



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 261-6097 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

March 31, 2026

PETITION FILE NO. 14832

HOLLY LICHT, CLERK
CITY OF VERONA
111 LINCOLN ST
VERONA, WI 53593-1520

TERESA WITHEE, CLERK
TOWN OF VERONA
7669 COUNTY HIGHWAY PD
VERONA, WI 53593

Subject: EPIC ANNEXATION

The proposed annexation submitted to our office on February 20, 2026, has been reviewed and found to be in the public interest.

In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city...." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF VERONA**, which is able to provide needed municipal services.

Notes for the legal description of the territory to be annexed:

- 1) Parcel 1: The N 03deg 06min 30sec W. 306.39' course should be along the East right of way of Country View Road.
- 2) Parcel 2: The parcel should also be shown as located in the NW 1/4 of the NW 1/4 of Section 17 and the SE 1/4 of the NW 1/4 of Section 18.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14832 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2907>

Please call me at (608) 261-6097, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Bradley T. Vowels-Katter". The signature is fluid and cursive, with the first name being the most prominent.

Bradley T. Vowels-Katter

Municipal Boundary Review – DOA

Direct (608) 261-6097

bradley.vowelskatter@wisconsin.gov

<http://doa.wi.gov/municipalboundaryreview>

cc: petitioner

Plan Commission Application

City of Verona – Planning & Development Department

111 Lincoln Street
Verona, WI 53593-1520
(608) 848-9941

X	Description	Administrative Fee
X	Annexation	\$ 350.00 + Taxes
	Conditional Use Permit	\$ 350.00
	Site Plan	\$ 350.00
	Variance	\$ 350.00
X	Zoning Map Amendment (From <u>RA</u> To <u>SI</u>)	\$ 350.00
	Zoning Text Amendment	\$ 350.00
	Planned Development	Optional Pre-Application Review
		Step 1: Preliminary Plan
		\$ 350.00
		Step 2: Final Plan
		\$ 350.00
	Certified Survey Map (CSM)	\$ 150.00 + \$100/lot
	Preliminary Plat Review	\$ 300.00 + \$50/lot
	Final Plat Review	\$ 300.00 + \$25/lot

***NOTE: Administrative filing fees are due at the time an application is filed with the City and are not refundable. In addition to the Administrative fees, City staff time (City Engineer and City Attorney) will be charged back to the applicant. The Applicant will receive monthly invoices of payments due.**

Date:
01/26/2026

Project/Business Name:
Epic Systems Corporation

Address/Location:
1979 Milky Way

City, State, Zip Code:
Verona, WI 53593

Proposed Use of Property:
Public Road (Hyper Dr)/Ag

Applicant:
D'Onofrio Kottke (Nathan Lockwood)

Property Owner:
Epic Systems Corporation (Bernie Coughlin)

Address:
7530 Westward Way

Address:
1979 Milky Way

City/State/Zip:
Madison, WI 53717


City/State/Zip:
Verona, WI 53593

Phone:
608-206-6873

Phone:
608-271-9000

E-mail:
nlockwood@donofrio.cc

E-mail:
bernie@epic.com

Signature:


Signature:




City of Verona

Planning and Development
111 Lincoln Street
Verona, WI 53593-1520

Phone: (608) 845-848-9941 Fax: (608) 845-8613

www.ci.verona.wi.us

ANNEXATION CHECKLIST

1. Application fee: \$350.00
2. A check payable to the 'City of Verona' equal to 5 times (5X) the most recent property tax amount paid to the Township.
3. 1 digital file of an Annexation Map, including the current Legal Description of the property from a licensed engineer, surveyor, or attorney.
4. 1 digital file of an Annexation Petition.
5. 1 digital file (**8 ½" x 11"**) of a Written Description of the Intended Use describing:
 - Proposed zoning
 - Land use plan map designations
 - Current land uses present on the property
 - Proposed land uses for the property
 - Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
6. 1 digital file of a small Location Map (**8 ½" x 11"**) showing the subject property and illustrating its relationship to the nearest street intersection.
7. Do not file an application with the Department of Administration until the City agrees to this due to agreements and timing of items.



City of Verona

Planning and Development
 111 Lincoln Street
 Verona, WI 53593-1520

Phone: (608) 845-848-9941 Fax: (608) 845-8613
www.ci.verona.wi.us

City of Verona Annexation "Town Taxes" Form For Compliance with State Statute 66.0217(14)

Notice to Petitioner:

State Statute 66.0217(14) became effective on May 7th of 2004. This State Statute requires that Town of Verona property taxes continue to be paid for 5 years *after* land is annexed into the City. The town property taxes that must be paid after annexation are equal to five (5) times the amount of property taxes that the town levied on the territory in the year it was annexed. City of Verona Policy 41 requires the annexation petitioner to pay these Town taxes to the City, after which the City then pays the Town the amount due.

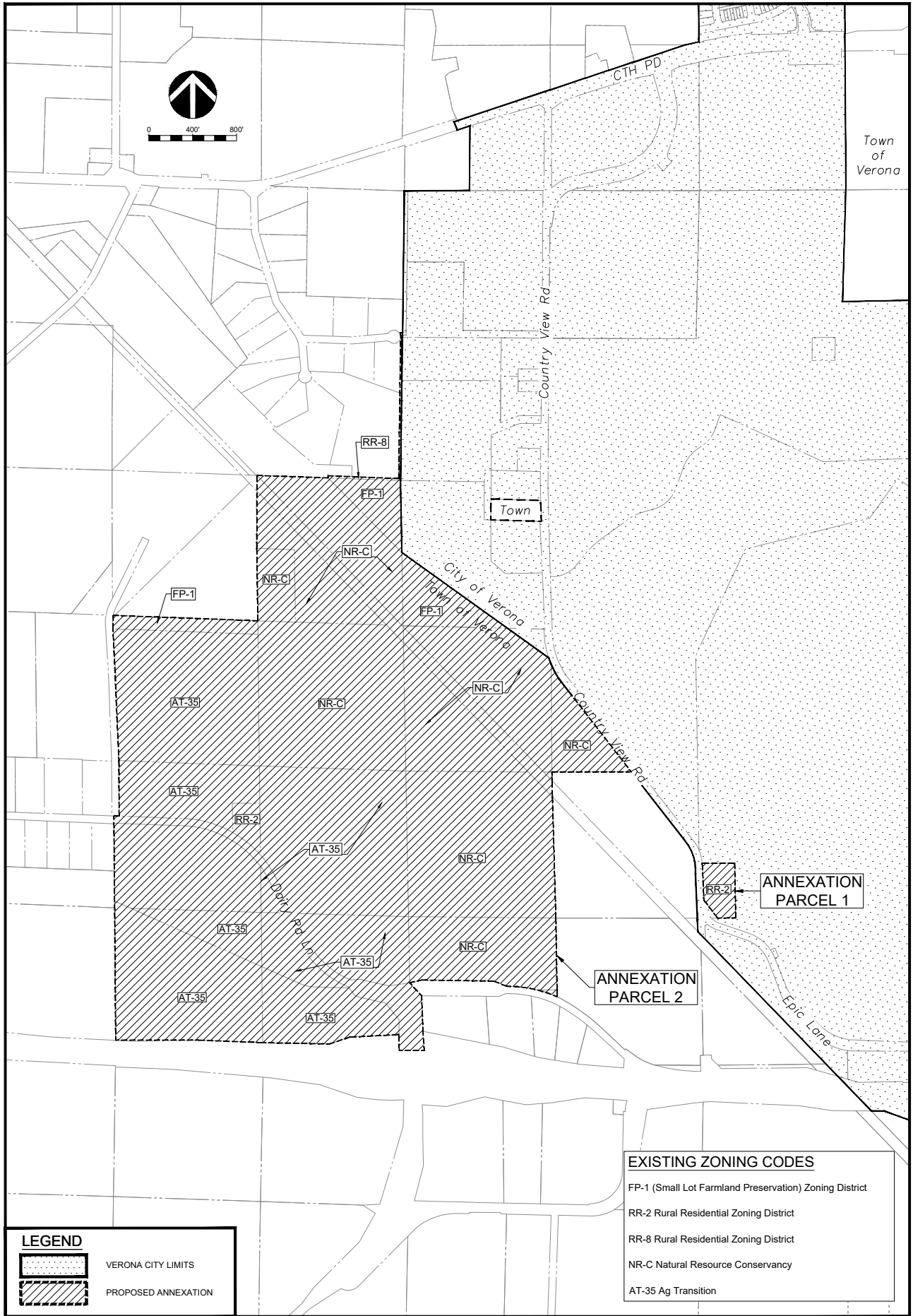
Please complete the following form and submit it with your annexation petition.

