

**City of Verona
Town of Verona
Joint Planning Committee Meeting
Zoom
June 9, 2026 1:00pm
www.town.verona.wi.us
www.ci.verona.wi.us**

The Joint City/Town Planning Committee will hold this meeting as a virtual meeting.

Topic: Joint City/Town Planning Committee Meeting

Time: Jun 9, 2026 01:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89938269443?pwd=aCmXIZF3fRebX2eHh3J9o60cFUxwC9.1>

Meeting ID: 899 3826 9443

Passcode: 795431

1. Call Meeting to Order
2. Roll Call
3. Public Comment
4. Approval of minutes from April 29, 2026
5. Discussion and Possible Action: Land Use Application 2026-05 submitted by Robert and Sandra Rego for a CSM and rezone located at 1828 CTH PB
6. Update and discussion relating to Planning and Development in the City of Verona
7. Update and discussion relating to Planning and Development in the Town of Verona
8. Adjournment

Mark Geller, Town Board Chair

Luke Diaz, Mayor

Posted: Verona City Hall/ Verona Town Hall,
All agendas are posted on the City's website at: www.ci.verona.wi.us
and the Town's website at www.town.verona.wi.us

Notice: If you need an interpreter, materials in alternative formats, or other accommodation to access the meeting, please contact the Town Clerk at 608- 845-7187. Every reasonable effort will be made to accommodate your request.

City of Verona
Town of Verona
Joint Planning Committee Meeting Minutes
April 29th, 2026 –9:00 A.M.
www.ci.verona.wi.us
www.town.verona.wi.us
VIRTUAL MEETING

Attendees: Committee - Chair Mark Geller, Mayor Luke Diaz, Alder Patrick Lytle, Alder Mara Helmke, Sarah Slack, Supervisor Deb Paul

Staff – Jaime Aulik (CoV); Lucas Sivertsen (CoV); Sarah Gaskell (ToV)

1. Call Meeting to Order - Chair Geller called the meeting to order at 9:01am
2. Roll Call – see attendees
3. Public Comment – Michael Jensen; property owner consulted with UW-Extension regarding the farmed portion of her parcel and was told continuous corn was depleting soil; wants to create a 9-acre parcel for a single-family residence and is opposed to more dense development; Jensens both grew up on rural properties and would like to give their children the same opportunities
4. Approval of minutes from July 21st, 2025. Motion to approve by Diaz, second by Paul; motion carried by voice vote.
5. Discussion and Possible Action: Land Use Application 2026-01 CSM and Rezone submitted by Michael Jensen for a CSM and rezone for parcel number 062/0608-263-8221-0 located at 2000 Range Trail

Motion to approve Land Use Application 2026-01 by Geller, second by Paul.

Committee discussion:

Diaz: requests a roll call vote; will be voting no because he views this parcel as a future city development parcel

Paul: property owner has indicated in writing (in packet) they are not interested in city development; she will be voting in support of the application

Geller: property owner has been in the township for several decades and has no interest in annexation/development; he will be voting in support

Lytle: recognizes options for families are important but location is constraining to the COV and is inconsistent with the intergovernmental agreement; he will be voting no

Helmke: agrees with Lytle; location abuts city, will be voting no

Paul: landowner rights should be considered and supported in terms of what they want to do with their property

Slack: agrees with Paul and Geller and will be voting in support

Geller: Per section 4.05 of the Boundary agreement, the future provision of City services would not be affected by the approval of this application so there is no violation

Roll call vote: Diaz – no, Helmke – no; Lytle- no; Slack – yes; Paul – yes; Geller – yes; motion fails.

6. Update and discussion relating to Planning and Development in the City of Verona
Draft Comprehensive Plan will be shared with the Task Force in May
7. Update and discussion relating to Planning and Development in the Town of Verona
Construction has begun on the Sugar River Vista Development
8. Adjournment – motion to adjourn by Geller, second by Diaz, motion carried by voice vote
9. Meeting adjourned at 9:19am

TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: (www.town.verona.wi.us)) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations, and Chapter 75 – Land Division and Subdivision Regulations prior to application. A pre-application meeting or initial review should be scheduled with Town Staff and/or Plan Commission Chair if you have any questions or concerns and to determine the fees associated with the application.

