



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

COMMON COUNCIL AGENDA

DATE: MONDAY, APRIL 13, 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 March 23, 2026 Council Meeting
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
8. Administrator's Report
9. Engineer's Report
10. Committee Reports
 - A. Finance Committee**
 1. Discussion and Possible Action Re: Payment of the bills
 2. Discussion and Possible Action Re: Resolution No. 26-012 - Amending Fee Schedule - Short Term Rentals
 - B. Plan Commission**
 1. Discussion and Possible Action Re: Ordinance No. 26-1088 - Annexing approximately 391 acres of land to the City of Verona.

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.
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.

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

D. Public Works, Sewer & Water Committee

1. Discussion and Possible Action Re: Temporary Access Agreement (Cleary Building Corporation)
2. Discussion and Possible Action Re: Ordinance No. 26-1086 - Repealing and Recreating Title 8, Chapter 3 - Refuse Disposal and Collection; Recycling

11. New Business

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

12. Adjournment

Luke Diaz, Mayor

POSTED: April 10, 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/84859847086?pwd=d208PGdWnPbwRsRof9tNo2pPBlwBDe.1>

Passcode: 783192

Join the virtual meeting via phone by dialing:

312 626 6799

Webinar ID: 848 5984 7086

Passcode: 783192

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

March 23, 2026
Council Chambers

1. Call to Order: Mayor Diaz called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance
3. Roll Call: Mara Helmke, Chris Weiss (via Zoom) Patrick Lytle, Beth Tucker Long, Missy Kellor, Lachlann Swanson, and Spencer Harrison were present. Phil Hoechst was absent and excused. Also present: City Administrator Jamie Aulik, City Engineer Carla Fischer, Assistant City Administrator Ann Freiwald, Public Works Director Bryan Manning, and City Attorney Bryan Kleinmaier.
4. Public Comment: None
5. Approval of the minutes from the March 9, 2026 Council Meeting

Motion by Helmke, seconded by Kellor to approve minutes from the March 9, 2026 Common Council meeting. Motion carried 7-0.

6. Mayor's Business: None
7. Announcements: None
8. Administrator's Report: Aulik stated that in-person absentee voting is March 24-April 3.
9. Engineer's Report: Fischer presented the report, and it was entered into the record.
10. Committee Reports

A. Finance Committee

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

Motion by Helmke, seconded by Harrison to pay the bills in the amount of \$2,515,048.66. Motion carried 7-0.

B. Public Works, Sewer & Water Committee

1. Discussion and Possible Action Re: Presentation on the conceptual design for the recommended site and next steps for the new public works facility (Barrientos)

Josh Koch and Norman Barrietos presented. They gave a recap of Task 1 and 2. The building conceptual design includes a total square footage of 85,4022, with the main building being 69,858 square feet. The total construction cost estimate is approximately \$36 million. The design fees are approximately \$1.8 million.

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

Tucker Long had several grammatical changes and other amendments to be incorporated into the ordinance.

Staff will incorporate the changes and bring them back to the council in April for approval.

C. Sustainability Task Force

1. Discussion and Possible Action Re: 2026 Solar Project Request for Proposals

Motion by Swanson, seconded by Helmke to approve the 2026 Solar Project Request for Proposals. Motion carried 7-0.

11. New Business

- A. Discussion and Possible Action Re: Ordinance No. 26-1087 Amending Title 2, City Government and Administration (Non-Disclosure Agreements)

Motion by Tucker Long, seconded by Harrison to approve Ordinance No. 26-1087 Amending Title 2, City Government and Administration (Non-Disclosure Agreements). Motion carried 7-0.

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.

Motion by Swanson, seconded by Tucker Long to go into closed session at 8:41 p.m. 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. Motion carried 7-0 on roll call vote.

CLOSED SESSION

Motion by Swanson, seconded by Helmke to reconvene in open session at 9:36 p.m. Motion carried 7-0.

13. Adjournment: Motion by Hemke, seconded by Harrison to adjourn at 9:38 p.m. Motion carried 7-0.

Respectfully submitted,

Holly Licht, City Clerk

CITY OF VERONA
ADMINISTRATIVE PROFESSIONALS' DAY
PROCLAMATION

WHEREAS, the last Wednesday in the month of April is Administrative Professionals' Day, recognizing the important contributions that administrative professionals make each year to our workplace; and

WHEREAS, administrative professionals play an essential role in coordinating the office operations of businesses, government, and other organizations; and

WHEREAS, the work of administrative professionals requires advanced knowledge and expertise in communication , computer software, office technology, organization, customer service, and other vital office management responsibilities; and

NOW, THEREFORE, I, Luke Diaz, Mayor of the City of Verona, hereby proclaim April 22, 2026 as Administrative Professionals' Day in the City of Verona and all residents are encouraged to recognize and celebrate the essential role administrative professionals play in our City.

Signed and dated this 13th day of April 2026.

Luke Diaz, Mayor

CITY OF VERONA
NATIONAL LIBRARY WEEK
PROCLAMATION

WHEREAS, the first National Library Week was observed in 1958 to encourage reading and show appreciation for local libraries; and

WHEREAS, the annual celebration recognizes the meaningful impact libraries and library professionals have in enriching lives and strengthening communities; and

WHEREAS, libraires are central to their community for everyone to connect, learn new skills, and pursue their interests, no matter where they are on life’s journey; and

WHEREAS, libraries provide free access to books, technology, multimedia content, workforce development, and educational programs; and

WHEREAS, through story time, play-based learning, STEAM programs, and literacy initiatives, libraries help inspire young minds and create a lasting passion for learning; and

WHEREAS, libraries work with schools, businesses, and organizations to maximize resources, increase efficiency, and broaden access to essential services; and

WHEREAS, libraries are trusted institutions that preserve our collective heritage and knowledge, safeguarding both physical and digital resources for present and future generations; and

WHEREAS, libraries support the free exchange of information and ideas for all; and

NOW, THEREFORE, I, Luke Diaz, Mayor of the City of Verona, declare April 19-25, 2026 National Library Week and encourage residents to visit the Verona Public Library and celebrate and support the dedicated library professionals who serve the City.

Signed and dated this 13th day of April 2026

Luke Diaz, Mayor



*** OFFICIAL PROCLAMATION ***

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, **and**

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, **and**

WHEREAS Arbor Day is now observed throughout the nation and the world, **and**

WHEREAS trees can be a solution to combating climate change by cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, **and**

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, **and**

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Luke Diaz, Mayor of the City of Verona, do hereby proclaim April 24, 2026 as

ARBOR DAY

In the City of Verona, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, **and**

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS 13th day of April 2026,

CITY OF VERONA, WISCONSIN

PROCLAMATION

“Our Power, Our Planet” – Earth Day, 2026

WHEREAS, Earth Day is observed each year as a day of global recognition of the need to protect our natural environment, conserve our natural resources, and ensure a healthy and sustainable planet for generations to come which is now observed by more than one billion people across more than 190 countries, making it the largest civic observance in the world; and

WHEREAS, the Earth Day 2026 theme, “Our Power, Our Planet,” reflects a fundamental truth recognized by EARTHDAY.ORG: that environmental progress does not depend on any single administration or election, but is sustained by the daily actions of individuals, communities, educators, workers, and families protecting where they live and work, and safeguarding the planet for future generations; and

WHEREAS, local systems, including cities, schools, and communities continue implementing solutions that strengthen energy sustainability, reliability, conserve resources, and reduce risk, grounded in both economic common sense, and increase the safety and health of our residents; and

WHEREAS, the City of Verona is committed to responsible stewardship of our natural resources, including the protection of Badger Mill Creek, our parks, trails, and open spaces - assets that truly define the character of Verona and enrich the daily lives of our residents; and

NOW, THEREFORE, be it proclaimed by Mayor Luke Diaz and the Common Council of the City of Verona, Wisconsin, that April 25, 2026 is hereby designated:

EARTH DAY

in the City of Verona, Wisconsin

and urge all residents to join in the spirit of this day by taking actions, both large and small, that honor our shared responsibility to protect and preserve the planet we call home, affirming that when individuals act, communities form, and when communities speak up, leaders listen.

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of April, 2026.

Mayor Luke Diaz
City of Verona, Wisconsin



International
Dark Sky Week
2026

Proclamation

City of Verona, Wisconsin

WHEREAS, the aesthetic beauty and wonder of a natural night sky is a shared heritage of all humankind; and

WHEREAS, the experience of standing under a starry night sky inspires feelings of wonder and awe, encouraging a growing interest in science and nature, particularly among young people and visitors from outside the local communities.; and

WHEREAS, light pollution has scientifically established economic and environmental consequences, which result in significant impacts on the ecology and human health of all communities; and

WHEREAS, 80 percent of the world’s population, including many people in Wisconsin, live under a dome of light pollution—excessive artificial lighting at night that disrupts natural darkness—and may never experience the visual wonder or ecological and health benefits of living under a dark sky; and

WHEREAS, light pollution represents a waste of natural resources amounting to roughly \$3 billion per year of wasted energy in the United States and contributes to diminished energy security; and

WHEREAS, the City of Verona is home to dozens of nocturnal wildlife species and the Sugar River Valley is a migratory route for water fowl, and these species rely on undisturbed night environments to hunt, mate, and thrive; and

WHEREAS, DarkSky International, the globally recognized authority on light pollution, recognizes International Dark-Sky Week to raise awareness of the effects of light pollution, provide free education, resources, and solutions to the public, and encourage the protection of and enjoyment of dark skies and responsible outdoor lighting.

Now, Therefore, I, Luke Diaz, Mayor of the City of Verona in Dane County, Wisconsin, do hereby declare **April 13-20, 2026** as

INTERNATIONAL DARK-SKY WEEK

in the City of Verona, Wisconsin and ask each resident to join me not only in observing and pondering upon this important week but also in raising awareness and support for protecting our precious dark sky as a resource.

Mayor Luke Diaz

City of Verona, Wisconsin



City of Verona

111 Lincoln Street
Verona, WI 53593

Phone: (608) 845-6495 Fax: (608) 845-8613

www.ci.verona.wi.us

April Staff Anniversaries

Name	Seniority Date	Years	Department	Job Title
MARSHALL, KIMBERLY	04/01/13	13	PUBLIC WORKS	UTILITY BILLING CLERK
CHURCHILL, CHAD	04/15/13	13	PARKS	PARKS MAINTENANCE
FINGER, ANTHONY	04/08/19	7	POLICE	POLICE OFFICER
PICKERING, SAMANTHA	04/08/19	7	POLICE	POLICE DETECTIVE
TROTTER, MICHAEL	04/28/23	3	PUBLIC WORKS	ASSISTANT PUBLIC WORKS DIRECTOR
HILQUIST, MAUREEN	04/08/24	2	LIBRARY	REFERENCE LIBRARIAN/ADULT PROGRAM COORDINATOR
REILLY, LISA	04/01/24	2	SENIOR CENTER	LEAD CASE MANAGER
HATFIELD, JEREMY	04/01/24	2	POLICE	POLICE LIEUTENANT

CITY OF VERONA ENGINEER REPORT

for April 13, 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>

Land disturbance activities have commenced under a Dane County Erosion Control Permit. The southern stormwater pond is currently being graded.

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>

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/>

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>

PS17 FIRM CAPACITY IMPROVEMENTS

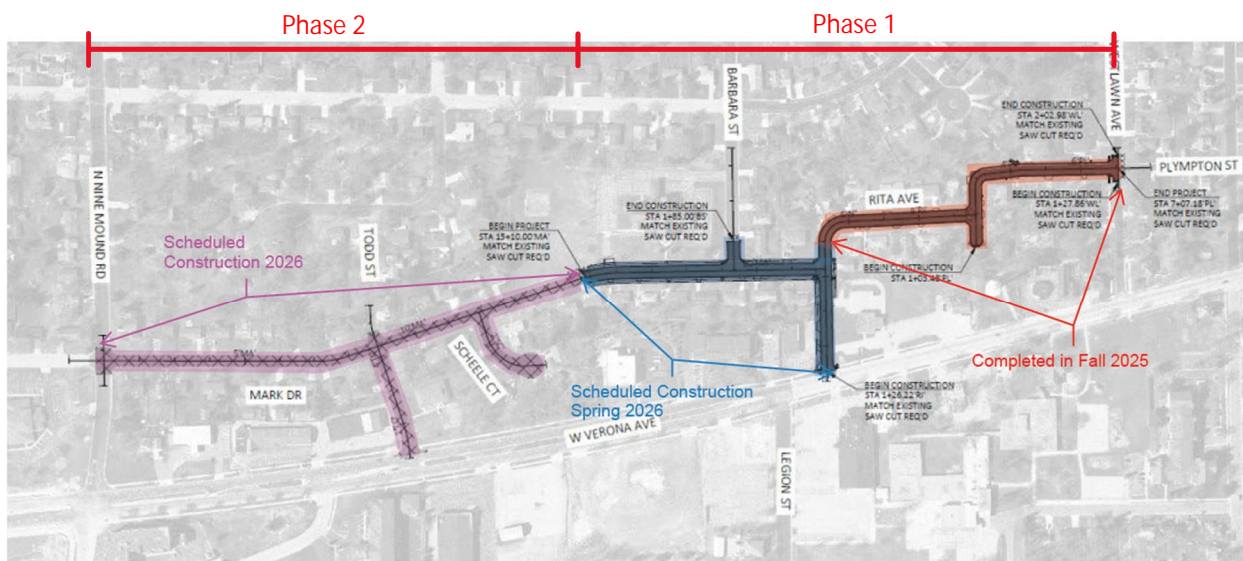
Project includes improvements to Pump Station 17. Construction is ongoing through spring of 2026.

MAJOR DESIGN PROJECTS

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 are out for bid, with construction expected to begin in May and continue throughout 2026.



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 WATER BOOSTER STATION DESIGNS

Southeast Booster Station: Project on hold while Water System Master Plan is completed. It is noted that adding a generator at the Southeast booster station may be completed prior to the completion of the Water System Master Plan.

DEVELOPMENT PROJECTS

WHISPERING COVES

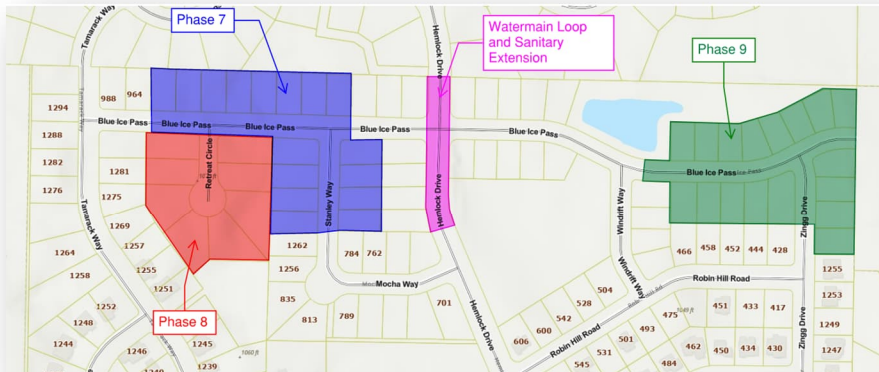
- Phase 1: The stormwater force main and wetland restoration are outstanding and must be completed prior to City accepting the public improvements. Home building has begun.
- Phase 2: Watermain loop through Phase 2 required for Apex development. Plans for watermain are under review by AECOM.

AVALON RIDGE

Water main installation under CTH M completed 4/1/26, with testing remaining to be completed. Water main and sanitary sewer installation on Avalon Court is being resumed.

KETTLE CREEK NORTH

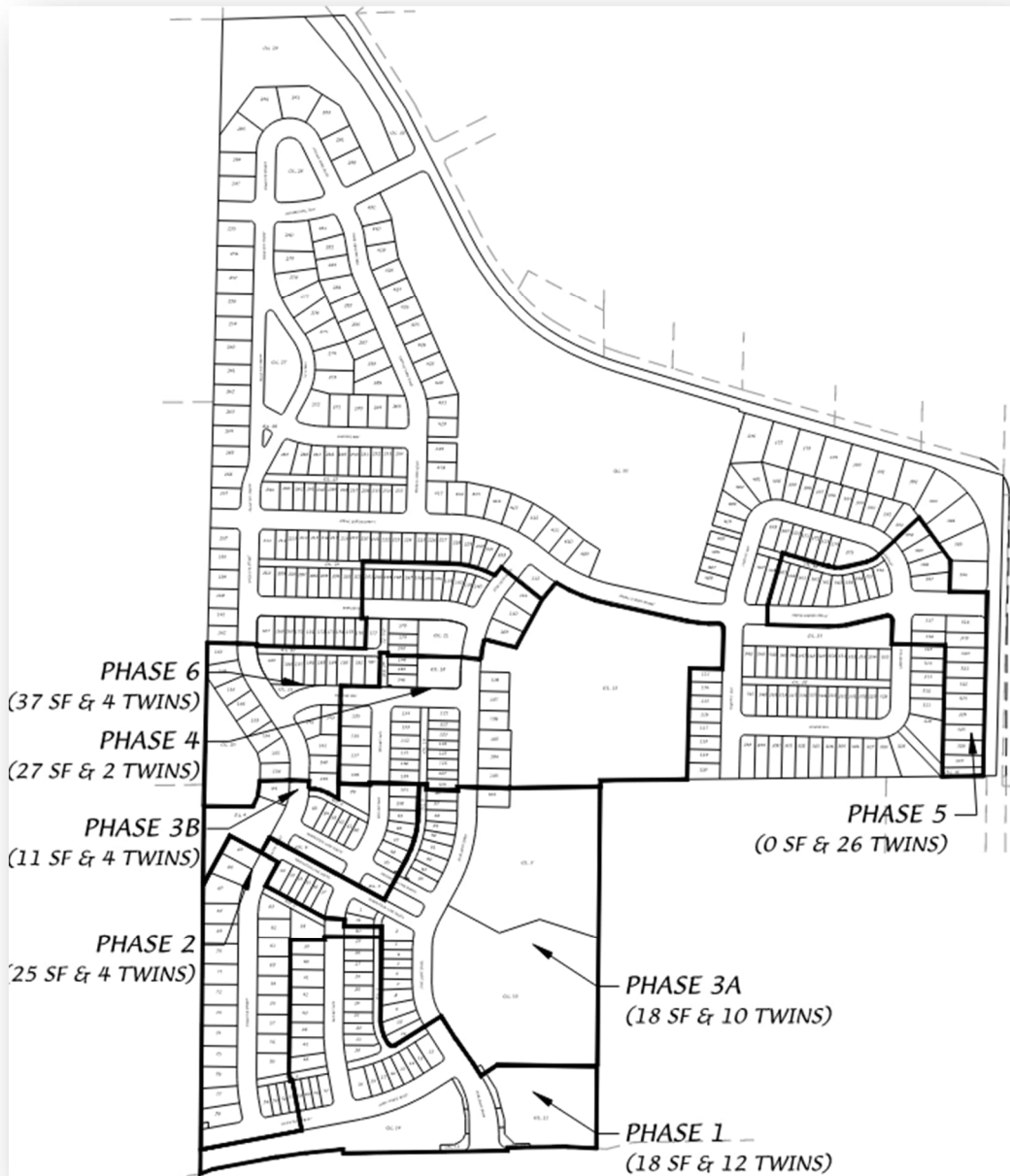
- Phase 7 & 8: Contractor completing punch list work.
- Phase 9 & Hemlock Utility Extensions: 90% Engineering Plans have been submitted for review.



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.

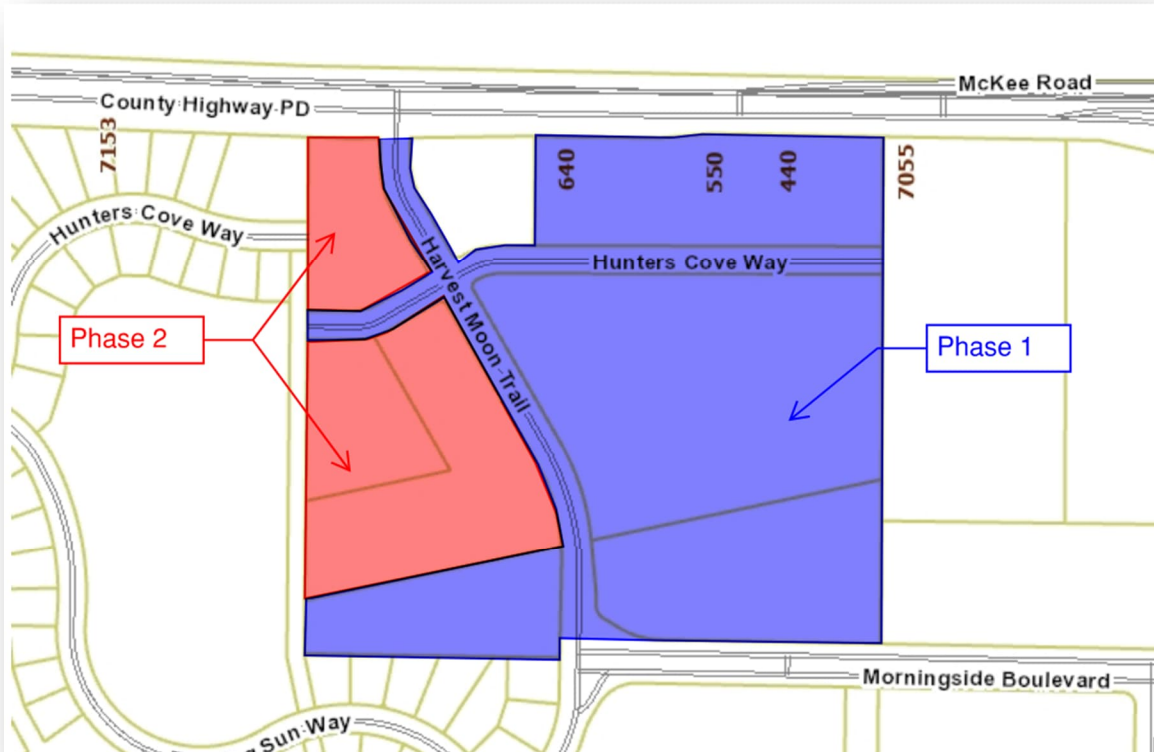
DNR approved the flood study on Oct. 9, 2023. FEMA issued a Conditional Letter of Map Revision (CLOMR) on May 1, 2024.



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.

Water main construction has been completed. Roadway construction on Valley Road and STH 69 will resume in April 2026.

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 a 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.

AECOM will begin inspections of the public stormwater ponds (wet ponds, dry ponds, bioretention ponds, etc.) 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](#).

MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) ANNUAL REPORT

The City of Verona worked with AECOM to compile and submit an annual report to the WDNR by the March 31, 2026, deadline. Submitting the annual report provides coverage under the Wisconsin Pollutant Discharge Elimination System (WPDES) municipal storm water discharge permit for storm water discharges from the group's MS4s to waters of the state.

The annual report requires the City to document the status of the minimum control measures that include Public Education and Outreach, Public Involvement and Participation, Illicit Discharge Detection and Elimination, Construction Site Pollutant Control, Post-Construction Storm Water Management, Pollution Prevention, Storm Water Quality Management, an overall Storm Sewer System Map, and Annual Reporting.

A copy of the 2025 MS4 Annual Report is expected to be included in the packets for the April 13th Public Works Sewer and Water Committee and Common Council meetings for review and discussion.



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 8, 2026
Re: Summary of Agenda Items – April 13, 2026, City Council Meeting

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

Finance Committee:

- Discussion and Possible Action Re: Resolution No. 26-012 - Amending Fee Schedule - Short Term Rentals
 - Potential motion: Move to approve Resolution No. 26-012 - Amending Fee Schedule - Short Term Rentals
 - The City has created a licensing process for Short Term Rentals. The proposed amended fee schedule incorporates Short Term Rentals into the schedule, with the proposed fee set at \$100.

Plan Commission:

- Discussion and Possible Action Re: Ordinance No. 26-1088 - Annexing approximately 391 acres of land to the City of Verona
 - Potential motion: Move to approve Ordinance No. 26-1088 – Annexing approximately 391 acres of land to the City of Verona contingent on satisfying the conditions listed in the packet.
 - The Plan Commission discussed the annexation and asked for information regarding the ward and district for this area. This area would be part of District 1 and Ward 13. The Plan Commission voted 4-0, with two (2) abstaining, to recommend that the Common Council approve an annexation of approximately 391 acres of land with the following conditions:

- The annexation shall become effective upon execution of an annexation agreement.
 - The annexation shall become effective after April 9, 2026 due to elections.
 - The annexation was a collaborative process between Epic Systems Corporation, the Town of Verona and City of Verona, and staff recommend approval.
- Discussion and Possible Action Re: Ordinance No. 26-1089 Zoning Map Amendment to rezone approximately three (3) acres located at 2514 Country View Road.
 - Potential motion: Move to approve Ordinance No. 26-1089 Zoning Map Amendment to rezone approximately three (3) acres located at 2514 Country View Road which shall become effective upon annexation.
 - The Plan Commission held the required public hearing on March 2, 2026. There were no comments from the public or the Plan Commission. The Plan Commission voted 4-0, with two (2) abstaining, to recommend that the Common Council approve a zoning map amendment to rezone three (3) acres from Rural Agriculture to Suburban Industrial located at 2514 Country View Road with the following conditions:
 - The Zoning Map Amendment shall become effective upon annexation.
- Discussion and Possible Action Re: Resolution No. 26-013 for a final plat to create five (5) lots and four (4) outlots abutting Country View Road
 - Potential motion: Resolution No. 26-013 for a final plat to create five (5) lots and four (4) outlots abutting Country View Road.
 - The Plan Commission voted 4-0, with two (2) abstaining, to recommend that the Common Council approve the final plat to create five (5) lots and four (4) outlots abutting Country View Road with the following conditions:
 - The final plat shall become effective upon annexation.
 - **NOTE:** Staff recommend the Common Council approve the final plat as proposed without the condition of approval as the land is already located in the City of Verona.

Public Safety Committee:

- 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
 - Potential motion: Move to approve 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 on final building and fire inspections
 - Tapatios is applying for a liquor license for their restaurant located in the former Pasquals building. Staff recommend approval of the license contingent on final building and fire inspections.
- Discussion and Possible Action Re: Full-Service Retail Outlet for Hop Haus to Operate at the 2026 Verona Little League Tournament Series
 - Potential motion: Move to approve Full-Service Retail Outlet for Hop Haus to Operate at the 2026 Verona Little League Tournament Series contingent upon approval by the Parks, Recreation & Forestry Commission at their April 15, 2026 meeting
 - Hop Haus is requesting a full-service retail outlet to serve alcoholic beverages at the Verona Little League Tournament Series taking place on several weekend dates in May, June and July. This temporary outlet is allowed under their state-issued retail license. The Department of Alcohol Beverages will provide final approval after the City signs off on the outlet. This approval will be contingent upon approval by the Parks, Recreation & Forestry Commission at their April 15, 2026 meeting.
- 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
 - Potential motion: Move to approve 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
 - Hometown Days will again be located at Festival Park located behind City Hall. The general layout of the festival is generally consistent with previous years. Fireworks will be held on Friday night. Other weekend activities include pony rides, a petting zoo, live music, food stands,

carnival rides, the Hometown Rumble car show, and the Hometown Days parade.

- The beer tent will be open Friday through Sunday. Children 17 and under will be allowed in the beer tent with a parent until 7:00 p.m. on Friday and Saturday nights, and until 5:30 p.m. on Sunday. Alcoholic beverages can be consumed within the fenced perimeter of the event (including the carnival). A safe ride program will be provided. A licensed bartender will be on site during all beer tent hours. Staff recommend approval contingent upon final background check.

Public Works, Sewer and Water Committee:

- **Discussion and Possible Action Re: Temporary Access Agreement (Cleary Building Corporation)**
 - Potential motion: Move to approve the Temporary Access Agreement (Cleary Building Corporation)
 - As part of the 2026 bridge replacement project for the Military Ridge State Trail, the most efficient route to stage contractor equipment for replacement of the “west bridge” is to access and stage from the northwest portion of the Cleary Building Corporation property.
 - A Temporary Access Agreement allows the City and its contractors to enter and use a limited portion of private property for a defined period of time to support construction activities, after which the area is restored to its original condition.
 - The Public Works Department proactively reached out to Cleary and has worked collaboratively with them to develop the agreement. Staff recommend approval.
- **Discussion and Possible Action Re: Ordinance No. 26-1086 - Repealing and Recreating Title 8, Chapter 3 - Refuse Disposal and Collection; Recycling**
 - Potential motion: Move to approve Ordinance No. 26-1086 - Repealing and Recreating Title 8, Chapter 3 - Refuse Disposal and Collection; Recycling
 - The Wisconsin Department of Natural Resources updated the language in their model ordinance. In consultation with legal counsel, the City’s Refuse Disposal and Collection; Recycling ordinance was updated to incorporate the updated language.
 - At the March 23, 2026 meeting feedback was received on the draft ordinance from the Council. Staff have incorporated revisions to the ordinance to reflect the feedback.

- NOTE: The specific penalty amounts in Section 8-3-38 are mandatory requirements that must be included in this ordinance. See Wis. Adm. Code NR 544.06(2)(e)1.
- The ordinance is required to be in place by April 30, 2026 – the effective date of this ordinance, if passed is April 23, 2026 which is the date of publication. Staff recommend approval.

New Business:

- Discussion and Possible Action Re: Annexation Agreement - Epic Systems Corporation
 - Potential motion: Move to approve Annexation Agreement - Epic Systems Corporation
 - Epic Systems Corporation requested an annexation of approximately 391 acres of land. The annexation petition was filed on March 31, 2026, by the property owner and all electors residing on the property.
 - With respect to utilities, the property is not currently within the Urban Service Area, and sanitary sewer service cannot be extended until an amendment is approved by the Wisconsin Department of Natural Resources. The developer is responsible for preparing and funding that amendment, as well as all costs associated with extending and connecting to sewer and water service.
 - All public improvements, including streets and utilities, will be constructed at the developer's expense and in accordance with City standards before being dedicated to the City.
 - The agreement was a collaborative effort between City Staff and staff at Epic Systems Corporation, and staff recommend approval.

**CITY OF VERONA
RESOLUTION NO. 26-012**

A RESOLUTION AMENDING THE CITY FEE SCHEDULE

WHEREAS, Section 3-6-1 of the Code of Ordinances of the City of Verona was created to establish a schedule of fees that apply to the issuance of licenses, permits, registrations and other such activities as may be determined by the City Council; and

WHEREAS, the City Fee Schedule shall be amended from time-to-time by action of the City Council and shall be attached to this Section by reference; and

WHEREAS, a short-term rental license was created by the Common Council which requires the addition of a fee in order to cover associated administrative review expenses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Verona, Dane County, Wisconsin, hereby approves the addition of an annual short-term rental license fee to the City Fee Schedule in the amount of \$100.

CITY OF VERONA

SEAL

Luke Diaz, Mayor

Holly Licht, Clerk

Passed, signed and dated this ____ day of April, 2026.

ORDINANCE NO. 26-1088

AN ORDINANCE ANNEXING THE HEREIN DESCRIBED PROPERTY TO THE CITY OF VERONA, DANE COUNTY, WISCONSIN

The Common Council of the City of Verona, Dane County, State of Wisconsin, by at least a two-thirds (2/3) vote of its members, does hereby ordain as follows:

Section 1. Territory Annexed.

In accordance with Section 66.0217 of the Wisconsin Statutes the following described territory contiguous to the City of Verona and located in the Town of Verona, Dane County, Wisconsin is hereby annexed to the City of Verona:

Legal descriptions as surveyed in the Town of Verona, Dane County, State of Wisconsin

LANDS TO BE ANNEXED TO THE CITY OF VERONA

Parcel 1

Lot 1, Certified Survey Map No. 7850, recorded as Document Number 2678596 in the Dane County Register of Deeds Office, except Country View Road right-of-way, located in the NW1/4 of the SE1/4 of Section 17, T6N, R8E, Town of Verona, Dane County, more particularly described as follows:

Commencing at the South 1/4 corner of said Section 17;
thence N01°03'04"W, 1485.83 feet along the West line of said SE1/4;
thence N87°03'42"E, 37.86 feet to the point of beginning on the East right-of-way line of Country View Road;
thence N03°06'30"W, 306.39 feet along said East right-of-way line to a point of curve;
thence Northerly along said East right-of-way line along a curve to the left which has a radius of 433.00 feet and a chord which bears N05°21'43"W, 33.87 feet to a point on the Westerly line of Lot 13, EPIC 3;
thence N89°51'08"E, 297.80 feet along said Westerly line;
thence S01°02'52"E, 500.00 feet along said Westerly line;
thence S89°51'08"W, 168.11 feet along said Westerly line to the East right-of-way line of Country View Road;
thence N36°40'04"W, 199.37 feet along said East right-of-way line to the point of beginning. Containing 3.0966 acres (0.0048 square miles).

Parcel 2

Part of Lot 2, Certified Survey Map No. 14037, Document Number 5175291;
Part of the SW1/4 of the NW1/4, part of the SE1/4 of the NW1/4, the NW1/4 of the SW1/4, part of the SW1/4 of the SW1/4 and part of the NW1/4 of the NW1/4 of Section 17, T6N, R8E;
Lot 1, Certified Survey Map No. 5593, Document Number 2116169, located in the

NW1/4 of the SE1/4 of Section 18, T6N, R8E;
Part of Dairy Ridge Road, located in the NW1/4 of the SE1/4, NE1/4 of the SE1/4, and the SE1/4 of the SE1/4 of Section 18, T6N, R8E and in the SW1/4 of the SW1/4 of Section 17, T6N, R8E;
Part of the SE1/4 of the SE1/4, part of the SW1/4 of the SE1/4, part of the NW1/4 of the SE1/4, the NE1/4 of the SE1/4, the SE1/4 of the NE1/4, part of the SW1/4 of the NE1/4, the NE1/4 of the NE1/4 and part of the SE1/4 of the NW 1/4 of Section 18, T6N, R8E;
Part of the SE1/4 of the SE1/4 of Section 7, T6N, R8E, all in the Town of Verona, more particularly described as follows:

Beginning at the Northeast corner of said Section 18;
thence S00°59'53"E, 660.00 feet along East line of the NE1/4 of said Section 18 and along the existing municipal limits of the City of Verona;
thence S54°03'22"E, 1657.56 feet along said municipal limits to a point of curve on the Southwest right-of-way line of Country View;
thence Southeasterly along said Southwest right-of-way line and municipal limits along a curve to the left which has a radius of 788.00 feet and a chord which bears S29°29'21"E, 225.24 feet;
thence S37°42'22"E, 1030.36 feet along said Southwest right-of-way line and municipal limits to the North line of the NE1/4 of the SW1/4 of Section 17, T6N, R8E;
thence S89°55'06"W, 716.48 feet along said North line to the Northwest corner of said NE1/4 of the SW1/4;
thence S01°01'22"E, 2079.78 feet along the West line of the NE1/4 of the SW1/4 and the SE1/4 of the SW1/4 of Section 17, T6N, R8E to the North right-of-way line of Bobcat Lane;
thence Westerly along said North right-of-way line along a curve to the left which has a radius of 1582.00 feet and a chord which bears N69°06'32"W, 37.86 feet;
thence N69°47'40"W, 150.80 feet along said North right-of-way line to a point of curve;
thence Westerly along said North right-of-way line along a curve to the left which has a radius of 851.00 feet and a chord which bears N79°56'46"W, 299.99 feet;
thence N67°54'42"W, 125.04 feet along said North right-of-way line;
thence N89°53'03"W, 656.50 feet along said North right-of-way line ;
thence S76°47'44"W, 93.34 feet along said North right-of-way line;
thence S37°17'20"E, 149.20 feet to the Northwest corner of Lot 2, Certified Survey Map No. 10093, Document Number 3341770;
thence S05°12'30"E, 322.76 feet along the West line of said Lot 2 to the Southwest corner of said Lot 2;
thence S00°22'55"W, 160.20 feet;
thence N89°37'05"W, 220.29 feet;
thence N00°22'54"E, 129.34 feet to the North right-of-way line of U.S.H. 18-151;
thence S87°22'42"W, 451.96 feet along said North right-of-way line;
thence S72°20'45"W, 206.16 feet along said North right-of-way line;
thence N89°17'34"W, 397.40 feet along said North right-of-way line;
thence N87°55'43"W, 798.00 feet along said North right-of-way line ;
thence S88°51'41"W, 599.61 feet along said North right-of-way line;
thence N88°39'30"W, 128.47 feet along said North right-of-way line to a point on the

East line of the SW1/4 of Section 18, T6N, R8E;
thence N00°25'07"W, 2058.48 feet along said East line and the East line of Dairy Ridge Heights, Document Number 5834082 to the North right-of-way line of Dairy Ridge Road;
thence S87°44'13"E, 49.55 feet along said North right-of-way line to the East right-of-way line of Seven Springs Road;
thence N00°25'07"W, 498.20 feet along said East right-of-way line;
thence N03°23'07"W, 1329.21 feet along said East right-of-way line to a point on the South line of the NE1/4 of the NW1/4 of Section 18, T6N, R8E;
thence S88°12'29"E, 19.49 feet along said South line to the Southwest corner of the NW1/4 of the NE1/4 of said Section 18;
thence S87°53'57"E, 1322.44 feet to the Southeast corner of said NW1/4 of the NE1/4;
thence N00°42'14"W, 1326.67 feet to the Northeast corner of said NW1/4 of the NE1/4;
thence S87°45'19"E, 655.80 feet along the South line of the SE1/4 of the SE1/4 of Section 7, T6N, R8E, also being along the South line of Outlot 1, Prairie Circle, Document Number 5619275;
thence N02°14'41"E, 16.50 feet along said South line;
thence S87°45'19"E, 643.07 feet along said South line and the South line of Lot 2, Certified Survey Map No. 16964, Document Number 6070977 to the Southeast corner of said Lot 2;
thence N00°46'50"E, 1323.17 feet along the East line of said Lot 2, the East line of Lot 4, of said Prairie Circle and the East right-of-way line of Wood Sage Trail;
thence S87°53'38"E, 16.50 feet to the West line of the SW1/4 of Section 8, T6N, R8E;
thence S00°46'50"W, 1339.72 feet along said West line to the point of beginning.
Containing 388.327 acres (0.6067 square miles).

