



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

COMMON COUNCIL AGENDA

DATE: MONDAY, APRIL 27, 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 from the April 13, 2026 Council Meeting
6. Mayor's Business
 - A. Municipal Clerk Appreciation Week Proclamation
 - B. International Firefighters' Day Proclamation
 - C. Presentation by James Small, Rural EMS Outreach Program Manager, University of Wisconsin School of Medicine and Public Health, Wisconsin Office of Rural Health
 - D. Committee Appointments
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
 - B. Public Works, Sewer & Water Committee**
 1. Discussion and Possible Action Re: Rectangular Rapid Flashing Beacon Policy
 2. Discussion and Possible Action Re: Roadway Striping Policy
 3. Discussion and Possible Action Re: Awarding contract for Project 2024-105 Mark Drive Reconstruction – Phase 2 (Northwestern Stone, LLC)

4. Discussion and Possible Action Re: Traffic Safety Committee - Zingg Drive Stop Sign
5. Discussion and Possible Action Re: Traffic Safety Committee - S. Main St. traffic safety options

C. Sustainability Task Force

1. Discussion and Possible Action Re: Solar Panels for the Verona Senior Center (Eagle Point Solar)

11. New Business

- A. Discussion and Possible Action Re: Shared Fire Protection and Emergency Medical Services (EMS) Feasibility Study and Implementation Plan (McMahon and Associates)
- B. Discussion and Possible Action Re: Amendment to Ground Lease Agreement (Array)
- C. Discussion and Possible Action Re: Fire Chief Employment Agreement
The Common Council may convene in a closed session for discussion and possible action regarding a Fire Chief 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.

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: April 24, 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/86578044709?pwd=WxHxLcFOcmB1uWUDss9Q50bdsUygtm.1>

Passcode: 335130

Join the virtual meeting via phone by dialing:

312 626 6799

Webinar ID: 865 7804 4709

Passcode: 335130

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

April 13, 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, Patrick Lytle, Beth Tucker Long, Melissa Kellor, Lachlann Swanson, Phil Hoechst, Spencer Harrison, and Chris Weiss (via Zoom). Also present: City Administrator Jamie Aulik, Parks Director Mark Wagner, Library Director Stacey Burkart, and Police Chief Dave Dresser.
4. Public Comment: None
5. Approval of the minutes from the March 23, 2026 Council Meeting

Motion by Tucker Long, seconded by Swanson to approve the minutes from the March 23, 2026 Council Meeting. Motion carried 8-0.

6. Mayor's Business
 - A. Administrative Professionals' Day Proclamation
 - B. National Library Week Proclamation
 - C. Arbor Day Proclamation
 - D. Earth Day Proclamation
 - E. Dark Sky Week Proclamation
 - F. Recognition of Alderperson Melissa Kellor
7. Announcements: None
8. Administrator's Report:
 - Assistant City Administrator Ann Freiwald completed a CVMIC leadership course and updated City Hall's evacuation plan as her capstone.
 - The City participated in the combined Fire/EMS meeting with the neighboring municipalities.
 - There will be a public input meeting on April 21st for the skate park.
 - The reorg meeting will be April 21st at 6:00 p.m.
 - 52% of registered voters voted in the Spring Election.

9. Engineer's Report: The report 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 \$1,230,035.59. Motion carried 8-0.

2. Discussion and Possible Action Re: Resolution No. 26-012 - Amending Fee Schedule - Short Term Rentals

Motion by Helmke, seconded by Lytle to approve Resolution No. 26-012 Amending Fee Schedule - Short Term Rentals. Motion carried 8-0.

B. Plan Commission

1. Discussion and Possible Action Re: Ordinance No. 26-1088 - Annexing approximately 391 acres of land to the City of Verona.

Motion by Swanson, seconded by Kellor to approve Ordinance No. 26-1088 - Annexing approximately 391 acres of land to the City of Verona. With the following condition: the annexation shall become effective upon execution of an annexation agreement. Aulik noted that the Dane County Supervisory District is 29, not District 32. Motion carried 7-0 with Harrison abstaining.

2. Discussion and Possible Action Re: Ordinance No. 26-1089 Zoning Map Amendment to rezone approximately three (3) acres located at 2514 Country View Road.

Motion by Swanson, seconded by Kellor to approve Ordinance No. 26-1089 Zoning Map Amendment to rezone approximately three (3) acres located at 2514 Country View Road with the condition that the Zoning Map Amendment shall become effective after annexation. Motion carried 7-0 with Harrison abstaining.

3. Discussion and Possible Action Re: Resolution No. 26-013 Final Plat to create five (5) lots and four (4) outlots abutting Country View Road.

Motion by Swanson, seconded by Hoechst to approve Resolution No. 26-013 Final Plat to create five (5) lots and four (4) outlots abutting

Country View Road. Motion carried 7-0 with Harrison abstaining.

C. Public Safety & Welfare Committee

1. Discussion and Possible Action Re: Application for a Class "B" Fermented Malt Beverage and Reserve "Class B" Intoxicating Liquor License from Tapatios, LLC d/b/a Tapatios Verona, located at 100 Cross Country Rd., Marleny Quintana, Agent

Motion by Hoechst, seconded by Swanson to approve an Application for a Class "B" Fermented Malt Beverage and Reserve "Class B" Intoxicating Liquor License from Tapatios, LLC d/b/a Tapatios Verona, located at 100 Cross Country Rd., Marleny Quintana, Agent contingent upon final inspections. Motion carried 8-0.

2. Discussion and Possible Action Re: Full-Service Retail Outlet for Hop Haus to Operate at the 2026 Verona Little League Tournament Series

Motion by Swanson, seconded by Harrison to approve a Full-Service Retail Outlet for Hop Haus to Operate at the 2026 Verona Little League Tournament Series contingent upon approval by Parks, Recreation and Forestry Commission. Motion carried 7-0 with Hoechst abstaining.

3. Discussion and Possible Action Re: Special Event Permit application and Temporary Class "B" Fermented Malt Beverage and "Class B" Wine license from Le Jordan, Verona Area Chamber of Commerce, for Hometown Days on Friday, May 29, 2026 - Sunday, May 31, 2026

Motion by Hoechst, seconded by Harrison Special Event Permit application and Temporary Class "B" Fermented Malt Beverage and "Class B" Wine license from Le Jordan, Verona Area Chamber of Commerce, for Hometown Days on Friday, May 29, 2026 - Sunday, May 31, 2026 contingent upon final background check. Motion carried 8-0.

D. Public Works, Sewer & Water Committee

1. Discussion and Possible Action Re: Temporary Access Agreement (Cleary Building Corporation)

Motion by Tucker Long, seconded by Kellor to approve a Temporary Access Agreement (Cleary Building Corporation). Motion carried 8-0.

2. Discussion and Possible Action Re: Ordinance No. 26-1086 - Repealing and Recreating Title 8, Chapter 3 - Refuse Disposal and Collection; Recycling

Motion by Tucker Long, seconded by Swanson to approve Ordinance No. 26-1086 - Repealing and Recreating Title 8, Chapter 3 - Refuse Disposal and Collection; Recycling with the condition that it comes back to a future meeting to fix inaccuracies and formatting. Motion carried 8-0.

11. New Business

- A. Discussion and Possible Action Re: Annexation Agreement - Epic Systems Corporation

Motion by Helmke, seconded by Swanson to approve the Annexation Agreement - Epic Systems Corporation. Motion carried 7-0 with Harrison abstaining.

12. Adjournment: Motion by Hoechst, seconded by Helmke to adjourn at 7:42 p.m. Motion carried 7-0.

Respectfully submitted,

Holly Licht, City Clerk

CITY OF VERONA

Proclamation

57th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK

May 3 - 9, 2026

WHEREAS, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world; and

WHEREAS, The Office of the Professional Municipal Clerk is the oldest among public servants; and

WHEREAS, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and

WHEREAS, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, The Professional Municipal Clerk serves as the information center on functions of local government and community; and

WHEREAS, Professional Municipal Clerks administer essential election administration that is essential for our democracy; and

NOW, THEREFORE, I, Luke Diaz , Mayor of City of Verona, do recognize the week of May 3 through 9, 2026, as Professional Municipal Clerks Week, and further extend appreciation to our Professional Municipal Clerk, Holly Licht and Deputy Clerk Kayla Truman and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Dated this 27th Day of April, 2026

Luke Diaz, Mayor

CITY OF VERONA

Proclamation

INTERNATIONAL FIREFIGHTERS' DAY

May 4, 2026

WHEREAS, International Firefighters' Day is observed every year on May 4th to honor firefighters who have dedicated their lives to the protection of life and property; and,

WHEREAS, firefighters selflessly devote their professional and volunteer lives in service to a purpose that comes with a physical and mental toll, including the potential loss of life, to protect their communities; and,

WHEREAS, we thank current firefighters for their dedication to protecting the public; and,

WHEREAS, we also remember past firefighters and those who have died in the line of duty serving their communities; and,

WHEREAS, we recognize and show gratitude to all Verona Fire Department firefighters for their bravery and sacrifice in protecting our homes, properties, and the lives of those we love.

NOW, THEREFORE, I, Luke Diaz, Mayor of City of Verona, do hereby proclaim May 4, 2026 as Firefighters' Day in the City of Verona.

Signed this 27th day of April, 2026

Luke Diaz, Mayor

2026 BOARDS AND COMMISSIONS

NAME	APPOINTED	TERM END
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POLICE AND FIRE COMMISSION

Byron Brown	2026	2031
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VERONA ECONOMIC DEVELOPMENT COMMISSION

Craig Schmidt, Lakeridge Bank	2026	2027
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Sean Clerary, Cleary Building Corp (Business)	2026	2027
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Gary Rockwieler, Citizen Member (At Large)	2026	2027
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Library Board

*Current term ends in June

Christopher Hopp	2026	2029
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PARKS, RECREATION & FORESTRY COMMISSION

*Chair 1 year appointment

Tyler Powers, Chair	2026	2027
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Angela Guthrie	2026	2029
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Geoff Guist	2026	2029
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CEMETERY BOARD

Art Cresson	2026	2029
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TOURISM COMMISSION

Charlie Eggen (Hotel Rep)	2026	2027
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Jason Hunt (Citizen), Chair	2026	2027
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Sara Hoechst (Citizen)	2026	2027
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Ralph Stern (Citizen)	2026	2027
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CITY OF VERONA ENGINEER REPORT

for April 27, 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.

- Phase 2 – Paving of the multi-use path is scheduled for 2026.
- Phase 3 – Utility installation is complete. Road construction is scheduled for 2026.

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

LASER STREET EXTENSION

The project includes the extension of Laser Street in Liberty Business Park. The Laser Street project is near completion, with punch list work outstanding.

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 and excavation of Pond #6 is underway. A temporary construction access road has been constructed from Dairy Ridge Road to the Sugar River.

LEGION STREET RECONSTRUCTION

Punchlist work is underway.

The proposed improvements included the following: signalization of the W Verona Avenue & Legion Street intersection, converting the intersection of W Verona Avenue & Rita Avenue to right in/right out only access, and adding sidewalk along the east side of Legion Street from W Verona Avenue to Church Avenue. The proposed improvements at Westlawn Avenue include eliminating the crosswalk across W Verona Avenue on the east side of the intersection and adding a new crosswalk with Rapid Rectangular Flashing Beacon along the west side of the intersection.

Project Website: <https://www.veronawi.gov/873/Legion-Street-Reconstruction>

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 Spring 2026.

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

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

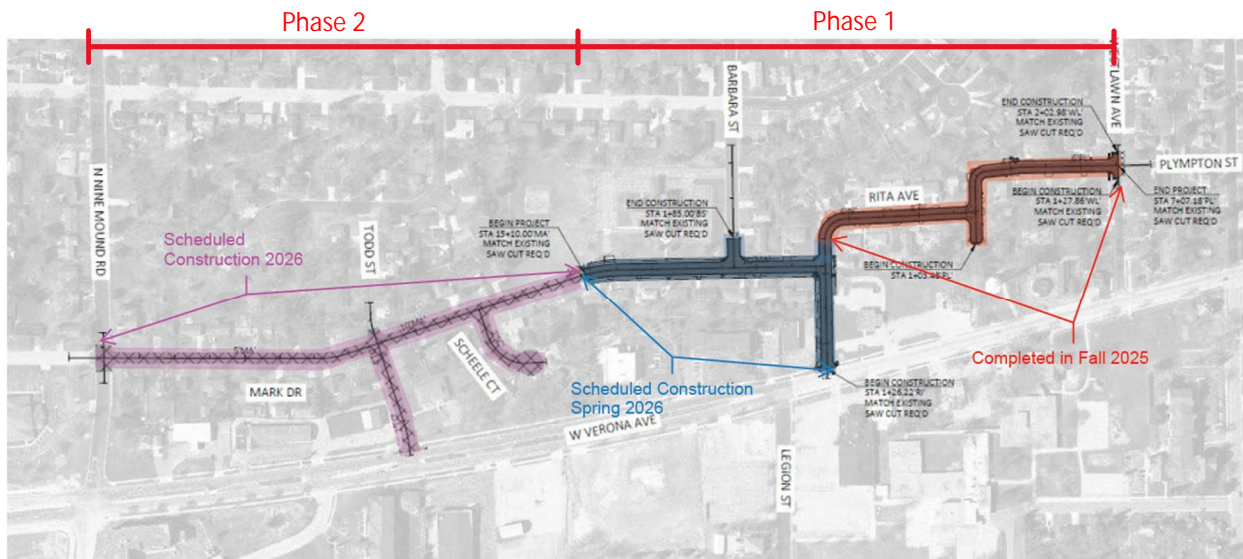
The purpose of the project is to address safety, route importance, and traffic congestion at the US-18/151 & W Verona Ave/Epic Lane interchange and the US 18/151 & County G interchange.

Construction is in progress. 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: Gas utility upgrades are under construction. **The roadway and utility improvements for Phase 2 bidding has closed. A recommendation letter has been provided to City Staff.** Construction is expected to begin in May and continue throughout 2026.



PS17 FIRM CAPACITY IMPROVEMENTS

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

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

Project preliminary design is commencing.

SOUTHWEST ELEVATED TANK PRELIMINARY DESIGN

Project preliminary design is commencing. Preliminary report is to be provided by the city in May.

WEST SIDE LIFT STATION UPGRADES

Preliminary drawings were delivered to the City Staff and MMSD for review and comment on 4/20/26. A design review meeting will take place during the week of 4/27/26.

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. Watermain loop design is complete, and construction is expected to begin in May 2026.

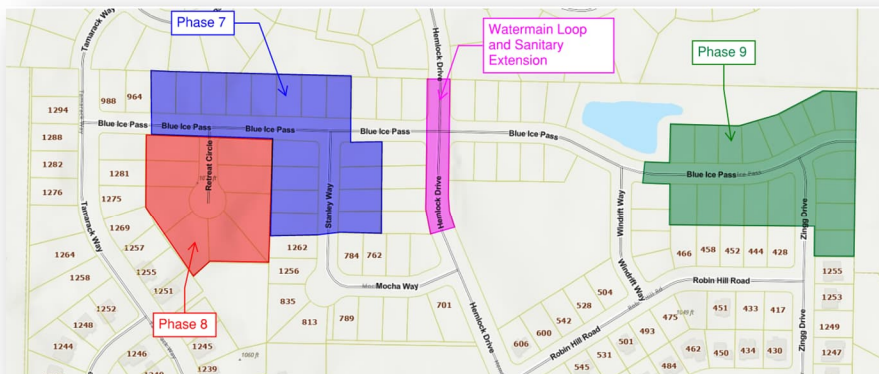
AVALON RIDGE

Water main installation under CTH M is complete. Utility installation has resumed on Avalon Court. Wet pond restoration has begun.

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

KETTLE CREEK NORTH

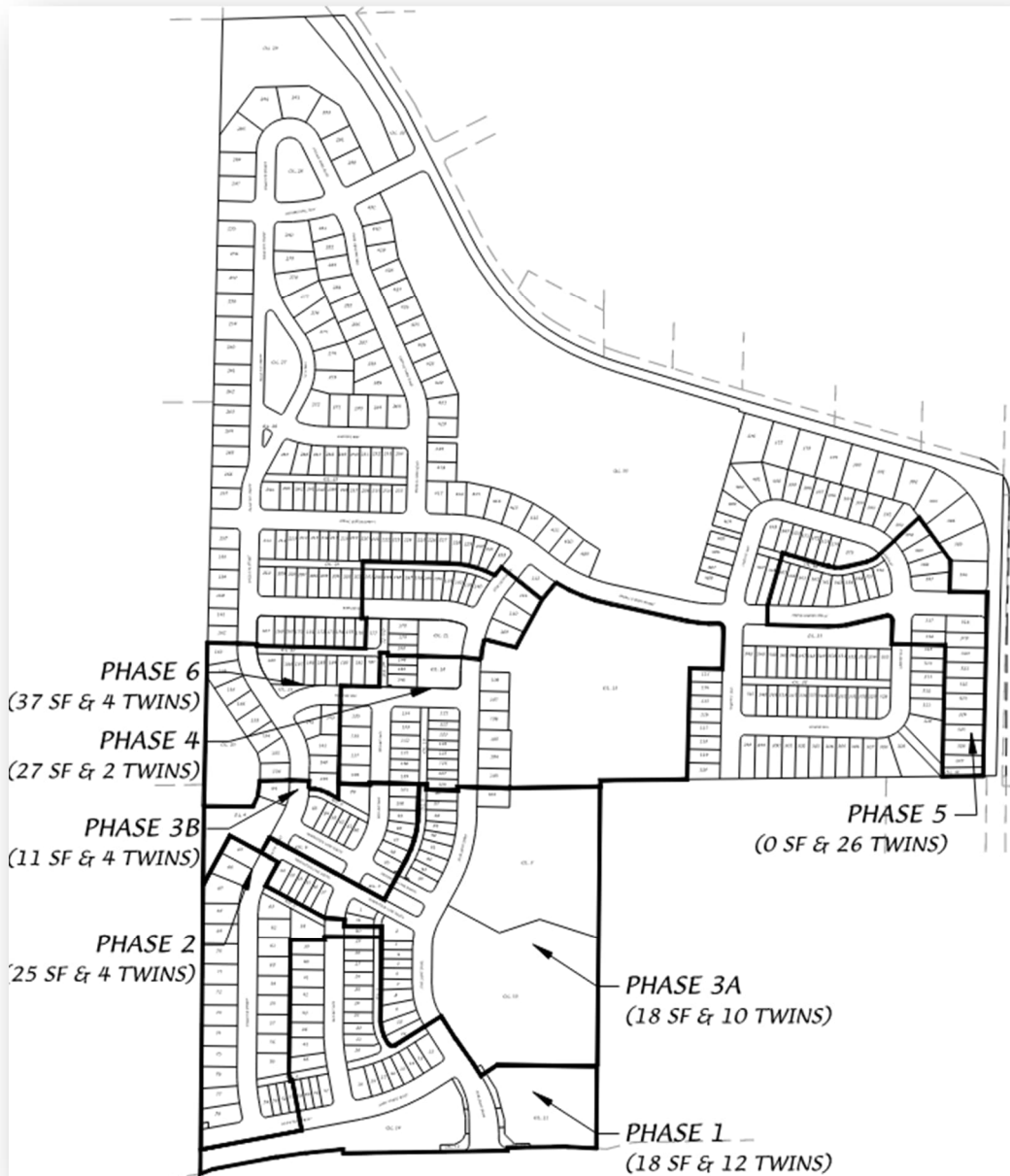
- Phase 7 & 8: Contractor completing punch list work.
- Hemlock Utility Extension: Design is complete. Construction is expected to begin in May 2026.
- Phase 9: 90% Engineering Plans have been submitted for review.



