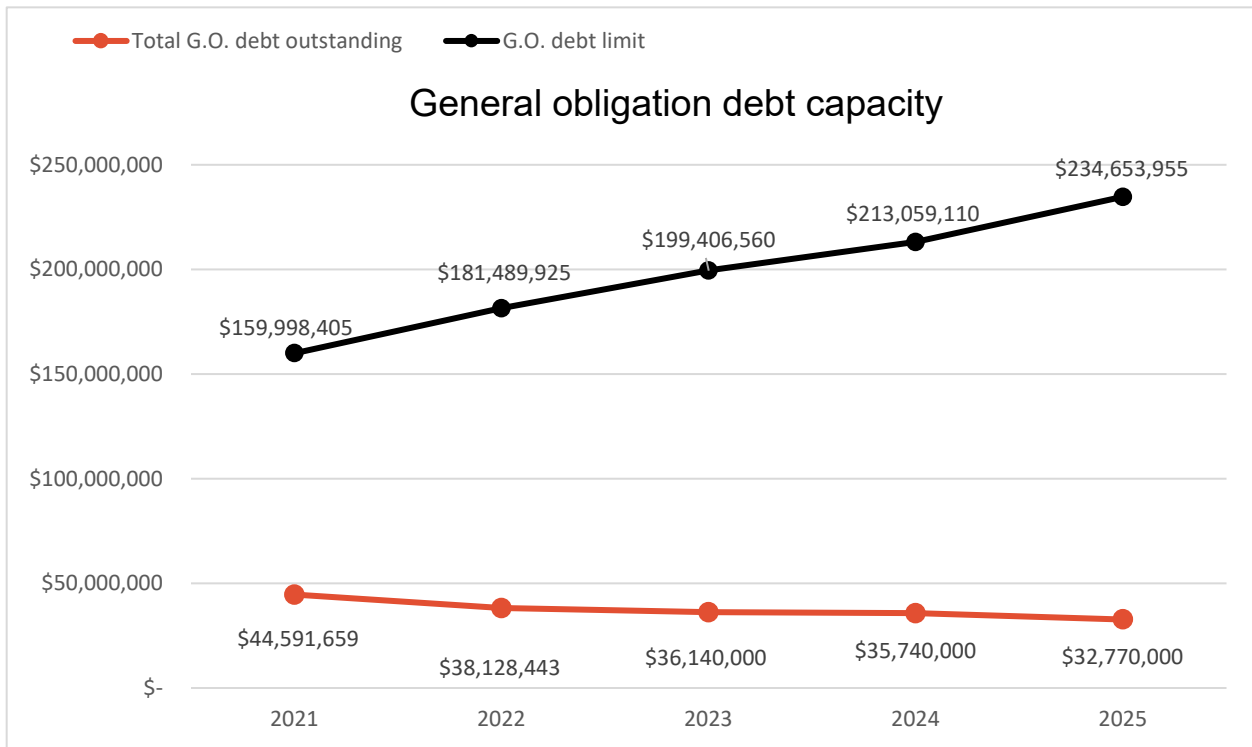
City of Verona

General obligation debt

Debt management policy:

The levy supported general obligation debt will not exceed 3.75% of the City's equalized value legal debt margin capacity (5% of the City's total equalized value).

Actual percentage of debt limit at 12/31/25: **14%**



Total debt outstanding by type at 12/31/2025

	General obligation	Revenue debt	Comp abs	Total
City	\$ 26,170,000	\$ -	\$ 1,806,705	\$ 27,976,705
Utility	6,600,000	-	147,766	6,747,766
Total	\$ 32,770,000	\$ -	\$ 1,954,471	\$ 34,724,471

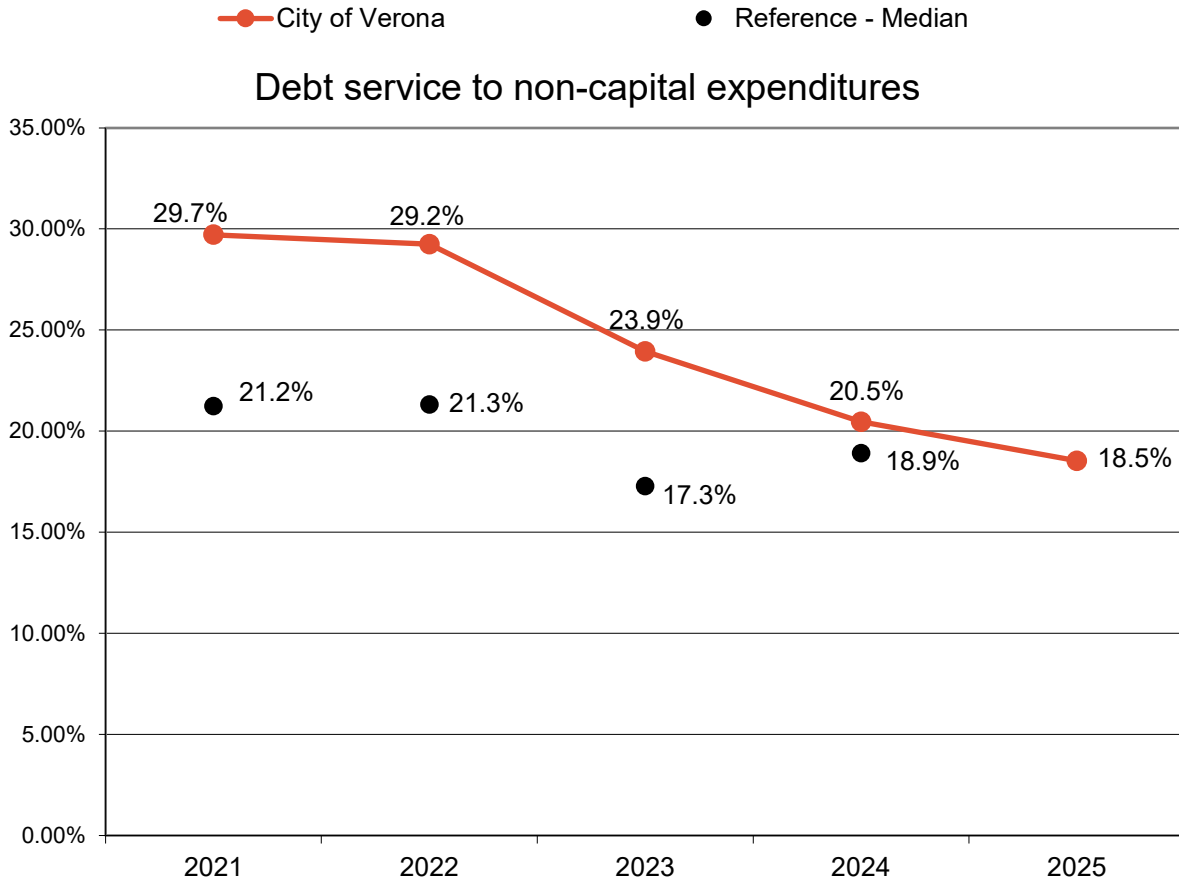
Comparative metrics available online through the Wisconsin Policy Forum.

<https://wispolicyforum.org/research/municipal-datatool-examining-and-comparing-wisconsin-cities-and-villages/>

Select "Debt" -- options for custom comparisons or comparisons by county

City of Verona

Governmental funds - debt service



Current and prior year data

	<u>2025</u>	<u>2024</u>
Principal	\$ 4,160,000	\$ 4,265,000
Interest	1,032,161	921,575
Total	<u>\$ 5,192,161</u>	<u>\$ 5,186,575</u>
Non-capital expenditures	<u>\$ 28,014,260</u>	<u>\$ 25,353,424</u>

Other reference values

Median reference value generated from 2021 - 2024 Baker Tilly municipal client data for population range from 10,000 to 17,500.



Verona Utilities

Report to the City Council

June 22, 2026

Presented By:

Baker Tilly US, LLP
4807 Innovate Lane
P.O. Box 7398
Madison, WI 53707-7398
800 362 7301

Jodi Dobson, CPA, Principal
Dan LaHaye, CPA, Director

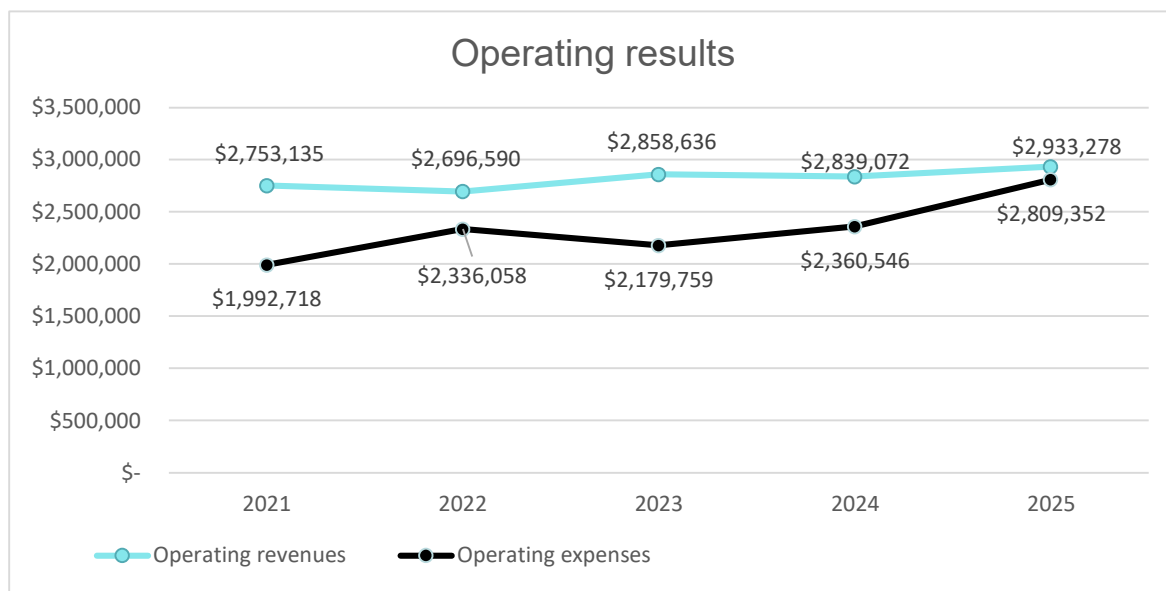
Note: Actual data was derived from current and prior years audited financial statements

Verona Utilities

Water Utility Results



	Current Year	Prior Year
Actual Rate of Return	-0.07%	2.50%
Authorized Rate of Return	5.30%	5.30%



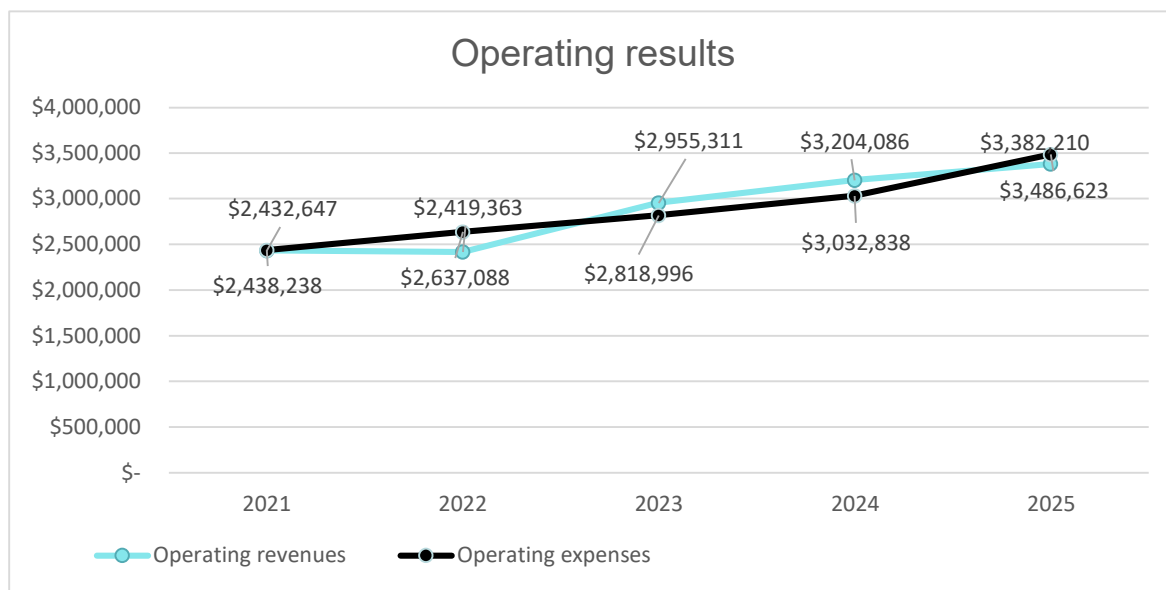
Unrestricted Reserves

	2021	2022	2023	2024	2025
Year end balance	\$ 3,937,144	\$ 5,494,927	\$ 5,512,707	\$ 5,752,330	\$ 4,482,312
Months on hand	17.16	24.45	23.14	24.31	18.34

Investment in Capital



Verona Utilities Sewer Utility Results



Unrestricted Reserves

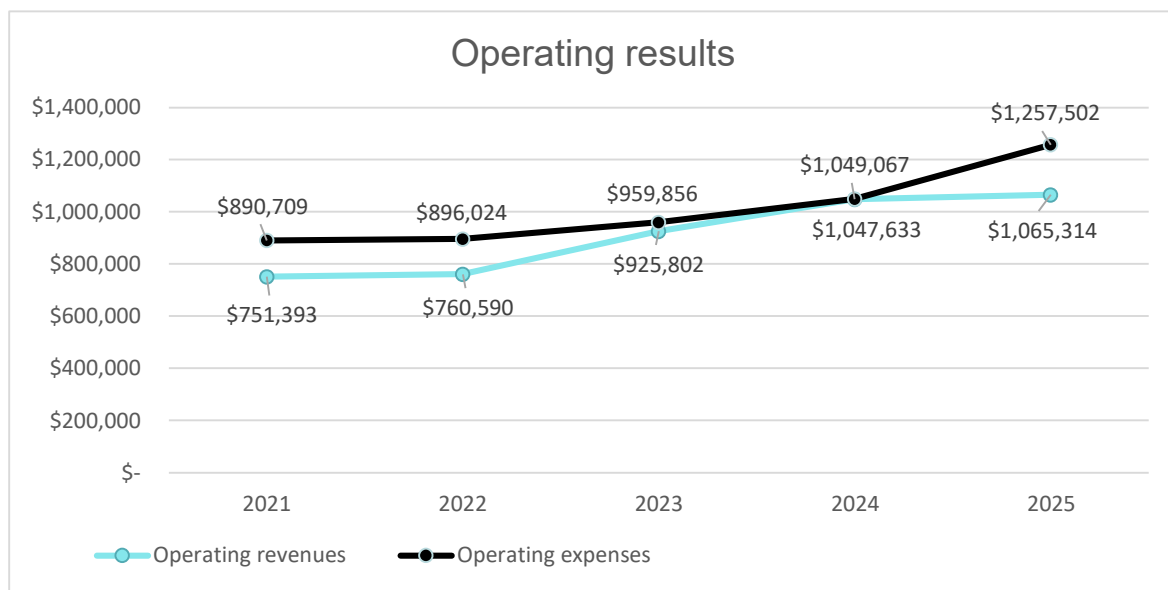
	2021	2022	2023	2024	2025
Year end balance	\$ 2,474,218	\$ 2,394,720	\$ 3,199,169	\$ 3,357,449	\$ 3,277,780
Months on hand	12.21	11.88	12.99	12.57	11.63

Investment in Capital



Verona Utilities

Stormwater Utility Results



Unrestricted Reserves

	2021	2022	2023	2024	2025
Year end balance	\$ 583,911	\$ 490,370	\$ 1,064,388	\$ 1,417,462	\$ 924,577
Months on hand	9.33	7.74	13.80	16.24	10.41

Investment in Capital



ORDINANCE NO. 26-1100

AN ORDINANCE AMENDING TITLE 2, CHAPTER 3, SECTION 2-3-11, WEED COMMISSIONER, TITLE 8, CHAPTER 1, SECTION 8-1-4, DESTRUCTION OF NOXIOUS WEEDS, AND SECTION 8-1-6, REGULATION OF LENGTH OF LAWN AND GRASSES, TITLE 15, CHAPTER 4, SECTION 15-4-5, SAFE AND SANITARY MAINTENANCE OF PROPERTY, AND TITLE 15, CHAPTER 5, SECTION 15-5-4, SAFE, SANITARY, AND ATTRACTIVE MAINTENANCE OF PROPERTY, OF THE CODE OF ORDINANCES, CITY OF VERONA

The Common Council of the City of Verona, Dane County, Wisconsin, do ordain that Title 2, Chapter 3, Section 2-3-1, Title 8, Chapter 1, Section 8-1-4 and 8-1-6, Title 15, Chapter 4, Section 15-4-5, and Title 15, Chapter 5, Section 15-5-4 are amended to read as follows:

1. Sec. 2-3-11 – Reserved.

2. Sec. 8-1-4 – Destruction of Noxious Weeds.

- (a) If the owner or occupant shall neglect to destroy any weeds as required by such notice, then the Building Inspector of the City, or their designee, shall give fifteen (15) days' written notice by mail to the owner or occupant of any lands upon which the weeds shall be growing to the effect that the said Public Works Director after the expiration of the five-day period will proceed to destroy or cause to be destroyed all such weeds growing upon said lands and that the cost thereof will be assessed as a tax upon the lands upon which such weeds are located under the provisions of Wis. Stats. § 66.0627.

3. Sec. 8-1-6 – Regulation of Length of Lawn and Grasses.

- (a) **Purpose.** This Section is adopted due to the unique nature of the problems associated with lawns, grasses and noxious weeds being allowed to grow to excessive length in the City of Verona.
- (b) **Public Nuisance Declared.**
- (1) The Common Council finds that lawns, grasses and noxious weeds on nonagricultural lots or parcels of land, as classified under the Zoning Code, which exceed eight (8) inches in length adversely affect the public health and safety of the public in that they tend to emit pollen and other discomforting bits of plants, constitute a fire hazard and a safety hazard in that debris can be hidden in the grass, interfere with the public convenience, and adversely affect property values of other land within the City. For that reason, any lawn, grass or weed on a nonagricultural lot or other parcel of land (including all terraces)

that exceeds eight (8) inches in length is declared to be a public nuisance, except for property located in a designated floodplain area or wetland area or where the lawn, grass or weed is part of a natural lawn pursuant to Section 8-1-5 above.

(2) All unimproved lots or parcels of land which have a stockpile of soil must seed, mulch and maintain the stockpile within the parameters of this Section. The stockpile of soil must be graded with no greater than four-to-one (4:1) slopes. Failure to comply with this Subsection (2) is declared a public nuisance.

- (c) **Nuisances Prohibited.** No person shall permit any public nuisance, as defined in Subsection (b) of this Section, to remain on any premises owned or controlled by such person within the City.
- (d) **Inspection.** The Building Inspector or their designee shall inspect or cause to be inspected all premises and places within the City to determine whether any public nuisance, as defined in Subsection (b) of this Section, exists.
- (e) **Abatement of Nuisance.** If, during any April 1 through October 30 period, an owner of a nonagricultural lot or parcel permits or allows any lawn, grass or weed on the lot or parcel to exceed eight (8) inches in length, the Building Inspector may provide written notice to the owner directing that the lawn, grass or weed be cut so as to conform with this Section and with Sections 8-1-4 and 8-1-5 no later than fifteen (15) days following the issuance of the notice. The notice may be hand delivered or mailed to the last known address of the owner of the property. The notice shall state that the Public Works Director may, during the remainder of the April 1 through October 30 period, and without further notice, cut any lawn, grass or weed on the lot or parcel that exceeds eight (8) inches in length. The cost of cutting the lawn, grass or weed shall be charged to the owner, and may be assessed against the lot or parcel pursuant to Wis. Stats §66.0627.
- (f) **Remedy From Notice.** Any person affected by a notice issued pursuant to Subsection (e) of this Section may, within ten (10) days of service of the notice, apply to the circuit court for an order restraining the City from abating or removing the nuisance, or be forever barred. The court shall determine the reasonableness of the order for abatement of the nuisance.
- (g) **Exemptions.** For the duration of the month of May each year, the City shall suspend enforcement of Section 8-1-6, regulation of length of lawn and grasses, or any other section that regulates the length of grass until June 1. This exemption will allow pollinators species to emerge and early flowering grasses to establish, which may result in groundcover exceeding established ordinance height restrictions and weed growth. Enforcement of this section will commence on June 1 of each year. This delayed enforcement only pertains to items listed in above (b)(1).

4. Sec. 15-4-5 – Safe and Sanitary Maintenance of Property

- (a) Purpose.** The purpose of this Section is to recognize the private and public benefits resulting from the safe, sanitary, and attractive maintenance of residential buildings, yards, or vacant areas. Attractive and well-maintained property will enhance the neighborhood and City and provide a suitable environment for increasing physical and monetary values.
- (b) Maintenance Requirements.** Every owner or operator shall improve and maintain all property under his control to comply with the following minimum requirements:
- (1) **Drainage.** All courts, yards, or other areas on the premises shall be properly graded to divert water away from the building. Adjacent ground surface shall be sloped away from the structure with a grading of at least one-half (½) inch per foot for a minimum of five (5) feet where possible or by other means such as eaves troughs and downspout extensions.
 - (2) **Weeds.** All exterior property areas shall be kept free from noxious weeds, pursuant to Sec. 8-1-4 of this Code of Ordinances and Wis. Stat. § 66.0407.
 - (3) **Debris.** All exterior property areas shall be properly maintained in a clean and sanitary condition free from debris, rubbish or garbage, physical hazards, rodent harborage and infestation, and animal feces. All animal feces shall be removed within twenty-four (24) hours.
 - (4) **Fences, Walks, Parking Areas.** Fences, other minor construction, walks, driveways, parking areas, and similar paved areas shall be properly maintained in a safe, sanitary and substantial condition. Approved walks shall provide convenient all-weather access to buildings.
 - (5) **Exterior Surfaces.** Exterior surfaces of buildings and structures not inherently resistant to deterioration shall be treated with a protective coating of paint or other suitable preservative which will provide adequate resistance to weathering and maintain an attractive appearance. Any exterior surface treated with paint or other preservative shall be maintained so as to prevent chipping, cracking, or other deterioration of the exterior surface or the surface treatment and to present an attractive appearance. All paint or other preservative shall be applied in a workmanlike fashion.
 - (6) **Yard Areas.** Yard areas of real estate shall not be permitted to deteriorate or remain in a condition that is not in accord with the following: Yard areas shall be kept in a clean and sanitary condition, free from any accumulation of combustible or noncombustible materials, debris, or refuse. Yards shall not be used to store appliances, furnaces, hot water heaters, water softeners, or building material not used within ten (10) days, or any unsightly bulk items. Landscaping, plantings and other decorative surface treatments, including common species of grass, shall be installed if necessary and maintained to present an attractive appearance in all court and yard areas. Lawns shall be

maintained to a height in compliance with City ordinances. Plantings shall be maintained as not to present hazards to adjoining properties or to persons or vehicles traveling on public ways and shall be maintained so as to enhance the appearance and value of the property on which located, and thereby the appearance and value of the neighborhood and City. The City, after due notice to the property owner, will cause to be cut or trimmed nonconforming areas and place said cost as a special charge due against the property.

(7) General Requirements.

- (a) Every interior floor, wall, and ceiling, including door and window assemblies, shall be kept clean and in good repair, and shall be capable of affording privacy. Any hazardous sagging or bulging shall be properly repaired to a level or plumb position. All surfaces shall be free from serious cracking, irregularities, and peeling paint. A waterproof and hard surface shall be provided in spaces subject to moisture. All surface repairs shall be completed to closely match the existing surface color and texture. Floor surfacing shall provide ease of maintenance and durability appropriate for the use of the room.
- (b) Every foundation, exterior wall, and floor and roof shall be reasonably weathertight, watertight, and rodentproof and shall be kept in proper repair and shall be capable of affording privacy. Any hazardous sagging or bulging shall be properly repaired to a level or plumb position. All chimneys and breaching shall be so constructed and maintained so as to ensure that it safely and properly removes the products of combustion from the building.
- (c) Every gap allowing the accumulation of dirt or other objectionable matter in bathing, toilet, or food preparation areas shall be tightly sealed with an impervious and cleanable material.

(8) Stairs. Every inside and outside stair, porch, and appurtenance thereto shall be constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon. These shall be kept in proper condition and repair and shall present an attractive appearance. All interior and exterior stairs and steps and every appurtenance thereto shall comply with the requirements specified in Sections SPS 321.04 or SPS 361.05, Wis. Adm. Code, as dictated by the type of occupancy in the building.

(9) Plumbing Fixtures. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good working condition, free from defects, leaks, and obstructions.

(10) Bathrooms. Every water closet compartment floor surface and bathroom floor surface shall be properly constructed and maintained so as to be

reasonably impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.

(11) **Supplied Facilities.**

- (a) Every supplied facility, piece of equipment, or utility shall be so constructed, installed, and maintained so that it will function in a proper working condition.
- (b) The owner of any dwelling or apartment in which a cooking stove and/or refrigerator are furnished for the use of the tenants as part of a rental agreement shall keep such cooking stove and/or refrigerator in good mechanical working condition.
- (c) It shall be the responsibility of the tenant to maintain supplied facilities in a clean and sanitary condition when contained within the tenant's dwelling unit.

(12) **Equipment Removal Restricted.** No owner, operator, or occupant shall cause any service, facility, equipment, or utility which is required under this Chapter to be removed from or shut off from or discontinued for any occupied dwelling, dwelling unit, or lodging room let or occupied by him, except for such temporary interruption as may be necessary while actual repairs are in process, or during temporary emergencies when discontinuance of service is approved by an authorized inspector.

(13) **Abandoned Fuel Oil Tanks.** Abandoned fuel oil tanks shall be removed from the building.

(14) **Removal of Debris.**

- (a) No person shall dispose of rocks, trees, stumps, waste building material, or other debris from land development, building construction, street grading, or installation of underground utilities upon the surface of any land in the City, except at approved disposal sites.
- (b) No landowner shall allow an accumulation of rocks, trees, stumps, waste building material or other debris from land development, building construction, street grading, or installation of underground utilities upon the surface of his land for a period of more than ten (10) days.
- (c) All vacant lands within the City shall be leveled off to permit the mowing of weeds as outlined within this Code. This includes the removal of stones, bottles, wires and other debris that will interfere with mowing operations.
- (d) All lands in the City shall be kept free of weeds and maintained so there is no detrimental influence to the public health, safety, comfort or general welfare of the immediate neighborhood or community.

5. Sec. 15-5-4 – Safe, Sanitary, and Attractive Maintenance of Property.

- (a) **Purpose.** The purpose of this Section is to recognize the private and public benefits resulting from the safe, sanitary, and attractive maintenance of commercial buildings, structures, yards, or vacant areas. Attractive and well-maintained property will enhance the neighborhood and City and provide a suitable environment for increasing physical and monetary values.
- (b) **Minimum Requirements.** Every owner or operator shall improve and maintain all property under their control to comply with the following minimum requirements:
- (1) **Drainage.** All courts, yards, or other areas on the premises shall be properly graded to divert water away from any building or structure.
 - (2) **Weeds.** All exterior property areas shall be kept free from noxious weeds, pursuant to Sec. 8-1-4 of this Code of Ordinances and Wis. Stat. § 66.0407.
 - (3) **Debris.** All exterior property areas shall be properly maintained in a clean and sanitary condition free from debris, rubbish or garbage, physical hazards, rodent harborage and infestation, and animal feces. All animal feces shall be removed within twenty-four (24) hours.
 - (4) **Fences, Walks, and Parking Areas.** Fences, other minor construction, walks, driveways, parking areas, and similar paved areas shall be properly maintained in a safe, sanitary, and substantial condition. Approved walks shall provide all-weather access to buildings or structures.
 - (5) **Exterior Surfaces.** Exterior surfaces of buildings and structures not inherently resistant to deterioration shall be treated with a protective coating of paint or other suitable preservative which will provide adequate resistance to weathering and maintain an attractive appearance. Any exterior surface treated with paint or other preservative shall be maintained so as to prevent chipping, cracking or other deterioration of the exterior surface or the surface treatment and to present an attractive appearance. All paint or other preservative shall be applied in a workmanlike fashion.
 - (6) **Yard Areas.** Yard areas of real estate shall not be permitted to deteriorate or remain in a condition that is not in accord with the following: Yard areas shall be kept in a clean and sanitary condition, free from any accumulation of combustible or noncombustible materials (which are not used as an integral part of the authorized business carried out on the premises), debris, or refuse. Unless in a properly zoned district and screened by a visual barrier at least five (5) feet high, yards shall not be used to store appliances, furnaces, hot water heaters, water softeners, or building material not used within five (5) days, or any unsightly bulk items, unless these items are raw materials used in the business carried out on the premises.

- (7) **General Requirement.** Every foundation, exterior wall, and roof shall be reasonably weathertight, watertight, and rodentproof and shall be kept in proper repair and shall be capable of affording privacy. Any hazardous sagging or bulging shall be properly repaired to a level or plumb position. All chimneys and breeching shall be so constructed and maintained so as to ensure that it safely and properly removes the products of combustion from the building.
- (8) **Windows and Doors.** Every window, exterior door, and basement hatchway shall be reasonably weathertight, watertight, and rodentproof and kept in proper repair. All door and window hardware shall be installed and maintained in proper working condition.
- (9) **Outside Stairs and Porches.** Every outside stair, every porch, and every appurtenance thereto shall be so constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon and shall be kept in proper condition and repair and shall present an attractive appearance. All exterior stairs and steps and every appurtenance thereto shall comply with the requirements specified in the Wisconsin Administrative Code.
- (10) **Removal of Debris.**
- a. No person shall dispose of rocks, trees, stumps, waste building material, or other debris from land development, building construction, street grading, or installation of underground utilities upon the surface of any land in the City, except at approved disposal sites.
 - b. No landowner shall allow an accumulation of rocks, trees, stumps, waste building material or other debris from land development, building construction, street grading, or installation of underground utilities upon the surface of his land for a period of more than ten (10) days.
 - c. All land filling operations shall be leveled off to permit the mowing of the weeds between June 1 and November 1. This includes the removal of stones, bottles, wire, and other debris that will interfere with mowing operations.

5. All other sections shall remain as previously adopted.

The foregoing ordinance was duly adopted by the Common Council of the City of Verona at a meeting held on _____, 2026, effective upon passage and publication as required by law.