Said parcel is contiguous to the City of Verona, subject to any and all easements and/or right-of-ways of record. Said parcel contains one (1) electors and has a population of three (3).

Section 2. Effect of Annexation.

From and after the date of this Ordinance, the territory described in Section 1 shall be a part of the City of Verona, Dane County, Wisconsin for any and all purposes provided by law and all persons coming to or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Verona. Per Chap. 66.0217(14)(a)1 the City of Verona agrees to pay annually to the Town of Verona, for five (5) years, an amount equal to the amount of property taxes that the Town of Verona levied on the annexed territory, as shown on the tax roll under s. 70.65, in the year in which the annexation is final.

Section 3. Temporary Zoning Classification.

Upon recommendation by the Plan Commission, the territory annexed to the City of Verona by this Ordinance is temporarily designated to be a part of the following district of the City for zoning purposes and subject to all provisions of the zoning

ordinance of the City of Verona relating to such district classification and to zoning in the City: Rural Agriculture.

Section 4. Voting Districts.

The territory annexed shall be within the following voting districts:

- (a) Aldermanic Districts No. 13
- (b) Wards No. 1
- (c) Dane County Supervisory District No. 32

Section 5. Severability.

If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 6. Effective Date.

This Ordinance shall not be effective and, therefore, the territory described in Section 1 shall not be considered annexed to the City of Verona until an annexation agreement is executed. The City Council hereby declare that it would not have adopted this Ordinance without the language and contingencies contained within this paragraph. Following satisfaction of the earlier contingencies identified in this paragraph, this Ordinance shall be effective upon publication as required by law.

CITY OF VERONA

Luke Diaz, Mayor

Holly Licht, City Clerk

DOA petition: MBR 14832

Date Enacted:

Date Published:

ORDINANCE NO. 26-1089

AN ORDINANCE REZONING THE HEREIN DESCRIBED PROPERTY IN THE CITY OF VERONA

The Common Council of the City of Verona, Dane County, State of Wisconsin, does hereby ordain as follows:

1. That Title 13-1-216, "Amendment to Official Zoning Map" of Title 13, Chapter 1 "Zoning Code", of the Code of Ordinances of the City of Verona be amended by repealing the existing zoning of Rural Agriculture (RA) on the described parcel in the City of Verona and assigning Suburban Industrial (SI) zoning classification:

PARCEL NUMBER

062/0608-174-8705-5

PARCEL ADDRESS

2514 Country View Road

2. The Zoning Map Amendment shall become effective upon annexation.
3. That the City Clerk is directed to forthwith make the above change in the zoning district boundaries on the official map of the City of Verona pursuant to Section 13-1-216 of the City Zoning and Sign Code after passage and publication as required by law.

The foregoing ordinance was duly adopted by the Common Council of the City of Verona at a meeting held on April ____, 2026.

CITY OF VERONA

Luke Diaz, Mayor

(seal)

Holly Licht, City Clerk

ENACTED:

PUBLISHED:

**CITY OF VERONA
RESOLUTION NO. R-26-013**

**RESOLUTION APPROVING A FINAL PLAT FOR
LANDS ABUTTING COUNTRY VIEW ROAD**

WHEREAS, the proposed final plat would create five (5) lots and four (4) outlots for Epic Systems Corporation for lands abutting Country View Road; and

WHEREAS, it is in the public interest to divide and combine the parcels; and

WHEREAS, each of the proposed lots will conform to the Zoning Ordinance requirements; and

WHEREAS, the Plan Commission reviewed the final plat on March 2, 2026 and voted 4-0 to recommend approval of the final plat with the following conditions:

- a. The final plat shall become effective upon annexation.

NOW, THEREFORE, BE IT RESOLVED that the City of Verona Common Council approves the final plat for five (5) lots and four (4) outlots for lands abutting Country View Road without the recommended Plan Commission condition.

CITY OF VERONA

SEAL

Luke Diaz, Mayor

Holly Licht, City Clerk

Passed, signed and dated this ____ day of April, 2026.

Planning Report

City of Verona

Plan Commission 3-2-2026

Epic Systems Corporation

Annexation, Zoning Map Amendment, and Plat Review

Summary: The Applicant has submitted a request to annex approximately 391 acres, a zoning map amendment for approximately three (3)-acres, and a plat to create five (5) lots and four (4) outlots located abutting Country View Road and north of U.S. Highway 18-151.

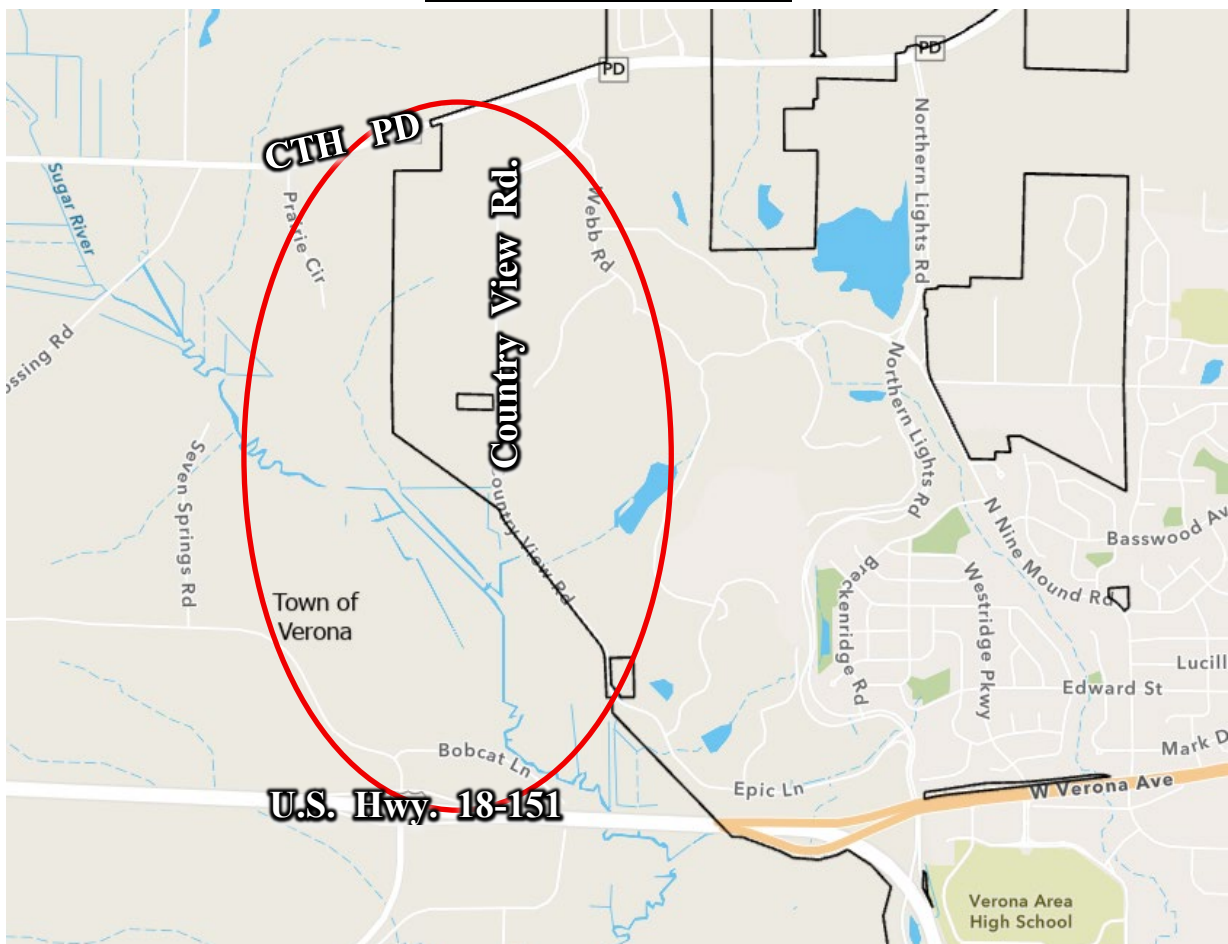
Property Location: 1979 Milky Way

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

Applicant: Same

Existing Zoning: FP-1, NR-C, and RR-2 within the Town of Verona
Proposed Zoning: Rural Agriculture (RA) and Suburban Industrial (SI)
Existing Land Use: Undeveloped land, farmland, and residential

Figure 1 – Location Map



Site Description:

The Applicant is requesting annexation of approximately 391-acres of land from the Town of Verona to the City of Verona. The annexation consists of several parcels north of U.S. Highway 18-151 and west of Country View Road. The properties are currently zoned Small Lot Farmland Preservation (FP-1), Natural Resource Conservancy (NR-C), Rural Residential (RR-2 and RR-8), and Agriculture Transition (AT-35) within the Town of Verona.

In addition to an annexation and zoning map amendment request, the Applicant is requesting review of a final plat to create five (5) lots and four (4) outlots. This is needed due to the discontinuance and vacation of portions of Country View Road to create an accurate plat of what is occurring in this area as described in the report.

Background:

Below is a summary of Epic's land divisions, consolidations, and annexations.

- **March 2003** – Final plat approved for 340.18-acres with ten (10) lots and six (6) outlots.
- **September 2005** – Certified Survey Map (CSM) to split a lot to create a separate parcel for the learning and conference facility.
- **March 2007** – CSM for the Epicenter as it was near completion and minor revisions were approved to reflect the final placement of the building.
- **January 2011** – Annexed 194 acres of land to the City to accommodate growth and expansion of the campus.
- **May 2013** – Annexed 40.880 acres to the City to install geothermal bore fields, a substation, and a stormwater management pond.
- **May 2013** – Replat and divided portions of the Cross Point, Meister Addition, and Epic Plats, replat required vacation of public rights-of-way, and created three (3) lots and seven (7) outlots.
- **April 2015** – Annexed 50.31 acres of land along CTH PD to be used for expansion of the campus.
- **May 2016** – Tax Incremental Funding (TIF) District 7 closed. After the TIF closure, Staff recommended Epic begin to replat their properties to remove property lines that are through the middle of buildings, adjust public road right-of-way lines to match the final design of the roads, modify easements, and modify language on the Final Plat that is no longer applicable.
- **November 2017** – CSM to subdivide one (1) lot into two (2) lots ensuring the new lot contains the Contractor Annex building to be serviced by Madison Metropolitan Sewerage District (MMSD) instead of the existing septic field.
- **March 2020** – Final plat created to reduce twenty-three (23) tax parcels to two (2) tax parcels and two (2) outlots all contained on existing Epic land.
- **April 2023** – Annexed 226.64 acres of land to the City.
- **May 2024** – Final plat to create two (2) lots.

- **February 2025** – Annexed 48.4115 acres of land to the City abutting Country View Road.

Intergovernmental Cooperation:

The City and Town of Verona adopted an Intergovernmental Agreement¹ allowing both governments to cooperate on issues, including municipal boundaries, and both the City and Town have benefited from the creation of this agreement. The Agreement states “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”². The Applicant requested an annexation from the Town of Verona governing body who agreed to the annexation as the property is located in Area C depicted in Figure 2, which is designated as a Town area of interest.

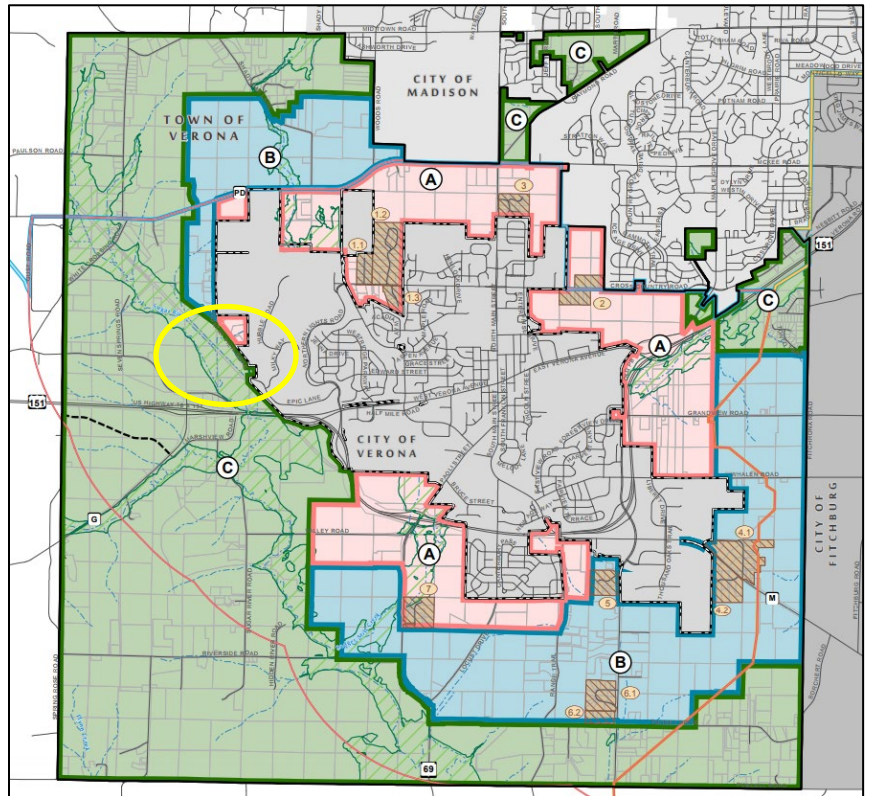


Figure 2 - Yellow denotes vicinity of properties to be annexed.

Annexation Review:

Comprehensive Plan Consistency:

The properties are located outside of the City of Verona’s Comprehensive Plan, which also includes neighborhood plans. The City’s long-range plans are silent on these properties; however, the properties are located outside of the future urban growth areas in the Intergovernmental Agreement as discussed previously.

Urban Service Area (USA):

The subject annexation is located outside of the USA. Municipal water service can be extended to these properties with a USA amendment. Septic fields can remain until these fail with the understanding that a USA amendment application may take half a year to process and would be required prior to extending services.

Wisconsin Department of Administration:

¹ Under Section 66.0301, Wisconsin Statutes, <http://www.ci.verona.wi.us/DocumentCenter/View/1331>

² Under Section 66.0301, Wisconsin Statutes, p. 8

Epic Systems Corporation
Annexation, Zoning Map Amendment, and Plat

Wisconsin State Statutes require that the Department of Administration (DOA) review all proposed annexations. The annexation petition was submitted to the DOA.

Taxes:

Consistent with State law, the Applicant is required to pay the Town of Verona any taxes for each parcel being annexed to the City. The City would pay the Town the amount of taxes due.

Zoning:

Section 13-1-84 of the City's Zoning Ordinance requires all lands annexed to the City to initially be zoned Rural Agriculture (RA) as depicted in Figure 3. The current land uses on the properties will meet the RA zoning district standards and would also be grandfathered for any existing buildings on the properties.

Rezoning Findings:

The Applicant proposes to rezone one (1) parcel consisting of approximately three (3)-acres from Rural Agriculture (RA) to Suburban Industrial (SI) as depicted in pink in Figure 3. The Applicant will not rezone the other properties that are part of the annexation that will be part of the RA zoning district. This parcel is surrounded by SI zoning district, which is why the Applicant is requesting the zoning map amendment.

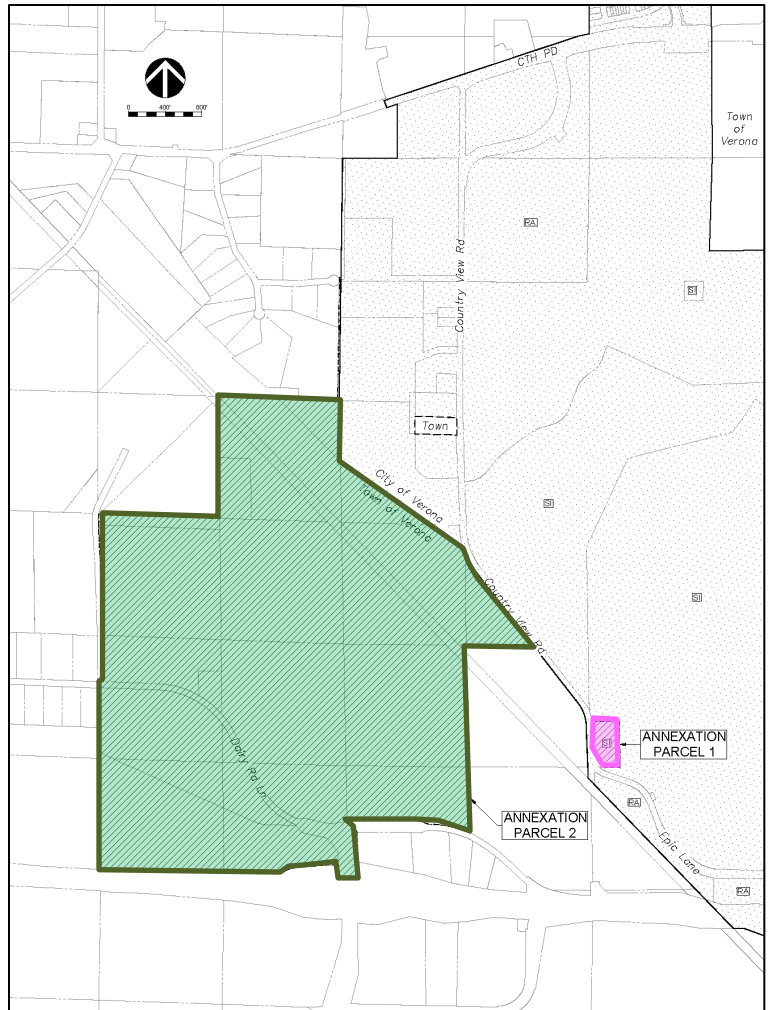


Figure 3 - The green (RA zoning) and pink (SI zoning) are lands to be annexed.

The City's Zoning Ordinance, per Section 13-1-216(d)(2), requires the Zoning Administrator review the proposed rezoning to ensure the request is in harmony with the recommendations of the City of Verona Comprehensive Master Plan.

- a. Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?
 1. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
 2. A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.);

3. *Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district;*
4. *Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.*

The current Zoning Map needs to be amended due to above number 3. The property as part of this Application is being annexed into the City, which has a default zoning district of RA. The Applicant is requesting this change in order to continue to plan for campus expansion into the future plus the property abutting this parcel is zoned SI.

- b. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?*

The proposed zoning map amendment maintains the desired consistency of land uses and land use impacts. The proposed zoning change is consistent with the existing campus zoning district that this property abuts.

Planning and Plat Review:

The Applicant is requesting a plat review to create five (5) lots and four (4) outlots located abutting Country View Road and Country View Court as depicted in Figure 4. In February 2026, the Plan Commission and Common Council approved the discontinuance and vacation for sections of Country View Road. This was the first step in creating an accurate documentation of what is occurring in this area due to Country View Road being realigned in certain areas. As part of the discontinuance and vacation, Staff recommended the Applicant create a plat to depict the newly built Country View Road. Country View Road (original section) will be renamed to Country View Court with the residential properties maintaining the same address number, but on Country View Court instead of Country View Road.

Lots:

The Applicant is proposing five (5) lots and four (4) outlots. Currently, the parcels are either zoned RA or SI and are typically divided by the existing Country View Road. Since the plat will create a new alignment for Country View Road, zoning districts will adjust to the new alignment for Country View Road. Lot 1 will be zoned SI, Lots 2, 3, 4, and 5 will be zoned RA, which allows single-family homes and farming. The outlots would be zoned RA and could be rezoned in the future to Public Institutional (PI) as they are stormwater ponds but can maintain the RA zoning district. The smallest lot will be 6.3 acres while the largest lot will be 53 acres. The proposed lot sizes exceed the minimum lot sizes and dimensional standards for their respective zoning districts.

Epic Systems Corporation
Annexation, Zoning Map Amendment, and Plat

Connectivity:

The Applicant discontinued and vacated the original portion of Country View Road and as part of this plat is realigning Country View Road from CTH PD south to a new road called Hyper Drive and Quasar Road. There is a portion of Country View Road that will be renamed to Country View Court with dedication for a cul-de-sac bulb for this roadway. This is formalizing the constructed Country View Road and Country View Court on a final plat.

Recommendation:

Staff recommends the Plan Commission recommend the following Common Council actions:

1. Approve the annexation of approximately 391-acres of land to the City of Verona with the following conditions:
 - a. The annexation shall become effective upon execution of an annexation agreement
 - b. The annexation shall become effective after April 9, 2026 due to elections.

2. Approve the Zoning Map Amendment to rezone approximately 3-acres of land from Rural Agriculture (RA) to Suburban Industrial (SI) with the following conditions:
 - a. The Zoning Map Amendment shall become effective upon annexation.

3. Approve a Plat to create five (5) lots and four (4) outlots for Epic Systems Corporation with the following conditions:
 - a. The Plat shall become effective upon annexation.

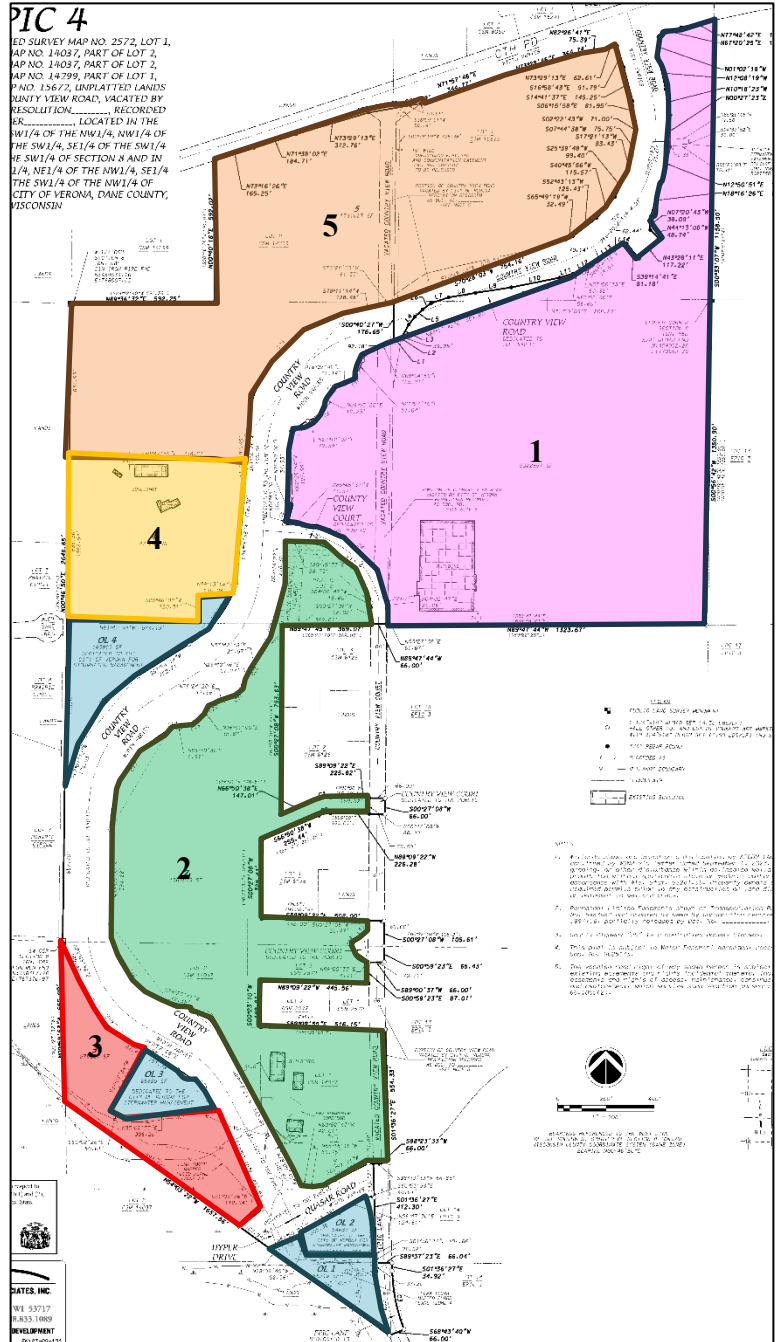


Figure 4 - Outlots in teal and lots in various colors

Epic Systems Corporation
Annexation, Zoning Map Amendment, and Plat

Prepared by: Katherine Holt *KH*
Community Development Specialist

Submitted by: Lucas Sivertsen, AICP
Director of Planning and Development

March 31, 2026

City of Verona (c/o Lucas Sivertsen)
111 Lincoln Street
Verona, WI 53593

DOA (c/o) Bradley Vowels-Katter
Wisconsin Department of Administration
P.O. Box 1645
Madison, WI 53701

RE: Petition for Direct Annexation by One-Half Approval (Wis. Stat. § 66.0217(3)(a))
MBR 14832

Dear Mr. Sivertsen and Mr. Vowels-Katter,

On behalf of our client, I am providing the signed petition for the direct annexation of territory from the Town of Verona into the City of Verona pursuant to the one-half approval method as outlined in Wis. Stat. § 66.0217(3)(a).

The territory proposed for annexation is more particularly described in the legal description and scale map attached as Exhibits A and B. The legal description was updated per recent DOA review comments.

Public notice was published in the *Verona Press* on March 19th and the affidavit is included in this submittal. A copy of the notice was served upon the Town, City, School District, DOA, and all landowners and electors on March 20th and 23rd, meeting the 5-day statutory window for service.

The petition was circulated in accordance with the 10-to-20-day statutory window. The signing petitioner owns approximately 95% of the territory by area, and all three (3) residing electors have signed the attached petition, satisfying the requirement for one-half approval. The remaining two property owners include the Wisconsin Department of Natural Resources (WDNR) and Wisconsin Department of Transportation (WDOT). The WDNR has responded in the attached email that their position is neutral. There has been no official reply to outreach to the WDOT.

Please let us know if you require any additional digital copies of the scale map or legal descriptions for your initial review.

Sincerely,
D'Onofrio Kottke and Assoc.



Nathan Lockwood, PE

Enclosures:

Exhibit A: Legal Description (updated 03-31-2026)
Exhibit B: Scale Map
Affidavit of Public Notice
Petition (signed)
WDNR Email of Neutrality

01/29/2026

Annexation Petition Narrative

Epic

As part of the annexation the zoning for Parcel 1 is proposed to change. For Parcel 2 there is no proposed change to zoning for the annexation. There are no current plans for change in use or zoning for Parcel 2.

Existing Land Use

Proposed Land Use

Parcel 1

Farmland

Parcel 1

Suburban Industrial

Parcel 2

Residential

Conservancy

Agricultural Transition

There are two subject areas to be annexed. Refer to the Location Map for the subject area locations and current zoning information.

EXHIBIT A
ANNEXATION LEGAL DESCRIPTION

Parcel 1

Lot 1, Certified Survey Map No. 7850, recorded as Document Number 2678596 in the Dane County Register of Deeds Office, except Country View Road right-of-way, located in the NW1/4 of the SE1/4 of Section 17, T6N, R8E, Town of Verona, Dane County, more particularly described as follows:
Commencing at the South 1/4 corner of said Section 17;
thence N01°03'04"W, 1485.83 feet along the West line of said SE1/4;
thence N87°03'42"E, 37.86 feet to the point of beginning on the East right-of-way line of Country View Road;
thence N03°06'30"W, 306.39 feet along said East right-of-way line to a point of curve;
thence Northerly along said East right-of-way line along a curve to the left which has a radius of 433.00 feet and a chord which bears N05°21'43"W, 33.87 feet to a point on the Westerly line of Lot 13, EPIC 3;
thence N89°51'08"E, 297.80 feet along said Westerly line;
thence S01°02'52"E, 500.00 feet along said Westerly line;
thence S89°51'08"W, 168.11 feet along said Westerly line to the East right-of-way line of Country View Road;
thence N36°40'04"W, 199.37 feet along said East right-of-way line to the point of beginning. Containing 3.0966 acres (0.0048 square miles).

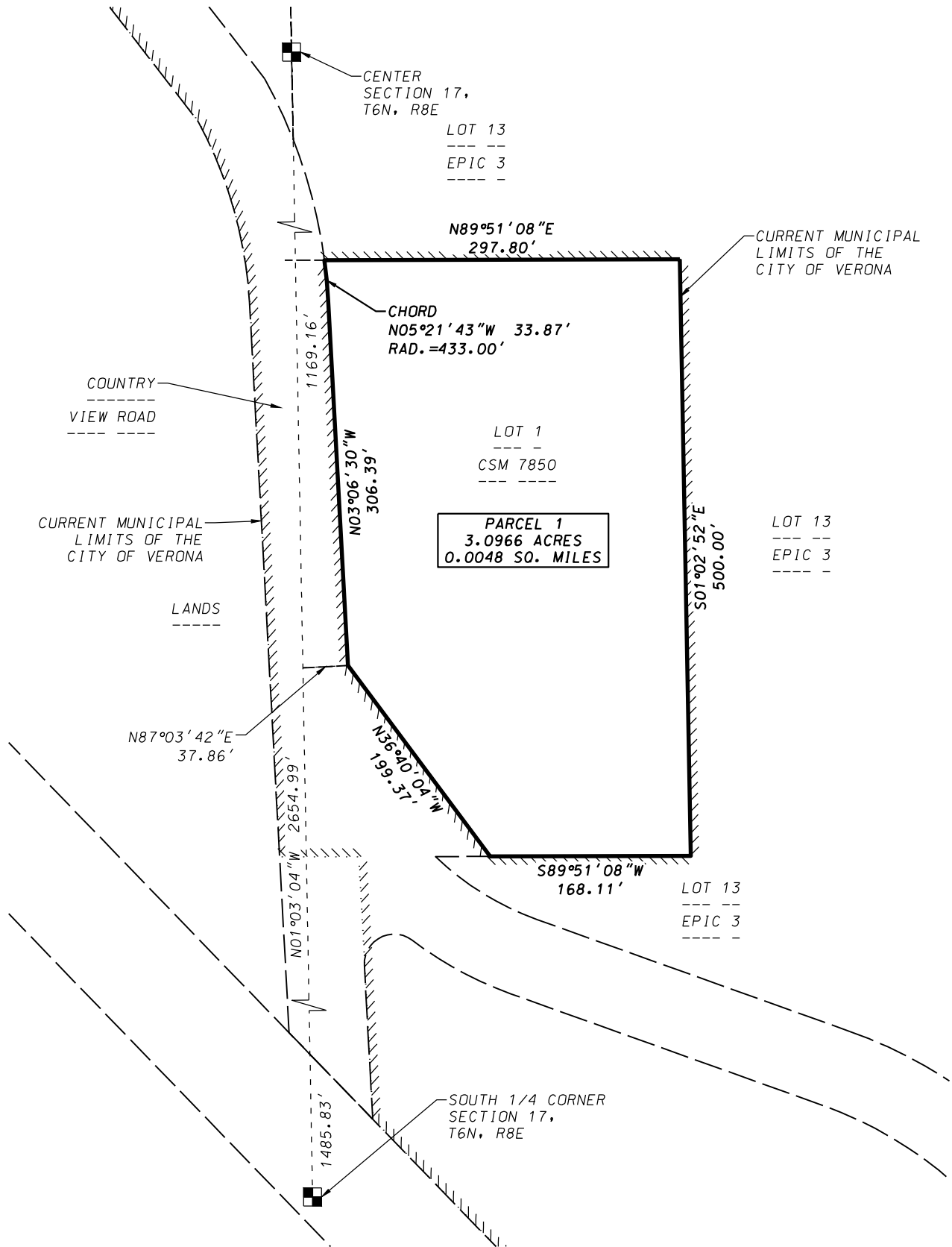
Parcel 2

Part of Lot 2, Certified Survey Map No. 14037, Document Number 5175291;
Part of the SW1/4 of the NW1/4, part of the SE1/4 of the NW1/4, the NW1/4 of the SW1/4, part of the SW1/4 of the SW1/4 and part of the NW1/4 of the NW1/4 of Section 17, T6N, R8E;
Lot 1, Certified Survey Map No. 5593, Document Number 2116169, located in the NW1/4 of the SE1/4 of Section 18, T6N, R8E;
Part of Dairy Ridge Road, located in the NW1/4 of the SE1/4, NE1/4 of the SE1/4, and the SE1/4 of the SE1/4 of Section 18, T6N, R8E and in the SW1/4 of the SW1/4 of Section 17, T6N, R8E;
Part of the SE1/4 of the SE1/4, part of the SW1/4 of the SE1/4, part of the NW1/4 of the SE1/4, the NE1/4 of the SE1/4, the SE1/4 of the NE1/4, part of the SW1/4 of the NE1/4, the NE1/4 of the NE1/4 and part of the SE1/4 of the NW 1/4 of Section 18, T6N, R8E;
Part of the SE1/4 of the SE1/4 of Section 7, T6N, R8E, all in the Town of Verona, more particularly described as follows:
Beginning at the Northeast corner of said Section 18;
thence S00°59'53"E, 660.00 feet along East line of the NE1/4 of said Section 18 and along the existing municipal limits of the City of Verona;
thence S54°03'22"E, 1657.56 feet along said municipal limits to a point of curve on the Southwest right-of-way line of Country View;
thence Southeasterly along said Southwest right-of-way line and municipal limits along a curve to the left which has a radius of 788.00 feet and a chord which bears S29°29'21"E, 225.24 feet;
thence S37°42'22"E, 1030.36 feet along said Southwest right-of-way line and municipal limits to the North line of the NE1/4 of the SW1/4 of Section 17, T6N, R8E;
thence S89°55'06"W, 716.48 feet along said North line to the Northwest corner of said NE1/4 of the SW1/4;
thence S01°01'22"E, 2079.78 feet along the West line of the NE1/4 of the SW1/4 and the SE1/4 of the SW1/4 of Section 17, T6N, R8E to the North right-of-way line of Bobcat Lane;

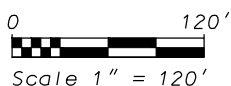
thence Westerly along said North right-of-way line along a curve to the left which has a radius of 1582.00 feet and a chord which bears N69°06'32"W, 37.86 feet;
thence N69°47'40"W, 150.80 feet along said North right-of-way line to a point of curve;
thence Westerly along said North right-of-way line along a curve to the left which has a radius of 851.00 feet and a chord which bears N79°56'46"W, 299.99 feet;
thence N67°54'42"W, 125.04 feet along said North right-of-way line;
thence N89°53'03"W, 656.50 feet along said North right-of-way line ;
thence S76°47'44"W, 93.34 feet along said North right-of-way line;
thence S37°17'20"E, 149.20 feet to the Northwest corner of Lot 2, Certified Survey Map No. 10093, Document Number 3341770;
thence S05°12'30"E, 322.76 feet along the West line of said Lot 2 to the Southwest corner of said Lot 2;
thence S00°22'55"W, 160.20 feet;
thence N89°37'05"W, 220.29 feet;
thence N00°22'54"E, 129.34 feet to the North right-of-way line of U.S.H. 18-151;
thence S87°22'42"W, 451.96 feet along said North right-of-way line;
thence S72°20'45"W, 206.16 feet along said North right-of-way line;
thence N89°17'34"W, 397.40 feet along said North right-of-way line;
thence N87°55'43"W, 798.00 feet along said North right-of-way line ;
thence S88°51'41"W, 599.61 feet along said North right-of-way line;
thence N88°39'30"W, 128.47 feet along said North right-of-way line to a point on the East line of the SW1/4 of Section 18, T6N, R8E;
thence N00°25'07"W, 2058.48 feet along said East line and the East line of Dairy Ridge Heights, Document Number 5834082 to the North right-of-way line of Dairy Ridge Road;
thence S87°44'13"E, 49.55 feet along said North right-of-way line to the East right-of-way line of Seven Springs Road;
thence N00°25'07"W, 498.20 feet along said East right-of-way line;
thence N03°23'07"W, 1329.21 feet along said East right-of-way line to a point on the South line of the NE1/4 of the NW1/4 of Section 18, T6N, R8E;
thence S88°12'29"E, 19.49 feet along said South line to the Southwest corner of the NW1/4 of the NE1/4 of said Section 18;
thence S87°53'57"E, 1322.44 feet to the Southeast corner of said NW1/4 of the NE1/4;
thence N00°42'14"W, 1326.67 feet to the Northeast corner of said NW1/4 of the NE1/4;
thence S87°45'19"E, 655.80 feet along the South line of the SE1/4 of the SE1/4 of Section 7, T6N, R8E, also being along the South line of Outlot 1, Prairie Circle, Document Number 5619275;
thence N02°14'41"E, 16.50 feet along said South line;
thence S87°45'19"E, 643.07 feet along said South line and the South line of Lot 2, Certified Survey Map No. 16964, Document Number 6070977 to the Southeast corner of said Lot 2;
thence N00°46'50"E, 1323.17 feet along the East line of said Lot 2, the East line of Lot 4, of said Prairie Circle and the East right-of-way line of Wood Sage Trail;
thence S87°53'38"E, 16.50 feet to the West line of the SW1/4 of Section 8, T6N, R8E;
thence S00°46'50"W, 1339.72 feet along said West line to the point of beginning.
Containing 388.327 acres (0.6067 square miles).