Proposed land use change for (property address/legal description): _____

1828 CTH PB, parcel no. 062/0608-351-9000-0 and northerly adjacent parcel no. 062/0608-351-8690-8

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement
- rezone petition
 - current zoning category AT-35
 - new zoning category RR 2-4
- conditional use permit
 - conditional use requested _____
- certified survey map
- preliminary plat
- final certified survey map
- concept plan
- site plan
- request for Town road access

Property Owner Phone _____

Address Robert & Sandra Rego, 1828 CTH PB, Verona E-Mail [REDACTED]

Applicant, if different from the property owner Wade Wyse, Wyser Engineering

Applicant's Phone [REDACTED] E-mail [REDACTED]

If the applicant is different from property owner, please sign below to allow the agent to act on behalf of property owner.

I hereby authorize Wade Wyse, Wyser Engineering
to act as my agent in the application process for the above indicated land use change.

Signature Robert C. Rego

Date March 15, 2026

Description of Land Use Change requested: (use reverse side if additional space is needed)

A Certified Survey Map to condense the existing residence and related outbuildings (currently occupying small portions of two lots) to a single lot.

I certify that all information is true and correct. I understand that failure to provide all required information and any related fees will be grounds for denial of my request.

Applicant Signature Robert C. Rego

Date March 15, 2026

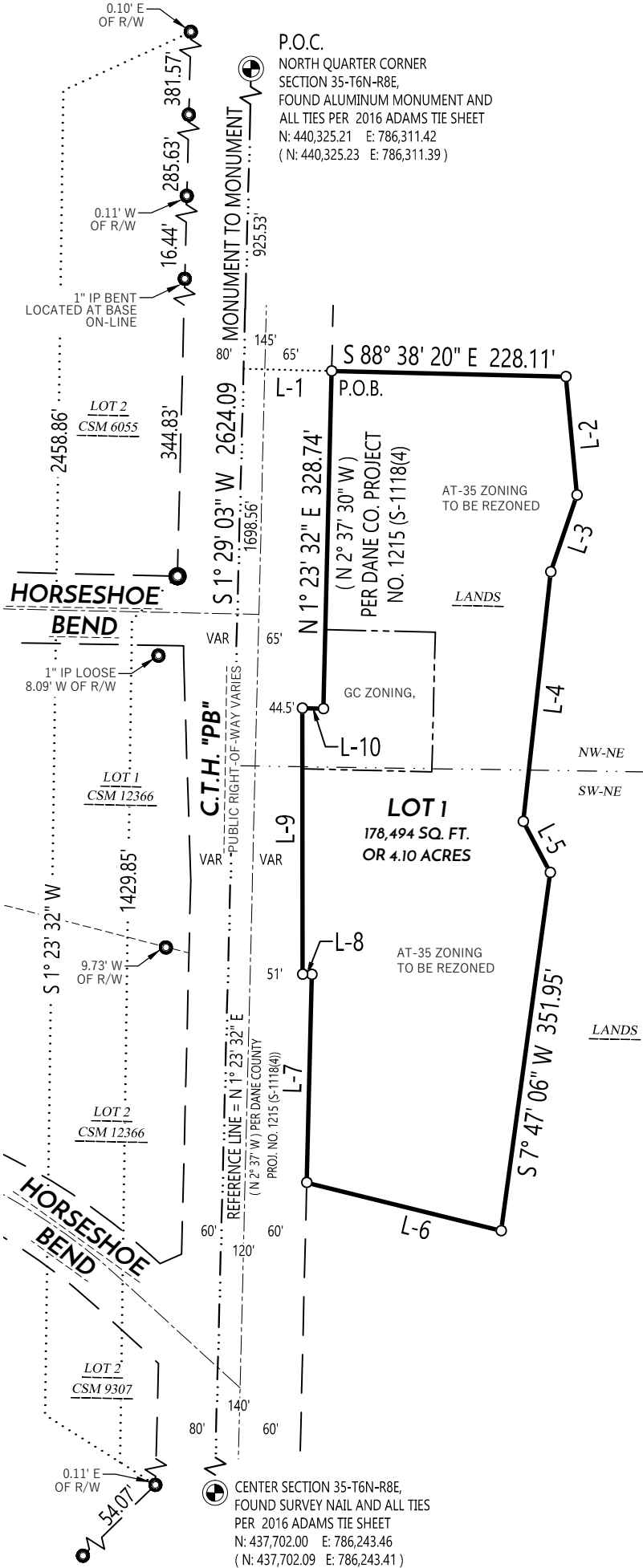
Print Name ROBERT C. REGO

RETURN COMPLETED APPLICATION TO MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:
Sarah Gaskell, Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593
sgaskell@town.verona.wi.us
(608) 845-7187