CITY OF VERONA

Luke Diaz, Mayor

Holly Licht, City Clerk

ADOPTED:

PUBLISHED:

Sec. 2-3-11 – ~~Weed Commissioner.~~

~~The Weed Commissioner shall be appointed by the Mayor, subject to Council confirmation. The term of office of the Weed Commissioner shall commence on the first day of May following his/her appointment. The Weed Commissioner shall take the official oath, which oath shall be filed in the Office of the City Clerk, and shall hold office for one (1) year. The Weed Commissioner shall hold office pursuant to and fulfill the duties set out in state law~~Reserved.

Sec. 8-1-4 – Destruction of Noxious Weeds.

- (a) If the owner or occupant shall neglect to destroy any weeds as required by such notice, then the Building Inspector of the City, or their designee, shall give ~~five (5)~~fifteen (15) days' written notice by mail to the owner or occupant of any lands upon which the weeds shall be growing to the effect that the said ~~Building Inspector~~Public Works Director after the expiration of the five-day period will proceed to destroy or cause to be destroyed all such weeds growing upon said lands and that the cost thereof will be assessed as a tax upon the lands upon which such weeds are located under the provisions of Wis. ~~Stats. § 66.96. In case the owner or occupant shall further neglect to comply within such five-day notice, then the Building Inspector shall destroy such weeds or cause them to be destroyed in the manner deemed to be the most economical method and the expense thereof, including the cost of billing and other necessary administrative expenses, shall be charged against such lots and be collected as a special tax thereon.~~Stats. § 66.0627.

Sec. 8-1-6 – Regulation of Length of Lawn and Grasses.

- (a) **Purpose.** This Section is adopted due to the unique nature of the problems associated with lawns, grasses and noxious weeds being allowed to grow to excessive length in the City of Verona.
- (b) **Public Nuisance Declared.**
- (1) The Common Council finds that lawns, grasses and noxious weeds on nonagricultural lots or parcels of land, as classified under the Zoning Code, which exceed eight (8) inches in length adversely affect the public health and safety of the public in that they tend to emit pollen and other discomforting bits of plants, constitute a fire hazard and a safety hazard in that debris can be hidden in the grass, interfere with the public convenience, and adversely affect property values of other land within the City. For that reason, any lawn, grass or weed on a nonagricultural lot or other parcel of land (including all terraces) that exceeds eight (8) inches in length is declared to be a public nuisance, except for property located in a designated floodplain area or wetland area or

where the lawn, grass or weed is part of a natural lawn pursuant to Section 8-1-5 above.

- (2) All unimproved lots or parcels of land which have a stockpile of soil must seed, mulch and maintain the stockpile within the parameters of this Section. The stockpile of soil must be graded with no greater than four-to-one (4:1) slopes. Failure to comply with this Subsection (2) is declared a public nuisance.

~~(3) All unimproved lots or parcels of land shall be cleared of box elder, cottonwood, honeysuckle, buckthorn, dogwood or any woody vegetation. The failure to clear unimproved lots or parcels of land of box elder, cottonwood, honeysuckle, buckthorn, dogwood or any woody vegetation is declared a public nuisance.~~

- (c) **Nuisances Prohibited.** No person shall permit any public nuisance, as defined in Subsection (b) of this Section, to remain on any premises owned or controlled by such person within the City.
- (d) **Inspection.** The ~~Weed Commissioner~~Building Inspector or ~~his or her~~their designee shall inspect or cause to be inspected all premises and places within the City to determine whether any public nuisance, as defined in Subsection (b) of this Section, exists.
- (e) **Abatement of Nuisance.** If, during any April 1 through October 30 period, an owner of a nonagricultural lot or parcel permits or allows any lawn, grass or weed on the lot or parcel to exceed eight (8) inches in length, the ~~Director of Public Works~~Building Inspector may provide written notice to the owner directing that the lawn, grass or weed be cut so as to conform with this Section and with Sections 8-1-4 and 8-1-5 no later than fifteen (15) days following the issuance of the notice. The notice may be hand delivered or mailed to the last known address of the owner of the property. The notice shall state that the ~~City~~Public Works Director may, during the remainder of the April 1 through October 30 period, and without further notice, cut any lawn, grass or weed on the lot or parcel that exceeds eight (8) inches in length, ~~that the cost of such work shall be charged to the owner, and that the cost of such work may become a charge against the parcel or lot. If the owner fails to cut the lawn, grass or weed within the time required by the notice, then the Director of Public Works may cause the lawn, grass or weed to be cut. If a property owner has received at least one (1) written notice pursuant to this Section during an April 1 through October 30 period, and has permitted a lawn, grass or weed on a parcel or lot to exceed eight (8) inches in height, then the Director of Public Works may cause the lawn, grass or weed to be cut without further notice. In all circumstances, the~~The cost of cutting the lawn, grass or weed shall be charged to the owner, and may be assessed against the lot or parcel pursuant to ~~Sec. 66.0627~~, Wis. Stats §66.0627.
- (f) **Remedy From Notice.** Any person affected by a notice issued pursuant to Subsection (e) of this Section may, within ten (10) days of service of the notice, apply to the circuit court for an order restraining the City from abating or removing the nuisance, or be forever

barred. The court shall determine the reasonableness of the order for abatement of the nuisance.

- (g) **Exemptions.** For the duration of the month of May each year, the City shall suspend enforcement of Section 8-1-6, regulation of length of lawn and grasses, or any other section that regulates the length of grass until June 1. This exemption will allow pollinators species to emerge and early flowering grasses to establish, which may result in groundcover exceeding established ordinance height restrictions and weed growth. Enforcement of this section will commence on June 1 of each year. This delayed enforcement only pertains to items listed in above (b)(1).

Sec. 15-4-5 – Safe and Sanitary Maintenance of Property

- (a) **Purpose.** The purpose of this Section is to recognize the private and public benefits resulting from the safe, sanitary, and attractive maintenance of residential buildings, yards, or vacant areas. Attractive and well-maintained property will enhance the neighborhood and City and provide a suitable environment for increasing physical and monetary values.
- (b) **Maintenance Requirements.** Every owner or operator shall improve and maintain all property under his control to comply with the following minimum requirements:
- (1) **Drainage.** All courts, yards, or other areas on the premises shall be properly graded to divert water away from the building. Adjacent ground surface shall be sloped away from the structure with a grading of at least one-half (½) inch per foot for a minimum of five (5) feet where possible or by other means such as eaves troughs and downspout extensions.
 - (2) **Weeds.** All exterior property areas shall be kept free from noxious weeds ~~as required by, pursuant to Sec. 8-1-4 of this Code of Ordinances and the Wisconsin Statutes. Where required weed and grass cutting is not performed by the property owner, the Weed Commissioner shall perform said weed cutting and process the charge therefor as a special charge against the benefitted property~~ Wis. Stat. § 66.0407.
 - (3) **Debris.** All exterior property areas shall be properly maintained in a clean and sanitary condition free from debris, rubbish or garbage, physical hazards, rodent harborage and infestation, and animal feces. All animal feces shall be removed within twenty-four (24) hours.
 - (4) **Fences, Walks, Parking Areas.** Fences, other minor construction, walks, driveways, parking areas, and similar paved areas shall be properly maintained in a safe, sanitary and substantial condition. Approved walks shall provide convenient all-weather access to buildings.
 - (5) **Exterior Surfaces.** Exterior surfaces of buildings and structures not inherently resistant to deterioration shall be treated with a protective coating

of paint or other suitable preservative which will provide adequate resistance to weathering and maintain an attractive appearance. Any exterior surface treated with paint or other preservative shall be maintained so as to prevent chipping, cracking, or other deterioration of the exterior surface or the surface treatment and to present an attractive appearance. All paint or other preservative shall be applied in a workmanlike fashion.

- (6) **Yard Areas.** Yard areas of real estate shall not be permitted to deteriorate or remain in a condition that is not in accord with the following: Yard areas shall be kept in a clean and sanitary condition, free from any accumulation of combustible or noncombustible materials, debris, or refuse. Yards shall not be used to store appliances, furnaces, hot water heaters, water softeners, or building material not used within ten (10) days, or any unsightly bulk items. Landscaping, plantings and other decorative surface treatments, including common species of grass, shall be installed if necessary and maintained to present an attractive appearance in all court and yard areas. Lawns shall be maintained to a height in compliance with City ordinances. Plantings shall be maintained as not to present hazards to adjoining properties or to persons or vehicles traveling on public ways and shall be maintained so as to enhance the appearance and value of the property on which located, and thereby the appearance and value of the neighborhood and City. The City, after due notice to the property owner, will cause to be cut or trimmed nonconforming areas and place said cost as a special charge due against the property.

(7) **General Requirements.**

- (a) Every interior floor, wall, and ceiling, including door and window assemblies, shall be kept clean and in good repair, and shall be capable of affording privacy. Any hazardous sagging or bulging shall be properly repaired to a level or plumb position. All surfaces shall be free from serious cracking, irregularities, and peeling paint. A waterproof and hard surface shall be provided in spaces subject to moisture. All surface repairs shall be completed to closely match the existing surface color and texture. Floor surfacing shall provide ease of maintenance and durability appropriate for the use of the room.
- (b) Every foundation, exterior wall, and floor and roof shall be reasonably weathertight, watertight, and rodentproof and shall be kept in proper repair and shall be capable of affording privacy. Any hazardous sagging or bulging shall be properly repaired to a level or plumb position. All chimneys and breaching shall be so constructed and maintained so as to insure that it safely and properly removes the products of combustion from the building.

- (c) Every gap allowing the accumulation of dirt or other objectionable matter in bathing, toilet, or food preparation areas shall be tightly sealed with an impervious and cleanable material.
- (8) **Stairs.** Every inside and outside stair, porch, and appurtenance thereto shall be constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon. These shall be kept in proper condition and repair and shall present an attractive appearance. All interior and exterior stairs and steps and every appurtenance thereto shall comply with the requirements specified in Sections SPS 321.04 or SPS 361.05, Wis. Adm. Code, as dictated by the type of occupancy in the building.
- (9) **Plumbing Fixtures.** Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good working condition, free from defects, leaks, and obstructions.
- (10) **Bathrooms.** Every water closet compartment floor surface and bathroom floor surface shall be properly constructed and maintained so as to be reasonably impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.
- (11) **Supplied Facilities.**
 - (a) Every supplied facility, piece of equipment, or utility shall be so constructed, installed, and maintained so that it will function in a proper working condition.
 - (b) The owner of any dwelling or apartment in which a cooking stove and/or refrigerator are furnished for the use of the tenants as part of a rental agreement shall keep such cooking stove and/or refrigerator in good mechanical working condition.
 - (c) It shall be the responsibility of the tenant to maintain supplied facilities in a clean and sanitary condition when contained within the tenant's dwelling unit.
- (12) **Equipment Removal Restricted.** No owner, operator, or occupant shall cause any service, facility, equipment, or utility which is required under this Chapter to be removed from or shut off from or discontinued for any occupied dwelling, dwelling unit, or lodging room let or occupied by him, except for such temporary interruption as may be necessary while actual repairs are in process, or during temporary emergencies when discontinuance of service is approved by an authorized inspector.
- (13) **Abandoned Fuel Oil Tanks.** Abandoned fuel oil tanks shall be removed from the building.
- (14) **Removal of Debris.**
 - (a) No person shall dispose of rocks, trees, stumps, waste building material, or other debris from land development, building construction,

street grading, or installation of underground utilities upon the surface of any land in the City, except at approved disposal sites.

- (b) No land owner shall allow an accumulation of rocks, trees, stumps, waste building material or other debris from land development, building construction, street grading, or installation of underground utilities upon the surface of his land for a period of more than ten (10) days.
- (c) All vacant lands within the City shall be leveled off to permit the mowing of weeds as outlined within this Code. This includes the removal of stones, bottles, wires and other debris that will interfere with mowing operations.
- (d) All lands in the City shall be kept free of weeds and maintained so there is no detrimental influence to the public health, safety, comfort or general welfare of the immediate neighborhood or community.

Sec. 15-5-4 – Safe, Sanitary, and Attractive Maintenance of Property.

- (a) **Purpose.** The purpose of this Section is to recognize the private and public benefits resulting from the safe, sanitary, and attractive maintenance of commercial buildings, structures, yards, or vacant areas. Attractive and well-maintained property will enhance the neighborhood and City and provide a suitable environment for increasing physical and monetary values.
- (b) **Minimum Requirements.** Every owner or operator shall improve and maintain all property under their control to comply with the following minimum requirements:
 - (1) **Drainage.** All courts, yards, or other areas on the premises shall be properly graded to divert water away from any building or structure.
 - (2) **Weeds.** All exterior property areas shall be kept free from noxious weeds ~~as required by this Code of Ordinances. Where weed cutting is required, the Weed Commissioner shall perform said weed cutting and process the charge therefor as a special assessment against the benefitted property, pursuant to Sec. 8-1-4 of this Code of Ordinances and Wis. Stat. § 66.0407.~~
 - (3) **Debris.** All exterior property areas shall be properly maintained in a clean and sanitary condition free from debris, rubbish or garbage, physical hazards, rodent harborage and infestation, and animal feces. All animal feces shall be removed within twenty-four (24) hours.
 - (4) **Fences, Walks, and Parking Areas.** Fences, other minor construction, walks, driveways, parking areas, and similar paved areas shall be properly maintained in a safe, sanitary, and substantial condition. Approved walks shall provide all-weather access to buildings or structures.

- (5) **Exterior Surfaces.** Exterior surfaces of buildings and structures not inherently resistant to deterioration shall be treated with a protective coating of paint or other suitable preservative which will provide adequate resistance to weathering and maintain an attractive appearance. Any exterior surface treated with paint or other preservative shall be maintained so as to prevent chipping, cracking or other deterioration of the exterior surface or the surface treatment and to present an attractive appearance. All paint or other preservative shall be applied in a workmanlike fashion.
- (6) **Yard Areas.** Yard areas of real estate shall not be permitted to deteriorate or remain in a condition that is not in accord with the following: Yard areas shall be kept in a clean and sanitary condition, free from any accumulation of combustible or noncombustible materials (which are not used as an integral part of the authorized business carried out on the premises), debris, or refuse. Unless in a properly zoned district and screened by a visual barrier at least five (5) feet high, yards shall not be used to store appliances, furnaces, hot water heaters, water softeners, or building material not used within five (5) days, or any unsightly bulk items, unless these items are raw materials used in the business carried out on the premises.
- (7) **General Requirement.** Every foundation, exterior wall, and roof shall be reasonably weathertight, watertight, and rodentproof and shall be kept in proper repair and shall be capable of affording privacy. Any hazardous sagging or bulging shall be properly repaired to a level or plumb position. All chimneys and breeching shall be so constructed and maintained so as to insure that it safely and properly removes the products of combustion from the building.
- (8) **Windows and Doors.** Every window, exterior door, and basement hatchway shall be reasonably weathertight, watertight, and rodentproof and kept in proper repair. All door and window hardware shall be installed and maintained in proper working condition.
- (9) **Outside Stairs and Porches.** Every outside stair, every porch, and every appurtenance thereto shall be so constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon, and shall be kept in proper condition and repair and shall present an attractive appearance. All exterior stairs and steps and every appurtenance thereto shall comply with the requirements specified in the Wisconsin Administrative Code.
- (10) **Removal of Debris.**
- a. No person shall dispose of rocks, trees, stumps, waste building material, or other debris from land development, building construction,

street grading, or installation of underground utilities upon the surface of any land in the City, except at approved disposal sites.

- b. No land owner shall allow an accumulation of rocks, trees, stumps, waste building material or other debris from land development, building construction, street grading, or installation of underground utilities upon the surface of his land for a period of more than ten (10) days.
- c. All land filling operations shall be leveled off to permit the mowing of the weeds between June 1 and November 1. This includes the removal of stones, bottles, wire, and other debris that will interfere with mowing operations.

ORDINANCE NO. 26-1101

AN ORDINANCE AMENDING SECTION 10-1-12
SPEED LIMITS
FOR THE CODE OF ORDINANCES
OF THE CITY OF VERONA

The Common Council of the City of Verona, Dane County, Wisconsin, does ordain that Section 10-1-12 of the Code or Ordinances of the City of Verona is amended to read as follows (**language added**/~~language deleted~~):

1. Sec. 10-1-12 Speed Limits:

The Common Council hereby determines that the statutory speed limit on all streets in the City of Verona shall be twenty-five (25) miles per hour except for the following:

~~(m) Thirty five (35) miles per hour on Locust Drive.~~

~~(n) Thirty five (35) miles per hour on Range Trail.~~

2. All other sections shall remain as previously adopted.
3. This ordinance shall become effective upon passage and publication as required by law.

CITY OF VERONA

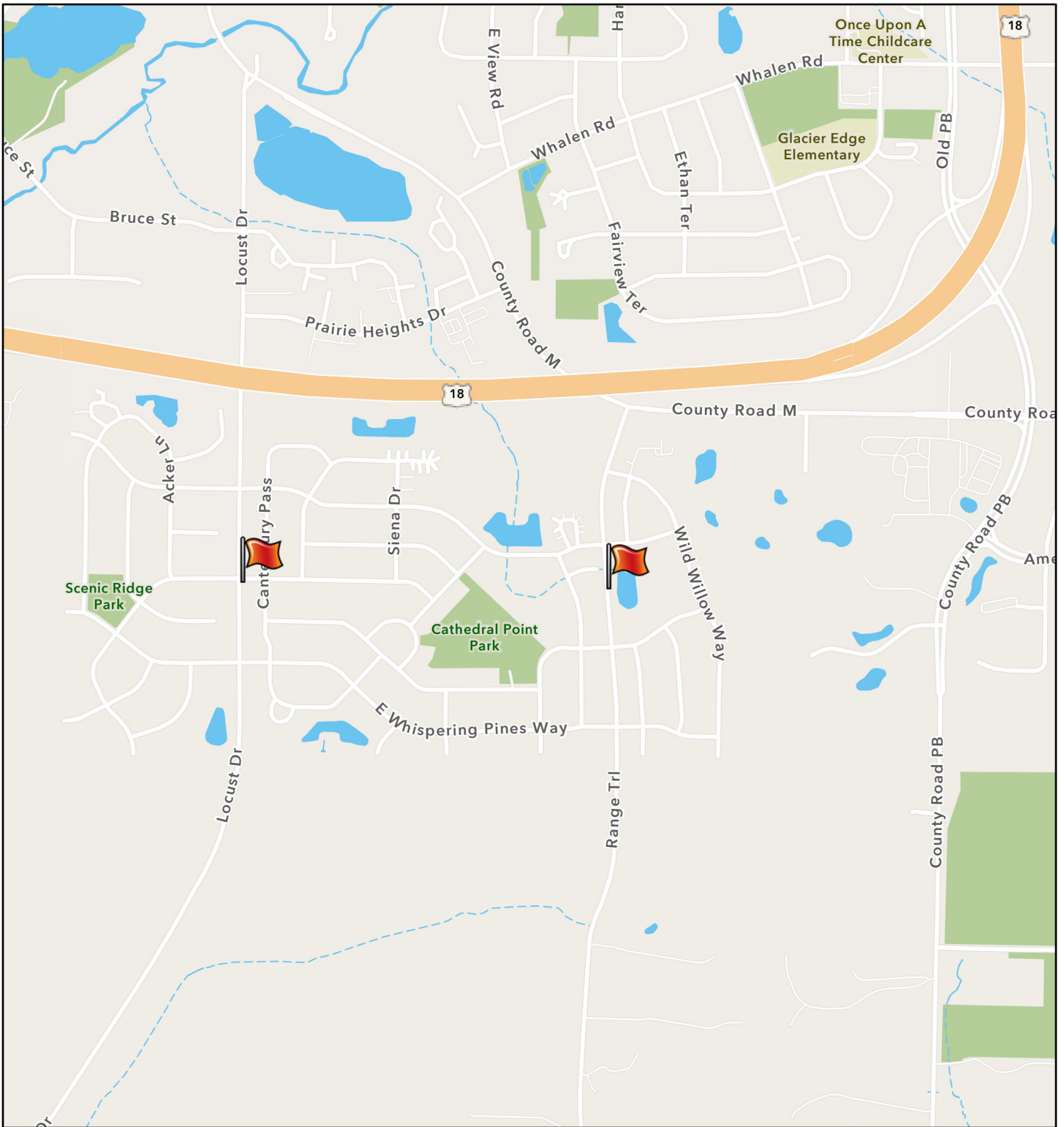
Luke Diaz, Mayor

Holly Licht, City Clerk

ADOPTED:

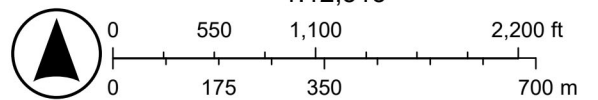
PUBLISHED:

Range Trail and Locust Drive



6/10/2026, 12:18:19 PM

1:12,513



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ORDINANCE NO. 26-1102

AN ORDINANCE AMMENDING SECTION 10-1-27
MOTOR VEHICLES AND TRAFFIC
FOR THE CODE OF ORDINANCES
OF THE CITY OF VERONA

The Common Council of the City of Verona, Dane County, Wisconsin, does ordain that Section 10-1-27(a)(16) of the Code or Ordinances of the City of Verona is created to read as follows (**language added/language deleted**):

1. Sec. 10-1-27 Parking Prohibited Zones

(a) Parking Prohibited at All Times. No person shall park, stop or leave standing any vehicle upon any of the following highways or parts of highways:

(16) In the eastbound lane of Park Lane for a distance of fifty-four (54) feet east from the intersection with South Main Street.

2. All other sections shall remain as previously adopted.

3. This ordinance shall become effective upon passage and publication as required by law.

CITY OF VERONA

Luke Diaz, Mayor

(seal)

Holly Licht, City Clerk

ADOPTED: _____

PUBLISHED: _____

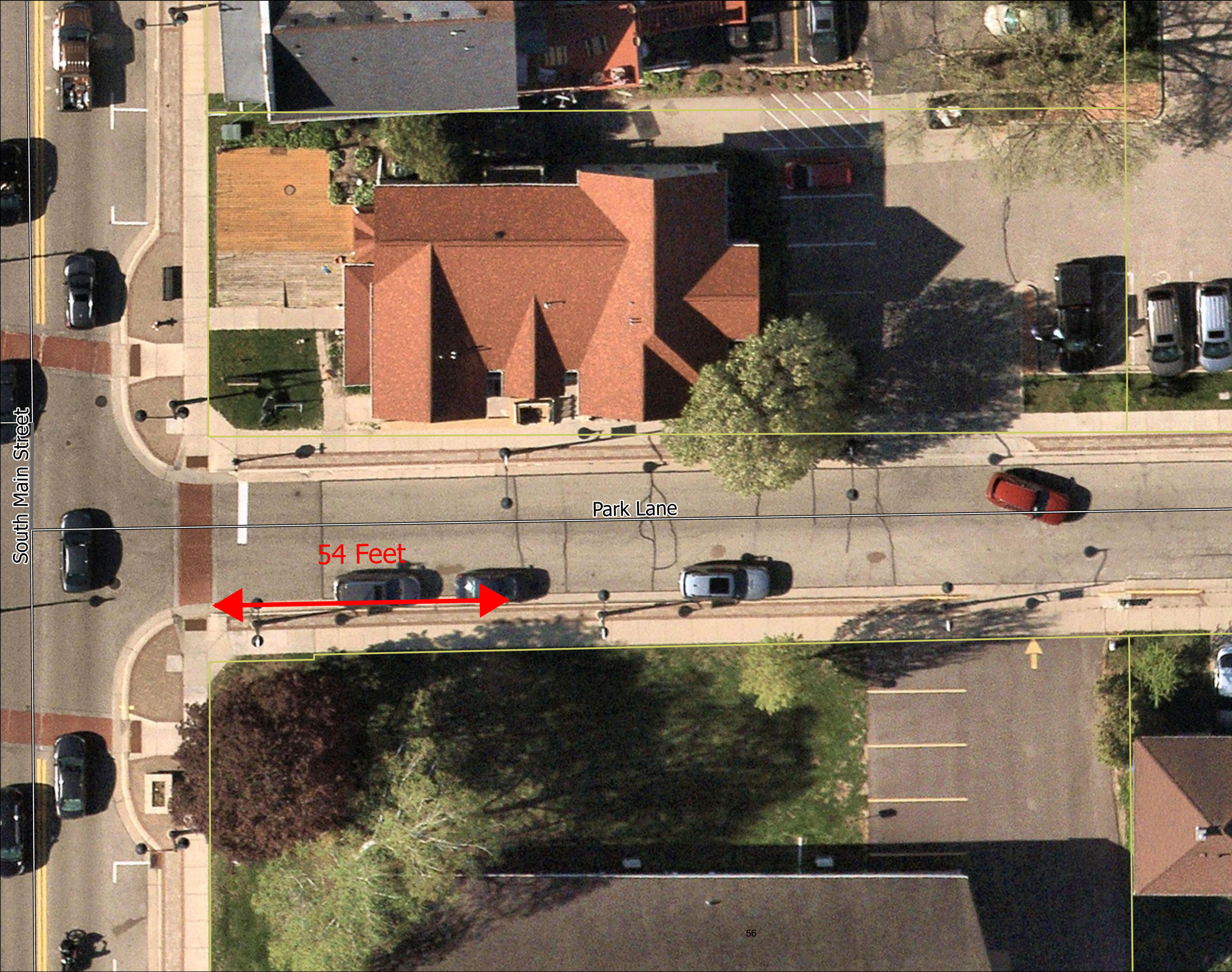


City of Verona

Draft Ordinance Update

No Parking on Park Lane

From the intersection of Park Lane and South Main Street going east towards South Franklin Street Street for 54 feet



South Main Street

54 Feet

Park Lane



ORDINANCE NO. 26-1103

**AN ORDINANCE AMMENDING SECTION 10-1-26
PARKING PROHIBITED DURING CERTAIN PERIODS
FOR THE CODE OF ORDINANCES
OF THE CITY OF VERONA**

The Common Council of the City of Verona, Dane County, Wisconsin, does ordain that Section 10-1-26(a)(8) of the Code or Ordinances of the City of Verona is created to read as follows (**language added/language deleted**):

1. Sec. 10-1-26 Parking Prohibited During Certain Periods

(a) **Two Hour Parking.** When signs are erected in any block giving notice thereof, no person shall park or leave standing a vehicle for longer than two (2) hours between the hours of 6:00 a.m. and 6:00 p.m., except Sundays and public holidays upon the following streets or portions of streets:

(8) On the south side of Park Lane ~~between~~ **starting from a point fifty-four (54) feet east of South Main St and to South Franklin St.**

2. All other sections shall remain as previously adopted.
3. This ordinance shall become effective upon passage and publication as required by law.

CITY OF VERONA

Luke Diaz, Mayor

(seal)

Holly Licht, City Clerk

ADOPTED: _____

PUBLISHED: _____

**SCHOOL RESOURCE OFFICER PROGRAM AGREEMENT BY AND BETWEEN THE CITY
OF VERONA AND THE VERONA AREA SCHOOL DISTRICT**

WITNESS, this Agreement by and between the City of Verona, Wisconsin, 111 Lincoln Street, Verona, WI, (hereinafter referred to as “the City”) and the Verona Area School District, 700 North Main Street, Verona, WI. (herein referred to as the “School District”).

1. **PURPOSE:** The purpose of this Agreement is to define the duties and responsibilities of the City and the School District in the operation of a School Resource Officer (SRO) Program in the School District for those schools within the City’s corporate limits. Both the City and School District benefit from safe schools that create a safe learning environment for all students and view this Agreement as furthering the Parties interest in providing safe schools.

2. **TERMS:**
 - a. **APPLICABLE TERM:** This Agreement shall be for a one-year period beginning on July 1, 2026 and continuing until June 30, 2027.

 - b. **EXTENDED TERM:** The City and School District will review the SRO program no less than 60 days prior to its termination to determine if the agreement should be extended beyond June 30, 2027.

 - c. **TERMINATION:** Upon sixty days written notice, either party may terminate this agreement.

3. **PERSONNEL:** The Chief of Police shall select and assign the SRO, upon the advisory recommendation of a selection panel, composed in-part with representatives of the School District. Nothing in this agreement shall be construed to alter the authority of the Chief of Police to select, assign and supervise police officers who work in the SRO assignment; however, the School District may request the removal of an officer if they are dissatisfied with his or her performance.

4. **CHAIN OF COMMAND:** The SRO is an employee of the City, and will report to the Police Department Lieutenant of Patrol or designee. The normal day-to-day direction of SRO activities is the responsibility of the High School Principal, or designee, subject to approval by the Chief of Police. For avoidance of doubt, the SRO is first and foremost a police officer and protecting the public is of paramount importance.

The SRO is not responsible for the day-to-day roles and responsibilities of security staff employed by the School District. The SRO will work cooperatively with school staff and school security to enhance building security and will typically defer to security staff to address and manage minor student disturbances/conflicts.

5. **WORK DAYS:** The SRO shall be available to the School District for all teacher-contract days scheduled by the school calendar, subject to other terms of this Agreement.

6. HOURS OF WORK/WORK SCHEDULE: On days that school is in session, the SRO shall work eight and one-half hours from 7:45 a.m. to 4:15 p.m. The SRO shall endeavor to be on the high school campus by 8:15 a.m. and remain on campus until 3:45 p.m. Hours worked over eight (8) hours per day shall be considered overtime and will be funded 100% by the School District. Any modification from the schedule must have prior approval of a police supervisor or High School Principal or designee. If the schedule modification results in overtime for the SRO, the approving authority is responsible for paying the overtime costs. In the event of an emergency, the above individuals must be notified as soon as possible.
7. EMERGENCY SITUATIONS: In case of an emergency, major investigation or unforeseen circumstances in the community, a ranking officer of the police department may temporarily reassign the SRO from the school in order to perform investigative, patrol or other assigned duties; however, the SRO will be returned to the school as soon as possible. If the school closes due to inclement weather conditions or other unforeseen circumstances, the City has no obligation to assign the SRO to a school.
8. ABSENCES: The Lieutenant of Patrol or designee shall notify the High School Principal or designee on any day the SRO is not available to work because of illness or for any other reason. The SRO position will not be backfilled by patrol staff unless there are extenuating circumstances such as an active threat or to cover an extended leave of absence of more than one week. The SRO shall notify the High School Principal or designee at least two weeks or as soon as practicable prior to planned absences.
9. ACTIVITY REPORT: The SRO shall record activities on forms mutually approved by the City and School District.
10. COMMUNICATION: The SRO, City and School District shall share requested information as permitted by applicable state and federal law when requested as pertaining to safety planning, when needed to operate a safe school, and for law enforcement purposes. Information shall be reported and provided in a timely manner and includes, but not limited to, school incidents, related law enforcement investigation reports, and tips. Both parties recognize the need to preserve the confidentiality of certain law enforcement-related information, including information involving pending investigations, drug and gang activity, and other sensitive information that if disclosed may compromise specific public interests. Both the City and the School District shall track the calls for Police support and have that information readily available to the public when release of such information is permitted by law. To the extent the City or the School District receive a request for public records, the City and the School District shall respond to the request in the ordinary course of business and their own.