- Petitioner's Name: Epic Systems Corporation
- Please complete the following table for ALL parcels to be annexed:

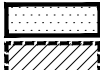
Column A	Column B	Column C
Parcel Identification Number(s) [PIN(s)]	Town Taxes for _____ Year	Column B X 5 Years =
Sample: 0608-272-1000-2	Sample: \$849.45	Sample: \$4,247.25
1. See attached		
2.		
3.		
4.		
5.		
TOTAL FROM ABOVE:		

Note—If more than 5 separate parcels are proposed to be annexed with one annexation petition—please use a separate sheet of paper to provide the required information from the table above for all parcels.

- Provide a check payable to the City of Verona for the 'Total' Amount listed in Column C from the table above.



LEGEND



VERONA CITY LIMITS
 PROPOSED ANNEXATION

EXISTING ZONING CODES

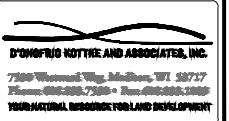
- FP-1 (Small Lot Farmland Preservation) Zoning District
- RR-2 Rural Residential Zoning District
- RR-8 Rural Residential Zoning District
- NR-C Natural Resource Conservancy
- AT-35 Ag Transition



DATE: 01/29/26

 DRAWN BY: AEP
 FN: 23-05-101

LOCATION MAP
EPIC
 CITY OF VERONA, DANE COUNTY, WISCONSIN 53593



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).

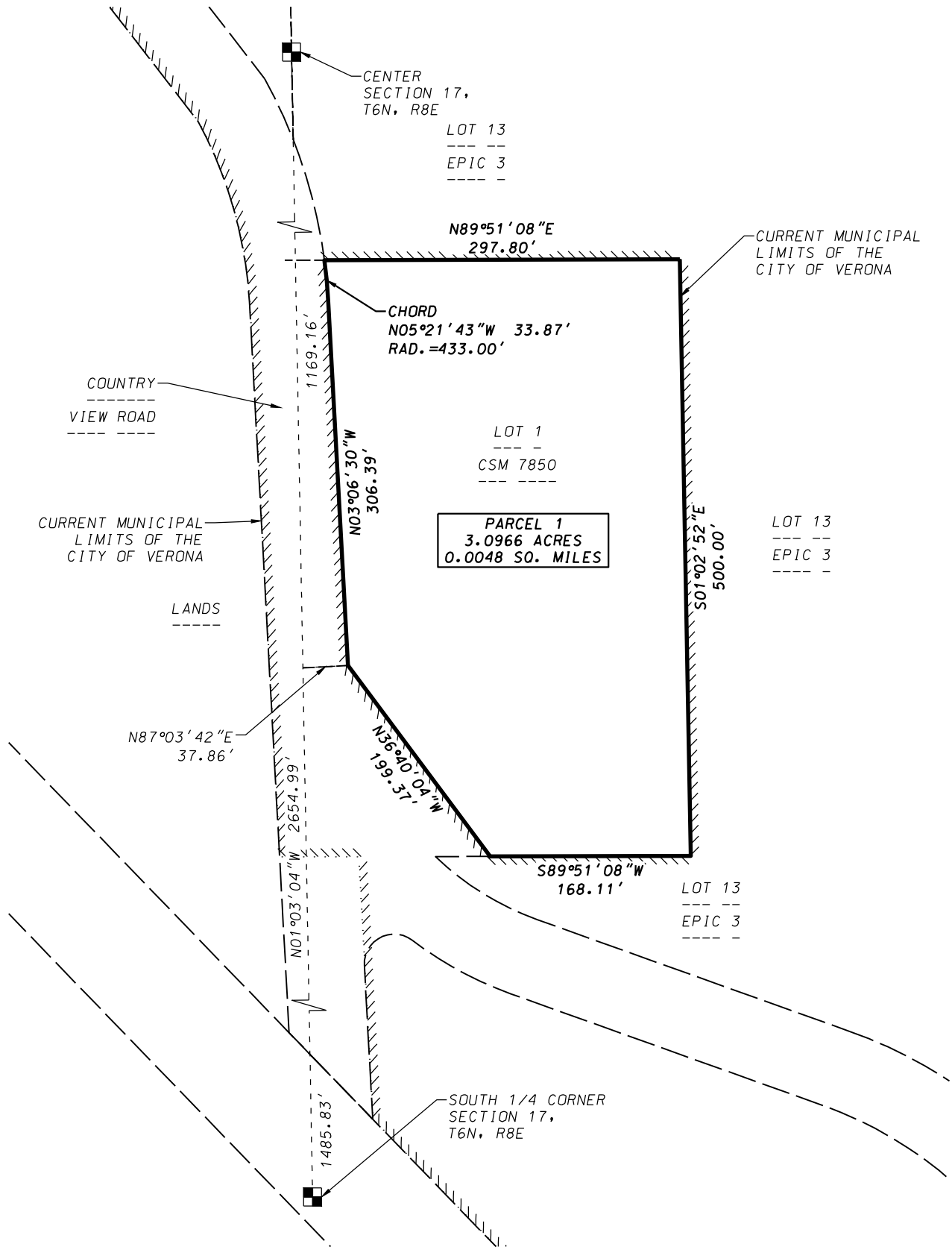
Parcel 2

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 and part of the SW1/4 of the SW1/4 of Section 17, T6N, R8E; **NW-NW 17**
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; **SE-NW 18**
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;

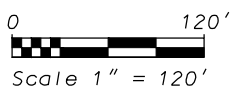
thence Westerly along said North right-of-way line along a curve to the left which has a radius of 1582.00 feet and a chord which bears N69°06'32"W, 37.86 feet;
thence N69°47'40"W, 150.80 feet along said North right-of-way line to a point of curve;
thence Westerly along said North right-of-way line along 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



SHEET: 1 OF 2

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

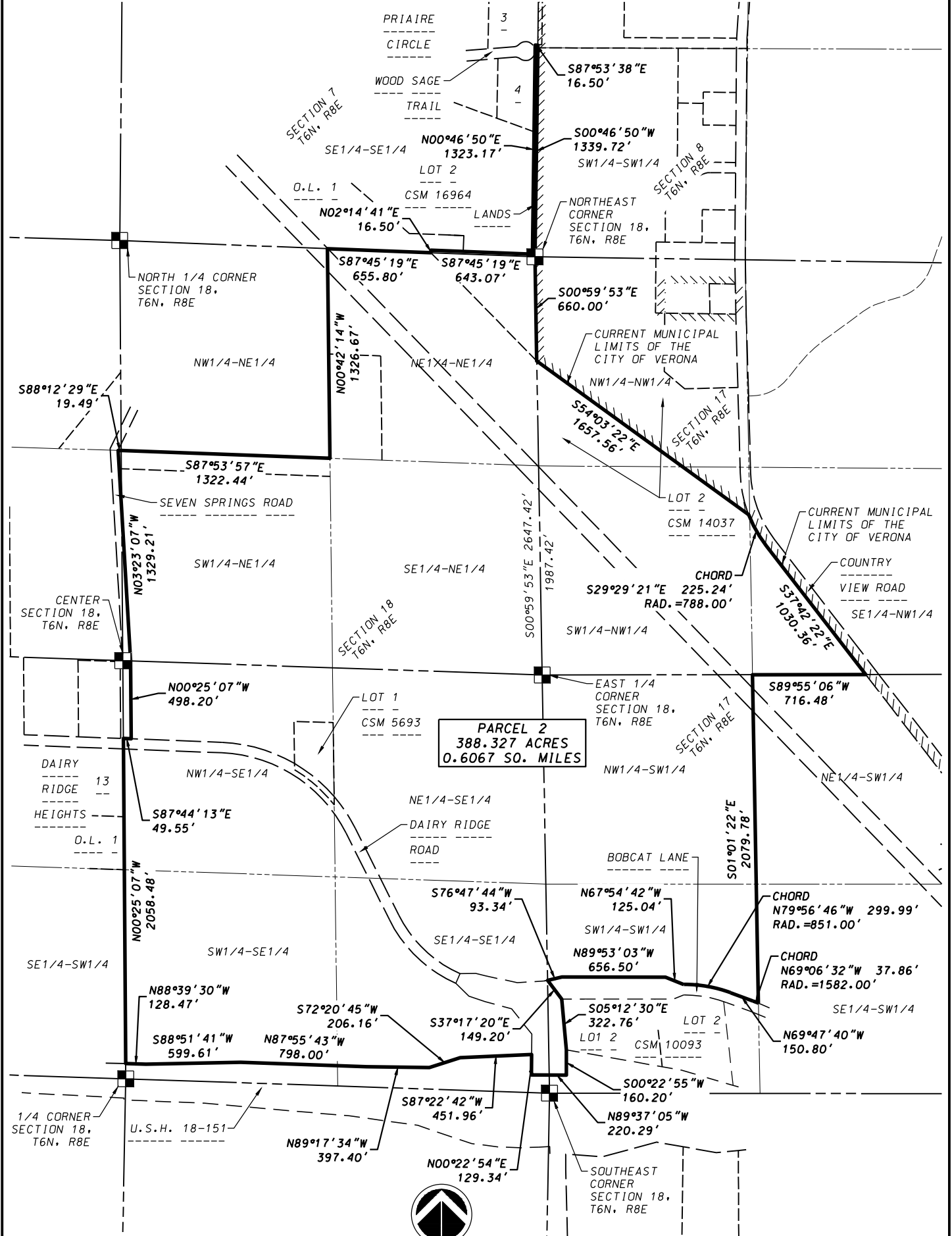
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: January 27, 2026