ARDENT GLEN

- Phases 1 - 4: Contractor completing punch list work.
- Phase 5 (including Shady Oak Lane): Expected to begin in 2026.
- Phase 6: 30% Engineering Plans have been submitted for review. This phase is expected to be constructed in 2026.

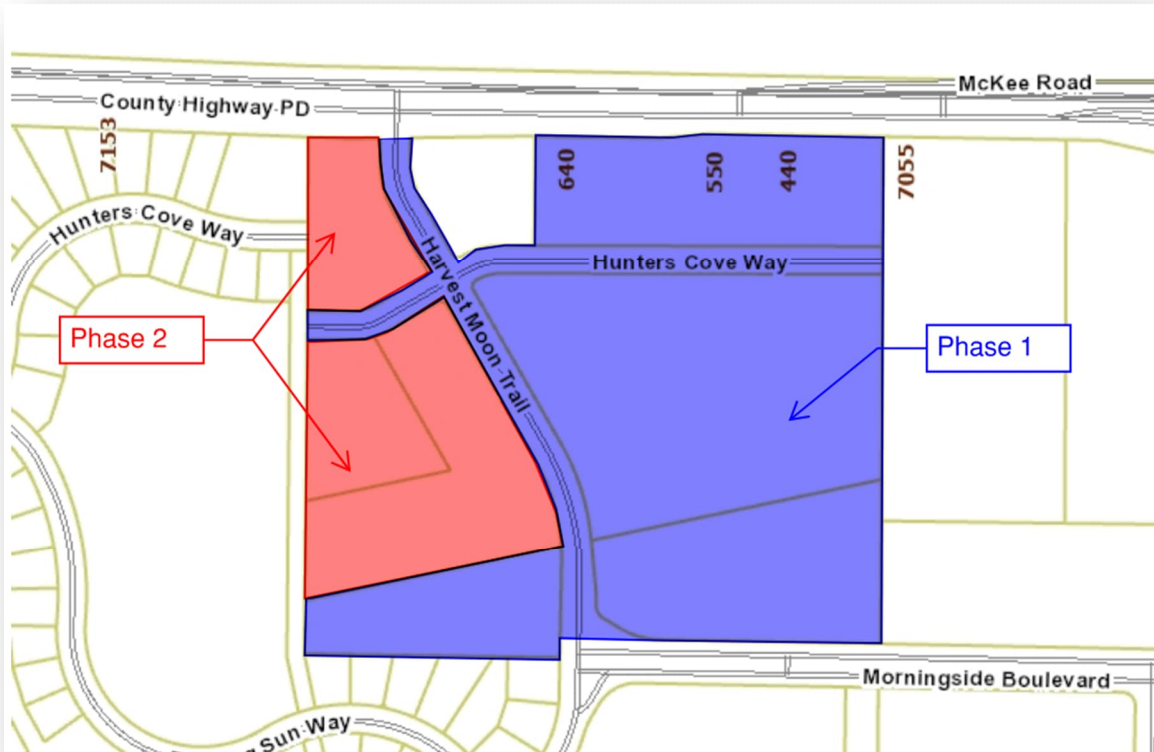
DNR approved the flood study on Oct. 9, 2023. FEMA issued a Conditional Letter of Map Revision (CLOMR) on May 1, 2024.



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 is expected to be completed early 2026, with grading to follow in the spring.



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.

Roadway construction on STH 69 has resumed and pavement placement is expected in late April. Valley Road utility adjustments and paving are expected to begin in early May.

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. Since this pond was identified by DNR as a potential wetland, City staff submitted an artificial wetland exemption request via DNR's e-permitting website. The DNR reviewed and confirmed that the wetland meets the artificial wetland exemption standards, meaning Cohiba Pond is exempt from state wetland regulations. A neighborhood meeting with adjacent residents is being planned for Spring/Summer of 2026 to discuss the concept plan for recontouring and revegetating the pond for better performance.

Inspections of the public stormwater ponds (wet ponds, dry ponds, bioretention ponds, etc.) will begin in April 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. This will be the City's fifth mural, building on four existing installations, including last year's mural at the Glacier Edge Elementary crosswalk. This year's application proposed two potential locations—Country View Elementary and Verona Area High School—and the storm drain near the Country View Elementary crosswalk was selected. A local artist, together with students, will paint the mural in May. A school representative will coordinate with the artist and arrange a presentation or activity this spring. The artist will use that activity as inspiration to create the mural design, which will then be painted with help from a group of 20–25 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: April 22, 2026
Re: Summary of Agenda Items – April 27, 2026, City Council Meeting

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

Public Works, Sewer and Water Committee:

- Discussion and Possible Action Re: Rectangular Rapid Flashing Beacon Policy
 - Potential motion: Move to approve the Rectangular Rapid Flashing Beacon Policy
 - Multiple requests are received each year to install rectangular rapid flashing beacons (RRFB). This policy formalizes the conditions, criteria, procedures, and rules to evaluate the requests to determine if a RRFB should be installed.
- Discussion and Possible Action Re: Roadway Striping Policy
 - Potential motion: Move to approve the Roadway Striping Policy
 - Multiple requests are received each year to install centerline roadway striping. This policy formalizes the criteria, procedures, and rules to evaluate the requests to determine if centerline pavement striping should be installed.
- Discussion and Possible Action Re: Awarding contract for Project 2024-105 Mark Drive Reconstruction – Phase 2 (Northwestern Stone, LLC)
 - Potential motion: Move to approve awarding contract to Northwestern Stone LLC in the amount of \$2,137,596.55 for the 2024-105 Mark Drive Reconstruction – Phase 2 project

- The engineer estimate, excluding contingency, is \$2,829,278.50 and five bids were received for the project. The apparent low bid was submitted by Northwestern Stone LLC for \$2,137,596.55
- Northwestern Stone LLC has experience working on similar projects in the Dane County area. Public Works Staff are of the opinion that the company is qualified and capable of performing the work as specified.
- Staff recommend the contract be awarded to Northwestern Stone LLC in the amount of \$2,137,596.55 for the 2024-105 Mark Drive Reconstruction – Phase 2.
- Discussion and Possible Action Re: Traffic Safety Committee - Zingg Drive Stop Sign
 - Potential motion:
 - Requests are received regarding various traffic safety-related issues. An internal working group comprised of different disciplines, referred to as the Traffic Safety Committee, reviews and evaluates the requests before reaching a decision.
 - A neighborhood resident requested installation of a four-way stop sign at the intersection of Zingg Drive and Dunhill Drive, citing vehicle speeds on northbound Zingg Drive and the presence of young families in the area. The main reason the TSC denied the request on the basis that stop signs are not an effective traffic calming measure and that the intersection does not yet meet the engineering warrant threshold for stop sign installation, though the committee acknowledged that warrant criteria are likely to be met as the surrounding neighborhood continues to develop.
 - A staff memo with more details about the background, decision, nature of the appeal, and other considerations are enclosed with the packet.
- Discussion and Possible Action Re: Traffic Safety Committee - S. Main St. traffic safety options
 - Potential motion:
 - Alder Tucker Long has appealed a Traffic Safety Committee (TSC) denial to the Public Works, Water and Sewer Committee regarding pedestrian and bicycle safety on the east side of South Main Street between the Badger Mill Creek bridge and Melody Lane. The corridor currently lacks any sidewalk or designated bike/pedestrian facility, and limited sight distance due to the hill and curve between Locust Street and Melody Lane creates hazardous conditions for residents, including children traveling to school, Fireman's Park, and other destinations.

The proposed solution would repurpose the infrequently used on-street parking lane to create a protected bike/pedestrian facility using traffic delineator posts, with new marked crosswalks at Melody Lane and near the Carnes driveway at the southern terminus.

- The TSC denied the request not on safety grounds, but because the associated capital costs delineator posts, installation, and crosswalk markings, have not been budgeted for the current fiscal year, and the committee determined the investment should be evaluated through the City's standard capital prioritization process.
- Alder Tucker Long is appealing on the basis that the combination of no pedestrian facility, poor sight lines, and a residential population with children warrants near-term action rather than deferral through a multi-year budget cycle.
- A staff memo with more details about the background, decision, nature of the appeal, and other considerations are enclosed with the packet.

Sustainability Task Force:

- **Discussion and Possible Action Re: Solar Panels for the Verona Senior Center (Eagle Point Solar)**
 - Potential motion: Move to approve quote for solar panels for the Verona Senior Center in the amount of \$59,969 for the installation of a solar array at the Senior Center, with flexibility granted to the City Administrator to substitute a monitor with critter guard
 - The 2026 budget includes \$60,000 for a solar installation project at the Senior Center. The City received six proposals in response to the request for bids. After review, the Sustainability Task Force recommends awarding the contract to Eagle Point Solar in the amount of \$59,969, as it represents the most cost-effective proposal based on levelized cost of electricity and projected payback period.
 - The recommendation also provides staff with flexibility to work with Eagle Point Solar on minor design adjustments, including the substitution of a monitor kiosk in place of critter guard.

New Business:

- **Discussion and Possible Action Re: Shared Fire Protection and Emergency Medical Services (EMS) Feasibility Study and Implementation Plan (McMahon and Associates)**
 - Potential motion:

- There have been ongoing discussions by several communities south of Madison regarding a combined Fire Department/EMS district model. The City of Fitchburg and Village of Oregon conducted an RFP process to solicit a feasibility study and implementation analysis of such a district, with McMahon and Associates being selected as the consultant for the study.
- The proposal by McMahon allows for other communities to opt in to the study, with a deadline of the end of April.
- The cost estimate for the City of Verona to participate is \$19,425. Because the study would include an analysis of the entire fire district which includes the Town of Verona, and the Town contracts with the City of Verona, if the Council wishes to opt in to the study, staff recommend paying for the study from the Fire Department fund balance.
- If approved, this is a study only - there are no immediate changes to service. Additionally, if the City were to ultimately pursue participation in a district model, any potential changes would likely be more than two years out.
- Discussion and Possible Action Re: Amendment to Ground Lease Agreement (Array)
 - Potential motion: Move to approve Amendment to Ground Lease Agreement (Array) contingent on final approval by the City Attorney and City Administrator
 - **NOTE: The draft amendment was not available by the time the packet was sent out. The City Administrator will pass it along as soon as it is received.**
 - U.S. Cellular has a ground lease with the City of Verona for cellular equipment located at Stampfl Field.
 - U.S. Cellular was recently acquired by T-Mobile, and the location is no longer needed by T-Mobile.
 - Array is a third-party which negotiates cellular leases, and because of the acquisition, they are proposing to amend the lease in the following ways:
 - Reduce rent paid to the City from \$2,076.35/mo. to \$900/mo.
 - Retain a 3% annual increase for rent
 - Implement a co-location fee of \$250/mo. for each future subtenant, with a notification process for when subtenants locate on the tower

- Ensure that if Array chooses to completely remove their equipment, the tower stays up as it is a key part of the lighting system for the baseball field
- Discussion and Possible Action Re: Fire Chief Employment Agreement
 - Potential motion: Move to approve Fire Chief Employment Agreement contingent on appointment by the Police and Fire Commission
 - The Council will consider an employment agreement for a candidate for Fire Chief.
 - The Council may convene into closed session to consider the terms and conditions of the agreement.

Old Business:

- Discussion and Possible Action Re: Boundary Agreement with the Town of Verona
 - Potential motion:
 - A working group comprised of Town of Verona and City of Verona officials met on April 15, 2026 to discuss the boundary agreement.
 - The Council may convene into closed session to consider the terms and conditions of the agreement.

CITY OF VERONA RECTANGULAR RAPID FLASHING BEACON POLICY

Title: Rectangular Rapid Flashing Beacon (RRFB) Policy	
Policy Source: Public Works Committee	Creation Date: April 13, 2026
Application:	Revision Date:
Indexed as:	Total Pages: 2

PURPOSE

This policy describes the procedures and rules for determining when and where a rectangular rapid flashing beacon (RRFB) should be installed. This policy only pertains to roadways that fall under the City of Verona jurisdiction for maintenance.

DEFINITION

DEFINITIONS

Arterial Roadway – [A higher-order roadway designed primarily for through-traffic movement, typically characterized by higher speeds, greater traffic volumes, and longer trip lengths than collector or local streets.](#)

Collector Roadway – [A roadway that provides connections between local streets and arterial roadways, serving both land access and through-traffic movement at moderate speeds and volumes.](#)

MUTCD – [The Manual on Uniform Traffic Control Devices, published by the Federal Highway Administration, which establishes national standards for traffic control devices including pavement markings.](#)

Permanent Centerline Roadway Striping – [A continuous or segmented yellow pavement marking applied near the center of a roadway to delineate opposing lanes of travel. This striping is intended to provide directional guidance, improve driver awareness, and enhance roadway safety. For purposes of this policy, permanent centerline striping refers only to paint-based markings applied to City-maintained roadways and does not include thermoplastic, raised pavement markers, or temporary markings.](#)

Public Works, Water and Sewer Committee – [The committee of elected officials responsible for evaluating certain appeals for roadway safety improvements, including centerline pavement striping, in accordance with this policy.](#)

Rectangular Rapid Flashing Beacons (RRFB) – [A rectangular shaped, high-intensity signal heads which have a rapid flickering pattern.](#)

Traffic Safety Committee – The City staff committee responsible for evaluating requests for roadway safety improvements, including centerline pavement striping, in accordance with this policy.

~~Rectangular Rapid Flashing Beacons (RRFB) – A rectangular shaped, high-intensity signal heads which have a rapid flickering pattern.~~

CONDITIONS FOR USE/PLACEMENT

RRFBs may be considered for use if the conditions for pedestrian crossing pavement markings are met and where the following conditions exist:

- Access to parkland
- Access to school
- Trail and path crossing
- Located on a long-range plan such as a bicycle and pedestrian study or a Comprehensive Plan

TECHNICAL EVALUATION REQUIREMENTS

1. Verify the location of the requested RRFB to determine if it meets the above criteria. If yes, a RRFB may be considered.
2. Verify that the existing pedestrian crossing is marked with update pavement paint and signed as a crosswalk on both sides of the approaches. If any of these do not exist, these should be updated or installed before considering an RRFB.
3. Verify the following for the request:
 - a. Speed limit of the road – If the posted speed limit is 40 mph or above, it is recommended to not have a RRFB.
 - b. Road type – Must be designated as a collector or an arterial to be considered for an RRFB.
 - c. Distance – A proposed RRFB should be at least a quarter (0.25) of a mile from a signalized intersection or another RRFB.

PROCEDURE

~~1. – A request for an RRFB may be submitted to the City’s Public Works Director, provided it meets the evaluation and placement criteria outlined above or presents unique safety concerns that warrant further consideration by the Director. A request for an RRFB may be made to the City’s Public Works Director pending it meets the above evaluation and placement criteria.~~

2-1. _____ The Traffic Safety Committee ~~made comprised~~ of City Staff will evaluate the request based on the above information.

- a. If the criteria are not met, installation will not be considered, but the Traffic Committee will review the crosswalk to determine if other improvements are needed such as fresh paint, tree trimming, or signage.
- b. If the criteria are met, the Traffic Committee will ask a representative of the Traffic Committee to present the information to the Public Works Committee showing the location and how it meets the criteria.

3.2. If a RRFB is recommended by the Public Works Committee after meeting the criteria, a line item will be added to the budget for formal design and installation.

OTHER CONSIDERATIONS

1. RRFBs should be installed in the median rather than the far side of the roadway if there is a pedestrian refuge or other type of median.
2. RRFBs shall be installed with solar panels.
3. RRFBs should never be used without a pedestrian, school, or trail crossing warning sign per Federal Highway Administration (FHWA).
4. Use RRFBs for crosswalks across approaches controlled by YIELD signs, STOP signs, traffic control signals, or pedestrian hybrid beacons, except for the approach or egress from a roundabout per FHWA.
- ~~5.~~ RRFBs should be used sparingly to avoid over-use of the RRRBs reducing the overall effectiveness.

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DENIAL AND APPEAL PROCESS

1. Denial of Request

If a request for an RRFB does not meet the conditions for use, technical evaluation requirements, or other criteria outlined in this policy, the request may be denied by the Traffic Safety Committee.

- o The City will provide a brief written explanation outlining the reasons for the denial.
- o In cases where criteria are not met, the Traffic Safety Committee may still recommend alternative safety improvements, such as pavement marking enhancements, signage, or vegetation management.

2. Appeal Process

An applicant may appeal the denial of an RRFB request to the Public Works, Sewer and Water Committee.

- o Appeals must be submitted in writing to the Public Works Director within 30 days of the denial.

- The appeal should include any additional information, documentation, or justification supporting reconsideration of the request.

3. Committee Review and Action

Upon receipt of an appeal:

- The Public Works, Sewer and Water Committee will review the original request, the basis for denial, and any additional information provided.
- The Committee may request input from the Traffic Safety Committee or other City staff as part of its review.

Following review, the Public Works, Sewer and Water Committee may:

- Uphold the denial;
- Direct that additional analysis be completed; or
- Recommend to the Common Council that the RRFB be considered for installation despite not fully meeting the standard criteria due to unique safety considerations.

4. The Common Council Action

- If recommended for approval to the Common Council, the decision of the Council shall be considered final.

CITY OF VERONA RECTANGULAR RAPID FLASHING BEACON POLICY

Title: Rectangular Rapid Flashing Beacon (RRFB) Policy	
Policy Source: Public Works Committee	Creation Date: April 13, 2026
Application:	Revision Date:
Indexed as:	Total Pages: 2

PURPOSE

This policy describes the procedures and rules for determining when and where a rectangular rapid flashing beacon (RRFB) should be installed. This policy only pertains to roadways that fall under the City of Verona jurisdiction for maintenance.

DEFINITIONS

Arterial Roadway – A higher-order roadway designed primarily for through-traffic movement, typically characterized by higher speeds, greater traffic volumes, and longer trip lengths than collector or local streets.

Collector Roadway – A roadway that provides connections between local streets and arterial roadways, serving both land access and through-traffic movement at moderate speeds and volumes.

MUTCD – The Manual on Uniform Traffic Control Devices, published by the Federal Highway Administration, which establishes national standards for traffic control devices including pavement markings.

Permanent Centerline Roadway Striping – A continuous or segmented yellow pavement marking applied near the center of a roadway to delineate opposing lanes of travel. This striping is intended to provide directional guidance, improve driver awareness, and enhance roadway safety. For purposes of this policy, permanent centerline striping refers only to paint-based markings applied to City-maintained roadways and does not include thermoplastic, raised pavement markers, or temporary markings.

Public Works, Water and Sewer Committee – The committee of elected officials responsible for evaluating certain appeals for roadway safety improvements, including centerline pavement striping, in accordance with this policy.

Rectangular Rapid Flashing Beacons (RRFB) – A rectangular shaped, high-intensity signal heads which have a rapid flickering pattern.

Traffic Safety Committee – The City staff committee responsible for evaluating requests for roadway safety improvements, including centerline pavement striping, in accordance with this policy.