The School District designates the SRO and the Lieutenant of Patrol as assigned to the School District under Wis. Stat. § 118.125(2)(d). The SRO and Lieutenant of Patrol will be provided access to the student information system of the School District to aid in investigations involving students. The SRO and the Lieutenant of Patrol are not allowed to, and will not, share pupil records with any third party (including anyone who is not an

employee of the District) or allow any third party to view, copy, or otherwise access pupil records. If someone requests access to pupil records, the SRO and the Lieutenant of Patrol will refer them to the District to seek proper access. The SRO and the Lieutenant of Patrol shall take reasonable steps to protect the confidentiality of those records and ensure that they are not edited in any way. To this end, they shall keep their login credentials secure and confidential, destroy any copies of pupil records once they are no longer needed for the original purpose of the investigation, and report to their supervisor and the School District Deputy Superintendent as soon as they become aware of any improper disclosure.

The SRO is encouraged to draft newsletters, to be shared by the District, periodically to foster transparency, build trust, and enhance understanding of their role within the district. The purpose of these newsletters is to provide insight into the SRO's work, share success stories, and highlight meaningful interactions with students, staff, and parents. By doing so, the newsletters aim to strengthen connections with the school community, celebrate positive outcomes, and provide a clearer picture of how the SRO contributes to the safety, well-being, and overall success of the District. The frequency of newsletters shall be determined by the SRO, with the exception of one required newsletter to be drafted by October 31, 2026.

11. DRESS CODE: The SRO may wear business casual dress, i.e., sports jacket, dress slacks, blouse or sweater at all times when on duty. However, the officer will have broad discretion on the appropriate dress, which may include a casual open collar department approved polo shirt, official police uniform or other clothing for extreme weather or environmental conditions.
12. WEAPON: The SRO is first and foremost a police officer and is required to carry a duty weapon while on assignment in the schools. The weapon may or may not be concealed from public view at the discretion of the SRO. If the officer deems it necessary to store a weapon on campus, it will be locked in a safe in a location that is readily accessible to the SRO.
13. OFFICER EVALUATION: The High School Principal or designee may provide a performance evaluation of the SRO to the Lieutenant of Patrol. The evaluation will be completed once at the end of the spring semester. If provided, the performance evaluation will conform to the City's performance evaluation policies. Notwithstanding this paragraph, the Police Department expects the District to promptly notify the Chief of Police or designee of the facts involving any performance-related problem involving any member of the City of Verona Police Department.
14. INCIDENTS: Incidents occurring on school premises that results in police intervention shall be investigated by the SRO or other department sworn law enforcement officers. He or she shall conduct a police investigation and prepare incident reports in accordance with accepted law enforcement practices and departmental policies and procedures.

15. OVERTIME: Any overtime that is authorized by a school principal and the School District shall be funded 100% by the School District. Any overtime that is authorized by a ranking officer of the police department and City shall be funded 100% by the City.
16. EXTRACURRICULAR ACTIVITIES: Extracurricular activities of the school, such as athletic events, dances, etc., and requested extra patrols shall not be considered a normal function of the SRO Program, unless mutually agreed upon by the SRO and the High School Principal or designee. To the extent the SRO provides services at extracurricular activities of the school, the services provided by the SRO shall be the same as the services provided during the school day. By way of example, the SRO shall not be used for security purposes in conjunction with an extracurricular activity. Further, the School District shall be responsible for paying all overtime costs associated with the SRO performing services at an extracurricular activity.
17. GUIDANCE COUNSELING: The SRO shall not engage in academic guidance counseling activities and shall refer any students requiring academic guidance counseling to the school guidance counseling staff. However, this provision shall not prevent the SRO from participating in or coordinating with the High School Principal or designee on student or peer court programs, or other alternative behavior interventions aimed at addressing student conduct and promoting conflict resolution.
18. SCHOOL DISCIPLINE RULES: The SRO shall not serve as a School District administrator in the absence of VAHS staff but is expected to assist the administration or designee when called upon. The SRO shall not prescribe school disciplinary sanctions but shall refer disciplinary matters that he or she deems appropriate to the administration. However, the SRO may participate in or assist with the development of diversion programs for students as an alternative to issuing municipal tickets. In cases where a student's conduct could warrant both a municipal ticket and school disciplinary action, the SRO may offer participation in the diversion program, even if the conduct overlaps with school disciplinary measures, without interfering with the school's authority to impose separate disciplinary actions.

The School District agrees to immediately address and/or discipline any student who is being disrespectful towards the SRO or other police officers on campus pursuant to the School District's Progressive Response Model. Where the Progressive Response Model prescribes discipline for students based on their treatment of a staff member, i.e. the use of derogatory terms or gestures towards a staff member, the treatment of the SRO shall prompt an identical response from the School District as it would for a staff member.

19. SRO PROGRAM EXPECTATIONS: The SRO, Lieutenant of Patrol, and the High School Principal or designee shall meet at least once monthly to review and discuss the SRO program and expectations.
20. EQUIPMENT AND FACILITIES: The City will provide the SRO all equipment normally provided to a police officer. The School District will provide private office space, telephone, desk and a secure file cabinet to enable the SRO to perform the duties of the

position. Property purchased by either the School District or the City will remain the specific property of the provider.

21. COMPENSATION: Subject to the overtime provisions contained in this Agreement, the compensation of the SRO, including wages and fringe benefits, shall be paid by the City based on the cost sharing provisions described in paragraph 23.
22. LIABILITY: Each party shall be liable for the acts of its own officers and employees. Each party shall maintain policies of general liability insurance to cover its obligations in this regard.
23. COST STANDARD: The parties agree that the SRO Program is a cost-shared full-time position. The parties further agree that the actual and necessary cost (except overtime as authorized in paragraph 15) of the program will be shared with the School District who is responsible for 80% and the City responsible for 20% during the period when the SRO is actually staffed, i.e., the beginning of the school year in late August, to the end of the school year in early June. The period school is in session is considered 9 ½ months and wages and fringe benefits will be calculated using 79% or .7917 of the SRO's annual salary and annual fringe benefits. The City will invoice the School District at the conclusion of each semester, i.e. mid-January for the fall semester, and mid-June for the spring semester. The District shall pay an additional \$3.00 per hour worked by the SRO as SRO, plus all related fringe benefit and overtime costs to this payment, to the City for the purposes of the City compensating the SRO.

For example, if the SRO were to earn \$100,000, the City would pay for the 2.5 months of the summer when the SRO is not assigned to the School District, which would amount to \$20,830 ($\$100,000 \times 0.2083$). For the remaining 9.5 months, the total cost would be \$79,170 ($\$100,00 \times 0.7917$), which would be shared between the School District and the City using a 80/20 split. Under this arrangement, the City would pay \$15,834 (20% of \$79,170) and the School District would pay \$63,336 (80% of \$79,170).

24. DATA ON CITATIONS ISSUED: The SRO will provide a data report twice annually, within one month of the end of the semester. The report will be provided in a spreadsheet or similar format. The data report will detail the following general aggregate information involving citations issued based on SRO activity at the schools of the District, unless prohibited by law:
 - a. Number of citations issued for that time period and
 - b. Number of citations issued in each category as defined by municipal code/state/federal statutes.

The School District may supplement this data with demographic information.

25. TRAINING: The SRO shall participate in approximately 16 hours of professional development as directed and required by the School District, and must be approved by the Lieutenant of Patrol. This professional development is in addition to the training and professional development required by the City and applicable state requirements for sworn law enforcement officers. The School District shall reimburse the City for all cost incurred, including compensation, for the SRO's time in accordance to this provision.

AMENDMENTS: This agreement may be modified by the mutual written agreement of the parties.

Dated this _____ day of _____ 2026.

CITY OF VERONA

BY: _____
Luke Diaz, Mayor

Attest: _____
Holly Licht, City Clerk

VERONA AREA SCHOOL DISTRICT

By: _____
Jennifer Murphy, Board President

Attest: _____
Dr. Tremayne Clardy, District Administrator

Memorandum

To: Public Safety and Welfare Committee
From: Lucas Sivertsen, AICP – Director of Planning & Development
Date: June 22, 2026
Re: **Short-Term Rental Applications**

The City of Verona enacted an ordinance requiring short-term rentals operating in the City of Verona to obtain a short-term rental license and to provide requirements for operating consistent with the Zoning Ordinance.

A list of operators was obtained through Dane County, who licenses tourist rooming houses within Dane County on behalf of the State of Wisconsin. The County’s response showed there to be seven short-term rentals with an active license through Dane County. These operators were mailed a cover letter, application, and copy of the adopted short-term regulations on April 7, 2026. The City’s administrative intern has been helpful in following up with the operators through email and phone messages.

As of June 15, 2026, the City has received three applications which are attached to this memo. Of note, while the intent is for short-term rentals to be inspected by Dane County Health annually, the County is unable to provide annual inspections, but has verified no locations have open violations or have obstructed inspections from being performed. The City’s review of the applications can be found below.

415 S. Main Street

The short-term rental is advertised through Airbnb as Beit Bracha. The operator has a current license through Dane County and is current on their inspections. The most recent inspection for this rental was from July of 2024. The operator has signed the application and acknowledged the City’s short-term regulations must be followed. There are no known City of Verona code violations or complaints on file for this property.

527 Melody Lane

The short-term rental is advertised through Airbnb and VRBO as “Downtown Verona Hideaway 2” and operated by R&L Dane Investments. They have a current license through Dane County and are current on their inspections. The most recent inspection for this rental was from November of 2025. The operator has signed the application and acknowledged the City’s short-term regulations must be followed. There are no known active City of Verona code violations or complaints on file for this property. A previous lawn complaint from 2015 was closed shortly after a notice of violation was sent.

529 Melody Lane

The short-term rental is advertised through Airbnb and VRBO as “Downtown Verona Hideaway” and operated by R&L Dane Investments. They have a current license through Dane County and are current on their inspections. The most recent inspection for this rental was from November of 2023. The operator has signed the application and acknowledged the City’s short-term regulations must be followed. There are no known City of Verona code violations or complaints on file for this property.

SHORT-TERM RENTAL PROPERTY MANAGER

Name: Barbara J. Nelson
First M.I. Last

Company Name (if applicable): Beit Bracha LLC

Address: 415 S. Main St. Unit #: _____ City/State/Zip: Verona, WI, 53593

Mailing Address (if different from above): _____

24-Hour Phone #: 

ADVERTISING LOCATIONS

Host name(s) on advertisements: Beit Bracha LLC

Websites, platforms, apps, and other channels where the short-term rental is advertised or intended to be advertised: Airbnb

REGULATIONS AND SIGNATURE

Short-term rental regulations can be found in Title 7 of the City Code and Title 13 of the City Code. Links to these code sections can be found below. In addition, there are other related regulations including noise, property maintenance, lighting, and other similar standards in Title 13 and Title 8.

- Regulation and Licensing of Short-Term Rentals (Section 7-15)
- Performance Standards (Section 13-1-159)
- Refuse Disposal and Collection (Section 8-3)

By signing below, I, Barb J Nelson, acknowledge and agree that the short-term rental will comply with the provisions of Section 7-15 of the City Code, and I hereby certify that the property meets those requirements. I further agree that the short-term rental will be used solely for a minimum of seven (7) consecutive days per guest, the short-term rental will comply with the City's regulations related to noise, property maintenance, lighting, and other standards identified in Section 13-1-159 and Section 8-3 of the City Code, and that a violation of any of these requirements may result in revocation of the short-term rental license.

Short-term Rental Owner (printed name): Barbara J. Nelson

Short-term Rental Owner (signature): Barb J Nelson

Date: May 4, 2026

3:02

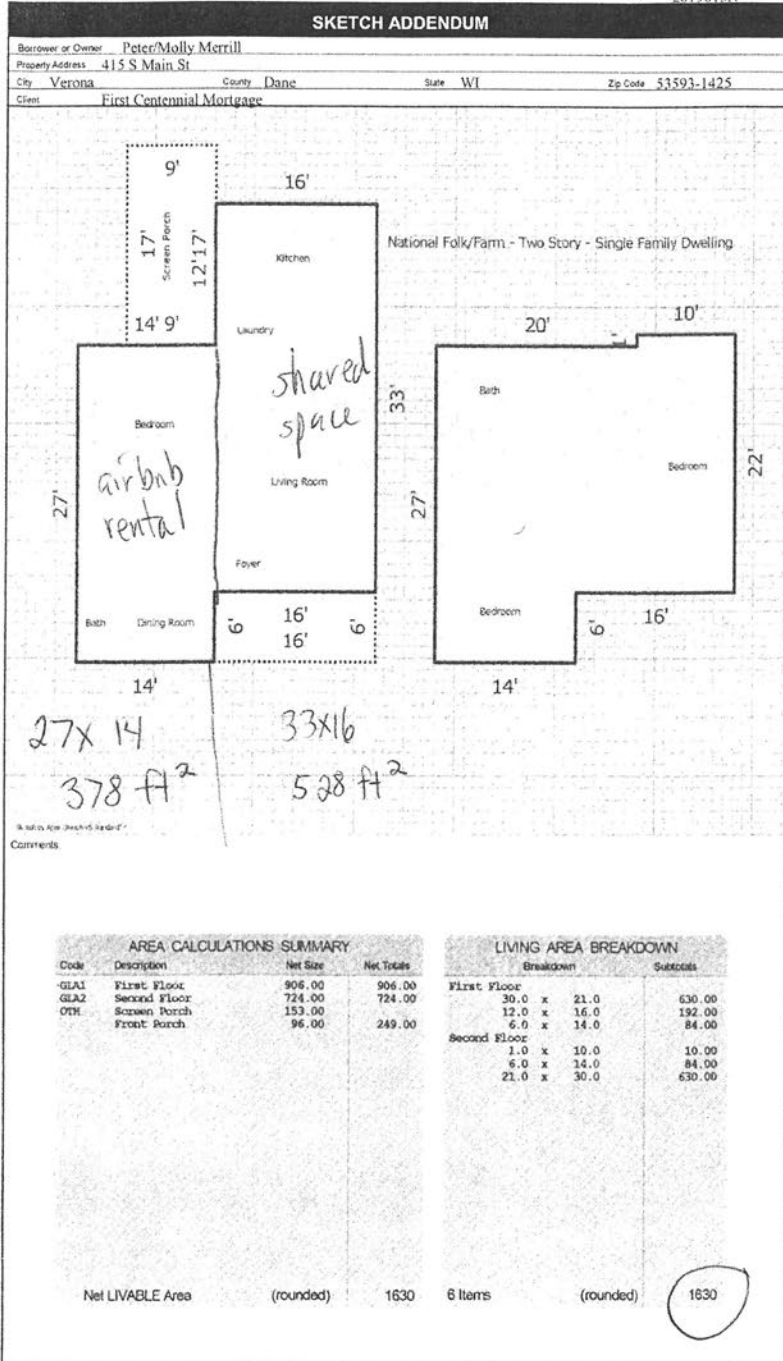


Done Appraisal - 2019 (1 of 21)



Parr Appraisal & Consulting

Merrill File No. 2019013N



name of my rental
Beit Bracha LLL
 Airbnb rental info

Home
 1630 sq ft total available

rental 378 ÷ 1630
 ,23 23%

shared 528 ÷ 1630
 ,32 32%

Parr Appraisal & Consulting

Merrill File No. 2019013N



WISCONSIN DEPARTMENT OF REVENUE
 PO BOX 8902
 MADISON, WI 53708-8902

Contact Information:

2135 Rimrock Road PO Box 8902
 Madison, WI 53708-8902
 ph: 608-266-2776 fax: 608-327-0235
 email: dorbusinessstax@wisconsin.gov
 website: revenue.wi.gov

000599

BARBARA NELSON
 415 S MAIN ST
 VERONA WI 53593-1425

*pd # 1009
 10/00
 11/23/24*

Letter ID L0669263664



Amount due \$10.00
 by December 20, 2024

Notice of Amount Due - Business Tax Registration Renewal

Notice information

Notice date November 20, 2024

Tax period end date December 31, 2026

Tax account number 600-1023272172-04

Included in this notice

- **Why did I get this notice?** Wisconsin law requires certain businesses to have a registration certificate, licenses and permits. For exceptions to this requirement, see page 3.
- **How do I pay?** You can pay by check or pay online by going to www.revenue.wi.gov/Pay.
- **What happens if I don't pay on time?** We may take collection action on the amount due.
- **Need more information?** See page 2 or scan the QR code to learn more, pay online or request a payment plan.



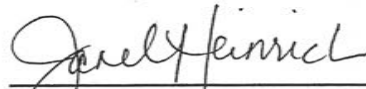


**Public Health
Madison and Dane County
Hotel/Motel/Tourist Rooming House
License No. LICHMD-2024-00452**

**BEIT BRACHA LLC
415 S MAIN ST
VERONA, WI 53593**

Expiration Date 06/30/2026
Date Issued 08/01/2024

June 30, 2026



Director Public Health Madison
and Dane County



Acting City Clerk

PURSUANT TO SECTION 7.51 OF THE MADISON GENERAL ORDINANCES or SECTION 46.21 OF THE DANE COUNTY ORDINANCES.

Expiration Date 06/30/2026



Barb Nelson <bnelson021@gmail.com>

My Tax Account - Your return has been submitted

2 messages

Wisconsin Department of Revenue <DORMyTaxAccountSupport@wisconsin.gov>
To: bnelson021@gmail.com

Thu, Jan 23, 2025 at 1:35 PM

Your return has been submitted.

Your confirmation number is **0-218-591-072**

Request For: BARBARA NELSON
Sales & Use Tax
456-1023272172-03
Filing Period: 31-Dec-2024
Submitted Date: 23-Jan-2025 at 01:35:50 PM

Wisconsin Department of Revenue <DORMyTaxAccountSupport@wisconsin.gov>
To: bnelson021@gmail.com

Thu, Jan 23, 2025 at 1:36 PM

Your return has been submitted.

Your confirmation number is **1-063-186-272**

Request For: BARBARA NELSON
Sales & Use Tax
456-1023272172-03
Filing Period: 31-Dec-2025
Submitted Date: 23-Jan-2025 at 01:36:18 PM

Public Health - Madison and Dane County
2300 South Park Street, Room 2010
Madison, WI 53713

608-242-6515 - FAX 608-242-6435
www.publichealthmdc.com

Hotel/Motel/Tourist Rooming House Inspection Report

07/24/2024 at 11:13 am

BEIT BRACHA LLC

415 S MAIN ST
VERONA, WI 53593

License Number: LICHMD-2024-00452
Inspection Type: Pre-Inspection
Rooms: 1

SUMMARY

Repeat Violations: 0
Total Violations: 0
Reinspection Required: No

THIS ESTABLISHMENT MEETS HEALTH DEPARTMENT REQUIREMENTS TO OPERATE.

No Violations at the time of Inspection.



Barbara Nelson(7/24/2024 11:13:45 AM)

Operator's Signature

Barbara Nelson

7/24/2024 11:13:45AM

Date



Jon E. Mayer(7/24/2024 11:12:41 AM)

Sanitarian's Signature

Jon Mayer Phone Number: (608) 977-1903
[REDACTED]

7/24/2024 11:12:41AM

Date

Questions concerning this report should be directed to the Sanitarian listed above or by phone at (608) 242-6515. Any operator aggrieved by the above order may request a hearing by contacting the Board of Health, Madison and Dane County, 210 Martin Luther King Jr. Blvd. Room 507, City-County Building, Madison, WI 53703, by written notice no later than fifteen (15) days from the date of this report. According to 19.35, Wis. Statutes, this record may be made available for public review or copying upon request.

2026 SHORT-TERM RENTAL LICENSE APPLICATION

The City of Verona requires annual licenses for short-term rentals.
To apply by mail complete the form below.

Required Documentation:

- Completed Application Form
- Copy of State of Wisconsin Tourism Rooming House license
- Copy of a completed Tourist Rooming House inspection (dated within one year)
- Copy of State of Wisconsin Department of Revenue seller's permit *NA Per L. Silvertsen*
- Floor plan of dwelling unit
- Copy of short-term rental owner photo identification
- License fee (\$100 annual)

Remit payment for license by check made payable to: City of Verona
Verona City Hall, 111 Lincoln Street, Verona, WI 53593
For more information call (608) 845-6495

SHORT-TERM RENTAL LOCATION

Address: 527 Melody Lane Verona, WI 53593 Unit #: NA

SHORT-TERM RENTAL OWNER

Name: Robin Johnson
First M.I. Last

Company Name (if applicable): R&L Dane Investments, LLC

Address: 5117 Irish Lane Unit #: NA City/State/Zip: Fitchburg, WI 53711

Mailing Address (if different from above): _____

24-Hour Phone #: [REDACTED]

PROPERTY OWNER

If the property owner is different than above, please fill out the section below:

Name: NA-same as above
First M.I. Last

Company Name (if applicable): _____

Address: _____ Unit #: _____ City/State/Zip: _____

Mailing Address (if different from above): _____

24-Hour Phone #: _____ Email: _____

SHORT-TERM RENTAL PROPERTY MANAGER

Name: Robin Johnson
First M.I. Last

Company Name (if applicable): R&L Dane Investments, LLC

Address: 5117 Irish Lane Unit #: NA City/State/Zip: Fitchburg, WI 53711

Mailing Address (if different from above): NA-same as above

24-Hour Phone #: 

ADVERTISING LOCATIONS

Host name(s) on advertisements: Downtown Verona Hideaway 2

Websites, platforms, apps, and other channels where the short-term rental is advertised or intended to be advertised: AIRBNB and VRBO - only

MAX OCCUPANCY-8

REGULATIONS AND SIGNATURE

Short-term rental regulations can be found in Title 7 of the City Code and Title 13 of the City Code. Links to these code sections can be found below. In addition, there are other related regulations including noise, property maintenance, lighting, and other similar standards in Title 13 and Title 8.

- Regulation and Licensing of Short-Term Rentals (Section 7-15)
- Performance Standards (Section 13-1-159)
- Refuse Disposal and Collection (Section 8-3)

By signing below, I, Robin Johnson, acknowledge and agree that the short-term rental will comply with the provisions of Section 7-15 of the City Code, and I hereby certify that the property meets those requirements. I further agree that the short-term rental will be used solely for a minimum of seven (7) consecutive days per guest, the short-term rental will comply with the City's regulations related to noise, property maintenance, lighting, and other standards identified in Section 13-1-159 and Section 8-3 of the City Code, and that a violation of any of these requirements may result in revocation of the short-term rental license.

Short-term Rental Owner (printed name): Robin Johnson

Short-term Rental Owner (signature): 

Date: 6/15/2024

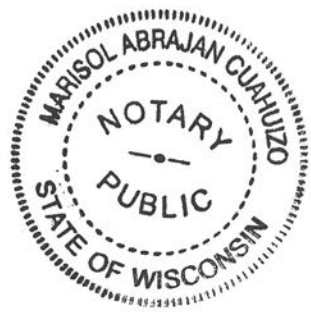
527 R1

I Robin Johnson on behalf of R&L Dane Investments LLC for 529 Melody Lane Verona WI 53593 agree to the following:

- A. Short term rental will be used solely for stays a minimum of seven (7) consecutive days by each guest.
- B. Acknowledgement of the City's regulations related to noise, property maintenance, lighting, and other standards listed in Section 13-1-159 and Section 8-3

Robin Johnson / R&L Dane Investments LLC

Date: 6/9/2026 *[Signature]*



State of: Wisconsin
 County of: Dane
 The foregoing instrument was acknowledged before me 9th day of June, 2026
Marisol Abrajan Cuchizo
 Your Name Here, Notary Public
 My Commission Expires 3-27-30

NOT TRANSFERABLE. POST ENTIRE LICENSE IN A CONSPICUOUS PLACE.



**Public Health
Madison and Dane County
Hotel/Motel/Tourist Rooming House
License No. LICHMD-2025-00734**

**R&L DANE INVESTMENTS LLC
527 MELODY LN
VERONA, WI 53593**

Expiration Date 06/30/2026
Date Issued 11/26/2025

June 30, 2026

Jared Herrick
Director Public Health Madison
and Dane County

Lyn A. McComas
City Clerk

PURSUANT TO SECTION 7.51 OF THE MADISON GENERAL ORDINANCES or SECTION 46.21 OF THE
DANE COUNTY ORDINANCES.

Expiration Date 06/30/2026

**Public Health - Madison and Dane County
2300 South Park Street, Room 2010
Madison, WI 53713**

**608-242-6515 - FAX 608-242-6435
www.publichealthmdc.com**

Hotel/Motel/Tourist Rooming House Inspection Report

11/21/2025 at 9:03 am
R&L DANE INVESTMENTS LLC
527 MELODY LN
VERONA, WI 53593

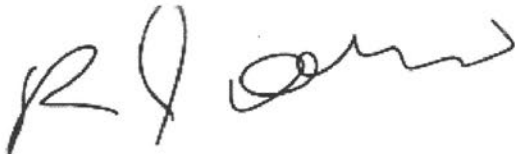
License Number: LICHMD-2025-00734
Inspection Type: Pre-Inspection
Rooms: 1

SUMMARY

Repeat Violations: 0
Total Violations: 0
Reinspection Required: No

THIS ESTABLISHMENT MEETS HEALTH DEPARTMENT REQUIREMENTS TO OPERATE.

No Violations at the time of Inspection.



Operator's Signature

Robin Johnson

11/21/2025 9:03:33AM
Date



Sanitarian's Signature
Jackie Schramm, MPA, RS Phone Number: 608-514-2607
jschramm@publichealthmdc.com

11/21/2025 9:03:33AM
Date

Questions concerning this report should be directed to the Sanitarian listed above or by phone at (608) 242-6515. Any operator aggrieved by the above order may request a hearing by contacting the Board of Health, Madison and Dane County, 210 Martin Luther King Jr. Blvd. Room 507, City-County Building, Madison, WI 53703, by written notice no later than fifteen (15) days from the date of this report. According to 19.35, Wis. Statutes, this record may be made available for public review or copying upon request.



Robin Johnson <robinjohnson75@gmail.com>

inspection reports - 527 & 529 Melody

Schramm, Jacqueline D <[REDACTED]>

Mon, Jun 1, 2026 at 3:44 PM

Hello Robin,

* I have attached the most recent inspection reports for both 527 and 529. Unfortunately, at this time, we do not have the resources to conduct annual tourist rooming house inspections. I communicated that to Lucas Sivertsen, Verona Director of Planning and Development on 4/23/2026. I will reach back out to him and let him know that is still the case. *

Please let me know if you need anything else.

Thanks,

Jackie Schramm, MPA, RS

Public Health Sanitarian | Public Health Madison & Dane County

2300 South Park St, Rm 2010, Madison, WI 53713

Phone: (608) 514-2607 | Fax: (608) 242-6435

Connect with us!

Healthy People. Healthy Places.

We want to better serve you! Fill out our 2-minute anonymous feedback survey to improve our inspection program.

This email, including any attachments, may contain confidential or protected health information which is only for the intended recipient. If you received this email in error, please delete and notify the sender immediately. Emails sent or received by our agency are subject to open records requests and could be released to the public, unless there is an exception allowed by law.

2 attachments

529 Melody 20231114.pdf
489K

INVOICE

Office of the City Clerk
210 Martin Luther King Jr Blvd, Rm 105
Madison, WI 53703
<http://www.cityofmadison.com/clerk>
608-266-4601

License Renewal

For 2026-2027

Invoice Date: 5/18/26
Date Due: 6/30/2026

Date: 5/21/2026
Time: 11:03 am
Page: 1

Holder Number: 1022962

R&L DANE INVESTMENTS LLC
5117 IRISH LN
FITCHBURG WI 53711

License Renewal Item Description	Fee Amount
527 MELODY LN R&I Dane Investments Llc	
LICHMD-2025-00734 PHMDC Hotel/Motel/Tourist Rooming House	
PHMDC Fee: Tourist Rooming House 1 Unit	337.44
State Fee: Tourist Rooming House 1 Unit	41.44
529 MELODY LN R&I Investments Llc	
LICHMD-2023-00756 PHMDC Hotel/Motel/Tourist Rooming House	
PHMDC Fee: Tourist Rooming House 1 Unit	337.44
State Fee: Tourist Rooming House 1 Unit	41.44
Total Fees:	757.76
Total Payments:	0.00
Total Due:	757.76

Pol CL # 1405 5/28/26

Treasurer/Clerk Copy - Detach at perforation above

License fee(s) are non-refundable. Check this form for accuracy. Make any changes then return the complete form.