F.N.: 23-05-101

EXHIBIT B

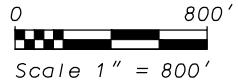
LANDS TO BE ANNEXED TO THE CITY OF VERONA



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



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

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

PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS CONSENT
(Wis. Stats. 5 66.0217(2))

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 all of the owners of all of the real property in the Territory, do hereby unanimously 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 is 1 property owner residing in the Territory. The population of the Territory is 3.
This Petition for Annexation is filed pursuant to Wis. Stats. 5 66.0217(2).

[SIGNATURES ON FOLLOWING PAGES]

cc: Wisconsin Department of Administration

SIGNATURE PAGE
PETITION FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT
Of
EPIC SYSTEMS CORPORATION

EPIC SYSTEM CORPORATION

By:  Date: 01/28/26
Name: Bernie Coughlin
Title: Administration

SIGNATURE PAGE
PETITION FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT
Of
ELECTORS

Russell R. Gust 1/26/2026
Russell R. Gust Date

Mary L. Gust 1-26-2026
Mary L. Gust Date

Michael A. Gust 1-27-26
Michael A. Gust Date

	2025	
Parcel 1	Local Tax	5 yr Total
0608-174-8705	\$635.88	\$3,179.40
	Total	\$3,179.40
Parcel 2		
0608-172-8957-0*	NA	NA
0608-172-9002-0*	NA	NA
0608-181-9500-1	\$61.13	\$305.65
0608-181-9040-8	\$33.31	\$166.55
0608-184-8502-0	\$17.63	\$88.15
0608-184-8930-0	\$1,201.58	\$6,007.90
0608-184-8000-5	\$1,056.03	\$5,280.15
0608-184-9000-3	\$7.98	\$39.90
0608-184-8680-0	\$20.05	\$100.25
0608-184-9500-8	\$21.29	\$106.45
0608-184-9670-3	\$12.29	\$61.45
0608-184-9110-0	\$35.92	\$179.60
0608-181-9000-6	\$0.97	\$4.85
0608-173-8500-3	\$103.78	\$518.90
0608-173-9000-6	\$25.55	\$127.75
0608-172-9700-0	\$28.46	\$142.30
0608-181-8190-9	\$16.17	\$80.85
0608-181-8060-6	\$86.48	\$432.40
0608-181-8000-8	\$3.23	\$16.15
0608-074-9500-1	\$3.23	\$16.15
	Total	\$13,675.40
	Grand Total	\$16,854.80

*Local Tax Info Not Available

DIR - Request for Annexation Review

2/20/2026 5:03:07 PM

Introduction

Pay Online (2.35% credit card convenience fee. NO fee for electronic funds transfer from checking/savings accounts.)

Use this website to submit an annexation petition for review to the Wisconsin Department of Administration and pay with a credit card or electronic funds transfer.

This website only accepts online payments. To pay by check use <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx> instead.

Note: This form will time out, so please make sure you have all the information ready by referring to our old form: <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx>

If you have questions please review <https://doa.wi.gov/Pages/LocalGovtsGrants/DepartmentReviewOfAnnexations.aspx> or contact us: wimunicipalboundaryreview@wi.gov or 608-261-6097

The following items will be required to submit this form:

- Legal Description meeting the requirements of [s.66.0217\(1\)\(c\)](#)
- Map meeting the requirements of [s. 66.0217\(1\)\(g\)](#)
- Signed Petition or Notice of Intent to Circulate

For the details please refer to <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx>

Petitioner Information

Name: Jim Schumacher

Phone: (608) 209-1777

Email: jschumac@epic.com

Contact information if different than Petitioner

Representative Name: Brett Stoffregan

Phone: (608) 833-7530

Email: bstoffregan@donofrio.cc

Property Information

Town(s) where property is located: Verona

Petitioned City or Village: City of Verona

County where property is located: Dane

Are there multiple counties for this annexation?:

Yes

No

Population of the territory to be annexed: 3

Area (in acres) of the territory to be annexed: 391.424

Is this annexation a road right-of-way only?:

Yes

No

Tax parcel numbers(s) of territory to be annexed (if the territory is part or all of an exiting parcel): 0608-174-8705 Parcel 2 0608-074-9500-1 0608-172-8957-0* 0608-172-9002-0* 0608-172-9700-0 0608-173-8500-3 0608-173-9000-6 0608-173-9430-0 0608-181-8000-8 0608-181-8060-6 0608-181-8190-9 0608-181-9000-6 0608-181-9040-8 0608-181-9500-1 0608-184-8000-5 0608-184-8502-0 0608-184-8680-0 0608-184-8930-0 0608-184-9000-3 0608-184-9110-0 0608-184-9500-8 0608-184-9670-3

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102

Required Items

The Description

Legal Description of the property being annexed: [EXHIBIT A - Annexation - Legal Description 2026.01.27.pdf](#)

s.66.0217 (1)(c).

The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

The land may NOT be described only by:

- o Aliquot part;
- o Reference to any other document (plat of survey, deed, etc.);
- o Exception or Inclusion;
- o Parcel ID or tax number.

The Map

Map of the parcel being annexed: [EXHIBIT B - Annexation - Map 2026.01.27.pdf](#)

s. 66.0217 (1)(g).

The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:

- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
- Bearings and distances along all parcel boundaries as described.
- All adjoiners as referenced in the description.

The map must include a **graphic scale**.

The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

The Petition

Signed Petition or Notice of Intent to Circulate: [2026 Epic Annexation Submittal to City.pdf](#)

State the purpose of the petition:

- Direct annexation by unanimous approval; OR
- Direct annexation by one-half approval; OR
- Annexation by referendum.

Petition must be signed by:

- All owners and electors, if by unanimous approval
- See [66.0217\(3\)\(a\)](#).
- See [66.0217\(3\)\(b\)](#) if by referendum

State the population of the land to be annexed

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located [s. 66.0217](#).

If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by [s. 66.0217 \(4\)](#).

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102

Fees

Annexation Review Fee Schedule

Initial Filing Fee: (Required with the first submittal of all petitions)

\$300 - 2 acres or less

\$525- 2.01 acres or more

Review Fee: (Required with all annexation submittals except those that consist ONLY of road right-of-way)

\$300- 2 acres or less

\$900- 2.01 to 10 acres

\$1,200 - 10.01 to 50 acres

\$1,500 - 50.01 to 100 acres

\$2,100 - 100.01 to 200 acres

\$3,000 - 200.01 to 500 acres

\$4,000 - Over 500 acres

Preliminary Fee: Initial Filing Fee of (391.424 acres) \$525 + Review Fee \$3000 = \$3525

Total Fee Due: \$3,525.00

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Epic**

Petition Number: **14832**

1. Territory to be annexed: From **TOWN OF VERONA** To **CITY OF VERONA**

2. Area (Acres): 391

3. Pick one: Property Tax Payments

OR Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ 3,343

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$16,715

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: Petitioner City Village

s.66.0307 s.66.0225 s.66.0301

Other: _____

4. Resident Population: Electors: 1 Total: 3

5. Approximate **present land use** of territory:

Residential: 5 % Recreational: 5 % Commercial: _____ % Industrial: _____ %

Undeveloped: 90 %

6. If territory is undeveloped, what is the **anticipated use**?

Residential: 5 % Recreational: 5 % Commercial: _____ % Industrial: 5 %

Other: 85 %

Military Ridge State Trail & existing residential will stay. Some land will be used for future roadway connections and the remaining will stay vacant for the foreseeable future.