CONDITIONS FOR USE/PLACEMENT

RRFBs may be considered for use if the conditions for pedestrian crossing pavement markings are met and where the following conditions exist:

- Access to parkland
- Access to school
- Trail and path crossing
- Located on a long-range plan such as a bicycle and pedestrian study or a Comprehensive Plan

TECHNICAL EVALUATION REQUIREMENTS

1. Verify the location of the requested RRFB to determine if it meets the above criteria. If yes, a RRFB may be considered.
2. Verify that the existing pedestrian crossing is marked with update pavement paint and signed as a crosswalk on both sides of the approaches. If any of these do not exist, these should be updated or installed before considering an RRFB.
3. Verify the following for the request:
 - a. Speed limit of the road – If the posted speed limit is 40 mph or above, it is recommended to not have a RRFB.
 - b. Road type – Must be designated as a collector or an arterial to be considered for an RRFB.
 - c. Distance – A proposed RRFB should be at least a quarter (0.25) of a mile from a signalized intersection or another RRFB.

PROCEDURE

1. A request for an RRFB may be submitted to the City’s Public Works Director, provided it meets the evaluation and placement criteria outlined above or presents unique safety concerns that warrant further consideration by the Director. The Traffic Safety Committee comprised of City Staff will evaluate the request based on the above information.
 - a. If the criteria are not met, installation will not be considered, but the Traffic Committee will review the crosswalk to determine if other improvements are needed such as fresh paint, tree trimming, or signage.

- b. If the criteria are met, the Traffic Committee will ask a representative of the Traffic Committee to present the information to the Public Works Committee showing the location and how it meets the criteria.
2. If a RRFB is recommended by the Public Works Committee after meeting the criteria, a line item will be added to the budget for formal design and installation.

OTHER CONSIDERATIONS

1. RRFBs should be installed in the median rather than the far side of the roadway if there is a pedestrian refuge or other type of median.
2. RRFBs shall be installed with solar panels.
3. RRFBs should never be used without a pedestrian, school, or trail crossing warning sign per Federal Highway Administration (FHWA).
4. Use RRFBs for crosswalks across approaches controlled by YIELD signs, STOP signs, traffic control signals, or pedestrian hybrid beacons, except for the approach or egress from a roundabout per FHWA.

RRFBs should be used sparingly to avoid over-use of the RRRBs reducing the overall effectiveness.

DENIAL AND APPEAL PROCESS

1. Denial of Request

If a request for an RRFB does not meet the conditions for use, technical evaluation requirements, or other criteria outlined in this policy, the request may be denied by the Traffic Safety Committee.

- The City will provide a brief written explanation outlining the reasons for the denial.
- In cases where criteria are not met, the Traffic Safety Committee may still recommend alternative safety improvements, such as pavement marking enhancements, signage, or vegetation management.

2. Appeal Process

An applicant may appeal the denial of an RRFB request to the Public Works, Sewer and Water Committee.

- Appeals must be submitted in writing to the Public Works Director within 30 days of the denial.
- The appeal should include any additional information, documentation, or justification supporting reconsideration of the request.

3. Committee Review and Action

Upon receipt of an appeal:

- The Public Works, Sewer and Water Committee will review the original request, the basis for denial, and any additional information provided.
- The Committee may request input from the Traffic Safety Committee or other City staff as part of its review.

Following review, the Public Works, Sewer and Water Committee may:

- Uphold the denial;
- Direct that additional analysis be completed; or
- Recommend to the Common Council that the RRFB be considered for installation despite not fully meeting the standard criteria due to unique safety considerations.

4. The Common Council Action

- If recommended for approval to the Common Council, the decision of the Council shall be considered final.

CITY OF VERONA ROADWAY STRIPING POLICY

Title: Roadway Striping Policy	
Policy Source: Public Works Committee	Creation Date: April 13, 2026
Application:	Revision Date:
Indexed as:	Total Pages: 2

PURPOSE

This policy describes the procedures and rules for determining when and where to paint permanent centerline striping on roadways due to resource limitations. This policy only pertains to roadways that fall under the City of Verona jurisdiction for maintenance and does not include striping for crosswalks, bicycle lanes, shared roadways, and any other roadway painting not mentioned.

DEFINITIONS

Arterial Roadway – [A higher-order roadway designed primarily for through-traffic movement, typically characterized by higher speeds, greater traffic volumes, and longer trip lengths than collector or local streets.](#)

Collector Roadway – [A roadway that provides connections between local streets and arterial roadways, serving both land access and through-traffic movement at moderate speeds and volumes.](#)

MUTCD – [The Manual on Uniform Traffic Control Devices, published by the Federal Highway Administration, which establishes national standards for traffic control devices including pavement markings.](#)

Permanent Centerline Roadway Striping – [A continuous or segmented yellow pavement marking applied near the center of a roadway to delineate opposing lanes of travel. This striping is intended to provide directional guidance, improve driver awareness, and enhance roadway safety. For purposes of this policy, permanent centerline striping refers only to paint-based markings applied to City-maintained roadways and does not include thermoplastic, raised pavement markers, or temporary markings.](#)

Public Works, Water and Sewer Committee – [The committee of elected officials responsible for evaluating certain appeals for roadway safety improvements, including centerline pavement striping, in accordance with this policy.](#)

Traffic Safety Committee – The City staff committee responsible for evaluating requests for roadway safety improvements, including centerline pavement striping, in accordance with this policy.

Permanent Centerline Roadway Striping – A painted yellow line located near the center of the roadway.

CONDITIONS FOR USE/PLACEMENT

Roadway centerline striping may be considered for use if the conditions for pavement markings are met and where the following conditions exist:

- The roadway is designated as a collector or ~~an~~ arterial roadway.
- The roadway has more than two travel lanes.
- Located on a long-range plan such as a bicycle and pedestrian study or a Comprehensive Plan.

TECHNICAL EVALUATION REQUIREMENTS

1. Verify the location of the requested centerline pavement striping to determine if it meets the above criteria. If yes, centerline pavement striping may be considered.
2. Verify that the existing centerline pavement striping is marked with updated pavement paint. If any of these do not exist, these should be updated.
3. Verify the following for the request:
 - a. Speed limit of the road – If the posted speed limit is 40 mph or above, it is recommended to have a permanent centerline roadway striping.
 - b. Road type – Must be designated as a collector or an arterial to be considered for permanent centerline roadway striping.

PROCEDURE

1. A request for permanent centerline pavement striping may be made to the City's Public Works Director pending it meets the above evaluation and placement criteria.
2. The Traffic Committee made of City Staff will evaluate the request based on the above information.
 - a. If the criteria are not met, installation will not be considered, but the Traffic Committee will review to determine if other improvements are needed.
 - b. If the criteria are met, the Traffic Committee will ask a representative of the Traffic Committee to present the information to the Public Works Committee showing the location and how it meets the criteria.
3. If permanent centerline pavement striping is recommended by the Public Works Committee after meeting the criteria, a line item will be added to the budget for formal design and installation.

OTHER CONSIDERATIONS

1. Safety evaluation should be completed to determine if any safety improvements are warranted or if other improvements should occur.
2. Permanent centerline pavement striping can occur in short sections as determined by the Traffic Committee to include, and not be limited to, curves, over hills, on approaches to grade crossings, at grade crossings, and at bridges.
3. The Manual on Uniform Traffic Control Devices MUTCD Chapter 3B will be used to implement the pavement striping.

-DENIAL AND APPEAL PROCESS

1. Denial of Request

If a request for an striping request does not meet the conditions for use, technical evaluation requirements, or other criteria outlined in this policy, the request may be denied by the Traffic Safety Committee.

- o The City will provide a brief written explanation outlining the reasons for the denial.
- o In cases where criteria are not met, the Traffic Safety Committee may still recommend alternative safety improvements.

2. Appeal Process

An applicant may appeal the denial of a roadway striping request to the Public Works, Sewer and Water Committee.

- o Appeals must be submitted in writing to the Public Works Director within 30 days of the denial.
- o The appeal should include any additional information, documentation, or justification supporting reconsideration of the request.

3. Committee Review and Action

Upon receipt of an appeal:

- o The Public Works, Sewer and Water Committee will review the original request, the basis for denial, and any additional information provided.
- o The Committee may request input from the Traffic Safety Committee or other City staff as part of its review.

Following review, the Public Works, Sewer and Water Committee may:

- o Uphold the denial;
- o Direct that additional analysis be completed; or
- o Recommend to the Common Council that the roadway striping request be considered for installation despite not fully meeting the standard criteria due to unique safety considerations.

4. The Common Council Action

3.—If recommended for approval to the Common Council, the decision of the Council shall be considered final.

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CITY OF VERONA ROADWAY STRIPING POLICY

Title: Roadway Striping Policy	
Policy Source: Public Works Committee	Creation Date: April 13, 2026
Application:	Revision Date:
Indexed as:	Total Pages: 2

PURPOSE

This policy describes the procedures and rules for determining when and where to paint permanent centerline striping on roadways due to resource limitations. This policy only pertains to roadways that fall under the City of Verona jurisdiction for maintenance and does not include striping for crosswalks, bicycle lanes, shared roadways, and any other roadway painting not mentioned.

DEFINITIONS

Arterial Roadway – A higher-order roadway designed primarily for through-traffic movement, typically characterized by higher speeds, greater traffic volumes, and longer trip lengths than collector or local streets.

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Traffic Safety Committee – The City staff committee responsible for evaluating requests for roadway safety improvements, including centerline pavement striping, in accordance with this policy.

CONDITIONS FOR USE/PLACEMENT

Roadway centerline striping may be considered for use if the conditions for pavement markings are met and where the following conditions exist:

- The roadway is designated as a collector or arterial roadway.
- The roadway has more than two travel lanes.
- Located on a long-range plan such as a bicycle and pedestrian study or a Comprehensive Plan.

TECHNICAL EVALUATION REQUIREMENTS

1. Verify the location of the requested centerline pavement striping to determine if it meets the above criteria. If yes, centerline pavement striping may be considered.
2. Verify that the existing centerline pavement striping is marked with updated pavement paint. If any of these do not exist, these should be updated.
3. Verify the following for the request:
 - a. Speed limit of the road – If the posted speed limit is 40 mph or above, it is recommended to have a permanent centerline roadway striping.
 - b. Road type – Must be designated as a collector or an arterial to be considered for permanent centerline roadway striping.

PROCEDURE

1. A request for permanent centerline pavement striping may be made to the City’s Public Works Director pending it meets the above evaluation and placement criteria.
2. The Traffic Committee made of City Staff will evaluate the request based on the above information.
 - a. If the criteria are not met, installation will not be considered, but the Traffic Committee will review to determine if other improvements are needed.
 - b. If the criteria are met, the Traffic Committee will ask a representative of the Traffic Committee to present the information to the Public Works Committee showing the location and how it meets the criteria.
3. If permanent centerline pavement striping is recommended by the Public Works Committee after meeting the criteria, a line item will be added to the budget for formal design and installation.

OTHER CONSIDERATIONS

1. Safety evaluation should be completed to determine if any safety improvements are warranted or if other improvements should occur.
2. Permanent centerline pavement striping can occur in short sections as determined by the Traffic Committee to include, and not be limited to, curves, over hills, on approaches to grade crossings, at grade crossings, and at bridges.
3. The Manual on Uniform Traffic Control Devices Chapter 3B will be used to implement the pavement striping.

DENIAL AND APPEAL PROCESS

1. Denial of Request

If a request for an striping request does not meet the conditions for use, technical evaluation requirements, or other criteria outlined in this policy, the request may be denied by the Traffic Safety Committee.

- The City will provide a brief written explanation outlining the reasons for the denial.
- In cases where criteria are not met, the Traffic Safety Committee may still recommend alternative safety improvements.

2. Appeal Process

An applicant may appeal the denial of a roadway striping request to the Public Works, Sewer and Water Committee.

- Appeals must be submitted in writing to the Public Works Director within 30 days of the denial.
- The appeal should include any additional information, documentation, or justification supporting reconsideration of the request.

3. Committee Review and Action

Upon receipt of an appeal:

- The Public Works, Sewer and Water Committee will review the original request, the basis for denial, and any additional information provided.
- The Committee may request input from the Traffic Safety Committee or other City staff as part of its review.

Following review, the Public Works, Sewer and Water Committee may:

- Uphold the denial;
- Direct that additional analysis be completed; or
- Recommend to the Common Council that the roadway striping request be considered for installation despite not fully meeting the standard criteria due to unique safety considerations.

4. The Common Council Action

If recommended for approval to the Common Council, the decision of the Council shall be considered final.

April 20, 2026

Bryan Manning, Director of Public Works
City of Verona

Subject: **LETTER OF RECOMMENDATION**
Mark Drive Reconstruction – Phase 2
Project 2024-105
Verona, Wisconsin

Dear Mr. Manning:

Pursuant to the Official Notice to Bidders, sealed bids for the subject project were received via the Quest CDN online bidding platform on April 17, 2026, at 11:00 a.m. We have reviewed the bids received and have enclosed a bid tabulation and bid bonds for your information. We take this opportunity to submit our written recommendations concerning the contract award.

Ten general contractors pulled plans, seven submitted prequalification documents, and five submitted bids. All contractors who submitted bids prequalified and submitted bid bonds. The apparent low bid was submitted by Northwestern Stone LLC for \$2,137,596.55. The second low bid was from 1901 Inc for \$2,144,068.20. The difference between these two bids is 0.3%. All four bids were within 26%. The engineering estimate, excluding contingency, is \$2,829,278.50. This indicates that the bids are reasonable, representative, and there is no indication of missing bid items.

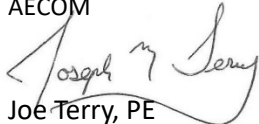
It is our opinion that the low apparent bidder, Northwestern Stone LLC, submitted a responsive bid and is qualified and capable of performing the work as specified.

It is therefore recommended that a contract be awarded to Northwestern Stone LLC, in the amount of "two million one hundred thirty-seven thousand five hundred ninety-six dollars and fifty-five cents." \$2,137,596.55.

We respectfully present this recommendation for your review and consideration. We will be pleased to answer any questions concerning the recommendation.

Very truly yours,

AECOM



Joe Terry, PE

joe.terry@aecom.com

Enclosures: As Noted

Mark Drive Reconstruction - Phase 2 (#9683129)