Phone: (608) 212-4048

Email: [REDACTED]

Mail to: CITY OF MADISON TREASURER
P.O. BOX 20
MADISON, WI 53701

License Renewal

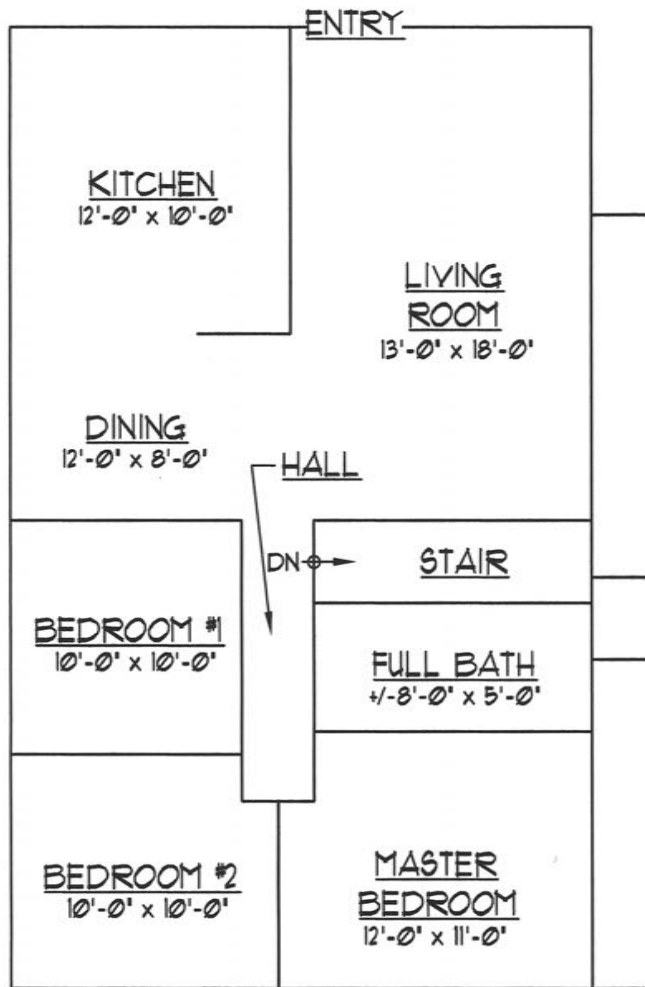
Holder Number: 1022962
Invoice Date: 5/18/26

R&L DANE INVESTMENTS LLC
5117 IRISH LN
FITCHBURG WI 53711

Total Due: **\$757.76**
Date Due: **6/30/2026**

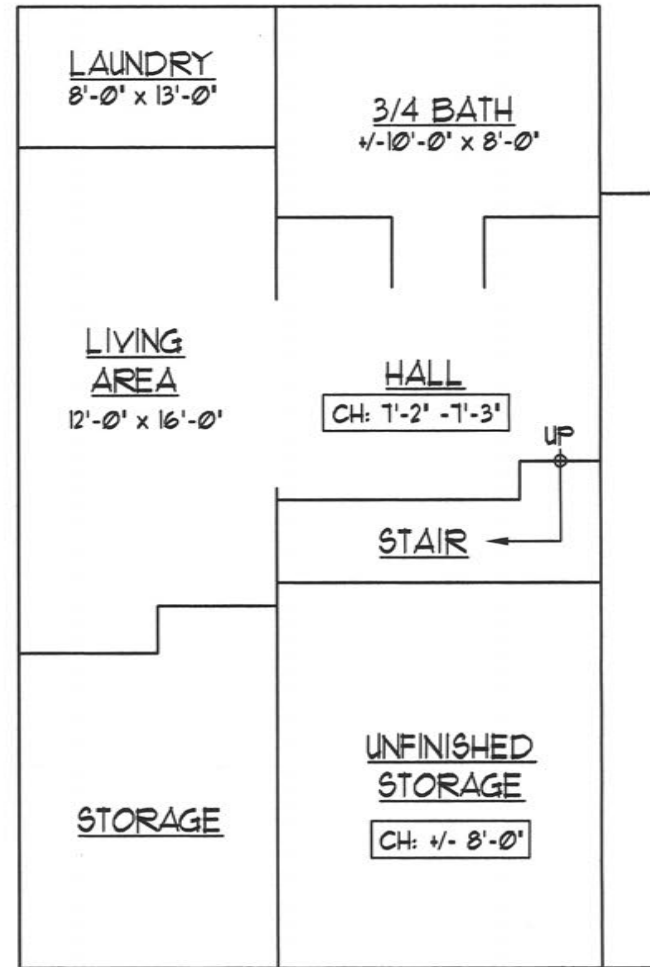
Total Paid:

Please make checks payable to City of Madison Treasurer



MAIN LEVEL FLR PLAN

CEILING HEIGHT (CH): 7'-6" - 8'-0"



LOWER LEVEL FLR PLAN

527 MELODY LANE

MAXIMUM OCCUPANCY OF 8 GUESTS

2026 SHORT-TERM RENTAL LICENSE APPLICATION

The City of Verona requires annual licenses for short-term rentals.
To apply by mail complete the form below.

Required Documentation:

- Completed Application Form
- Copy of State of Wisconsin Tourism Rooming House license
- Copy of a completed Tourist Rooming House inspection (dated within one year)
- Copy of State of Wisconsin Department of Revenue seller's permit *NA per L. Sivertsen*
- Floor plan of dwelling unit
- Copy of short-term rental owner photo identification
- License fee (\$100 annual)

Remit payment for license by check made payable to: City of Verona
Verona City Hall, 111 Lincoln Street, Verona, WI 53593
For more information call (608) 845-6495

SHORT-TERM RENTAL LOCATION

Address: 529 Melody Lane Verona, WI 53593 Unit #: NA

SHORT-TERM RENTAL OWNER

Name: Robin Johnson
First M.I. Last

Company Name (if applicable): R&L Dane Investments, LLC

Address: 5117 Irish Lane Unit #: NA City/State/Zip: Fitchburg, WI 53711

Mailing Address (if different from above): _____

24-Hour Phone #: [REDACTED]

PROPERTY OWNER

If the property owner is different than above, please fill out the section below:

Name: NA-same as above
First M.I. Last

Company Name (if applicable): _____

Address: _____ Unit #: _____ City/State/Zip: _____

Mailing Address (if different from above): _____

24-Hour Phone #: _____ Email: _____

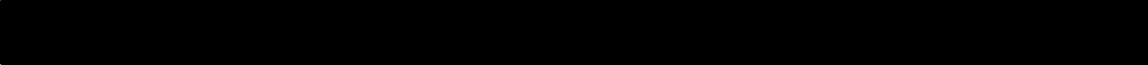
SHORT-TERM RENTAL PROPERTY MANAGER

Name: Robin Johnson
First M.I. Last

Company Name (if applicable): R&L Dane Investments, LLC

Address: 5117 Irish Lane Unit #: NA City/State/Zip: Fitchburg, WI 53711

Mailing Address (if different from above): NA-same as above

24-Hour Phone #: 

ADVERTISING LOCATIONS

Host name(s) on advertisements: Downtown Verona Hideaway

Websites, platforms, apps, and other channels where the short-term rental is advertised or intended to be advertised: AIRBNB and VRBO - only

MAX OCCUPANCY-5

REGULATIONS AND SIGNATURE

Short-term rental regulations can be found in Title 7 of the City Code and Title 13 of the City Code. Links to these code sections can be found below. In addition, there are other related regulations including noise, property maintenance, lighting, and other similar standards in Title 13 and Title 8.

- Regulation and Licensing of Short-Term Rentals (Section 7-15)
- Performance Standards (Section 13-1-159)
- Refuse Disposal and Collection (Section 8-3)

By signing below, I, Robin Johnson, acknowledge and agree that the short-term rental will comply with the provisions of Section 7-15 of the City Code, and I hereby certify that the property meets those requirements. I further agree that the short-term rental will be used solely for a minimum of seven (7) consecutive days per guest, the short-term rental will comply with the City's regulations related to noise, property maintenance, lighting, and other standards identified in Section 13-1-159 and Section 8-3 of the City Code, and that a violation of any of these requirements may result in revocation of the short-term rental license.

Short-term Rental Owner (printed name): Robin Johnson

Short-term Rental Owner (signature): 

Date: 6/15/2026

NOT TRANSFERABLE. POST ENTIRE LICENSE IN A CONSPICUOUS PLACE.

Public Health

Healthy people. Healthy places.

**Public Health
Madison and Dane County
Hotel/Motel/Tourist Rooming House
License No. LICHMD-2023-00756**

**R&L DANE INVESTMENTS LLC
R&L INVESTMENTS LLC
529 MELODY LN
VERONA, WI 53593**

Expiration Date 06/30/2026
Date Issued 11/22/2023



Director Public Health Madison
and Dane County



Acting City Clerk

PURSUANT TO SECTION 7.51 OF THE MADISON GENERAL ORDINANCES or SECTION 46.21 OF THE DANE COUNTY ORDINANCES.

Expiration Date 06/30/2026

R&L DANE INVESTMENTS LLC
5117 IRISH LN
FITCHBURG WI 53711

Public Health - Madison and Dane County
2300 S Park St, Suite 2010
Madison, WI 53713

(608) 242-6515 - FAX (608) 242-6435
www.publichealthmdc.com

Hotel/Motel/Tourist Rooming House Inspection Report

11/14/2023 02:11 PM
R&L INVESTMENTS LLC
R&L DANE INVESTMENTS LLC
529 MELODY LN
VERONA, WI 53593

3471460

License Number: LICHMD-2023-00756
Inspection: Pre-Inspection
Rooms: 1

SUMMARY

Repeat Violations	0
Total Violations	2 - See email for details
Reinspection Required	No

THIS ESTABLISHMENT MEETS HEALTH DEPARTMENT REQUIREMENTS TO OPERATE.

YOU ARE HEREBY ORDERED TO CORRECT THE FOLLOWING VIOLATIONS OF MADISON/DANE COUNTY GENERAL ORDINANCES AND STATE ADMINISTRATIVE CODE:

Violation(s)

P is priority – an item directly related to health and safety that if not met or is missing could significantly contribute to an increased risk for injury or illness.

Pf is priority foundation – an item that requires the purposeful incorporation of specific actions, equipment, or procedures by the operator such as personnel training, infrastructure, documentation, or record keeping.

56b - MISCELLANEOUS

Comply By: 11/21/2023

Observation: Hand railings to basement did not have spindles.
Corrective action: Provide mesh vertically between railing and stairs.
Code reference: ATCP 72.15 (1)
Action taken notes:

56c - MISCELLANEOUS

Comply By: 11/21/2023

Observation: Backflow preventer was not present on sink in basement.
Corrective action: Operator must provide a backflow preventer to sink in basement.
Code reference: ATCP 72.10 (4)
Action taken notes:

Date

Date

Jon Mayer Phone:
jmayer@publichealthmdc.com

Questions concerning this report should be directed to the Sanitarian listed above or by phone at (608) 242-6515. Any operator aggrieved by the above order may request a hearing by contacting the Board of Health, Madison and Dane County, 2300 S. Park Street, Suite 2010, Madison, WI 53713, by written notice no later than fifteen (15) days from the date of this report. According to 19.35, Wis. Statutes, this record may be made available for public review or copying upon request.



Pre Inspection for TRH

Thu, Nov 16, 2023 at 6:52 PM



Hi Jon, I just wanted to send a few pictures of the items that were missing from the check list.

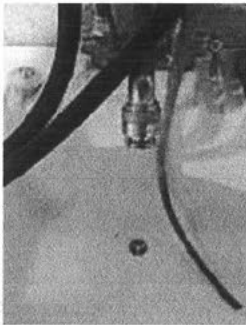
Thanks Robin Johnson

[Quoted text hidden]

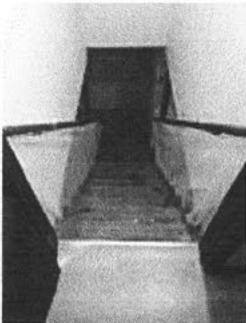
5 attachments



PXL_20231116_232656241.jpg
2790K



PXL_20231116_231015094.jpg
2227K



PXL_20231116_232642717.jpg
2269K

image003.png
5K

image003.png
5K



Robin Johnson <robinjohnson75@gmail.com>

Pre Inspection for TRH

Fri, Nov 17, 2023 at 8:16 AM



Good Morning Robin,

This looks great! Thank you for providing me these photos. No further action is required.

Best regards,

Jon E. Mayer (pronouns: he/him)

Public Health Sanitarian I | Public Health Madison & Dane County

2300 South Park St, Rm 2010, Madison, WI 53713

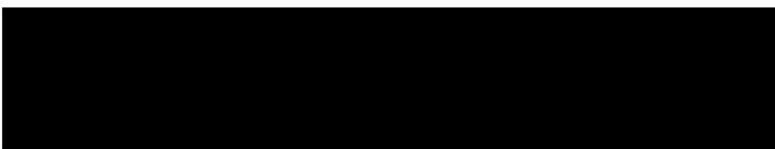
Phone: (608) 977-1903 | Fax: (608) 242-6435

We want to better serve you! Fill out our 2-minute anonymous feedback survey to improve our inspection program.

Healthy People. Healthy Places.



This email, including any attachments, may contain confidential or protected health information which is only for the intended recipient. If you received this email in error, please delete and notify the sender immediately. Emails sent or received by our agency are subject to open records requests and could be released to the public, unless there is an exception allowed by law.



Subject: Re: Pre Inspection for TRH

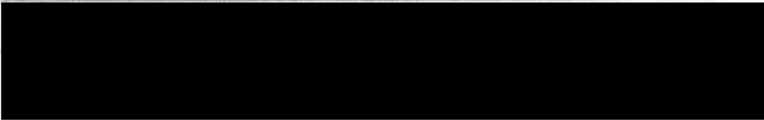
Caution: This email was sent from an external source. Avoid unknown links and attachments.



Robin Johnson <robinjohnson75@gmail.com>

inspection reports - 527 & 529 Melody

Mon, Jun 1, 2026 at 3:44 PM



Hello Robin,

I have attached the most recent inspection reports for both 527 and 529. Unfortunately, at this time, we do not have the resources to conduct annual tourist rooming house inspections. I communicated that to Lucas Sivertsen, Verona Director of Planning and Development on 4/23/2026. I will reach back out to him and let him know that is still the case.

Please let me know if you need anything else.

Thanks,

Jackie Schramm, MPA, RS

Public Health Sanitarian | Public Health Madison & Dane County

2300 South Park St, Rm 2010, Madison, WI 53713

Phone: (608) 514-2607 | Fax: (608) 242-6435


Connect with us!

Healthy People. Healthy Places.

We want to better serve you! Fill out our 2-minute anonymous feedback survey to improve our inspection program.

This email, including any attachments, may contain confidential or protected health information which is only for the intended recipient. If you received this email in error, please delete and notify the sender immediately. Emails sent or received by our agency are subject to open records requests and could be released to the public, unless there is an exception allowed by law.

2 attachments

 **529 Melody 20231114.pdf**
489K

INVOICE

Office of the City Clerk
210 Martin Luther King Jr Blvd, Rm 105
Madison, WI 53703
<http://www.cityofmadison.com/clerk>
608-266-4601

License Renewal

Invoice Date: 5/18/26
Date Due: **6/30/2026**

Per 2026-2027

Date: 5/21/2026
Time: 11:03 am
Page: 1

Holder Number: 1022962

R&L DANE INVESTMENTS LLC
5117 IRISH LN
FITCHBURG WI 53711

License Renewal Item Description	Fee Amount
527 MELODY LN R&I Dane Investments Llc	
LICHMD-2025-00734 PHMDC Hotel/Motel/Tourist Rooming House	
PHMDC Fee: Tourist Rooming House 1 Unit	337.44
State Fee: Tourist Rooming House 1 Unit	41.44
529 MELODY LN R&I Investments Llc	
LICHMD-2023-00756 PHMDC Hotel/Motel/Tourist Rooming House	
PHMDC Fee: Tourist Rooming House 1 Unit	337.44
State Fee: Tourist Rooming House 1 Unit	41.44
Total Fees:	757.76
Total Payments:	0.00
Total Due:	757.76

Pol CL # 1405 5/28/26

Treasurer/Clerk Copy - Detach at perforation above

License fee(s) are non-refundable. Check this form for accuracy. Make any changes then return the complete form.

Phone: (608) 212-4048

Email: ROBINJOHNSON75@GMAIL.COM

Mail to: CITY OF MADISON TREASURER
P.O. BOX 20
MADISON, WI 53701

License Renewal

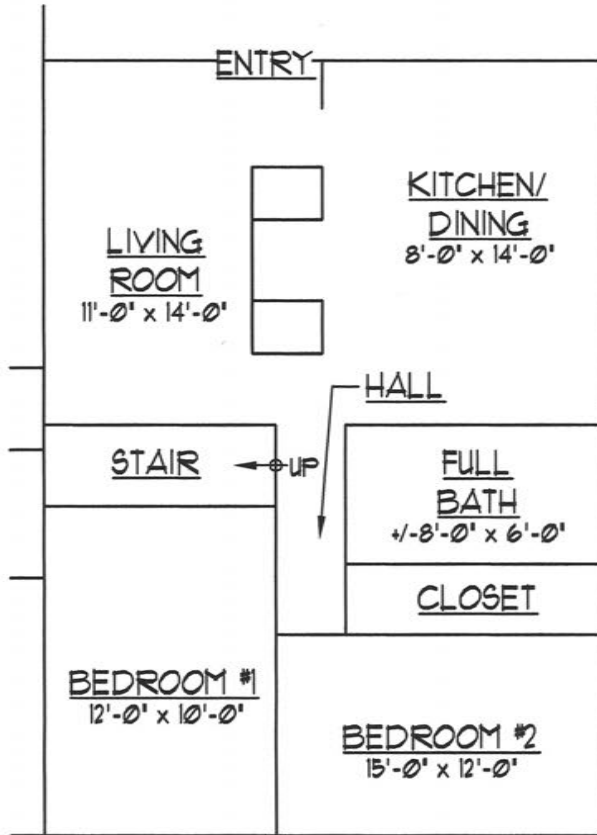
Holder Number: 1022962
Invoice Date: 5/18/26

Total Due: **\$757.76**
Date Due: **6/30/2026**

R&L DANE INVESTMENTS LLC
5117 IRISH LN
FITCHBURG WI 53711

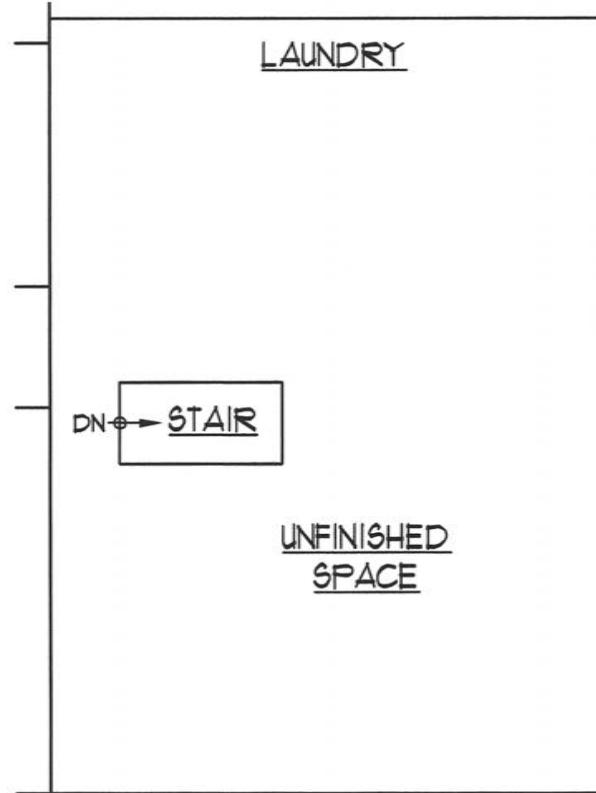
Total Paid:

Please make checks payable to City of Madison Treasurer



MAIN LEVEL FLOOR PLAN

CEILING HEIGHT (CH): 7'-6" - 8'-0"



LOWER LEVEL FLOOR PLAN

CEILING HEIGHT (CH): 7'-8"-0"

529 MELODY LANE

MAXIMUM OCCUPANCY OF 5 GUESTS

I Robin Johnson on behalf of R&L Dane Investments LLC for 529 Melody Lane Verona WI 53593 agree to the following:

- A. Short term rental will be used solely for stays a minimum of seven (7) consecutive days by each guest.
- B. Acknowledgement of the City's regulations related to noise, property maintenance, lighting, and other standards listed in Section 13-1-159 and Section 8-3

Robin Johnson / R&L Dane Investments LLC

Date:

[Signature]
6/9/2024



State of: Wisconsin

County of: Dane

The foregoing instrument was acknowledged before me 9th day of June, 2024

Marisol Abrajan Cuahuzo
Your Name Here, Notary Public

My Commission Expires 3.27.30

2026 City of Verona Pavement Surface Treatment (#10205105)

Owner: Verona WI, City of

Solicitor: Verona WI, City of

06/04/2026 11:00 AM CDT

Section Title	Line Item	Item Code	Item Description	UoFM	Quantity	Engineer Estimate		Scott Construction, Inc		Fahrner Asphalt Sealers, LLC	
						Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
SECTION A - Chip Seal							\$162,850.49		\$146,151.45		\$155,111.96
	1	1475.01	CHIP SEAL (GRANITE CHIP SEAL)	SY	39519	\$2.12	\$83,780.28	\$2.00	\$79,038.00	\$2.19	\$86,546.61
	2	1475.0200	SWEEPING - CHIP SEAL	SY	39519	\$0.25	\$9,879.75	\$0.05	\$1,975.95	\$0.15	\$5,927.85
	3	1643.5	TRAFFIC CONTROL	LS	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00
	4	1646.102	MARKING LINE 4 INCH - EPOXY	LF	13229	\$0.84	\$11,112.36	\$0.65	\$8,598.85	\$0.65	\$8,598.85
	5	1646.3	MARKING LINE 8 INCH - EPOXY	LF	1780	\$1.22	\$2,171.60	\$0.78	\$1,388.40	\$0.78	\$1,388.40
	6	1646.5	MARKING ARROW - EPOXY	EA	30	\$190.00	\$5,700.00	\$295.00	\$8,850.00	\$295.00	\$8,850.00
	7	1646.51	MARKING WORD (ONLY,PARK,BIKE) - EPOXY	EA	9	\$210.00	\$1,890.00	\$320.00	\$2,880.00	\$320.00	\$2,880.00
	8	1646.52	MARKING SYMBOL (BIKE) - EPOXY	EA	14	\$190.00	\$2,660.00	\$275.00	\$3,850.00	\$275.00	\$3,850.00
	9	1646.6	MARKING STOP LINE 18 INCH - EPOXY	LF	195	\$17.00	\$3,315.00	\$14.50	\$2,827.50	\$14.50	\$2,827.50
	10	1646.7	MARKING DIAGONAL 12 INCH - EPOXY	LF	456	\$10.25	\$4,674.00	\$11.75	\$5,358.00	\$11.75	\$5,358.00
	11	1646.74	MARKING CROSSWALK 6 INCH - EPOXY	LF	1527	\$12.50	\$19,087.50	\$9.25	\$14,124.75	\$9.25	\$14,124.75
	12	1646.82	MARKING ISLAND NOSE YELLOW - EPOXY	EA	5	\$200.00	\$1,000.00	\$380.00	\$1,900.00	\$380.00	\$1,900.00
	13	13	MARKING CROSSWALK 18 INCH LADDER BAR - EPOXY	EA	74	\$170.00	\$12,580.00	\$140.00	\$10,360.00	\$140.00	\$10,360.00
Base Bid Total:							\$162,850.49		\$146,151.45		\$155,111.96

2026 City of Verona GSB-88 Bituminous Seal (#10205108)

Owner: Verona WI, City of

Solicitor: Verona WI, City of

06/04/2026 11:00 AM CDT

Section Title	Line Item	Item Code	Item Description	UoM	Quantity	Engineer Estimate		Fahrner Asphalt Sealers, LLC	
						Unit Price	Extension	Unit Price	Extension
SECTION A - Chip Seal							\$89,963.00		\$72,403.98
	1	SP 1-26	BITUMINOUS	SY	56642	\$1.50	\$84,963.00	\$1.19	\$67,403.98
	2	SP 25 (4)	TRAFFIC C	LS	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Base Bid Total:							\$89,963.00		\$72,403.98

**ADDENDUM TO
TEMPORARY ACCESS EASEMENT**

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Cleary Building Corporation (“Grantor”) and the City of Verona, Dane County, Wisconsin, a municipal corporation (“Grantee”) hereby execute this Addendum to Temporary Access Easement (the “Addendum”).

1. On April 13, 2026, Grantor and Grantee executed a Temporary Access Easement (the “Easement”), which Easement was recorded with the Dane County Register of Deeds Office on May 13, 2026, as Document No. 6098902.
2. The Easement pertains to land owned by Grantor, which land is identified in Exhibit A attached hereto and incorporated herein.
3. Pursuant to this Addendum, the parties wish to amend Section 4.a. of the Easement to read as follows:

This Easement will terminate upon Grantee’s completion of work under the Contract or August 31, 2027, whichever occurs earlier.
4. Except as modified herein, the Easement shall be and remain in full force and effect.

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:
City Clerk
City of Verona
111 Lincoln Street
Verona, WI 53593

P.I.N.
See Exhibit A

[Signature pages follow]

IN WITNESS WHEREOF, the parties have executed this instrument the day and year written below.

CITY OF VERONA

By _____
Luke Diaz, Mayor

By _____
Holly Licht, City Clerk

STATE OF WISCONSIN

COUNTY OF DANE

Personally, came before me this _____ day of _____, 2026, the above named Luke Diaz and Holly Licht, to me known to be the Mayor and City Clerk of the City of Verona, and the persons who executed the foregoing instrument and acknowledged the same.

Print name: _____
Notary Public, State of Wisconsin
My Commission: _____

CLEARY BUILDING CORPORATION

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN

COUNTY OF DANE

Personally, came before me this ____ day of _____, 2026, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Print Name _____
Notary Public, State of Wisconsin
My Commission: _____

Attachment: Exhibit A – Legal Description and Parcel Numbers for Grantor Property

This instrument drafted by:
Bryan Kleinmaier
Stafford Rosenbaum LLP
P.O. Box 1784
Madison, WI 53701-1784

EXHIBIT A

**LEGAL DESCRIPTION AND
PARCEL NUMBERS FOR GRANTOR PROPERTY**

286/0608-211-9680-7
286/0608-211-9720-8
286/0608-222-9191-6
286/0608-222-9270-0
286/0608-222-9286-2
286/0608-223-8600-1

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
6098902
05/13/2026 10:35 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 23

TEMPORARY ACCESS EASEMENT

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Cleary Building Corporation ("Grantor") does hereby convey, grant, transfer, and assign to the City of Verona, Dane County, Wisconsin, a municipal corporation ("Grantee"), or its assigns, the perpetual right and easement hereinafter described.

1. *Property Ownership.* Grantor owns six (6) parcels in the City of Verona identified in Exhibit A attached hereto and incorporated herein (hereinafter, "Grantor's Property"). The address for Grantor's Property is 190 Paoli Street, City of Verona, Wisconsin.
2. *Easement Area.* This Temporary Access Easement (the "Easement") applies to Grantor's Property. Specifically, attached hereto and incorporated herein as Exhibit B is a map that highlights the access points and generally shows the route (shown in red) to be taken over Grantor's Property (the "Easement Area").
3. *Access Easement.* Grantor does hereby convey, grant, transfer, and assign to Grantee an access easement over, under and across the Easement Area for the following purposes: For Grantee and its assigns, including any contractors or agents of Grantee, to have ingress and egress access to the Military Ridge State Trail for the purpose of constructing pedestrian bridge NR-13-032 as part of the contract titled Military Ridge State Trail Pedestrian Structures, as that contract may be amended from time to time (via change orders or otherwise) (the "Contract"), which access includes bringing construction equipment, vehicles, and other materials through the Easement Area for purposes of performing work pursuant to the Contract. Grantee shall have the right to come upon the Easement Area pursuant to Section 4 below for all purposes relating to the exercise of its rights hereunder.
4. *Use requirements.*
 - a. This Easement will terminate upon Grantee's completion of work under the Contract or December 31, 2026, whichever occurs earlier.
 - b. Grantee shall use the ingress / egress route shown in red on Exhibit B when travelling on Grantor's Property. To the extent restoration is

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO
City Clerk
City of Verona
111 Lincoln Street
Verona, WI 53593

P.I.N.
See Exhibit A

23

required, Grantee shall restore, as best as practicable, the Easement Area to the condition it was in before Grantee exercised its rights under this Easement.

- c. Grantee's access under this Easement shall occur during weekdays from 7 a.m. to 5 p.m.
5. *Restrictions on Grantor.* Grantor shall not take any action or permit others to take any action that interferes with or is inconsistent with Grantee's rights under this Easement.
6. *Consistent Uses Allowed.* Grantor may use the Easement Area for purposes that will not interfere with Grantee's full enjoyment of the easement rights granted under this Easement.
7. *Binding Effect and Assignability.* The Easement granted by this document shall run with the lands described herein, is binding upon the heirs, successors and assigns of Grantor, and shall benefit Grantee, its successors and assigns.
8. *Grantor Warranty.* Grantor represents and warrants that it is the sole owner of the property described herein, and that no other deed or easement prohibits Grantor from conveying, granting, transferring, or assigning to Grantee the easement rights granted under this Easement. To the extent any land that is subject to this Easement is subject to a mortgage, Grantor shall obtain consent of the mortgagee to this Easement in a form acceptable to Grantee.
9. *Non-Use.* Non-use or limited use of the rights granted in this Easement shall not prevent the benefited party from later use of the rights to the fullest extent authorized in this Easement.
10. *Authority.* Grantor and Grantee represent and warrant that the undersigned signatories to this Easement have full power and authority to act on behalf of Grantor and Grantee, respectively, and that all necessary and enabling resolutions have been enacted.
11. *Counterparts.* This Easement may be executed in one or more counterparts and upon execution and delivery by each of the parties hereto shall constitute one and the same enforceable agreement.
12. *Default.* A default is defined herein as Grantee's or Grantor's breach of, or failure to comply with, the terms of this Easement. Written notice of the default shall be provided to the defaulting party, and the defaulting party shall have two (2) working days from receipt of the written notice to cure the default. To the extent

the default is not cured within the two (2) working day period, Grantee and Grantor reserve to themselves all remedies available at law or equity as necessary to cure any default.

13. *Notice.* Any written notification required under this Easement shall be deemed to be served if it is personally delivered or sent by first class mail to the following:

City of Verona
Attn: City Clerk
111 Lincoln Street
Verona, WI 53593

Cleary Building Corporation
ATTN: MATT SCHNEIDER
190 PAOLE ST.
VERONA WI 53593


Either party may change the address to which notices must be sent by giving notices as provided herein.

14. *Indemnification.* Grantee hereby expressly agrees to indemnify, defend and hold Grantor and its officers, employees, and agents harmless from and against all claims, costs and liability of every kind and nature (including reasonable fees for attorneys, consultants, and experts) for injury or damage received or sustained by any person or entity arising from the performance of work by Grantee or its assigns under the Easement, except when caused by the sole negligence of the Grantor or its officers, employees, agents or contractors.

[Signature pages follow]

IN WITNESS WHEREOF, the parties have executed this instrument the day and year written below.

CITY OF VERONA

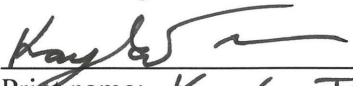
By 
Luke Diaz, Mayor

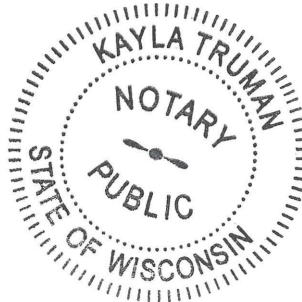
By 
Holly Licht, City Clerk

STATE OF WISCONSIN

COUNTY OF DANE

Personally, came before me this 13~~th~~ day of April, 2026, the above named Luke Diaz and Holly Licht, to me known to be the Mayor and City Clerk of the City of Verona, and the persons who executed the foregoing instrument and acknowledged the same.