OFFICE USE ONLY
Application # 2026.05
Fee _____
Paid by _____
Date _____ Check # _____
Receipt # _____

CERTIFIED SURVEY MAP NO. _____

AUNPLATTED LANDS BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWN 6 NORTH, RANGE 8 EAST, ALL IN THE TOWN OF VERONA, DANE COUNTY, WISCONSIN.



P.O.C.
NORTH QUARTER CORNER
SECTION 35-T6N-R8E,
FOUND ALUMINUM MONUMENT AND
ALL TIES PER 2016 ADAMS TIE SHEET
N: 440,325.21 E: 786,311.42
(N: 440,325.23 E: 786,311.39)

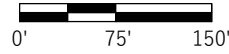
MONUMENT TO MONUMENT
925.53'

S 1° 29' 03" W 2624.09'
1698.56'

C.T.H. "PB"
PUBLIC RIGHT-OF-WAY VARIES

REFERENCE LINE = N 1° 23' 32" E
(N 2° 37' W) PER DANE COUNTY
PROJ. NO. 1215 (S-1118(4))

CENTER SECTION 35-T6N-R8E,
FOUND SURVEY NAIL AND ALL TIES
PER 2016 ADAMS TIE SHEET
N: 437,702.00 E: 786,243.46
(N: 437,702.09 E: 786,243.41)



LEGEND

- SECTION CORNER FOUND / RECOVERED
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- QUARTER LINE
- SIXTEENTH LINE
- PLATTED LINE
- ZONING BOUNDARY
- () RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON JUNE 6TH, AND 10TH-12TH, 2025.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 35, T6N, R8E, BEARS S 1° 29' 03" W
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 FOR EXISTING IMPROVEMENTS.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	S 88° 30' 57" E	85.69'
L-2	S 5° 13' 59" E	115.76'
L-3	S 18° 43' 37" W	78.96'
L-4	S 6° 18' 42" W	244.47'
L-5	S 27° 55' 10" E	56.21'
L-6	N 76° 06' 06" W	194.93'
L-7	N 1° 23' 32" E	202.63'
()	N 2° 37' 30" W	
L-8	N 88° 36' 28" W	9.00'
L-9	N 0° 02' 43" W	259.08'
L-10	S 88° 36' 28" E	20.50'

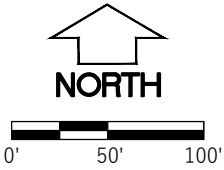
() PER PROJECT NO. 1215 (S-1118(4))

File: W:\2025\251415_Rep - CTH PB Subdivision, Town of Verona\DWG\251415-CSM.dwg Layout: CSM 1 of 4 User: zreynolds Plotted: May 15, 2026 - 9:11am

WYSER ENGINEERING	PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: ROBERT & SANDRA REGO 1828 COUNTY ROAD PB VERONA, WI 53593	SURVEYED BY: MAL DRAWN BY: SCH CHECKED BY: ZMR APPROVED BY: ZMR	PROJECT NO: 251415 SHEET NO: 1 of 4	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWN 6 NORTH, RANGE 8 EAST, ALL IN THE TOWN OF VERONA, DANE COUNTY, WISCONSIN.