Owner: Verona WI, City of

Solicitor: AECOM - Middleton, WI

04/17/2026 11:00 AM CDT

Sec Line	Item Code	Item Description	UofM	Quantity	Engineer Estimate		Northwestern Stone, LLC.		1901 Inc.		Parisi Construction, LLC.		James Peterson Sons, Inc. - Utility Division		Fischer Excavating, Inc.		Average Unit Price	Low Bid compared to Average Unit Price
					Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension		
						\$2,829,278.50		\$2,137,596.55		\$2,144,068.20		\$2,384,239.00		\$2,637,419.34		\$2,695,883.05		
1	1201.0400	Clearing and Grubbing	INCH	400	\$ 80.00	\$ 32,000.00	\$60.00	\$24,000.00	\$50.96	\$20,384.00	\$46.50	\$18,600.00	\$46.53	\$18,612.00	\$400.00	\$160,000.00	\$51.00	\$9.00
2	1204.0100	Removing Concrete Pavement	SY	800	\$ 10.00	\$ 8,000.00	\$5.00	\$4,000.00	\$21.38	\$17,104.00	\$11.50	\$9,200.00	\$5.15	\$4,120.00	\$8.00	\$6,400.00	\$10.21	(\$5.21)
3	1204.0110	Removing Asphaltic Surface	SY	445	\$ 5.00	\$ 2,225.00	\$4.50	\$2,002.50	\$30.00	\$13,350.00	\$5.20	\$2,314.00	\$10.00	\$4,450.00	\$4.00	\$1,780.00	\$10.74	(\$6.24)
4	1204.0150	Removing Curb & Gutter	LF	3960	\$ 5.50	\$ 21,780.00	\$3.50	\$13,860.00	\$7.45	\$29,502.00	\$4.40	\$17,424.00	\$3.50	\$13,860.00	\$4.00	\$15,840.00	\$4.57	(\$1.07)
5	1204.0155	Removing Concrete Sidewalk	SY	60	\$ 20.00	\$ 1,200.00	\$10.00	\$600.00	\$21.38	\$1,282.80	\$25.50	\$1,530.00	\$20.00	\$1,200.00	\$18.00	\$1,080.00	\$18.98	(\$8.98)
6	SPV.1204.0180	Mailbox Removal, Salvage, Temporary Relocation, and	EACH	26	\$ 350.00	\$ 9,100.00	\$350.00	\$9,100.00	\$358.80	\$9,328.80	\$66.00	\$1,716.00	\$150.00	\$3,900.00	\$65.00	\$1,690.00	\$197.96	\$152.04
7	1205.0100	Excavation Common	CY	5900	\$ 25.00	\$ 147,500.00	\$25.00	\$147,500.00	\$11.50	\$67,850.00	\$20.00	\$118,000.00	\$24.80	\$146,320.00	\$29.00	\$171,100.00	\$22.06	\$2.94
8	1305.0120	Base Aggregate Dense 1 1/4-Inch	TON	3515	\$ 25.00	\$ 87,875.00	\$21.00	\$73,815.00	\$17.94	\$63,059.10	\$16.50	\$57,997.50	\$29.55	\$103,868.25	\$23.00	\$80,845.00	\$21.60	(\$0.60)
9	1305.0130	Base Aggregate Dense 3-Inch	TON	4100	\$ 17.75	\$ 72,775.00	\$16.00	\$65,600.00	\$17.94	\$73,554.00	\$15.50	\$63,550.00	\$19.00	\$77,900.00	\$19.00	\$77,900.00	\$17.49	(\$1.49)
10	1416.0170	Concrete Driveway 7-Inch	SY	485	\$ 75.00	\$ 36,375.00	\$69.00	\$33,465.00	\$74.00	\$35,890.00	\$74.00	\$35,890.00	\$67.57	\$32,771.45	\$92.00	\$44,620.00	\$75.31	(\$6.31)
11	1416.0270	Concrete Driveway HES 7-Inch	SY	485	\$ 90.00	\$ 43,650.00	\$81.00	\$39,285.00	\$80.21	\$38,901.85	\$76.00	\$36,860.00	\$73.24	\$35,521.40	\$98.00	\$47,530.00	\$81.69	(\$0.69)
12	1455.0605	Tack Coat	GAL	450	\$ 0.25	\$ 112.50	\$0.10	\$45.00	\$0.12	\$54.00	\$0.10	\$45.00	\$0.11	\$49.50	\$0.10	\$45.00	\$0.11	(\$0.01)
13	1460.5223	HMA Pavement 3 LT 58-28 S	TON	1080	\$ 80.00	\$ 86,400.00	\$76.00	\$82,080.00	\$87.40	\$94,392.00	\$78.00	\$84,240.00	\$80.56	\$87,004.80	\$76.00	\$82,080.00	\$79.59	(\$3.59)
14	1460.5224	HMA Pavement 4 LT 58-28 S	TON	830	\$ 85.00	\$ 70,550.00	\$77.00	\$63,910.00	\$88.55	\$73,496.50	\$79.00	\$65,570.00	\$81.62	\$67,744.60	\$77.00	\$63,910.00	\$80.63	(\$3.63)
15	1465.0120	Asphaltic Surface Driveways	TON	50	\$ 230.00	\$ 11,500.00	\$125.00	\$6,250.00	\$143.75	\$7,187.50	\$130.00	\$6,500.00	\$132.50	\$6,625.00	\$125.00	\$6,250.00	\$131.25	(\$6.25)
16	SPV.1465.0125	Asphaltic Surface Temporary	TON	80	\$ 250.00	\$ 20,000.00	\$76.00	\$6,080.00	\$87.40	\$6,992.00	\$78.00	\$6,240.00	\$80.56	\$6,444.80	\$76.00	\$6,080.00	\$79.59	(\$3.59)
17	SPV.1465.0130	Asphalt Wedge Remove	LS	1	\$ 5,000.00	\$ 5,000.00	\$3,250.00	\$3,250.00	\$3,737.50	\$3,737.50	\$3,300.00	\$3,300.00	\$3,445.00	\$3,445.00	\$3,250.00	\$3,250.00	\$3,396.50	(\$146.50)
18	1601.0110	Concrete Curb & Gutter 30-Inch Type D	LF	4205	\$ 25.00	\$ 105,125.00	\$19.55	\$82,207.75	\$22.89	\$96,252.45	\$24.25	\$101,971.25	\$20.90	\$87,884.50	\$19.00	\$79,895.00	\$21.32	(\$1.77)
19	1602.0410	Concrete Sidewalk 5-Inch	SF	14150	\$ 8.00	\$ 113,200.00	\$5.85	\$82,777.50	\$6.90	\$97,635.00	\$7.10	\$100,465.00	\$6.30	\$89,145.00	\$8.00	\$113,200.00	\$6.83	(\$0.98)
20	1602.0420	Concrete Sidewalk 7-Inch	SF	1245	\$ 10.00	\$ 12,450.00	\$7.50	\$9,337.50	\$8.22	\$10,233.90	\$10.25	\$12,761.25	\$7.51	\$9,349.95	\$9.00	\$11,205.00	\$8.50	(\$1.00)
21	1602.0600	Pedestrian Curb	LF	100	\$ 70.00	\$ 7,000.00	\$40.00	\$4,000.00	\$46.00	\$4,600.00	\$60.00	\$6,000.00	\$42.00	\$4,200.00	\$40.00	\$4,000.00	\$45.60	(\$5.60)
22	SPV.1602.0420	Concrete Sidewalk 7-Inch High Early Strength	SF	1245	\$ 15.00	\$ 18,675.00	\$8.50	\$10,582.50	\$8.91	\$11,092.95	\$10.75	\$13,383.75	\$8.14	\$10,134.30	\$10.00	\$12,450.00	\$9.26	(\$0.76)
23	1602.0505	Curb Ramp Detectable Warning Field Natural Patina	SF	190	\$ 55.00	\$ 10,450.00	\$45.00	\$8,550.00	\$46.00	\$8,740.00	\$44.00	\$8,360.00	\$42.00	\$7,980.00	\$40.00	\$7,600.00	\$43.40	\$1.60
24	1602.1500	Concrete Steps	SF	32	\$ 75.00	\$ 2,400.00	\$60.00	\$1,920.00	\$86.25	\$2,760.00	\$75.00	\$2,400.00	\$78.75	\$2,520.00	\$78.00	\$2,496.00	\$75.60	(\$15.60)
25	1619.1000	Mobilization	EACH	1	\$ 185,000.00	\$ 185,000.00	\$113,900.00	\$113,900.00	\$9,200.00	\$9,200.00	\$140,000.00	\$140,000.00	\$77,516.63	\$77,516.63	\$139,500.00	\$139,500.00	\$96,023.33	\$17,876.67
26	1625.0100	Topsoil (6-inch)	SY	4470	\$ 12.00	\$ 53,640.00	\$8.50	\$37,995.00	\$6.84	\$30,574.80	\$7.00	\$31,290.00	\$18.00	\$80,460.00	\$6.00	\$26,820.00	\$9.27	(\$0.77)
27	1628.2006	Erosion Mat Urban Class I Type B	SY	4470	\$ 2.50	\$ 11,175.00	\$2.10	\$9,387.00	\$4.08	\$18,237.60	\$1.70	\$7,599.00	\$2.63	\$11,756.10	\$1.70	\$7,599.00	\$2.44	(\$0.34)
28	SPV.1628.5012	Erosion Log	LF	320	\$ 8.00	\$ 2,560.00	\$6.50	\$2,080.00	\$7.82	\$2,502.40	\$5.90	\$1,888.00	\$10.50	\$3,360.00	\$5.75	\$1,840.00	\$7.29	(\$0.79)
29	1628.7020	Inlet Protection, Framed	EACH	24	\$ 275.00	\$ 6,600.00	\$195.00	\$4,680.00	\$373.75	\$8,970.00	\$180.00	\$4,320.00	\$288.75	\$6,930.00	\$175.00	\$4,200.00	\$242.50	(\$47.50)
30	1629.0210	Fertilizer Type B	CWT	3.4	\$ 100.00	\$ 340.00	\$100.00	\$340.00	\$115.00	\$391.00	\$82.00	\$278.80	\$210.00	\$714.00	\$80.00	\$272.00	\$117.40	(\$17.40)
31	1630.0130	Seeding Mixture No. 40	LB	81	\$ 15.00	\$ 1,215.00	\$12.00	\$972.00	\$18.40	\$1,490.40	\$10.25	\$830.25	\$15.75	\$1,275.75	\$10.00	\$810.00	\$13.28	(\$1.28)
32	1638.2102	Moving signs Type II	EACH	9	\$ 150.00	\$ 1,350.00	\$300.00	\$2,700.00	\$362.25	\$3,260.25	\$82.00	\$738.00	\$262.50	\$2,362.50	\$80.00	\$720.00	\$217.35	\$82.65
33	1643.0500	Traffic Control	EACH	1	\$ 15,000.00	\$ 15,000.00	\$5,200.00	\$5,200.00	\$14,950.00	\$14,950.00	\$4,000.00	\$4,000.00	\$4,200.00	\$4,200.00	\$5,500.00	\$5,500.00	\$6,770.00	(\$1,570.00)
34	1646.6120	Marking Stop Line Epoxy 18-Inch	LF	80	\$ 17.00	\$ 1,360.00	\$13.50	\$1,080.00	\$25.59	\$2,047.20	\$10.00	\$800.00	\$16.80	\$1,344.00	\$16.00	\$1,280.00	\$16.38	(\$2.88)
35	1646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	375	\$ 15.00	\$ 5,625.00	\$6.00	\$2,250.00	\$8.45	\$3,168.75	\$7.70	\$2,887.50	\$12.55	\$4,706.25	\$11.00	\$4,125.00	\$9.14	(\$3.14)
36	1646.7520	Marking Crosswalk Epoxy Ladder Pattern 24-Inch	LF	175	\$ 25.00	\$ 4,375.00	\$18.00	\$3,150.00	\$33.93	\$5,937.75	\$12.50	\$2,187.50	\$18.90	\$3,307.50	\$18.00	\$3,150.00	\$20.27	(\$2.27)
37	1650.1000	Construction Staking Project	LS	1	\$ 25,000.00	\$ 25,000.00	\$27,000.00	\$27,000.00	\$13,800.00	\$13,800.00	\$11,000.00	\$11,000.00	\$42,000.00	\$42,000.00	\$20,000.00	\$20,000.00	\$22,760.00	\$4,240.00
38	1690.1000	Sawing Pavement	LF	1070	\$ 2.00	\$ 2,140.00	\$3.00	\$3,210.00	\$5.87	\$6,280.90	\$2.70	\$2,889.00	\$2.05	\$2,193.50	\$2.00	\$2,140.00	\$3.12	(\$0.12)
39	2204.0215	Removing Catch Basins	EACH	4	\$ 500.00	\$ 2,000.00	\$450.00	\$1,800.00	\$1,179.90	\$4,719.60	\$670.00	\$2,680.00	\$400.00	\$1,600.00	\$400.00	\$1,600.00	\$619.98	(\$169.98)
40	2204.1224	Removing Storm Sewer 24"	LF	42	\$ 20.00	\$ 840.00	\$35.00	\$1,470.00	\$69.00	\$2,898.00	\$31.50	\$1,323.00	\$37.74	\$1,585.08	\$15.00	\$630.00	\$37.65	(\$2.65)
41	2209.3000	Trench Backfill (Storm Sewer)	TF	1439	\$ 1.00	\$ 1,439.00	\$1.00	\$1,439.00	\$34.50	\$49,645.50	\$1.00	\$1,439.00	\$1.00	\$1,439.00	\$0.01	\$14.39	\$7.50	(\$6.50)
42	2608.0312	Storm Sewer Pipe Reinforced Concrete Class III 12-Inc	LF	126	\$ 135.00	\$ 17,010.00	\$72.00	\$9,072.00	\$69.25	\$8,725.50	\$83.00	\$10,458.00	\$139.34	\$17,556.84	\$115.00	\$14,490.00	\$95.72	(\$23.72)
43	2608.0315	Storm Sewer Pipe Reinforced Concrete Class III 15-Inc	LF	406	\$ 140.00	\$ 56,840.00	\$80.00	\$32,480.00	\$92.00	\$37,352.00	\$85.00	\$34,510.00	\$102.77	\$41,724.62	\$120.00	\$48,720.00	\$95.95	(\$15.95)
44	2608.0318	Storm Sewer Pipe Reinforced Concrete Class III 18-Inc	LF	451	\$ 160.00	\$ 72,160.00	\$85.00	\$38,335.00	\$92.00	\$41,492.00	\$78.00	\$35,178.00	\$105.05	\$47,377.55	\$140.00	\$63,140.00	\$100.01	(\$15.01)
45	2608.0324	Storm Sewer Pipe Reinforced Concrete Class III 24-Inc	LF	374	\$ 175.00	\$ 65,450.00	\$105.00	\$39,270.00	\$80.50	\$30,107.00	\$110.00	\$41,140.00	\$126.12	\$47,168.88	\$160.00	\$59,840.00	\$116.32	(\$11.32)
46	2608.0330	Storm Sewer Pipe Reinforced Concrete Class III 30-Inc	LF	82	\$ 200.00	\$ 16,400.00	\$145.00	\$11,890.00	\$116.96	\$9,590.72	\$150.00	\$12,300.00	\$264.60	\$21,697.20	\$200.00	\$16,400.00	\$175.31	(\$30.31)
47	2611.1004	Catch Basins 4-FT Diameter	EACH	4	\$ 4,450.00	\$ 17,800.00	\$4,100.00	\$16,400.00	\$7,605.58	\$30,422.32	\$3,800.00	\$15,200.00	\$5,046.86	\$20,187.44	\$4,500.00	\$18,000.00	\$5,010.49	(\$910.49)
48	2611.1005	Catch Basins 5-FT Diameter	EACH	1	\$ 5,850.00	\$ 5,850.00	\$5,950.00	\$5,950.00	\$8,893.71	\$8,893.71	\$4,700.00	\$4,700.00	\$6,194.92	\$6,194.92	\$5,000.00	\$5,000.00	\$6,147.73	(\$197.73)
49	SPV.2611.1060	Private Sump Discharge to Yard Drain	EACH	1	\$ 800.00	\$ 800.00	\$3,150.00	\$3,150.00	\$2,875.00	\$2,875.00	\$1,800.00	\$1,800.00	\$2,975.74	\$2,9				

57	3800.0110	10-Inch Dia. Ductile Iron Water Main	LF	4	\$ 200.00	\$ 800.00	\$148.00	\$592.00	\$126.50	\$506.00	\$240.00	\$960.00	\$335.59	\$1,342.36	\$200.00	\$800.00	\$210.02	(\$62.02)	
58	3801.0112	12-Inch Dia. Ductile Iron Water Main	LF	1471.8	\$ 200.00	\$ 294,360.00	\$160.00	\$235,488.00	\$143.75	\$211,571.25	\$160.00	\$235,488.00	\$191.32	\$281,584.78	\$200.00	\$294,360.00	\$171.01	(\$11.01)	
59	3802.0110	Water Service (1-Inch)	LF	1138	\$ 127.00	\$ 144,526.00	\$115.00	\$130,870.00	\$80.50	\$91,609.00	\$140.00	\$159,320.00	\$171.87	\$195,588.06	\$115.00	\$130,870.00	\$124.47	(\$9.47)	
60	3802.0115	Water Service (1 1/2-Inch)	LF	65	\$ 131.00	\$ 8,515.00	\$152.00	\$9,880.00	\$63.25	\$4,111.25	\$220.00	\$14,300.00	\$225.32	\$14,645.80	\$150.00	\$9,750.00	\$162.11	(\$10.11)	
61	3803.0106	Water Valve and Valve Box (6-Inch)	EACH	6	\$ 3,320.00	\$ 19,920.00	\$2,560.00	\$15,360.00	\$2,456.40	\$14,738.40	\$3,900.00	\$23,400.00	\$2,338.21	\$14,029.26	\$2,300.00	\$13,800.00	\$2,710.92	(\$150.92)	
62	3803.0108	Water Valve and Valve Box (8-Inch)	EACH	4	\$ 4,145.00	\$ 16,580.00	\$3,590.00	\$14,360.00	\$3,335.00	\$13,340.00	\$4,800.00	\$19,200.00	\$3,303.50	\$13,214.00	\$3,200.00	\$12,800.00	\$3,645.70	(\$55.70)	
63	3803.0110	Water Valve and Valve Box (10-Inch)	EACH	1	\$ 4,900.00	\$ 4,900.00	\$5,040.00	\$5,040.00	\$4,666.70	\$4,666.70	\$6,000.00	\$6,000.00	\$4,758.13	\$4,758.13	\$4,800.00	\$4,800.00	\$5,052.97	(\$12.97)	
64	3803.0112	Water Valve and Valve Box (12-Inch)	EACH	4	\$ 6,500.00	\$ 26,000.00	\$6,290.00	\$25,160.00	\$5,683.30	\$22,733.20	\$7,600.00	\$30,400.00	\$5,880.00	\$23,520.00	\$5,800.00	\$23,200.00	\$6,250.66	\$39.34	
65	3804.0106	Hydrant Lead, 6-Inch	LF	70	\$ 138.00	\$ 9,660.00	\$95.00	\$6,650.00	\$241.50	\$16,905.00	\$130.00	\$9,100.00	\$156.82	\$10,977.40	\$95.00	\$6,650.00	\$143.66	(\$48.66)	
66	3805.0100	Fire Hydrant	EACH	6	\$ 6,800.00	\$ 40,800.00	\$6,995.00	\$41,970.00	\$6,146.75	\$36,880.50	\$6,700.00	\$40,200.00	\$6,475.36	\$38,852.16	\$6,755.00	\$40,530.00	\$6,614.42	\$380.58	
67	3806.1000	Insulation	SF	416	\$ 5.00	\$ 2,080.00	\$5.00	\$2,080.00	\$9.20	\$3,827.20	\$5.90	\$2,454.40	\$5.53	\$2,300.48	\$3.00	\$1,248.00	\$5.73	(\$0.73)	
68	3807.0108	Connect to Existing Water Main 8-Inch	EACH	4	\$ 3,400.00	\$ 13,600.00	\$2,250.00	\$9,000.00	\$632.50	\$2,530.00	\$3,100.00	\$12,400.00	\$2,228.85	\$8,915.40	\$3,500.00	\$14,000.00	\$2,342.27	(\$92.27)	
69	3807.0110	Connect to Existing Water Main 10-Inch	EACH	1	\$ 3,600.00	\$ 3,600.00	\$2,750.00	\$2,750.00	\$632.50	\$632.50	\$3,300.00	\$3,300.00	\$2,397.92	\$2,397.92	\$4,800.00	\$4,800.00	\$2,776.08	(\$26.08)	
70	3807.0112	Connect to Existing Water Main 12-Inch	EACH	1	\$ 3,750.00	\$ 3,750.00	\$3,250.00	\$3,250.00	\$632.50	\$632.50	\$3,500.00	\$3,500.00	\$2,561.46	\$2,561.46	\$6,000.00	\$6,000.00	\$3,188.79	\$61.21	
71	3809.0106	Abandon Water Main 6-Inch	LF	374	\$ 5.00	\$ 1,870.00	\$8.00	\$2,992.00	\$4.60	\$1,720.40	\$1.00	\$374.00	\$15.00	\$5,610.00	\$5.00	\$1,870.00	\$6.72	\$1.28	
72	3809.0108	Abandon Water Main 8-Inch	LF	1363	\$ 6.00	\$ 8,178.00	\$10.00	\$13,630.00	\$4.60	\$6,269.80	\$1.00	\$1,363.00	\$17.00	\$23,171.00	\$4.00	\$5,452.00	\$7.32	\$2.68	
73	3809.0206	Abandon Water Valve 6-Inch	EACH	3	\$ 100.00	\$ 300.00	\$350.00	\$1,050.00	\$769.04	\$2,307.12	\$170.00	\$510.00	\$400.00	\$1,200.00	\$600.00	\$1,800.00	\$457.81	(\$107.81)	
74	3809.0208	Abandon Water Valve 8-Inch	EACH	5	\$ 100.00	\$ 500.00	\$500.00	\$2,500.00	\$769.04	\$3,845.20	\$170.00	\$850.00	\$400.00	\$2,000.00	\$700.00	\$3,500.00	\$507.81	(\$7.81)	
75	3809.0500	Remove Hydrant	EACH	5	\$ 1,600.00	\$ 8,000.00	\$750.00	\$3,750.00	\$769.04	\$3,845.20	\$1,300.00	\$6,500.00	\$750.00	\$3,750.00	\$450.00	\$2,250.00	\$803.81	(\$53.81)	
76	4209.3000	Trench Backfill (Sanitary Sewer)	TF	1878	\$ 1.00	\$ 1,878.00	\$1.00	\$1,878.00	\$34.50	\$64,791.00	\$1.00	\$1,878.00	\$1.00	\$1,878.00	\$0.01	\$18.78	\$7.50	(\$6.50)	
77	4801.0108	Sanitary Sewer (8-Inch)	LF	1878	\$ 132.00	\$ 247,896.00	\$97.50	\$183,105.00	\$69.00	\$129,582.00	\$140.00	\$262,920.00	\$148.33	\$278,563.74	\$150.00	\$281,700.00	\$120.97	(\$23.47)	
78	4802.0104	Sanitary Sewer Manhole (4-FT)	VF	115	\$ 680.00	\$ 78,200.00	\$480.00	\$55,200.00	\$862.90	\$99,233.50	\$640.00	\$73,600.00	\$411.24	\$47,292.60	\$531.36	\$61,106.40	\$585.10	(\$105.10)	
79	4803.0104	Sanitary Sewer Lateral (4-Inch)	LF	1130	\$ 132.00	\$ 149,160.00	\$75.00	\$84,750.00	\$40.25	\$45,482.50	\$130.00	\$146,900.00	\$169.32	\$191,331.60	\$128.00	\$144,640.00	\$108.51	(\$33.51)	
80	4803.0106	Sanitary Sewer Lateral (6-Inch)	LF	128	\$ 140.00	\$ 17,920.00	\$80.00	\$10,240.00	\$40.25	\$5,152.00	\$140.00	\$17,920.00	\$171.94	\$22,008.32	\$160.00	\$20,480.00	\$118.44	(\$38.44)	
81	4804.0210	Connection to Existing Sanitary Sewer 10-Inch and less	EACH	3	\$ 2,200.00	\$ 6,600.00	\$1,500.00	\$4,500.00	\$1,035.00	\$3,105.00	\$4,900.00	\$14,700.00	\$2,262.00	\$6,786.00	\$2,600.00	\$7,800.00	\$2,459.40	(\$959.40)	
Base Bid Total:					\$ 2,829,278.50		\$2,137,596.55		\$2,144,068.20		\$2,384,239.00		\$2,637,419.34		\$2,695,883.05		\$2,399,841.23		(\$262,244.68)

Difference in cost compred to Low Bidder \$6,471.65 \$246,642.45 \$499,822.79 \$558,286.50
 Percentage difference between Low and 2nd Bidder 0.30%
 Percentage difference between Low and High Bidder 26.12%



CITY OF VERONA

111 Lincoln Street
Verona, WI 53590-1520

Jamie J. Aulik, City Administrator

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

MEMORANDUM

To: Public Works, Water and Sewer Committee and Verona Common Council
From: Jamie J. Aulik, City Administrator
Date: April 23, 2026
Re: Appeal of Traffic Safety Committee Decision - Zingg Drive / Dunhill Drive Intersection

Background

A resident submitted a request for installation of four-way stop signs at the intersection of Zingg Drive and Dunhill Drive, citing concerns about vehicle speeds on Zingg Drive, particularly for northbound traffic. The request was forwarded to the Traffic Safety Committee (TSC) by the Alder Helmke and the Chief of Police.