Print name: Kayla Truman
Notary Public, State of Wisconsin
My Commission: 5/21/30



CLEARY BUILDING CORPORATION

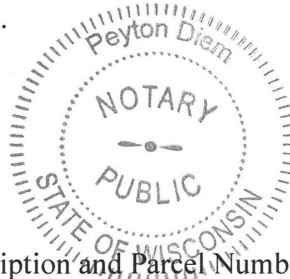
By: [Signature]
Name: MATHEW R. SCHNEIDER
Title: VICE PRESIDENT OF OPERATIONS

STATE OF WISCONSIN

COUNTY OF DANE

Personally, came before me this 26th day of MARCH, 2026, the above named Mathew Schneider me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Print Name Peyton Diem
Notary Public, State of Wisconsin
My Commission: 4-10-20



Attachment: Exhibit A – Legal Description and Parcel Numbers for Grantor Property
Exhibit B – Map Showing Location of Easement Area

This instrument drafted by:
Bryan Kleinmaier
Stafford Rosenbaum LLP
P.O. Box 1784
Madison, WI 53701-1784

EXHIBIT A
LEGAL DESCRIPTION AND
PARCEL NUMBERS FOR GRANTOR PROPERTY

286/0608-211-9680-7
286/0608-211-9720-8
286/0608-222-9191-6
286/0608-222-9270-0
286/0608-222-9286-2
286/0608-223-8600-1

DOCUMENT NO.

2002714

STATE BAR OF WISCONSIN—FORM 3
QUIT CLAIM DEED
THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
DANE COUNTY, WI. SS
RECORDED ON

MAR 12 8 08 AM '87

CAROL R. MAHRE
REGISTER OF DEEDS

VOL 9650 PAGE 31

RETURN TO
James W. Wiederhoeft
P.O. Box 5326
Madison, WI 53705

Thomas Cleary, Bernard McGowan and Richard
Zimmerman, grantors
quit-claims to Cleary Building Corp., a/k/a Cleary
Building Corporation, f/k/a C.M.Z. Enterprises,
Inc., grantee

the following described real estate in Dane County,
State of Wisconsin:

See attached legal description.

Tax Key No. _____

The purpose of this deed is to clear any title defects which were
created by a certain Warranty Deed dated September 1, 1984 and recorded
January 29, 1985 in Vol. 6469 of Records, Page 21, as Document
#1866691. Said Warranty Deed erroneously named the above-listed
grantors as grantees, instead of the above-listed grantee.

FEE
3
EXEMPT

This is not homestead property.
(is) (is not)

Dated this 29 day of December, 1986

* Thomas Cleary (SEAL)
Thomas Cleary
* Bernard McGowan (SEAL)
Bernard McGowan

* Richard Zimmerman (SEAL)
Richard Zimmerman
(SEAL)

AUTHENTICATION

Signatures authenticated this 29 day of
1986

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06. Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

James W. Wiederhoeft
Fowler & Wiederhoeft Law Offices

(Signatures may be authenticated or acknowledged.
Both are not necessary.)
The use of witnesses is optional.

ACKNOWLEDGMENT

STATE OF WISCONSIN

Dane County, ss.

Personally came before me, this 5th day of
JANUARY, 1986, the above named
Thomas Cleary, Bernard McGowan,
and Richard Zimmerman

to me known to be the person s who executed
the foregoing instrument and acknowledge the same.

Notary Public Dane County, Wis.
My Commission is permanent. (If not, state expiration
date: January 21, 1990.)



ABSTRACTS • TITLE INSURANCE • ESCROWS

600

Furnished by: PREFERRED TITLE SERVICE, INC.
25 WEST MAIN STREET
MADISON, WISCONSIN 53703

*Names of persons signing in any capacity should be typed or printed below their signatures.

Part of the Southeast 1/4 of the Northeast 1/4 Section 21 and of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 6 North, Range 8 East (Town of Verona), described as follows: Beginning at the quarter corner between Sections 21 and 22; thence South along the West line of said Section 22 a distance of 321.5 feet; thence South 55° 15' East 361.4 feet to the centerline of State Highway #69; thence North 36° 45' East along said centerline 310 feet more or less to the South corner of Lot 2 of Certified Survey Map #762; thence North 55° 29' 20" West 98.20 feet; thence North 80° 16' West 108.27 feet; thence North 55° 29' 20" West 78.88 feet; thence North 34° 30' 40" East 907.12 feet; thence North 64° 18' 30" West (also recorded on North 63° 30' West) 789.05 feet to the Section line between Sections 21 and 22; thence North along said line to the Southerly line of the Chicago and Northwestern Railway; thence Westerly along said South line to the West line of the Southeast 1/4 of the Northeast 1/4; thence South to the Southwest corner thereof; thence East along the South line to the point of beginning of this description.

Together with Lots One (1) and Two (2), of Certified Survey Map #762, recorded in Vol. 3 of Certified Survey Maps, page 309, as #1315966.

Except land conveyed in Vol. 967 of Records, page 150 as Document #1580201.

Also except Lot One (1) of Certified Survey Map #2821, recorded in Vol. 11 of Certified Survey Maps, page 148, as Document #1572717.

Also except: A part of Lot One (1) of Certified Survey No. 762, recorded in Vol. 3 of Certified Surveys on Page 309, Dane County Registry, and also a part of the SE 1/4, NE 1/4 of Section 21, T6N, R8E, and also a part of the SW 1/4 NW 1/4 of Section 22, T6N, R8E, Town of Verona, Dane County, Wisconsin, all described as follows:

Commencing at the East Quarter corner of said Section 21; thence N01° 35' 20"E, 900.00 feet to the point of beginning; thence S62° 43' 22"E, 1048.09 feet to the Northeast corner of said Lot 1 of Certified Survey No. 762; thence S36° 49' 44"W, 81.12 feet; thence N62° 43' 22"W, 1052.77 feet; thence S40° 35' 00"W, 411.48 feet; thence S85° 30' 00"W, 992.54 feet; thence N01° 28' 23"E, 440.00 feet to the Southerly right of way line of Chicago & Northwestern Railway; thence N81° 11' 32"E, along said right of way line, 1319.45 feet; thence S01° 35' 20"W, 188.80 feet to the point of beginning. Subject to a perpetual exclusive 40 foot easement to the Village of Verona. This parcel contains 15.28 acres.

1667205

80 JUN 4 A 7: 58

VOL 1956 PAGE 31
Richard D. Zimmerman
Register of Deeds

Thomas J. Cleary, Bernard J. McGowan and
Richard D. Zimmerman, as Tenants in Common
quit-claims to C.M.Z. Enterprises, Inc., a Wisconsin
Corporation

the following described real estate in Dane County,
State of Wisconsin:

See attached Exhibit.

The purpose of this Quit Claim Deed is to transfer the grantor's interests as vendees, in that land contract dated August 31, 1979, and recorded September 24, 1979 in Vol. 1100 of Records, Page 505 of the Dane County Registry as Document # 1641309, to the above-named corporation.

RETURN TO
Richard Zimmerman
3333 Atom Ct.
Middleton, Wis.
53562

Tax Key No. _____

See attached Exhibit B.

TRANSFER
\$58.50
SEE PAID

This is not homestead property.
(is) (is not)

Dated this 15th day of May, 19 80.

* Thomas J. Cleary (SEAL)

Thomas J. Cleary

* Bernard J. McGowan (SEAL)

Bernard J. McGowan

* Richard D. Zimmerman (SEAL)

Richard D. Zimmerman

_____ (SEAL)

AUTHENTICATION

Signatures authenticated this 15th day of May, 19 80

* James W. Wiederhoeft

James W. Wiederhoeft

ACKNOWLEDGMENT

STATE OF WISCONSIN

_____ County, } ss.
Personally came before me, this _____ day of _____ the above named _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.06, Wis. Stats.)

This instrument was drafted by

James W. Wiederhoeft

Attorney at Law

(Signatures may be authenticated or acknowledged. Both are not necessary.)

to me known to be the person, who executed the foregoing instrument and acknowledged the same.

*
Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration date: _____, 19____.)

FURNISHED BY



Dane County Title Company

115 WEST DOTY STREET, MADISON, WISCONSIN 53703 • PHONE 608/285-0038

07:07205 JUN 4 80
6:00 PM

Part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21 and of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 6 North, Range 8 East (Town of Verona), described as follows: (Beginning at the quarter corner between Sections 21 and 22; thence South along the West line of said Section 22 a distance of 321.5 feet; thence South $55^{\circ} 15'$ East 361.4 feet to the centerline of State Highway #69; thence North $36^{\circ} 45'$ East along said centerline 310 feet more or less to the South corner of Lot 2 of Certified Survey Map #762; thence North $55^{\circ} 29' 20''$ West 98.20 feet; thence North $80^{\circ} 16'$ West 108.27 feet; thence North $55^{\circ} 29' 20''$ West 78.88 feet; thence North $34^{\circ} 30' 40''$ East 907.12 feet; thence North $64^{\circ} 18' 30''$ West (also recorded on North $63^{\circ} 30'$ West) 789.05 feet to the Section line between Sections 21 and 22; thence North along said line to the Southerly line of the Chicago and Northwestern Railway; thence Westerly along said South line to the West line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence South to the Southwest corner thereof; thence East along the South line to the point of beginning of this description.

Together with Lots One (1) and Two (2), of Certified Survey Map #762, recorded in Vol. 3 of Certified Survey Maps, page 309, as #1315966.

Except land conveyed in Vol. 967 of Records, page 150 as Document #1580201.

Also except Lot One (1) of Certified Survey Map #2821, recorded in Vol. 11 of Certified Survey Maps, page 148, as Document #1572717.

Also except: A part of Lot 1 of Certified Survey No. 762, recorded in Volume 3 of Certified Surveys on Page 309, Dane County Registry, and also a part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, T6N, R8E, and also a part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, T6N, R8E, Town of Verona, Dane County, Wisconsin, all described as follows:

Commencing at the East Quarter corner of said Section 21; thence N $01^{\circ} 35' 20''$ E, 900.00 feet to the point of beginning; thence S $62^{\circ} 43' 22''$ E, 1048.09 feet to the Northeast corner of said Lot 1 of Certified Survey No. 762; thence S $36^{\circ} 49' 44''$ W, 81.12 feet; thence N $62^{\circ} 43' 22''$ W, 1052.77 feet; thence S $40^{\circ} 35' 00''$ W, 411.48 feet; thence S $85^{\circ} 30' 00''$ W, 992.54 feet; thence N $01^{\circ} 28' 23''$ E, 440.00 feet to the Southerly right of way line of Chicago & Northwestern Railway; thence N $81^{\circ} 11' 32''$ E, along said right of way line, 1319.45 feet; thence S $01^{\circ} 35' 20''$ W, 188.80 feet to the point of beginning. Subject to a perpetual exclusive 40 foot easement to the Village of Verona. This parcel contains 15.28 acres.

OFFICE OF PUBLIC HEARINGS

BY THE DANE COUNTY

AGRICULTURAL EXTENSION & EDUCATION, ZONING, PLANNING & WATER RESOURCES COMMITTEE

NOTICE IS HEREBY GIVEN that a public hearing will be held in Room 224 of the City-County Building, Madison, Wisconsin on Tuesday, August 14, 1979 at 7:30 P.M. to consider the following matters: Petitions to amend the Dane County Zoning Ordinance and Applications for Conditional Use Permits. The matters to be heard are as follows:

19. PETITION #2338 by Richard Zimmerman to change the zoning classification of the following described land in the Town of Verona from the A-1 Agriculture District to the C-2 Commercial & Light Manufacturing District:

Lot #1 and part of Lot #2 of Certified Survey Map #762 as recorded in volume 3 on page 309 of Certified Surveys in the Dane County Register of Deeds Office, and part of the SE 1/4 NE 1/4 of Section 21 and a part of the SW 1/4 NW 1/4 of Section 22, Town of Verona, described as follows: Beginning at the East quarter corner of said Section 21; thence Westerly along the South line of said SE 1/4 NE 1/4 of Section 21 to the West line of said SE 1/4 NE 1/4; thence Northerly along said West line of said SE 1/4 NE 1/4 to the Southerly right-of-way line of the Chicago and Northwestern Railway; thence Northeasterly along said railway right-of-way to the East line of said SE 1/4 NE 1/4; thence Southerly along said East line of said SE 1/4 NE 1/4, 190 feet more or less; thence Southeasterly 789 feet more or less to the Northerly corner of said Lot #1 of Certified Survey Map #762; thence S 64° 18' 30" E, 257.46 feet; thence S 35° 31' 20" W, 164.70 feet; thence N 55° 23' 40" W, 120.0 feet; thence S 35° 31' 20" W, 312.0 feet; thence S 55° 23' 40" E, 120.0 feet; thence S 35° 31' 20" W, 326.40 feet; thence S 34° 36' 40" W, to the Northeasterly line of Certified Survey Map #2821 as recorded on pages 148 and 149 in volume 11 of Certified Surveys in the Dane County Register of Deeds Office; thence N 54° 04' 56" W, 419.93 feet; thence N 87° 35' 49" W, 115.22 feet to the point of beginning.

PETITIONER MUST ATTEND THE PUBLIC HEARING

An effort has been made to notify all of the neighbors of this proposed change in zoning districts, but addresses are not always complete and correct. To ensure that everyone has been notified, please share this notice with any of your neighbors that may not have received this notice by mail.

This public hearing is being held so that the Committee may hear those persons who have an interest in the proposed change in zoning districts. The Committee, following the public hearing will make a recommendation to the Dane County Board of Supervisors who will make the final decision either to grant or deny the proposed zoning change.

Should you desire more information regarding this proposed zoning change, please call or visit the Dane County Zoning Department, Room 316 in the City-County Building, telephone (608) 266-4266 between the hours of 7:45 AM and 4:30 PM, Monday thru Friday.

Published: Wisconsin State Journal
July 31 and August 7, 1979.

AGRICULTURAL EXTENSION & EDUCATION, ZONING,
PLANNING & WATER RESOURCES COMMITTEE

110
Elizabeth E. Salmon, Chairman

Petition No. 2338

DANE COUNTY
PROPOSED REZONING


Scale
1 inch = 400 feet

19

From A-1 District to C-2 District Area 42 Acres

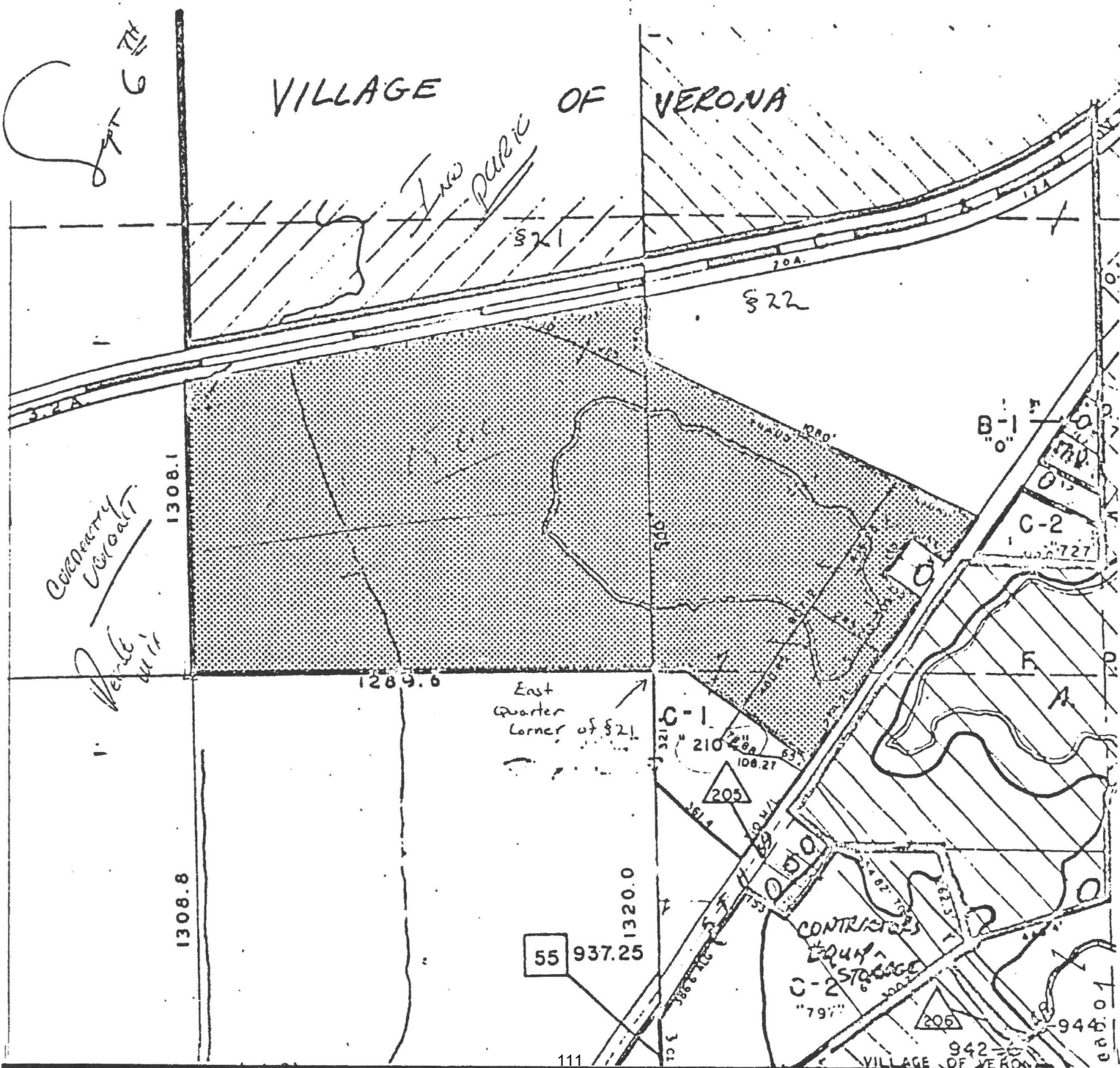
Property is located at NWly from STH 69 - Between 2283 and 2315 - Section 21 and 22,

Proposed use of property Mfg. plant and office for Ag buildings. Township of Verona.

 -Area to be rezoned. All undesignated areas are in the A-1 Agriculture District.

Land Use Information

- - Single Family Dwelling
- △ - Two Or More Family Dwelling
- Business, Commercial & Industrial Uses Are Described On The Map
- ∇ - Vacant Lot
- - Farmstead



ZONING ORDINANCE AMENDMENT NO. 2338

Amending Section 10.03 relating to Zoning Districts in the Town of

VERONA

The Dane County Board of Supervisors does ordain as follows:

That the Zoning District Maps of the Town of Verona be amended to include in the C-2 Commercial & Light Mfg. District the following described land:

Part of the SE 1/4 NE 1/4 of Section 21, Town of Verona, described as follows:

Beginning at the intersection of the East line of said SE 1/4 NE 1/4 and the Southerly right-of-way line of the Chicago and Northwestern Railway; thence S 01° 35' 20" W along said East line 190.0 feet; thence S 40° 35' 00" W, 492.57 feet; thence S 85° 30' W, 992.54 feet to the West line of said SE 1/4 NE 1/4; thence N 01° 28' 23" E, along said West line, 440.0 feet to the said Southerly railway right-of-way line; thence N 81° 11' 32" E along said right-of-way line, 1319.45 feet to the point of beginning.

Office of Register of Deeds }
Dane County Wisconsin } ss.

Recorded June 4 1980
At 7:58 o'clock a.m.

Carol F. Mahrtke, Register

EFFECTIVE: SEP 20 1979

1866691

WARRANTY DEED

STATE BAR OF WISCONSIN FORM 2 - 1982

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
DANE COUNTY, WIS. S:
RECORDED ON

Joint Venture No. 47 consisting of Leland C. Bruce and John I. Kashou, Grantors

85 JAN 29 12:57
VOL 6469 PAGE 21

conveys and warrants to Thomas Cleary, Bernard McGowan and Richard Zimmerman, Grantees.

Now doing business as:

Cleary Building Corporation
P.O. Box 175
Verona, WI 53593

Register of Deeds

RETURN TO

CLEARY Bldg Grp
Box 175
VERONA 53593

the following described real estate in Dane County, State of Wisconsin:

Tax Parcel No:

See attached legal description

This warranty deed is given in satisfaction of land contract dated August 31, 1979 and recorded at Dane County Register of Deeds, September 24, 1979, Vol. 1100 of Records, page 505, Document #1641309.

TRANSFER
\$ 5850
FEE PAID

This is not homestead property.
MM (is not)

Exception to warranties: Except zoning ordinances, easements, reservations and restrictions of record and any encumbrance created by act or default of grantees.

Dated this 1st day of September, 1984

Joint Venture No. 47

(SEAL)

Leland C. Bruce (SEAL)

By Leland C. Bruce

(SEAL)

X John I. Kashou (SEAL)

By John I. Kashou

AUTHENTICATION

Signature(s) Leland C. Bruce and

John I. Kashou

authenticated this 6th day of September, 1984

Philip J. Bradbury

Philip J. Bradbury
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

ss.

County.

Personally came before me this day of 19 the above named

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public County, Wis.
My Commission is permanent. (If not, state expiration date: 19)

THIS INSTRUMENT WAS DRAFTED BY
Law Offices of
Melli, Walker, Pease & Ruhly, S.C.
By Philip J. Bradbury
Attorney at Law

(Signatures may be authenticated or acknowledged. Both are not necessary.)

*Names of persons signing in any capacity should be typed or printed below their signatures.

600

Part of the Southeast 1/4 of the Northeast 1/4 Section 21 and of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 6 North, Range 8 East (Town of Verona), described as follows: Beginning at the quarter corner between Sections 21 and 22; thence South along the West line of said Section 22 a distance of 321.5 feet; thence South $55^{\circ} 15'$ East 361.4 feet to the centerline of State Highway #69; thence North $36^{\circ} 45'$ East along said centerline 310 feet more or less to the South corner of Lot 2 of Certified Survey Map #762; thence North $55^{\circ} 29' 20''$ West 98.20 feet; thence North $80^{\circ} 16'$ West 108.27 feet; thence North $55^{\circ} 29' 20''$ West 78.88 feet; thence North $34^{\circ} 30' 40''$ East 907.12 feet; thence North $64^{\circ} 18' 30''$ West (also recorded on North $63^{\circ} 30'$ West) 789.05 feet to the Section line between Sections 21 and 22; thence North along said line to the Southerly line of the Chicago and Northwestern Railway; thence Westerly along said South line to the West line of the Southeast 1/4 of the Northeast 1/4; thence South to the Southwest corner thereof; thence East along the South line to the point of beginning of this description.

Together with Lots One (1) and Two (2), of Certified Survey Map #762, recorded in Vol. 3 of Certified Survey Maps, page 309, as #1315966.

Except land conveyed in Vol. 967 of Records, page 150 as Document #1580201.

Also except Lot One (1) of Certified Survey Map #2821, recorded in Vol. 11 of Certified Survey Maps, page 148, as Document #1572717.

Also except: A part of Lot One (1) of Certified Survey No. 762, recorded in Vol. 3 of Certified Surveys on Page 309, Dane County Registry, and also a part of the SE 1/4, NE 1/4 of Section 21, T6N, R8E, and also a part of the SW 1/4 NW 1/4 of Section 22, T6N, R8E, Town of Verona, Dane County, Wisconsin, all described as follows:

Commencing at the East Quarter corner of said Section 21; thence $N01^{\circ} 35' 20''E$, 900.00 feet to the point of beginning; thence $S62^{\circ} 43' 22''E$, 1048.09 feet to the Northeast corner of said Lot 1 of Certified Survey No. 762; thence $S36^{\circ} 49' 44''W$, 81.12 feet; thence $N62^{\circ} 43' 22''W$, 1052.77 feet; thence $S40^{\circ} 35' 00''W$, 411.48 feet; thence $S85^{\circ} 30' 00''W$, 992.54 feet; thence $N01^{\circ} 28' 23''E$, 440.00 feet to the Southerly right of way line of Chicago & Northwestern Railway; thence $N81^{\circ} 11' 32''E$, along said right of way line, 1319.45 feet; thence $S01^{\circ} 35' 20''W$, 188.80 feet to the point of beginning. Subject to a perpetual exclusive 40 foot easement to the Village of Verona. This parcel contains 15.28 acres.

DOCUMENT NO.

2002714

STATE BAR OF WISCONSIN—FORM 3
QUIT CLAIM DEED
THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
DANE COUNTY, WI. SS
RECORDED ON

MAR 12 8 08 AM '87

CAROL R. MAHRE
REGISTER OF DEEDS

VOL 9650 PAGE 31

RETURN TO
James W. Wiederhoeft
P.O. Box 5326
Madison, WI 53705

Thomas Cleary, Bernard McGowan and Richard
Zimmerman, grantors
quit-claims to Cleary Building Corp., a/k/a Cleary
Building Corporation, f/k/a C.M.Z. Enterprises,
Inc., grantee

the following described real estate in Dane County,
State of Wisconsin:

See attached legal description.

Tax Key No. _____

The purpose of this deed is to clear any title defects which were
created by a certain Warranty Deed dated September 1, 1984 and recorded
January 29, 1985 in Vol. 6469 of Records, Page 21, as Document
#1866691. Said Warranty Deed erroneously named the above-listed
grantors as grantees, instead of the above-listed grantee.

FEE
3
EXEMPT

This is not homestead property.
(is) (is not)

Dated this 29 day of December, 1986

* Thomas Cleary (SEAL)
Thomas Cleary
* Bernard McGowan (SEAL)
Bernard McGowan

* Richard Zimmerman (SEAL)
Richard Zimmerman
(SEAL)

AUTHENTICATION

Signatures authenticated this 29 day of
1986

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06. Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

James W. Wiederhoeft
Fowler & Wiederhoeft Law Offices

(Signatures may be authenticated or acknowledged.
Both are not necessary.)
The use of witnesses is optional.

ACKNOWLEDGMENT

STATE OF WISCONSIN

Dane County, ss.
Personally came before me, this 5th day of
January, 1986 the above named
Thomas Cleary, Bernard McGowan,
and Richard Zimmerman

to me known to be the person 5 who executed
the foregoing instrument and acknowledge the same.

* Stephen Sobier (SEAL)
Stephen Sobier
Notary Public Dane County, Wis.
My Commission is permanent. (If not, state expiration
date: January 21, 1990.)

Furnished by: PREFERRED TITLE SERVICE, INC.
25 WEST MAIN STREET
MADISON, WISCONSIN 53703



ABSTRACTS • TITLE INSURANCE • ESCROWS

*Names of persons signing in any capacity should be typed or printed below their signatures.

Part of the Southeast 1/4 of the Northeast 1/4 Section 21 and of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 6 North, Range 8 East (Town of Verona), described as follows: Beginning at the quarter corner between Sections 21 and 22; thence South along the West line of said Section 22 a distance of 321.5 feet; thence South 55° 15' East 361.4 feet to the centerline of State Highway #69; thence North 36° 45' East along said centerline 310 feet more or less to the South corner of Lot 2 of Certified Survey Map #762; thence North 55° 29' 20" West 98.20 feet; thence North 80° 16' West 108.27 feet; thence North 55° 29' 20" West 78.88 feet; thence North 34° 30' 40" East 907.12 feet; thence North 64° 18' 30" West (also recorded on North 63° 30' West) 789.05 feet to the Section line between Sections 21 and 22; thence North along said line to the Southerly line of the Chicago and Northwestern Railway; thence Westerly along said South line to the West line of the Southeast 1/4 of the Northeast 1/4; thence South to the Southwest corner thereof; thence East along the South line to the point of beginning of this description.

Together with Lots One (1) and Two (2), of Certified Survey Map #762, recorded in Vol. 3 of Certified Survey Maps, page 309, as #1315966.

Except land conveyed in Vol. 967 of Records, page 150 as Document #1580201.

Also except Lot One (1) of Certified Survey Map #2821, recorded in Vol. 11 of Certified Survey Maps, page 148, as Document #1572717.

Also except: A part of Lot One (1) of Certified Survey No. 762, recorded in Vol. 3 of Certified Surveys on Page 309, Dane County Registry, and also a part of the SE 1/4, NE 1/4 of Section 21, T6N, R8E, and also a part of the SW 1/4 NW 1/4 of Section 22, T6N, R8E, Town of Verona, Dane County, Wisconsin, all described as follows:

Commencing at the East Quarter corner of said Section 21; thence N01° 35' 20"E, 900.00 feet to the point of beginning; thence S62° 43' 22"E, 1048.09 feet to the Northeast corner of said Lot 1 of Certified Survey No. 762; thence S36° 49' 44"W, 81.12 feet; thence N62° 43' 22"W, 1052.77 feet; thence S40° 35' 00"W, 411.48 feet; thence S85° 30' 00"W, 992.54 feet; thence N01° 28' 23"E, 440.00 feet to the Southerly right of way line of Chicago & Northwestern Railway; thence N81° 11' 32"E, along said right of way line, 1319.45 feet; thence S01° 35' 20"W, 188.80 feet to the point of beginning. Subject to a perpetual exclusive 40 foot easement to the Village of Verona. This parcel contains 15.28 acres.

RECORDED IN THE OFFICE
OF THE CLERK OF CIRCUIT COURT, SS
MIDDLETON, WIS.

80 JUN 4 A 7:58

1956 29
MIDDLETON, WISCONSIN
Register of Deeds

Thomas J. Cleary, Bernard J. McGowan and
Richard D. Zimmerman, as Tenants in Common

conveys and warrants to C.M.Z. Enterprises, Inc., a
Wisconsin Corporation

the following described real estate in Dane County,
State of Wisconsin:

See attached Exhibit.

RETURN TO
Richard Zimmerman
3333 Atom Ct.
Middleton, Wis. 53562

Tax Key No.

TRANSFER

\$ 57.50

FE PAID

This is not homestead property.
(is) (is not)

Exception to warranties:

Dated this 15th day of May, 19 80.

* Thomas J. Cleary (SEAL)

• Thomas J. Cleary

* Bernard J. McGowan (SEAL)

• Bernard J. McGowan

Richard D. Zimmerman (SEAL)

• Richard D. Zimmerman

_____ (SEAL)

AUTHENTICATION

Signatures authenticated this 15th day of
May, 19 80.