EXHIBIT B

LANDS TO BE ANNEXED TO THE CITY OF VERONA



GRID NORTH
 WISCONSIN COORDINATE
 REFERENCE SYSTEM
 DANE COUNTY NAD83 (2011)
 THE WEST LINE OF THE SE1/4
 OF SECTION 17, T6N, R8E
 BEARS N01°03'04"W



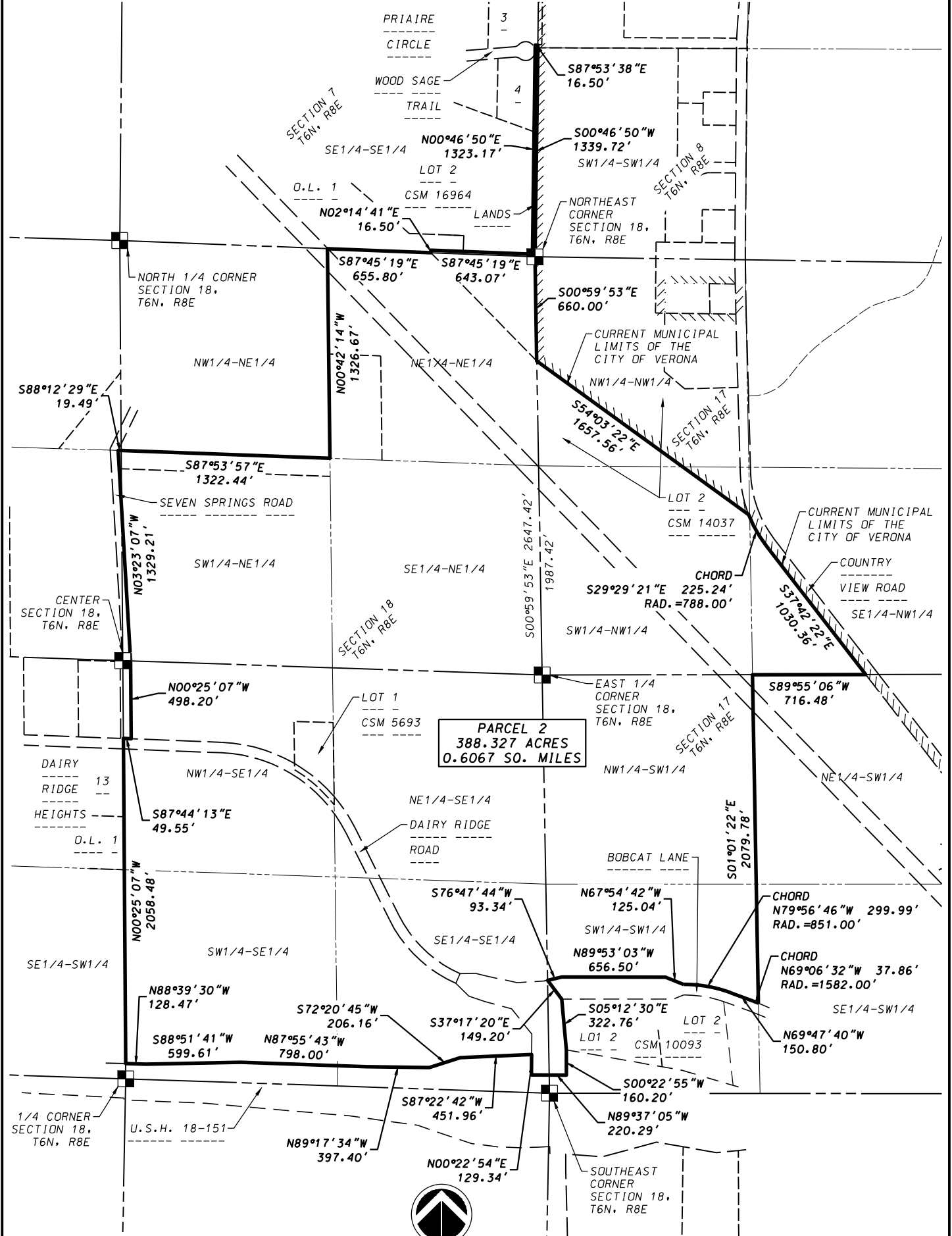
DATE: January 27, 2026
 F.N.: 23-05-101

SHEET: 1 OF 2

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

EXHIBIT B

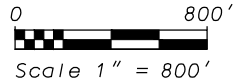
LANDS TO BE ANNEXED TO THE CITY OF VERONA



PARCEL 2
388.327 ACRES
0.6067 SO. MILES



GRID NORTH
 WISCONSIN COORDINATE
 REFERENCE SYSTEM
 DANE COUNTY NAD83 (2011)
 THE EAST LINE OF THE NE1/4
 OF SECTION 18, T6N, R8E
 BEARS S00°59'53"E



DATE: January 27, 2026
 F.N.: 23-05-101

SHEET: 2 OF 2

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

The Verona Press

PROOF OF PUBLICATION OF NOTICE

In the matter of

Intent to Circulate Annexation Petition

STATE OF WISCONSIN


D'Onofrio Kottke & Associates, Inc

Jean Hoeft, being duly sworn, on oath says that he/she is the publisher or authorized agent and employee of the publisher of the weekly newspaper known as the Verona Press, printed and published at the City of Verona, in Dane County, and that the notice, a printed copy of which is hereto annexed, is taken from said paper, in which it was published on:

Thursday, March 19, 2026

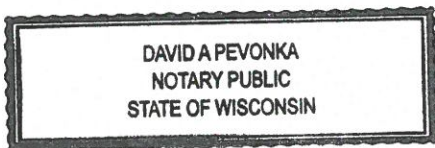
Signed: 
Title: Customer Service Representative

Subscribed and sworn to before me on this 19th day of March, 2026.

Notary Public: 

Printed Name: David A Devonka

My Commission Expires: Mar 21, 2030



NOTICE IS HEREBY GIVEN that the undersigned, an owner of real property in the territory described below, intends to circulate a petition for direct annexation by one-half approval (non-unanimous) pursuant to Wis. Stat. § 66.0217(3)(a).

Statement of Intent: To annex the territory described herein from the Town of Verona, Dane County, Wisconsin, to the City of Verona, Dane County, Wisconsin.

Petitioner: Epic Systems Corporation, c/o Bernie Coughlin, 1979 Milky Way, Verona, WI 53593.

Territory Description:

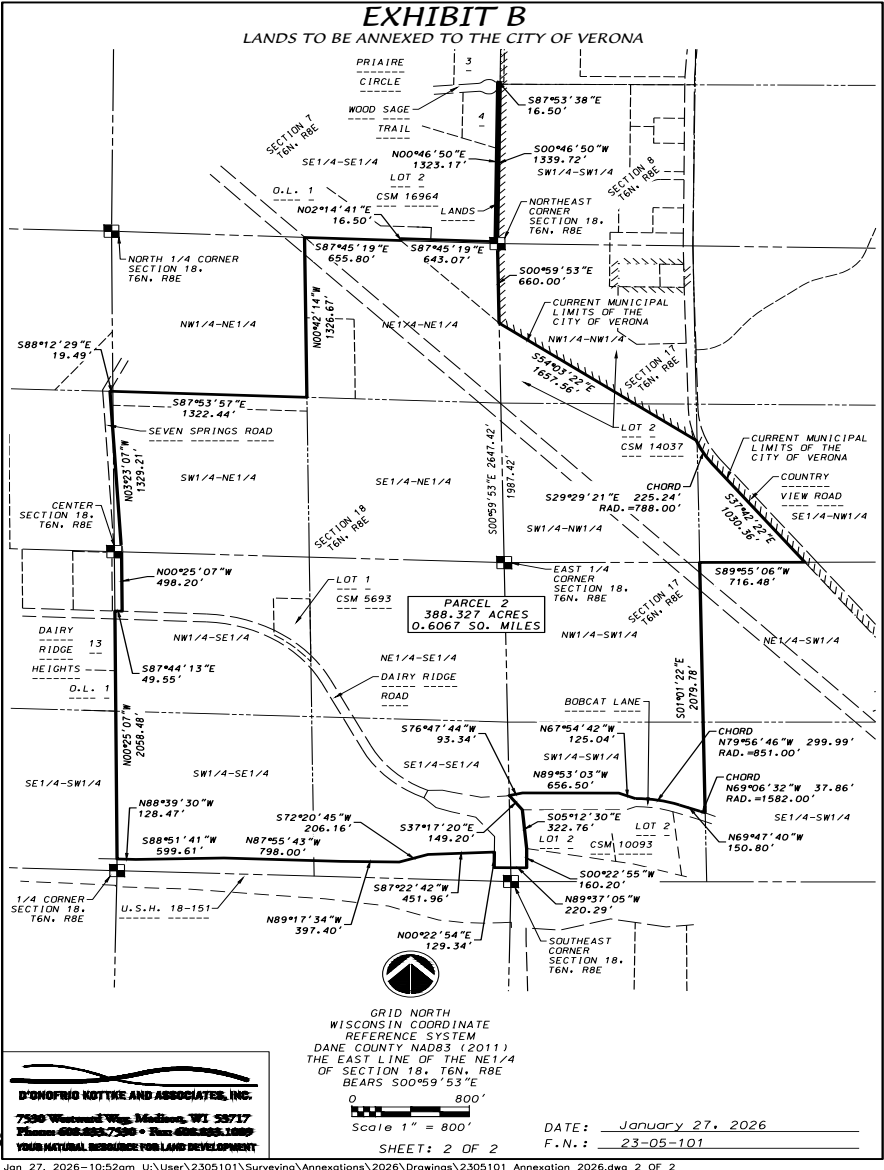
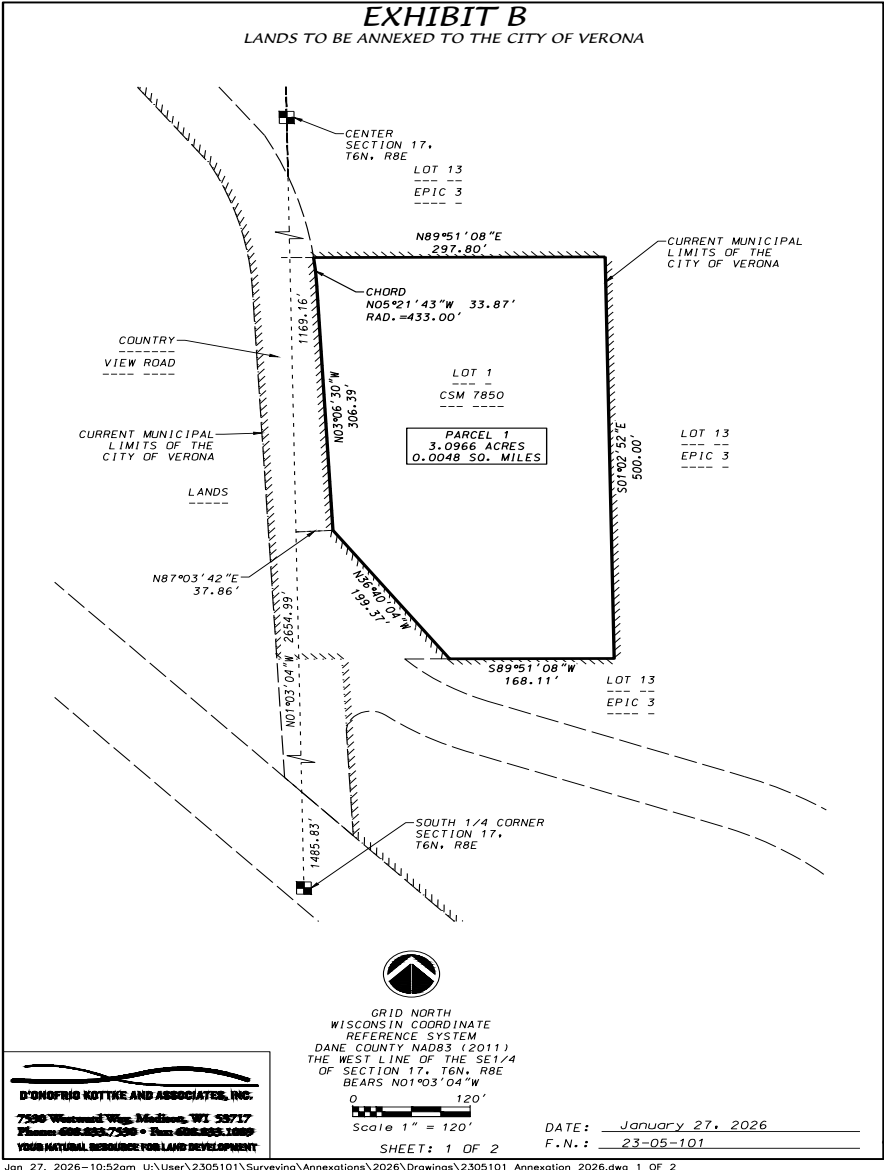
Parcel 1
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 thence N03°06'30"W, 306.39 feet along said West right-of-way line to a point of curve;
 thence Northerly along said East right-of-way line along a curve to the left which has a radius of 433.00 feet and a chord which bears N05°21'43"W, 33.87 feet to a point on the Westerly line of Lot 13, EPIC 3;
 thence N89°51'08"E, 297.80 feet along said Westerly line;
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 Part of the SW1/4 of the NW1/4, part of the SE1/4 of the NW1/4, the NW1/4 of the SW1/4 of the SW1/4 of Section 17, T6N, R8E;
 Lot 1, Certified Survey Map No. 5593, Document Number 2116169, located in the NW1/4 of the SE1/4 of Section 18, T6N, R8E;
 Part of Dairy Ridge Road, located in the NW1/4 of the SE1/4, NE1/4 of the SE1/4, and the SE1/4 of the SE1/4 of Section 18, T6N, R8E and in the SW1/4 of the SW1/4 of Section 17, T6N, R8E;
 Part of the SE1/4 of the SE1/4, part of the SW1/4 of the SE1/4, part of the NW1/4 of the SE1/4, the NE1/4 of the SE1/4, the SE1/4 of the NE1/4, part of the SW1/4 of the NE1/4 and the NE1/4 of the NE1/4 of Section 18, T6N, R8E;

Part of the SE1/4 of the SE1/4 of Section 7, T6N, R8E, all in the Town of Verona, more particularly described as follows:
 Beginning at the Northeast corner of said Section 18;
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 thence S54°03'22"E, 1657.56 feet along said municipal limits to a point of curve on the Southwest right-of-way line of Country View;
 thence Southeasterly along said Southwest right-of-way line and municipal limits along a curve to the left which has a radius of 788.00 feet and a chord which bears S29°29'21"E, 225.24 feet;
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 thence S89°55'06"W, 716.48 feet along said North line to the Northwest corner of said NE1/4 of the SW1/4;
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 thence N67°54'42"W, 125.04 feet along said North right-of-way line;
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 thence S76°47'44"W, 93.34 feet along said North right-of-way line;
 thence S37°17'20"E, 149.20 feet to the Northwest corner of Lot 2, Certified Survey Map No. 10093, Document Number 3341770;
 thence S05°12'30"E, 322.76 feet along the West line of said Lot 2 to the Southwest corner of said Lot 2;
 thence S00°22'55"W, 160.20 feet;
 thence N89°37'05"W, 220.29 feet;
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 thence S72°20'45"W, 206.16 feet along said North right-of-way line;
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 thence N00°25'07"W, 498.20 feet along said East right-of-way line;
 thence N03°23'07"W, 1329.21 feet along said East right-of-way line to a point on the South line of the NE1/4 of the NW1/4 of Section 18, T6N, R8E;
 thence S88°12'29"E, 19.49 feet along said South line to the Southwest corner of the NW1/4 of the NE1/4 of said Section 18;
 thence S87°53'57"E, 1322.44 feet to the Southeast corner of said NW1/4 of the NE1/4;
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 thence S87°45'19"E, 655.80 feet along the South line of the SE1/4 of the SE1/4 of Section 7, T6N, R8E, also being along the South line of Outlot 1, Prairie Circle, Document Number 5619275;
 thence N02°14'41"E, 16.50 feet along said South line;
 thence S87°45'19"E, 643.07 feet along said South line and the South line of Lot 2, Certified Survey Map No. 16964, Document Number 6070977 to the Southeast corner of said Lot 2;
 thence N00°46'50"E, 1323.17 feet along the East line of said Lot 2, the East line of Lot 4, of said Prairie Circle and the East right-of-way line of Wood Sage Trail;
 thence S87°53'38"E, 16.50 feet to the West line of the SW1/4 of Section 8, T6N, R8E;
 thence S00°46'50"W, 1339.72 feet along said West line to the point of beginning.
 Containing 388.327 acres (0.6067 square miles).

Scale Map: A copy of the scale map of the territory proposed for annexation is available for inspection at the following locations:
 City of Verona Clerk's Office, 111 Lincoln St, Verona, WI 53593.
 Town of Verona Clerk's Office, 7669 County Hwy PD, Verona, WI 53593.



PETITION FOR DIRECT ANNEXATION
BY ONE-HALF APPROVAL
(Wis. Stats. § 66.0217(3)(a))

TO:	City of Verona Attn: City Clerk 111 Lincoln Street Verona, WI 53593	Town of Verona Attn: Town Clerk 7669 County Highway PD Verona, WI 53593
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The undersigned, being all of the electors residing in the Territory, and the owners of at least one-half of the real property in the Territory, do hereby petition the City of Verona for the purpose of annexing the Territory from the Town of Verona to the City of Verona.

The "Territory" proposed for annexation from the Town of Verona to the City of Verona is more particularly described on the attached Exhibit A, and is shown on the scaled map attached as Exhibit B. The Territory is located in Dane County, Wisconsin.

The undersigned do hereby request that this annexation be approved and take effect in the manner provided for by law.

There are 3 property owners (Epic, WDNR, WDOT) in the Territory. Epic owns over 95% of the Territory. The population of the Territory is 3 residents/electors on Epic owned lands.

This Petition for Annexation is filed pursuant to Wis. Stats. § 66.0217(3)(a).

[SIGNATURES ON FOLLOWING PAGES]

cc: Wisconsin Department of Administration

SIGNATURE PAGE
PETITION FOR DIRECT ANNEXATION BY ONE-HALF APPROVAL
OF
EPIC SYSTEMS CORPORATION

EPIC SYSTEMS CORPORATION

By: 

Date: 03/30/26

Name: Bernice Coughlin

Title: Administration

SIGNATURE PAGE
PETITION FOR DIRECT ANNEXATION BY ONE-HALF APPROVAL
OF
ELECTORS

Russell R. Gust 3/30/26
Russell R. Gust Date

Mary L. Gust 3/30/26
Mary L. Gust Date

Michael A. Gust 3/30/26
Michael A. Gust Date

Nathan Lockwood

From: Helm, Kaylin M - DNR <Kaylin.Helm@wisconsin.gov>
Sent: Monday, February 9, 2026 9:57 AM
To: Nathan Lockwood; Bernie Coughlin
Cc: Roffler, Luke S - DNR; Allness, Michele M - DNR (Shelly); Swenson, Kevin M - DNR; LaBissoniere, Michael D - DNR
Subject: RE: Epic's Annexation
Attachments: TOV Annexation Request.pdf; EXHIBIT B - Annexation - Map 2026.01.27.pdf

Hello Nathan,

Thanks for the information you provided below. I have to share that the WI DNR does not enter into annexation requests, so we are unable to sign the petition. We would remain neutral on the proposed annexation.

Please let me know if you have any further questions.

Thanks,

Kaylin Helm

she/her

Real Estate Section Manager

Bureau of Facilities and Lands

Wisconsin Department of Natural Resources

Phone: 608-444-8059

kaylin.helm@wisconsin.gov



dnr.wi.gov

Our core values include professionalism, integrity, and customer service.

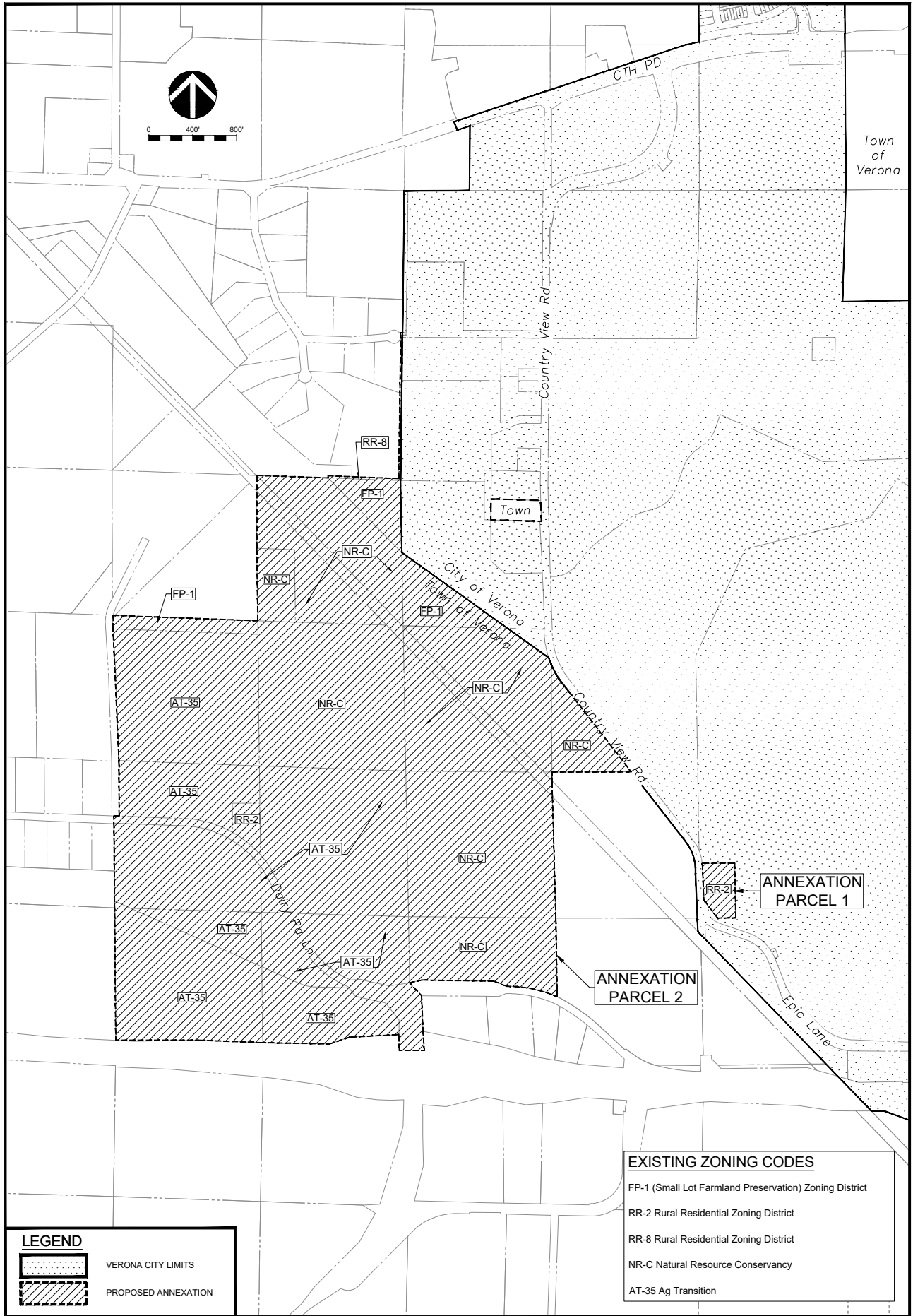
Please visit our [survey](#) to provide feedback on your experience interacting with any DNR employee.



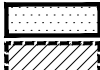
From: Nathan Lockwood <nlockwood@donofrio.cc>
Sent: Friday, February 6, 2026 2:08 PM
To: Helm, Kaylin M - DNR <Kaylin.Helm@wisconsin.gov>; Bernie Coughlin <Bernie@epic.com>
Cc: Roffler, Luke S - DNR <luke.roffler@wisconsin.gov>; Allness, Michele M - DNR (Shelly) <Michele.Allness@wisconsin.gov>
Subject: Epic's Annexation

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good Afternoon Kaylin – Zach Larson suggested I start with you.



LEGEND



VERONA CITY LIMITS
 PROPOSED ANNEXATION

EXISTING ZONING CODES

- FP-1 (Small Lot Farmland Preservation) Zoning District
- RR-2 Rural Residential Zoning District
- RR-8 Rural Residential Zoning District
- NR-C Natural Resource Conservancy
- AT-35 Ag Transition



DATE: 01/29/26

DRAWN BY: AEP
 FN: 23-05-101

LOCATION MAP

53

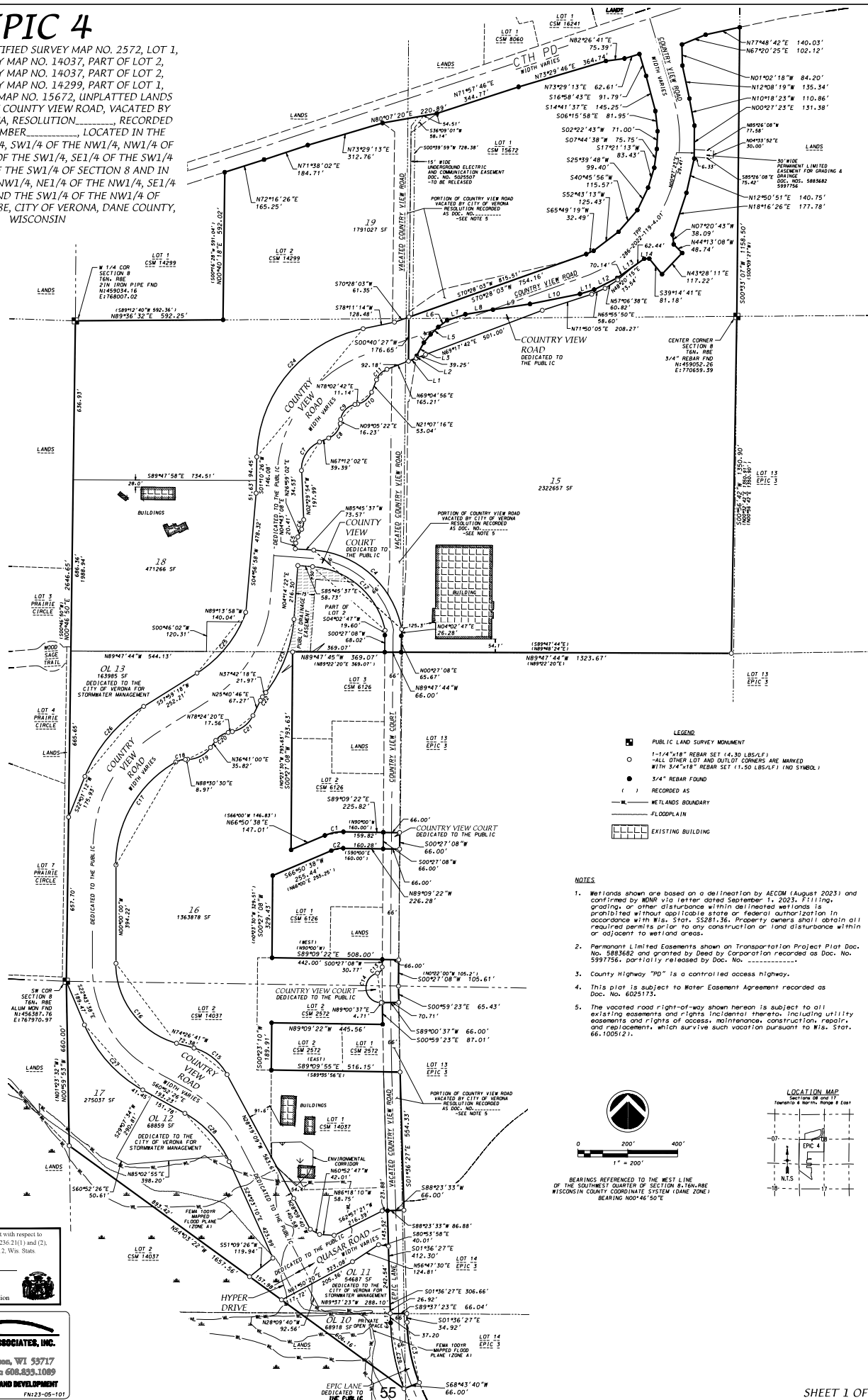
EPIC

CITY OF VERONA, DANE COUNTY, WISCONSIN 53593

D'ONOFRIO KOTTHE AND ASSOCIATES, INC.
 7500 Wisconsin Way, Madison, WI 53717
 Phone: 608-265-7200 • Fax: 608-265-1000
 YOUR NATURAL RESOURCES FOR LAND DEVELOPMENT

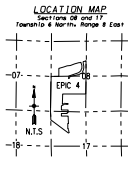
EPIC 4

PART OF LOT 2, CERTIFIED SURVEY MAP NO. 2572, LOT 1, CERTIFIED SURVEY MAP NO. 14037, PART OF LOT 2, CERTIFIED SURVEY MAP NO. 14037, PART OF LOT 2, CERTIFIED SURVEY MAP NO. 14299, PART OF LOT 1, CERTIFIED SURVEY MAP NO. 15672, UNPLATTED LANDS AND A PORTION OF COUNTRY VIEW ROAD, VACATED BY THE CITY OF VERONA, _____ RECORDED AS DOCUMENT NUMBER _____ LOCATED IN THE SE1/4 OF THE NW1/4, SW1/4 OF THE NW1/4, NW1/4 OF THE SW1/4, NE1/4 OF THE SW1/4, SE1/4 OF THE SW1/4 AND IN THE NW1/4 OF THE NW1/4, NE1/4 OF THE NW1/4, SE1/4 OF THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 17, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN



- LEGEND**
- PUBLIC LAND SURVEY MONUMENT
 - 1-1/4" x 1/8" REBAR SET (4.30 LBS/LF)
 - ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH 3/4" x 1/8" REBAR SET (1.50 LBS/LF) (NO SYMBOL)
 - 3/4" REBAR FOUND
 - () RECORDED AS
 - WETLANDS BOUNDARY
 - FLOODPLAIN
 - ▭ EXISTING BUILDING

- NOTES**
1. Wetlands shown are based on a delineation by AECOM (August 2023) and confirmed by WDNR via letter dated September 1, 2023. Filling, grading, or other disturbance within delineated wetlands is prohibited without applicable state or federal authorization in accordance with Wis. Stat. §5281.36. Property owners shall obtain all required permits prior to any construction or land disturbance within or adjacent to wetland areas.
 2. Permanent Limited Easements shown on Transportation Project Plat Doc. No. 5893682 and granted by Deed by Corporation recorded as Doc. No. 5997756, partially released by Doc. No. _____
 3. County Highway "PD" is a controlled access highway.
 4. This plat is subject to Water Easement Agreement recorded as Doc. No. 6025173.
 5. The vacated road right-of-way shown hereon is subject to all existing easements and rights incidental thereto, including utility easements and rights of access, maintenance, construction, repair, and replacement, which survive such vacation pursuant to Wis. Stat. §66.1005(2).