The resident noted that an earlier speed study, conducted with a device positioned south of the intersection, appeared to undercount speeding incidents, as drivers may have detected the unit while cresting the hill. The resident requested that any repeat study be conducted with the device positioned north of the intersection to produce more representative data. The Police Chief reviewed the request and indicated no objection to further review, noting that the extension of Zingg Drive to the north over several blocks changes the character of the corridor. The request to install four-way stop signs was referred to the Traffic Safety Committee.

Traffic Safety Committee Decision

The Traffic Safety Committee considered the request and recommended to deny installation of a four-way stop at this time. The denial was based on the following findings:

- The intersection does not yet meet the applicable threshold for stop sign installation under current traffic volumes and conditions (i.e. no traffic warrants have yet been triggered) per the Manual for Traffic Control Devices that is used by the City and the State.
- Stop signs are a traffic control device intended to assign right-of-way, not to reduce vehicle speeds. Engineering guidance consistently indicates that stop signs

do not effectively slow traffic between intersections and may increase speeds mid-block as drivers accelerate after stopping.

- The TSC acknowledged that as the neighborhood continues to develop and traffic volumes increase, the intersection is likely to meet warrant criteria in the future. The committee noted it would be appropriate to revisit the request as development proceeds.

Nature of Appeal

The resident is appealing the TSC's denial to the Public Works, Water and Sewer Committee. The basis of the appeal is the resident's concern that current traffic speeds present a safety risk to families in the neighborhood, particularly given the number of young children in the area, and that the existing stop configuration on nearby parallel streets (which have four-way stops attributed to their proximity to an elementary school) creates an inconsistency the resident believes should extend to this corridor.

For Committee Consideration

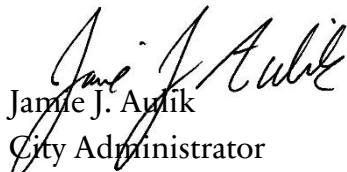
The Public Works, Water and Sewer Committee is asked to review the TSC's decision and determine whether to:

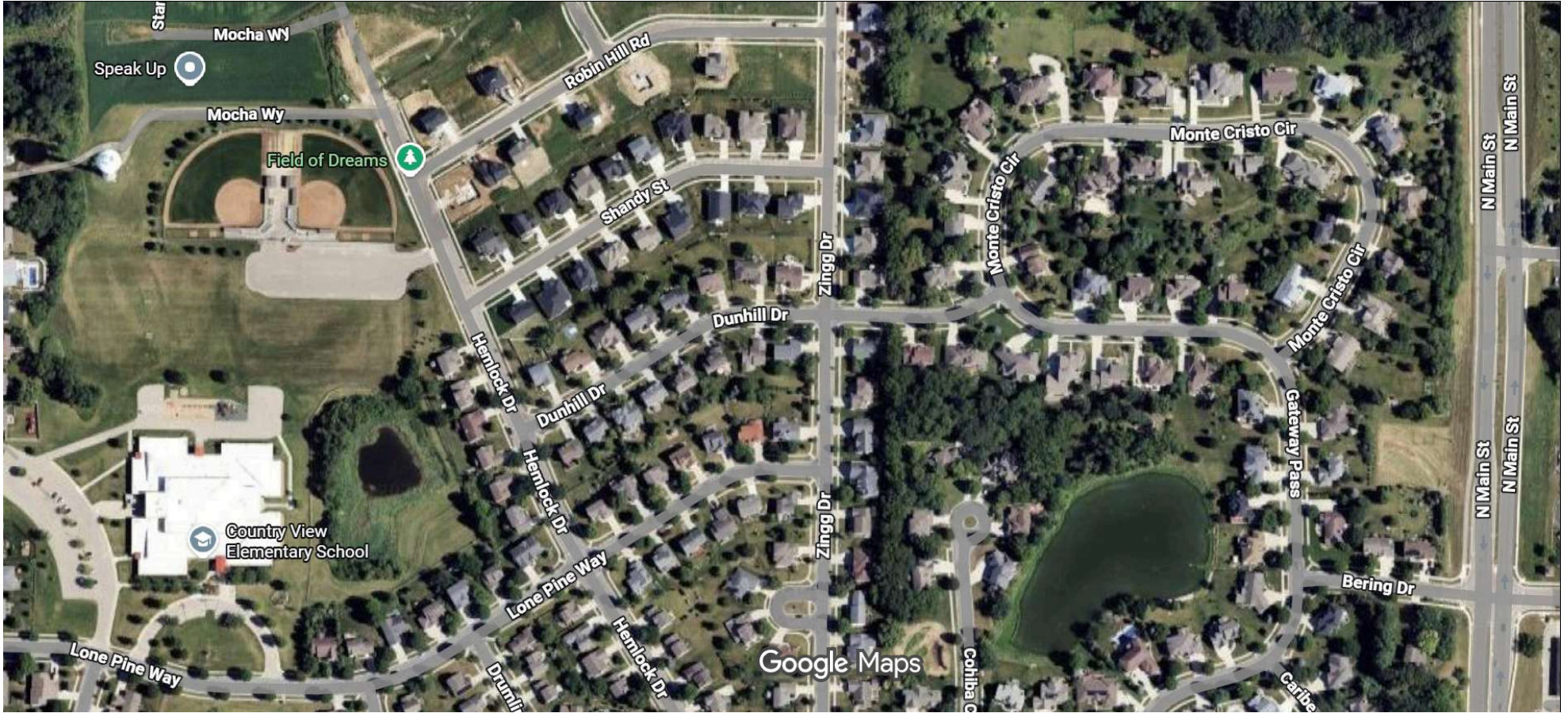
- Uphold the TSC denial, with or without direction regarding future review timing;
- Refer the matter back to the TSC with specific direction.
- Override the TSC denial and either refer or recommend a decision to the Common Council.

Staff can provide additional detail on the warrant analysis methodology or prior study results if helpful to the committee's deliberations.

Please contact me if you have questions in advance of the meeting.

Very respectfully,


Jamie J. Amik
City Administrator
City of Verona



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CITY OF VERONA

111 Lincoln Street
Verona, WI 53590-1520

Jamie J. Aulik, City Administrator

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

MEMORANDUM

To: Public Works, Water and Sewer Committee and Verona Common Council
From: Jamie J. Aulik, City Administrator
Date: April 23, 2026
Re: Appeal of Traffic Safety Committee Decision - South Main Street Pedestrian and Bicycle Safety

Background

Alder Tucker Long submitted a request to the Traffic Safety Committee (TSC) on behalf of a constituent regarding pedestrian and bicycle safety on the eastern side of South Main Street between the Badger Mill Creek bridge and Melody Lane. The concern centers on the absence of sidewalks or a designated bike/pedestrian facility on the east side of the roadway in this segment, combined with limited sight distance due to the hill and curve between Locust Street and Melody Lane, making conditions dangerous for residents walking or biking to school, Fireman's Park, and other destinations.

The committee noted that this segment had been discussed previously, and that a speed monitoring sign near Locust Street was installed to address vehicle speeds as traffic enters the residential/downtown area from the south. However, the concern raised in this request is focused specifically on the lack of a protected pedestrian and bicycle facility, not vehicle speeds alone.

Proposed Solution

The proposal presented to the TSC involves repurposing the parking lane on the eastern side of South Main Street in the affected segment to create a protected bike/pedestrian lane. Key elements of the proposal include:

- Installation of traffic delineator posts beginning where the roadway widens south of Melody Lane, channeling vehicle traffic into the single driving lane and designating the parking lane as a bike/pedestrian facility.

- The protected lane would extend northward to Melody Lane, where an existing sidewalk begins on the east side of Main Street.
- A painted crosswalk at the Melody Lane intersection to increase visibility of the existing crossing where the sidewalk begins.
- A new marked crosswalk at the southern terminus of the proposed bike/pedestrian lane, near the Carnes driveway, where an existing streetlight provides illumination and existing sidewalk openings align with crossing needs.

The proposal would eliminate on-street parking on the east side of South Main Street in this segment. The Alder noted that this parking is infrequently used, as single-family homes in the area have private driveways and nearby multi-family properties have off-street parking. It was also noted that residents have expressed reluctance to use the on-street parking due to safety concerns related to exiting vehicles into traffic coming around the curve.

Traffic Safety Committee Decision

The Traffic Safety Committee considered the request and voted to deny it at this time. The denial was based on the following:

- The proposed improvements would involve capital costs — including delineator post procurement and installation, and crosswalk markings — that have not been budgeted for the current fiscal year.
- The TSC determined that this type of infrastructure investment is more appropriately addressed through the City's budget prioritization process, which allows all safety needs across the community to be evaluated on a consistent and equitable basis.
- The committee did not dispute the safety concern itself, but noted that unilateral approval outside the normal capital planning process could be inconsistent with how other safety requests are handled citywide.

Nature of Appeal

Alder Tucker Long is appealing the TSC's denial to the Public Works, Water and Sewer Committee. The basis of the appeal is that the safety conditions in this corridor - particularly the combination of no pedestrian facility, poor sight lines, and a residential population that includes children walking to school - warrant near-term attention rather than deferral through a multi-year budget cycle.

For Committee Consideration


The Public Works, Water and Sewer Committee is asked to review the TSC's decision and determine whether to:

- Uphold the TSC denial and direct that the request be submitted through the next budget cycle for capital prioritization;
- Direct staff to develop a cost estimate and feasibility assessment for the proposed improvements for committee review; or
- Refer the matter to the Finance Committee or budget process with a formal recommendation for prioritization.

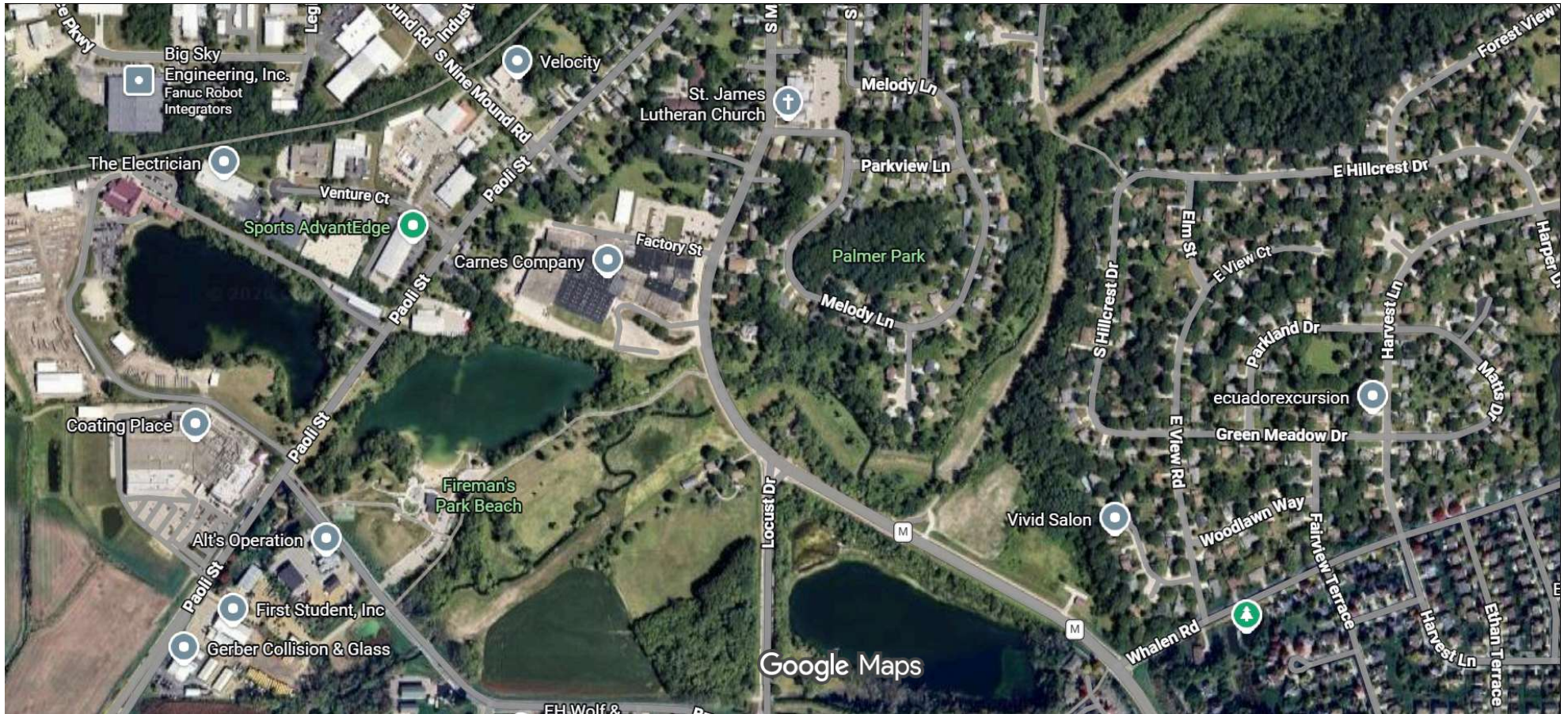
Staff can provide additional detail on the current budget process, existing capital improvement procedures, or the specific corridor conditions if helpful to the committee's deliberations.

Please contact me if you have questions in advance of the meeting.

Very respectfully,



Jamie J. Aulik
City Administrator
City of Verona



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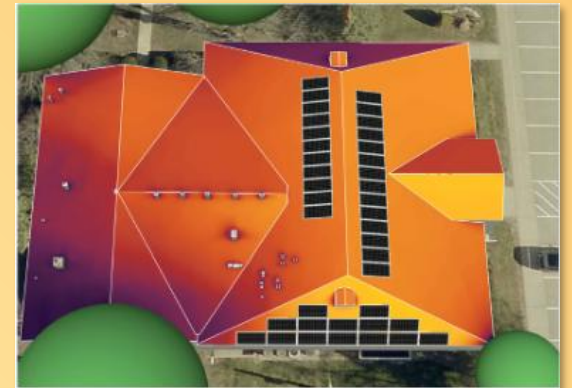
Arch Solar

Milwaukee, Plymouth

	Senior Center	Community Center
System Size	22.8kW DC / 17.3kW AC	22.8kW DC / 17.3kW AC
Initial Cost	\$59,887	\$59,887
Post Incentive Cost	\$38,580	\$38,580
Price Per Watt (before grants & incentives)	\$2.62	\$2.62
kWh/year (levelized)	28,782	28,782
% Offset	34.6%	105.3%
1st Year Savings	\$3,710	\$3,384
30 Year Savings	\$162,487	\$148,226
30 Year Savings (net)	\$120,197	\$106,262
Payback Period	10.4	11.3
Levelized Cost of Electricity	5.1 cents/kWh	5.5 cents/kWh



Senior Center



Community Center

- Did not recommend Senior Center or Community Center expansion
- Monitors provided at \$250
- 5-year workmanship warranty
- Critter guard included
- 20-year inverter warranty upgrade

Eagle Point Solar

Dubuque, Iowa

Senior Center

	Senior Center
System Size	31kW DC / 20kW AC
Initial Cost	\$59,969
Post Incentive Cost	\$38,226
Price Per Watt (before grants & incentives)	\$1.93
kWh/year (levelized)	37,140
% Offset	47%
1st Year Savings	\$5,047
30 Year Savings	\$221,065
30 Year Savings (net)	\$177,791
Payback Period	7.9 years
Levelized Cost of Electricity	3.7 cents/kWh



Senior Center

- Comprehensive study of the four system options resulted in a Senior Center proposal
- Would not recommend system expansion
- Monitors provided at \$500. Extensive experience
- 5-year workmanship warranty
- Critter guard not included
- Detailed description of communication with customer and timeline

Full Spectrum Solar

Madison, Waukesha

	Fire Dept Addition	City Hall Addition
System Size	26.5kW DC / 20kW AC	26.0kW DC / 20kW AC
Initial Cost	\$60,000	\$60,000
Post Incentive Cost	\$32,473	\$32,502
Price Per Watt (before grants & incentives)	\$2.26	\$2.31
kWh/year (levelized)	32,166	31,878
% Offset	9.8% (19.9% total)	4.3% (9.0% total)
1st Year Savings	\$4,954	\$3,379
30 Year Savings	\$168,873	\$147,998
30 Year Savings (net)	\$131,447	\$112,117
Payback Period	7 years	9.7 years
Levelized Cost of Electricity	3.6 cents/kWh	3.7 cents/kWh



Fire Dept Addition



City Hall Addition

- Extensive experience with municipalities
- 40% Elective Pay w/domestic content
- Can expand each system to 30kW DC
- 5-year workmanship warranty
- 20-year inverter warranty upgrade

Glow Solar

Madison

	Senior Center	Community Center
System Size	25.52kW DC / 17.3kW AC	15.8kW DC / 17.3kW AC
Initial Cost	\$57,366	\$40,709
Post Incentive Cost	\$36,681	\$25,506
Price Per Watt (before grants & incentives)	\$2.25	\$2.58
kWh/year (levelized)	30,512	18,905
% Offset	33.5%	79.9%
1st Year Savings	\$4,147	\$2,569
30 Year Savings	\$181,609	\$112,527
30 Year Savings (net)	\$140,782	\$84,451
Payback Period	9.1 years	10 years
Levelized Cost of Electricity	4.3 cents/kWh	⁵⁵ 4.8 cents/kWh



Senior Center



Community Center

- Community Center could be expanded w/existing inverter
- Domestic content is doable with alternate panels
- Experience installing monitors and working with IT staff
- 10-year workmanship warranty
- 20-year inverter warranty upgrade

Midwest Solar Power

Madison

	Senior Center	Fire Station Addition
System Size	23.68kW DC / 17.5kW AC	25.6kW DC / 17.3kW AC
Initial Cost	\$59,938	\$58,469
Post Incentive Cost	\$32,579	\$31,601
Price Per Watt (before grants & incentives)	\$2.53	\$2.28
kWh/year (levelized)	28,334	31,396
% Offset	31.1%	9.6%
1st Year Savings	\$3,851	\$4,638
30 Year Savings	\$168,647	\$189,160
30 Year Savings (net)	\$126,224	\$130,691
Payback Period	8.1 years	8.3 years
Levelized Cost of Electricity	4.9 cents/kWh	4.3 cents/kWh

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Senior Center

- Senior Center could be expanded another 14.7kW (won't qualify for net metering)
- Domestic content can be achieved
- Experience installing monitors
- 5-year workmanship warranty
- 20-year inverter warranty upgrade

Olson Solar Energy

Onalaska, La Crosse, Wausau, Rochester, Madison

Senior Center

System Size	19.9kW DC / 19.9kW AC
Initial Cost	\$59,706
Post Incentive Cost	\$38,599
Price Per Watt (before grants & incentives)	\$3.00
kWh/year (levelized)	23,811
% Offset	100.7%
1st Year Savings	\$3,236
30 Year Savings	\$141,726
30 Year Savings (net)	\$99,891
Payback Period	11.3
Levelized Cost of Electricity	5.8 cents/kWh



Senior Center

- Experience installing monitors
- 1-year workmanship warranty
- 25-year microinverter warranty
- Includes critter guard

Solar Design Engineering

North Carolina

- Based in North Carolina, operates in all 50 states, and has a very generic website
- Basic proposal and included bids for all four options at an unreasonably low cost
- Installation subcontracted to Summit Solar
- Overall proposal appeared AI-generated
- Schedule of Values was incomplete, formatted differently, and used rounded figures (to the nearest thousand)
- Total cost for all systems: \$72,500
 - Senior Center: 15–20 kW AC system with monitoring display
 - Community Center: 10–15 kW AC system with shading mitigation
 - City Hall: Expansion of existing system with inverter integration (no size specified)
 - Fire Department: Expansion based on high energy demand (no size specified)

Which Option is Most Cost Effective?