James W. Wiederhoeft

• James W. Wiederhoeft

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06. Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

James W. Wiederhoeft

Attorney at Law

(Signatures may be authenticated or acknowledged.
Both are not necessary.)

The use of witnesses is optional.

ACKNOWLEDGMENT

STATE OF WISCONSIN

_____ } ss.
County. }
Personally came before me, this _____ day of
_____, 19____ the above named

to me known to be the person _____ who executed
the foregoing instrument and acknowledge the same.

Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration
date: _____, 19____.)

Furnished by: **PREFERRED TITLE SERVICE CO.**
25 WEST MAIN STREET
MADISON, WISCONSIN 53703



ABSTRACTS • TITLE INSURANCE • ESCROWS

DA 3 / 204 JUN 4 00
3.00

LEGAL DESCRIPTION

A part of Lot 1 of Certified Survey No. 762, recorded in Volume 3 of Certified Surveys on Page 309, Dane County Registry, and also a part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, T6N, R8E, and also a part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, T6N, R8E, Town of Verona, Dane County, Wisconsin, all described as follows:

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Office of Register of Deeds } ss.
Dane County Wisconsin

Recorded June 4 1980

At 7:58 o'clock A.M.

Carol R. Mahrtke, Register

DOCUMENT NO.

2002714

STATE BAR OF WISCONSIN—FORM 3
QUIT CLAIM DEED
THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
DANE COUNTY, WI. SS
RECORDED ON

MAR 12 8 08 AM '87

CAROL R. MAHNE
REGISTER OF DEEDS

VOL 9650 PAGE 31

RETURN TO
James W. Wiederhoeft
P.O. Box 5326
Madison, WI 53705

Thomas Cleary, Bernard McGowan and Richard
Zimmerman, grantors
quit-claims to Cleary Building Corp., a/k/a Cleary
Building Corporation, f/k/a C.M.Z. Enterprises,
Inc., grantee

the following described real estate in Dane County,
State of Wisconsin:

See attached legal description.

Tax Key No. _____

The purpose of this deed is to clear any title defects which were
created by a certain Warranty Deed dated September 1, 1984 and recorded
January 29, 1985 in Vol. 6469 of Records, Page 21, as Document
#1866691. Said Warranty Deed erroneously named the above-listed
grantors as grantees, instead of the above-listed grantee.

FEE
3
EXEMPT

This is not homestead property.
(is) (is not)

Dated this 29 day of December, 1986

* Thomas Cleary (SEAL)
Thomas Cleary
* Bernard McGowan (SEAL)
Bernard McGowan

* Richard Zimmerman (SEAL)
Richard Zimmerman
(SEAL)

AUTHENTICATION

Signatures authenticated this 29 day of
1986

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

James W. Wiederhoeft
Fowler & Wiederhoeft Law Offices

(Signatures may be authenticated or acknowledged.
Both are not necessary.)
The use of witnesses is optional.

Furnished by: PREFERRED TITLE SERVICE, INC.
25 WEST MAIN STREET
MADISON, WISCONSIN 53703

ACKNOWLEDGMENT

STATE OF WISCONSIN

Dane County, ss.
Personally came before me, this 5th day of
January, 1986 the above named
Thomas Cleary, Bernard McGowan,
and Richard Zimmerman

to me known to be the person S who executed
the foregoing instrument and acknowledge the same.

Notary Public Dane County, Wis.
My Commission is permanent. (If not, state expiration
date: January 21, 1990)



ABSTRACTS • TITLE INSURANCE • ESCROWS

*Names of persons signing in any capacity should be typed or printed below their signatures.

Part of the Southeast 1/4 of the Northeast 1/4 Section 21 and of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 6 North, Range 8 East (Town of Verona), described as follows: Beginning at the quarter corner between Sections 21 and 22; thence South along the West line of said Section 22 a distance of 321.5 feet; thence South 55° 15' East 361.4 feet to the centerline of State Highway #69; thence North 36° 45' East along said centerline 310 feet more or less to the South corner of Lot 2 of Certified Survey Map #762; thence North 55° 29' 20" West 98.20 feet; thence North 80° 16' West 108.27 feet; thence North 55° 29' 20" West 78.88 feet; thence North 34° 30' 40" East 907.12 feet; thence North 64° 18' 30" West (also recorded on North 63° 30' West) 789.05 feet to the Section line between Sections 21 and 22; thence North along said line to the Southerly line of the Chicago and Northwestern Railway; thence Westerly along said South line to the West line of the Southeast 1/4 of the Northeast 1/4; thence South to the Southwest corner thereof; thence East along the South line to the point of beginning of this description.

Together with Lots One (1) and Two (2), of Certified Survey Map #762, recorded in Vol. 3 of Certified Survey Maps, page 309, as #1315966.

Except land conveyed in Vol. 967 of Records, page 150 as Document #1580201.

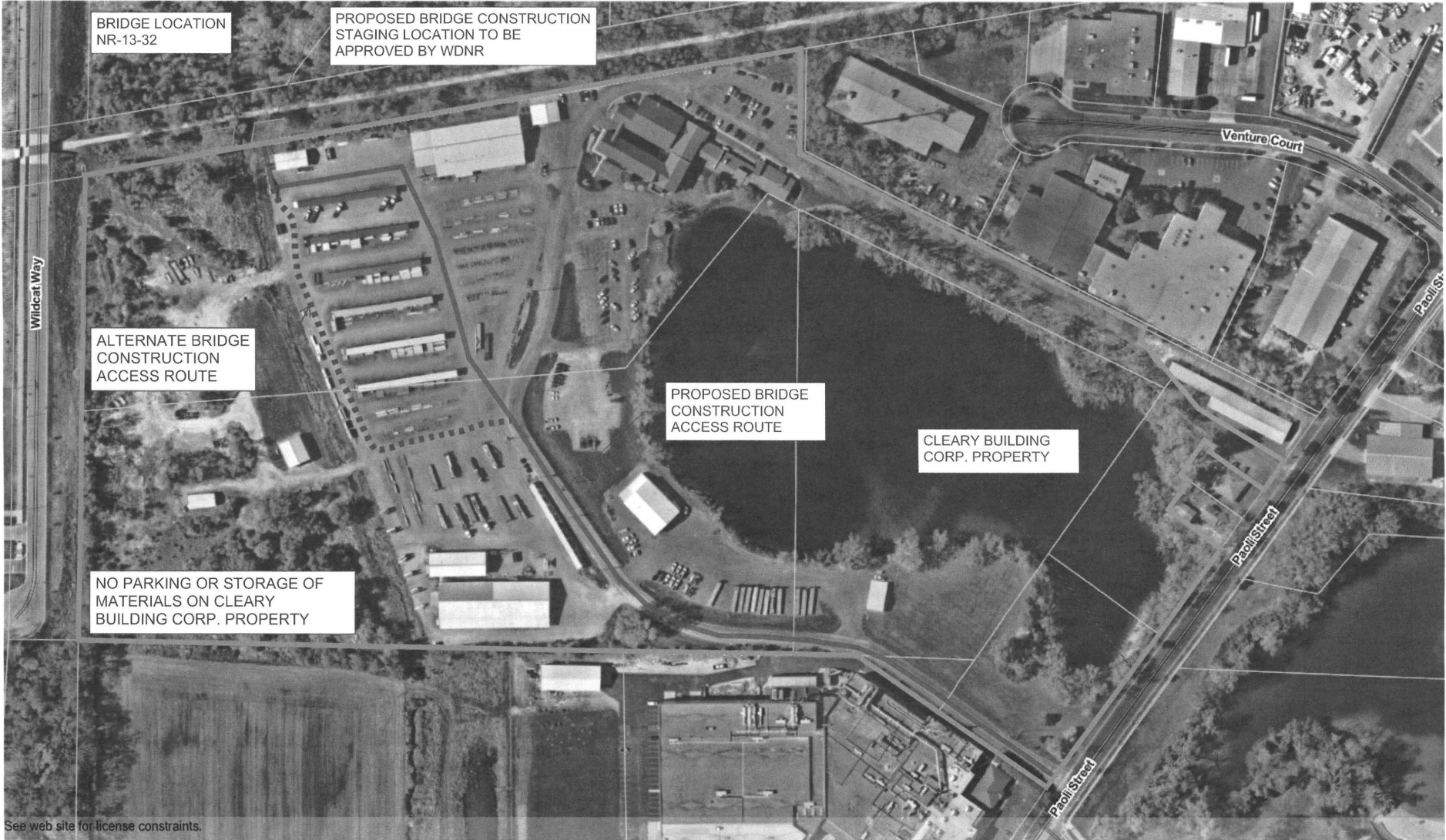
Also except Lot One (1) of Certified Survey Map #2821, recorded in Vol. 11 of Certified Survey Maps, page 148, as Document #1572717.

Also except: A part of Lot One (1) of Certified Survey No. 762, recorded in Vol. 3 of Certified Surveys on Page 309, Dane County Registry, and also a part of the SE 1/4, NE 1/4 of Section 21, T6N, R8E, and also a part of the SW 1/4 NW 1/4 of Section 22, T6N, R8E, Town of Verona, Dane County, Wisconsin, all described as follows:

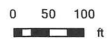
Commencing at the East Quarter corner of said Section 21; thence N01° 35' 20"E, 900.00 feet to the point of beginning; thence S62° 43' 22"E, 1048.09 feet to the Northeast corner of said Lot 1 of Certified Survey No. 762; thence S36° 49' 44"W, 81.12 feet; thence N62° 43' 22"W, 1052.77 feet; thence S40° 35' 00"W, 411.48 feet; thence S85° 30' 00"W, 992.54 feet; thence N01° 28' 23"E, 440.00 feet to the Southerly right of way line of Chicago & Northwestern Railway; thence N81° 11' 32"E, along said right of way line, 1319.45 feet; thence S01° 35' 20"W, 188.80 feet to the point of beginning. Subject to a perpetual exclusive 40 foot easement to the Village of Verona. This parcel contains 15.28 acres.

EXHIBIT B

MAP SHOWING LOCATION OF EASEMENT AREA



See web site for license constraints.



Scale: 1 in. = 228 ft.

1 : 2744



DISCLAIMER: The City of Verona does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

Verona City Hall
111 Lincoln St.
Verona, WI 53593
(608) 845-6495

Notes
MRST Pedestrian Bridge Construction

DISCLAIMER: THIS MAP MAY NOT APPEAR LEGIBLE. THE ORIGINAL COLOR MAP IS AVAILABLE BY CONTACTING THE CITY OF VERONA

CITY OF VERONA

DISPLAY OF FLAGS POLICY

1. Purpose and Scope. This Policy entitled “Display of Flags Policy” is referred to herein as the “Policy.” The purpose of this Policy is to establish guidance for the display of flags at City Facilities, including the display of Commemorative Flags. The City’s flagpoles are not intended to serve as a forum for free expression by the public. Subject to the Flag Laws, the Common Council controls the flags displayed at City Facilities and any Commemorative Flags displayed at City Facilities represent an expression of the Common Council.
2. Definitions. The following definitions shall apply to this Policy:
 - a. Wisconsin Flag: The State Flag of Wisconsin as defined in Wis. Stat. § 1.08.
 - b. City Facilities: All real property and buildings that are owned or operated by the City at which the Flag Laws require the City to display the U.S. Flag or the State Flag or at which the City has chosen to display the U.S. Flag or the State Flag. A list of City Facilities is attached hereto as Exhibit A.
 - c. City Flag: The official flag of the City of Verona as established by the City.
 - d. Commemorative Flag: Any flag other than the U.S. Flag, the Wisconsin Flag, the City Flag, the POW/MIA Flag, or the flags identified in Section 4.a.(2) of this Policy. To constitute a Commemorative Flag, the flag must previously have been approved for display at the United States Capitol or the State of Wisconsin Capitol within the previous (10) years, or has previously flown in Verona under this Policy. Commemorative Flags should be 4’x6’ in size.
 - e. Flag Laws: The applicable laws and policies of the United States, the State of Wisconsin, or the City of Verona related to the display of the U.S. Flag and the Wisconsin Flag, including, but not limited to, U.S. Code Title 4, Chapter 1, and Wis. Stat. §§ 1.08, 1.14, and 5.35.
 - f. POW/MIA Flag: The flag of the National League of POW/MIA Families and as described in Wis. Stat. § 84.04(4)(a).
 - g. U.S. Flag: The flag of the United States as defined in 4 USC 1.

- h. Tree City USA Flag: The flag certifying Tree City USA status by the Arbor Day Foundation.

3. Policy Compliance.

- a. All flags displayed at City Facilities shall comply with all Flag Laws, including, but not limited to, laws and regulations addressing the order in which flags shall be displayed on a flag pole and laws and regulations addressing the lowering of flags to half-staff.
- b. The City Administrator is hereby authorized to establish and maintain written administrative regulations to document the procedures by which City staff will display flags in accordance with the Flag Laws.
- c. Except for incidental staff time, the City shall not incur costs when reviewing and implementing requests under this Policy. By way of example, any Commemorative Flags displayed by the City shall be donated; the City shall not purchase the Commemorative Flags.

4. Flying or Displaying Flags at City Facilities.

- a. Flags.
 - (1) City Hall shall always display the U.S. Flag.
 - (2) The City may also display the following flags without specific authorization from the Common Council:
 - (a) Wisconsin Flag.
 - (b) City Flag.
 - (c) POW/MIA Flag.
 - (d) Tree City USA Flag.
 - (e) Flags for specific City departments, such as the fire department.
 - (f) Any official flags of the United States Armed Forces.
- b. Commemorative Flags.

- (1) The City may choose to display a Commemorative Flag at City Facilities when approved by a two-thirds (2/3rd) majority vote of the Common Council.
 - (a) In order for the Common Council to consider displaying a Commemorative Flag, the Mayor or two alders must submit a written request to the City Clerk or City Administrator.
 - (b) No more than two Commemorative Flags shall be displayed at a time at City Facilities.
 - (c) The dates for display of a Commemorative Flag shall be determined by the Common Council.
 - (d) For avoidance of doubt, the Common Council retains the authority and discretion under this Policy to display a Commemorative Flag for a shorter period of time than requested by the two alders and may also remove a Commemorative Flag to allow a different Commemorative Flag to be displayed.

Amended 01/13/2025

**EXHIBIT A
CITY FACILITIES**

City Hall

Verona Public Library

Verona Fire Department

Verona Public Works

Verona Area Senior Center

Hometown Junction

Central Park

Verona Cemetery

City Sign (corner of N Main And Cross Country)

~~Main Street (corner of Main St. and Verona Ave.)~~

401 West Verona Avenue



7669 County Highway PD, Verona, WI 53593-1035
(608) 845-7187

June 17th, 2026

To: **Jamie Aulik, City Administrator**

Subject: **2026 Successor City/Town Boundary Agreement**

Dear Administrator Aulik,

Thank you for providing the City's proposal for a successor Boundary Agreement. Unfortunately, the City's "final and best offer for a boundary agreement" does not address any of the requests made by the Town in October of 2025. Most significantly, the Town's request to divide the current City/Town growth area into City or Town growth areas has been ignored, with the City instead proposing that the entirety of the current joint interest area be reallocated only to the City.

The framework provided by the City does not allow any avenue for the Town to grow in an orderly and predictable manner, as guided by the Town's Comprehensive Land Use Plan. Rather, it asks the Town to set aside mutually agreed-upon areas as "No Development" while simultaneously asking for the identification of specific areas where Town growth is anticipated in the short-term.

The Town continues to support opportunities for municipal cooperation and regional planning. The Town recognizes the pressures all Dane County communities face regarding the demand for housing, as the Town is subject to those same pressures. Unfortunately, the City's proposed framework does not provide the Town with any mechanism to address the issue.

The Town Board continues to support a successor boundary agreement that benefits both municipalities and which demonstrates a commitment to thoughtful regional planning.

Respectfully,

Town of Verona Board of Supervisors

**CITY OF VERONA AND TOWN OF VERONA
INTERGOVERNMENTAL AGREEMENT
UNDER SECTION 66.0301, WISCONSIN
STATUTES**

Adopted June 20, 2016

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II. Exhibits

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CITY OF VERONA AND TOWN OF VERONA

INTERGOVERNMENTAL AGREEMENT

UNDER SECTION 66.0301, WISCONSIN STATUTES

The **CITY OF VERONA**, a Wisconsin municipal corporation with offices at 111 Lincoln St., Verona, Wisconsin 53593 (hereinafter "**City**"), and the **TOWN OF VERONA**, a Wisconsin municipality with offices at 335 N. Nine Mound Rd., Verona, Wisconsin 53593 (hereinafter "**Town**"), enter into this Intergovernmental Agreement, hereinafter "Agreement", under authority of Section 66.0301, Wisconsin Statutes.

WHEREAS, Section 66.0301, Wisconsin Statutes, authorizes municipalities to jointly exercise powers delegated to them and, thereby, to make certain agreements concerning the boundary lines between themselves; and,

WHEREAS, the City and the Town desire to enter into a formal structure to define and make predictable the following matters:

- (a) That some specified boundary lines may not be changed during the term of this Agreement.
- (b) That boundary line changes shall be subject to the occurrence of conditions set forth in this Agreement.

This Agreement is organized around all of the options above; and,

WHEREAS, on April 2, 2015 and the April 13, 2015, the Town and the City respectively adopted resolutions authorizing the preparation of a boundary agreement; and,

WHEREAS, the Town surrounds the City on almost all sides and the City and Town have joint concerns regarding their borders.

The City's long-term growth and development plans envision continued development in a logical and well-planned fashion.

The Town desires to protect, indefinitely, portions of its area as Town jurisdiction and allow for some additional rural development.

The City desires that all other development shall occur in the City, served by all City municipal services and in compliance with all applicable City development standards.

The City and the Town desire to assure that all development which may ultimately become part of the City occur in a manner which is compatible with City development standards.

The Town desires to protect and enhance the tax base of the Town and its citizens as the City grows and the City desires to have adequate land for additional well-planned urban development.

The City and Town both desire that provisions be made for the timing and location of future urban development so that the eventual City-Town border is well-planned, with compatible development on both sides.

To attain the objectives of both the City and Town and to provide for mutual peace and cooperation beneficial to citizens in both communities, the City and Town enter upon this boundary agreement; and,

WHEREAS, the City and Town desire to enter into an agreement for the purposes of establishing a long-term boundary, limiting the City's extraterritorial land subdivision review, official mapping, and annexation beyond the boundary line, assuring orderly growth and development to City standards with the full range of municipal services within the boundary line, protecting Town owners outside of defined growth areas from annexations against their will, facilitating annexation of other lands at the will of the owners without threat of lawsuits and to implement that long-term boundary; and

WHEREAS, this Agreement between the City and Town is intended to enable the parties to determine their respective boundaries and to guide and accomplish a coordinated, well-planned and harmonious development of territory covered by the Agreement; and

WHEREAS, this Agreement does not alter the exercise of Dane County zoning, land subdivision review and general powers of Dane County in the Town ; and

WHEREAS, this Agreement does not alter the exercise of Extra-Territorial Jurisdiction (ETJ) authority by the City of Madison and the City of Fitchburg, whose ETJ areas include portions of the Town; and

WHEREAS, it is the intention of the City and Town that this Agreement be a binding and enforceable contract.

WITNESSETH:

The City of Verona and Town of Verona enter into this Agreement under authority of Section 66.0301, Wisconsin Statutes, as set forth below:

**SECTION 1
PARTICIPATING MUNICIPALITIES**

This Agreement applies to the City of Verona and Town of Verona, located in Dane County, in south central Wisconsin, which respective boundaries are shown on Exhibit 1.

**SECTION 2
CONTACT PERSON**

All formal communication to this Agreement shall come from:

For the City of Verona:
City Administrator
Verona City Hall
111 Lincoln Street
Verona, Wisconsin 53593
608-845-6495

For the Town of Verona:
Town Planner/Administrator
Verona Town Hall
335 N. Nine Mound Road
Verona, Wisconsin 53593
608-845-7187

**SECTION 3
TERRITORY SUBJECT TO THE AGREEMENT**

The territory subject to this Agreement is the Town of Verona, Dane County, which is Town 6 North, Range 8 East of the public land survey of the State of Wisconsin. This Agreement acknowledges that the City of Madison, City of Fitchburg, and Dane County have land use controls in some portions of the Town and does not affect other zoning and extraterritorial jurisdictional powers outside those of the City of Verona's extraterritorial jurisdictional area.

SECTION 4 ISSUES, PROBLEMS, OPPORTUNITIES

The City and the Town adopt this Agreement in response to a number of issues which have arisen. Dane County is one of the fastest growing counties in Wisconsin and viewed as a desirable location nationwide. The relocation of Epic Systems Inc. into Verona, in 2005, has contributed to significant growth in both the Verona area and Dane County as a whole. For the Town this means the likely continued purchase of land in the Town by Epic, future annexations for municipal development, and more pressures on Town infrastructure. For the City this means more demand for residential and commercial development in support of Epic, the need to annex more land from the Town, and pressures on City infrastructure and services. Further, growth pressure on the Town and City will increase as the result of the planned reconstruction of County Highway PD and County Highway M.

The Town and City wish to adopt policies designed to respond to these growth pressures in an attempt to manage the growth so that it proves to be a benefit to the community rather than a detriment. This Agreement addresses issues and problems and creates opportunities as noted in the subsections below:

4.01 Maintain Positive Relationships Between The City and Town Through Defining Boundaries.

The Town of Verona and City of Verona have a complicated relationship due to the geographic arrangement of the City being in the center of the Town. Many residents are unaware that there are two different governments because of the proximity of the two jurisdictions. The City offers Town residents access to businesses and services, and the Town offers City residents access to pastoral views, natural resources and recreational sites, and adds to the quality of life of the greater Verona area.

The two jurisdictions benefit from the sharing of the cost of some public services. The Town contracts for fire protection from the City, and the City and the Town share an EMS district with the City of Fitchburg. In addition, both jurisdictions are part of the Verona Area School District, which is highly regarded and attracts residents to the Verona area. The Town and the City believe that entering into an Agreement will create certainty as to the future relationship between the communities and avoid animosity which otherwise might diminish the good relationship they enjoy.

4.02 Assure Orderly Development of City and Town Lands Within the Planning Area.

The Town's vision is to remain predominately rural while still allowing for some growth without the expansion of sewer and water service within the Town. The City's vision is to build in a relatively compact urban fashion while supporting its

downtown and promoting infill and redevelopment. Both jurisdictions hope to promote economic growth while preserving natural resources and a high quality of life for their residents.

This agreement outlines where the City is likely to expand in the short and long terms, where the Town will be allowed to develop, where Town neighborhoods will be allowed to remain, and what lands will remain undeveloped. Having this common understanding will allow both jurisdictions to plan better, have a predictable tax base, and avoid conflict as growth occurs.

The Town does not believe that it is economical for the Town to provide a full range of urban services to high-density urban development. The Town and City agree that the predominant share of population growth in this area can best be accommodated in higher density residential subdivisions served by urban services including municipal water and sewer.

Capital infrastructure improvements typically require a planning, design and construction timeline of several years in length. This Agreement will enable the City and Town to confidently plan and design for future roadway and utility expansions where appropriate. The timely extension of such public infrastructure and the orderly phasing of urban growth and development will be enhanced by this Agreement.

4.03 Promote Preservation of Rural Character and Natural Resources

The Town and the City agree that the Town's rural character, including farmland, woodlands and wetlands, is a valuable asset to the entire Verona community, and that unrestrained development can destroy this asset. This agreement is intended to allow for development in appropriate areas, both in the City and the Town, while preserving many of the Town's productive agricultural lands, desirable scenic views and/or important habitats for native plants and animals.

The Sugar River is a major natural resource that adds to the appeal of both the Town and the City. This agreement identifies buffer areas and aims to limit impacts on the river. By carefully outlining where growth is appropriate and where it should be limited, open space can be more conscientiously protected.

4.04 Establish A Mechanism for Joint Planning and Zoning.

In the Town, zoning control is currently under the authority of Dane County while the Wisconsin Department of Natural Resources, in conjunction with the Capital Area Regional Plan Commission approves extensions of public sanitary sewers. The Town may opt to share a zoning code with other Towns or with the City. The Town and the City can benefit from agreed upon local land use controls that support City and Town goals. Town and City officials would benefit from shared local decision making and ultimately better land use decisions would be made.

If requested by the Town, the City and Town shall cooperate to establish joint zoning regulations in the City of Verona extraterritorial area of the Town. The two jurisdictions would develop a zoning code for the extraterritorial area which would meet the goals of both the City and the Town.

This Agreement also provides for joint planning and cooperation in the management and control of storm water in order to protect sensitive waterways from the impacts of development. The City and Town believe that this Agreement provides a mutually beneficial framework for joint discussions and planning; and that it will lead to a reduction in adversarial tension and promote intergovernmental cooperation, planning and problem solving, for more efficient delivery of municipal services.

4.05 Establish Agreed Upon Patterns of Growth.

Exhibit 2 to this Agreement designates the boundaries of various planning areas based on the expected type of development within each area. Without provision of urban services of municipal sewer and water, new development in the Town within the City Growth Area (Area A) could result in a patchwork of non-compact and inefficient land uses. The Town agrees to prohibit or restrict urban development in the City Growth Area (Area A) and to permit this area to be annexed to the City and developed to City standards served by a full range of City urban services and facilities. The Town will be better able to focus upon planning for and serving lower density areas in the Town Protected Area (Area C). City development of the City Growth Area (Area A) will promote a more uniformly compact, economical and orderly urban development under a single jurisdiction. In the City-Town Interest Area (Area B), the City and Town agree to limit rural development that would make it difficult to efficiently extend urban services to that area in the future.

4.06 Provide A Full Range of Urban Services Available to Areas of Town Annexed to City.

Municipal sewer and water, stormwater, and transportation infrastructure will be timely constructed by the City to serve new urban development within the City Growth Area (Area A) and City-Town Interest Area (Area B). These facilities will enhance public health through protection of ground and surface waters and enhance public safety through availability of sufficient fire suppression water flows and adequate transportation systems. These public health and safety amenities will enhance the quality of life for both Town and City properties within these areas.

SECTION 5 DEFINITION OF PLANNING AREAS

This Agreement includes the definition of several areas of the Town with each having different long range goals and policies for growth. These areas are identified in Exhibit 2 and described below:

5.01 - City Growth Area (Area A): Primary City growth area including land immediately adjacent to the City boundary as it exists on the date of the Agreement. This includes areas identified on the Future Urban Growth map in the City of Verona Comprehensive Plan.

5.02 – City-Town Interest Area (Area B): Area of potential future City growth include areas identified on the Future Urban Growth map in the City of Verona Comprehensive Plan that is not included in the City Growth Area (Area A) and areas the City envision as having higher potential for municipal development in the future. The City-Town Interest Area also includes additional land that may be feasible to economically serve with urban services in the mid to long-term.

5.03 – Town Protected Area (Area C): Includes areas that will remain under Town jurisdiction, with uses to be determined by the Town Comprehensive Plan. These areas are generally not anticipated for future City growth or urban development due to environmental and service constraints.

5.04 – Town Neighborhoods (Area D): Existing Town neighborhoods that are located outside of the Town Protected Area and which are anticipated to remain as part of the Town.

SECTION 6 DEFINITIONS

For the purposes of this Agreement:

- (a) "Extraterritorial Jurisdiction" means the extraterritorial plat approval jurisdiction of the City as defined by Wisconsin State Statute 236.02(5).
- (b) "Develop" or "development", refers to division of land, or construction of more than one principal structure on a parcel of land, or rezoning of a parcel to a more intense zoning-classification. Use or division of land owned by the Town or City for governmental purposes does not constitute development.
- (c) "Urban development" means development similar in character, intensity and use to what is currently found in the City of Verona. It may include residential, commercial, and/or industrial uses and is typically served by the full range of public services, including municipal sewer and water.

“Rural development” means development similar in character, intensity and use to what is currently found in the Town of Verona. It may include residential, agricultural, and limited commercial uses. Rural development features larger lots that allow more space between homes and can safely accommodate private well and wastewater treatment systems.

(d) "Exhibits" referred to in this Agreement are attached to the Agreement and incorporated as part of the Agreement.

SECTION 7 CURRENT LAND USE AND PHYSIOGRAPHIC CONDITIONS OF THE TERRITORY INCLUDED IN THE AGREEMENT

7.01 Territory Subject. The territory subject to this Agreement is the Town of Verona, Dane County, which is Town 6 North, Range 8 East of the public land survey of the State of Wisconsin.

7.02 Current Land Use Plans. Certain lands included in the City Growth Area (Area A) and City-Town Interest Area (Area B) are included in adopted City neighborhood development plans. These neighborhood development plans include a description of existing conditions within each of these planned neighborhoods at the time the plans were prepared. The existing conditions section of these plans provides a narrative summary of existing land uses, zoning, topography and natural features, stormwater drainage, and site analyses. Each of the neighborhood development plans include a series of maps summarizing existing conditions and growth and development problems and opportunities.

The land use plans covering the boundary adjustment area include:

1. The Town of Verona Comprehensive Plan
2. The City of Verona Comprehensive Plan
3. The City of Verona North Neighborhood Plan
4. The City of Verona Southwest Neighborhood Plan
5. The City of Verona Southeast Neighborhood Plan

The adopted City Neighborhood land use plans guide the City's growth and development and extension of urban services within each of the neighborhoods.

The City adopted a Comprehensive Plan in September, 2009 and the Town of Verona adopted a Comprehensive Plan in October, 2006. The Town of Verona is updating its plan in 2016/2017 and will design that plan to reflect the policies in

this agreement. These plans provide a general description of the physiographic conditions within the City and Town, a demographic profile, household characteristics, population projections and a summary of existing and proposed land uses.

**SECTION 8
PROVISIONS FOR LAND USES AND DELINEATION OF THE
BOUNDARIES BETWEEN THE TOWN AND THE CITY**

8.01 Restrictions. The following conditions and restrictions shall govern the use of land and the actions of the Town and the City in the respective Areas, as herein described. These restrictions pertain to certain decisions or reviews concerning rezonings, conditional use permits, subdivision plats, certified survey maps and any other land use regulation, which are known in this section as "Development Proposals." The parties agree and acknowledge that the establishment of Areas A, B, C, and D within this Section 8, and the restrictions applicable to each Area, are critical to this Agreement. Any action taken by the City or the Town that conflict with this Section 8 would substantially undermine the boundaries established by, or anticipated to be established by, this Agreement.