NOTES:

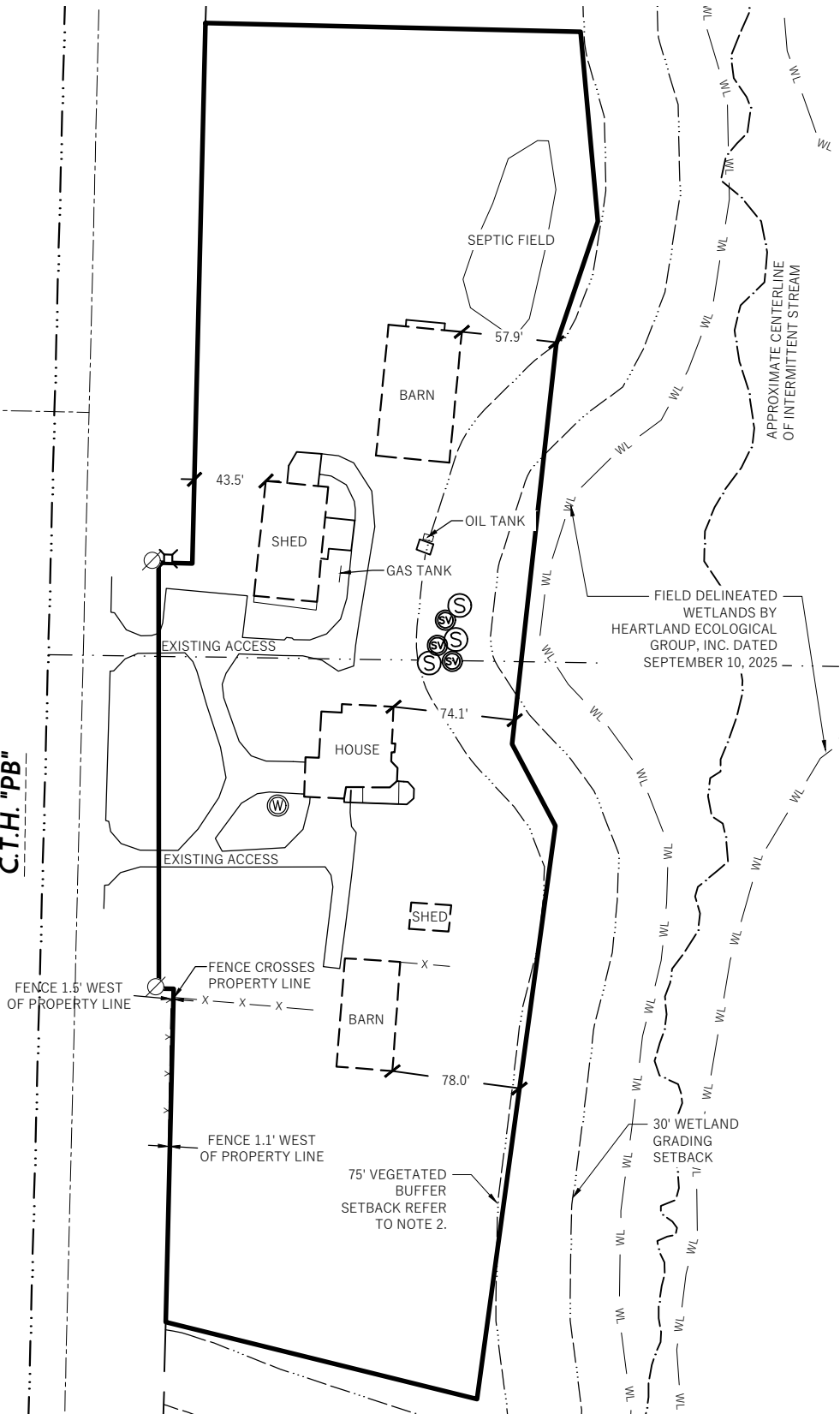
1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. NO IMPERVIOUS AREA IS ALLOWED WITHIN THE 75' WETLAND SETBACK. THE AREA IN THE SETBACK IS TO BE A VEGETATED BUFFER.

LOT 2
CSM 6055

LOT 1
CSM 12366

LOT 2
CSM 12366

C.T.H. "PB"



LEGEND

- | | | | |
|-----------|--------------------|-----------|---------------------|
| — · · · — | QUARTER LINE | — · · · — | CREEK CENTERLINE |
| — · · — | SIXTEENTH LINE | — · · · — | SETBACKS (TYP.) |
| — — — — | CSM BOUNDARY | — WL — | DELINEATED WETLANDS |
| — — — — | RIGHT-OF-WAY LINE | ⊗ | UTILITY PEDESTAL |
| — · · · — | CENTERLINE | ⊙ | WELL |
| — — — — | BUILDING FOOTPRINT | ⊘ | UTILITY POLE |
| — x — x — | FENCE | ⊕ | SEPTIC MANHOLE |
| — — — — | EDGE OF PAVEMENT | ⊖ | SEPTIC VENT |