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

Certified _____ 20 _____
Department of Administration

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7590 Westwood Way, Madison, WI 53717
Phone: 608.833.7590 • Fax: 608.833.1089
YOUR NATURAL RESOURCES FOR LAND DEVELOPMENT
EN23-05-101

EPIC 4

PART OF LOT 2, CERTIFIED SURVEY MAP NO. 2572, LOT 1, CERTIFIED SURVEY MAP NO. 14037, PART OF LOT 2, CERTIFIED SURVEY MAP NO. 14037, PART OF LOT 2, CERTIFIED SURVEY MAP NO. 14299, PART OF LOT 1, CERTIFIED SURVEY MAP NO. 15672, UNPLATTED LANDS AND A PORTION OF COUNTY VIEW ROAD, VACATED BY THE CITY OF VERONA, RESOLUTION _____, RECORDED AS DOCUMENT NUMBER _____, LOCATED IN THE SE1/4 OF THE NW1/4, SW1/4 OF THE NW1/4, NW1/4 OF THE SW1/4, NE1/4 OF THE SW1/4, SE1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 OF SECTION 8 AND IN THE NW1/4 OF THE NW1/4, NE1/4 OF THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 17, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Verona, and under the direction of the owner, I have surveyed, divided and mapped EPIC 4 and that each plot correctly represents all the exterior boundaries and the subdivision of the land surveyed, described as follows:

Part of Lot 2, Certified Survey Map No. 2572, Lot 1, Certified Survey Map No. 14037, Part of Lot 2, Certified Survey Map No. 14037, Part of Lot 2, Certified Survey Map No. 14299, Part of Lot 1, Certified Survey Map No. 15672, unplatted lands and a portion of County View Road, vacated by the City of Verona, Resolution _____, recorded as Document Number _____, located in the SE1/4 of the NW1/4, SW1/4 of the NW1/4, NW1/4 of the SW1/4, NE1/4 of the SW1/4, SE1/4 of the SW1/4 and the SW1/4 of the SW1/4 of Section 8 and in the NW1/4 of the NW1/4, NE1/4 of the NW1/4, SE1/4 of the NW1/4 and the SW1/4 of the NW1/4 of Section 17, T6N, R8E, City of Verona, Dane County, Wisconsin more particularly described as follows:

Beginning at the West 1/4 corner of said Section 8; thence N89°36'32"E, 592.25 feet along the South line of Lot 1, Certified Survey Map No. 14299 to the Southeast corner of said Lot 1; thence N00°40'18"E, 592.02 feet along the East line of said Lot 1, to the South right-of-way line of County Highway 707; thence N216°26'E, 165.25 feet along said South right-of-way line; thence N71°59'02"E, 184.71 feet along said South right-of-way line; thence N73°29'13"E, 312.76 feet along said South right-of-way line; thence N80°07'20"E, 220.89 feet along said South right-of-way line; thence N11°57'46"E, 344.77 feet along said South right-of-way line; thence N73°29'46"E, 364.74 feet along said South right-of-way line; thence N82°26'41"E, 75.39 feet along said South right-of-way line; thence N73°29'13"E, 62.61 feet along said South right-of-way line to the West right-of-way line of Country View Road; thence S16°58'43"E, 91.79 feet along said West right-of-way line; thence S14°41'37"E, 145.25 feet along said West right-of-way line; thence S06°15'58"E, 81.95 feet along said West right-of-way line; thence N29°22'43"W, 71.00 feet along said West right-of-way line; thence S07°44'38"W, 75.75 feet along said West right-of-way line; thence S17°21'13"W, 83.43 feet along said West right-of-way line; thence S25°33'48"W, 99.40 feet along said West right-of-way line; thence S40°45'56"W, 115.57 feet along said West right-of-way line; thence S52°43'13"W, 125.43 feet along said West right-of-way line; thence S65°49'19"W, 32.49 feet along said West right-of-way line to the Southeast line of vacated Country View Road; thence S70°28'03"W, 754.16 feet along said Southeast line; thence S00°40'27"W, 176.65 feet to the North line of vacated Country View Road; thence N69°04'56"E, 33.78 feet to a point on the East right-of-way line of Country View Road; thence N09°41'51"E, 9.18 feet along said East right-of-way line; thence N28°53'25"E, 60.68 feet along said East right-of-way line; thence N89°47'44"E, 42.49 feet along said East right-of-way line; thence N46°37'35"E, 42.77 feet along said East right-of-way line; thence N52°40'39"E, 44.62 feet along said East right-of-way line; thence N71°59'20"E, 76.63 feet along said East right-of-way line; thence N82°26'41"E, 111.91 feet along said East right-of-way line; thence N81°15'22"E, 150.69 feet along said East right-of-way line; thence N78°37'11"E, 204.06 feet along said East right-of-way line; thence N73°06'44"E, 59.63 feet along said East right-of-way line; thence N63°23'49"E, 103.57 feet along said East right-of-way line; thence N54°22'05"E, 132.58 feet along said East right-of-way line; thence N8°55'48"E, 20.60 feet along said East right-of-way line; thence N39°44'47"E, 81.18 feet along said East right-of-way line; thence N43°28'11"E, 117.22 feet along said East right-of-way line; thence N44°13'08"W, 48.74 feet along said East right-of-way line; thence N07°20'43"W, 38.08 feet along said East right-of-way line; thence N18°16'26"E, 177.78 feet along said East right-of-way line; thence N12°50'51"E, 140.75 feet along said East right-of-way line; thence N02°27'23"E, 131.38 feet along said East right-of-way line; thence N10°18'23"W, 110.56 feet along said East right-of-way line; thence N12°40'19"W, 135.34 feet along said East right-of-way line; thence N01°02'18"W, 84.20 feet along said East right-of-way line to the South right-of-way line of County Highway 707; thence N67°20'21"E, 102.12 feet along said South right-of-way line; thence N77°48'42"E, 140.03 feet along said South right-of-way line to the East line of the NW1/4 of said Section 8; thence S00°53'07"W, 1158.50 feet along said East line to the Center of said Section 8, also being the Northeast corner of Lot 13, EPIC 3; thence S00°56'42"W, 1350.90 feet the West line of said Lot 13; thence N89°47'44"W, 1323.67 feet along the North line of said Lot 13 to the East Northeast corner of Lot 3, Certified Survey Map No. 6126, thence N89°47'45"W, 363.07 feet to the Northwest corner of said Lot 3; thence S00°27'08"W, 793.63 feet along the West line of said Lot 2 and 3, Certified Survey Map No. 6126 to the Southwest corner of said Lot 2; thence N66°30'38"E, 147.01 feet along the South line of said Lot 2; thence East along said South line along a curve to the right which has a radius of 183.00 feet and a chord which bears N78°02'58"E, 76.10 feet; thence S89°09'22"E, 226.28 feet along said South line to the East right-of-way line of Country View Road; thence S00°27'08"W, 66.00 feet along the East right-of-way line to the Northeast corner of Lot 1, Certified Survey Map No. 6126; thence N89°09'22"W, 226.28 feet along the North line of said Lot 1 to a point of curve; thence West along said North line along a curve to the left which has a radius of 111.00 feet and a chord which bears S78°50'58"W, 48.65 feet; thence S66°50'38"W, 255.44 feet along said North line to the Northwest corner of said Lot 1; thence S00°27'08"W, 329.43 feet along the West line of and to the Southwest corner of said Lot 1; thence S89°09'22"E, 508.00 feet along the South line of said Lot 1 and the Easterly extension thereof to the East right-of-way line of Country View Road; thence S00°27'08"W, 105.61 feet along said East right-of-way line; thence S00°59'23"E, 65.43 feet along said East right-of-way line; thence S89°09'22"E, 66.00 feet to the West right-of-way line of Country View Road; thence S00°59'23"E, 87.01 feet along said West right-of-way line; thence N89°09'22"W, 445.56 feet; thence S00°59'23"E, 189.91 feet to the North line of Lot 2, Certified Survey Map No. 2572; thence S89°09'22"E, 516.15 feet along the South line of Lots 1 and 2, Certified Survey Map No. 2572 to the East right-of-way line of Country View Road, also being the Northeast corner of a portion of vacated County View Road (now known as Country View Court); thence S01°36'27"E, 554.33 feet along the East right-of-way line of said vacated right-of-way line; thence S89°33'19"E, 66.00 feet to the Southeast corner of said vacated right-of-way line and the West right-of-way line of EPIC Lanes; thence S01°36'27"E, 412.30 feet along said West right-of-way line; thence S89°33'23"E, 66.04 feet to the East right-of-way line of EPIC Lane; thence S01°36'27"E, 34.92 feet along said East right-of-way line to a point of curve; thence Southerly along said East right-of-way line along a curve to the left which has a radius of 122.00 feet and a chord which bears S11°26'24"E, 246.58 feet; thence S68°43'40"W, 66.00 feet to the West right-of-way line of EPIC Lane; thence N54°03'22"W, 1657.56 feet to the West line of the NW1/4 of said Section 17; thence N00°59'53"W, 660.00 feet along said West line to the Southwest corner of said Section 8; thence N00°46'50"E, 264.65 feet along the West line of the SW1/4 of said Section 8 to the point of beginning, containing 177.877 acres.

Dated this 6th day of February, 2026
Revised this 27th day of March, 2026

Brett T. Stoffregen, Professional Land Surveyor, S-2742

VERONA COMMON COUNCIL CERTIFICATE

Resolved that the plot of EPIC 4 located in the City of Verona, was hereby approved by Resolution adopted on _____, 2026 and further resolve that the conditions of said approval were fulfilled on _____, 2026 and said resolution further provided for the acceptance of those lands and rights dedicated by said EPIC 4 to the City for public use.
Dated this _____ day of _____, 2026.

Holly Licht, City Clerk, City of Verona, Dane County, Wisconsin

CITY OF VERONA TREASURER'S CERTIFICATE

I, Brian Lomers, being the duly appointed, qualified, and acting Treasurer of the City of Verona, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on any of the lands included in the plot of EPIC 4 as of this _____ day of _____, 2026.

Brian Lomers, City Treasurer, City of Verona, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of Dane County, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on any of the lands included in the plot of EPIC 4 as of this _____ day of _____, 20 _____.

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2026 at _____ W.
and recorded in Volume _____ of Plots
on Pages _____ as Document Number _____.

Kristi Chabowski, Dane County Register of Deeds

CURVE TABLE

CURVE NO.	SUB CURVE	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		183.00'	76.10'	76.65'	N78°50'38"E	24°00'00"	
C2		111.00'	48.65'	49.01'	S78°50'38"W	24°00'00"	
C3		722.00'	246.58'	247.79'	S11°26'24"E	19°39'50"	OUT-S21°16'19"E
C4		388.00'	474.41'	510.43'	N48°04'21"W	75°02'32"	IN-N10°23'05"W
C5		73.00'	28.19'	28.37'	N51°15'05"E	22°15'54"	
C6		77.00'	39.19'	39.62'	N12°14'34"E	29°28'56"	
C7		118.00'	134.86'	143.54'	N32°21'04"E	69°41'56"	
C8		77.00'	74.79'	77.10'	N38°08'42"E	58°06'40"	
C9		73.00'	82.65'	88.16'	N43°44'02"E	68°57'20"	
C10		77.00'	73.39'	76.50'	N49°34'59"E	56°55'26"	
C11		73.00'	59.34'	61.11'	N45°06'08"E	47°57'40"	
C12		322.00'	387.38'	415.63'	S48°46'56"E	73°57'25"	OUT-S11°48'13"E
C13		250.00'	30.81'	31.63'	S48°29'26"W	76°04'36"	OUT-N76°51'45"E
C14		60.00'	119.29'	175.43'	S07°13'49"E	16°31'01"	
C15		218.00'	170.80'	175.50'	N51°22'59"W	48°07'33"	
C16		352.00'	401.66'	431.37'	N37°13'21"W	74°06'40"	
C17		474.00'	477.56'	500.48'	N30°14'55"E	60°29'50"	OUT-N60°29'50"E
C18		82.00'	39.69'	40.09'	N74°30'10"E	28°04'40"	OUT-N88°30'30"E
C19		118.00'	103.13'	106.73'	N62°35'45"E	51°49'40"	
C20		82.00'	58.40'	59.71'	N57°32'40"E	41°43'20"	
C21		118.00'	104.80'	108.59'	N52°02'33"E	52°43'33"	
C22		82.00'	17.18'	17.21'	N51°11'32"E	12°01'56"	
C23		546.00'	313.82'	318.34'	N09°48'20"E	33°27'56"	
C24		546.00'	667.43'	720.46'	S25°40'50"W	77°02'48"	
C25		473.00'	312.49'	318.48'	S38°11'58"W	38°14'40"	
C26	LOT 4 D.L.4	473.00'	42.15'	42.16'	S21°57'51"W	05°06'26"	
		473.00'	272.40'	276.31'	S41°15'11"W	33°28'14"	
C26		593.00'	366.18'	372.27'	S40°00'15"W	35°58'06"	
C27		535.00'	349.65'	356.19'	S41°48'02"E	38°08'48"	
C28		420.00'	262.97'	267.47'	S42°37'48"E	36°59'16"	
	D.L.3	420.00'	236.46'	241.79'	S44°22'54"E	37°59'04"	
	LOT 3	420.00'	25.68'	25.68'	S26°08'16"E	03°50'12"	
C29		788.00'	269.12'	270.45'	S11°26'23"E	19°39'52"	OUT-S21°16'19"E

LINE TABLE

LINE#	DIRECTION	LENGTH
L1	N69°04'56"E	33.78'
L2	N91°15'1"E	9.18'
L3	N28°53'25"E	60.68'
L4	N38°47'44"E	42.49'
L5	N46°37'35"E	42.77'
L6	N52°40'39"E	44.62'
L7	N71°59'20"E	76.63'
L8	N80°25'31"E	111.91'
L9	N81°15'22"E	150.69'
L10	N78°37'11"E	204.06'
L11	N73°06'44"E	59.63'
L12	N63°23'49"E	103.57'
L13	N54°22'05"E	132.58'
L14	N88°25'48"E	20.60'

CORPORATE OWNER'S CERTIFICATE

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

EPIC SYSTEMS CORPORATION does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:
Department of Administration
Common Council, City of Verona

IN WITNESS WHEREOF, the said EPIC SYSTEMS CORPORATION has caused these presents to be signed by its officer(s) of said corporation
of _____, Wisconsin this _____ day of _____, 2026.

EPIC SYSTEMS CORPORATION

Signature _____
Print name _____
Title _____

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

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

Notary Public, Dane County, Wisconsin

My commission expires: _____.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7590 Watwood Way, Madison, WI 53717
Phone: 608.833.7390 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT
EN23-05-101

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration

EXHIBIT A

PERMANENT LIMITED EASEMENT (PLE) AREAS FOR GRADING AND DRAINAGE DESCRIBED IN DOCUMENT NO. 5883682, PARCEL 2 OF TRANSPORTATION PROJECT PLAT NO. 286-2022-119-4.01, CONVEYED TO THE CITY BY DOCUMENT NO. 5997756 LOCATED IN PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 SECTION 8, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.

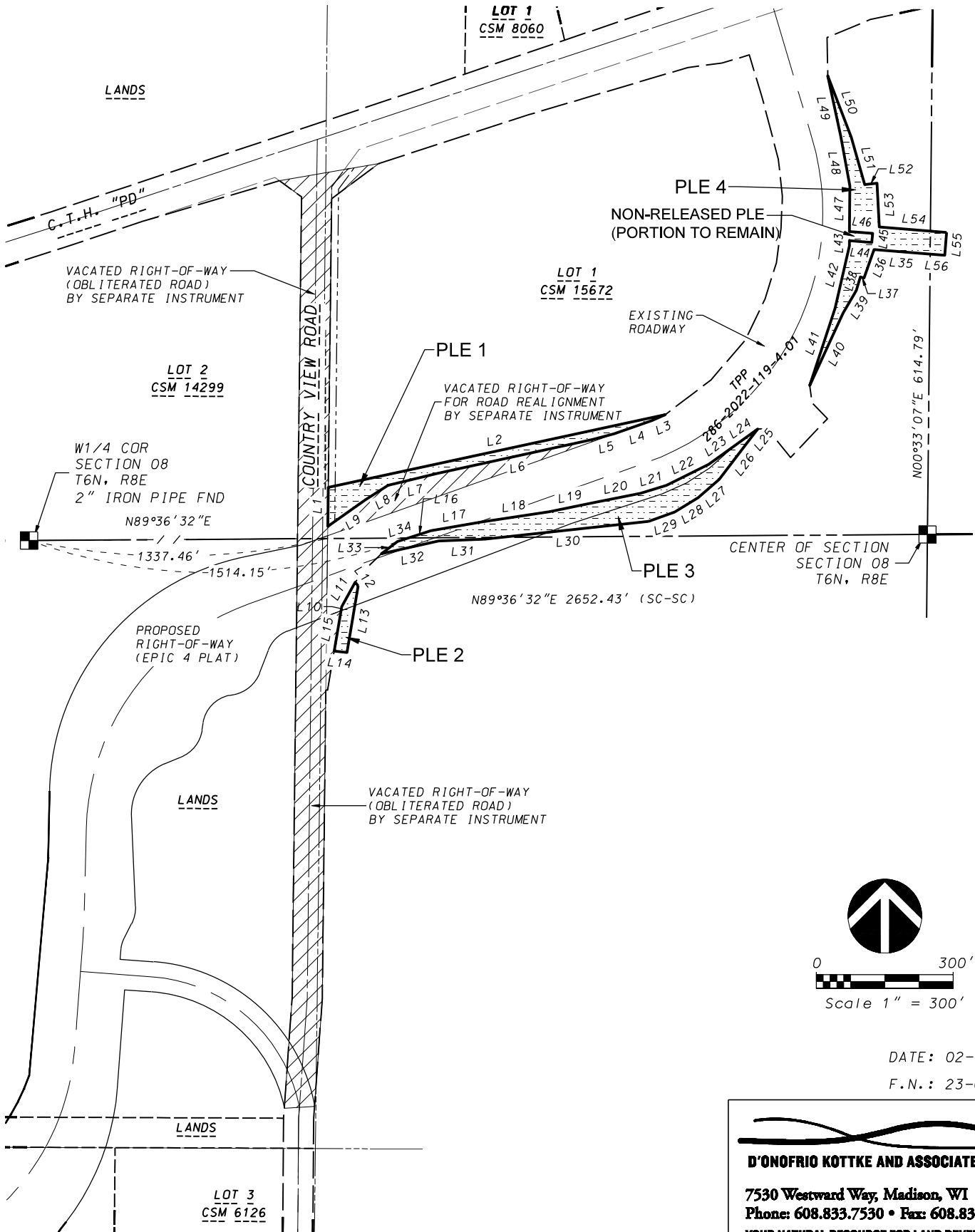


EXHIBIT B

LEGAL DESCRIPTIONS OF PERMANENT LIMITED EASEMENT (PLE) AREAS FOR GRADING AND DRAINAGE

Referenced in Document No. 5883682, Transportation Project Plat No. 286-2022-119-4.01, Parcel 2, and conveyed to the City of Verona by Document No. 5997756

PLE 1

Part of the SE 1/4 of the NW 1/4 of Section 8, Township 6 North, Range 8 East, City of Verona, Dane County, Wisconsin, containing 18,574 square feet (0.426 acres) described as follows:

Commencing at the West 1/4 corner of said Section 8; thence along the North line of the SW 1/4 of said Section 8, N89°36'32"E, 1337.46 feet to the East right-of-way line of Country View Road; thence along said East right-of-way line of Country View Road, N00°40'27"E, 26.87 feet to the POINT OF BEGINNING; thence N00°40'27"E, 85.40 feet; thence N77°49'13"E, 756.17 feet; thence S65°49'19"W, 32.49 feet; thence S70°38'56"W, 87.79 feet; thence S75°25'30"W, 48.91 feet; thence S77°39'15"W, 348.89 feet; thence S76°20'11"W, 110.41 feet; thence S57°49'57"W, 59.57 feet; thence S54°44'54"W, 100.20 feet to the POINT OF BEGINNING.

PLE 2

Part of the NE 1/4 of the SW 1/4 of Section 8, Township 6 North, Range 8 East, City of Verona, Dane County, Wisconsin, containing 3,713 square feet (0.085 acres) described as follows:

Commencing at the West 1/4 corner of said Section 8; thence along the North line of the SW 1/4 of said Section 8, N89°36'32"E, 1337.46 feet to the East right-of-way line of Country View Road; thence along said East right-of-way line of Country View Road, S00°40'27"W, 170.31 feet; thence N69°04'57"E, 33.79 to the POINT OF BEGINNING; thence N09°41'51"E, 9.18 feet; thence N28°37'25"E, 60.68 feet; thence S39°56'40"E, 10.21 feet; thence S09°32'54"W, 148.00 feet; thence N84°27'20"W, 27.92 feet; thence N09°41'51"E, 90.06 feet to the POINT OF BEGINNING.

PLE 3

Part of the SE 1/4 of the NW 1/4 and part of the NE 1/4 of the SW 1/4 of Section 8, Township 6 North, Range 8 East, City of Verona, Dane County, Wisconsin, containing 35,283 square feet (0.810 acres) described as follows:

Commencing at the West 1/4 corner of said Section 8; thence along the North line of the SW 1/4 of said Section 8, N89°36'32"E, 1514.15 feet to the POINT OF BEGINNING; thence N71°59'20"E, 52.10 feet; thence N80°25'31"E, 111.91 feet; thence N81°15'22"E, 150.69 feet; thence N78°37'11"E, 102.03 feet; thence N78°37'11"E, 102.03 feet; thence N73°06'44"E, 59.63 feet; thence N63°23'49"E, 103.57 feet; thence N54°23'13"E, 70.15 feet; thence N54°20'49"E, 62.44 feet; thence S38°25'34"W, 19.70 feet; thence S37°23'25"W, 119.39 feet; thence S48°55'07"W, 60.72 feet; thence S58°38'22"W, 60.75 feet; thence S70°11'09"W, 60.62 feet; thence S83°45'08"W, 360.81 feet; thence S87°52'35"W, 101.61 feet; thence S77°23'04"W, 128.60 feet; thence N52°40'39"E, 44.62 feet; thence N71°59'20"E, 24.53 feet to the POINT OF BEGINNING.

PLE 4

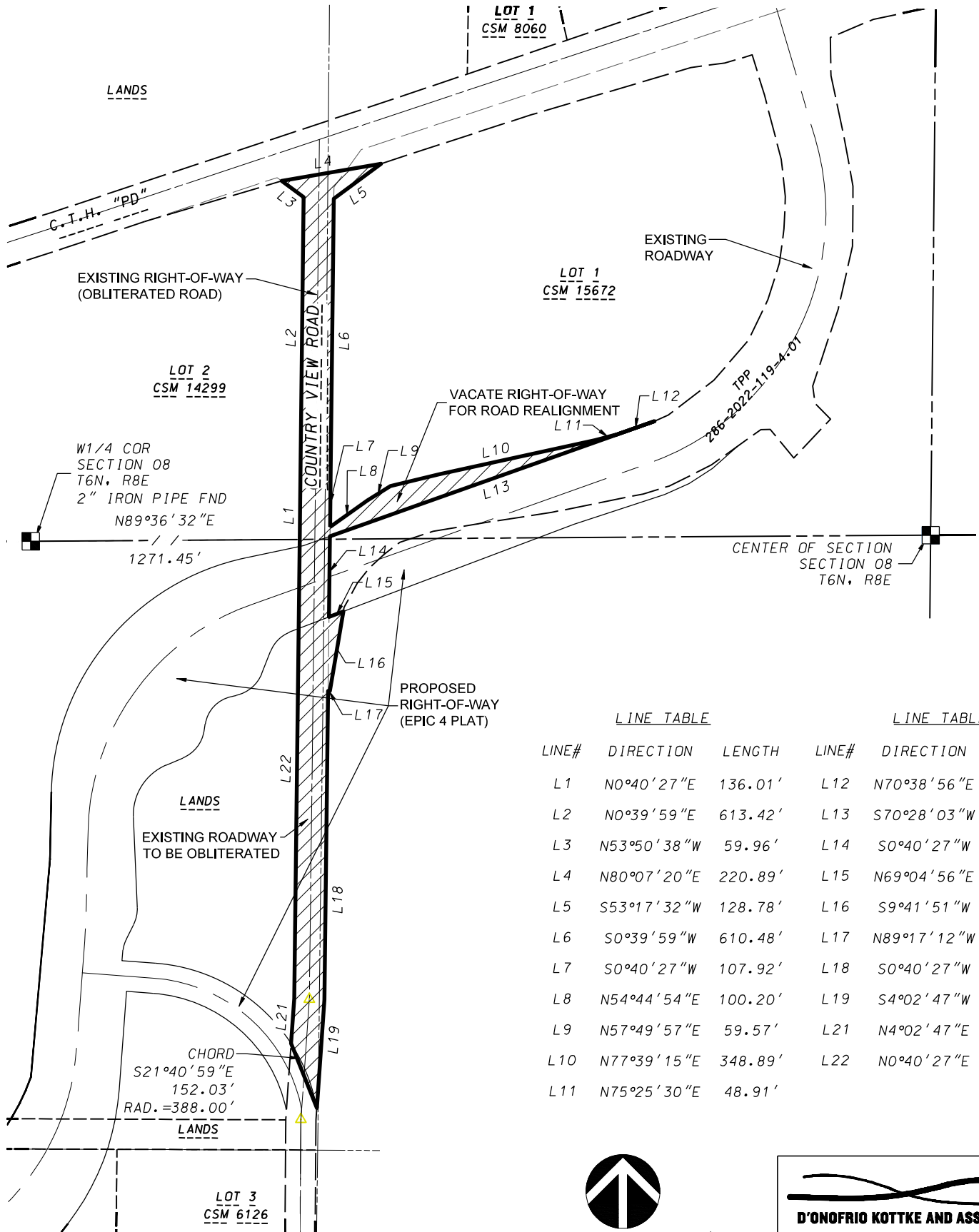
Part of the SE 1/4 of the NW 1/4 of Section 8, Township 6 North, Range 8 East, City of Verona, Dane County, Wisconsin, containing 27,142 square feet (0.6231 acres) described as follows:

Commencing at the West 1/4 corner of said Section 8; thence along the South line of the NW 1/4 of said Section 8, N89°36'32"E, 2845.93 to the Center of Section 8; thence along the East line of the NW 1/4 of said Section 8, N00°33'07"E, 614.79 feet to the POINT OF BEGINNING; thence N85°26'08"W, 123.33 feet; thence S19°39'49"W, 66.19 feet; thence N72°24'41"W, 8.40 feet; thence S16°11'17"W, 31.40 feet; thence S30°20'37"W, 57.20 feet; thence S24°46'44"W, 174.81 feet; thence N18°16'26"E, 177.78 feet; thence N12°50'51"E, 140.75 feet; thence N00°27'23"E, 11.35 feet; thence S85°26'08"E, 49.28 feet; thence N04°33'52"E, 20.00 feet; thence N85°26'08"W, 50.72 feet; thence N00°27'23"E, 99.97 feet; thence N10°18'23"W, 110.86 feet; thence N12°08'19"W, 135.34 feet; thence S20°53'23"E, 143.65 feet; thence S15°59'18"E, 108.09 feet; thence N84°17'53"E, 27.09 feet; thence S02°49'12"E, 96.20 feet; thence S85°26'08"E, 147.79 feet; thence S04°33'52"W, 50.00 feet; thence N85°26'08"W, 31.79 feet to the POINT OF BEGINNING.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE#	DIRECTION	LENGTH	LINE#	DIRECTION	LENGTH	LINE#	DIRECTION	LENGTH	LINE#	DIRECTION	LENGTH
L1	N0°40'27"E	85.40'	L15	N9°41'51"E	90.06'	L29	S70°11'09"W	60.62'	L43	N0°27'23"E	11.35'
L2	N77°49'13"E	756.17'	L16	N71°59'20"E	52.10'	L30	S83°45'08"W	360.81'	L44	S85°26'08"E	49.28'
L3	S65°49'19"W	32.49'	L17	N80°25'31"E	111.91'	L31	S87°52'35"W	101.61'	L45	N4°33'52"E	20.00'
L4	S70°38'56"W	87.79'	L18	N81°15'22"E	150.69'	L32	S77°23'04"W	128.60'	L46	N85°26'08"W	50.72'
L5	S75°25'30"W	48.91'	L19	N78°37'11"E	102.03'	L33	N52°40'39"E	44.62'	L47	N0°27'23"E	99.97'
L6	S77°39'15"W	348.89'	L20	N78°37'11"E	102.03'	L34	N71°59'20"E	24.53'	L48	N10°18'23"W	110.86'
L7	S76°20'11"W	110.41'	L21	N73°06'44"E	59.63'	L35	N85°26'08"W	123.33'	L49	N12°08'19"W	135.34'
L8	S57°49'57"W	59.57'	L22	N63°23'49"E	103.57'	L36	S19°39'49"W	66.19'	L50	S20°53'23"E	143.65'
L9	S54°44'54"W	100.20'	L23	N54°23'13"E	70.15'	L37	N72°24'41"W	8.40'	L51	S15°59'18"E	108.09'
L10	N9°41'51"E	9.18'	L24	N54°20'49"E	62.44'	L38	S16°11'17"W	31.40'	L52	N84°17'53"E	27.09'
L11	N28°37'25"E	60.68'	L25	S38°25'34"W	19.70'	L39	S30°20'37"W	57.20'	L53	S2°49'12"E	96.20'
L12	S39°56'40"E	10.21'	L26	S37°23'25"W	119.39'	L40	S24°46'44"W	174.81'	L54	S85°26'08"E	147.79'
L13	S9°32'54"W	148.00'	L27	S48°55'07"W	60.72'	L41	N18°16'26"E	177.78'	L55	S4°33'52"W	50.00'
L14	N84°27'20"W	27.92'	L28	S58°38'22"W	60.75'	L42	N12°50'51"E	140.75'	L56	N85°26'08"W	31.79'

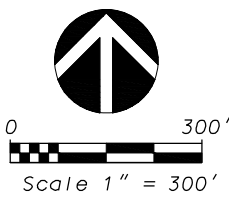
EXHIBIT A

PART OF THE SE 1/4 OF THE NW 1/4, PART OF THE SW 1/4 OF THE NW 1/4, PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 8, ALL IN TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.



LINE TABLE			LINE TABLE		
LINE#	DIRECTION	LENGTH	LINE#	DIRECTION	LENGTH
L1	N0°40'27"E	136.01'	L12	N70°38'56"E	87.79'
L2	N0°39'59"E	613.42'	L13	S70°28'03"W	754.16'
L3	N53°50'38"W	59.96'	L14	S0°40'27"W	176.65'
L4	N80°07'20"E	220.89'	L15	N69°04'56"E	33.78'
L5	S53°17'32"W	128.78'	L16	S9°41'51"W	176.48'
L6	S0°39'59"W	610.48'	L17	N89°17'12"W	3.74'
L7	S0°40'27"W	107.92'	L18	S0°40'27"W	676.10'
L8	N54°44'54"E	100.20'	L19	S4°02'47"W	237.53'
L9	N57°49'57"E	59.57'	L21	N4°02'47"E	98.63'
L10	N77°39'15"E	348.89'	L22	N0°40'27"E	1005.10'
L11	N75°25'30"E	48.91'			

DATE: 11-25-25
F.N.: 23-05-101



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

EXHIBIT B

LEGAL DESCRIPTION

Part of the NE 1/4 of the SW 1/4, part of the NW 1/4 of the SW 1/4, part of the SE 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4, Section 8, Township 6 North, Range 8 East, City of Verona, Dane County, Wisconsin, containing 163494 (3.7533 acres) described as follows:

Commencing at the West 1/4 corner of said Section 8; thence along the North line of the SW 1/4 of said Section 8, N89°36'32"E, 1271.45 feet to the West right-of-way line of Country View Road being the POINT OF BEGINNING;
thence along said West right-of-way line, N00°40'27"E, 136.01 feet;
thence continuing along said West right-of-way line, N00°39'59"E, 613.42 feet;
thence continuing along said West right-of-way line, N53°50'38"W, 59.96 feet to the South right-of-way line of CTH PD;
thence along said South right-of-way line, N80°07'20"E, 220.89 feet to the East right-of-way line of Country View Road;
thence along said East right-of-way line, S53°17'32"W, 128.78 feet;
thence continuing along said East right-of-way line, S00°39'59"W, 610.48 feet;
thence continuing along said East right-of-way line, S00°40'27"W, 107.92 feet to the North right-of-way line as described in Document No. 5883682;
thence along said North right-of-way line, N54°44'54"E, 100.20 feet;
thence continuing along said North right-of-way line, N57°49'57"E, 59.57 feet;
thence continuing along said North right-of-way line, N76°20'11"E, 110.41 feet;
thence continuing along said North right-of-way line, N77°39'15"E, 348.89 feet;
thence continuing along said North right-of-way line, N75°25'30"E, 48.91 feet;
thence continuing along said North right-of-way line, N70°38'56"E, 87.79 feet;
thence S70°28'03"W, 754.16 feet to the East right-of-way line of Country View Road;
thence along said East right-of-way line, S00°40'27"W, 176.65 feet;
thence N69°04'56"E, 33.78 feet to the South right-of-way line as described in Document No. 5883682;
thence along said south right-of-way line, S09°41'51"W, 176.48 feet;
thence continuing along said south right-of-way line, N89°17'12"W, 3.74 feet to the East right-of-way line of Country View Road;
thence along said East right-of-way line, S00°40'27"W, 676.10 feet;
along continuing said East right-of-way line, S04°02'47"W, 237.53 feet to a point of curve;
thence Northwesterly along a curve to the left which has a radius of 388.00 feet and a chord which bears N21°40'59"W, 152.03 feet to the West right-of-way line of Country View Road;
thence along said West right-of-way line, N04°02'47"E, 98.63 feet;
thence continuing along said West right-of-way line, N00°40'27"E, 1005.10 feet to the POINT OF BEGINNING.

DATE: 11-25-25
F.N.: 23-05-101



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

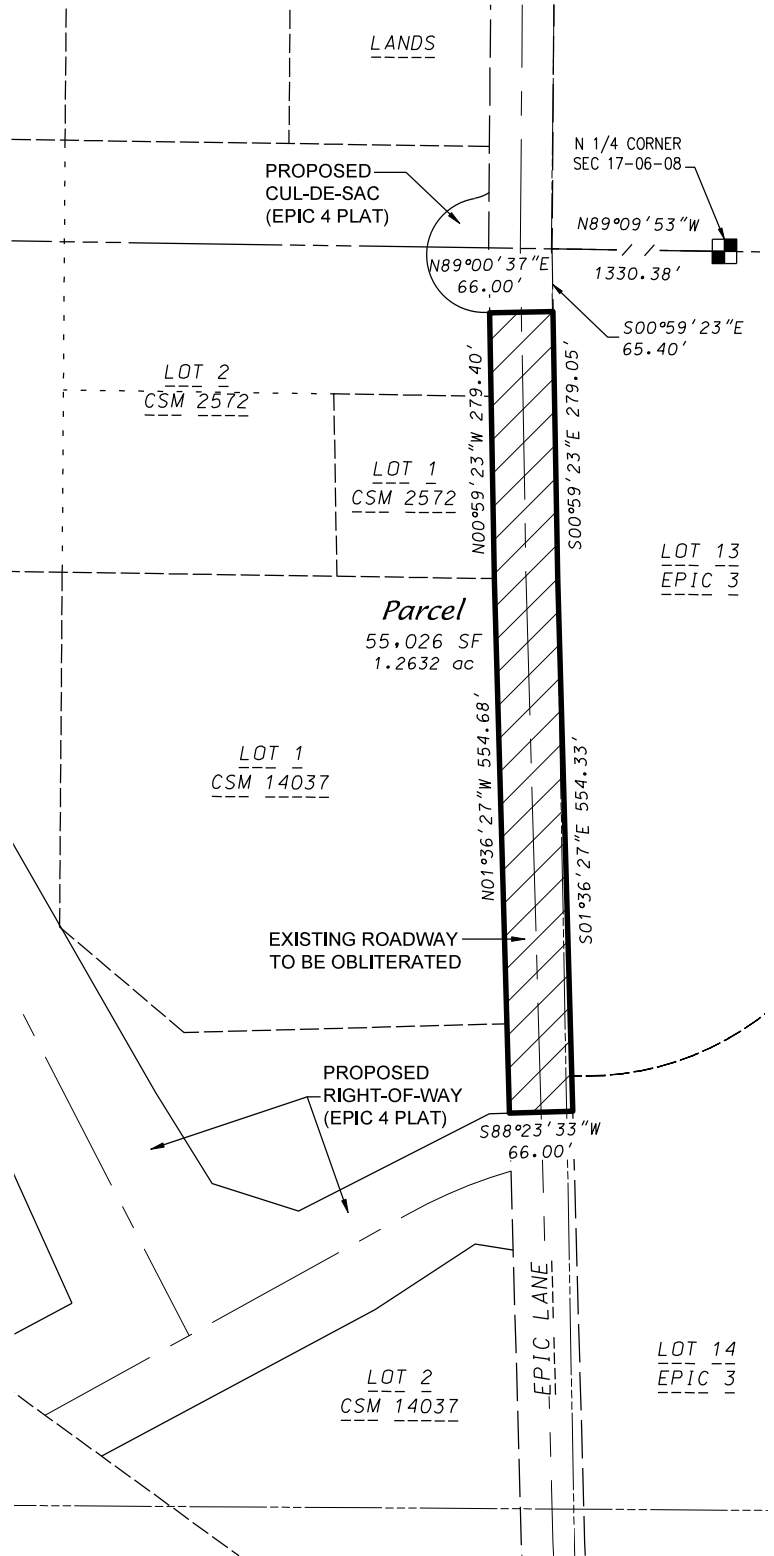
EXHIBIT A

PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 17, ALL IN TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

Part of the NE 1/4 of the NW 1/4 and part of the NW 1/4 of the NW 1/4, Section 17, Township 6 North, Range 8 East, City of Verona, Dane County, Wisconsin, containing 55,026 (1.2632 acres) described as follows:

Commencing at the North 1/4 corner of said Section 17; thence along the North line of the NW 1/4 of said Section 17, N89°09'53"W, 1330.38 feet to the East right-of-way line of Country View Road; thence along said East right-of-way line, S00°59'23"W, 65.40 to the POINT OF BEGINNING; thence continuing along said East right-of-way line, S00°59'23"E, 279.05 feet; thence continuing along said East right-of-way line, S01°36'27"E, 554.33 feet; thence S88°23'33" W, 66.00 feet to the West right-of-way line of Country View Road; thence along said West right-of-way line, N01°36'27"W, 554.68 feet; thence continuing along said West right-of-way line, N00°59'23"W, 279.40 feet; thence N89°00'37"E, 66.00 feet to the POINT OF BEGINNING.