8.02 Area A: City Growth Area. Area A is designated as the primary growth area of the City in the Town for the term of this Agreement. The parties acknowledge that the territory within the City Growth Area is likely to be developed with comprehensive urban services, including but not limited to, sanitary sewers, and municipal water in conformance with the City's Comprehensive Plan. This area shall be regulated by the Town in a fashion which will avoid conflicts with future urban development. The Town and City agree to the following provisions applicable to Area A:

- (a) Lands may be annexed to the City only upon the unanimous consent of the owners of the lands, exclusive of any right-of-way that may be annexed. Such annexations will need to be contiguous to the City but may create Town islands. Such annexations shall include the entire width of highway rights-of-way abutting the lands annexed. The Town shall not oppose, nor support opposition to, annexation consistent with the terms of this Agreement.
- (b) When requests are made for approval of any Certified Survey Map (CSM), subdivision plat, or initiation of development that will result in the creation of any urban or rural development, where the CSM, plat, or development does not include an annexation to the City, the following standards shall apply:
 - Every lot shall be subject to a minimum lot size requirement of thirty-five (35) acres. Notwithstanding this provision, a lot which is at least thirty-five (35) acres may be divided one (1) time to create

an additional lot with a minimum lot size of one (1) acre. The City may, at its sole discretion, grant an exemption to the minimum lot size requirement based on the standards in the City's Extraterritorial Plat Approval Jurisdiction Ordinance.

- Subject to the bullet-point immediately preceding above, the CSM, plat or development shall not create any additional building sites.
- The CSM, plat, or development must be served by a publicly dedicated road built in accordance with the City's Subdivision Regulations, unless said requirement is waived or modified by the City.
- The City may require that an annexation agreement be executed with the City which requires the property owner and successor owners to annex the affected parcel(s) when the parcel(s) become contiguous with the City.

(c) The Town agrees that it shall not take any action that conflicts with this Section 8.02 or undermines Area A being a primary growth area for the City. Among other actions, the Town shall not approve, and shall oppose any application before Dane County for, any lot splits, land divisions, or rezones in land located within Area A unless the Joint Planning Committee has approved the lot split, land division, or rezone pursuant to Section 10.

(d) The Town agrees to not interfere with or object to the City applications to extend its Urban Service Area to land located in Area A consistent with this Agreement.

8.03 Area B: City-Town Interest Area. The Town and the City agree that the territory located in Area B is an area in which full urban development may occur under the provisions of this Agreement. The parties acknowledge that all of land within Area B is not likely to be developed at urban densities within the term of this Agreement but may be developed in the future. While this area is designated for potential future City growth, interim and long-term Town development that does not conflict with City expansion may be permitted. The Town and City agree to the following provisions applicable to Area B:

- (a) Lands may be annexed to the City only upon the unanimous consent of the owners of the lands, exclusive of any right-of-way that may be annexed. Such annexations will need to be contiguous to the City but may create Town islands. Such annexations shall include the entire width of highway rights-of-way abutting the lands annexed. The Town shall not oppose, nor support opposition to, annexation consistent with the terms of this Agreement.
- (b) When requests are made for approval of any Certified Survey Map (CSM), subdivision plat, or initiation of development that will result in the creation of any urban or rural development, where the CSM, plat, or

development does not include an annexation to the City, the following standards shall apply:

- The property owner and/or developer shall prepare and submit a conceptual development plan for the relevant area within which the CSM, plat or development is proposed. A finding shall be made by the City that the CSM, plat, or development is consistent with the City's adopted Comprehensive Plan, or can be made consistent with the addition of appropriate conditions. The City may waive the conceptual development plan requirement, at its sole discretion, based on the size and scope of the proposal.
- Parcels must be designed in such a manner that future land divisions may be possible relative to creating additional residential building site(s), unless this requirement is waived and/or modified by the City.
- The CSM, plat, or development must be served by a publicly dedicated road built in accordance with the City's Subdivision Regulations, unless said requirement is waived or modified by the City.

(c) The Town agrees that it shall not take any action that conflicts with this Section 8.03 or undermines Area B being a future growth area for the City. Among other action, the Town shall not approve, and shall oppose any application before Dane County for, any lot splits, land divisions, or rezones in land located within Area B unless the Joint Planning Committee has approved the lot split, land division, or rezone pursuant to Section 10.

(d) Where property in Area B will be annexed into the City, the City agrees that it shall, before giving approval to any preliminary plat in such area, require the plat's proponent to submit the proposed plat for review by the Town's planning and engineering staff to receive the Town staff's comments on stormwater, traffic, groundwater impacts, and other potential issues associated with the proposed land division.

(e) The Town agrees to support, and not interfere with or object to the City applications to extend its Urban Service Area to land located in Area B consistent with this Agreement.

8.04 Area C: Town Protected Area. The Town and the City agree that the territory in Area C will remain in the Town during the term of the Agreement unless otherwise agreed to by the Town. Appropriate rural development may take place within this area consistent with the Town's Comprehensive Plan and the provisions of this Agreement. The Town and City agree to the following provisions applicable to Area C:

- (a) The City agrees to not annex land nor to extend urban services to land located in Area C without the permission of the Town Board.
- (b) The Town reserves the right to permit development with private septic systems on lands within Area C, provided the development is consistent with the Town's Comprehensive Plan. The Town agrees to submit updates to its Comprehensive Plan to the City for review and comment prior to adoption in an effort to promote coordinated planning for development and rural preservation.
- (c) The Town agrees that it shall, before giving approval to any preliminary plat in such area, require the plat's proponent to submit the proposed plat for review by the City's planning and engineering staff to receive the City staff's comments on stormwater, traffic, groundwater impacts, and other potential issues associated with the proposed land division. A reasonable timeframe for submittal and feedback will be established.

8.05 Area D: Town Neighborhoods. Several designated Town Neighborhoods exist within Areas A and B as shown on Exhibits 3 and 4. The Town and City agree that these neighborhoods will remain in the Town during the Term of the Agreement unless a sufficient number of residents seek annexation by the City. The Town and City agree to the following provisions applicable to Area D:

- (a) The City agrees not to annex land located in Area D unless (i) the owners of 80% of the parcels within a specific Town Neighborhood petition for annexation by the City. The 80% vote would be made up of one vote per land area under one ownership.
- (b) Any annexations of land located in Area D must be contiguous to the City and shall include the entire designated Town Neighborhood.
- (c) The Town agrees that it shall not take any action that conflicts with this Section 8.05. Among other action, the Town shall not approve, and shall oppose any application before Dane County for, any lot splits, land divisions, or rezones in land located within Area D unless the Joint Planning Committee has approved the lot split, land division, or rezone pursuant to Section 10.
- (d) The Town will not rezone or approve further land division, or recommend similar actions by Dane County, for land located in Area D without first obtaining approval from the Joint Planning Committee detailed in Section

8.06 Annexation and Maintenance of Roads. If an annexation creates a City or Town island, the parties shall negotiate, prepare and execute an Road Maintenance Agreement specifying the responsibilities for maintenance of the roads in a fashion which minimizes the inefficiency which otherwise might result from split responsibility for a length of roadway.

8.07 Dane County Actions. The parties recognize that Dane County has certain authority in land use planning and regulation which neither party can control. However, each party agrees to oppose actively any decisions or actions by Dane County which are inconsistent with the provisions of this Agreement.

SECTION 9 EXTRATERRITORIAL AUTHORITY OF THE CITY

The City has been granted certain authority to adopt zoning ordinances applying to lands within one and a half miles outside of its corporate limits by sec. 62.23 (7a), Wis. Stats. The City may engage in comprehensive planning, official mapping, or other land use planning within that area. Further, the City has the power to review proposed land divisions within that one and a half miles area by sec. 236.02(5) and 236.10 (1)(b), Wis. Stats. In order to further the cooperative purposes of this Agreement and provide for orderly and efficient development of land, the City agrees as follows:

9.01 The City is currently a Class 4 City with applicable extraterritorial authority. The City may at a future date become a Class 3 City which will result in a larger extraterritorial plat review jurisdiction area. Both parties acknowledge that a larger extraterritorial review area could result in more consistent policies in the Town and City and offer the potential for a shared zoning code. The City and Town may, by agreement, utilize the City's authority to zone lands in the Town for the purpose of providing better and more responsive zoning of lands located within the extraterritorial areas of the City. Absent such an agreement, the City will not enact any interim ordinance under §62.23(7a)(b), Wis. Stats.

9.02 The City shall not exercise its extraterritorial plat approval jurisdiction over any land in the Town Protected Area (Area C) unless requested by the Town.

9.03 The City may exercise its extraterritorial plat approval jurisdiction over any land in the City Growth Area (Area A), City-Town Interest Area (Area B) or Town Protected Neighborhoods (Area D) to assure that the terms of this Agreement are enforced for lands located in these areas.

9.04 With respect to the areas denoted in section 9.03, the Town agrees that it shall, before giving approval to any preliminary plat in such area, require the plat's proponent to submit the proposed plat for review by the City's planning and engineering staff to receive the City staff's comments on stormwater, traffic,

and groundwater impacts of the proposed land division. A reasonable timeframe for submittal and feedback will be established.

SECTION 10 JOINT PLANNING COMMITTEE CREATED

The City and the Town shall create a Joint Planning Committee to review and take action on lot splits, land divisions, and rezones for land remaining in the Town and located in Areas A, B, and D. The Joint Planning Committee shall be comprised of the Mayor or his or her designee of the City of Verona, the Chair of the Town of Verona Board of Supervisors or his or her designee, two appointees from the City of Verona, and two appointees from the Town of Verona, one of which would be a Plan Commissioner. To be approved by the Joint Planning Committee, a proposed lot split, land division, or rezone must receive a majority of votes for approval by the majority of committee members in attendance. The Town shall not approve, and shall oppose any application before Dane County for, any lot splits, land divisions, or rezones in land located within Areas A, B, and D, unless the Joint Planning Committee has approved the lot split, land division, or rezone pursuant to this Section 10. The Joint Planning Committee shall convene as needed, though typically not more than once per month, to act on development proposals as described in this Agreement.

SECTION 11 TAXES AND REVENUE SHARING UPON ANNEXATION

Per State Statute 66.0217 (14) Town property taxes must continue to be paid for five years after the land is annexed into the City. Should the City or other tax exempt body annex land into the City, the same policy would apply.

SECTION 12 NEW AND AMENDED CITY AND TOWN PLANS

12.01 The City and the Town agree to amend their respective Comprehensive Plans to be consistent with the terms of this Agreement. The Town and City each agree to share and collaborate with staff from each respective community when amending a comprehensive plan. Involvement may include providing feedback on elements of the comprehensive plan relating to this Agreement to ensure City and Town plans are consistent with this Agreement.

12.02 Within the City Growth Area (Area A) and City-Town Interest Area (Area B) on Exhibit 2, the City agrees to consult with Town and with property owners of these areas before City adoption of detailed City neighborhood development plans.

12.03 The Town and City agree not to amend a comprehensive plan such that it would be inconsistent with this Agreement, unless that provision is explicitly approved by action of the other party's Board or Council.

SECTION 13 STORMWATER MANAGEMENT IN THE UPPER SUGAR RIVER WATERSHED

The water resources represented by the basin of the Badger Mill Creek and Sugar River in the Town and the City is of substantial importance to both communities as a source of groundwater recharge, a recreational and physical asset, and in surface water management. Protection and effective management of this resource is complicated by the fact that the Upper Sugar River Watershed lies in both jurisdictions, and hence, requires cooperative efforts to assure effective resources management programming.

Based on the importance of stormwater management, erosion control, and infiltration in this watershed City and Town agree to:

13.01 Work with the Wisconsin Department of Natural Resources to incorporate best Management Practices for stormwater management into City and county ordinances, which apply in the Town, and into the review of development proposals, including but not limited to measures to enhance infiltration and water quality.

13.02 Require stormwater management plans for all development proposals in this watershed that meet or exceed the thresholds in Section 14.51 of the Dane County Erosion Control and Stormwater Management Ordinance, including on-site stormwater detention in such plans where appropriate.

13.03 Work with the U.S. Geological Survey, the Capital Area Regional Planning Commission, and other interested entities to identify, officially map, acquire title or development rights, and/or preserve and restore areas that would provide particular infiltration and water quality benefits in this watershed.

SECTION 14 ICE AGE TRAIL CORRIDOR

The Ice Age National Scenic Trail is an important natural and recreation resource located in the Town and City of Verona. The Town and City agree in concept with the goal of establishing the permanent preservation of undeveloped green space corridors to provide connections to existing segments of the Ice Age Trail as depicted in Exhibit 5. The desired corridors will be generous in width and will retain a rural, natural character through or around any proposed development. The Town and City and agree to work cooperatively and in concert with Dane County, the City of Madison, the Ice Age Trail Alliance, property owners, and

other appropriate agencies and organizations to implement this recommended permanent open space and trail corridor.

SECTION 15
PRESERVATION OF FARMLAND RESOURCES AND CHARACTER

The Town of Verona has been a farming community since its inception, and the rural character of the Town is an asset to both the Town and City. The Town agrees to prioritize the preservation of farmland in portions of the Town that are conducive to farming. The City agrees to consider impacts on farmland and potential conflicts with rural activities such as open burning and animal husbandry when approving new urban development.

SECTION 16
TERM OF AGREEMENT AND DISCUSSIONS FOR SUCCESSOR

16.01 This Agreement covers governmental actions of both parties taken during an initial ten-year period, commencing on the date of the Agreement. The Agreement will not renew unless the City and the Town each take formal action to renew the Agreement prior to the expiration.

16.02 The City and the Town agree that they shall, not less than two (2) years prior to the expiration of this Agreement, commence discussions for a successor boundary Agreement and Agreement which shall address land uses and other issues of joint concern under the circumstances then existing between the communities.

SECTION 17
BOUNDARY ADJUSTMENT AREA AS LONG-TERM BOUNDARY
BETWEEN CITY OF VERONA AND TOWN OF VERONA

17.01 Long Term Boundary. The limits of the City bordering the Town, as expanded during the term of this Agreement through the annexation and development of Area A and Area B, shall constitute the long-term boundary between the City and Town. The City, as provided in Sections 8.02 and 8.03 of this Agreement, may annex areas within Area A and Area B and, if in conformity with the terms of Sections 8.05 of this Agreement, may also annex areas within Area D. The City will not annex during the term of this Agreement, and hereby waives its right to annex portions of the Town located in Area C, except with the approval of the Town Board.

SECTION 18
NO CHALLENGES TO THIS AGREEMENT; REMEDIES

18.01 Challenge to Agreement.

(a) Both the City and Town waive any and all rights each may have to commence or maintain any civil action or other proceeding to contest, invalidate or otherwise challenge this Agreement or any of the actions required or contemplated by this Agreement, or to take any actions, either directly or indirectly, to oppose in any other way, or to initiate, promote or support the opposition of this Agreement or any of the actions required or contemplated by this Agreement.

(b) In the event of a court action by a third party challenging the validity or enforceability of the Agreement or any of its provisions, both the City and Town shall fully cooperate to vigorously defend the Agreement.

1. If only the City or the Town is named as a party to the action the other shall seek to intervene and the named party shall support such intervention.
2. No settlement of such an action shall be permitted without the approval of the governing bodies of both the City and Town.
3. The cost to defend the Agreement shall be shared equally. The Joint Plan Committee shall choose the legal counsel to represent the parties.

(c) A challenge to the Agreement by either the City or Town, or a failure to vigorously defend the Agreement, constitutes a breach of the Agreement.

18.02 Remedies. In the event of a breach of this Agreement,

(a) Either the City or Town may seek specific performance of this Agreement in addition to any other remedies available at law or in equity.

(b) The breaching municipality shall pay the other's attorney fees reasonably incurred in litigation seeking remedies for the breach.

(c) If the breach involves development or an annexation or a challenge to an annexation, all taxes, assessments and other revenues realized by the breaching municipality from the subject property during the remaining term of the Agreement shall be paid to the other municipality to the extent of its mill rate for the relevant time periods. Utilities, special assessments and other non-general taxes shall not be affected.

18.03 Mediation. In the event that the parties are unable to resolve a dispute as to the meaning or application of this Agreement, or either party believes there

has been a breach by the other party, the parties shall participate in mediation of the dispute. The mediator shall be an impartial individual chosen jointly by the parties. The parties shall attempt in good faith to avoid the need for litigation of disputes through mediation. This paragraph, however, does not preclude either party from instituting litigation if necessary in the opinion of the party for the protection of the party's interests.

SECTION 19 AMENDMENT

This Agreement may be amended by the approval of a written amendment by the parties.

SECTION 20 GOOD FAITH AND FAIR DEALING

The City and the Town hereby acknowledge that this Agreement imposes upon each of them a duty of good faith and fair dealing in its implementation. Both the City and the Town agree that they will not enter into boundary agreements or other agreements with third parties that are inconsistent with, or that conflict with, the terms of this Agreement.

SECTION 21 INVALID OR INEFFECTIVE ORDINANCE

In the event that any Ordinance, including but not limited to annexation and Zoning Ordinances, which parties are required or entitled to enact and/or enforce by this Agreement is adjudged by any court of competent jurisdiction to be invalid or ineffective, in whole or in part, the City and Town shall promptly meet to discuss how they might satisfy the intent of this Agreement by alternative means, including, without limitation, enacting another ordinance designed to satisfy the court's objections. The Town and City shall use their best efforts to find, design and implement a means of successfully accomplishing the intent of this Agreement. If necessary, they shall negotiate appropriate amendments of this Agreement to maintain, as closely as possible, the original terms, intent and balance of benefits and burdens of this Agreement. In the event they are not able to reach Agreement in such situation, either the City or Town may, by thirty (30) days written notice to the other, require submission of such dispute to an impartial mediator, to be mutually selected during such thirty (30) day period, for mediation as provided in subsection 17.03 of this Agreement.

**SECTION 22
IMPLEMENTATION**

Town and City shall each take such actions as may be necessary or desirable to implement and effectuate the provisions and intent of this Agreement.

**SECTION 23
MISCELLANEOUS INTERPRETATION**

23.01 References. Any references in this Agreement to any particular agency, organization or officials shall be interpreted as applying to any successor agency, organization or official or to any other agency, organization or official to which contemplated functions are transferred by statute or ordinance. Any references in this Agreement to any particular statute or ordinance shall be interpreted as applying to such statute or ordinance as recreated or amended from time to time.

23.02 Section Titles. Section and subsection titles in this Agreement are provided for convenience only and shall not be used in interpreting this Agreement.

23.03 Governing Law. This Agreement shall be governed by, construed, interpreted and enforced in accordance with the laws of the State of Wisconsin.

23.04 Interpretation. If any term, section or other portion of this Agreement is reviewed by a court or other judicial or *quasi*-judicial entity, such entity shall treat this Agreement as having been jointly drafted by both the City and Town. By the terms of this Agreement, neither municipal party shall benefit from not having drafted this document.

23.05 Entire Agreement. The entire Agreement of the City and Town with respect to boundary protection and boundary adjustments is contained in this Agreement and it supersedes any and all oral representations and negotiations between the municipalities, and supersedes all other agreements dealing with the subject matter hereof.

**SECTION 24
NOTICES**

All notices required by or relating to this Agreement shall be in writing. Each notice shall specifically refer to this Agreement by name and shall refer specifically to the number of the section(s), subsection(s), paragraph(s) or subparagraph(s) to which the notice relates. Any such notice shall be delivered in person to the Clerk of the municipality receiving the notice or to the person apparently in charge of the Clerk's office during normal business hours, or shall

be mailed to such Clerk by certified mail, return receipt requested (or equivalent private delivery service).

Each notice to Town shall be addressed as follows:

Town of Verona
Town Clerk
335 N. Nine Mound Road
Verona, WI 53593

Each notice to the City shall be addressed as follows:

City of Verona
City Clerk
111 Lincoln Street,
Verona, WI 53593

Each municipality may change its address (or add addresses for facsimile, electronic mail or other communications media), for purposes of this Agreement, by written notice to the other pursuant to this paragraph. Each notice shall be effective upon delivery in person, or mailing, or electronic mail with a return receipt, or upon actual receipt without regard to the method of transmission, whichever occurs first.

IN WITNESS WHEREOF, the City and Town certify that this Agreement has been duly approved by their respective governing bodies in accordance with State and local laws, rules and regulations, and each has caused their duly authorized officers to execute this Agreement on the dates written before their respective signatures.

THE CITY OF VERONA
a Wisconsin Municipal Corporation

Date:
By: Jon Hochkammer
Jon Hochkammer, Mayor

Date:
By: Ellen Clark
Ellen Clark, City Clerk

STATE OF WISCONSIN)
) SS.
COUNTY OF DANE)

Personally came before me this 11th day of July, 2016, Jon Hochkammer, Mayor, and Ellen Clark, City Clerk, of the **CITY OF VERONA, WISCONSIN**, a Wisconsin municipal corporation, to me known to be such Mayor and City Clerk of said municipal corporation, and acknowledged to me that they executed the foregoing instrument as such officers as the Agreement of said corporation, by its authority.

Holly Luit
Notary Public, Dane County WI
My Commission 3/2/2019



TOWN OF VERONA
a Wisconsin Municipality

Date: _____
By: Mark M Geller
Mark Geller, Town Chairperson

Date: _____
By: John Wright
John Wright, Town Clerk/Treasurer

STATE OF WISCONSIN)
) SS.
COUNTY OF DANE)

Personally came before me this 11 day of July, 2016, Mark Geller, Town Chairperson, and John Wright, Town Clerk/Treasurer, of the **TOWN OF VERONA**, Wisconsin, a Wisconsin municipality, to me known to be such Town Chairperson and Town Clerk/Treasurer of said municipality, and acknowledged to me that they executed the foregoing instrument as such officers as the Agreement of said municipality, by its authority.

Sherry K Atzen
Notary Public, Dane County WI
My Commission 8/14/2016



Exhibits

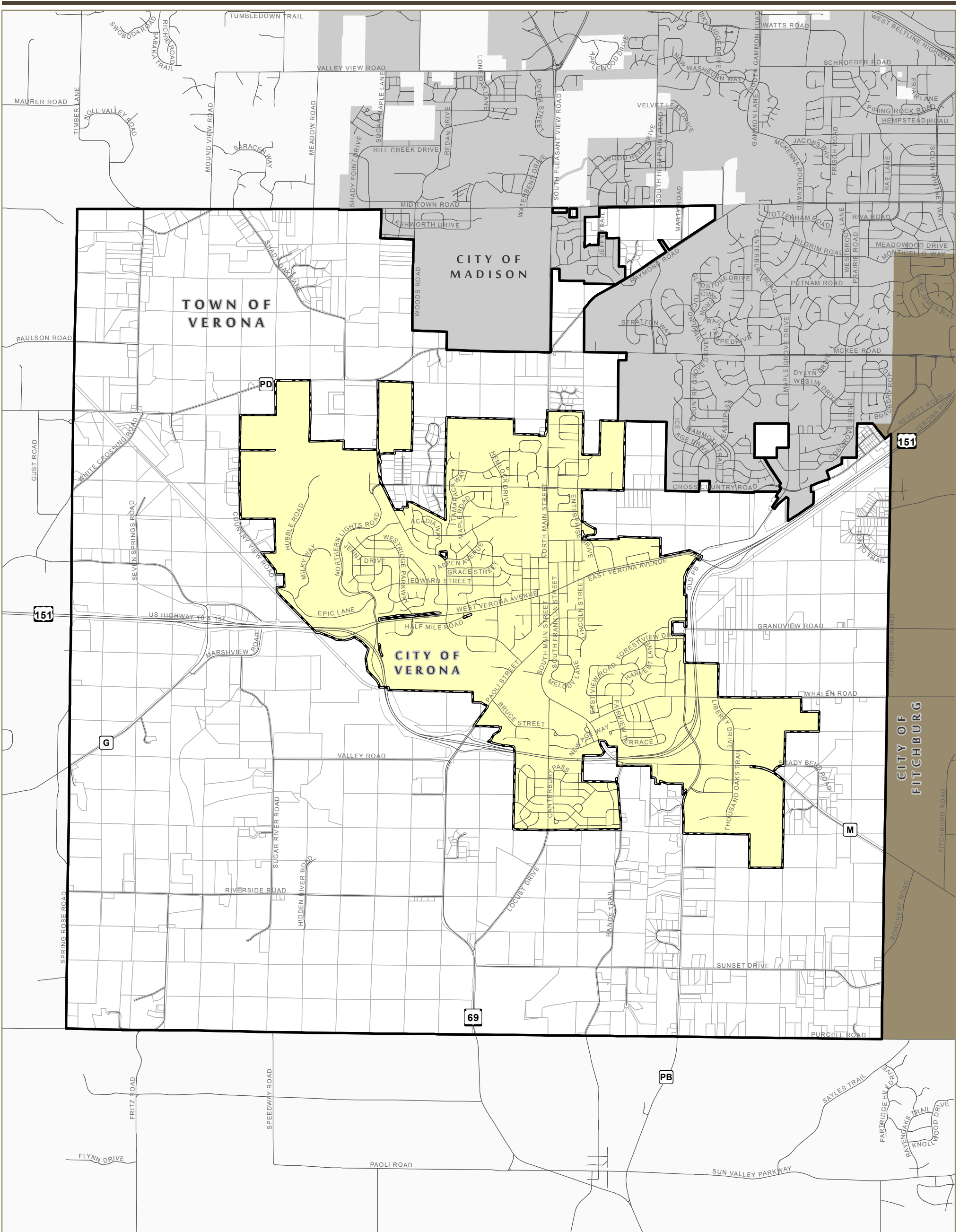
Exhibit 1: Map of Current City and Town Boundaries

Exhibit 2: Map of Planning Areas

Exhibit 3: Town Neighborhoods 1 to 3

Exhibit 4: Town Neighborhoods 4 to 7

Exhibit 5: Map of Ice Age Trail Corridor

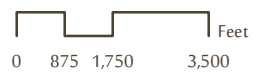


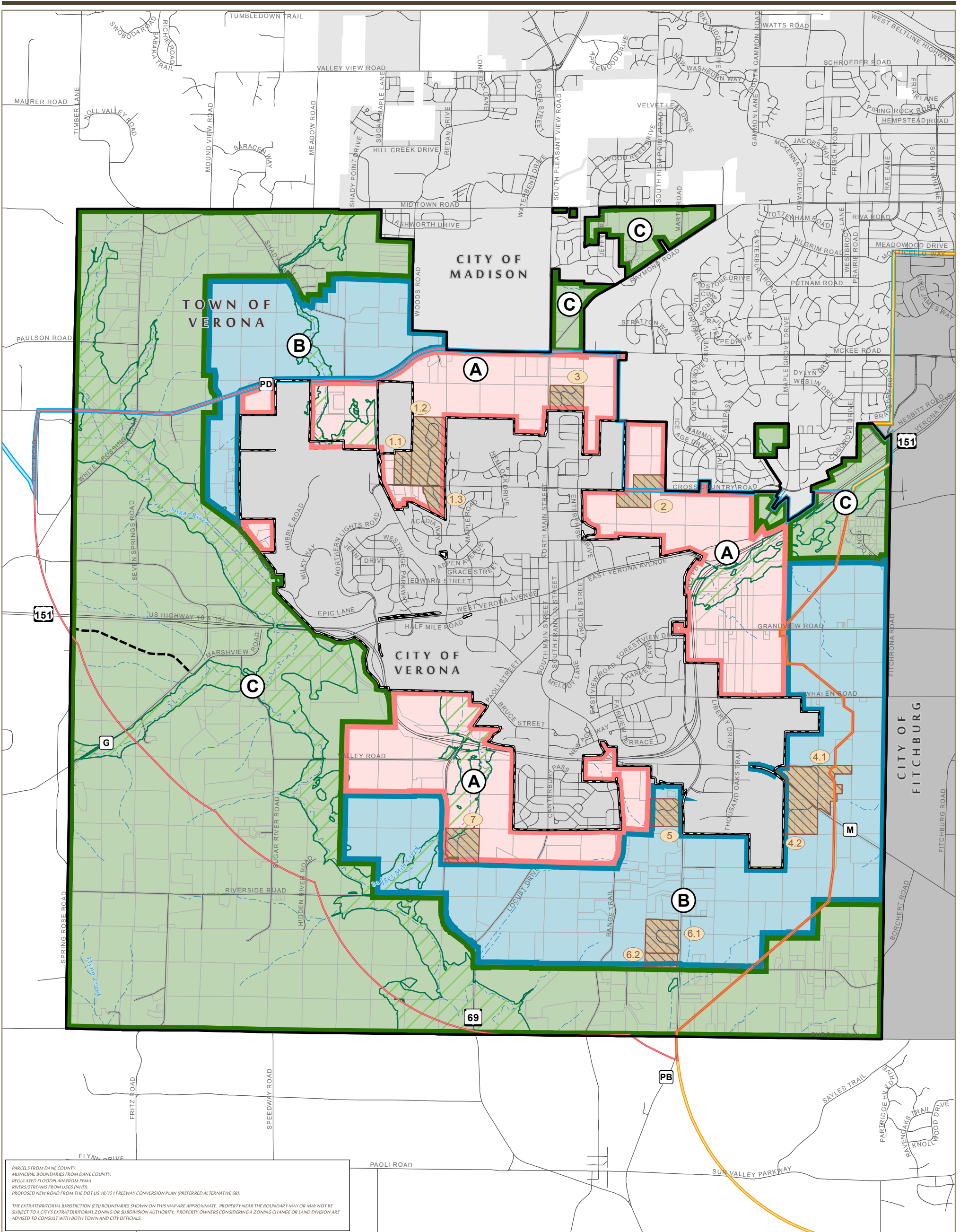
CURRENT CITY AND TOWN BOUNDARIES

TOWN OF VERONA
DANE COUNTY, WISCONSIN

- TOWN OF VERONA
- CITY OF VERONA
- CITY OF MADISON
- CITY OF FITCHBURG
- RIVER/STREAM

PARCELS FROM DANE COUNTY.
MUNICIPAL BOUNDARIES FROM DANE COUNTY (05/19/2016).