File: W:\2025\251415_Rego - CTH PB Subdivision, Town of Verona\DWG\251415-CSM.dwg Layout: CSM 2 of 4 User: zreynolds Plotted: Mar 23, 2026 - 5:27pm

	PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: ROBERT & SANDRA REGO 1828 COUNTY ROAD PB VERONA, WI 53593	SURVEYED BY: MAL DRAWN BY: SCH CHECKED BY: ZMR APPROVED BY: ZMR	PROJECT NO: 251415 SHEET NO: 2 of 4	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWN 6 NORTH, RANGE 8 EAST, ALL IN THE TOWN OF VERONA, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

UNPLATTED LANDS BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWN 6 NORTH, RANGE 8 EAST, ALL IN THE TOWN OF VERONA, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF AFORESAID SECTION 35, THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, SOUTH 01 DEGREE 29 MINUTES 03 SECONDS EAST, 925.53 FEET; THENCE, SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST, 85.69 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY "PB" AND THE POINT OF BEGINNING;

THENCE, SOUTH 88 DEGREES 38 MINUTES 20 SECONDS EAST, 228.11 FEET; THENCE, SOUTH 05 DEGREES 13 MINUTES 59 SECONDS EAST, 115.76 FEET; THENCE, SOUTH 18 DEGREES 43 MINUTES 37 SECONDS WEST, 78.96 FEET; THENCE, SOUTH 06 DEGREES 18 MINUTES 42 SECONDS WEST, 244.47 FEET; THENCE, SOUTH 27 DEGREES 55 MINUTES 10 SECONDS EAST, 56.21 FEET; THENCE, SOUTH 07 DEGREES 47 MINUTES 06 SECONDS WEST, 351.95 FEET; THENCE, NORTH 76 DEGREES 06 MINUTES 06 SECONDS WEST, 194.93 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY "PB"; THENCE, ALONG SAID EAST RIGHT-OF-WAY FOR THE NEXT 5 COURSES, NORTH 01 DEGREE 23 MINUTES 32 SECONDS EAST, 202.63 FEET; THENCE, NORTH 88 DEGREES 36 MINUTES 28 SECONDS WEST, 9.00 FEET; THENCE, NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST, 259.08 FEET; THENCE, SOUTH 88 DEGREES 36 MINUTES 28 SECONDS EAST, 20.50 FEET; THENCE, NORTH 01 DEGREE 23 MINUTES 32 SECONDS EAST, 328.74 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 178,494 SQUARE FEET OR 4.10 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF ROBERT AND SANDRA REGO, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF VERONA AND DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

DANE COUNTY APPROVAL CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

ACTION, ON THIS ____ DAY OF _____, 2026.

DANIEL EVERSON,
AUTHORIZED REPRESENTATIVE

DATE:

File: W:\2025\251415_Rego - CTH PB Subdivision, Town of Verona\DWG\251415-CSM.dwg Layout: CSM legal and survey cert User: shearn Plotted: Feb 27, 2026 - 1:49pm



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ROBERT & SANDRA REGO
1828 COUNTY ROAD PB
VERONA, WI 53593

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 251415
SHEET NO: 3 of 4

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF UNPLATTED LANDS BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWN 6 NORTH, RANGE 8 EAST, ALL IN THE TOWN OF VERONA, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

ROBERT C. REGO AND SANDRA M. REGO, AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE TOWN OF VERMONT THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL.

BY: _____
ROBERT C. REGO, OWNER SANDRA M. REGO, OWNER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED

OWNERS, ROBERT C. REGO AND AND SANDRA M. REGO, TO ME KNOWN TO BE THE PEOPLE WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

TOWN OF VERONA CERTIFICATE

THIS CERTIFIED SURVEY MAP IS HEREBY ACKNOWLEDGED, ACCEPTED, AND APPROVED FOR RECORDING BY THE TOWN OF VERONA

TERESA WITHEE, CLERK, DATE
TOWN OF VERONA

CITY OF VERONA CERTIFICATE

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED FOR RECORDING BY THE CITY OF VERONA COMMON COUNCIL.