Comments: _____

7. Has a preliminary or final plat been submitted to the Plan Commission: Yes No

Plat Name: _____

8. What is the **nature of land use adjacent** to this territory in the city or village?

Residential and Epic Systems Corporation campus

In the town?: Residential and farmland

9. What are the **basic service needs** that precipitated the request for annexation?

Sanitary sewer Water supply Storm sewers

Police/Fire protection EMS Zoning

New roadways proposed to access Epic Systems Corporation campus that would be
Other maintained by the City if annexed & land owned by one entity in the City.

10. Is the city/village or town capable of providing needed utility services?

City/Village Yes No Town Yes No

Conditioned upon Urban Service Area approval from DNR.

If yes, approximate timetable for providing service: City/Village Town

Sanitary Sewers immediately
or, write in number of years. 2 _____

Water Supply immediately
or, write in number of years. 2 _____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes No

If yes, identify the nature of the anticipated improvements and their probable costs: _____

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? Yes No

Is this annexation consistent with your comprehensive plan? Yes No

b. How is the annexation territory now zoned? Small Lot Farmland Preservation (FP-1), Natural Resource Conservancy (NR-C), Rural Residential (RR-2 and RR-8), and Agriculture Transition (AT-35)

c. How will the land be zoned and used if annexed? Rural Agriculture (RA) and Suburban Industrial (SI)

12. Elections: New ward or Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

13. Other relevant information and comments bearing upon the public interest in the annexation:

The City and the Town discussed the annexation prior to the petition being submitted to DOA. While the land is outside of the City's growth area, the Town agreed that growth could occur in this area and annexation. The Comp. Plan did not include this land due to the City/Town Boundary Agreement as stated. Minus Military Ridge State Trail, Epic Systems Corporation owns all of the property and plans to construct roadways to help alleviate traffic congestion to their campus. It is unknown when this land would be developed in the future and taxes will be paid to the Town.

Prepared by: Town City Village

Name: Katherine Holt

Email: KHolt@veronawi.gov

Phone: _____

Date: February 26, 2026

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

CITY OF VERONA
PLAN COMMISSION
MINUTES

March 2, 2026
Council Chambers

1. Call to Order: Mayor Diaz called the meeting to order at 6:30 p.m.
2. Roll Call: Tyler Powers, Alejandro Hernandez (via Zoom), Luke Diaz, William Taylor, Lachlann Swanson, and Mike Hankard were present. Tyler Wood was absent and excused. Also present: Director of Planning and Development Lucas Sivertsen and City Engineer Carla Fischer.
3. Public Comment: None
4. Approval of minutes from February 2, 2026 Plan Commission meeting

Motion by Diaz, seconded by Swanson to approve the minutes from the February 2, 2026 Plan Commission meeting with the following amendment: the vote for agenda item 5b should be 5-1 with Hankard voting no. Motion carried 6-0.

5. **Public Hearing** – Zoning map amendment to rezone approximately three (3)-acres from Rural Agriculture (RA) to Suburban Industrial (SI).

Motion by Diaz, seconded by Swanson to open the public hearing at 6:33 p.m.
Motion carried 6-0.

There were no comments from the public.

Motion by Diaz, seconded by Hankard to close the public hearing at 6:33 p.m.
Motion carried 6-0.

- a. Discussion & Possible Action – Annexation petition to annex approximately 391-acres of land into the City of Verona. The proposed annexation is land abutting Military Ridge State Trail to U.S. Highway 18/151 near the Epic Systems Corporation Campus

Sivertsen stated that the Town Board has agreed to the annexation as it is part of the Town Interest Area in the Boundary Agreement. The rezoning of Parcel 1 will make the zoning consistent with adjacent properties.

Motion by Diaz, seconded by Hankard to recommend that the Common Council approve the annexation of approximately 391-acres of land to the City of Verona with the following conditions: the annexation shall become effective upon execution of an annexation agreement, and the annexation shall become effective after April 9, 2026 due to elections. Motion carried 4-0 with Powers and Hernandez abstaining.

- b. Discussion & Possible Action – Zoning map amendment to rezone approximately three (3)-acres from Rural Agriculture (RA) to Suburban Industrial (SI) located at 2514 Country View Road

Motion by Swanson, seconded by Hankard to recommend that the Common Council approve the zoning map amendment to rezone approximately three (3)-acres of land from Rural Agriculture (RA) to Suburban Industrial (SI) located at 2514 Country View Road with the following condition: the zoning map amendment shall become effective upon annexation. Motion carried 4-0 with Hernandez and Powers abstaining.

- c. Discussion & Possible Action – Plat review for Epic Systems Corporation to create five (5) lots and four (4) outlots located at 1979 Milky Way.

Motion by Swanson, seconded by Taylor to recommend that Common Council approve a Plat to create five (5) lots and four (4) outlots for Epic Systems Corporation with the following condition: the plat shall become effective upon annexation. Motion carried 4-0 with Hernandez and Powers abstaining.

- 6. Discussion & Possible Action – Certified survey map to create one (1) lot and two (2) outlots located in the Ardent Glen Subdivision.

Sivertsen stated that the applicant withdrew their application for this meeting. The Plan Commission took no action on this matter.

- 7. Discussion & Possible Action – Certified survey map to create one (1) lot located north of CTH M, south of U.S. 18/151, and west of CTH PB.

Sivertsen stated that the applicant is dedicating land towards the cul-de-sac bulb located west of the property. The road will be renamed to Electric Court.

Motion by Powers, seconded by Swanson to recommend that the Common Council approve the certified survey map to create one (1) lot located on Lot 12 of the Liberty

Business Park with the following conditions: the approval shall become effective upon the applicant acquiring the property, and the approval shall become effective upon the execution of a development agreement. Motion carried 6-0.

8. Discussion & Possible Action – Initial review for personal storage facility located at the southwest corner of Whalen Road and Liberty Drive in the Liberty Business Park.

Sivertsen stated that the applicant is proposing a two-story self-storage facility. They are proposing to remove 89 trees. He added there is no access easement to Liberty Drive. The current comprehensive plan states that this area be developed with businesses that create jobs and buildings with high-quality architecture and design.

Swanson does not support this land use on this property. Diaz agreed and stated it does not meet the intent of the Southeast Neighborhood Plan. Powers added that the business creating one job is not what is intended for the area. Taylor thinks this land use could fit with what is in the area now.

9. Public Hearing – Zoning text amendment to amend Title 13, Chapter 2 relating to the City’s Floodplain Zoning Ordinance

Motion by Diaz, seconded by Swanson to open the public hearing at 6:58 p.m.
Motion carried 6-0.

There were no comments from the public.

Motion by Diaz, seconded by Powers to close the public hearing at 6:59 p.m. Motion carried 6-0.

- a. Discussion & Possible Action – Zoning text amendment to amend Title 13, Chapter 2 relating to the City’s Floodplain Zoning Ordinance

Motion by Swanson, seconded by Hankard to recommend that the Common Council approve a zoning text amendment to amend Title 13, Chapter 2 relating to the City’s Floodplain Zoning Ordinance. Motion carried 6-0.

10. Reports and comments from the Planning Department
 - a. Update on development projects: the demolition for the former Monks property has started.
 - b. Update on the Comprehensive Plan
 - c. Next meetings:
 - i. March 30, 2026
 - ii. No meeting in April
 - iii. May 4, 2026

11. Adjournment: Motion by Hankard, seconded by Powers to adjourn at 7:04 p.m.
Motion carried 6-0.

Respectfully Submitted,
Holly Licht, City Clerk

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.