0 200'
 Scale 1" = 200'

DATE: 09-30-25

F.N.: 23-05-101

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Original

Form AB-200

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	City of Verona
License Period	2026 - May - June

License(s) Requested: (up to two boxes may be checked)

- Class "A" Beer \$ _____
- Class "B" Beer \$ _____
- "Class A" Liquor \$ _____
- Class "B" Liquor \$ _____
- "Class A" Liquor (cider only) \$ _____
- Reserve "Class B" Liquor \$ 10,000
- "Class C" Liquor (wine only) \$ _____

Fees	
License Fees	\$
Background Check Fee	\$
Publication Fee	\$ 15
Total Fees	\$

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship) Tapatios LLC			
2. Business Trade Name or DBA Tapatios Verona			
3. FEIN 41-4789364		4. Wisconsin Seller's Permit Number	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. State of Organization WI		7. Date of Organization 03/10/2026	8. Wisconsin DFI Registration Number T119599
9. Premises Address 100 Cross Country Rd			
10. City Verona		11. State WI	12. Zip Code 53593
13. County Dane	14. Governing Municipality: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of Verona		15. Aldermanic District
16. Premises Phone (608) 957-6114	17. Premises Email tapatiosfitchburg@gmail.com		18. Website tapatiosfitchburg@gmail.com
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Alcohol will be stored in back storage room and in beverage refrigerators, and sold in main dining room, at bar and on patio.			
20. Mailing Address (if different from premises address) [REDACTED]			
21. City Fitchburg		22. State WI	23. Zip Code 53593

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list the details of violation below. Attach additional sheets if necessary.		
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . . Yes No beverages.
 If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . . . Yes No
 If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? Yes No
 If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity Tapatios LLC	4b. Business Entity FEIN
--	--------------------------

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. Yes No
 6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? Yes No
 7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? Yes No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Hernandez	Daniel	member	(608) 770-6517
Hernandez	Leticia	member	(608) 957-6114
<i>Ma Quintana</i>	<i>Marley</i>	<i>Agent</i>	

Part D: Attestation

One of the following must sign and attest to this application:
 • sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Hernandez	First Name Leticia	M.I. C
Title member	Email tapatiosfitchburg@gmail.com	Phone [REDACTED]
Signature <i>[Signature]</i>		Date 03/10/26

Part E: For Clerk Use Only

Date Application Was Filed With Clerk 3/11/26	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date
10/10/2026

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information				
1. Legal Business Name (individual name if sole proprietor) <p style="text-align: center;">Tapatios LLC</p>				
2. Business Trade Name or DBA <p style="text-align: center;">Tapatios Verona</p>				
3. Entity Type (check one)				
<input type="checkbox"/> Sole Proprietor		<input type="checkbox"/> Partnership		<input checked="" type="checkbox"/> Limited Liability Company
			<input type="checkbox"/> Corporation	<input type="checkbox"/> Nonprofit Organization

Part B: Individual Information				
1. Last Name <p style="text-align: center;">Quintana</p>		2. First Name <p style="text-align: center;">Marteny</p>		3. M.I.
4. Relationship to Business (Title) <p style="text-align: center;">Manager</p>		5. Email [REDACTED]		6. Phone [REDACTED]
7. Home Address [REDACTED]				
8. City [REDACTED]		9. State <p style="text-align: center;">WI</p>	10. Zip Code <p style="text-align: center;">53590</p>	11. Date of Birth [REDACTED]
12. Date of Birth [REDACTED]			13. Drivers License/State ID State of Issuance <p style="text-align: center;">Wisconsin</p>	

Part C: Address History				
1. Do you currently live in Wisconsin?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the month and year when you permanently moved to Wisconsin				(MM/YYYY) <p style="text-align: center;">09/2009</p>
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.				
Previous Address 1		City	State	Zip Code
[REDACTED]		<p style="text-align: center;">Madison</p>	<p style="text-align: center;">WI</p>	<p style="text-align: center;">53713</p>
Previous Address 2		City	State	Zip Code
Previous Address 3		City	State	Zip Code
Previous Address 4		City	State	Zip Code
Previous Address 5		City	State	Zip Code
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.				
State	County	State	County	State
<p style="text-align: center;">WI</p>	<p style="text-align: center;">Dane</p>			
State	County	State	County	State

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? Yes No
 If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? Yes No
 If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature <i>Wesley Carter</i>	Date 03/10/26
-----------------------------------	------------------

OFFICIAL USE ONLY

Applicant Name: Marleny Quintana

Valid WI DL
State

RMS Checked

CCAP Checked

WI criminal history Yes / No

Notes about the applicant:

RECOMMENDATION: APPROVE DENY

Dast-Pl

Signature of Chief of Police or designated person

3/18/2020

Date

Form
AB-101

Alcohol Beverage Appointment of Agent

Date
3/16/26

Agent Type (check one)

Original (no fee) Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Tapatos LLC

2. Business Trade Name or DBA
Tapatos Verona

3. Entity Type (check one) Limited Liability Company Corporation Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one) 5. If successor agent, provide State Permit or Municipal Retail License Number
 Municipal Retail License State Permit

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name 2. First Name 3. M.I.
Quintana Marteny

4. Email 5. Phone
Quintana [REDACTED]

6. Home Address
[REDACTED]

7. City 8. State 9. Zip Code 10. Date of Birth
[REDACTED] WI 53590 [REDACTED]

11. Drivers License/State ID Number 12. Drivers License/State ID State of issuance
[REDACTED] Wisconsin

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Yes No
Submit proof of completion.

2. Have you completed Form AB-100, Alcohol Beverage Individual Questionnaire (licensee) or Form AB-300, Alcohol Beverage Personal Questionnaire (permittee)? Yes No

3. Have you been a Wisconsin resident for at least 90 continuous days? Yes No
See instructions for exceptions.

Continued →

Congratulations!

You have successfully completed the ServSafe Alcohol® Responsible Alcohol Service Training and Certificate Program. This is your official ServSafe Alcohol Certification Card and provides confirmation that you have studied, and are knowledgeable about, how to serve alcohol responsibly.

Thank you for participating in the ServSafe Alcohol program. Responsible alcohol service begins with the choices you make, and ServSafe Alcohol training will help you make the right decision when the moment arises.

By completing the ServSafe Alcohol program, you show your dedication to safe and responsible alcohol service. The ServSafe Alcohol program and the National Restaurant Association are dedicated to helping you continue to raise the bar on alcohol safety.

To learn more about our full suite of responsible alcohol service training products, contact your State Restaurant Association, your distributor or visit us at ServSafe.com.

We value your dedication to responsible alcohol service and applaud you for making the commitment to keep your operation, your customers and your community safe.

Sincerely,



Sherman Brown

Senior Vice President, National Restaurant Association Solutions



ID # 25605069
CARD # 25938855

ServSafe Alcohol® CERTIFICATE



MARLENY QUINTANA

NAME

7/16/2024

DATE OF EXAMINATION

Card expires two years from the date of examination. Local laws apply.
Complies with WI State Stats. s.125.04(5)(a)5 & s.123.17(6) & s.134.66

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Sherman Brown
Senior Vice President, National Restaurant Association Solutions

This certificate confirms completion of the ServSafe Alcohol® responsible alcohol service program.

NOTE: You can access your score and certification information anytime at ServSafe.com with the class number provided on this form.

If you have any questions regarding your certification please contact the National Restaurant Association Service Center at ServiceCenter@restaurant.org or 800.765.2122, ext. 6703.

In Alaska you must laminate your card for it to be valid.



233 S. Wacker Drive,
Suite 3690
Chicago, IL 60604-6383
1-800-SERVSAFE
6812.715.1010 In the Chicago area
ServSafe.com

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Alcohol Beverage Individual Questionnaire

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor) Tapatios LLC	
2. Business Trade Name or DBA Tapatios Verona	
3. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	

Part B: Individual Information				
1. Last Name Hernandez		2. First Name Daniel		3. M.I. A
4. Relationship to Business (Title) member-owner		5. Email tapatiosfitchburg@gmail.com		6. Phone [REDACTED]
7. Home Address [REDACTED]				
8. City [REDACTED]		9. State WI	10. Zip Code 53711	11. Date of Birth [REDACTED]
12. Driver's License/State ID State of issuance [REDACTED]			13. Drivers License/State ID State of issuance WI	

Part C: Address History			
1. Do you currently live in Wisconsin?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the month and year when you permanently moved to Wisconsin			(MM/YYYY) 10/2012
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.			
Previous Address 1	City Fitchburg	State WI	Zip Code 53711
[REDACTED]	City Fitchburg	State WI	Zip Code 53711
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.			
State WI	County Dane	State CA	County Tulare
State	County	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? Yes No
 If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? Yes No
 If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature 	Date 03/10/2026
---	--------------------

OFFICIAL USE ONLY

Applicant Name: Daniel Hernandez

Valid WI State DL

RMS Checked

CCAP Checked

WI criminal history Yes / No

Notes about the applicant:

RECOMMENDATION: APPROVE DENY


Signature of Chief of Police or designated person

03/18/2020
Date

Alcohol Beverage Individual Questionnaire

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor) Tapatios LLC	
2. Business Trade Name or DBA Tapatios Verona	
3. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	

Part B: Individual Information					
1. Last Name Hernandez		2. First Name Leticia		3. M.I. C	
4. Relationship to Business (Title) member-owner		5. Email tapatiosfitchburg@gmail.com		6. Phone [REDACTED]	
7. Home Address [REDACTED]					
8. City [REDACTED]		9. State WI	10. Zip Code 53711		11. Date of Birth [REDACTED]
12. Drivers License/State ID Number [REDACTED]			13. Drivers License/State ID State of Issuance WI		

Part C: Address History			
1. Do you currently live in Wisconsin?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the month and year when you permanently moved to Wisconsin			(MM/YYYY) 08/1983
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.			
Previous Address 1	City Fitchburg	State WI	Zip Code 53711
[REDACTED]	City Fitchburg	State WI	Zip Code 53711
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.			
State WI	County Dane	State	County
State	County	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? Yes No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? Yes No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature 	Date 03/10/2026
--	--------------------

OFFICIAL USE ONLY

Applicant Name: Leticia Hernandez

Valid WI State DL

RMS Checked

CCAP Checked

WI criminal history Yes No

Notes about the applicant:

RECOMMENDATION: APPROVE DENY

Dustin P. [Signature]

Signature of Chief of Police or designated person

3/18/2026

Date

Form
AB-105

Producer Full-Service Retail Sales Application

Date
03/13/26

Part A: Producer Information			
1. Business Legal Name (individual name if sole proprietor) Hop Haus Brewing Company, LLC.			
2. Business Name or DBA		3. Agent Name Philipp S. Hoechst	
4. FEIN 47-1889590		5. Wisconsin Seller's Permit Number 456-1028526614-02	
6. Wisconsin Producer Permit Number 309-1028526614-1G		7. Producer Type <input checked="" type="checkbox"/> Brewery <input type="checkbox"/> Winery <input type="checkbox"/> Liquor Manufacturer/Rectifier	
8. Contact Person's First Name Philipp		9. Last Name Hoechst	10. M.I. S
11. Contact Person's Phone [REDACTED]		12. Contact Person's Email [REDACTED]	

Part B: Production Quantity		
Note: Check appropriate quantity for permit held (see instructions). If you hold more than one producer permit, check the total aggregate quantity produced for each type of permit. Enter the highest quantity produced in any of the last three calendar years.		
Brewery	Manufacturer/Rectifier	Winery
<input type="checkbox"/> Less than 250 barrels <input checked="" type="checkbox"/> 250 - 2,499 barrels <input type="checkbox"/> 2,500 - 7,499 barrels <input type="checkbox"/> 7,500 or more barrels	<input type="checkbox"/> Less than 1,500 liters <input type="checkbox"/> 1,500 - 4,999 liters <input type="checkbox"/> 5,000 - 34,999 liters <input type="checkbox"/> 35,000 or more liters	<input type="checkbox"/> Less than 1,000 gallons <input type="checkbox"/> 1,000 - 4,999 gallons <input type="checkbox"/> 5,000 - 24,999 gallons <input type="checkbox"/> 25,000 or more gallons
Calendar year: 2025	Calendar year:	Calendar year:
Quantity: 1,360 bbl	Quantity:	Quantity:

Complete only ONE of Part C, D or E.

Part C: Request for Full-Service Retail Sales at the Production Premises				
1. Start Date		2. Production Premises Address		
3. City			4. State	5. Zip Code
6. County			7. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: _____	

Part D: Request for Fixed Full-Service Retail Outlet				
1. Are you transferring one fixed full-service retail outlet to a new location? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, complete boxes 2 through 9.				
2. Current Outlet Name				
3. Current Outlet Premises Address				
4. City			5. State	6. Zip Code
7. County		8. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: _____		9. Premises Phone Number

Continued →

Part D: Request for Fixed Full-Service Retail Outlet (Cont.)			
New Fixed Retail Outlet Information (complete boxes 10 through 23)			
10. Start Date	11. New Outlet Name		
12. New Outlet Premises Address			
13. City	14. State	15. Zip Code	
16. County	17. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: _____		18. Premises Phone Number
19. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.			
20. Will you operate a restaurant on the premises? <input type="checkbox"/> Yes <input type="checkbox"/> No			
21. What alcohol beverages will be offered for sale? (check all that apply) <input type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
22. What alcohol beverages does the permittee produce? (check all that apply) <input type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
23. How will customers be served? (check all that apply) ... <input type="checkbox"/> Samples <input type="checkbox"/> On-premises consumption <input type="checkbox"/> Off-premises consumption			

Part E: Request for Unlimited Transfer Full-Service Retail Outlet			
1. Name of Event (if applicable) Verona Little League Tournament Series 2026			
2. Dates of Operation (attach a schedule, if necessary) See premise description for dates		3. Hours of Operation Sat. 11am-7pm and Sun 11am-5pm	
4. Premises Address Hometown USA Community Park, 531 East Verona Ave			
5. City Verona	6. State WI	7. Zip Code 53593	
8. County Dane	9. Governing Municipality <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: Verona		
10. Organizer of Event (if not the named applicant) Joe Zillmer (VLL President)		11. Email and/or Phone Number for Organizer of Event [REDACTED]	
12. Organizer Website		13. Event Website	
14. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Upper deck of the Little League facility at Hometown Park. Alcohol would be sold and consumed upstairs only. Dates are May 9,16,17,30,31. June 6,7,13,14,27,28. July 11,12,18,19 of 2026. Beer and Hard Seltzers in cans would be sold. Saturdays 11am-7pm and Sundays 11am-5pm			
15. On-Site Contact (Last Name, First Name) Zillmer, Joe	16. On-Site Contact Phone [REDACTED]	17. On-Site Contact Email [REDACTED]	
18. Will you operate a restaurant on the premises? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
19. What alcohol beverages will be offered for sale? (check all that apply) <input checked="" type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
20. What alcohol beverages does the permittee produce? (check all that apply) <input checked="" type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
21. How will customers be served? (check all that apply) ... <input type="checkbox"/> Samples <input checked="" type="checkbox"/> On-premises consumption <input type="checkbox"/> Off-premises consumption			

Part F: Attestation

Who must sign this application?

- sole proprietor
- general partner of a partnership
- corporate officer
- member of an LLC

READ CAREFULLY BEFORE SIGNING:

I understand and agree to the following:

- I will not operate this location outside of the dates and times approved by the municipality and Division of Alcohol Beverages.
- I will operate this location according to municipal ordinance and restrictions imposed as a condition of receiving this authorization.
- I will purchase alcohol beverages I do not produce from an authorized source, such as a Wisconsin-permitted wholesaler.
- I will operate this location according to Wisconsin law and administrative regulation including but not limited to: underage restrictions, closing hours, licensed operators, and record keeping requirements.

Further, under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the authorization. Further, I agree that the rights and responsibilities conferred by the authorization, if granted, will not be assigned to another individual or entity. I understand that lack of access to any portion of a premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this authorization. I understand that any authorization issued contrary to Wis. Stats. Chapter 125 shall be void under penalty of Wisconsin law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature	<i>P. Hoechst</i>	Date	03/13/26
Last Name Hoechst		First Name Philipp	M.I. S
Title member	Email [REDACTED]	Phone [REDACTED]	

Part G: For Municipal Use Only (Complete if Requesting Authorization in Part D or E)

1. Will the municipality limit the scope of alcohol beverages offered for sale?			<input type="checkbox"/> Yes	<input type="checkbox"/> No
2. Will the municipality impose any requirements or restrictions for the full-service retail outlet?			<input type="checkbox"/> Yes	<input type="checkbox"/> No
3. Describe municipal restrictions indicated in questions 1 or 2 above.				
4. Last Name of Municipal Official		5. First Name		6. M.I.
7. Signature of Municipal Official			8. Date	
9. Date Application was Filed with Clerk		10. Date Full-Service Retail Outlet Approved by Governing Body		

OFFICIAL USE ONLY

Applicant Name: Philipp Hoechst

Valid WI State DL

RMS Checked

CCAP Checked

WI criminal history Yes / No

Notes about the applicant:

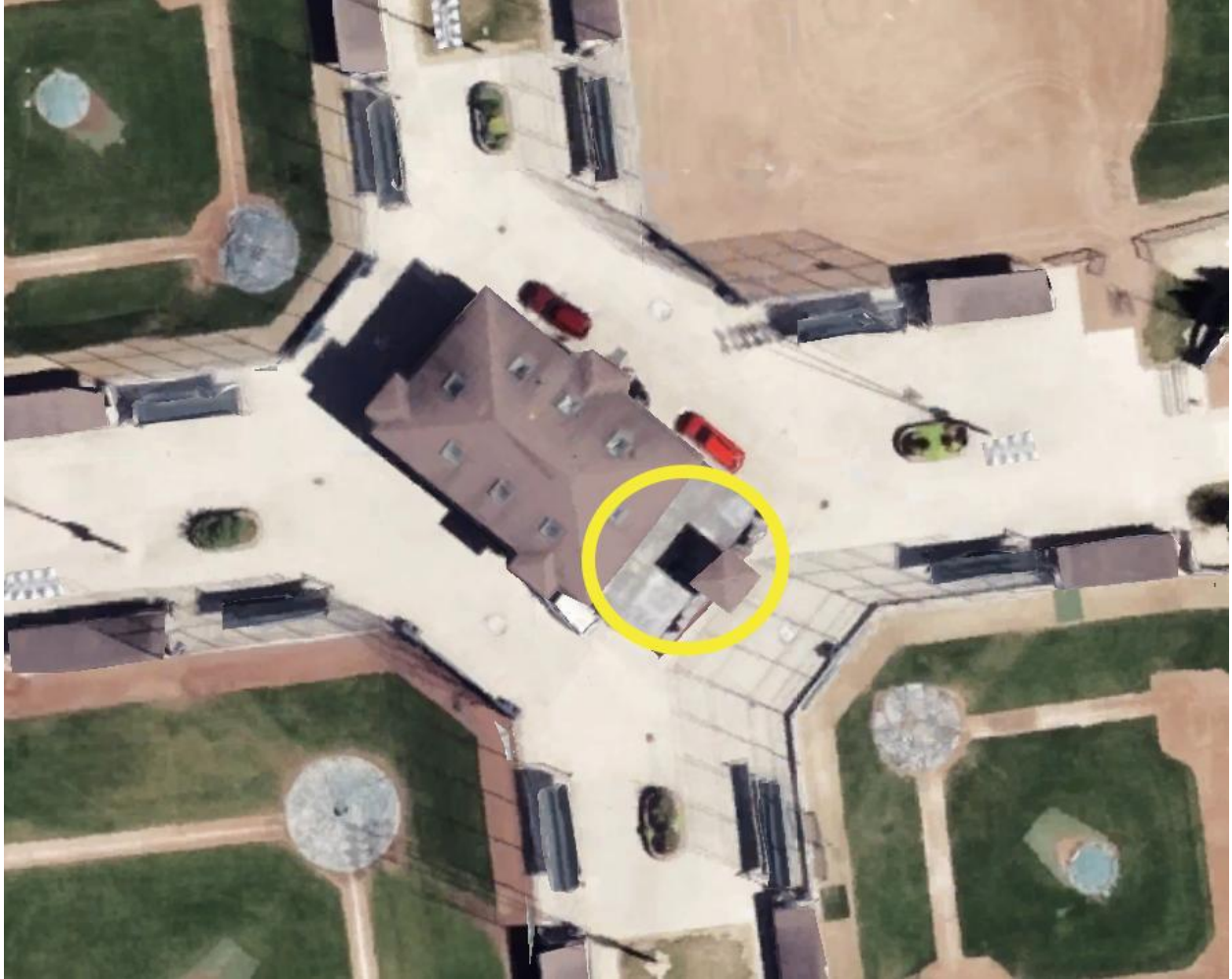
RECOMMENDATION: APPROVE DENY



Signature of Chief of Police or designated person

4/6/2020

Date



CITY OF VERONA

Date: _____

CR#: _____

Account #: 100-44910

APPLICATION FOR A SPECIAL EVENT/NEIGHBORHOOD EVENT PERMIT

For Parades, Runs, Walks, Bicycle Events, Triathlons, Festivals, Neighborhood Events, etc.

All required application materials must be submitted at least **45 days prior to the event. Failure to meet this requirement may result in the denial of the application pursuant to Section 7-7-1(h) of the City of Verona Code of Ordinances**

Application Fee:

~~\$150.00~~ + any additional fees

Non-Profit Organization: \$50.00 + any additional fees

REQUIRED INFORMATION

Please include the following information/materials regarding the event with your application:

- A copy of the applicant's Driver's License
- Route map and description and/or map of event layout
-
- Certificate of Insurance – at least 30 days prior to event

APPLICANT INFORMATION

Name: Le H. Jordan Phone: 608-845-5777
First M.I. Last

Address: 120 W. Verona Avenue, Verona, WI 53593

Driver License #: [REDACTED] DOB: [REDACTED]

Email: [REDACTED]

AGENCY/ORGANIZATION INFORMATION

Name: Verona Area Chamber of Commerce Phone: 608-845-5777

Address: 120 W. Verona Avenue, Verona, WI 53593

If this is a non-profit organization, please provide your EIN number for verification: 39-1505010

EVENT INFORMATION

Name of Event: Hometown Days Type of event: Community Festival

Event date(s): May 29 - 31, 2026 Event time(s): 8am - 1 am (Fri, Sat, Sun)

Set up Start Time: 8 am - May 24, 2026 Tear Down End Time: 6 pm Sun May 31

(Application Continues on Reverse)

Last updated
Date: _____
Initials: _____

Informational Questions		No	Yes	Notes
1	Was a Special Event Permit previously approved in times past for this event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2	Will there be outdoor amplified sound?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Additional application required.
3	Will alcohol be sold, served or consumed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Additional licenses may be required.
4	Are you requesting any City streets to be closed to traffic?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See Below*
5	Will your event use County, State or US Highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, please provide a map clearly marking the highways that will be used. Additional permission from the County is required.
6	Will park, conservancy land, or trails be used? If so, have you reserved a park, pavilion, or any other city facilities for the event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contact Parks Department: 845-6695 If using park facilities, the application will not go before the Public Safety Committee without Parks Department approval.
7	Will items or services be sold or given away at this event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, please attach a list of types of items or services.
8	Does this event involve a plan for tents, stages, inflatable bounce houses or temporary structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Include on event layout map.
9	Does your event include the use of fireworks, rockets, lasers, other pyrotechnics, or open flame?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Must receive written approval from Fire Chief or his designee. 608-845-9401
10	Do you plan to provide portable toilets at your event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11	Will your event have dedicated coverage by an Emergency Medical Provider?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12	Is this a race or timed event where participants need the right of way on City streets?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If traffic control is desired, a police officer is required, per WI Law.
13	Will there be a clear path of travel (min. 18' wide) for emergency vehicles throughout your event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14	Does your event include running or biking that will need a dedicated lane of travel on City streets?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Posting of No Parking signs by PD will be needed and billed to event.

***If you answered YES to street closures, please attach a map/diagram of the portion(s) of street you wish to have closed for your event. Please include street names and as much information as possible.**

If you are NOT intending to close any City Streets, or request the right of way, but intend to use City Streets, you will share the street with vehicular traffic and agree to abide by all traffic laws. Failure to comply with traffic laws will result in the immediate termination of all event activities.

***Applicant Initial Here: LJ**

EVENT CONTACTS

PLEASE LIST NAMES, LOCATIONS AND CELL PHONE NUMBERS OF ON-SITE EVENT CONTACT PERSONS

NAME as shown on ID	DOB	LOCATION AT EVENT (Ex: Race Start, Supply Tent etc.)	TIME ON-SITE (Ex: 10 a.m. to 2 p.m.)	CELL PHONE
Le Jordan		General	Entire Time	
Mona Cassis		General	Entire Time	
Molly Solie		General	Entire Time	
Amy Abbott		General	Entire Time	
Anna Follmann		General	Entire Time	

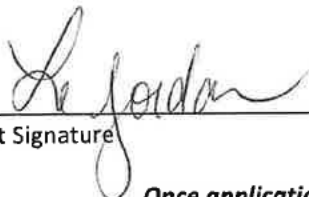
APPLICATION PROCEDURES

1. Application and all required materials shall be submitted to the City Clerk a minimum of **45 days prior to the event.** (*Section 7-7-1(h) of the City of Verona Code of Ordinances*)
2. Upon verification of the application the City Clerk shall submit the application to the Police Chief for further review.
3. The applicant will be contacted by the Police Department Staff to review event route and the need for on- site police officers or City staff at the event.
4. The applicant is subject to a background check.
5. All police traffic control/city staff time incurred shall be billed to the applicant upon the completion of the event.
6. The applicant may be required to attend a Public Safety and Welfare Committee meeting and/or a Common Council meeting at which the event application will be reviewed for approval.
7. Once the application is approved by the appropriate official(s) the permit will be issued.

APPLICANT SIGNATURE

PLEASE READ CAREFULLY BEFORE SIGNING

I understand the application and event requirements and agree to adhere to all applicable federal, state, and municipal laws in addition to the requirements on the application. I agree to pay any invoices received from the City of Verona for staff time at the event within 30 days of the invoice date. I understand that failure to adhere to any application requirements or any federal, state or municipal laws involving the event will result in the denial of the application or immediate termination of the event. The violation of federal, state or municipal laws will be subject to applicable fines and penalties.



Applicant Signature

3-24-2026

Date

*Once application is approved, the permit will be issued to applicant via email.
A copy of the permit must be available at event for conformation.*

Verona Area Chamber of Commerce

Hometown Days 2026 Special Events Permit Application

Question 7 – Will items or services be sold or given away at this event:

A variety of beers and wine will be sold in the Beer/Music Tent during the duration of the event.

The Optimist Club will have their annual food stand selling hamburgers/cheeseburgers, brats, hot dogs, chips, corn, soda and water during the duration of the event.

The Knights of Columbus will be selling strawberry shortcake at specified times.

A variety of sponsors (i.e. TDS, Waunakee Remodeling) will be giving away logo'd merchandise.

The Wenzel Amusement Company will be selling a variety of carnival food, selling tickets to the carnival.

During the parade, numerous businesses will be distributing candy and merchandise along the parade route.

Municipality

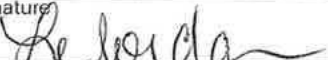
License(s) Requested	Fees	
<input checked="" type="checkbox"/> Temporary "Class B" Wine <input checked="" type="checkbox"/> Temporary Class "B" Beer	License Fees	\$ 10
	Background Check	\$ 28
	Total Fees	\$ 38.00

Part A: Organization Information		
1. Organization Name Verona Area Chamber of Commerce		
2. Organization Permanent Address 120 W. Verona Avenue		
3. City Verona	4. State WI	5. Zip Code 53593
6. Mailing Address (if different from permanent address)		
7. FEIN 39-1505610	8. Date of Organization/Incorporation 09/30/19	9. State of Organization/Incorporation Wisconsin
10. Phone (608) 845-5777	11. Email ljordan@veronawi.com	
12. Organization type (check one)		
<input type="checkbox"/> Bona Fide Club <input type="checkbox"/> Church <input type="checkbox"/> Fair Association/Agricultural Society <input type="checkbox"/> Veteran's Organization <input type="checkbox"/> Lodge/Society <input checked="" type="checkbox"/> Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.		
13. Is this organization required to hold a Wisconsin Seller's permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
14. Wisconsin Seller's Permit Number (if applicable)		

Part B: Individual Information			
List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.			
Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).			
Last Name	First Name	Title	Phone
Jordan	Le	Executive Director	[REDACTED]
Jirsa	Wendy	President	
Hewitt	Mark	VP	
Schmidt	Craig	Treasurer	
Geiger	Jason	Secretary	

Continued →

Part C: Event Information			
1. Name of Event (if applicable) Verona Hometown Days			
2. Dates of Operation May 29-31, 2026		3. Hours of Operation 12 pm - 12:30 am	
4. Premises Address Hometown Community Park 111 Lincoln Street			
5. City Verona		6. State WI	7. Zip Code 53593
8. County Dane	9. Governing Municipality <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: Verona		10. Aldermanic District
11. Organizer of Event (if not the named applicant) Le Jordan		12. Email and/or Phone Number for Organizer of Event [REDACTED]	
13. Organizer Website https://www.veronawi.com/		14. Event Website https://veronahometowndays.com/	
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. This is an outdoor park and the beer/wine is sold under a music/beer tent. Beverages are stored in a trailer provided by the distributor.			

Part D: Attestation			
Who must sign this application? • one officer or director of the nonprofit organization			
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.			
Last Name Jordan		First Name Le	M.I. H
Title Executive Director	Email [REDACTED]		Phone [REDACTED]
Signature 		Date 03/24/26	

Part E: For Clerk Use Only	
Date Application Was Filed With Clerk	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	

CITY OF VERONA

AMPLIFICATION DEVICE PERMIT APPLICATION

- ❖ Please attach a sketch of the outdoor area indicating where music or other amplification will be located/played.

Please answer the following questions.

- Name of Host/Business/Event:

Verona Area Chamber of Commerce

- Address of where the event will take place:

Hometown Community Park

- Email Address:

[REDACTED]

- Phone Number:

[REDACTED]

- Hours during which amplification will be used:

From 12 : 00 a.m./p.m. to 12 : 30 a.m./p.m.

- Requested duration or date of the permit (e.g. May-Oct)

May 29-31, 2026

- What type of music will be playing?

Live Band

Recorded Music

Acoustic

Other: _____

- Type of amplification:

Speakers in music tent.