HOLLY LICHT, CLERK DATE:
CITY OF VERONA

OFFICE OF THE REGISTER OF DEEDS	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____,	
20 ____	AT _____ O'CLOCK ____ M AS
DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED SURVEY	
MAPS ON PAGE(S) _____.	
_____ KRISTI CHLEBOWSKI, REGISTER OF DEEDS	



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ROBERT & SANDRA REGO
1828 COUNTY ROAD PB
VERONA, WI 53593

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 251415
SHEET NO: 4 of 4

Legal Description

Rezone – Rego Parcel

Unplatted lands being a part of the Southwest Quarter of the Northeast Quarter and a part of the Northwest Quarter of the Northeast Quarter of Section 35, Town 6 North, Range 8 East, all in the Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter corner of aforesaid Section 35; thence, along the West line of the Northeast Quarter of said Section 35, South 01 Degree 29 Minutes 03 Seconds East, 925.53 feet; thence, South 88 Degrees 30 Minutes 57 Seconds East, 85.69 feet to a point on the East right-of-way of County Trunk Highway "PB" and the Point of Beginning; thence, South 88 Degrees 38 Minutes 20 Seconds East, 228.11 feet; thence, South 05 Degrees 13 Minutes 59 Seconds East, 115.76 feet; thence, South 18 Degrees 43 Minutes 37 Seconds West, 78.96 feet; thence, South 06 Degrees 18 Minutes 42 Seconds West, 244.47 feet; thence, South 27 Degrees 55 Minutes 10 Seconds East, 56.21 feet; thence, South 07 Degrees 47 Minutes 06 Seconds West, 351.95 feet; thence, North 76 Degrees 06 Minutes 06 Seconds West, 194.93 feet to a point on the aforesaid East right-of-way of County Trunk Highway "PB"; thence, along said East right-of-way, North 01 Degree 23 Minutes 32 Seconds East, 202.63 feet; thence, continuing along said right-of-way, North 88 Degrees 36 Minutes 28 Seconds West, 9.00 feet; thence, continuing along said right-of-way, North 00 Degrees 02 Minutes 43 Seconds West, 200.08 feet; thence, South 88 Degrees 36 Minutes 13 Seconds East, 126.00 feet; thence, North 01 Degree 23 Minutes 47 Seconds East, 136.00 feet; thence, North 88 Degrees 36 Minutes 13 Seconds West, 106.98 feet to a point on the aforesaid East right-of-way of County Trunk Highway "PB"; thence, along said right-of-way, North 01 Degree 23 Minutes 32 Seconds East, 251.72 feet back to the Point of Beginning.

Above described parcel contains 162,779 square feet or 3.74 acres.

1. WHEREAS, Robert and Sandra Rego is/are the owner or owners of the following described land in the Town of Verona, Dane County, Wisconsin, to-wit:

Part of the W 1/2 NE 1/4 of Section 35, Town of Verona described as follows: Commencing at the West quarter corner of said Section 35; thence N 88° 14' 30" East, 2660 feet more or less to extension of the East right-of-way of CTH PB; thence N 02° 37' 30" West, 1095 feet more or less along said right-of-way; thence S 87° 22' 30" West, 9.00 feet along said right-of-way; thence N 04° 04' West, 200 feet to the point of beginning; thence continue N 04° 04' West, 59.00 feet along said right-of-way; thence N 87° 22' 30" East, 20.5 feet along said right-of-way; thence N 02° 37' 30" WEST, 77.02 feet along said right-of-way; thence N 87° 22' 30" East, 106.98 feet; thence S 02° 37' 30" East, 136.00 feet; thence S 87° 22' 30" West, 126.00 feet to the point of beginning.

- 2. WHEREAS, the said owner desires to place certain restrictions thereon, to bind the owner and those who may acquire title hereafter;
- 3. NOW, THEREFORE, in consideration of the mutal benefits passing to and from the owner and those who may hereafter purchase said land and the parties named as beneficiaries of these restrictions, the following restrictions are hereby imposed:

1). Uses shall be those as specified by Section 10.11 (1) (a) + (c) - Dane County Zoning Ordinance as of January 6, 1987 as follows:

a). Retail and service uses including but not limited to grocery stores, drugstores, appliance and furniture stores, barbershops, beauty shops, but not including any business or service for which the items offered for sale or service are stored or displayed outside of a building.

c). Warehousing and storage incidental to a retail or service use on the premises but not to serve any other business or location.