Levelized Cost of Electricity (LCOE) for each Installer and Site



	Community Center	Senior Center	Fire Department Addition	City Hall Addition
Arch Solar	5.5 cents/kWh	5.1 cents/kWh		
Eagle Point Solar		3.7 cents/kWh		
Full Spectrum Solar			3.6 cents/kWh	3.7 cents/kWh
Glow Solar	4.8 cents/kWh	4.3 cents/kWh		
Midwest Solar Power		4.9 cents/kWh	4.3 cents/kWh	
Olson Solar Energy		5.8 cents/kWh		

Which Option is Most Cost Effective?

Payback



	Community Center	Senior Center	Fire Department Addition	City Hall Addition
Arch Solar	11.3	10.4		
Eagle Point Solar		7.9		
Full Spectrum Solar			7	9.7
Glow Solar	10	9.1		
Midwest Solar Power		8.1	8.3	
Olson Solar Energy		11		

CITY OF FITCHBURG AND VILLAGE OF OREGON

Attn: Chad Brecklin, City Administrator

Attn: Martin Shanks, Village Administrator

DATE: March 31, 2026

McM. No.

Shared Fire Protection

PROJECT DESCRIPTION

McMahon Associates Inc. will be performing a Shared Fire Protection and Emergency Medical Services (EMS) Feasibility Study and Implementation Plan for the City of Fitchburg and the Village of Oregon.

SCOPE OF SERVICES

McMahon Associates, Inc. (McMahon) agrees to provide the following Scope of Services for this project:

PROJECT KICKOFF

- Develop a project team of appropriate users and stakeholders to oversee and participate in the project. The project team will coordinate project schedules, evaluate findings and recommendations, and review and present the final documents.
- Prepare for and conduct a Project Planning Meeting with McMahon Project Manager, the Project Team, and key project personnel. The purpose of the meeting will be to define scope and mission, discuss the work plans, establish liaison responsibilities, coordinate project schedules, and confirm other general arrangements.

INITIAL ASSESSMENT AND OBSERVATIONS

- Obtain and review documentation pertaining to this project, such as existing Fire-EMS department documentation, policies, and procedures, detailed call volume statistics, community development plans, service contracts, surveys, capital improvement plans, and previous studies. Data analysis will include review of call types, locations, date/times of calls, agencies responding to those specific calls, number of personnel responding to calls for service, and response times. This information will also be evaluated through our Geographical Information System mapping systems.

CONTINUED ASSESSMENT AND DOCUMENTATION

- Assess the current Fire-EMS operations and shared services in order to begin to assess future needs. Methods include conducting interviews and on-site observations with representatives of the fire and EMS departments, city/town administrations, and neighboring agencies. The interviews and observations will be held in both group and individual settings.

Interviews and observations will primarily focus on the following issues:

- ❖ Current fire and EMS operations, staffing, and levels of service.
- ❖ Fire and EMS service workload call volume and activity.
- ❖ Fire and EMS operations and service expectations.
- ❖ Current and anticipated budget issues.
- ❖ Major equipment needs.
- ❖ Economic development plans.

- ❖ Facilities.
 - ❖ Shared services.
 - ❖ GIS Station and response analysis.
 - ❖ Long term sustainability.
- Prepare for and facilitate a project status meeting to discuss the results of the interviews and on-site observations and to review the next steps of the project.

ANALYSIS, PERFORMANCE REVIEW AND RECOMMENDATIONS

- Determine any changes, future trends, or public safety industry standards related to operational requirements. During the development of all recommendations, McMahon will consider many factors and standards as a basis for recommendations, including:
 - ❖ State of Wisconsin Statutes and Administrative Code
 - ❖ National Highway Safety Traffic Administration (NHSTA)
 - ❖ Federal Emergency Management Agency (FEMA)
 - ❖ Local Related Ordinances
 - ❖ Commission on Fire Accreditation International (CFAI)
 - ❖ National Fire Protection Association (NFPA)
 - ❖ Commission on Accreditation of Ambulance Services (CAAS)
- Prepare for and facilitate a Recommendations Meeting to present preliminary findings and obtain feedback from the Project Team.
- Develop a comprehensive, detailed Joint Fire - EMS Department Study (Analysis), utilizing the information provided by the documentation and data received, the interviews, and on-site observations. The analysis will be produced in print-ready and digital format.

An Executive Summary will also be produced for a non-technical audience. All documents and presentation materials will be provided in a format accessible to municipal staff.

The projected growth and level of service needs will be considered during the development of this analysis to include:

- ❖ Legal and organizational pathways for creation of shared fire and EMS service delivery models in the State of Wisconsin.
- ❖ Evaluation of governance models for delivery of shared fire and EMS service delivery.
- ❖ A recommendation on a formation approach with supporting rationale.
- ❖ Assessment of current staffing levels, roles, and deployment models in both municipalities.
- ❖ Recommended unified staffing model.
- ❖ Recommended organizational chart.
- ❖ Strategies for effectively integrating existing personnel from all participating agencies into the new structure.
- ❖ Condition assessment and inventory of current apparatus, equipment and supporting technology.
- ❖ Evaluation of physical condition and geographic suitability of existing fire and EMS facilities.
- ❖ Identification of necessary facility upgrades, replacements, or requirements for new construction.
- ❖ Recommendations for equipment standardization and future deployment strategies.
- ❖ A plan for incorporating current staffing, equipment, facilities and existing contracts into a

- combined arrangement.
- ❖ Identification of operational redundancies and specific opportunities for consolidation to improve service.
- ❖ An outline of transition strategies designed to minimize or eliminate service disruptions during the merger.
- ❖ A detailed estimate of one-time costs required to establish a combined service arrangement.
- ❖ Ongoing operational costs projections for 5-, 10-and 20-year benchmarks.
- ❖ Comparison of operational cost projections to “status quo” service delivery model.
- ❖ Identification of potential cost savings or necessary increases in funding.
- ❖ Recommendation of funding options, including shared cost formulas, capital improvement planning and grant opportunities.
- ❖ Details of operational benefits and specific challenges associated with a shared delivery model.
- ❖ Analysis of impacts on response times, service levels, and overall community risk reduction.
- ❖ Evaluation of impacts on the workforce and general community considerations.
- ❖ Plan for full operational integration.
- ❖ Identification of key milestones and decision points.
- ❖ Identification of required local and/or state approvals.
- ❖ Recommended timeline for full operational consolidation.
- ❖ Strategies for managing the organizational and cultural changes inherent in a merger.
- ❖ Other issues identified during the analysis.

DOCUMENT PREPARATION AND REVIEW

- List and describe the findings and recommendations with regard to shared service delivery outlined in the Scope of Services above.
- Assemble the Analysis document by performing a detailed quality assurance review of the document to ensure that the document meets the expectations of the Project Team and conforms to McMahon's standards.
- Prepare, produce, and deliver the draft Analysis to the Project Team for review. Facilitate a Report Delivery Meeting to review content as well as schedules and expectations for the remaining project steps.
- Facilitate an Analysis Review Meeting with the Project Team approximately one (1) week after initial delivery to answer questions regarding the content of the Analysis. Make any changes to the Analysis based on the discussions at the Analysis Review Meeting. Produce and deliver final document copies to the Project Team.
- Facilitate an Analysis Review Presentation to both the City Council and Village Board and a presentation for a joint community meeting.

CLIENT RESPONSIBILITIES

The Scope of Services and fee are based on the understanding that the City of Fitchburg and the Village of Oregon will provide the following:

A single source contact with whom all communication is to occur.

SPECIAL TERMS (Refer also to the attached General Terms & Conditions, which are hereby incorporated by reference into this Agreement.)

The Client agrees that the Project Description, Scope of Services, and Compensation sections contained in this Agreement, pertaining to this project or any addendum thereto, are considered confidential and proprietary, and shall not be released or otherwise made available to any third party, prior to the execution of this Agreement, without the express written consent of McMahon.

COMPENSATION

McMahon agrees to provide the Scope of Services described above for the following compensation:

Time and Expenses Not to Exceed: \$65,000

Based on direction from the participating client municipalities, McMahon will invoice the respective municipalities monthly based on a proportionate share of their population. McMahon will use the Wisconsin Department of Administration Official Final Population Estimates as of January 1, 2025 unless otherwise directed by mutual agreement of all participating municipalities.

COMPLETION SCHEDULE

McMahon agrees to complete this project as follows:

McMahon has the staff available to begin this project immediately upon award. Based on our prior experience on similar projects, it is estimated that this analysis will take approximately five (5) months to complete, although we will endeavor to complete it sooner to meet the needs of the City and Village. This timeline is contingent upon data being readily available and in a format that facilitates analysis.

SCALING OF PROJECT

Should additional communities come forward with interest to participate in this Analysis, McMahon is able to scale the project. Additional municipalities will be asked to respond to a data and document request similar to that of the originating municipalities and participate in interviews and facility tours. To the degree that a municipality is added to the study earlier and prior work does not have to be repeated, additional costs can be avoided or minimized. If a municipality is added to the study later and work has to be repeated or duplicated, the cost may be greater. Fee adjustments would be documented via a contract amendment. Additional work will be charged at an hourly rate of approximately \$180 per hour. It is estimated, depending on size of the municipality/department, and how many departments are added, the additional work would range from \$9,000 to \$30,000.

ACCEPTANCE

The General Terms & Conditions and the Scope of Services (defined in the above Agreement) are accepted, and McMahon is hereby authorized to proceed with the services. The Agreement fee is firm for acceptance within sixty (60) days from the date of this Agreement.

CITY OF FITCHBURG

5520 Lacy Road
Fitchburg, WI 53711

Authorized Signature

Date

McMAHON ASSOCIATES, INC.

1445 McMahon Drive | PO Box 1025
Neenah, WI 54956 | 54957-1025
920.751.4200 | MCMGRP.COM

Mark Rohloff
Division Manager

March 31, 2026
Date

VILLAGE OF OREGON

101 Alpine Parkway
Oregon, WI 53575

Authorized Signature

Date

Attachments: General Terms and Conditions
Fee Schedule
Reimbursable Schedule

1. STANDARD OF CARE

- 1.1 **Services:** McMahon Associates, Inc. (McMahon) shall perform services consistent with the professional skill and care ordinarily provided by engineers/architects practicing in the same or similar locality under the same or similar circumstances. McMahon shall provide its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the project.
- 1.2 **Client's Representative:** McMahon intends to serve as the Client's professional representative for those services, as defined in this Agreement, and to provide advice and consultation to the Client as a professional. Any opinions of probable project costs, approvals and other decisions made by McMahon for the Client are rendered based on experience and qualifications and represent our professional judgment. For clarity, Client may sometimes be referred to as "Owner" in this and related documents.
- 1.3 **Warranty, Guarantees, Terms and Conditions:** McMahon does not provide a warranty or guarantee, express or implied, for professional services. This Agreement or contract for services is not subject to the provisions of uniform commercial codes. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or McMahon. McMahon's services under this Agreement are being performed solely for the Client's benefit, and no other entity shall have any claim against McMahon because of this Agreement or the performance or nonperformance of services hereunder. The Agreement does not create, nor does it intend to create a fiduciary relationship with Client or any other party.

2. PAYMENT AND COMPENSATION

- 2.1 **Invoices:** McMahon will bill the Client monthly with net payment due in thirty (30) days. Past due balances shall be subject to an interest charge of 1.0% per month. Client is responsible for interest charges on past due invoices, collection agency fees and attorney fees incurred by McMahon to collect all monies due to McMahon. Client is responsible for all taxes levied on professional services and on reimbursable expenses. McMahon and Client hereby acknowledge that McMahon has and may exercise lien rights on subject property.
- 2.2 **Reimbursables:** Expenses incurred by McMahon for the project including, but not limited to, equipment rental will be billed to the Client at cost plus 10% and sub-consultants at cost plus 12%. When McMahon, after execution of an Agreement, finds that specialized equipment must be purchased to provide special services, the cost of such equipment will be added to the agreed fee for professional services only after the Client agrees to these costs.
- 2.3 **Changes:** The stated fees and Scope of Services constitute McMahon's professional opinion of probable cost of the fees and tasks required to perform the services as defined. For those projects involving conceptual or process development services, activities often cannot be fully defined during initial planning. As the project progresses, facts uncovered may reveal a change in direction, which may alter the Scope. Changes by the Client during design may necessitate re-design efforts. McMahon will promptly inform the Client in writing of such situations so changes in this Agreement can be negotiated, as required.
- 2.4 **Delays and Uncontrollable Forces:** Costs and schedule commitments shall be subject to re-negotiation for delays caused by the Client's failure to provide specified facilities or information, or for force majeure delays caused by unpredictable occurrences, including without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults by suppliers of materials or services, process shutdowns, infectious diseases or pandemics, acts of God or the public enemy, or acts or regulations of any governmental agency. Temporary delay of services caused by any of the above, which results in additional costs beyond those outlined, may require re-negotiation of this Agreement.

3. INSURANCE

- 3.1 **Limits:** McMahon will maintain insurance coverage in the following amounts:
 Worker's Compensation Statutory
 General Liability
 Bodily Injury - Per Incident/Annual Aggregate \$1,000,000 / \$2,000,000
 Automobile Liability
 Bodily Injury \$1,000,000
 Property Damage \$1,000,000
 Professional Liability Coverage \$2,000,000

If the Client requires coverage or limits in addition to the above stated amounts, premiums for additional insurance shall be paid by the Client.

- 3.2 McMahon's total aggregate liability to the Client for any indemnity obligations, reimbursement of legal fees, or for any damages arising out of or related to the performance of this Agreement, whether based in tort, contract, or any other legal theory, shall be limited as follows: for contracts with a total value less than \$250,000, to the lesser of two (2) times McMahon's fee or \$250,000; for contracts with a total value equal to or exceeding \$250,000, to McMahon's fee under this Agreement not to exceed \$1,000,000.
- 3.3 **Additional Insureds:** Upon request and to the extent permitted by law, McMahon shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Client as an additional insured for claims caused in whole or in part by McMahon's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Client's insurance policies and shall apply to both ongoing and completed operations. To the extent permitted by law, Client shall cause the contractor, if any, to include McMahon as an additional insured on contractor's Commercial General Liability, Automobile Liability and Excess or Umbrella policies for claims caused in whole or in part by contractor's acts or omissions. The additional insured coverage shall be primary and non-contributory to any of McMahon's insurance policies and shall apply to both ongoing and completed operations, and policies are to be endorsed with a waiver of subrogation, as evidenced on the Certificate of Insurance.

4. CLAIMS AND DISPUTES

- 4.1 **General:** In the event of a dispute between the Client and McMahon arising out of or related to this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. The Client and McMahon agree to first attempt to resolve the dispute by direct negotiation.
- 4.2 **Mediation:** If an agreement cannot be reached by the Client and McMahon, unresolved disputes shall be submitted to mediation. The Client and McMahon shall share the mediator's fee and any filing fees equally.
- 4.3 **Binding Dispute Resolution:** If the parties do not resolve a dispute through mediation, the method of binding dispute resolution shall be litigation in a court of competent jurisdiction.

5. TERMINATION OR SUSPENSION

- 5.1 **Client:** Termination of this Agreement by the Client shall be effective upon seven (7) day written notice to McMahon. The written notice shall include the reasons and details for termination.

- 5.2 **McMahon:** If the Client defaults in any of the Agreements entered into between McMahon and the Client, or if the Client fails to carry out any of the duties contained in these Terms and Conditions, McMahon may, upon seven (7) days written notice, suspend its services without further obligation or liability to the Client unless, within such seven (7) day period, the Client remedies such violation to the reasonable satisfaction of McMahon. In addition, McMahon may terminate this Agreement for any reason, with or without cause, by providing seven (7) days written notice to the Client. Upon such termination, all obligations of McMahon shall cease. McMahon shall not be liable for any damages, costs, or additional compensation related to the termination.
- 5.3 **Suspension for Non-Payment:** McMahon may, after giving 48 hours' notice, suspend service under any Agreement until the Client has paid in full all amounts due for services rendered and expenses incurred.
- 5.4 **Payment Upon Termination:** If the Agreement is terminated, Client shall be responsible for paying for all work performed and/or expenses and damages incurred by McMahon. Payments shall be made in accordance with Section 2 above.

6. COPYRIGHTS AND LICENSES

- 6.1 **Instruments of Service:** McMahon and its subconsultants shall be deemed the author and owner of their respective Instruments of Service (IOS), including but not limited to the drawings, specifications, reports, and any computer modeling (BIM, etc.), and shall retain all common law, statutory and other reserved rights, including copyrights.
- 6.2 **Licenses:** McMahon grants to the Client a nonexclusive license to use McMahon's IOS solely and exclusively for the purposes of constructing, using, and maintaining the project, provided that the Client substantially performs its obligations under this Agreement, including prompt payment of all sums due.
- 6.3 **Reuse:** Use of IOS pertaining to this project by the Client for extensions of this project or on any other project shall be at the Client's sole risk and without liability or exposure to McMahon, and the Client agrees to defend, indemnify, and hold harmless McMahon from all claims, damages and expenses, including attorneys' fees arising out of such reuse of the IOS by the Client or by others acting through the Client.

7. AGREEMENT CONDITIONS

- 7.1 The stipulated fee is firm for acceptance by the Client within sixty (60) days from date of Agreement publication.
- 7.2 **Modifications:** This Agreement, upon execution, can be amended only by written amendment to the Agreement signed by both parties.
- 7.3 **Governing Law:** This Agreement shall be governed by the law of the place where the project is located, excluding that jurisdiction's choice of law rules.
- 7.4 **Mutual Non-Assignment:** The Client and McMahon, respectively bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Client nor McMahon shall assign this Agreement without the written consent of the other.
- 7.5 **Severability:** The invalidity of any provision of this Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.
- 7.6 **Third Party:** Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action, in favor of a third party against McMahon.