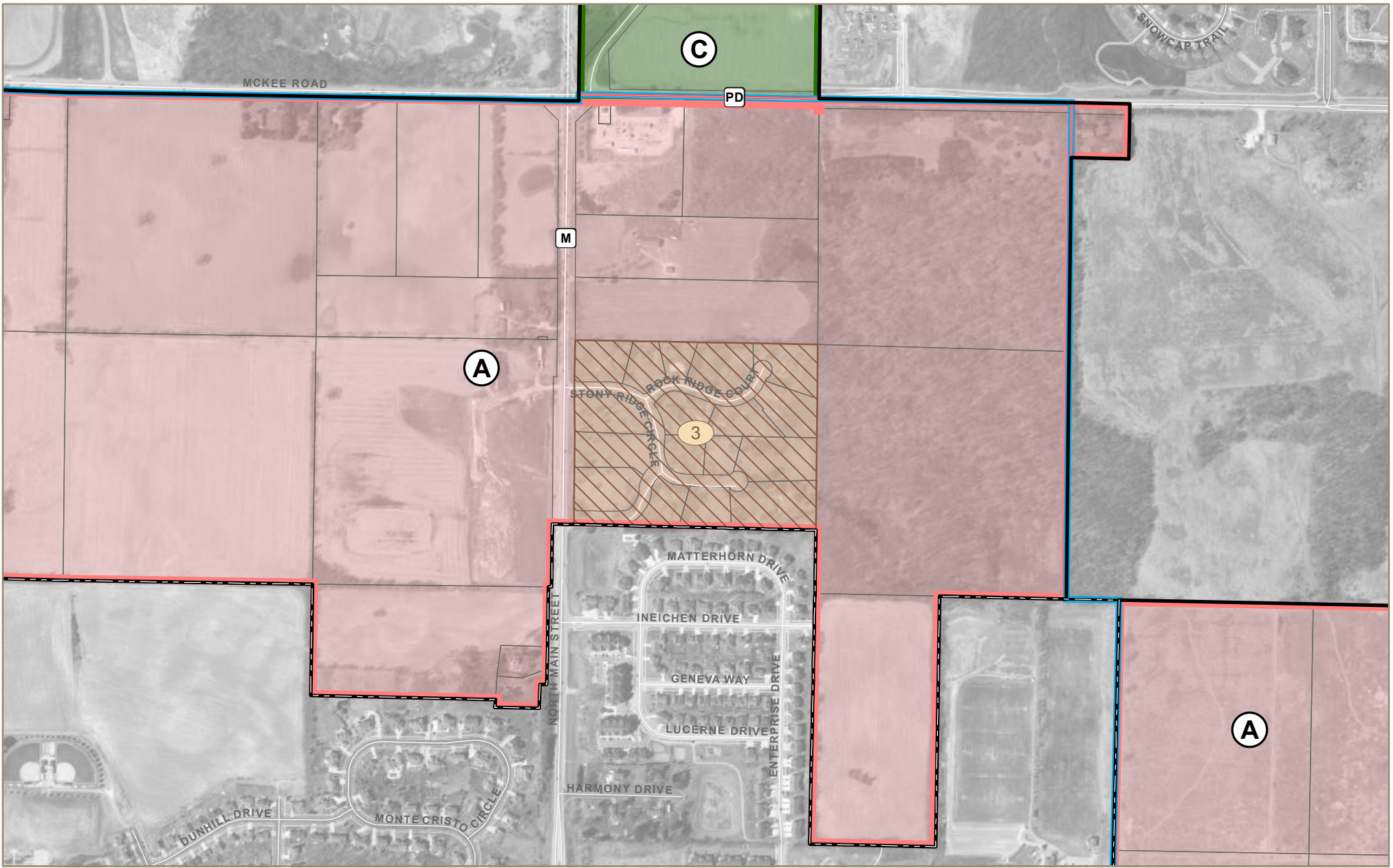
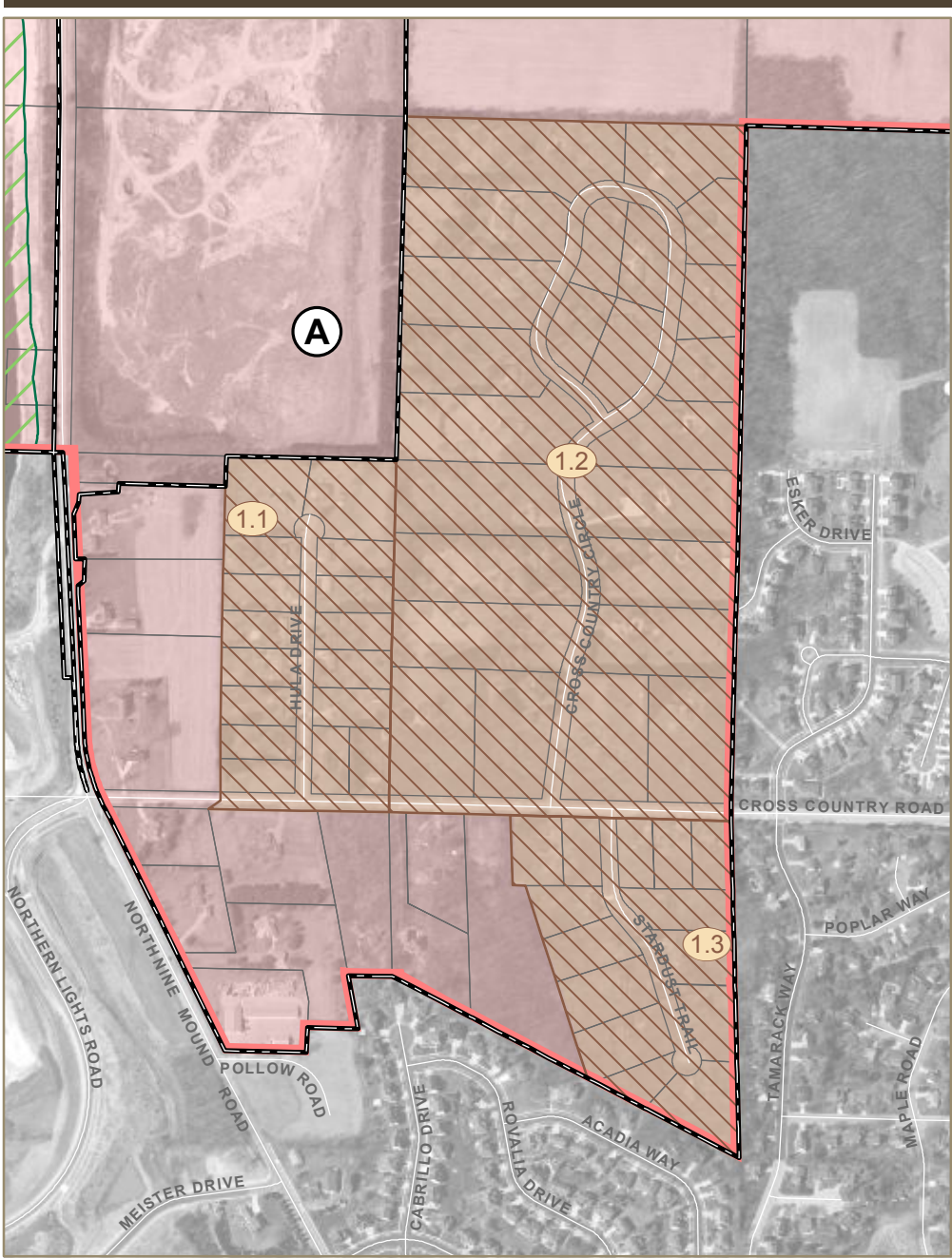


PARCELS FROM DANE COUNTY.
 MUNICIPAL BOUNDARIES FROM DANE COUNTY.
 REGULATED FLOODPLAIN FROM FEMA.
 RIVERS/STREAMS FROM USGS (NHD).
 PROPOSED NEW ROAD FROM THE DOT US 151/151 FREEWAY CONVERSION PLAN (PREFERRED ALTERNATIVE 6B).
 THE EXTRATERRITORIAL JURISDICTION (ETJ) BOUNDARIES SHOWN ON THIS MAP ARE APPROXIMATE. PROPERTY NEAR THE BOUNDARY MAY OR MAY NOT BE SUBJECT TO A CITY'S EXTRATERRITORIAL ZONING OR SUBDIVISION AUTHORITY. PROPERTY OWNERS CONSIDERING A ZONING CHANGE OR LAND DIVISION ARE ADVISED TO CONSULT WITH BOTH TOWN AND CITY OFFICIALS.

PLANNING AREAS

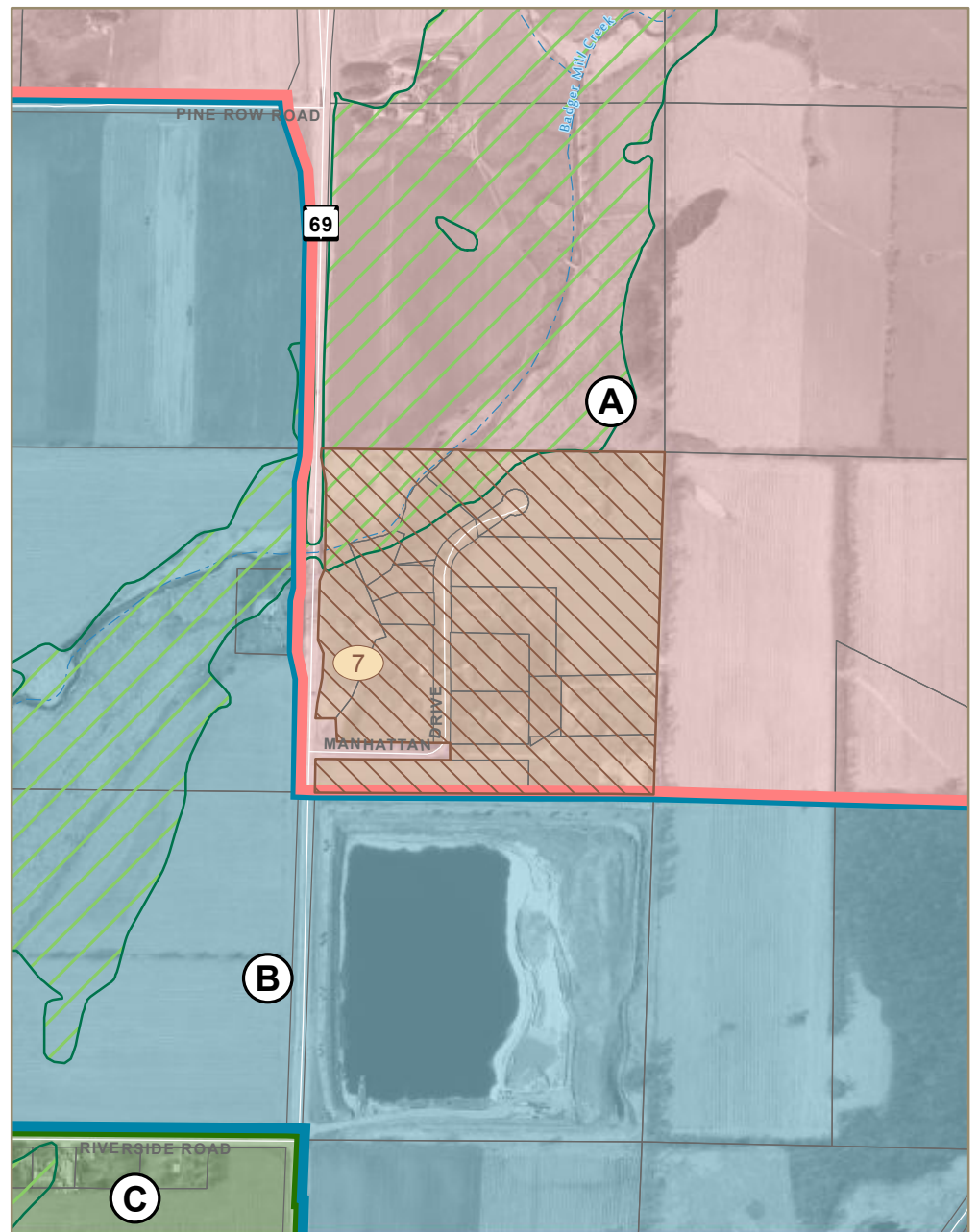
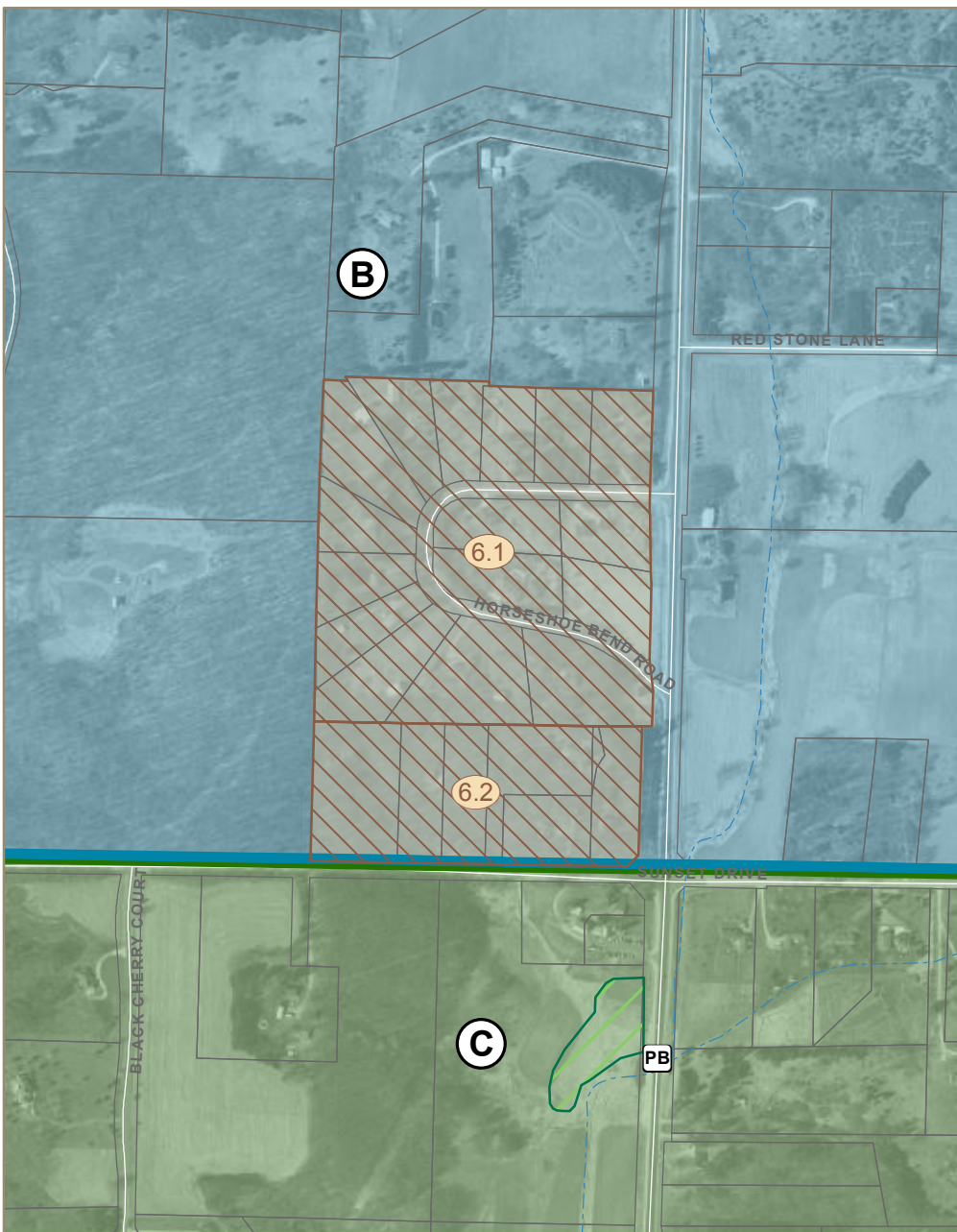
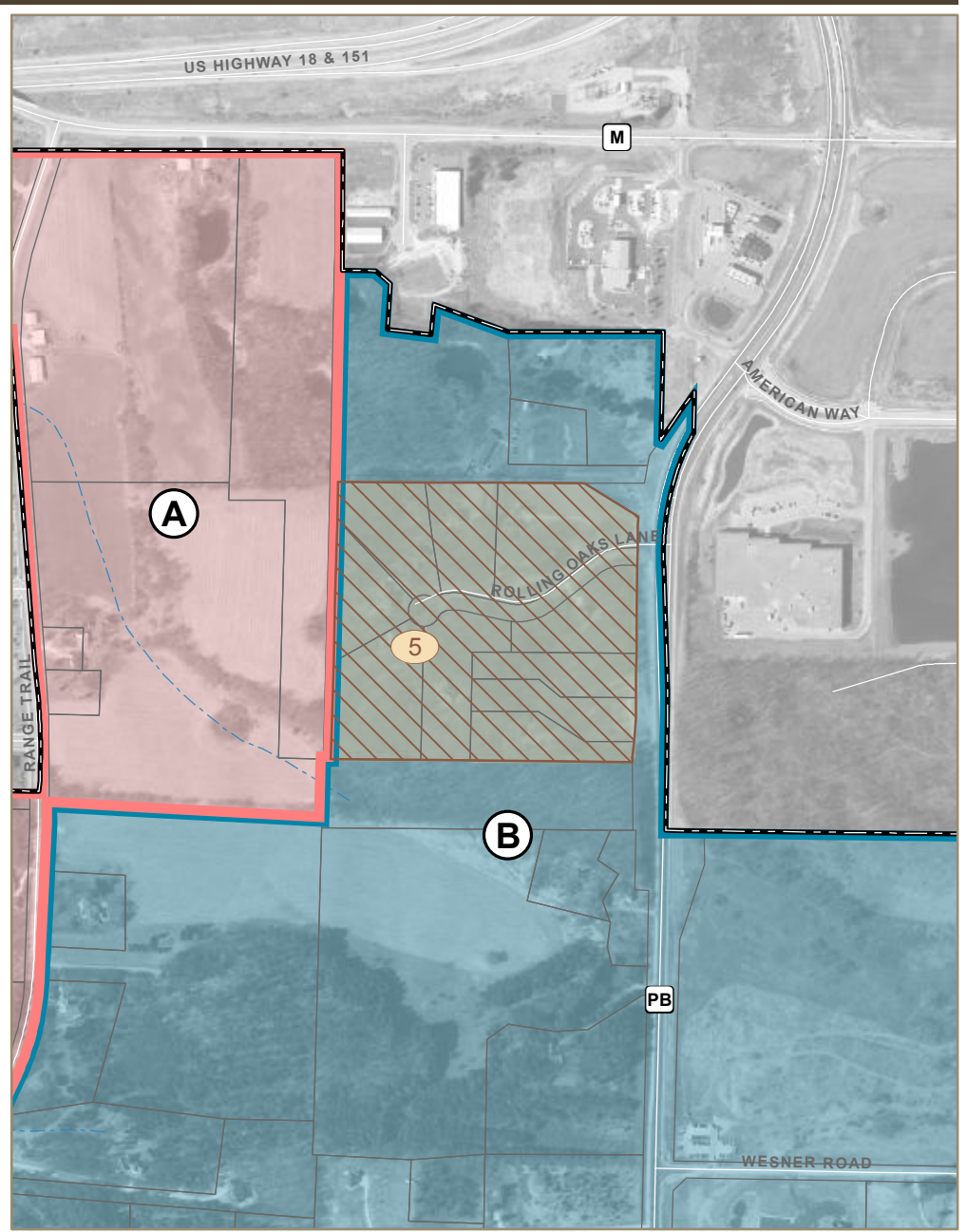
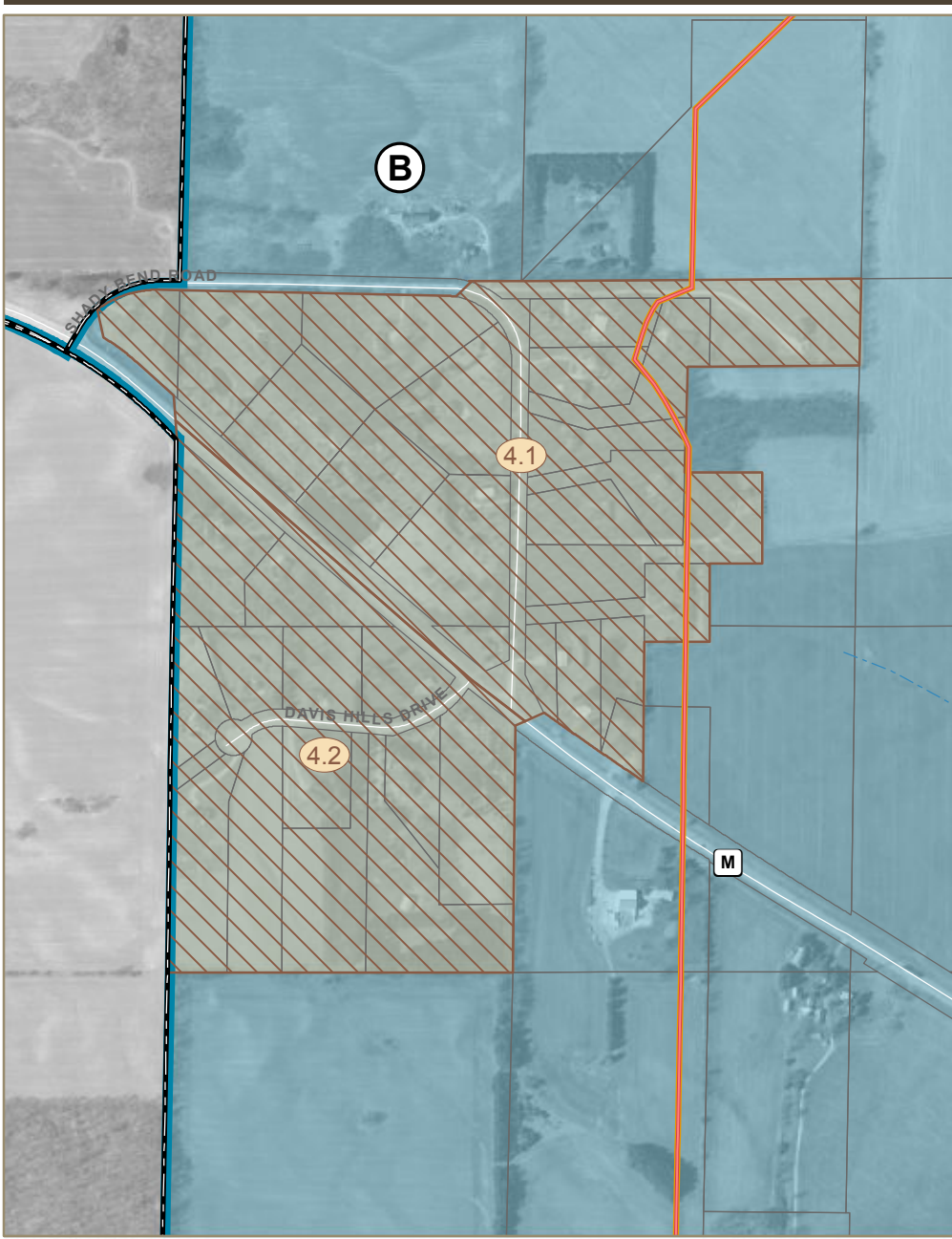
TOWN OF VERONA DANE COUNTY, WISCONSIN

TOWN OF VERONA	WETLAND OR REGULATED 100-YR FLOODPLAIN	ETJ (APPROXIMATE)	A: CITY GROWTH AREA
CITY OF VERONA	RIVER/STREAM	CITY OF VERONA	B: CITY/TOWN INTEREST AREA
CITY OF MADISON		CITY OF FITCHBURG	C: TOWN PROTECTED AREA
CITY OF FITCHBURG		CITY OF MADISON	D: TOWN NEIGHBORHOODS
PROPOSED NEW ROAD			



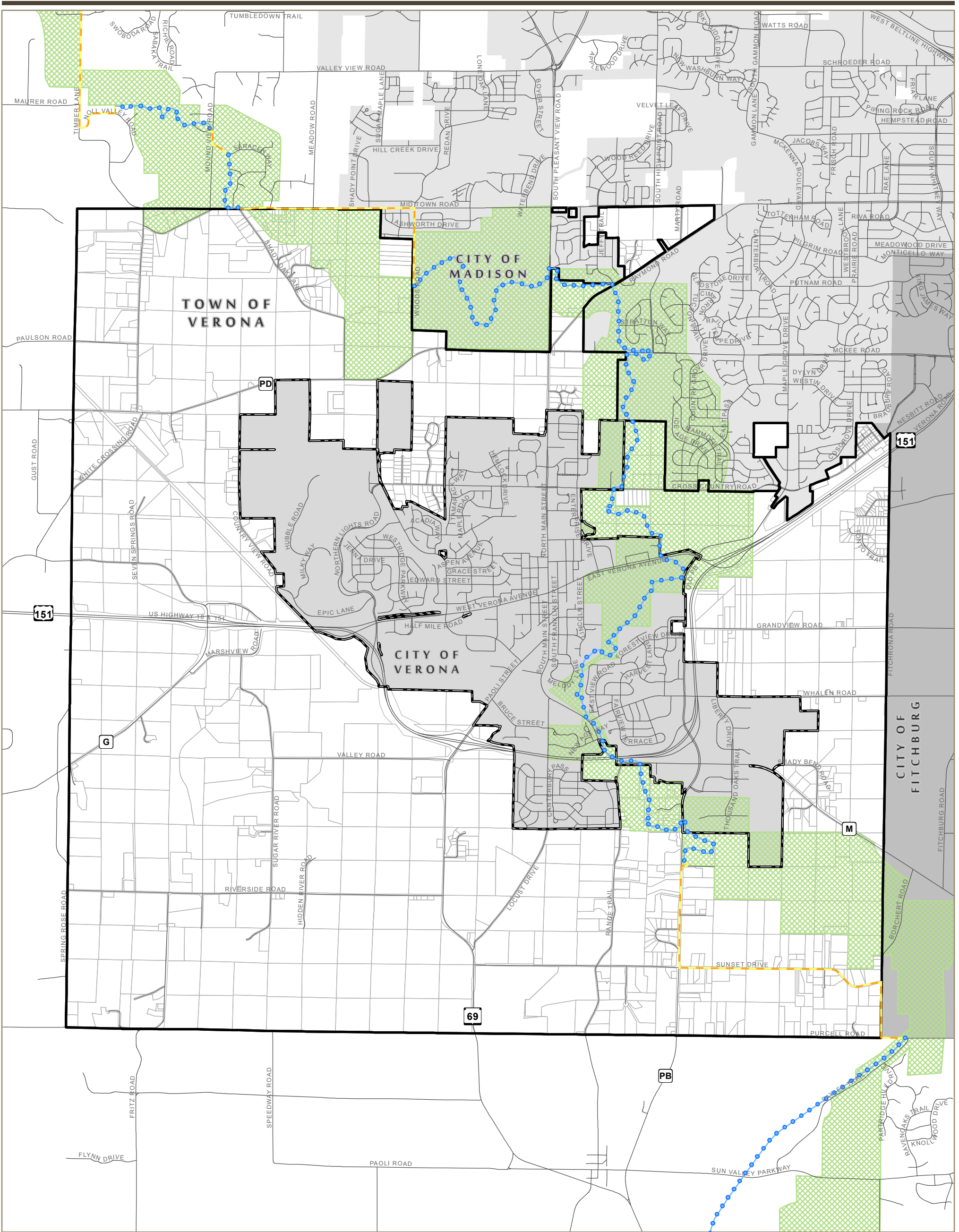
PLANNING AREAS: TOWN NEIGHBORHOODS 1-3 TOWN OF VERONA
DANE COUNTY, WISCONSIN

CITY OF VERONA	ETJ (APPROXIMATE)	A: CITY GROWTH AREA
WETLAND OR REGULATED 100-YR FLOODPLAIN	CITY OF VERONA	B: CITY/TOWN INTEREST AREA
RIVER/STREAM	CITY OF FITCHBURG	C: TOWN PROTECTED AREA
	CITY OF MADISON	D: TOWN NEIGHBORHOODS



PLANNING AREAS: TOWN NEIGHBORHOODS 4-7 TOWN OF VERONA
DANE COUNTY, WISCONSIN

CITY OF VERONA	ETJ (APPROXIMATE)	A: CITY GROWTH AREA
PROPOSED NEW ROAD	CITY OF VERONA	B: CITY/TOWN INTEREST AREA
WETLAND OR REGULATED 100-YR FLOODPLAIN	CITY OF FITCHBURG	C: TOWN PROTECTED AREA
RIVER/STREAM	CITY OF MADISON	D: TOWN NEIGHBORHOODS



ICE AGE TRAIL CORRIDOR

TOWN OF VERONA
DANE COUNTY, WISCONSIN

- TOWN OF VERONA
- ICE AGE TRAIL CORRIDOR
- CITY OF VERONA
- ICE AGE TRAIL
- CITY OF MADISON
- ICE AGE TRAIL CONNECTING ROUTE
- CITY OF FITCHBURG

PARCELS FROM DANE COUNTY.
MUNICIPAL BOUNDARIES FROM DANE COUNTY (05/19/2016).



City and Town of Verona Boundary Agreement

Summary of Key Terms

General Terms and Structure

- Intergovernmental agreement authorized by Wisconsin Statute 66.0301
- Public hearing required prior to action by the City and Town on the agreement
- Proposed term of 10 years with the ability to renew the agreement
- Scope includes land use within the entire Town of Verona
- Establishes four growth areas based on location and potential for future rural and urban development

Area A: City Growth Area

- Primary City growth area including land adjacent to the City
- Timing of City development would be contingent on availability of City services
- Most restrictive for rural development within the Town
- Town will not oppose annexations in this area
- Town islands are allowed
- Options for Town development would be limited and would have to conform to existing extra-territorial review authority of the City

Area B: City-Town Interest Area

- Potential future City growth areas
- Allows for limited Town development that would not impede future City growth
- Timing of City development would be contingent availability of City services
- Town will not oppose annexations in this area
- Town islands are allowed
- The City of Madison and City of Fitchburg's extra-territorial jurisdiction will remain in effect for portions of Area B
- Town development would be subject to approval by a joint City/Town Plan Committee

Area C: Town Protected Area

- Area not anticipated for City growth
- City will not annex property within this area
- Rural development would be allowed consistent with the Town Comprehensive Plan
- Town development would be approved Town and County

Area D: Town Neighborhoods

- Existing Town neighborhoods located in Areas A and B
- City would not annex property unless at least 80% of the owners seek annexation.
- Any annexations must be contiguous to the City and include the entire neighborhood
- Land divisions would be subject to approval by a joint City/Town Plan Committee

Other Points

- Agreement provides for the establishment of a joint City/Town Plan Committee to review and take action on land remaining in the Town in Areas A, B, and D.
- Agreement calls for reciprocal advisory staff review of development in Area B and Area C.
- Agreement could facilitate the development of a shared City/Town zoning code eliminating the County from zoning decisions.
- Agreement includes language about protecting farmland, the Ice Age Trail Corridor, and the Sugar River Watershed.
- Agreement calls for road maintenance agreements when an annexation creates a City or Town island.