These restrictions shall constitute covenants running with the land and shall be binding upon all parties now owning any part of said land, their successors, heirs and assigns, and all parties holding under them unless, pursuant to paragraphs 5 or 6 of this instrument, said restrictions are amended or terminated.

4. The restrictions provided for herein shall be enforceable at law or equity against any party who has or acquires an interest in the land subject to the restriction by the following parties who are named as grantees, promisees and beneficiaries with enforcement rights:

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(a) The County Government of Dane County, Wisconsin, provided that the lands are under the jurisdiction of a zoning ordinance of said County at the time the enforcement action is commenced; and

(b) The Town Government of the Town of Verona, Dane County, Wisconsin, provided that the lands are within the governmental jurisdiction of said Town at the time the enforcement action is commenced.

(c) The owner(s) of record of any land(s) which are located within the district subject to the regulations of this ordinance.

5. The restrictions set forth in paragraph 3. above may be amended in the following manner:

(a) A written petition calling for the amendment of the restrictions may be made by the persons who are, at the time of the petition, owner(s) of the lands subject to the restriction. Such petition shall be submitted to the Dane County Clerk who shall refer the petition to the Dane County Agricultural Extension & Education, Zoning, Planning & Water Resources Committee (or successor committee) which committee shall schedule and hold a public hearing on the petition in the same manner as public hearings for zoning amendment petitions are noticed and scheduled. Following such hearing, the committee shall issue a written report on the petition to the County Board of Supervisors which shall, by majority vote, approve or reject the petition. If approved, the petitioner(s) shall draft the amendatory covenant instrument, have same executed by the owner(s) of the lands subject to the restrictions and record same.

(b) Such amendment shall also require approval of the Town Board.

6. The restrictions set forth in paragraph 3. above may be terminated in the following manner:

(a) Termination may be accomplished through County Board approval of a petition for termination of the restrictions. The procedures for introducing and processing the petition shall be as provided in paragraph 5 (a) hereof, except that the petition shall call for termination rather than amendment of the restrictions and the instrument which is recorded shall be an instrument of termination. Such termination shall also require approval of the Town Board.

1828 CTH PB

Summary: The applicant is seeking a CSM and rezone for parcels 062/0608-351-8690-8 and 062/0608-351-9000-0 to separate the buildings from the larger parcel. Currently the parcels comprise ~49 acres of AT-35 land. The CSM and rezone would create a new lot of 4.1 acres, rezoned RR 2-4. The existing GC spot zone would remain.

Property Owner: Robert and Sandra Rego

Property Addresses: 1828 CTH PB, Verona WI 53593

Applicant: Robert Rego
Wade Wyser, Wyser Engineering
300 E Front Street
Mt. Horeb, WI 53572

Location Map



Comprehensive Plan Guidance:

The Future Land Use Map category for this parcel is Rural Residential 2-4 acres (recent Comprehensive Plan Amendment). The parcel is currently zoned AT 35, so a rezone is required.

Current and Proposed Zoning: The current zoning of the parcel is AT-35. The proposed zoning would be RR-2 for the lot.

Extra-territorial Review/Boundary Agreement Authority: This parcel is in Area B of the Boundary Agreement with the City of Verona and therefore the application may require review or approval from the Joint City/Town Planning Committee.

Surrounding Land Use and Zoning: The parcel is located in the southeast part of the Town. Lands to the north along Red Stone Lane are residential parcels mostly 2 acres in size. Lands to the west are in the Horseshoe Bend neighborhood, lands to the south are residential parcels and the lands to the east are larger parcels, currently AT-35 but RR 2-4 on the Future Land Use Map.

Site Features: The existing parcel is currently farmed. In addition to the residence, there are two barns and a shed. There is also a GC spot zone that will remain in place. Wetlands west of the buildings and an intermittent stream have been delineated.