8. MISCELLANEOUS PROVISIONS

- 8.1 **Additional Client Services:** The Client agrees to provide such legal, accounting and insurance counseling services as may be required for the project for the Client's purpose.
- 8.2 **Client-Provided Information:** The Client agrees that McMahon may rely on information provided by the Client or by third parties engaged by the Client.
- 8.3 **Means and Methods:** McMahon is not responsible for direction or supervision of construction means, methods, techniques, sequence, or procedures of construction selected by contractors or subcontractors, or the safety precautions and programs incident to the work of the contractors or subcontractors.
- 8.4 **Purchase Orders:** In the event the Client issues a purchase order or other instrument related to McMahon's services, it is understood and agreed that such document is for Client's internal accounting purposes only and shall in no way modify, add to, or delete any of the Terms and Conditions of this Agreement. Signed acknowledgment of receipt, or the actual performance of services subsequent to receipt, of any such purchase order, requisition or notice of authorization to proceed is specifically deemed not to constitute acceptance of any terms or conditions contrary to those set forth herein. If the Client does issue a purchase order, or other similar instrument, McMahon will indicate the purchase order number on the invoice(s) sent to the Client.
- 8.5 **Project Maintenance:** The Client (or Owner if applicable) shall be responsible for maintenance of the structure, or portions of the structure, which have been completed and have been accepted for its intended use. All structures are subject to wear and tear, and environmental and man-made exposures. As a result, all structures require regular and frequent monitoring and maintenance to prevent damage and deterioration. Such monitoring and maintenance is the sole responsibility of the Client or Owner. McMahon shall have no responsibility for such issues or resulting damages.
- 8.6 **Consequential Damages:** Notwithstanding any other provision of the Agreement, McMahon shall not be liable in contract or tort or otherwise for any special, indirect, consequential, or liquidated damages including but not limited to loss of profit or revenue, loss of capital, delay damages, loss of goodwill, claim of third parties, or similar damages arising out of or connected in any way to the project and/or this Agreement.
- 8.7 **Corporate Protection:** It is intended by the parties to this Agreement that McMahon's services in connection with the project shall not subject McMahon's individual employees, officers, or directors to any personal legal exposure for the risks associated with this project. Therefore, and notwithstanding anything to the contrary contained herein, the Client agrees that as the Client's sole and exclusive remedy, any claim, demand, or suit shall be directed and/or asserted only against McMahon, a Wisconsin corporation, and not against any of McMahon's employees, officers, or directors.
- 8.8 **Contingency:** The project will evolve and be refined over time. The Client shall provide appropriate contingency for design and construction costs consistent with the reasonable progression of the project. The Client and McMahon agree that revisions due to design clarifications or omissions which result in changes in work during the construction phase which amount to 5% or less of construction costs shall be deemed within the contingency and consistent with the professional standard of care. Accordingly, the Client agrees to make no claim for such costs. Revisions in excess of this threshold shall be resolved per the dispute resolution process.
- 8.9 **Project Costs Associated with Agency Plan Review:** McMahon will not be responsible for additional project costs due to changes to the design, construction documents, and specifications resulting from the agency plan review process. The project schedule shall either allow for the agency plan review process to occur prior to the bid phase, or if this review occurs after the bid phase, any additional costs would be considered part of the project contingency.
- 8.10 **Hazardous Materials:** McMahon shall have no responsibility for the discovery, presence, handling, removal, or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the project site.
- 8.11 **Climate:** Design standards which exceed the minimum requirements within current codes and regulations are excluded. If requested by the Client, climate-related design services or evaluations can be provided for additional compensation.

Jamie Aulik

From: Jamie Aulik
Sent: Monday, April 13, 2026 7:11 AM
To: Luke Diaz
Subject: FW: Verona

Hi Mayor Luke:

See below. Our cost, if the Town is included as part of the interview/analysis part of the study, is \$19,425.

-Jamie

Jamie J. Aulik
City Administrator
City of Verona
111 Lincoln St.
Verona, WI 53593
(608) 848-9942
jaulik@veronawi.gov

From: Robert Whitaker <rwhitaker@mcmgrp.com>
Sent: Friday, April 10, 2026 1:46 PM
To: Jamie Aulik <jaulik@veronawi.gov>; Timm Schabbel <tschabbel@mcmgrp.com>
Cc: Mark Rohloff <MRohloff@mcmgrp.com>
Subject: RE: Verona

Jamie,

Our estimated cost for inclusion for the City of Verona with the understanding that the City services the Town of Verona is \$19,425.

Let us know if you have any questions.

Robert

Robert Whitaker

Senior Public Safety Specialist

McMAHON

ENGINEERS ARCHITECTS

[1445 McMahon Dr](http://1445McMahonDr.com) | [Neenah, WI 54956](http://Neenah,WI54956.com)

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

Adopted June 20, 2016

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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

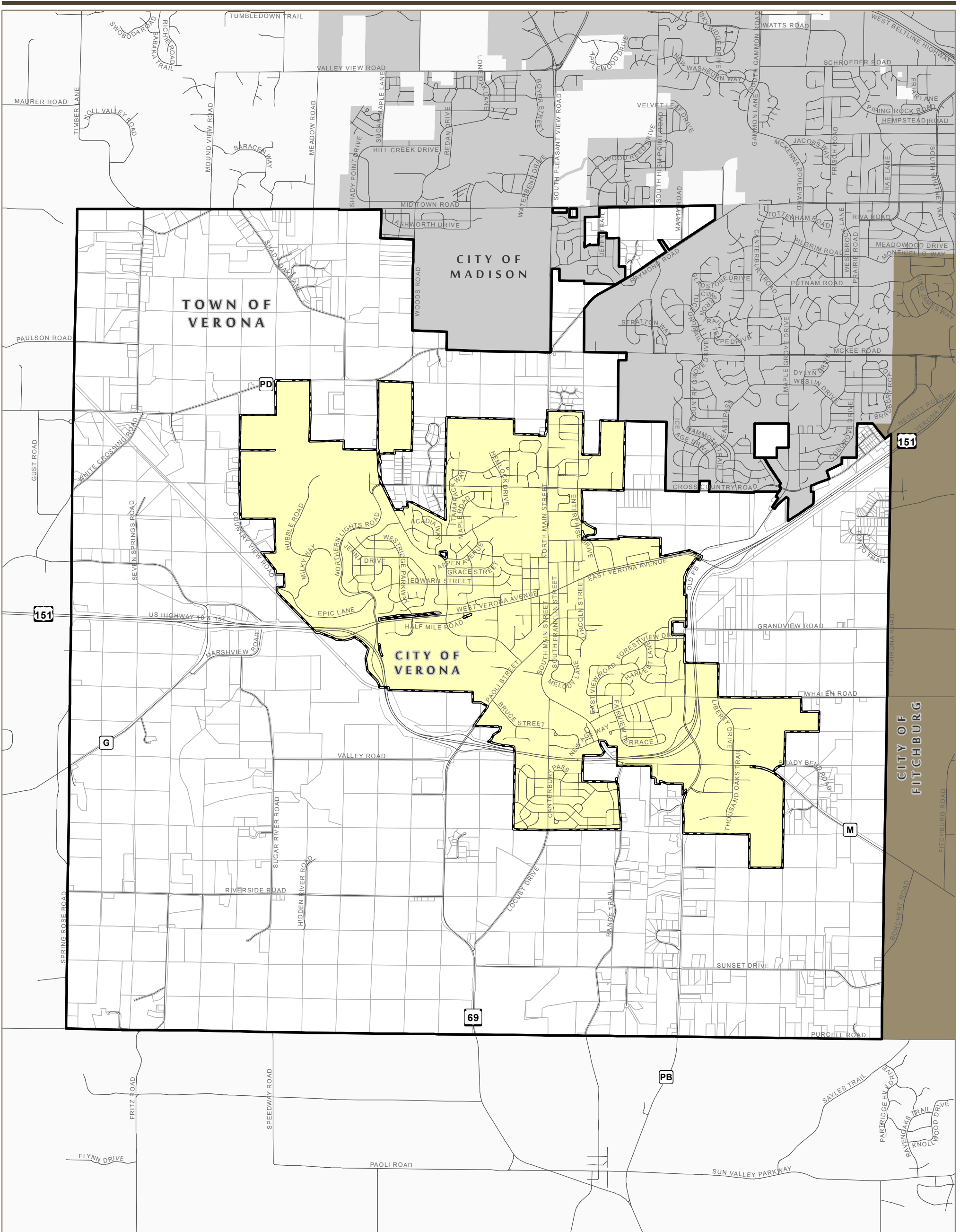
Exhibit 1: Map of Current City and Town Boundaries

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



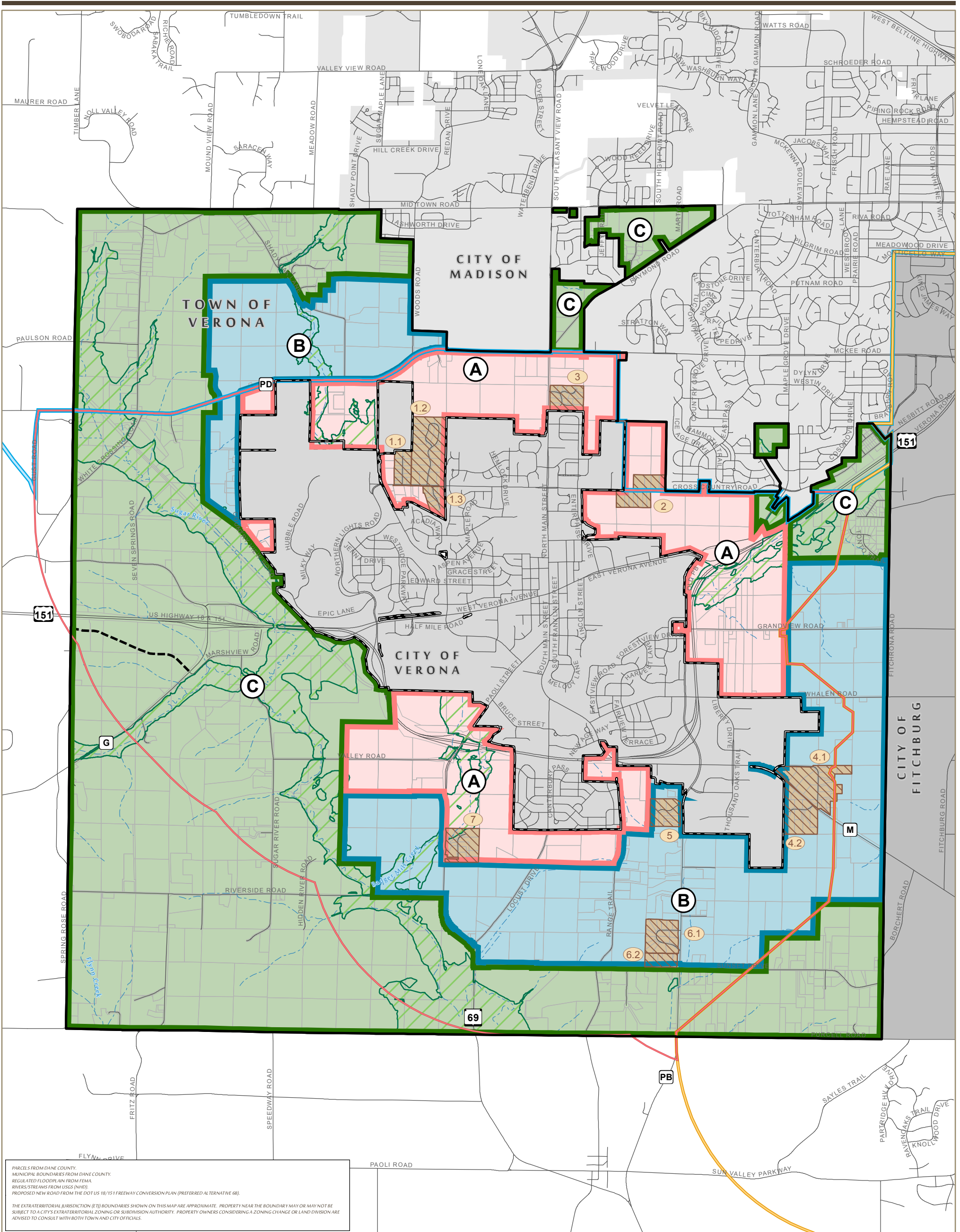
CURRENT CITY AND TOWN BOUNDARIES

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).

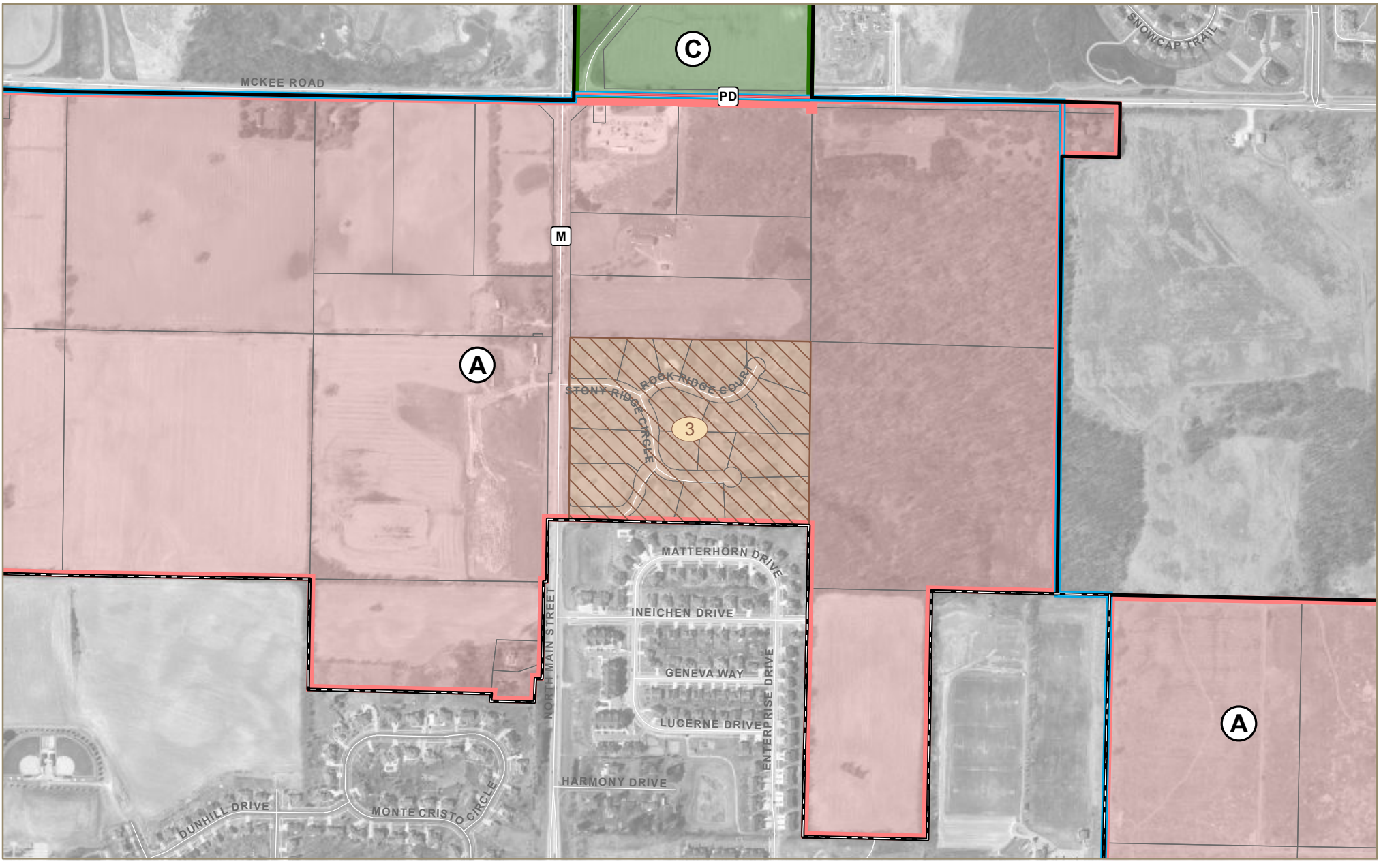
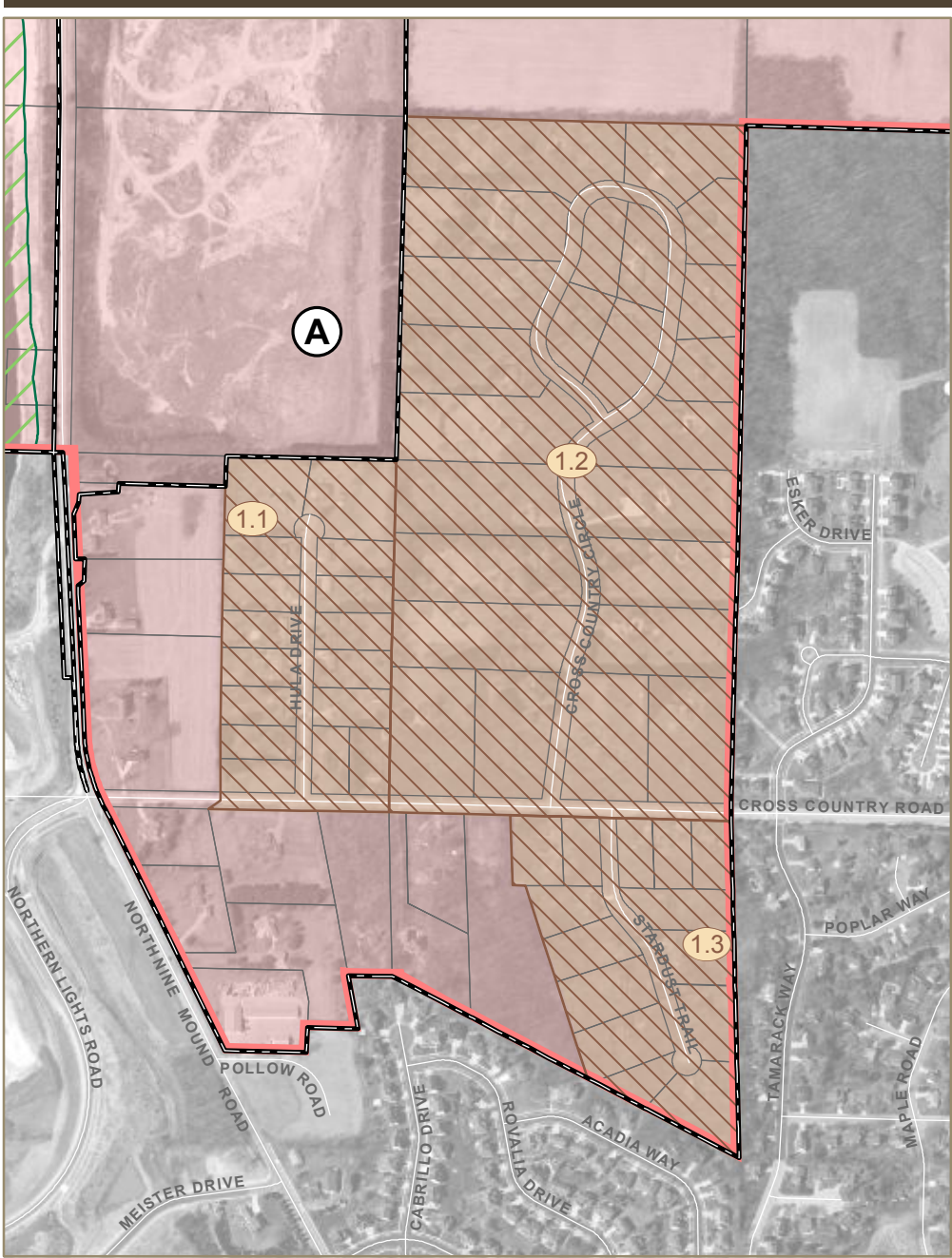
THE EXTRATERRITORIAL JURISDICTION (ETJ) BOUNDARIES SHOWN ON THIS MAP ARE APPROXIMATE. PROPERTY NEAR THE BOUNDARY MAY OR MAY NOT BE SUBJECT TO A CITY'S EXTRATERRITORIAL ZONING OR SUBDIVISION AUTHORITY. PROPERTY OWNERS CONSIDERING A ZONING CHANGE OR LAND DIVISION ARE ADVISED TO CONSULT WITH BOTH TOWN AND CITY OFFICIALS.