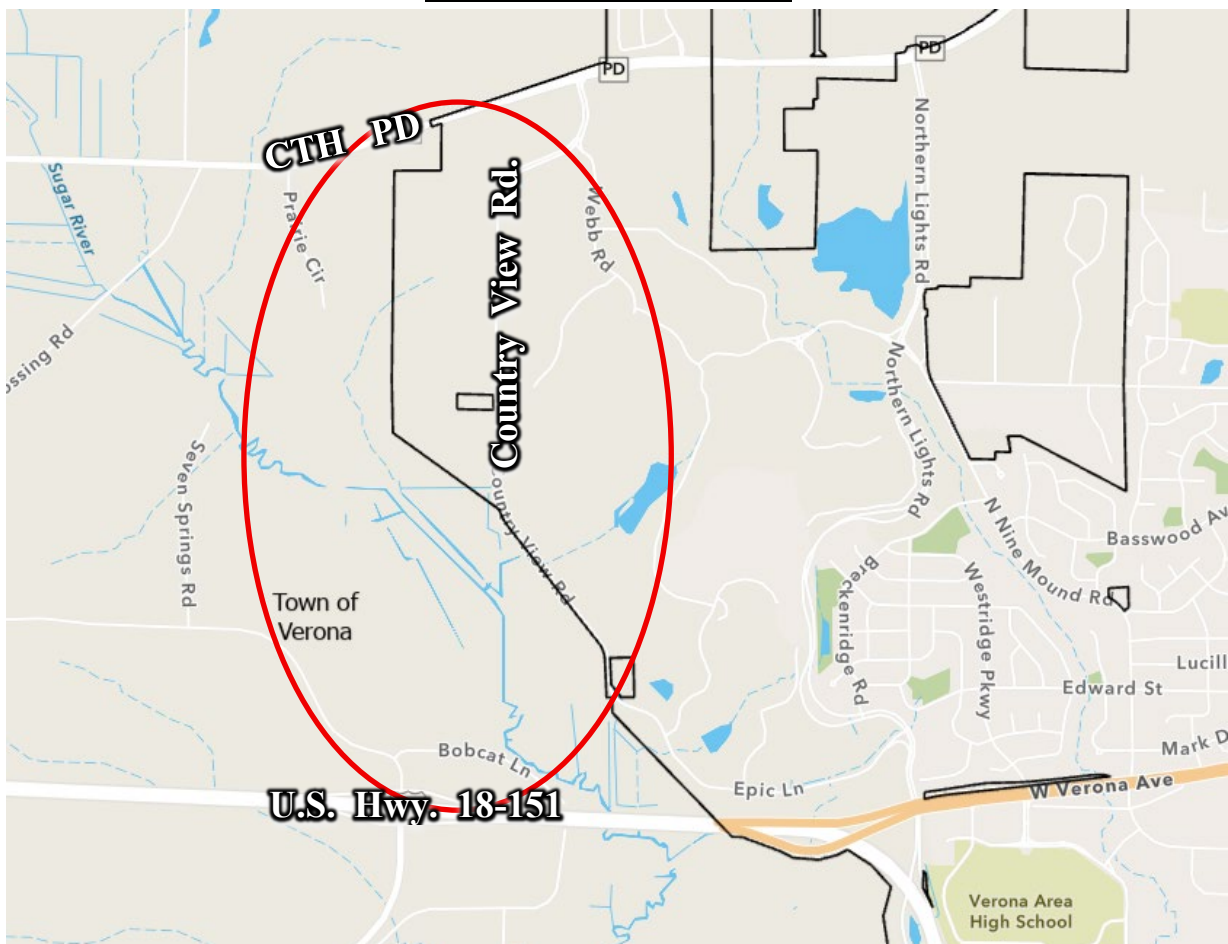
Property Location: 1979 Milky Way

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.

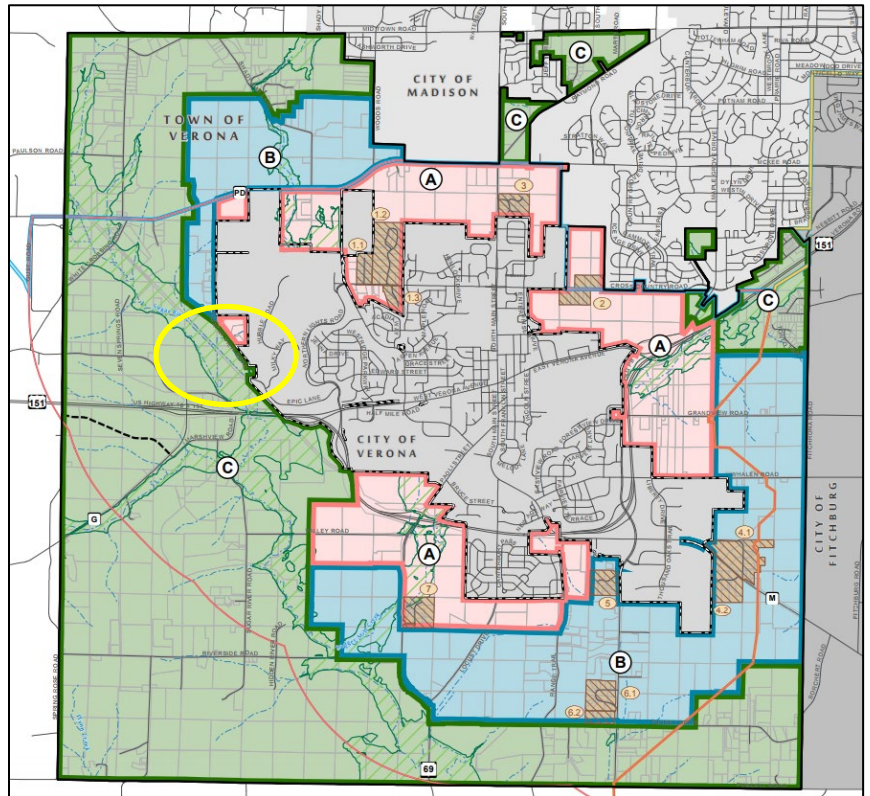


Figure 2 - Yellow denotes vicinity of properties to be annexed.

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.

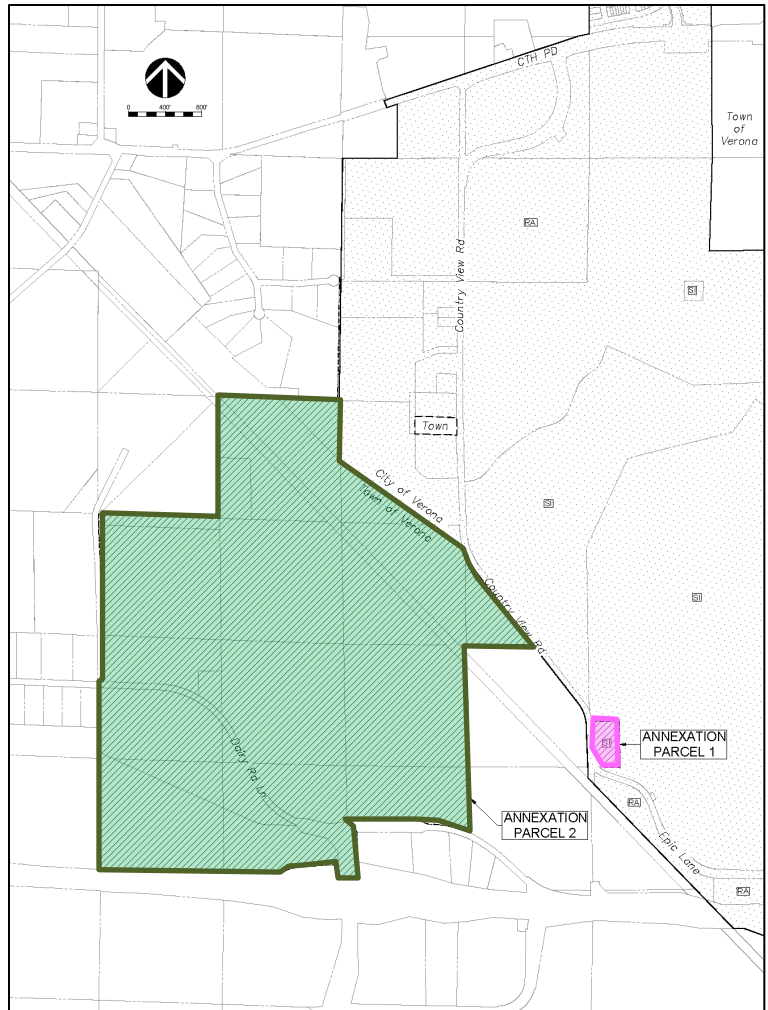


Figure 3 - The green (RA zoning) and pink (SI zoning) are lands to be annexed.

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.