- Applicant Signature


Signature

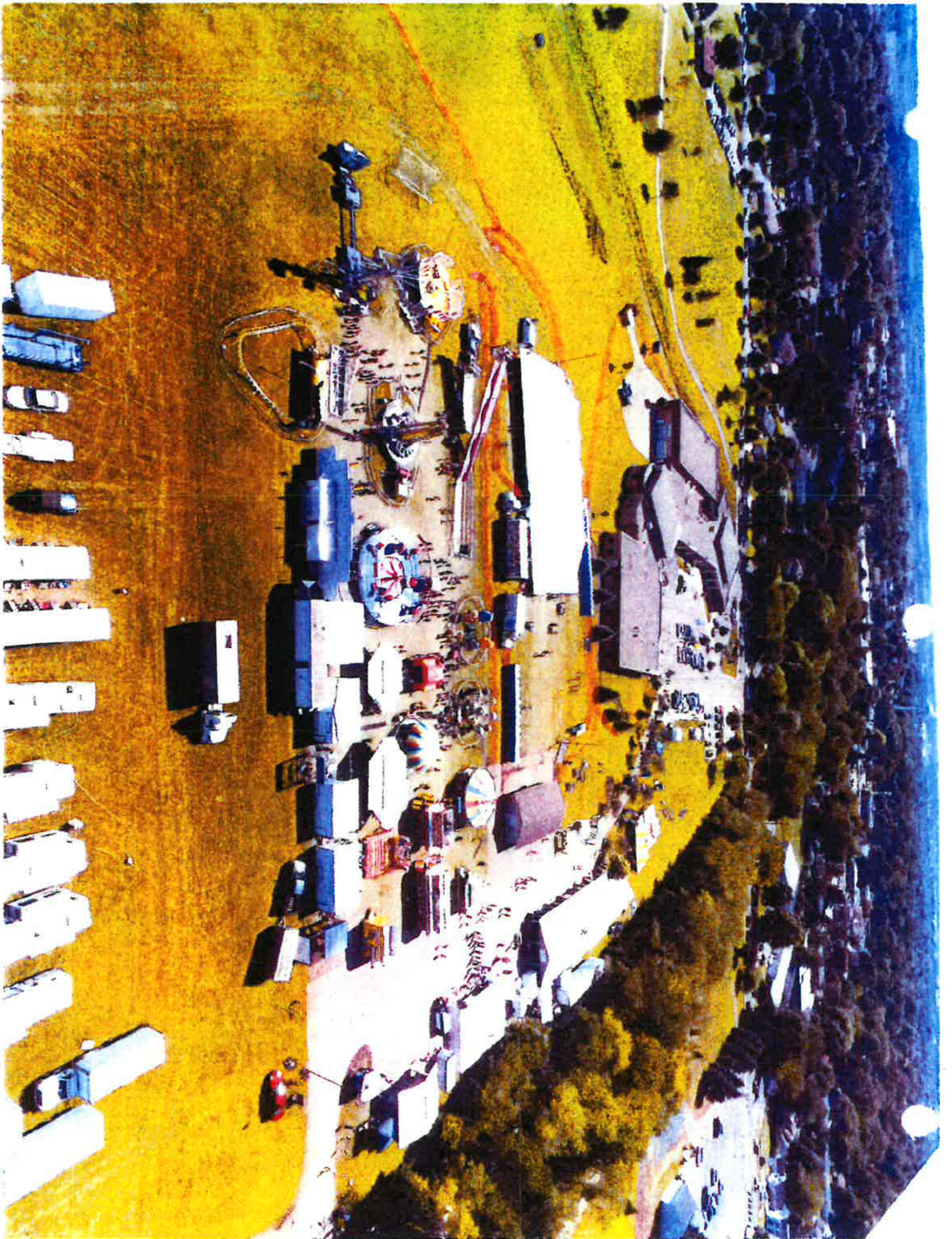
3-24-2026

Date

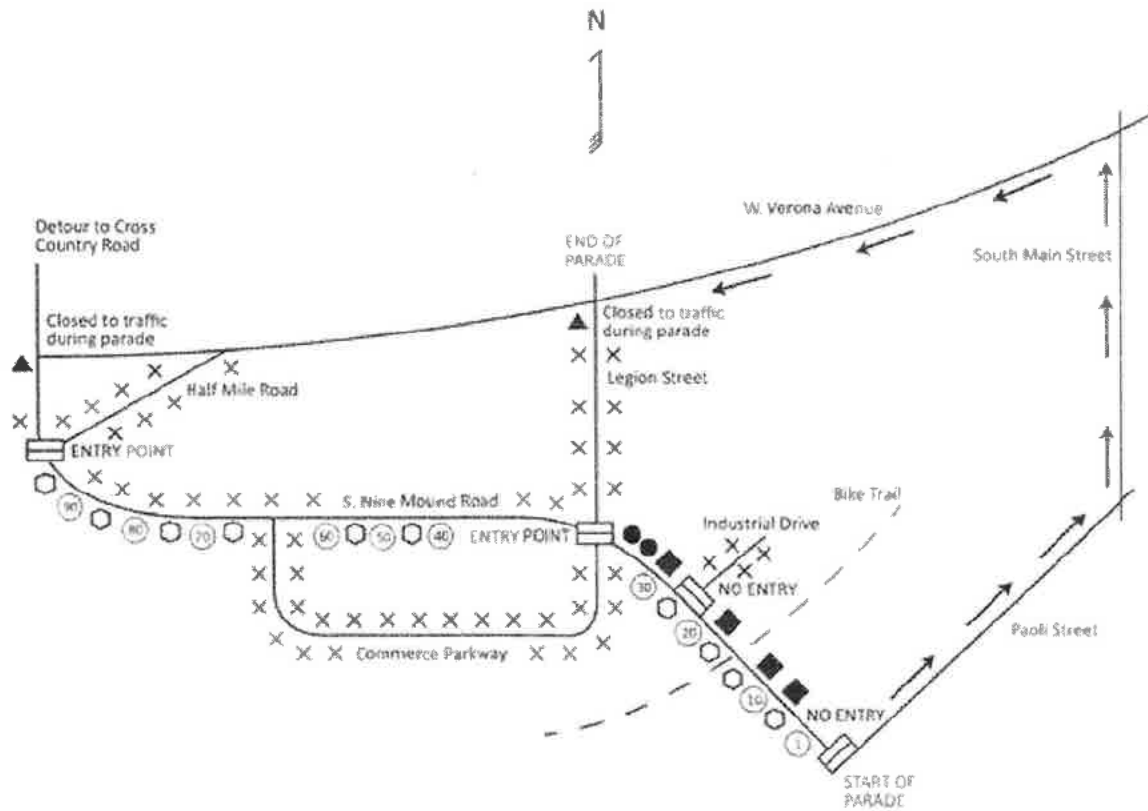
Approval:

Police Chief Signature

Date



2026 Parade Map



All assembly is on Nine Mound Road
No assembly allowed on Paoli Street

-  Barricades
-  Portable Toilets
-  Signs with Parade Unit Numbers
-  Parade Unit Line-Up Location
-  Fire Truck Line-Up Location
-  Parking for Vehicles **NOT** in Parade
(Do not double park or block driveways or intersections)
-  Direction of Parade Travel
-  Parade Unit Entry Signs

TEMPORARY ACCESS EASEMENT

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

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

THIS SPACE RESERVED FOR RECORDING DATA

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

P.I.N.
 See Exhibit A

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

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

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

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

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

Cleary Building Corporation

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

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

[Signature pages follow]

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

CITY OF VERONA

By _____
Luke Diaz, Mayor

By _____
Holly Licht, City Clerk

STATE OF WISCONSIN

COUNTY OF DANE

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

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

CLEARY BUILDING CORPORATION

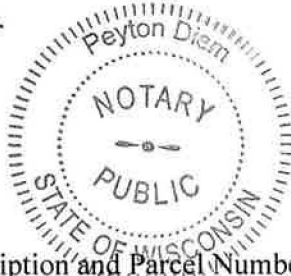
By: [Signature]
Name: MATTHEW R. SCHNEIDER
Title: VICE PRESIDENT OF OPERATIONS

STATE OF WISCONSIN

COUNTY OF DANE

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

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



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

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

EXHIBIT A

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

286/0608-211-9680-7

286/0608-211-9720-8

286/0608-222-9191-6

286/0608-222-9270-0

286/0608-222-9286-2

286/0608-223-8600-1

2002714

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

MAR 12 8 08 AM '87

CAROL R. MAHRE
REGISTER OF DEEDS

VOL 9650 PAGE 31

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

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

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

See attached legal description.

Tax Key No. _____

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

FEE
3
EXEMPT

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

Dated this 29 day of December, 1986

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

* Richard Zimmerman (SEAL)
Richard Zimmerman
(SEAL)

AUTHENTICATION

Signatures authenticated this 29 day of
_____, 19____

ACKNOWLEDGMENT

STATE OF WISCONSIN

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

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

THIS INSTRUMENT WAS DRAFTED BY

James W. Wiederhoeft
Fowler & Wiederhoeft Law Offices

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

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

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



600

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

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

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

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

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

Commencing at the East Quarter corner of said Section 21; thence N01° 35' 20"E, 900.00 feet to the point of beginning; thence S62° 43' 22"E, 1048.09 feet to the Northeast corner of said Lot 1 of Certified Survey No. 762; thence S36° 49' 44"W, 81.12 feet; thence N62° 43' 22"W, 1052.77 feet; thence S40° 35' 00"W, 411.48 feet; thence S85° 30' 00"W, 992.54 feet; thence N01° 28' 23"E, 440.00 feet to the Southerly right of way line of Chicago & Northwestern Railway; thence N81° 11' 32"E, along said right of way line, 1319.45 feet; thence S01° 35' 20"W, 188.80 feet to the point of beginning. Subject to a perpetual exclusive 40 foot easement to the Village of Verona. ⁹⁷This parcel contains 15.28 acres.

1667205

80 JUN 4 A 7: 58

Vol. 1956 Page 31
Register of Deeds

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

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

See attached Exhibit.

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

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

Tax Key No. _____

See attached Exhibit B.

TRANSFER
\$58.50
FEE PAID

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

Dated this 15th day of May, 19 80.

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

Richard D. Zimmerman (SEAL)
Richard D. Zimmerman (SEAL)

AUTHENTICATION

Signatures authenticated this 15th day of May, 19 80

* James W. Wiederhoeft
James W. Wiederhoeft

TITLE: MEMBER STATE BAR OF WISCONSIN

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

This instrument was drafted by

James W. Wiederhoeft
Attorney at Law

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Personally came before me, this _____ day of _____ the above named _____

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

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

FURNISHED BY

98



Dane County Title Company

115 WEST DOTY STREET, MADISON, WISCONSIN 53703 • PHONE 608/285-0036

01-07205 JUN 4 00

6.00

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

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

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

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

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

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

OFFICE OF PUBLIC HEARINGS

BY THE DANE COUNTY

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

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

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

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

PETITIONER MUST ATTEND THE PUBLIC HEARING

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

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

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

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

100
AGRICULTURAL EXTENSION & EDUCATION, ZONING,
PLANNING & WATER RESOURCES COMMITTEE

Elizabeth E. Salmon, Chairman

Petition No. 2338

DANE COUNTY
PROPOSED REZONING


Scale
1 inch = 400 feet

14
From A-1 District to C-2 District

Area 42 Acres

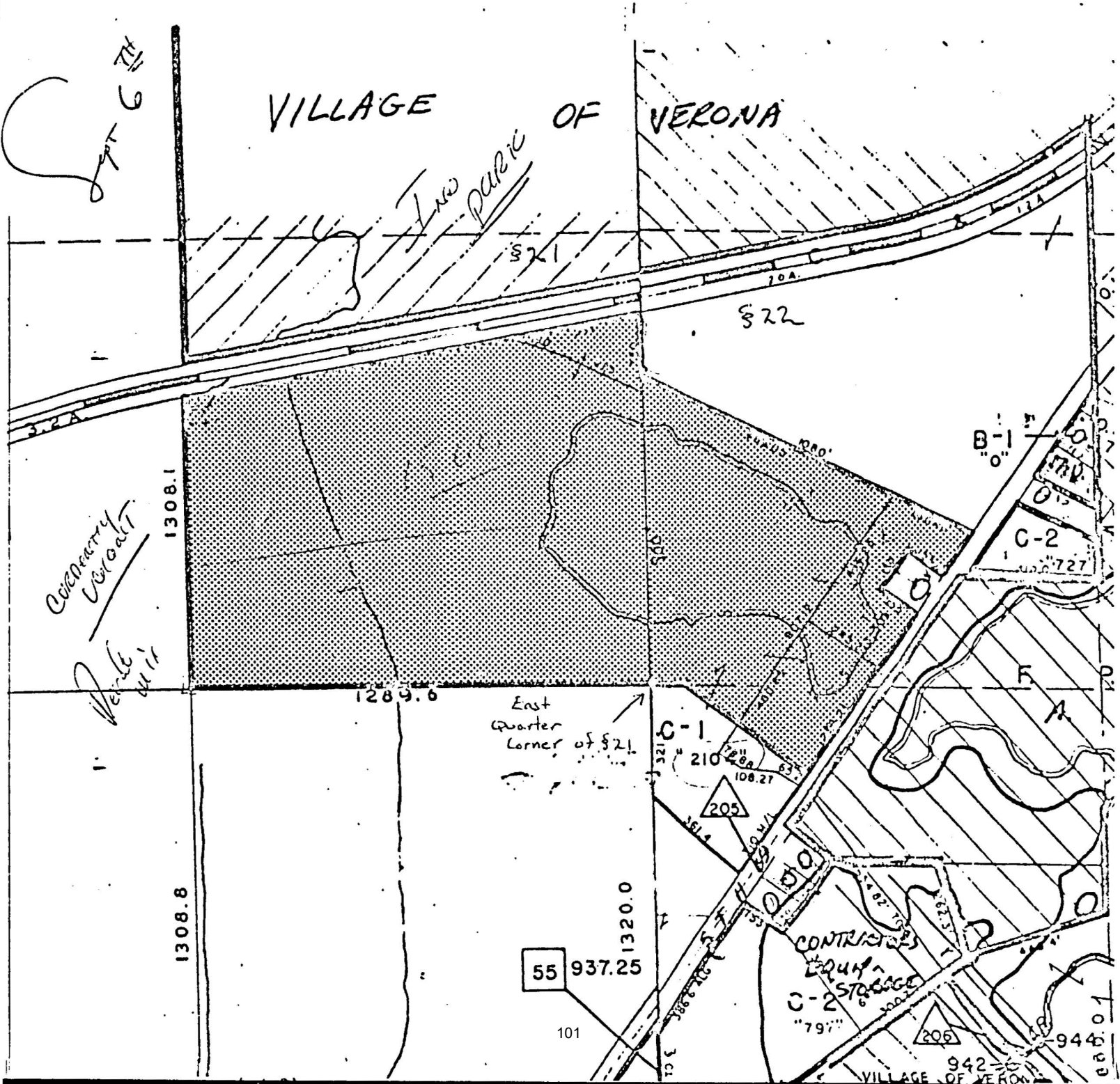
Property is located at NWly from STH 69 - Between 2283 and 2315 - Section 21 and 22,

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

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

Land Use Information

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



ZONING ORDINANCE AMENDMENT NO. 2338

Amending Section 10.03 relating to Zoning Districts in the Town of

VERONA

The Dane County Board of Supervisors does ordain as follows:

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

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

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

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

Recorded June 4 1980

At 7:58 o'clock A.M.

Carol E. Mannke, Register

EFFECTIVE: SEP 20 1979

1866691

WARRANTY DEED STATE BAR OF WISCONSIN FORM 2 - 1982

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

JAN 29 1985 12:57 PM VOL 6469 PAGE 21

Carol A. Gwinke Register of Deeds

RETURN TO CLEARLY Bldg Corp BOX VERONA 175 53593

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

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

Now doing business as: Cleary Building Corporation P.O. Box 175 Verona, WI 53593

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

Tax Parcel No:

See attached legal description

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

TRANSFER \$5850 FEE PAID

This is not homestead property. (is not)

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

Dated this 1st day of September, 1984

Joint Venture No. 47 Leland C. Bruce (SEAL)

By Leland C. Bruce (SEAL)

By John I. Kashou (SEAL)

Sharyn L. Kenyon (SEAL) Joni M. Hurley

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Leland C. Bruce and John I. Kashou

STATE OF WISCONSIN } ss. County.

authenticated this 6th day of September, 1984

Personally came before me this day of 19 the above named

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

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

THIS INSTRUMENT WAS DRAFTED BY Law Offices of Melli, Walker, Pease & Ruhly, S.C. By Philip J. Bradbury Attorney at Law (Signatures may be authenticated or acknowledged. Both are not necessary.)

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

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

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

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

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

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

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

2002714

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

MAR 12 8 08 AM '87

CAROL R. MAHRE
REGISTER OF DEEDS

VOL 9650 PAGE 31

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

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

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

See attached legal description.

Tax Key No. _____

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

FEE
3
EXEMPT

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

Dated this 29 day of December, 1986

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

* Richard Zimmerman (SEAL)
Richard Zimmerman
(SEAL)

AUTHENTICATION

Signatures authenticated this 29 day of
_____, 19____

ACKNOWLEDGMENT

STATE OF WISCONSIN

Dane County. } ss.

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

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

THIS INSTRUMENT WAS DRAFTED BY

James W. Wiederhoeft
Fowler & Wiederhoeft Law Offices

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

* Stephen Soban
Notary Public Dane County, Wis.
My Commission is permanent. (If not, state expiration
date: January 31, 1990.)

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



ABSTRACTS • TITLE INSURANCE • ESCROWS

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

600

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

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

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

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

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

Commencing at the East Quarter corner of said Section 21; thence N01° 35' 20"E, 900.00 feet to the point of beginning; thence S62° 43' 22"E, 1048.09 feet to the Northeast corner of said Lot 1 of Certified Survey No. 762; thence S36° 49' 44"W, 81.12 feet; thence N62° 43' 22"W, 1052.77 feet; thence S40° 35' 00"W, 411.48 feet; thence S85° 30' 00"W, 992.54 feet; thence N01° 28' 23"E, 440.00 feet to the Southerly right of way line of Chicago & Northwestern Railway; thence N81° 11' 32"E, along said right of way line, 1319.45 feet; thence S01° 35' 20"W, 188.80 feet to the point of beginning. Subject to a perpetual exclusive 40 foot easement to the Village of Verona. ¹⁰⁶This parcel contains 15.28 acres.

1667204

VOL 1956 PAGE 29

RECORDING OFFICE
MADISON, WIS. SS
RECORDED ON

80 JUN 4 A 7: 58

Vol. 1956 p. 29
Richard D. Zimmerman
Register of Deeds

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

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

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

See attached Exhibit.

Tax Key No.

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

TRANSFER

\$ 57.50

FE PAID

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

Exception to warranties:

Dated this 15th day of May, 19 80.

* Thomas J. Cleary (SEAL)
• Thomas J. Cleary
* Bernard J. McGowan (SEAL)
• Bernard J. McGowan

* Richard D. Zimmerman (SEAL)
• Richard D. Zimmerman (SEAL)

AUTHENTICATION

Signatures authenticated this 15th day of
May, 19 80

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

THIS INSTRUMENT WAS DRAFTED BY

James W. Wiederhoeft
Attorney at Law

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

The use of witnesses is optional.

ACKNOWLEDGMENT

STATE OF WISCONSIN

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

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

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

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



04 07 204 JUN 4 00

3.00 W

LEGAL DESCRIPTION

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

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

Office of Registrar of Deeds } ss.
Dane County Wisconsin

Recorded June 4 1980
At 7:58 o'clock A.M.

Carol R. Mahrtke, Registrar

2002714

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

MAR 12 8 08 AM '87

CAROL R. MAHRE
REGISTER OF DEEDS

VOL 9650 PAGE 31

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

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

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

See attached legal description.

Tax Key No. _____

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

FEE
3
EXEMPT

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

Dated this 29 day of December, 1986

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

* Richard Zimmerman (SEAL)
Richard Zimmerman
(SEAL)

AUTHENTICATION

Signatures authenticated this 29 day of
_____, 19____

ACKNOWLEDGMENT

STATE OF WISCONSIN

Dane County. } ss.

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

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

THIS INSTRUMENT WAS DRAFTED BY

James W. Wiederhoeft
Fowler & Wiederhoeft Law Offices

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

* Stephen Soban
Notary Public Dane County, Wis.
My Commission is permanent. (If not, state expiration
date: January 31, 1990.)

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

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



ABSTRACTS • TITLE INSURANCE • ESCROWS

600

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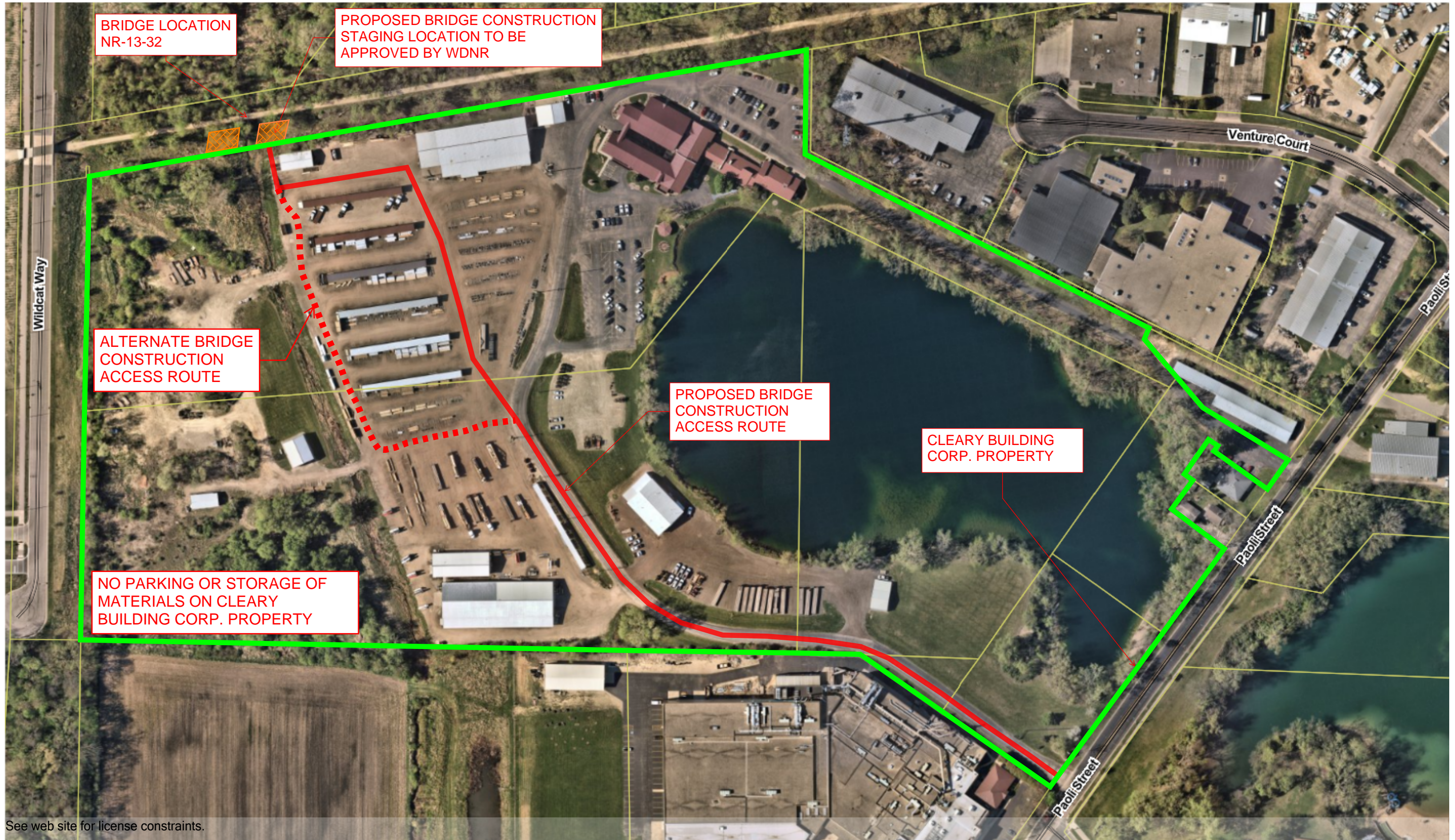
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EXHIBIT B

MAP SHOWING LOCATION OF EASEMENT AREA



See web site for license constraints.



Scale: 1 in. = 228 ft.

1 : 2744



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

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

Notes
MRST Pedestrian Bridge Construction

ORDINANCE NO. 26-1086

AN ORDINANCE REPEALING AND RECREATING TITLE 8, CHAPTER 3 REFUSE DISPOSAL AND COLLECTION; RECYCLING

The Common Council of the City of Verona, Dane County, Wisconsin, do ordain that Title 8, Chapter 3 of the Code of Ordinances, City of Verona, Wisconsin is repealed and recreated as follows:

1. Title 8, Chapter 3 is hereby repealed and recreated to read as follows:

Chapter 3 – Refuse Disposal and Collection; Recycling

Sec. 8-3-1 – Title.

This Chapter shall be known as the Solid Waste Management Ordinance of the City of Verona, hereinafter referred to as this "Chapter."

Sec. 8-3-2 – Purpose.

- (a) The purpose of this Chapter is to promote recycling, composting, and resource recovery through the administration of an effective recycling program, as provided in Sec. 287.11, Wis. Stats., and Ch. NR 544, Wis. Adm. Code. The purpose of this Chapter shall also be to maintain and protect public health and sanitation by removal of garbage, rubbish, and other waste material generated in the City of Verona, to eliminate dispersal of garbage, waste, and other waste material along the streets, roads, and other public and private properties in and near the City of Verona, and to provide a comprehensive City recycling program.
- (b) The City of Verona finds participation in a mandatory source separation recycling program appropriate in this jurisdiction to conserve available, local landfill capacity. The City further finds it appropriate to participate in both county-wide and state-wide recycling programs to conserve energy, recycle valuable resources and to protect public health, welfare and the environment. The City also finds participation in these programs appropriate to achieve consistency with county-wide recycling policies to ensure that the waste generated in the City will be able to be delivered to the county-owned landfills and to the county-owned material recycling facilities.
- (c) The Common Council further finds and ordains that;
 - (1) Improper disposal of household sharp medical waste, such as hypodermic needles, poses a significant health risk to workers in the waste disposal industry;
 - (2) Safe disposal of household sharp medical waste is possible through inexpensive, easily obtained means, without posing an undue burden on users of household sharp medical waste; and

- (3) Removal of household sharp medical waste from the City's waste stream is beneficial to residents of the City as well as the City's waste hauler and users of Dane County landfills.

Sec. 8-3-3 – Statutory Authority.

This Chapter is adopted as authorized under Sec. 287.09(3)(b), Wis. Stats.

Sec. 8-3-4 – Abrogation and Greater Restrictions.

It is not intended by this Chapter to repeal, abrogate, annul, impair or interfere with any existing rules, regulations, ordinances or permits previously adopted or issued pursuant to law. However, whenever this Chapter imposes greater restrictions, the provisions of this Chapter shall apply.

Sec. 8-3-5 – Interpretation.

In their interpretation and application, the provisions of this Chapter shall be held to be the minimum requirements and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes. Where any terms or requirements of this Chapter may be inconsistent or conflicting, the more restrictive requirements or interpretation shall apply. Where a provision of this Chapter is required by Wisconsin Statutes, or by a standard in Ch. NR 544, Wis. Adm. Code, and where the Chapter provision is unclear, the provision shall be interpreted in light of the Wisconsin Statutes and the NR 544 standards in effect on the date of the adoption of this Chapter, or in effect on the date of the most recent text amendment to this Chapter.

Sec. 8-3-6 – Severability.

Should any portion of this Chapter be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Chapter shall not be affected.

Sec. 8-3-7 – Applicability.

The requirements of this Chapter apply to all persons within the City of Verona.

Sec. 8-3-8 – Administration.

The provisions of this Chapter shall be administered by the City of Verona Common Council.

Sec. 8-3-9 – Effective Date.

The provisions of this Chapter shall take effect on ~~March 1~~April 23, 2026.

Sec. 8-3-10 – Definitions.

(a) The following definitions shall be applicable in this Chapter:

- (1) ***Bi-Metal Container.*** A container for carbonated or malt beverages that is made primarily of a combination of steel and aluminum.

- (2) **Collector/Hauler.** The contractor or entity chosen by the Common Council to handle, transport, and dispose of the solid waste, recyclables and non-recyclables generated in the City, or person or persons contracting with waste generators for these services and will enforce preparation standards for recyclable materials as well as ensure community compliance with this source separation recycling program.
- (3) **Commercial Waste.** Waste of whatever material generated by any industrial or business establishment where any trade, occupation, industry or commerce is conducted.
- (4) **Container Board.** Corrugated paperboard used in the manufacture of shipping containers and related products.
- (5) **Corrugated Cardboard.** Heavy duty Kraft paper packaging material with a corrugated medium between two (2) flat paper liners and does not include paperboard such as for cereal or laundry detergent boxes or holders for six-packs or twelve-packs of beverage cans or bottles.
- (6) **Curb.** The back edge or curb and gutter along a paved street or where one would be if the street was paved and had curb and gutter.
- (7) **Deciduous Material.** Yard waste such as leaves, grass clippings, flowers and other similar vegetation, but specifically excludes sod, dirt, twigs, fruit, vegetables and other similar materials. Also included are clean woody vegetative material no greater than six (6) inches in diameter and holiday trees, but does not include tree stumps, extensive root systems or shrubs with intact root balls.
- (8) **Demolition Wastes.** That portion of solid waste from the repair, remodeling construction or reconstruction of buildings, such as lumber, roofing and sheathing scraps, rubble, broken concrete, asphalt, plaster, conduit, pipe, wire, insulation, and other materials resulting from the demolition of buildings and improvements.
- (9) **Dwelling Unit.** A place of habitation occupied by a normal single-family unit or a combination of persons who may be considered as equivalent to a single-family unit for the purposes of this Chapter.
- (10) **Foam Polystyrene Packaging.** Packaging made primarily from foam polystyrene that satisfies one (1) of the following criteria:
 - a. Is designed for serving food or beverages.
 - b. Consists of loose particles intended to fill space and cushion the packaged article in a shipping container.

- c. Consists of rigid materials shaped to hold and cushion the packaged article in a shipping container.
- (11) **Garbage.** Discarded materials resulting from the handling, processing, storage and consumption of food.
- (12) **Glass Container.** A glass bottle, jar or other packaging container used to contain a product that is the subject of a retail sale and does not include ceramic cups, dishes, oven ware, plate glass, safety and window glass, heat-resistant glass such as pyrex, lead based glass such as crystal, or TV tubes.
- (13) **Good Faith.** Reasonable efforts to adhere to the policies, standards and rules of this mandatory source separation recycling program.
- (14) **Hazardous Waste or Hazardous Substance.** Those wastes or substances defined as such in Ch. NR 660, Wis. Adm. Code, (including all amendments provided thereto) as provided therein pursuant to Sec. 291.05, Wis. Stats., or other acts pursuant to authority vested in the Wisconsin Department of Natural Resources to describe and list materials as such and also includes the meaning of "hazardous waste" or "hazardous substance" as described herein.
- (15) **HDPE.** High density polyethylene, labeled by the resin code # 2.
- (16) **Household Sharp Medical Waste.** Any type of product capable of puncturing or lacerating the skin that is designed or used to treat, diagnose, or prevent a disease or medical condition, including, but not limited to, scalpels and hypodermic needles.
- (17) **Lead Acid Batteries.** Automotive and related batteries that are comprised of lead plates with an acid electrolyte, and does not include nickel-cadmium batteries, dry cell (flashlight) batteries or batteries used in calculators, watches, hearing aids or similar devices.
- (18) **LDPE.** Low density polyethylene, labeled by the resin code # 4.
- (19) **Magazines.** Magazines and other materials printed on similar paper.
- (20) **Major Appliances.** A residential or commercial air conditioner, clothes dryer, clothes washer, dishwasher, freezer, microwave oven, oven, refrigerator, furnace, boiler, dehumidifier, water heater or stove.
- (21) **Metal Cans.** Tin coated steel cans, bi-metal cans, and aluminum cans used for food and other nonhazardous materials, excluding aerosol cans and cans that held paint, paint-related products, pesticides or other toxic or hazardous substances.

- (22) **Multi-Family Dwelling.** A residential building that is intended to be the residence of four (4) or more independent family units.
- (23) **Newspaper.** ~~A~~Newspaper and other materials printed on newsprint.
- (24) **Non-Residential Facilities and Properties.** Commercial, retail, industrial, institutional and government facilities and properties. Non-residential facilities and properties includes any location at which goods or services are provided or manufactured, locations under construction, demolition, or remodeling, or used for special events such as fairs, festivals, sport venues, conferences, and exhibits. This term does not include multi-family dwellings.
- (25) **Nonrecyclable Material.** All items of waste that are not recyclable except hazardous waste or hazardous substances.
- (26) **Office Paper.** A variety of high-grade printing and writing papers. This term does not include industrial processed waste, newspapers or packaging.
- (27) **Other Paper.** All paper excluding newsprint materials or materials specifically accepted in the definition of "newspaper" and "corrugated cardboard," but shall include grades of fiber materials with available markets for recycling.
- (28) **Other Resins or Multiple Resins.** Plastic resins labeled by the resin code # 7.
- (29) **Oversize and Bulky Waste.** Large items such as furniture, mattresses, carpeting, construction or demolition materials of substantial dimensions, brush and other large items whose proportions are not easily reduced.
- (30) **Person.** Includes any individual, corporation, limited liability company, partnership, association, local government unit, as defined in Sec. 66.0131(1)(a), Wis. Stats., state agency or authority or federal agency.
- (31) **PETE or PET.** Polyethylene terephthalate, labeled by the resin code # 1.
- (32) **Plastic Container.** An individual, separate, rigid plastic bottle, can, jar or carton, except for a blister pack, that is originally used to contain a product that is the subject of a retail sale.
- (33) **Postconsumer Waste.** Solid waste other than solid waste generated in the production of goods, hazardous waste, as defined in Sec. 291.01(7), Wis. Stats., waste from construction and demolition of structures, scrap automobiles, or high-volume industrial waste, as defined in Sec. 289.01(17), Wis. Stats.
- (34) **PP.** Polypropylene, labeled by the resin code # 5.

- (35) **Preparation Standards.** Criteria provided establishing acceptable good faith limits for introduction of materials into the source separation recycling program involving either transport to a material recycling center or temporary storage of such materials.
- (36) **PS.** Polystyrene, labeled by the resin code # 6.
- (37) **PVC.** Polyvinyl chloride, labeled by the resin code # 3.
- (38) **Recyclable Materials.** Includes lead acid batteries; major appliances; waste oil; yard waste; aluminum containers; corrugated paper or other container board; foam polystyrene packaging; glass containers; magazines; newspaper; office paper; rigid plastic containers, including those made of PETE, HDPE, PVC, LDPE, PP, PS and other resins or multiple resins; steel containers; waste tires; and bi-metal containers.
- (39) **Refuse.** Combustible and noncombustible materials including, but not limited to: paper products, wood, metal, glass, cloth and products thereof in unrecoverable condition; litter and street rubbish not including yard waste; uncontaminated ashes; and building materials such as wood, concrete, glass, plaster and other intermixed materials produced in construction or demolition of structures. "Refuse" for purposes of this Chapter shall not include "oversize or bulky waste".
- (40) **Residential Solid Waste.** All solid waste that normally originates in a residential environment from residential dwelling units.
- (41) **Residential Unit.** Each living unit in the City of Verona designed for permanent living quarters, including single-family dwellings and units in duplexes, triplexes, and multi-family units and each unit in a residential condominium project.
- (42) **Scavenging.** The uncontrolled and unauthorized removal of materials at any point in solid waste management.
- (43) **Sharps Container.** A container specifically manufactured for the disposal of household sharp medical waste.
- (44) **Solid Waste.** Has the meaning specified in Sec. 289.01(33), Wis. Stats.
- (45) **Solid Waste Facility.** Has the meaning specified in Sec. 289.01(35), Wis. Stats.
- (46) **Solid Waste Storage.** Safe, environmentally sound short-term containment of materials and for recyclables shall involve preserving materials in a condition meeting preparation standards.
- (47) **Solid Waste Treatment.** Any method, technique or process which is designed to change the physical, chemical or biological character or composition of solid waste. "Treatment" includes incineration.

- (48) **Waste Tire.** A tire that is no longer suitable for its original purpose because of wear, damage or defect.
- (49) **Used Oil.** Any contaminated petroleum-derived or synthetic oil including, but not limited to, the following: engine and other mechanical lubricants; hydraulic and transmission fluid; metal-working fluid; and insulating fluid or coolant.
- (50) **Yard Waste.** Leaves, grass clippings, yard and garden debris and brush, including clean woody vegetative material no greater than six (6) inches in diameter. Holiday trees without ornaments or light strings. This term does not include stumps, roots or shrubs with intact root balls.

Sec. 8-3-11 – Separation of Recyclable Materials.

- (a) Occupants of single family and 2-to-4-unit residences, multi-family dwellings and non-residential facilities and properties shall separate the following materials from postconsumer waste:
 - (1) Lead acid batteries.
 - (2) Major appliances.
 - (3) Waste oil.
 - (4) Yard waste.
 - (5) Aluminum containers.
 - (6) Bi-metal containers.
 - (7) Corrugated paper or other container board.
 - (8) Foam polystyrene packaging.
 - (9) Glass containers.
 - (10) Magazines.
 - (11) Newspaper.
 - (12) Office paper.
 - (13) Rigid plastic containers made of PETE, HDPE, PVC, LDPE, PP, PS, and other resins or multiple resins.

~~(14)~~—Steel containers.

(14)

(15) Waste tires.

(b) The separation requirements of Subsection (a) do not apply to the following:

- (1) Occupants of single family and 2-to-4-unit residences, multi-family dwellings and non-residential facilities and properties that send their postconsumer waste to a processing facility licensed by the Wisconsin Department of Natural Resources that recovers the materials specified in Subsection (a) from solid waste in as pure a form as is technically feasible.
- (2) Solid waste which is burned as supplemental fuel at a facility if less than 30% of the heat input to the facility is derived from the solid waste burned as supplemental fuel.
- (3) A recyclable material specified in Subsection (a)(5) though (15) for which a variance has been granted by the Wisconsin Department of Natural Resources under Sec. 287.11(2m), Wis. Stats., or Sec. NR 544.14, Wis. Adm. Code.

Sec. 8-3-12 – Preparation of Recyclable Materials.