PLANNING AREAS

TOWN OF VERONA DANE COUNTY, WISCONSIN

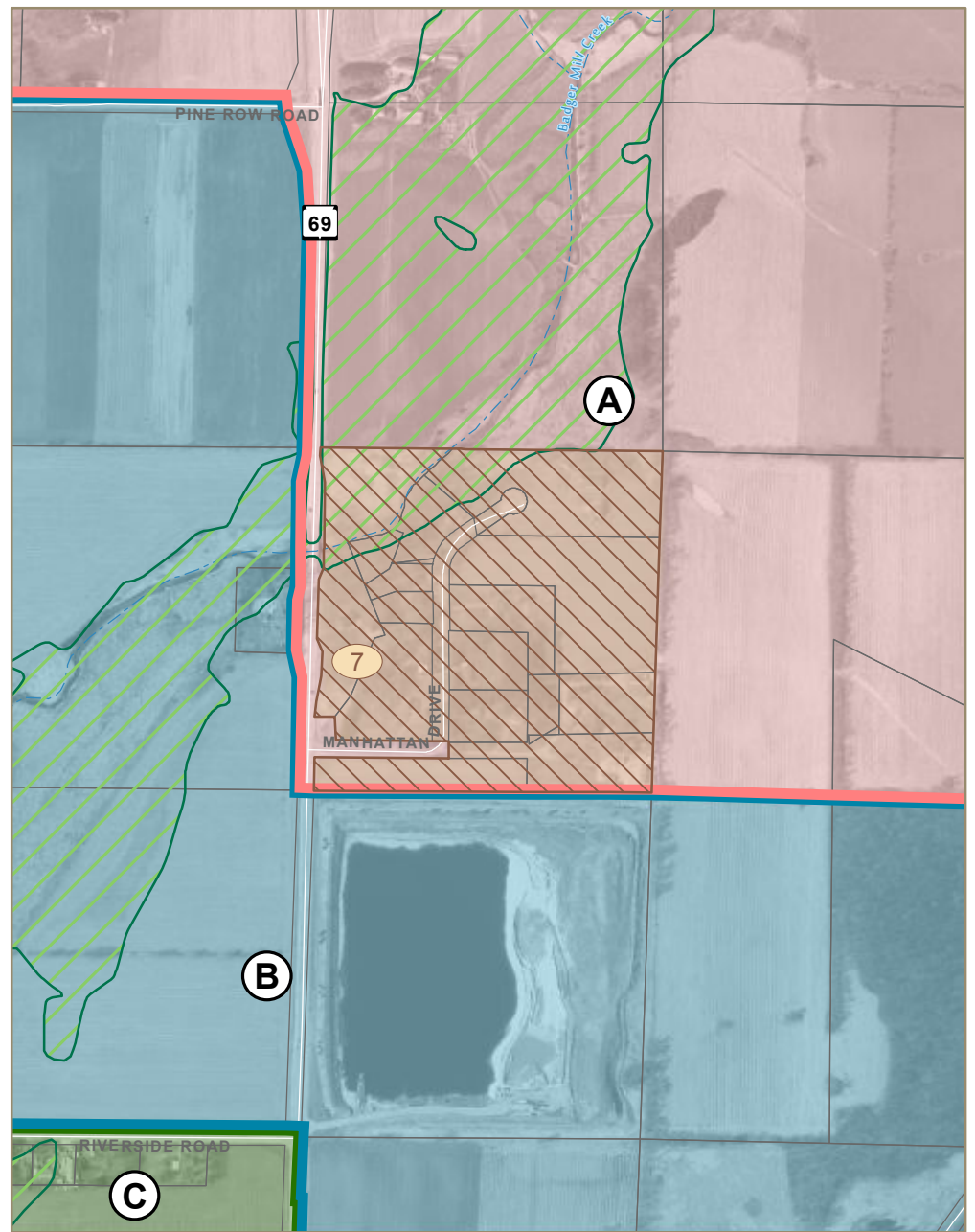
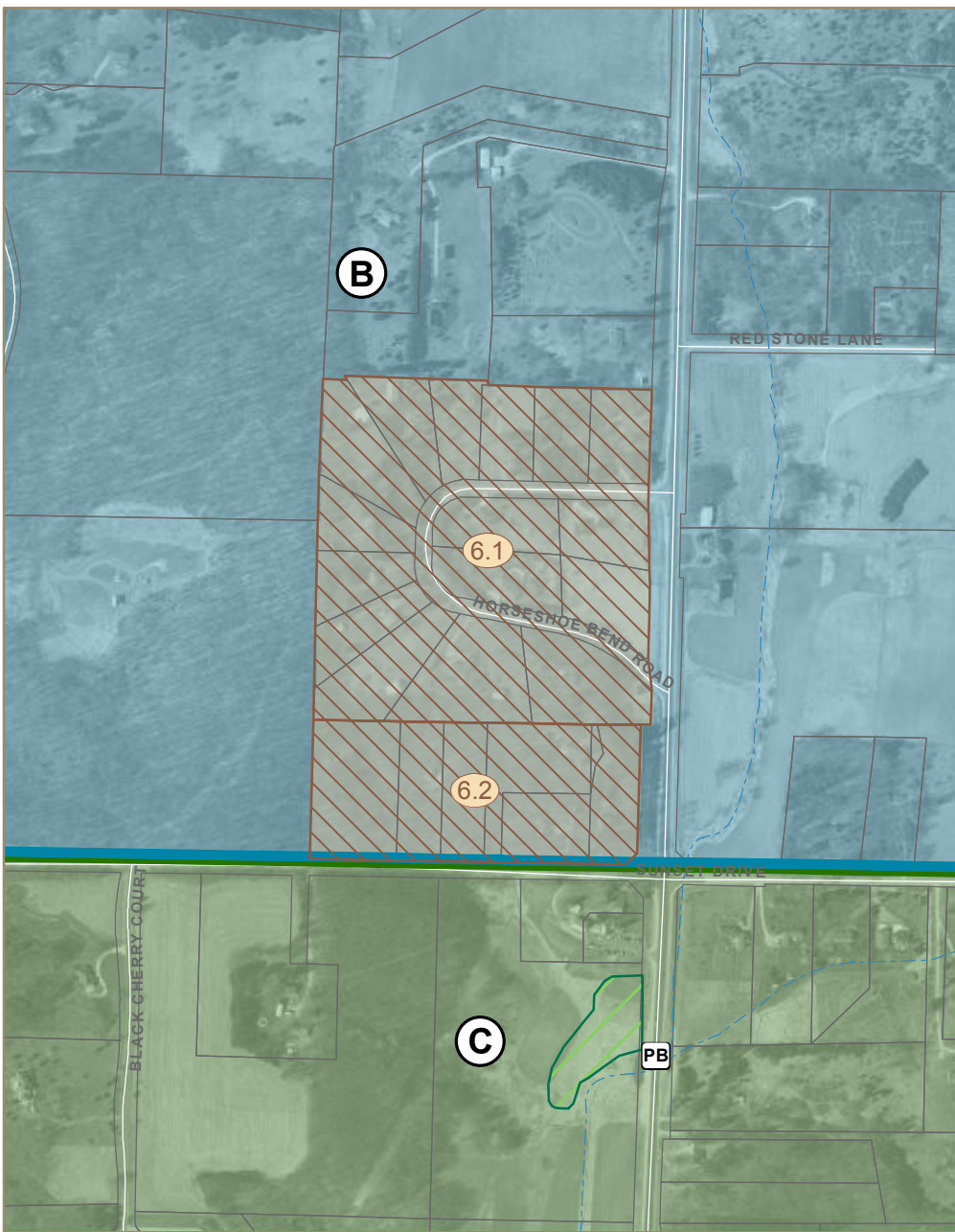
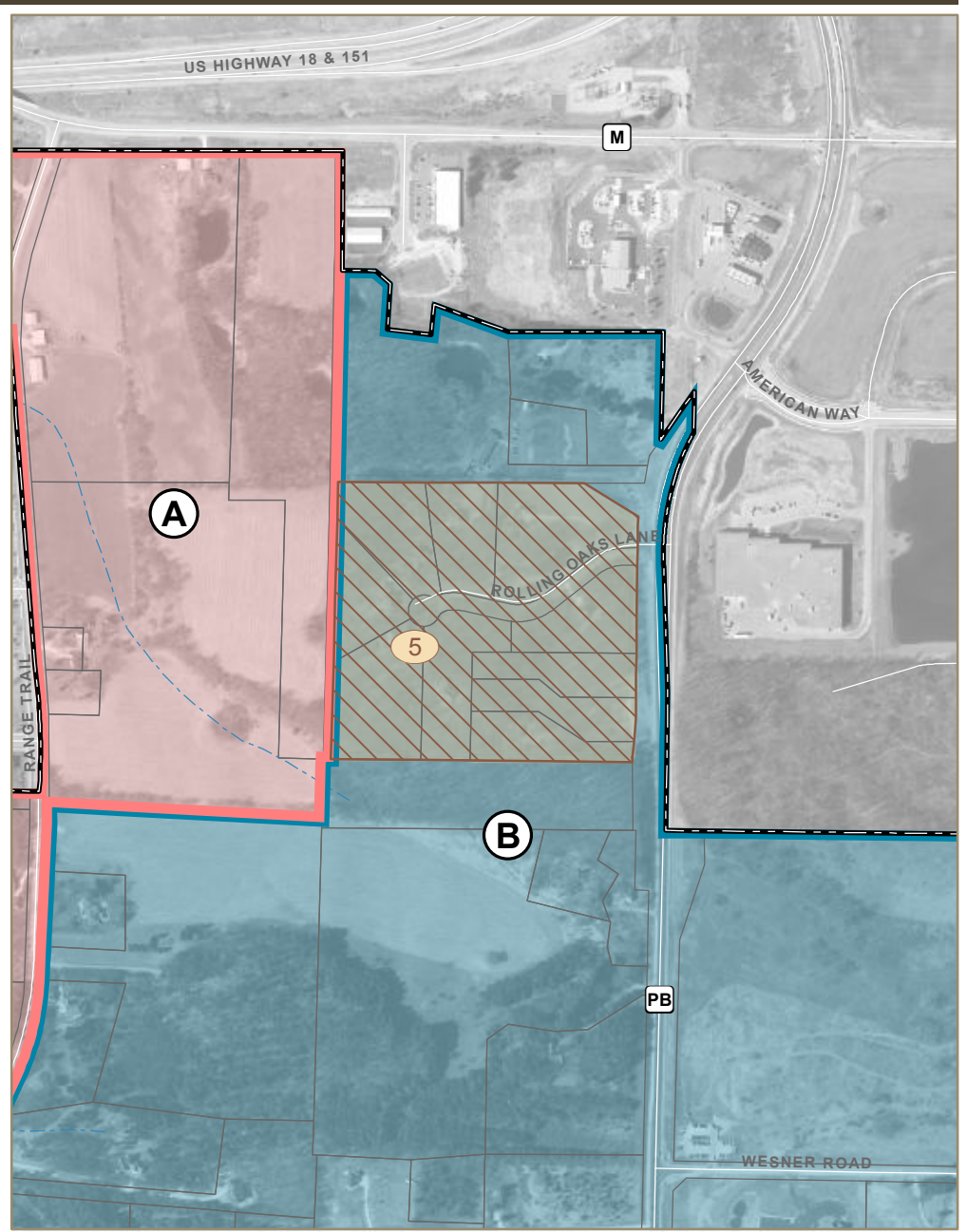
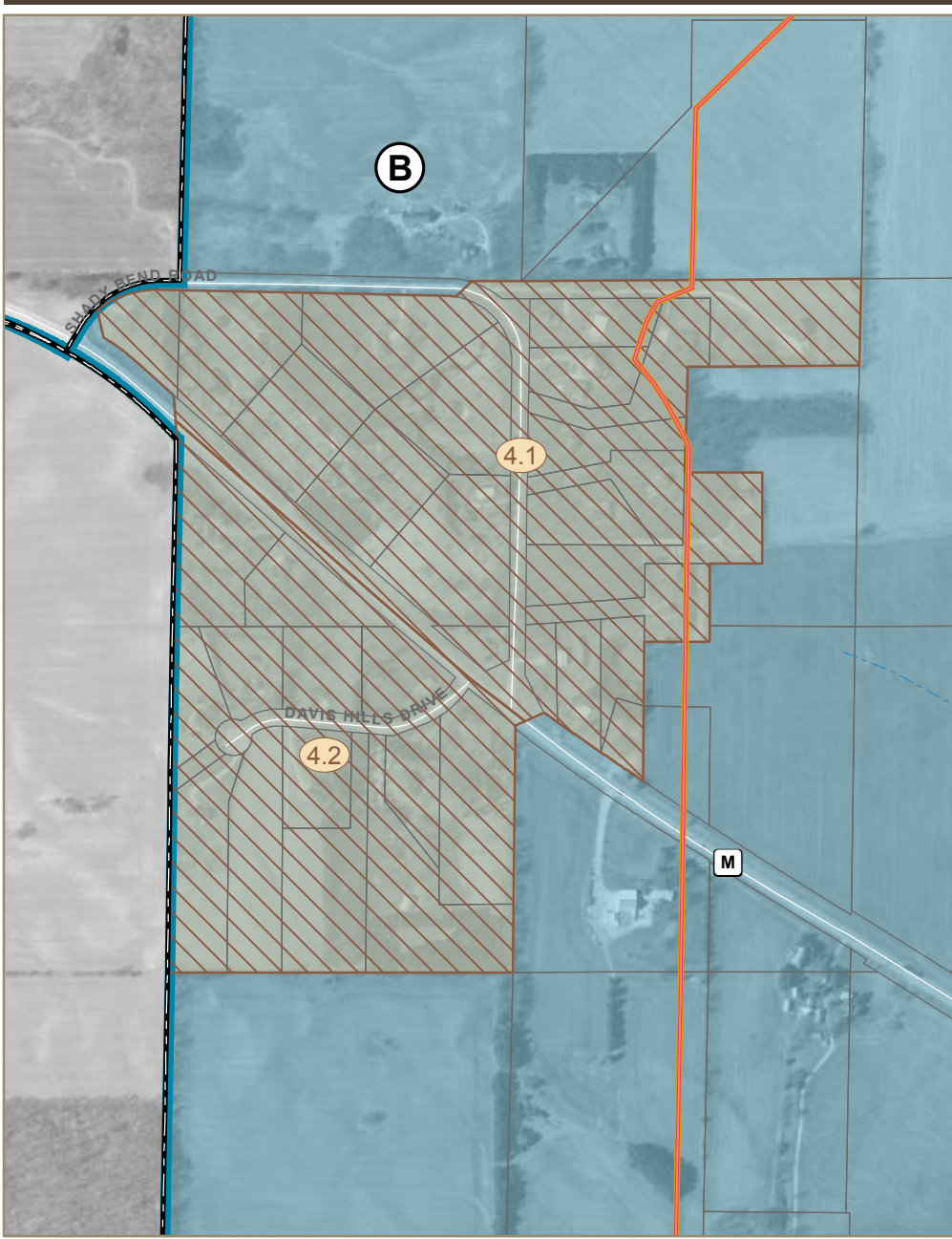
TOWN OF VERONA	WETLAND OR REGULATED 100-YR FLOODPLAIN	CITY OF VERONA	A: CITY GROWTH AREA
CITY OF VERONA	RIVER/STREAM	CITY OF MADISON	B: CITY/TOWN INTEREST AREA
CITY OF MADISON		CITY OF FITCHBURG	C: TOWN PROTECTED AREA
CITY OF FITCHBURG		CITY OF MADISON	D: TOWN NEIGHBORHOODS
PROPOSED NEW ROAD			

95



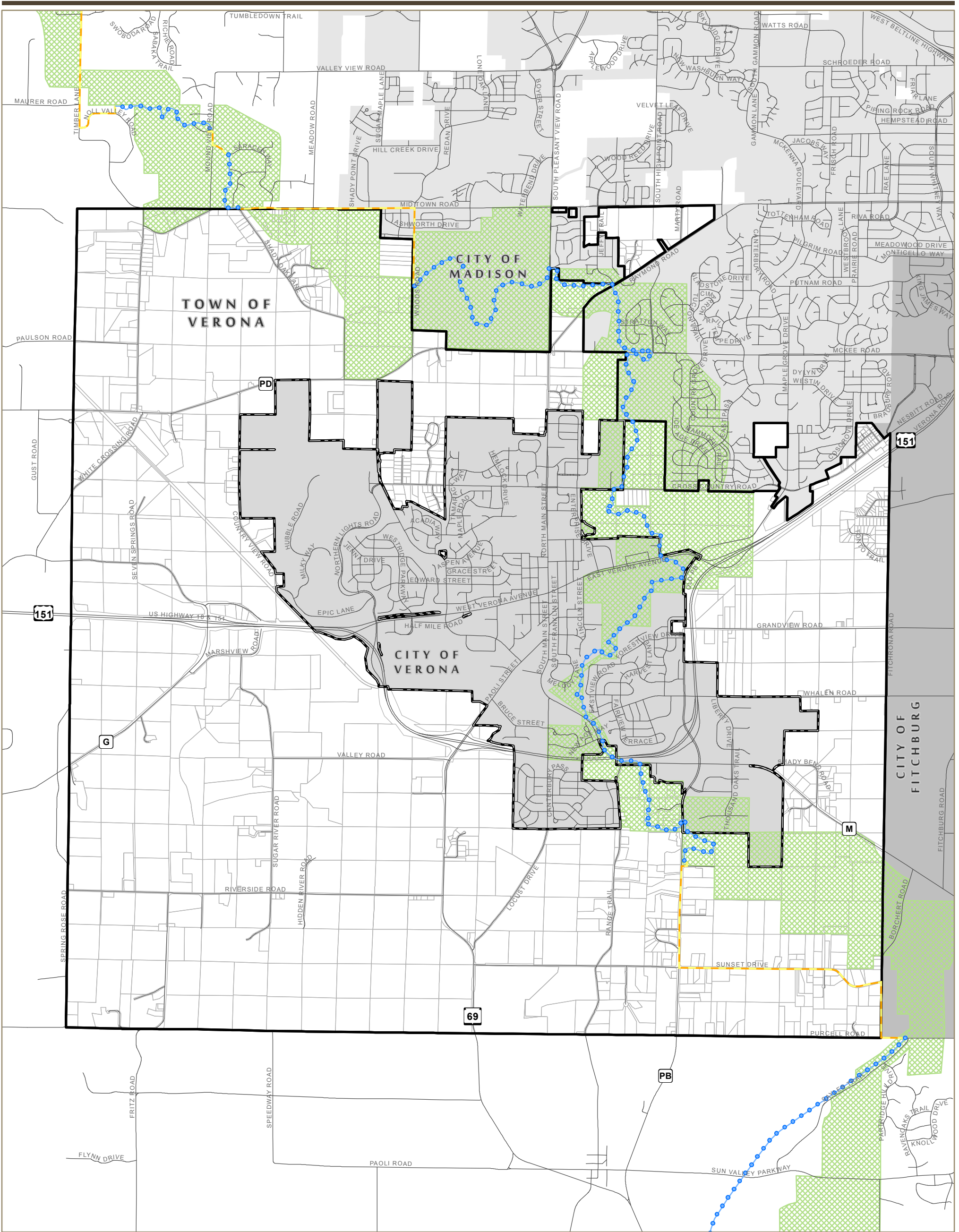
PLANNING AREAS: TOWN NEIGHBORHOODS 1-3 TOWN OF VERONA
DANE COUNTY, WISCONSIN

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



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.