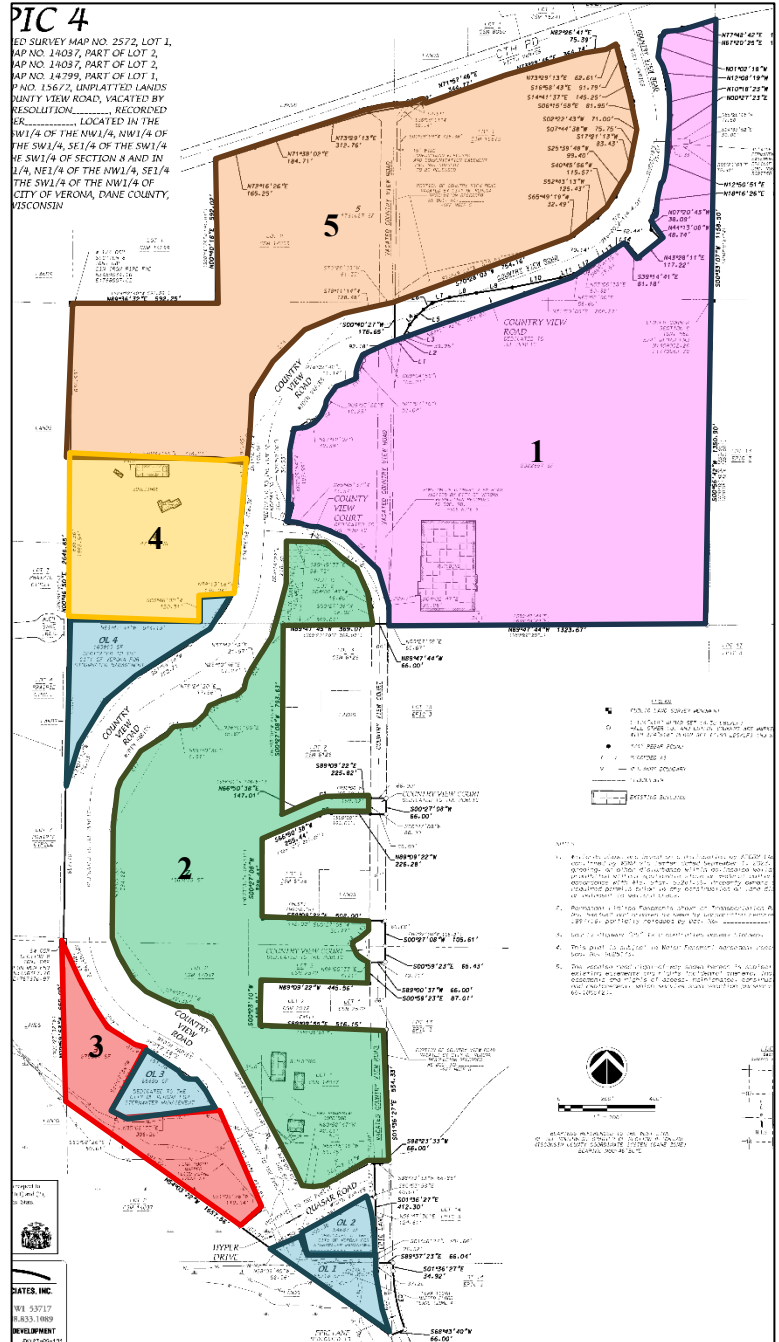


Figure 4 - Outlots in teal and lots in various colors

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

Plan Commission Application

City of Verona – Planning & Development Department

111 Lincoln Street
Verona, WI 53593-1520
(608) 848-9941

X	Description	Administrative Fee
X	Annexation	\$ 350.00 + Taxes
	Conditional Use Permit	\$ 350.00
	Site Plan	\$ 350.00
	Variance	\$ 350.00
X	Zoning Map Amendment (From <u>RA</u> To <u>SI</u>)	\$ 350.00
	Zoning Text Amendment	\$ 350.00
	Planned Development	Optional Pre-Application Review
		Step 1: Preliminary Plan
		\$ 350.00
		Step 2: Final Plan
		\$ 350.00
	Certified Survey Map (CSM)	\$ 150.00 + \$100/lot
	Preliminary Plat Review	\$ 300.00 + \$50/lot
	Final Plat Review	\$ 300.00 + \$25/lot

***NOTE: Administrative filing fees are due at the time an application is filed with the City and are not refundable. In addition to the Administrative fees, City staff time (City Engineer and City Attorney) will be charged back to the applicant. The Applicant will receive monthly invoices of payments due.**

Date:
01/26/2026

Project/Business Name:
Epic Systems Corporation

Address/Location:
1979 Milky Way

City, State, Zip Code:
Verona, WI 53593

Proposed Use of Property:
Public Road (Hyper Dr)/Ag

Applicant:
D'Onofrio Kottke (Nathan Lockwood)

Property Owner:
Epic Systems Corporation (Bernie Coughlin)

Address:
7530 Westward Way

Address:
1979 Milky Way

City/State/Zip:
Madison, WI 53717


City/State/Zip:
Verona, WI 53593

Phone:
608-206-6873

Phone:
608-271-9000

E-mail:
nlockwood@donofrio.cc

E-mail:
bernie@epic.com

Signature:


Signature:




City of Verona

Planning and Development
111 Lincoln Street
Verona, WI 53593-1520

Phone: (608) 845-848-9941 Fax: (608) 845-8613

www.ci.verona.wi.us

ANNEXATION CHECKLIST

1. Application fee: \$350.00
2. A check payable to the 'City of Verona' equal to 5 times (5X) the most recent property tax amount paid to the Township.
3. 1 digital file of an Annexation Map, including the current Legal Description of the property from a licensed engineer, surveyor, or attorney.
4. 1 digital file of an Annexation Petition.
5. 1 digital file (**8 ½" x 11"**) of a Written Description of the Intended Use describing:
 - Proposed zoning
 - Land use plan map designations
 - Current land uses present on the property
 - Proposed land uses for the property
 - Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
6. 1 digital file of a small Location Map (**8 ½" x 11"**) showing the subject property and illustrating its relationship to the nearest street intersection.
7. Do not file an application with the Department of Administration until the City agrees to this due to agreements and timing of items.



City of Verona

Planning and Development
 111 Lincoln Street
 Verona, WI 53593-1520

Phone: (608) 845-848-9941 Fax: (608) 845-8613
www.ci.verona.wi.us

City of Verona Annexation "Town Taxes" Form For Compliance with State Statute 66.0217(14)

Notice to Petitioner:

State Statute 66.0217(14) became effective on May 7th of 2004. This State Statute requires that Town of Verona property taxes continue to be paid for 5 years *after* land is annexed into the City. The town property taxes that must be paid after annexation are equal to five (5) times the amount of property taxes that the town levied on the territory in the year it was annexed. City of Verona Policy 41 requires the annexation petitioner to pay these Town taxes to the City, after which the City then pays the Town the amount due.