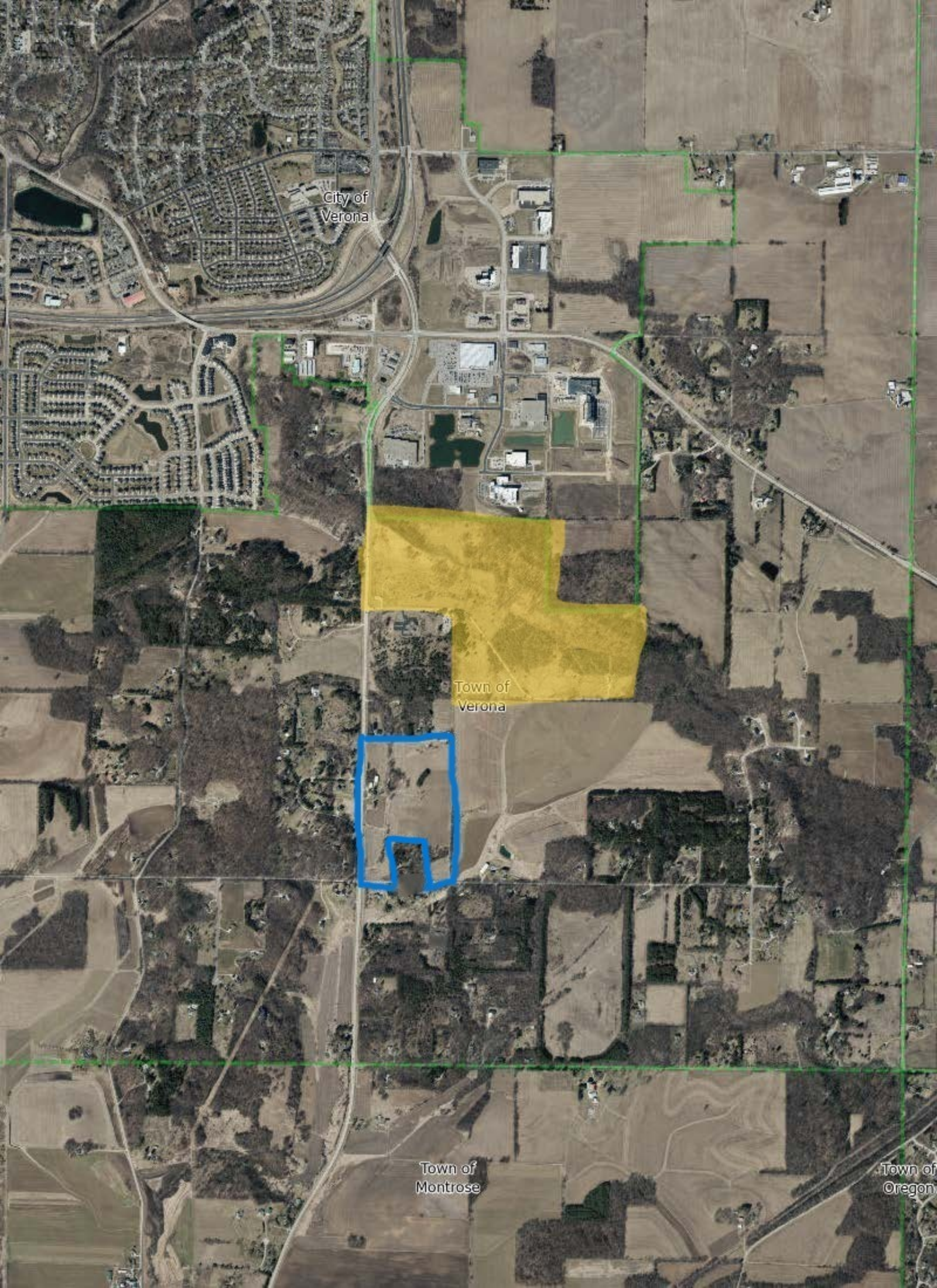
Driveway Access: The current driveway that serves the existing residence will remain unchanged for access to Lot 1.

Other: Due to the existing GC spot zone, although the proposed Lot size is 4.1 acres, the rezone from AT-35 will be to RR 2-4 as the spot zone needs to be extracted from the overall acres of Lot 1 legally.

Staff recommends approval of the CSM and rezone with the following condition:

- Approval by the Joint City/Town Planning Committee if required

At their May meeting, the Plan Commission recommended approval with the condition noted above. The Town Board approved the application with the same condition at their June 2nd 2026 meeting.



City of Verona

Town of Verona

Town of Montrose

Town of Oregon