Occupants of single family and 2-to-4-unit residences, multi-family dwellings and non-residential facilities and properties shall do all of the following to prepare the separated recyclable materials for collection:

- (a) **Glass Containers.** Brown glass, green glass, blue glass, and clear glass shall be empty, rinsed, clean, unbroken, and have metal covers and caps removed.
- (b) **Cans.** All aluminum, tin, steel, copper and other metal cans shall be empty and rinsed, except that aerosol, paint and oil cans may not be recycled.
- (c) **Plastic Containers.** Plastic containers shall be rinsed and have any metal or plastic rings/caps removed. Plastic containers with handles left for collection by the City's collection service shall not be tied together ~~and should be placed next to the recycling container.~~
- (d) **Corrugated Cardboard.** Corrugated cardboard shall be flattened, empty, free of food debris, and bundled in eight (8) inch or ten (10) inch bundles, ~~and be placed beside the recycling container for collection.~~ Waxed cardboard may not be recycled.
- (e) **Newspaper.** Newspaper shall be bundled and shall be dry and free of all glossy inserts and may include grocery bags, computer paper, envelopes ~~without windows~~, third class mailings, and similar correspondence. ~~pursuant to Section 8-3-15 below.~~
- (f) **Aluminum Containers.** All products made of aluminum, including aluminum cans, foil, wrappers, pie pans, and containers for prepared dinners or other foods, screen frames, and lawn chairs shall be cleaned and flattened.

- (g) **Waste Tires.** Waste tires shall be less than 1100 × 24.5 in size and removed from rims.
- (h) **Additional Materials/Standards.** Furthermore, additional preparation standards may be provided by notice to generators of waste and collectors/haulers or by amendment to this Subsection when other materials become recyclable dependent, upon available economic markets.

Sec. 8-3-13 – Care of Separated Recyclable Materials.

To the greatest extent practicable, the recyclable materials separated in accordance with Section 8-3-11 shall be clean and kept free of contaminants such as food or product residue, oil or grease, or other non-recyclable materials, including but not limited to household hazardous waste, medical waste, and agricultural chemical containers. Recyclable materials shall be stored in a manner which protects them from wind, rain, and other inclement weather conditions.

Sec. 8-3-14 – Management of Lead Acid Batteries, Major Appliances, Waste Oil and Yard Waste.

Occupants of single family and 2-to-4-unit residences, multi-family dwellings and non-residential facilities and properties shall manage lead acid batteries, major appliances, waste oil, and yard waste as follows:

- (a) Lead acid batteries, major appliances, and waste oil shall be dropped off at the City of Verona Recycling Center.
- (b) Yard waste shall be dropped off at the City of Verona Yard Waste Site.

Sec. 8-3-15 – Collection of Recyclable Materials.

Except as otherwise directed by the City of Verona Common Council or the Director of Public Works, occupants of single family and 2-to-4-unit residences shall, [in addition to the preparation standards in Section 8-3-12](#), do the following for the preparation and collection of the separated materials specified in Section 8-3-11 (a)(5) through (15):

- (a) Aluminum containers, bi-metal containers, corrugated paper or other container board, foam polystyrene packaging, glass containers, magazines, newspaper, office paper, rigid plastic containers, and steel containers can all be placed in the appropriate recycling container.
- (b) Any large cardboard that does not fit in [the recycling container](#)~~your bin~~ shall be broken flat and placed in the large “cardboard only” dumpsters located at the Public Works Recycling Facility.
- (c) Waste tires shall be dropped off at the Public Works Recycling Facility for a fee.

Sec. 8-3-16 – Mandatory Source Separation and Collection.

The following provisions shall apply to all nonhazardous solid waste generated within the City of Verona:

(a) **Collection Standards.**

- (1) **Agreement Standards.** All garbage, refuse and other non-recyclable materials shall be collected, removed and disposed of pursuant to the City's agreement with the designated collector/hauler or individuals' private agreements with collectors/haulers unless such arrangements are unavailable or not required, in which case persons shall follow these guidelines in their own disposal of solid waste they generate.
- (2) **Placement Regulations.** All garbage placed curbside for collection shall be well drained, wrapped and deposited in watertight containers or watertight bags. No container or bag placed for collection shall exceed thirty-two (32) gallons in capacity or fifty (50) pounds in weight unless dumpsters are available.
- (3) **Container Standards.** All refuse and other non-recyclable materials placed curbside for collection shall be placed in suitable containers of not more than thirty-two (32) gallons in capacity or fifty (50) pounds in weight unless dumpsters are available. All garbage containers shall be kept in a neat, clean and sanitary condition at all times. All garbage containers for residential units shall be of metal, durable plastic, or other suitable, moisture resistant materials, including heavy duty refuse disposal plastic bags. Metal garbage cans shall be of sufficient thickness to resist denting during normal handling by collection crews. Plastic garbage bags shall be securely closed and shall consist of plastic materials not damaged by freezing and not susceptible to melting. They shall be capable of being handled during hot and cold weather without damage during normal handling by collection crews. Plastic bags shall be of sufficient strength to allow lifting and loading of contents without tearing.
- (4) **Refusal to Collect.** Any bag or container placed curbside for collection which contains any recyclable material may be refused by the collector/hauler unless the generator shows good faith. Where dumpsters are used the collector/hauler may refuse collection from bins containing recyclable materials unless the owner or generator shows good faith.
- (5) **Special Arrangements for Oversize and Bulky Waste.** The City shall ensure that a schedule is provided to designate special times during the year when collection services and/or collection sites will be available for oversize and bulky waste and major appliances and provide a reasonable schedule of fees for this service.

- (b) **Yard Wastes.** Yard waste must be collected and disposed of properly within the City. Grass, leaves and brush shall not be collected with the intent of disposal at Dane County sanitary landfills. The City shall make suitable arrangements for collection, transportation and disposal of yard waste. All persons who generate yard waste shall be responsible for appropriate disposal of yard waste from properties owned or occupied by the aforementioned persons. Private disposal of yard waste may include as an option composting on the lot where no nuisance to others occurs.
- (c) **Recyclable Materials.**
 - (1) All recyclable materials shall be separated from other solid waste. Recyclable materials placed at the curbside for collection shall be separated in a system facilitating transport and processing as provided in this Chapter and City rules and regulations.
 - (2) Recyclable materials shall meet preparation standards.
 - (3) Recyclable materials and recycling containers shall be well drained and reasonably clean.

Sec. 8-3-17 – Responsibilities of Owners or Designated Agents of Multi-Family Dwellings.

- (a) Owners or designated agents of multi-family dwellings shall do all of the following to recycle the materials specified in Section 8-3-11 (a)(5) through (15):
 - (1) Provide adequate, separate containers for the recycling program established in compliance with the Chapter. The number of recycling containers shall equal or be greater than the number of trash containers and at least one (1) of the following shall be met:
 - a. The minimum total volume of recycling container space is equal to twenty (20) gallons per week per dwelling unit.
 - b. The ratio of trash container volume to recycling container volume is at most 2:1.
 - c. An alternative method that does not result in the overflow of a recycling container during the time period between collection of materials and delivery to a recycling facility.
 - (2) Notify tenants in writing at the time of renting or leasing the dwelling and at least semi-annually thereafter about the established recycling program.
 - (3) Provide for the collection of the materials, separated from the solid waste by the tenants, and the delivery of the materials to a recycling facility.

- (4) Notify tenants which materials are collected, how to prepare the materials in order to meet the processing requirements, collection methods or sites, and locations of drop-off collection sites to recycle materials not collected on-site.
- (b) The requirements specified in Subsection (a) do not apply to the owners or designated agents of multi-family dwellings if the postconsumer waste generated within the dwelling is treated at a processing facility licensed by the Wisconsin Department of Natural Resources that recovers for recycling the materials specified in Section 8-3-11 (a)(5) through (15) from solid waste in as pure a form as is technically feasible.

Sec. 8-3-18 – Responsibilities of Owners or Designated Agents of Non-Residential Facilities and Properties.

- (a) Owners or designated agents of non-residential facilities and properties shall do all of the following to recycle the materials specified in Section 8-3-11 (a)(5) through (15):
 - (1) Provide adequate, separate containers for the recycling program established under this Chapter. The total volume of recycling containers shall be sufficient to avoid overflow during the time period between collection of materials and delivery to a recycling facility.
 - (2) Notify in writing, at least semi-annually, all users, tenants and occupants of the properties about the established recycling program.
 - (3) Provide for the collection of materials, separated from the solid waste by the users, tenants and occupants, and the delivery of the materials to a recycling facility.
 - (4) Notify users, tenants and occupants which materials are collected, how to prepare materials in order to meet the processing requirements, collection methods or sites, and locations of drop-off collection sites to recycle materials not collected on-site.
- (b) The requirements specified in Subsection (a) do not apply to the owners or designated agents of non-residential facilities and properties if the postconsumer waste generated within the facility or property is treated at a processing facility licensed by the Wisconsin Department of Natural Resources that recovers for recycling the materials specified in Section 8-3-11 (a)(5) through (15) from solid waste in as pure a form as is technically feasible.

Sec. 8-3-19 – Mandatory Chipping of Brush and Wood Materials.

- (a) No person in the City shall dispose of brush, tree branches or other wood materials with refuse that is to be deposited in any landfill owned by Dane County or the City of Verona unless such material has been reduced and processed by chipping. This Subsection shall apply to all persons and entities who, directly or through the services of the City or another third party, dispose of solid waste at any Dane County or City-owned landfill and include all persons, governmental operations and business, commercial, retail and industrial enterprises, however organized and of whatever type. All other persons

(nonresidential); subject to this Subsection as Dane County or City-owned landfill users, shall facilitate and provide for chipping of brush and wood materials.

- (b) All chipped material shall be placed for collection on a date and in such manner as established by the Common Council.
- (c) All chipped materials placed for collection shall become the property of the City or its collection agent.

Sec. 8-3-20 – Prohibitions on Disposal of Recyclable Materials Separated for Recycling.

No person may dispose of in a solid waste disposal facility or burn in a solid waste treatment facility any of the materials specified in Section 8-3-11 (a)(5) through (15) that have been separated for recycling, except waste tires may be burned with energy recovery in a solid waste treatment facility.

Sec. 8-3-21 – Non-Disposal Materials.

- (a) It shall be unlawful for any person to place for regular collection, any of the following materials:
 - (1) Hazardous waste.
 - (2) Toxic waste.
 - (3) Chemicals.
 - (4) Explosives or ammunition.
 - (5) Drain or waste oil or flammable liquids.
 - (6) Large quantities of paint.
 - (7) Dead animals.
 - (8) Trees or stumps.
 - (9) Gravel or concrete.
 - (10) Construction debris.
 - (11) ~~Animal or h~~Human waste.
 - (12) White goods (unless as a special haul item).
 - (13) Hot ashes (ashes that are fully extinguished and dry may be left for collection in noncombustible containers).

(14) Tires.

(15) Holiday trees.

(16) ~~Bedding~~ Bedframes, mattresses, and furniture.

(17) Appliances.

(b) The aforementioned materials shall be disposed of in the manner prescribed by federal or state laws, or as provided for herein.

(c) Materials that the City collector will dispose of for a separate fee may be disposed of by special arrangement between the waste generator and said City collector.

Sec. 8-3-22 – Hospital/Medical Wastes.

(a) **Household Sharp Medical Waste Disposal.** Household sharp medical waste shall not be deposited in a solid waste or recycling container or in any other place or manner in the City of Verona other than at an approved authorized handler of such wastes, such as a registered sharps collection station, clinic, pharmacy, or hospital.

(b) **Collector to Refuse Pickup of Household Sharp Medical Waste.** The City's collector shall refuse to pick up any solid waste or recyclables containing household sharp medical waste.

Sec. 8-3-23 – Building Waste.

All demolition waste resulting from remodeling, construction, or removal of a building, roadway, or sidewalk shall be disposed of by the owner, builder, or contractor. Building materials of any kind will not be disposed of by the City or its collection service.

Sec. 8-3-24 – Alteration of Recyclable Materials.

It shall be unlawful to intentionally alter recyclable materials so as to render them as non-recyclable material.

Sec. 8-3-25 – Collection of Refuse.

(a) **Placement for Collection.**

(1) Residential solid waste shall be accessible to collection crews. Residential solid waste in approved containers shall be placed immediately behind the curb of the public street for collection or containers shall be placed immediately adjacent to the alley if premises abut on an alley. Yard bulky waste from residential units shall likewise be placed in neat, orderly fashion behind the curb. During winter months, solid waste shall not be placed on top of the snowbank, nor shall it be placed in the roadway. The owner shall either shovel out an area behind the curb in which to

place the wastes or shall place it in the driveway. Collection crews will not collect residential solid waste unless it is placed at the curb of a public street. Residential units shall bring their solid waste to the terrace adjacent to the street curb for collection. Should collection crews be unable to discharge contents of garbage cans into collection vehicles using normal handling procedures, the cans, including contents, will be left at curb side. The owner shall make provisions to assure that the solid waste therein can be collected on the next collection day. Collection crews will not empty garbage cans by means other than dumping.

- (2) No garbage containers or other containers for refuse other than those of the City shall be placed, kept, stored or located within the right-of-way of a street or alley; provided, however, that the Common Council may authorize the location of such containers within the public right-of-way at specified places and times when such location is necessary for the expeditious collection and disposition of refuse.

(b) Restriction on Time of Placement.

- (1) Receptacles and containers for refuse and rubbish shall be placed in collection locations as designated in Subsection (a) above prior to 7:00 a.m. of the scheduled collection day, but not more than twenty-four (24) hours prior to such time.
- (2) All receptacles, bags and containers for refuse and garbage disposal shall be removed from the curbside collection point within twenty-four (24) hours after the regular collection time.
- (3) City employees or employees of licensed collectors will not enter any structures to remove garbage or refuse, except by written agreement with the property owner.
- (4) If the scheduled collection day falls on a holiday, collection will be on the following scheduled working day.
- (5) Special collections may be made if ordered by the Director of Public Works and will be billed to the owner.

Sec 8-3-26 – Refuse from Outside the City.

It shall be unlawful to bring refuse from outside the City of Verona limits into the City limits for disposal unless specifically authorized by written agreement with the City.

Sec. 8-3-27 – Title to Refuse and Recyclable Materials; Anti-Scavenging Provision.

- (a) In the absence of an agreement to the contrary, title to the refuse and recyclable material placed for collection and disposal by the City or its agents shall vest in the City of Verona as soon as it is placed for collection. It shall be a violation of this Chapter for any person unauthorized by the City to collect or pick up, or cause to be collected or picked up, any recyclable materials that are placed for disposal by the City or by any authorized agent.

Any such and each such unauthorized collection of recyclable materials in violation hereof shall constitute a separate and distinct offense punishable as provided for herein.

- (b) Persons shall not pilfer recyclables or disturb recyclables once those materials are placed for collection unless good faith applies. Only persons authorized by the City or the generator of waste shall collect or handle recyclable materials once those materials have been placed appropriately for collection. Any and each collection by unauthorized persons in violation of this ~~provision~~ Subsection shall constitute a separate and distinct offense punishable as provided hereinafter. Nothing herein shall be construed to allow for scavenging, removal, transportation, or resorting of refuse which has been placed for disposal under this Chapter. Any such scavenging or separation of refuse that has been placed for disposal by the producer of said refuse shall be deemed a violation of this Chapter.
- (c) This Chapter shall not prohibit the actual producers of recyclable materials or the owners of residential units or non-residential units upon which recyclable materials have been accumulated from personally collecting, conveying, and disposing of recyclable materials, provided such producers or owners do not violate the intent of this Chapter.

Sec. 8-3-28 – Garbage Accumulation; When a Nuisance.

The accumulation or deposit of garbage, trash, or putrescible animal or vegetable matter in or upon any lot or land or any public or private place within the City which causes the air or environment to become noxious or offensive or to be in such a condition as to promote the breeding of flies, mosquitoes, or other insects, or to provide a habitat or breeding place for rodents or animals, or which otherwise becomes injurious to the public health, is prohibited and declared to constitute a nuisance. Refuse areas shall be kept in a nuisance and odor free condition. Refuse shall not be allowed to accumulate. Violation will result in the occupant and/or owner being notified to clean up his area, with continued violations resulting in the owner being prosecuted under provisions of this and other City ordinances.

Sec. 8-3-29 – Improper Placement.

No persons shall deposit, throw, or place any garbage, offal, dead animals, combustible refuse or other deleterious matters in any park, lane, alley, street, public grounds, or public place within the City, nor place any garbage, offal, dead animals or other refuse matter upon any private property not owned by such person without such person's consent. If not deemed noncollectible, these materials may be placed for collection on the owner's property if the same is enclosed in proper vessels or containers which shall be watertight and kept so with tightly fitting covers.

Sec. 8-3-30 – Interference with Authorized Collector.

No person other than an authorized collector shall collect or interfere with any waste after it shall have been put into a garbage receptacle and deposited in the proper place for the collector, nor shall any unauthorized person molest, hinder, delay or in any manner interfere with any authorized garbage collector in the discharge of ~~his~~ their duties.

Sec. 8-3-31 – Other Prohibited Practices in Collection and Handling of Recyclables.

No person, persons or other entity generating waste within the City shall do any of the following:

- (a) Deposit or cause to be deposited any recyclable material at any authorized collection point when the site is closed or not operating.
- (b) Deposit or cause to be deposited any waste material, whether recyclable or not, in or upon any public street, public waters, or public grounds in the City except at authorized locations within appropriate packaging or placed into appropriate containers during specifically authorized collections if any are provided.
- (c) Deposit or cause to be deposited any recyclable materials in any container not specifically intended for the collection of that type or group of recyclable material.
- (d) Deposit or cause to be deposited any nonrecyclable material in any container specifically intended for the collection or deposit of recyclable material.
- (e) Mix or permit intermixing of recyclable and non-recyclable materials intended for collection by a collector/hauler or intended to be processed at a material recycling facility.

Sec. 8-3-32 – Contracting with Collector/Hauler.

- (a) The City may find that the purposes of this Chapter will be better served by limiting collection of waste activities to a minimum and to that end the City will contract with an independent contractor to provide waste collection services in accordance with this Chapter. If any person needs a service in excess of that provided by such collector/hauler pursuant to the collection contract with the City, such person is free to contract, at such person's cost, for such additional services as may be required or desired.
- (b) The Common Council shall be authorized, if it so determines, to place the pro-rata cost of such collector/hauler's fee for such services on the tax bill for the real property from which such waste is generated. Said amount so placed on the tax bill for each year in advance of such services and when so placed shall have the same force and effect as real estate taxes and shall be paid as in the same manner as real estate taxes.
- (c) The City and the collector/hauler shall establish pickup times for the collection of collectible wastes.

Sec. 8-3-33 – Condominiums and Multi-Family Dwellings.

- (a) Each condominium association in the City shall be responsible for establishing compliance with this Chapter by the owner of each condominium unit, and shall submit its plan for compliance to the City for approval and shall submit for approval of the City any changes in such plan. Such plan may provide for the purposes of this Chapter. Each condominium unit shall be treated the same as a single residential dwelling or the entire

condominium shall be treated for such purposes as a multi-family dwelling. In approving such a plan, the City shall consider which plan under the circumstances would better promote the purpose of this Chapter.

- (b) Each owner of a multi-family building, with the consent of the City, shall have the option of treating each unit within said building as a single-family residence or comply with the requirements of Section 8-3-16 (c), except that duplexes shall be treated as two (2) single-family residences.

Sec. 8-3-34 – Commercial Buildings.

The owners of commercial, retail, industrial and governmental facilities shall provide adequate separate containers for the disposal of recyclable materials as defined herein and shall regularly notify all users of said premises of such facilities, including employees, agents and customers of county and municipal recycling requirements.

Sec. 8-3-35 – Agricultural Operations.

Nothing in this Chapter is intended to apply to the disposal of or the accumulation of agricultural or farm wastes, products or feed accumulated upon property used in the ordinary course of farming.

Sec 8-3-36 – Federal, State and County Regulations.

It is expected that from time to time federal and state statutes and regulations will require that items other than the items which have been deemed to be recyclable herein shall be recycled. In such event, this Chapter shall be deemed to include and shall require such other items to be recyclable hereunder.

Sec. 8-3-37 – Enforcement.

For the purpose of ascertaining compliance with the provisions of this Chapter, any authorized officer, employee or representative of the City of Verona may inspect recyclable materials separated for recycling, postconsumer waste intended for disposal, recycling collection sites and facilities, collection vehicles, collection areas of multi-family dwellings and non-residential facilities and properties, and any records relating to recycling activities, which shall be kept confidential when necessary to protect proprietary information. No person may refuse access to any authorized officer, employee or authorized representative of the City of Verona who requests access for purposes of inspection, and who presents appropriate credentials. No person may obstruct, hamper, or interfere with such an inspection.

Sec. 8-3-38 – Violations; Penalties.

Any person who violates any provision of this Chapter, or any rules and regulations promulgated pursuant to this Chapter, may be issued a citation by the City of Verona to collect forfeitures. The issuance of a citation shall not preclude proceeding under any other ordinance or law relating to the same or any other matter. Proceeding under any other ordinance or law

relating to the same or any other matter shall not preclude the issuance of a citation under this paragraph. Penalties for violating this ordinance may be assessed as follows:

- (a) Any person who violates Section 8-3-20 may be required to forfeit Fifty Dollars (\$50.00) for a first violation, Two Hundred Dollars (\$200.00) for a second violation, and not more than Two Thousand Dollars (\$2,000.00) for a third or subsequent violation.
- (b) Any person who violates a provision of this Chapter, except Section 8-3-20, may be required to forfeit not less than Ten Dollars (\$10.00) or more than One Thousand Dollars (\$1,000.00) for each violation. Each incident of violation shall be a separate offense and each day or part thereof during which a violation occurs or continues shall be deemed a separate offense.

Sec. 8-3-39 – Special Collections for Violations.

If any entity, including those receiving collection from a private firm, is found in violation of the collection and storage requirements of this Chapter and fails to comply with a notification and/or requirements of this Chapter and fails to comply with a notification and/or citation, the Common Council or its designee shall be empowered to order a special collection to remove such violation. The person shall be notified of such special collection and the charges therefor. The special collection shall be made, and if billing plus Fifty Dollars (\$50.00) is unpaid, the bill shall be considered a lien on the property and shall be placed on the tax bill. A person shall not use the special collection provision of this Chapter to circumvent requirements for collection by a private firm.

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

The foregoing ordinance was duly adopted by the Common Council of the City of Verona at a meeting held on _____, 2026.

CITY OF VERONA

Luke Diaz, Mayor

(seal)

Holly Licht, City Clerk

ADOPTED:

PUBLISHED:

ORDINANCE NO. 26-1086

AN ORDINANCE REPEALING AND RECREATING TITLE 8, CHAPTER 3 REFUSE DISPOSAL AND COLLECTION; RECYCLING

The Common Council of the City of Verona, Dane County, Wisconsin, do ordain that Title 8, Chapter 3 of the Code of Ordinances, City of Verona, Wisconsin is repealed and recreated as follows:

1. Title 8, Chapter 3 is hereby repealed and recreated to read as follows:

Chapter 3 – Refuse Disposal and Collection; Recycling

Sec. 8-3-1 – Title.

This Chapter shall be known as the Solid Waste Management Ordinance of the City of Verona, hereinafter referred to as this "Chapter."

Sec. 8-3-2 – Purpose.

- (a) The purpose of this Chapter is to promote recycling, composting, and resource recovery through the administration of an effective recycling program, as provided in Sec. 287.11, Wis. Stats., and Ch. NR 544, Wis. Adm. Code. The purpose of this Chapter shall also be to maintain and protect public health and sanitation by removal of garbage, rubbish, and other waste material generated in the City of Verona, to eliminate dispersal of garbage, waste, and other waste material along the streets, roads, and other public and private properties in and near the City of Verona, and to provide a comprehensive City recycling program.
- (b) The City of Verona finds participation in a mandatory source separation recycling program appropriate in this jurisdiction to conserve available, local landfill capacity. The City further finds it appropriate to participate in both county-wide and state-wide recycling programs to conserve energy, recycle valuable resources and to protect public health, welfare and the environment. The City also finds participation in these programs appropriate to achieve consistency with county-wide recycling policies to ensure that the waste generated in the City will be able to be delivered to the county-owned landfills and to the county-owned material recycling facilities.
- (c) The Common Council further finds and ordains that;
 - (1) Improper disposal of household sharp medical waste, such as hypodermic needles, poses a significant health risk to workers in the waste disposal industry;
 - (2) Safe disposal of household sharp medical waste is possible through inexpensive, easily obtained means, without posing an undue burden on users of household sharp medical waste; and

- (3) Removal of household sharp medical waste from the City's waste stream is beneficial to residents of the City as well as the City's waste hauler and users of Dane County landfills.

Sec. 8-3-3 – Statutory Authority.

This Chapter is adopted as authorized under Sec. 287.09(3)(b), Wis. Stats.

Sec. 8-3-4 – Abrogation and Greater Restrictions.

It is not intended by this Chapter to repeal, abrogate, annul, impair or interfere with any existing rules, regulations, ordinances or permits previously adopted or issued pursuant to law. However, whenever this Chapter imposes greater restrictions, the provisions of this Chapter shall apply.

Sec. 8-3-5 – Interpretation.

In their interpretation and application, the provisions of this Chapter shall be held to be the minimum requirements and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes. Where any terms or requirements of this Chapter may be inconsistent or conflicting, the more restrictive requirements or interpretation shall apply. Where a provision of this Chapter is required by Wisconsin Statutes, or by a standard in Ch. NR 544, Wis. Adm. Code, and where the Chapter provision is unclear, the provision shall be interpreted in light of the Wisconsin Statutes and the NR 544 standards in effect on the date of the adoption of this Chapter, or in effect on the date of the most recent text amendment to this Chapter.

Sec. 8-3-6 – Severability.

Should any portion of this Chapter be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Chapter shall not be affected.

Sec. 8-3-7 – Applicability.

The requirements of this Chapter apply to all persons within the City of Verona.

Sec. 8-3-8 – Administration.

The provisions of this Chapter shall be administered by the City of Verona Common Council.

Sec. 8-3-9 – Effective Date.

The provisions of this Chapter shall take effect on April 23, 2026.

Sec. 8-3-10 – Definitions.

(a) The following definitions shall be applicable in this Chapter:

- (1) ***Bi-Metal Container.*** A container for carbonated or malt beverages that is made primarily of a combination of steel and aluminum.

- (2) **Collector/Hauler.** The contractor or entity chosen by the Common Council to handle, transport, and dispose of the solid waste, recyclables and non-recyclables generated in the City, or person or persons contracting with waste generators for these services and will enforce preparation standards for recyclable materials as well as ensure community compliance with this source separation recycling program.
- (3) **Commercial Waste.** Waste of whatever material generated by any industrial or business establishment where any trade, occupation, industry or commerce is conducted.
- (4) **Container Board.** Corrugated paperboard used in the manufacture of shipping containers and related products.
- (5) **Corrugated Cardboard.** Heavy duty Kraft paper packaging material with a corrugated medium between two (2) flat paper liners and does not include paperboard such as for cereal or laundry detergent boxes or holders for six-packs or twelve-packs of beverage cans or bottles.
- (6) **Curb.** The back edge or curb and gutter along a paved street or where one would be if the street was paved and had curb and gutter.
- (7) **Deciduous Material.** Yard waste such as leaves, grass clippings, flowers and other similar vegetation, but specifically excludes sod, dirt, twigs, fruit, vegetables and other similar materials. Also included are clean woody vegetative material no greater than six (6) inches in diameter and holiday trees, but does not include tree stumps, extensive root systems or shrubs with intact root balls.
- (8) **Demolition Wastes.** That portion of solid waste from the repair, remodeling construction or reconstruction of buildings, such as lumber, roofing and sheathing scraps, rubble, broken concrete, asphalt, plaster, conduit, pipe, wire, insulation, and other materials resulting from the demolition of buildings and improvements.
- (9) **Dwelling Unit.** A place of habitation occupied by a normal single-family unit or a combination of persons who may be considered as equivalent to a single-family unit for the purposes of this Chapter.
- (10) **Foam Polystyrene Packaging.** Packaging made primarily from foam polystyrene that satisfies one (1) of the following criteria:
 - a. Is designed for serving food or beverages.
 - b. Consists of loose particles intended to fill space and cushion the packaged article in a shipping container.

- c. Consists of rigid materials shaped to hold and cushion the packaged article in a shipping container.
- (11) **Garbage.** Discarded materials resulting from the handling, processing, storage and consumption of food.
- (12) **Glass Container.** A glass bottle, jar or other packaging container used to contain a product that is the subject of a retail sale and does not include ceramic cups, dishes, oven ware, plate glass, safety and window glass, heat-resistant glass such as pyrex, lead based glass such as crystal, or TV tubes.
- (13) **Good Faith.** Reasonable efforts to adhere to the policies, standards and rules of this mandatory source separation recycling program.
- (14) **Hazardous Waste or Hazardous Substance.** Those wastes or substances defined as such in Ch. NR 660, Wis. Adm. Code, (including all amendments provided thereto) as provided therein pursuant to Sec. 291.05, Wis. Stats., or other acts pursuant to authority vested in the Wisconsin Department of Natural Resources to describe and list materials as such and also includes the meaning of "hazardous waste" or "hazardous substance" as described herein.
- (15) **HDPE.** High density polyethylene, labeled by the resin code # 2.
- (16) **Household Sharp Medical Waste.** Any type of product capable of puncturing or lacerating the skin that is designed or used to treat, diagnose, or prevent a disease or medical condition, including, but not limited to, scalpels and hypodermic needles.
- (17) **Lead Acid Batteries.** Automotive and related batteries that are comprised of lead plates with an acid electrolyte, and does not include nickel-cadmium batteries, dry cell (flashlight) batteries or batteries used in calculators, watches, hearing aids or similar devices.
- (18) **LDPE.** Low density polyethylene, labeled by the resin code # 4.
- (19) **Magazines.** Magazines and other materials printed on similar paper.
- (20) **Major Appliances.** A residential or commercial air conditioner, clothes dryer, clothes washer, dishwasher, freezer, microwave oven, oven, refrigerator, furnace, boiler, dehumidifier, water heater or stove.
- (21) **Metal Cans.** Tin coated steel cans, bi-metal cans, and aluminum cans used for food and other nonhazardous materials, excluding aerosol cans and cans that held paint, paint-related products, pesticides or other toxic or hazardous substances.

- (22) **Multi-Family Dwelling.** A residential building that is intended to be the residence of four (4) or more independent family units.
- (23) **Newspaper.** Newspaper and other materials printed on newsprint.
- (24) **Non-Residential Facilities and Properties.** Commercial, retail, industrial, institutional and government facilities and properties. Non-residential facilities and properties includes any location at which goods or services are provided or manufactured, locations under construction, demolition, or remodeling, or used for special events such as fairs, festivals, sport venues, conferences, and exhibits. This term does not include multi-family dwellings.
- (25) **Nonrecyclable Material.** All items of waste that are not recyclable except hazardous waste or hazardous substances.
- (26) **Office Paper.** A variety of high-grade printing and writing papers. This term does not include industrial processed waste, newspapers or packaging.
- (27) **Other Paper.** All paper excluding newsprint materials or materials specifically accepted in the definition of "newspaper" and "corrugated cardboard," but shall include grades of fiber materials with available markets for recycling.
- (28) **Other Resins or Multiple Resins.** Plastic resins labeled by the resin code # 7.
- (29) **Oversize and Bulky Waste.** Large items such as furniture, mattresses, carpeting, construction or demolition materials of substantial dimensions, brush and other large items whose proportions are not easily reduced.
- (30) **Person.** Includes any individual, corporation, limited liability company, partnership, association, local government unit, as defined in Sec. 66.0131(1)(a), Wis. Stats., state agency or authority or federal agency.
- (31) **PETE or PET.** Polyethylene terephthalate, labeled by the resin code # 1.
- (32) **Plastic Container.** An individual, separate, rigid plastic bottle, can, jar or carton, except for a blister pack, that is originally used to contain a product that is the subject of a retail sale.
- (33) **Postconsumer Waste.** Solid waste other than solid waste generated in the production of goods, hazardous waste, as defined in Sec. 291.01(7), Wis. Stats., waste from construction and demolition of structures, scrap automobiles, or high-volume industrial waste, as defined in Sec. 289.01(17), Wis. Stats.
- (34) **PP.** Polypropylene, labeled by the resin code # 5.

- (35) **Preparation Standards.** Criteria provided establishing acceptable good faith limits for introduction of materials into the source separation recycling program involving either transport to a material recycling center or temporary storage of such materials.
- (36) **PS.** Polystyrene, labeled by the resin code # 6.
- (37) **PVC.** Polyvinyl chloride, labeled by the resin code # 3.
- (38) **Recyclable Materials.** Includes lead acid batteries; major appliances; waste oil; yard waste; aluminum containers; corrugated paper or other container board; foam polystyrene packaging; glass containers; magazines; newspaper; office paper; rigid plastic containers, including those made of PETE, HDPE, PVC, LDPE, PP, PS and other resins or multiple resins; steel containers; waste tires; and bi-metal containers.
- (39) **Refuse.** Combustible and noncombustible materials including, but not limited to: paper products, wood, metal, glass, cloth and products thereof in unrecoverable condition; litter and street rubbish not including yard waste; uncontaminated ashes; and building materials such as wood, concrete, glass, plaster and other intermixed materials produced in construction or demolition of structures. "Refuse" for purposes of this Chapter shall not include "oversize or bulky waste".
- (40) **Residential Solid Waste.** All solid waste that normally originates in a residential environment from residential dwelling units.
- (41) **Residential Unit.** Each living unit in the City of Verona designed for permanent living quarters, including single-family dwellings and units in duplexes, triplexes, and multi-family units and each unit in a residential condominium project.
- (42) **Scavenging.** The uncontrolled and unauthorized removal of materials at any point in solid waste management.
- (43) **Sharps Container.** A container specifically manufactured for the disposal of household sharp medical waste.
- (44) **Solid Waste.** Has the meaning specified in Sec. 289.01(33), Wis. Stats.
- (45) **Solid Waste Facility.** Has the meaning specified in Sec. 289.01(35), Wis. Stats.
- (46) **Solid Waste Storage.** Safe, environmentally sound short-term containment of materials and for recyclables shall involve preserving materials in a condition meeting preparation standards.
- (47) **Solid Waste Treatment.** Any method, technique or process which is designed to change the physical, chemical or biological character or composition of solid waste. "Treatment" includes incineration.

- (48) **Waste Tire.** A tire that is no longer suitable for its original purpose because of wear, damage or defect.
- (49) **Used Oil.** Any contaminated petroleum-derived or synthetic oil including, but not limited to, the following: engine and other mechanical lubricants; hydraulic and transmission fluid; metal-working fluid; and insulating fluid or coolant.
- (50) **Yard Waste.** Leaves, grass clippings, yard and garden debris and brush, including clean woody vegetative material no greater than six (6) inches in diameter. Holiday trees without ornaments or light strings. This term does not include stumps, roots or shrubs with intact root balls.

Sec. 8-3-11 – Separation of Recyclable Materials.

- (a) Occupants of single family and 2-to-4-unit residences, multi-family dwellings and non-residential facilities and properties shall separate the following materials from postconsumer waste:
 - (1) Lead acid batteries.
 - (2) Major appliances.
 - (3) Waste oil.
 - (4) Yard waste.
 - (5) Aluminum containers.
 - (6) Bi-metal containers.
 - (7) Corrugated paper or other container board.
 - (8) Foam polystyrene packaging.
 - (9) Glass containers.
 - (10) Magazines.
 - (11) Newspaper.
 - (12) Office paper.
 - (13) Rigid plastic containers made of PETE, HDPE, PVC, LDPE, PP, PS, and other resins or multiple resins.
 - (14) Steel containers.