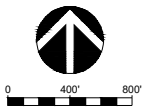
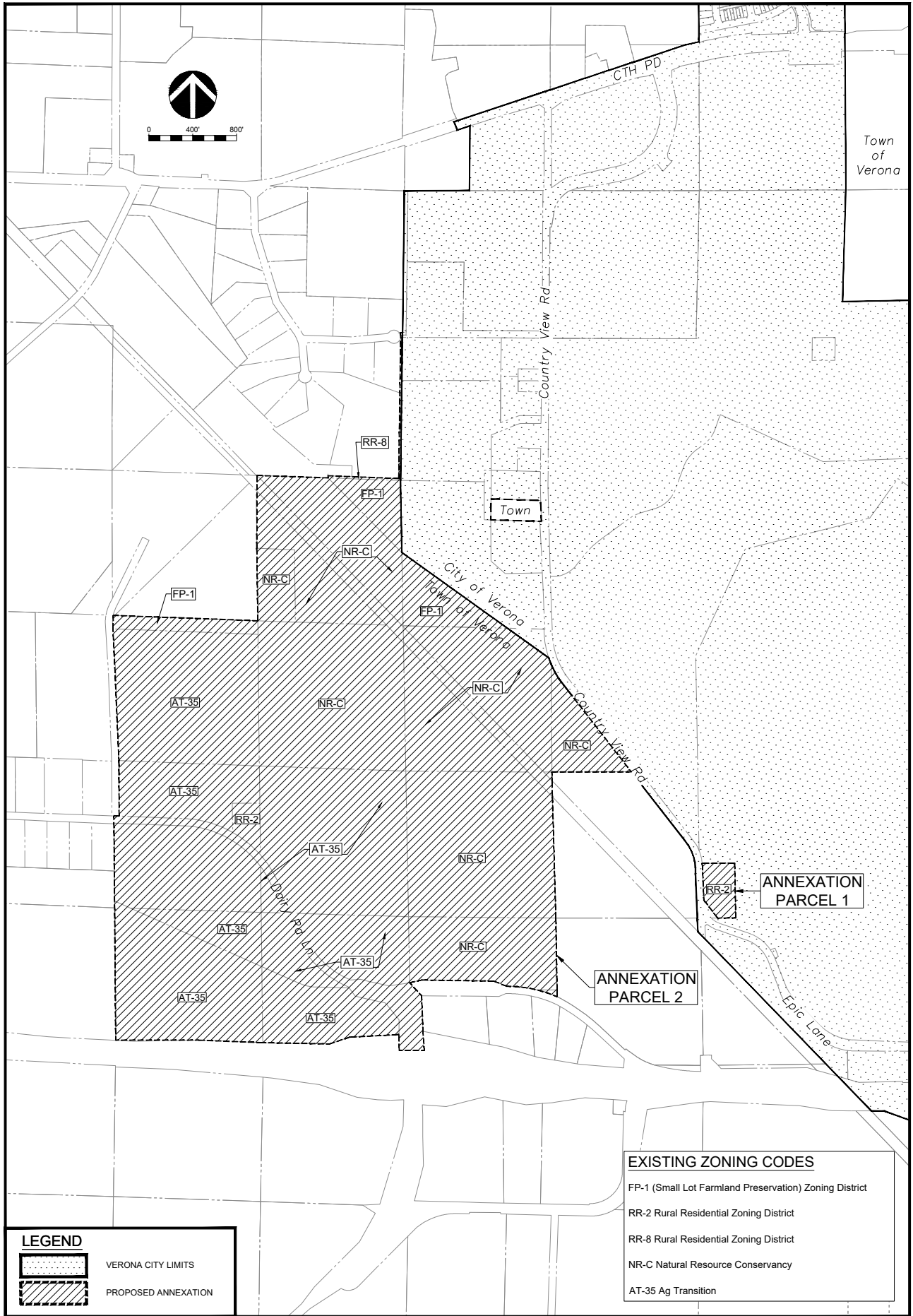
Please complete the following form and submit it with your annexation petition.

- Petitioner's Name: Epic Systems Corporation
- Please complete the following table for ALL parcels to be annexed:

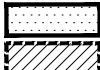
Column A	Column B	Column C
Parcel Identification Number(s) [PIN(s)]	Town Taxes for _____ Year	Column B X 5 Years =
Sample: 0608-272-1000-2	Sample: \$849.45	Sample: \$4,247.25
1. See attached		
2.		
3.		
4.		
5.		
TOTAL FROM ABOVE:		

Note—If more than 5 separate parcels are proposed to be annexed with one annexation petition—please use a separate sheet of paper to provide the required information from the table above for all parcels.

- Provide a check payable to the City of Verona for the 'Total' Amount listed in Column C from the table above.



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

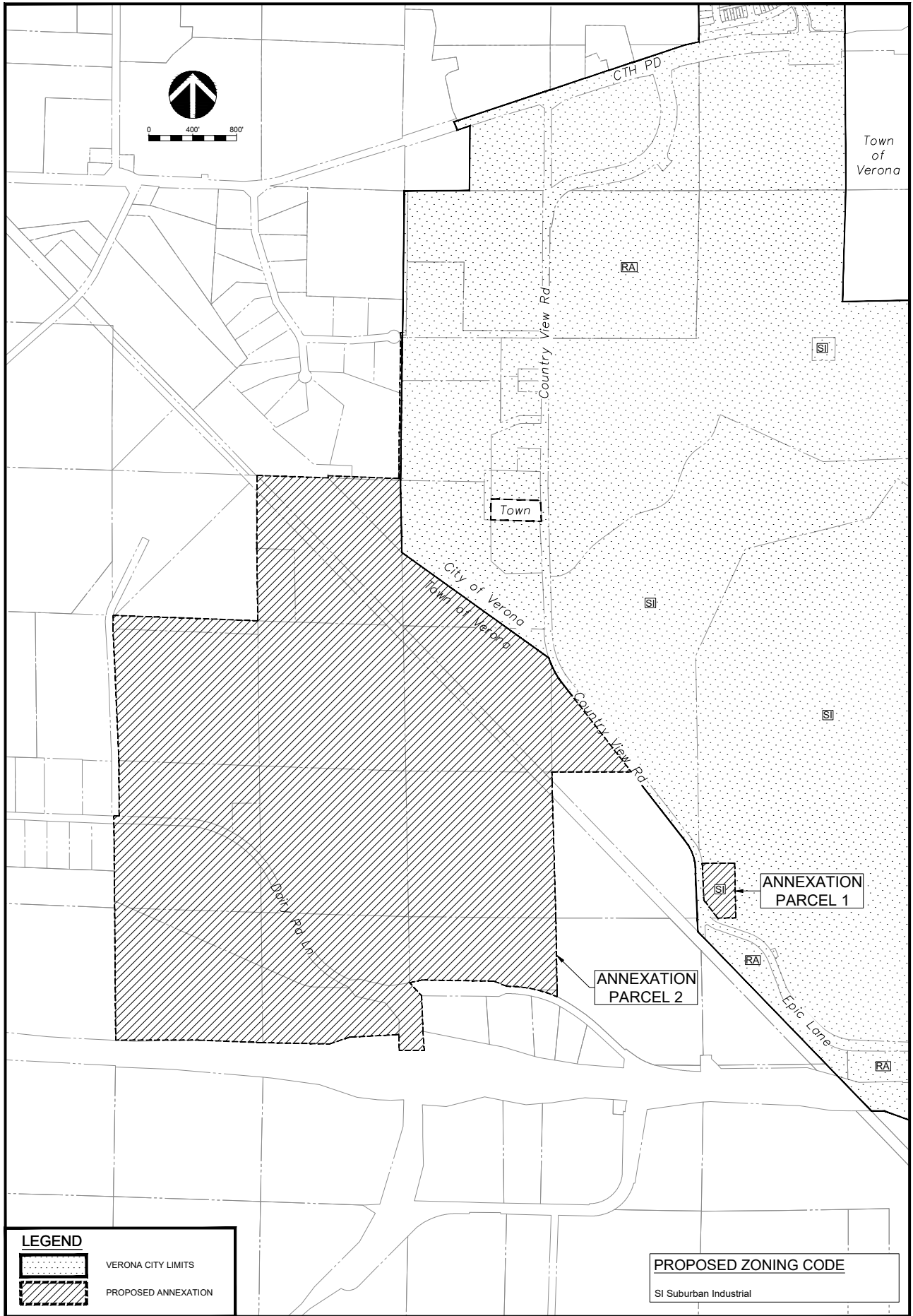
DRAWN BY: AEP
 FN: 23-05-101

LOCATION MAP





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



LEGEND

-  VERONA CITY LIMITS
-  PROPOSED ANNEXATION

PROPOSED ZONING CODE

SI Suburban Industrial



DATE: 01/29/26

DRAWN BY: ATP
 FN: 23-05-101

RE-ZONING MAP



CITY OF VERONA, DANE COUNTY, WISCONSIN 53593

D'AMICO POTTHE AND ASSOCIATES, INC.
 7150 Woodard Way, Madison, WI 53717
 Phone: 608-885-7200 • Fax: 608-885-1189
 YOUR MAXIMAL RESOURCES FOR LAND DEVELOPMENT

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 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;
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).