- (15) Waste tires.
- (b) The separation requirements of Subsection (a) do not apply to the following:
 - (1) Occupants of single family and 2-to-4-unit residences, multi-family dwellings and non-residential facilities and properties that send their postconsumer waste to a processing facility licensed by the Wisconsin Department of Natural Resources that recovers the materials specified in Subsection (a) from solid waste in as pure a form as is technically feasible.
 - (2) Solid waste which is burned as supplemental fuel at a facility if less than 30% of the heat input to the facility is derived from the solid waste burned as supplemental fuel.
 - (3) A recyclable material specified in Subsection (a)(5) though (15) for which a variance has been granted by the Wisconsin Department of Natural Resources under Sec. 287.11(2m), Wis. Stats., or Sec. NR 544.14, Wis. Adm. Code.

Sec. 8-3-12 – Preparation of Recyclable Materials.

Occupants of single family and 2-to-4-unit residences, multi-family dwellings and non-residential facilities and properties shall do all of the following to prepare the separated recyclable materials for collection:

- (a) **Glass Containers.** Brown glass, green glass, blue glass, and clear glass shall be empty, rinsed, clean, unbroken, and have metal covers and caps removed.
- (b) **Cans.** All aluminum, tin, steel, copper and other metal cans shall be empty and rinsed, except that aerosol, paint and oil cans may not be recycled.
- (c) **Plastic Containers.** Plastic containers shall be rinsed and have any metal or plastic rings/caps removed. Plastic containers with handles left for collection by the City's collection service shall not be tied together.
- (d) **Corrugated Cardboard.** Corrugated cardboard shall be flattened, empty, free of food debris, and bundled in eight (8) inch or ten (10) inch bundles. Waxed cardboard may not be recycled.
- (e) **Newspaper.** Newspaper shall be bundled and shall be dry and free of all glossy inserts and may include grocery bags, computer paper, envelopes, third class mailings, and similar correspondence.
- (f) **Aluminum Containers.** All products made of aluminum, including aluminum cans, foil, wrappers, pie pans, and containers for prepared dinners or other foods, screen frames, and lawn chairs shall be cleaned and flattened.
- (g) **Waste Tires.** Waste tires shall be less than 1100 × 24.5 in size and removed from rims.

- (h) **Additional Materials/Standards.** Furthermore, additional preparation standards may be provided by notice to generators of waste and collectors/haulers or by amendment to this Subsection when other materials become recyclable dependent, upon available economic markets.

Sec. 8-3-13 – Care of Separated Recyclable Materials.

To the greatest extent practicable, the recyclable materials separated in accordance with Section 8-3-11 shall be clean and kept free of contaminants such as food or product residue, oil or grease, or other non-recyclable materials, including but not limited to household hazardous waste, medical waste, and agricultural chemical containers. Recyclable materials shall be stored in a manner which protects them from wind, rain, and other inclement weather conditions.

Sec. 8-3-14 – Management of Lead Acid Batteries, Major Appliances, Waste Oil and Yard Waste.

Occupants of single family and 2-to-4-unit residences, multi-family dwellings and non-residential facilities and properties shall manage lead acid batteries, major appliances, waste oil, and yard waste as follows:

- (a) Lead acid batteries, major appliances, and waste oil shall be dropped off at the City of Verona Recycling Center.
- (b) Yard waste shall be dropped off at the City of Verona Yard Waste Site.

Sec. 8-3-15 – Collection of Recyclable Materials.

Except as otherwise directed by the City of Verona Common Council or the Director of Public Works, occupants of single family and 2-to-4-unit residences shall, in addition to the preparation standards in Section 8-3-12, do the following for the preparation and collection of the separated materials specified in Section 8-3-11 (a)(5) through (15):

- (a) Aluminum containers, bi-metal containers, corrugated paper or other container board, foam polystyrene packaging, glass containers, magazines, newspaper, office paper, rigid plastic containers, and steel containers can all be placed in the appropriate recycling container.
- (b) Any large cardboard that does not fit in the recycling container shall be broken flat and placed in the large “cardboard only” dumpsters located at the Public Works Recycling Facility.
- (c) Waste tires shall be dropped off at the Public Works Recycling Facility for a fee.

Sec. 8-3-16 – Mandatory Source Separation and Collection.

The following provisions shall apply to all nonhazardous solid waste generated within the City of Verona:

(a) **Collection Standards.**

- (1) **Agreement Standards.** All garbage, refuse and other non-recyclable materials shall be collected, removed and disposed of pursuant to the City's agreement with the designated collector/hauler or individuals' private agreements with collectors/haulers unless such arrangements are unavailable or not required, in which case persons shall follow these guidelines in their own disposal of solid waste they generate.
- (2) **Placement Regulations.** All garbage placed curbside for collection shall be well drained, wrapped and deposited in watertight containers or watertight bags. No container or bag placed for collection shall exceed thirty-two (32) gallons in capacity or fifty (50) pounds in weight unless dumpsters are available.
- (3) **Container Standards.** All refuse and other non-recyclable materials placed curbside for collection shall be placed in suitable containers of not more than thirty-two (32) gallons in capacity or fifty (50) pounds in weight unless dumpsters are available. All garbage containers shall be kept in a neat, clean and sanitary condition at all times. All garbage containers for residential units shall be of metal, durable plastic, or other suitable, moisture resistant materials, including heavy duty refuse disposal plastic bags. Metal garbage cans shall be of sufficient thickness to resist denting during normal handling by collection crews. Plastic garbage bags shall be securely closed and shall consist of plastic materials not damaged by freezing and not susceptible to melting. They shall be capable of being handled during hot and cold weather without damage during normal handling by collection crews. Plastic bags shall be of sufficient strength to allow lifting and loading of contents without tearing.
- (4) **Refusal to Collect.** Any bag or container placed curbside for collection which contains any recyclable material may be refused by the collector/hauler unless the generator shows good faith. Where dumpsters are used the collector/hauler may refuse collection from bins containing recyclable materials unless the owner or generator shows good faith.
- (5) **Special Arrangements for Oversize and Bulky Waste.** The City shall ensure that a schedule is provided to designate special times during the year when collection services and/or collection sites will be available for oversize and bulky waste and major appliances and provide a reasonable schedule of fees for this service.

- (b) **Yard Wastes.** Yard waste must be collected and disposed of properly within the City. Grass, leaves and brush shall not be collected with the intent of disposal at Dane County

sanitary landfills. The City shall make suitable arrangements for collection, transportation and disposal of yard waste. All persons who generate yard waste shall be responsible for appropriate disposal of yard waste from properties owned or occupied by the aforementioned persons. Private disposal of yard waste may include as an option composting on the lot where no nuisance to others occurs.

(c) **Recyclable Materials.**

- (1) All recyclable materials shall be separated from other solid waste. Recyclable materials placed at the curbside for collection shall be separated in a system facilitating transport and processing as provided in this Chapter and City rules and regulations.
- (2) Recyclable materials shall meet preparation standards.
- (3) Recyclable materials and recycling containers shall be well drained and reasonably clean.

Sec. 8-3-17 – Responsibilities of Owners or Designated Agents of Multi-Family Dwellings.

- (a) Owners or designated agents of multi-family dwellings shall do all of the following to recycle the materials specified in Section 8-3-11 (a)(5) through (15):
 - (1) Provide adequate, separate containers for the recycling program established in compliance with the Chapter. The number of recycling containers shall equal or be greater than the number of trash containers and at least one (1) of the following shall be met:
 - a. The minimum total volume of recycling container space is equal to twenty (20) gallons per week per dwelling unit.
 - b. The ratio of trash container volume to recycling container volume is at most 2:1.
 - c. An alternative method that does not result in the overflow of a recycling container during the time period between collection of materials and delivery to a recycling facility.
 - (2) Notify tenants in writing at the time of renting or leasing the dwelling and at least semi-annually thereafter about the established recycling program.
 - (3) Provide for the collection of the materials separated from the solid waste by the tenants, and the delivery of the materials to a recycling facility.

- (4) Notify tenants which materials are collected, how to prepare the materials in order to meet the processing requirements, collection methods or sites, and locations of drop-off collection sites to recycle materials not collected on-site.
- (b) The requirements specified in Subsection (a) do not apply to the owners or designated agents of multi-family dwellings if the postconsumer waste generated within the dwelling is treated at a processing facility licensed by the Wisconsin Department of Natural Resources that recovers for recycling the materials specified in Section 8-3-11 (a)(5) through (15) from solid waste in as pure a form as is technically feasible.

Sec. 8-3-18 – Responsibilities of Owners or Designated Agents of Non-Residential Facilities and Properties.

- (a) Owners or designated agents of non-residential facilities and properties shall do all of the following to recycle the materials specified in Section 8-3-11 (a)(5) through (15):
 - (1) Provide adequate, separate containers for the recycling program established under this Chapter. The total volume of recycling containers shall be sufficient to avoid overflow during the time period between collection of materials and delivery to a recycling facility.
 - (2) Notify in writing, at least semi-annually, all users, tenants and occupants of the properties about the established recycling program.
 - (3) Provide for the collection of materials separated from the solid waste by the users, tenants and occupants, and the delivery of the materials to a recycling facility.
 - (4) Notify users, tenants and occupants which materials are collected, how to prepare materials in order to meet the processing requirements, collection methods or sites, and locations of drop-off collection sites to recycle materials not collected on-site.
- (b) The requirements specified in Subsection (a) do not apply to the owners or designated agents of non-residential facilities and properties if the postconsumer waste generated within the facility or property is treated at a processing facility licensed by the Wisconsin Department of Natural Resources that recovers for recycling the materials specified in Section 8-3-11 (a)(5) through (15) from solid waste in as pure a form as is technically feasible.

Sec. 8-3-19 – Mandatory Chipping of Brush and Wood Materials.

- (a) No person in the City shall dispose of brush, tree branches or other wood materials with refuse that is to be deposited in any landfill owned by Dane County or the City of Verona unless such material has been reduced and processed by chipping. This Subsection shall apply to all persons and entities who, directly or through the services of the City or another third party, dispose of solid waste at any Dane County or City-owned landfill and include all persons, governmental operations and business, commercial, retail and industrial enterprises, however organized and of whatever type. All other persons

(nonresidential) subject to this Subsection as Dane County or City-owned landfill users, shall facilitate and provide for chipping of brush and wood materials.

- (b) All chipped material shall be placed for collection on a date and in such manner as established by the Common Council.
- (c) All chipped materials placed for collection shall become the property of the City or its collection agent.

Sec. 8-3-20 – Prohibitions on Disposal of Recyclable Materials Separated for Recycling.

No person may dispose of in a solid waste disposal facility or burn in a solid waste treatment facility any of the materials specified in Section 8-3-11 (a)(5) through (15) that have been separated for recycling, except waste tires may be burned with energy recovery in a solid waste treatment facility.

Sec. 8-3-21 – Non-Disposal Materials.

- (a) It shall be unlawful for any person to place for regular collection, any of the following materials:
 - (1) Hazardous waste.
 - (2) Toxic waste.
 - (3) Chemicals.
 - (4) Explosives or ammunition.
 - (5) Drain or waste oil or flammable liquids.
 - (6) Large quantities of paint.
 - (7) Dead animals.
 - (8) Trees or stumps.
 - (9) Gravel or concrete.
 - (10) Construction debris.
 - (11) Human waste.
 - (12) White goods (unless as a special haul item).
 - (13) Hot ashes (ashes that are fully extinguished and dry may be left for collection in noncombustible containers).

- (14) Tires.
- (15) Holiday trees.
- (16) Bedframes, mattresses, and furniture.
- (17) Appliances.
- (b) The aforementioned materials shall be disposed of in the manner prescribed by federal or state laws, or as provided for herein.
- (c) Materials that the City collector will dispose of for a separate fee may be disposed of by special arrangement between the waste generator and said City collector.

Sec. 8-3-22 – Hospital/Medical Wastes.

- (a) **Household Sharp Medical Waste Disposal.** Household sharp medical waste shall not be deposited in a solid waste or recycling container or in any other place or manner in the City of Verona other than at an approved authorized handler of such wastes, such as a registered sharps collection station, clinic, pharmacy, or hospital.
- (b) **Collector to Refuse Pickup of Household Sharp Medical Waste.** The City's collector shall refuse to pick up any solid waste or recyclables containing household sharp medical waste.

Sec. 8-3-23 – Building Waste.

All demolition waste resulting from remodeling, construction, or removal of a building, roadway, or sidewalk shall be disposed of by the owner, builder, or contractor. Building materials of any kind will not be disposed of by the City or its collection service.

Sec. 8-3-24 – Alteration of Recyclable Materials.

It shall be unlawful to intentionally alter recyclable materials so as to render them as non-recyclable material.

Sec. 8-3-25 – Collection of Refuse.

- (a) **Placement for Collection.**
 - (1) Residential solid waste shall be accessible to collection crews. Residential solid waste in approved containers shall be placed immediately behind the curb of the public street for collection or containers shall be placed immediately adjacent to the alley if premises abut on an alley. Yard bulky waste from residential units shall likewise be placed in neat, orderly fashion behind the curb. During winter months, solid waste shall not be placed on top of the snowbank, nor shall it be placed in the roadway. The owner shall either shovel out an area behind the curb in which to

place the waste or shall place it in the driveway. Collection crews will not collect residential solid waste unless it is placed at the curb of a public street. Residential units shall bring their solid waste to the terrace adjacent to the street curb for collection. Should collection crews be unable to discharge contents of garbage cans into collection vehicles using normal handling procedures, the cans, including contents, will be left at curb side. The owner shall make provisions to assure that the solid waste therein can be collected on the next collection day. Collection crews will not empty garbage cans by means other than dumping.

- (2) No garbage containers or other containers for refuse other than those of the City shall be placed, kept, stored or located within the right-of-way of a street or alley; provided, however, that the Common Council may authorize the location of such containers within the public right-of-way at specified places and times when such location is necessary for the expeditious collection and disposition of refuse.

(b) Restriction on Time of Placement.

- (1) Receptacles and containers for refuse and rubbish shall be placed in collection locations as designated in Subsection (a) above prior to 7:00 a.m. of the scheduled collection day, but not more than twenty-four (24) hours prior to such time.
- (2) All receptacles, bags and containers for refuse and garbage disposal shall be removed from the curbside collection point within twenty-four (24) hours after the regular collection time.
- (3) City employees or employees of licensed collectors will not enter any structures to remove garbage or refuse, except by written agreement with the property owner.
- (4) If the scheduled collection day falls on a holiday, collection will be on the following scheduled working day.
- (5) Special collections may be made if ordered by the Director of Public Works and will be billed to the owner.

Sec 8-3-26 – Refuse from Outside the City.

It shall be unlawful to bring refuse from outside the City of Verona limits into the City limits for disposal unless specifically authorized by written agreement with the City.

Sec. 8-3-27 – Title to Refuse and Recyclable Materials; Anti-Scavenging Provision.

- (a) In the absence of an agreement to the contrary, title to the refuse and recyclable material placed for collection and disposal by the City or its agents shall vest in the City of Verona as soon as it is placed for collection. It shall be a violation of this Chapter for any person unauthorized by the City to collect or pick up, or cause to be collected or picked up, any recyclable materials that are placed for disposal by the City or by any authorized agent.

Any such and each such unauthorized collection of recyclable materials in violation hereof shall constitute a separate and distinct offense punishable as provided for herein.

- (b) Persons shall not pilfer recyclables or disturb recyclables once those materials are placed for collection unless good faith applies. Only persons authorized by the City or the generator of waste shall collect or handle recyclable materials once those materials have been placed appropriately for collection. Any and each collection by unauthorized persons in violation of this Subsection shall constitute a separate and distinct offense punishable as provided hereinafter. Nothing herein shall be construed to allow for scavenging, removal, transportation, or resorting of refuse which has been placed for disposal under this Chapter. Any such scavenging or separation of refuse that has been placed for disposal by the producer of said refuse shall be deemed a violation of this Chapter.
- (c) This Chapter shall not prohibit the actual producers of recyclable materials or the owners of residential units or non-residential units upon which recyclable materials have been accumulated from personally collecting, conveying, and disposing of recyclable materials, provided such producers or owners do not violate the intent of this Chapter.

Sec. 8-3-28 – Garbage Accumulation; When a Nuisance.

The accumulation or deposit of garbage, trash, or putrescible animal or vegetable matter in or upon any lot or land or any public or private place within the City which causes the air or environment to become noxious or offensive or to be in such a condition as to promote the breeding of flies, mosquitoes, or other insects, or to provide a habitat or breeding place for rodents or animals, or which otherwise becomes injurious to the public health, is prohibited and declared to constitute a nuisance. Refuse areas shall be kept in a nuisance and odor free condition. Refuse shall not be allowed to accumulate. Violation will result in the occupant and/or owner being notified to clean up his area, with continued violations resulting in the owner being prosecuted under provisions of this and other City ordinances.

Sec. 8-3-29 – Improper Placement.

No persons shall deposit, throw, or place any garbage, offal, dead animals, combustible refuse or other deleterious matters in any park, lane, alley, street, public grounds, or public place within the City, nor place any garbage, offal, dead animals or other refuse matter upon any private property not owned by such person without such person's consent. If not deemed noncollectible, these materials may be placed for collection on the owner's property if the same is enclosed in proper vessels or containers which shall be watertight and kept so with tightly fitting covers.

Sec. 8-3-30 – Interference with Authorized Collector.

No person other than an authorized collector shall collect or interfere with any waste after it shall have been put into a garbage receptacle and deposited in the proper place for the collector, nor shall any unauthorized person molest, hinder, delay or in any manner interfere with any authorized garbage collector in the discharge of their duties.

Sec. 8-3-31 – Other Prohibited Practices in Collection and Handling of Recyclables.

No person, persons or other entity generating waste within the City shall do any of the following:

- (a) Deposit or cause to be deposited any recyclable material at any authorized collection point when the site is closed or not operating.
- (b) Deposit or cause to be deposited any waste material, whether recyclable or not, in or upon any public street, public waters, or public grounds in the City except at authorized locations within appropriate packaging or placed into appropriate containers during specifically authorized collections if any are provided.
- (c) Deposit or cause to be deposited any recyclable materials in any container not specifically intended for the collection of that type or group of recyclable material.
- (d) Deposit or cause to be deposited any nonrecyclable material in any container specifically intended for the collection or deposit of recyclable material.
- (e) Mix or permit intermixing of recyclable and non-recyclable materials intended for collection by a collector/hauler or intended to be processed at a material recycling facility.

Sec. 8-3-32 – Contracting with Collector/Hauler.

- (a) The City may find that the purposes of this Chapter will be better served by limiting collection of waste activities to a minimum and to that end the City will contract with an independent contractor to provide waste collection services in accordance with this Chapter. If any person needs a service in excess of that provided by such collector/hauler pursuant to the collection contract with the City, such person is free to contract, at such person's cost, for such additional services as may be required or desired.
- (b) The Common Council shall be authorized, if it so determines, to place the pro-rata cost of such collector/hauler's fee for such services on the tax bill for the real property from which such waste is generated. Said amount so placed on the tax bill for each year in advance of such services and when so placed shall have the same force and effect as real estate taxes and shall be paid as in the same manner as real estate taxes.
- (c) The City and the collector/hauler shall establish pickup times for the collection of collectible wastes.

Sec. 8-3-33 – Condominiums and Multi-Family Dwellings.

- (a) Each condominium association in the City shall be responsible for establishing compliance with this Chapter by the owner of each condominium unit, and shall submit its plan for compliance to the City for approval and shall submit for approval of the City any changes in such plan. Such plan may provide for the purposes of this Chapter. Each condominium unit shall be treated the same as a single residential dwelling or the entire

condominium shall be treated for such purposes as a multi-family dwelling. In approving such a plan, the City shall consider which plan under the circumstances would better promote the purpose of this Chapter.

- (b) Each owner of a multi-family building, with the consent of the City, shall have the option of treating each unit within said building as a single-family residence or comply with the requirements of Section 8-3-16 (c), except that duplexes shall be treated as two (2) single-family residences.

Sec. 8-3-34 – Commercial Buildings.

The owners of commercial, retail, industrial and governmental facilities shall provide adequate separate containers for the disposal of recyclable materials as defined herein and shall regularly notify all users of said premises of such facilities, including employees, agents and customers of county and municipal recycling requirements.

Sec. 8-3-35 – Agricultural Operations.

Nothing in this Chapter is intended to apply to the disposal of or the accumulation of agricultural or farm wastes, products or feed accumulated upon property used in the ordinary course of farming.

Sec 8-3-36 – Federal, State and County Regulations.

It is expected that from time to time federal and state statutes and regulations will require that items other than the items which have been deemed to be recyclable herein shall be recycled. In such event, this Chapter shall be deemed to include and shall require such other items to be recyclable hereunder.

Sec. 8-3-37 – Enforcement.

For the purpose of ascertaining compliance with the provisions of this Chapter, any authorized officer, employee or representative of the City of Verona may inspect recyclable materials separated for recycling, postconsumer waste intended for disposal, recycling collection sites and facilities, collection vehicles, collection areas of multi-family dwellings and non-residential facilities and properties, and any records relating to recycling activities, which shall be kept confidential when necessary to protect proprietary information. No person may refuse access to any authorized officer, employee or authorized representative of the City of Verona who requests access for purposes of inspection, and who presents appropriate credentials. No person may obstruct, hamper, or interfere with such an inspection.

Sec. 8-3-38 – Violations; Penalties.

Any person who violates any provision of this Chapter, or any rules and regulations promulgated pursuant to this Chapter, may be issued a citation by the City of Verona to collect forfeitures. The issuance of a citation shall not preclude proceeding under any other ordinance or law relating to the same or any other matter. Proceeding under any other ordinance or law

relating to the same or any other matter shall not preclude the issuance of a citation under this paragraph. Penalties for violating this ordinance may be assessed as follows:

- (a) Any person who violates Section 8-3-20 may be required to forfeit Fifty Dollars (\$50.00) for a first violation, Two Hundred Dollars (\$200.00) for a second violation, and not more than Two Thousand Dollars (\$2,000.00) for a third or subsequent violation.
- (b) Any person who violates a provision of this Chapter, except Section 8-3-20, may be required to forfeit not less than Ten Dollars (\$10.00) or more than One Thousand Dollars (\$1,000.00) for each violation. Each incident of violation shall be a separate offense and each day or part thereof during which a violation occurs or continues shall be deemed a separate offense.

Sec. 8-3-39 – Special Collections for Violations.

If any entity, including those receiving collection from a private firm, is found in violation of the collection and storage requirements of this Chapter and fails to comply with a notification and/or requirements of this Chapter and fails to comply with a notification and/or citation, the Common Council or its designee shall be empowered to order a special collection to remove such violation. The person shall be notified of such special collection and the charges therefore. The special collection shall be made, and if billing plus Fifty Dollars (\$50.00) is unpaid, the bill shall be considered a lien on the property and shall be placed on the tax bill. A person shall not use the special collection provision of this Chapter to circumvent requirements for collection by a private firm.

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

The foregoing ordinance was duly adopted by the Common Council of the City of Verona at a meeting held on _____, 2026.

CITY OF VERONA

Luke Diaz, Mayor

(seal)

Holly Licht, City Clerk

ADOPTED:

PUBLISHED:

**ANNEXATION AGREEMENT
EPIC SYSTEMS CORPORATION**

This Annexation Agreement (the “Agreement”) is made this _____ day of _____, 2026, by and between the City of Verona, a Wisconsin municipal corporation (the “City”), and Epic Systems Corporation, a Wisconsin corporation (the “Developer”).

RECITALS

- A. On March 31, 2026, a petition to annex (the “Annexation Petition”) the property described in and shown on Exhibit A (the “Property”) was filed with the City by the Developer, being the owner of more than one-half of the property described in the Annexation Petition (the “Owner”), and by Russell R. Gust, Mary L. Gust, and Michael A. Gust, being all of the electors residing in the real property described in the Annexation Petition (the “Electors”).
- B. On March 31, 2026, the Owner owned more than one-half of the territory within the Property, and the Electors were the only electors residing within the Property.
- C. The Annexation Petition was voluntarily filed with the City, and the City has not initiated or required the annexation.
- D. The annexation and development of the Property are consistent with the City’s Comprehensive Plan and are necessary to provide urban services to the Property.
- E. The parties desire that the Property be annexed into the City in a manner that minimizes the cost of development to City taxpayers and that complies with the City’s Comprehensive Plan, the City’s Official Map, and all City ordinances, rules, regulations and policies.
- F. The Developer recognizes the many advantages and benefits of annexation, particularly in regard to the City’s ability to provide the full range of City services to the Property.
- G. The Developer recognizes that, upon enactment of the annexation ordinance, it and any successor owners of the Property will receive the benefits of City services, including but not limited to, snow removal, garbage removal, street cleaning,

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:

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

P.I.N.

See Exhibit A

emergency services protection, and other necessary or expected services received by City property owners.

- H. The Verona Plan Commission conducted a public meeting on _____, 2026, to consider the annexation of the Property, and after careful review, has recommended to the Common Council that the Property be annexed.
- I. The annexation and development of the Property for the zoning uses described below are in compliance with the City's Comprehensive Plan and will promote the sound planning and development of the City.
- J. The parties acknowledge that they enter into this Agreement for their mutual benefit and in order to specify certain rights, obligations, conditions and liabilities which will arise in the event the annexation proceeds.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Recitals.

The representations and recitations set forth in the foregoing paragraphs are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this paragraph, subject to all of the terms and conditions in the balance of this Agreement.

2. Annexation.

- a. The Annexation Petition was voluntarily filed with the City Clerk, and requests annexation of the Property to the City.
- b. This Agreement is made pursuant to and in accordance with the provisions of Wis. Stat. §§ 62.11, 62.23 and 66.0217.
- c. Prior to the execution of this Agreement, the Developer paid to the City \$ _____ as reimbursement for payments the City is required by law to pay the Town of Verona as a result of the annexation of the Property.
- d. When the annexation becomes effective, the Property will be temporarily zoned Rural Agricultural (RA), pursuant to section 13-1-84 of the City Zoning Code. Prior to the development of the land owned by the Developer,

the Developer shall request that such land be rezoned to be consistent with the uses identified in the City's Comprehensive Plan.

- e. For avoidance of doubt, all parties to this Agreement agree that this Agreement runs with the Property and that the development of the Property, whether developed in whole or in part by the Developer, shall be subject to the terms and conditions of this Agreement.

3. **Development of the Property.**

- a. Public Improvements. To the extent the Developer is required to construct any public improvements to serve the Property, all of the public improvements shall meet the minimum requirements of Title 14 of the Code of Ordinances, City of Verona, Wisconsin (the "Subdivision Ordinance") and the City's construction standards, and shall be constructed pursuant to plans approved by the City. The Developer shall construct all street improvements, including gravel base, and install the curb and gutter in accordance with the construction standards of the City. Streets shall not be constructed until utilities under the roadway are completed, tested, and approved. The City Engineer shall retain final authority, exercised in accordance with industry standards, regarding the need to remove sub base material and to replace such sub base material with suitable material, to make sure that the quality of any utility and street construction satisfies the Subdivision Ordinance and construction standards of the City. The final course of asphalt shall be installed in all streets within twelve (12) months after the completion of the lower layer of asphalt, except that this deadline may be extended by the City Engineer for a reasonable time with respect to the laying of the final layer of asphalt paving on streets, so long as the Developer furnishes appropriate surety for the completion of such work in the judgment of the City Engineer.

The Developer's obligation to complete the public improvements will arise upon execution of this Agreement by all parties. Where applicable and pursuant to plans approved by the City, the Developer agrees to connect existing utilities to the public improvements and shall construct utilities to the edge of the Property. The Developer shall dedicate the public improvements to the City in accordance with the City's standard public improvement practices, including, but not limited to, the City's standard practices related to the acceptance of public improvements.

- b. Storm water. Any storm water improvements constructed by the Developer shall meet all City of Verona requirements at time of development.

c. Easements. The Developer shall take reasonable measures to ensure that retaining walls, fences, decks and other similar structures associated with the Property do not encroach upon easement rights granted for the operation, maintenance, and improvements of municipal utilities.

d. Utilities.

(1) *Sanitary Sewer Service.* The Property is not currently within the Urban Service Area. Prior to extending sanitary sewer service to the Property, the Developer shall prepare plans, exhibits, and applications to be submitted by the City for an Urban Service Area amendment requesting the Property to be included within the Urban Service Area. If approved by the Wisconsin Department of Natural Resources, the Developer shall be able to connect to the public sewer system. The Developer shall pay the costs associated with preparing and filing the Urban Service Area amendment.

If the Developer constructs and installs sanitary sewer service improvements to connect the Property to the public sanitary sewer service system, such connection shall be at the Developer's sole cost and expense and pursuant to plans approved by the City. The Developer shall pay the following fees in effect at the time of connection: City connection fees for sewer, and Madison Metropolitan Sewerage District Connection fees. The Developer shall also pay any costs associated with constructing and/or installing sewer lateral(s) to service the Property.

If a connection to the sanitary sewer system is established, the Developer shall abandon the septic systems on the Property per Wisconsin Department of Natural Resources requirements and provide documentation to the City of the abandonment.

(2) *Water Service.* To the extent the Developer seeks to extend public water service to the Property, the Developer shall prepare plans that will be subject to approval by the City. Further, if public water service is extended to the Property, the Developer shall construct and install, at its sole cost and expense, the water service improvements to connect the Property to the public water service system. The Developer shall abandon the private wells on the Property per Wisconsin Department of Natural Resources requirements and/or Wisconsin Plumbing Code and provide documentation to the City of the abandonment. The Developer shall pay all applicable fees and

costs associated with the connection under the City's water service rules.

4. Future Development Activities, Procedures and Agreements.

- a. This Agreement pertains to annexation only. Nothing in this Agreement is intended to relieve, nor should it be construed as relieving, or in any way satisfying other obligations, procedures or requirements pertaining to the future development or division of the Property. The obligations and responsibilities undertaken by the Developer in Section 3 are in addition to all other obligations, procedures and requirements that will pertain to future development or division the Property pursuant to applicable provisions of the City Code.
- b. The entering of this Agreement does not bind the City to approve any land division, rezoning request, or other development activity for the Property, which is not in compliance with City ordinances and plans, or state or federal law.
- c. At the time of any subsequent land division, rezoning or development requests, the Developer agrees to comply with all applicable procedures then required by the City Code, including, but not limited to, entering into a separate agreement for land division improvements acceptable to the City pursuant to the City Code. Among other things, the agreement for land division improvements shall set forth the required dedications and improvements, shall identify the specifications and construction standards for the dedications and improvements, shall establish cost responsibilities, and shall impose financial security requirements for such improvements, all in accordance with the then current provisions of the City Code.

5. Nature, Survival, and Transfer of Obligations.

- a. The benefits of this Agreement to the Developer are personal and shall not be assigned without the express written consent of the City. Such approval may not be unreasonably withheld, but any unapproved assignment is void. There is no prohibition on the right of the City to assign its rights under this Agreement.
- b. All obligations assumed and waivers made by the Developer under this Agreement shall run with the Property, and shall be binding on the Developer, on any and all of its heirs, successors and assigns, and on any and all of the respective successor legal or beneficial owners of all or any portion

of the Property, provided that the City consents to the assignment. Further, the Developer shall:

- (1) Notify the City in writing at least 30 days prior to transferring a legal or beneficial interest in any portion of the Property to a person or entity that is not a party to this Agreement; and
- (2) Incorporate, by reference, this Agreement into any and all real estate sales contracts entered into for the sale of all or any portion of the Property to any person or entity not a party to this Agreement (other than the sale of platted lots); and
- (3) Require, prior to the transfer of all or any portion of the Property, or any legal or equitable interest in the Property to any person or entity that is not a party to this Agreement, the transferee to execute an enforceable written agreement (the "Transferee Assumption Agreement") reasonably satisfactory to the City, under which the transferee agrees to be bound by this Agreement, and to provide the City, after request, with reasonable assurance of the financial ability of the transferee to meet those obligations as the City may require. The City agrees that after a successor becomes bound to the obligations created in the manner provided in this Agreement and provides the financial assurances required by this Agreement, the obligations of the Developer shall be released to the extent of the transferee's assumption of liability. The failure of the Developer to provide the City with a fully executed Transferee Assumption Agreement reasonably satisfactory to the City and, if requested, with the Transferee's assurances of financial capability before completing the transfer shall result in the Developer remaining fully liable for all of the their obligations under this Agreement but shall not relieve the transferee of its liability for those obligations as a successor to the Developer.

6. **General Provisions.**

- a. Duration. This Agreement shall continue until a written release is signed by the parties, and consent to such release shall not be unreasonably withheld or delayed by either party.
- b. Warranty. The Developer warrants and represents that it owns the Property, and that if its ownership interests are subject to a mortgage, it shall obtain the

mortgagee's consent to the terms and conditions of this Agreement in a form reasonably acceptable to the City.

- c. Compliance with Applicable Laws. With respect to any public improvements constructed by the Developer pursuant to this Agreement, the Developer agrees to observe and comply with all federal, state and local laws, regulations and ordinances which are in effect or which may be placed in effect that may affect the construction of public improvements.
- d. City Fees. The Developer shall pay to the City all legal, engineering, and other consulting or administrative fees, costs and expenses incurred or accrued in connection with the review and processing of plans for the annexation of the Property or for the development of the Property and in connection with the negotiation, preparation, consideration and review of this Agreement.
- e. Recording. The City may record a copy of this Agreement or a notice of this Agreement with the Dane County Register of Deeds Office. The recording costs shall be paid by the Developer.
- f. Governing Law. This Agreement shall be governed by, and enforced in accordance with, the laws of the State of Wisconsin. Any claim arising under this Agreement shall be brought in Dane County Circuit Court, Dane County, Wisconsin.
- g. Indemnification. With respect to any public improvements constructed by the Developer pursuant to this Agreement, the Developer hereby expressly agrees to indemnify, defend and hold the City and its officers, employees, and agents harmless from and against all claims, costs and liability of every kind and nature (including reasonable fees for attorneys, consultants, and experts), for injury or damage received or sustained by any person or entity in connection with, or on account of, the performance of work by the Developer directly related to the public improvements pursuant to this Agreement, except to the extent caused by the willful or negligent act or omission of the City or its officers, employees, agents or contractors. The Developer is not an agent or employee of the City.
- h. No Third Party Beneficiaries. No claim as a third party beneficiary under this Agreement by any person shall be made or valid against the parties.

- i. Amendments and Modifications. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by all parties to this Agreement.
- j. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule of construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.
- k. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement, except for the Annexation Petition and associated City approvals.
- l. Severability. If any part of this Agreement or its application to any person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement shall not be impaired thereby, and the remaining provisions shall be interpreted, applied and enforced so as to achieve, as near as may be, the purpose and intent of the Agreement to the greatest extent permitted by applicable law.
- m. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of the City to exercise at any time any right granted to the City shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the City's right to enforce that right or any other right.
- n. Authority. The parties agree that the undersigned signatories to this Agreement have full power and authority to act on behalf of the parties, and that all necessary and enabling resolutions have been enacted.
- o. Effective Date. This Agreement shall be effective commencing on the date indicated in the first paragraph above.
- p. Counterparts. This Agreement may be executed in one or more counterparts and upon execution and delivery by each of the parties hereto shall constitute one and the same enforceable agreement.

[Signature pages to follow]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by individuals and officers duly authorized.

CITY OF VERONA

By _____
Luke Diaz, Mayor

By _____
Holly Licht, City Clerk

STATE OF WISCONSIN

COUNTY OF DANE

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

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

EPIC SYSTEMS CORPORATION

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN

COUNTY OF DANE

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

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

Attachment: Exhibit A – Legal Description of the Property

This instrument drafted by:
Bryan Kleinmaier
Stafford Rosenbaum LLP
P.O. Box 1784
Madison, WI 53701
608/256-0226

EXHIBIT A

**LEGAL DESCRIPTION OF THE PROPERTY
AND PARCEL IDENTIFICATION NUMBERS**