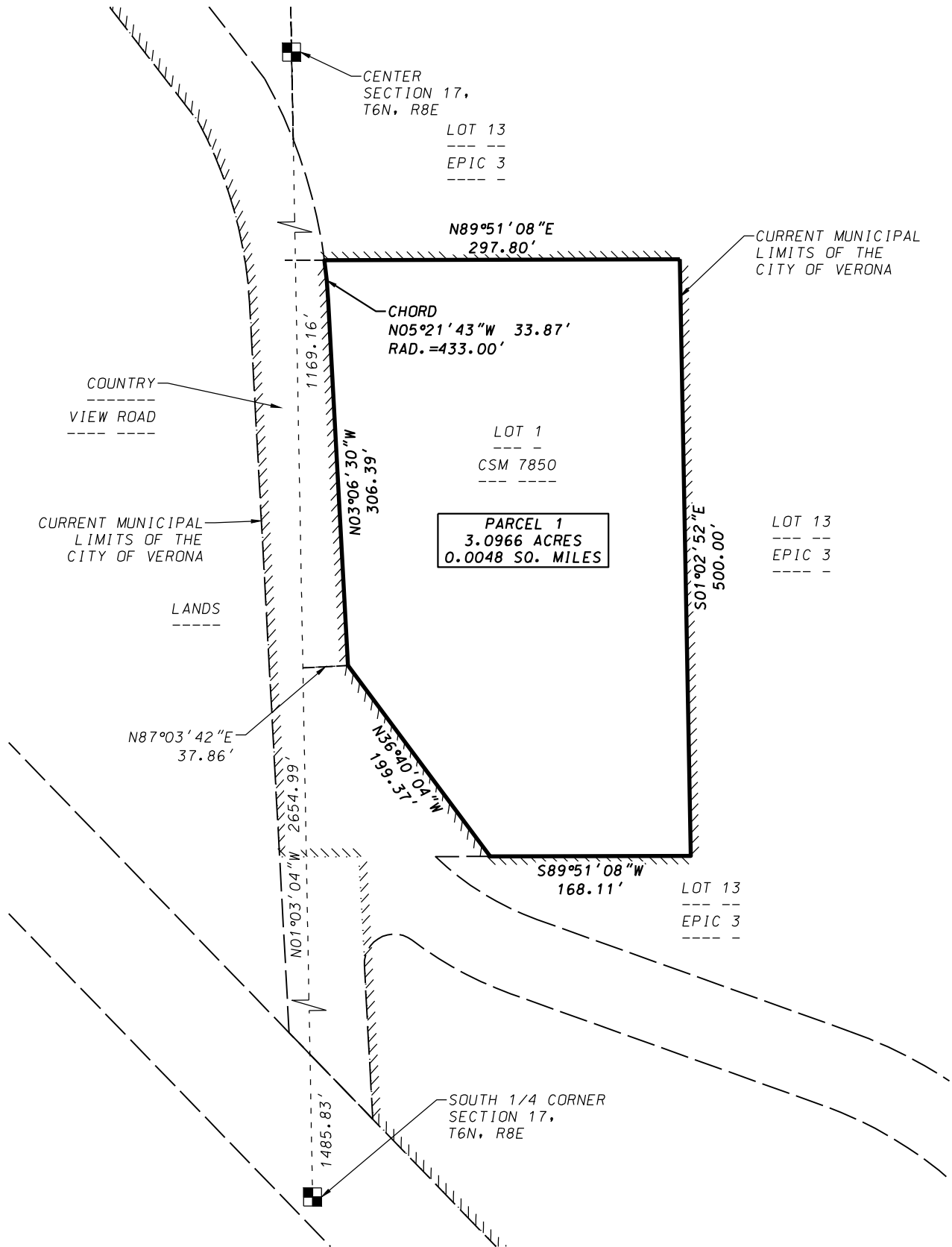
Parcel 2

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 and part 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;
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;

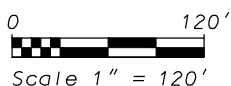
thence Westerly along said North right-of-way line along a curve to the left which has a radius of 1582.00 feet and a chord which bears N69°06'32"W, 37.86 feet;
thence N69°47'40"W, 150.80 feet along said North right-of-way line to a point of curve;
thence Westerly along said North right-of-way line along 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

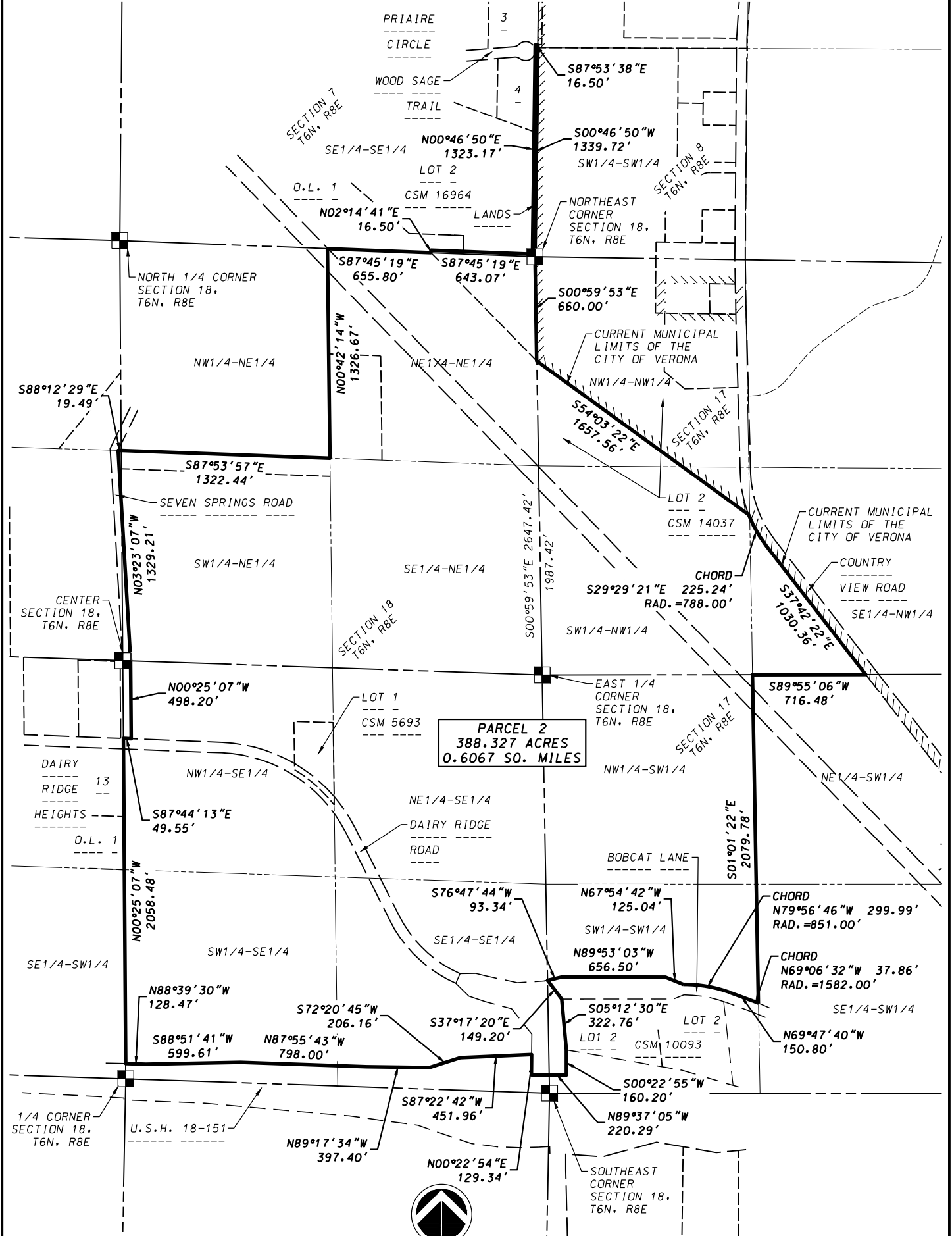


D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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

EXHIBIT B

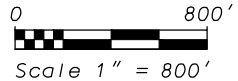
LANDS TO BE ANNEXED TO THE CITY OF VERONA



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

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

PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS CONSENT
(Wis. Stats. 5 66.0217(2))

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
-----	--	--

The undersigned, being all of the electors residing in the Territory, and all of the owners of all of the real property in the Territory, do hereby unanimously 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 is 1 property owner residing in the Territory. The population of the Territory is 3.
This Petition for Annexation is filed pursuant to Wis. Stats. 5 66.0217(2).

[SIGNATURES ON FOLLOWING PAGES]

cc: Wisconsin Department of Administration

SIGNATURE PAGE
PETITION FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT
Of
EPIC SYSTEMS CORPORATION

EPIC SYSTEM CORPORATION

By:  Date: 01/28/26
Name: Bernie Coughlin
Title: Administration

SIGNATURE PAGE
PETITION FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT
Of
ELECTORS

Russell R. Gust 1/26/2026
Russell R. Gust Date

Mary L. Gust 1-26-2026
Mary L. Gust Date

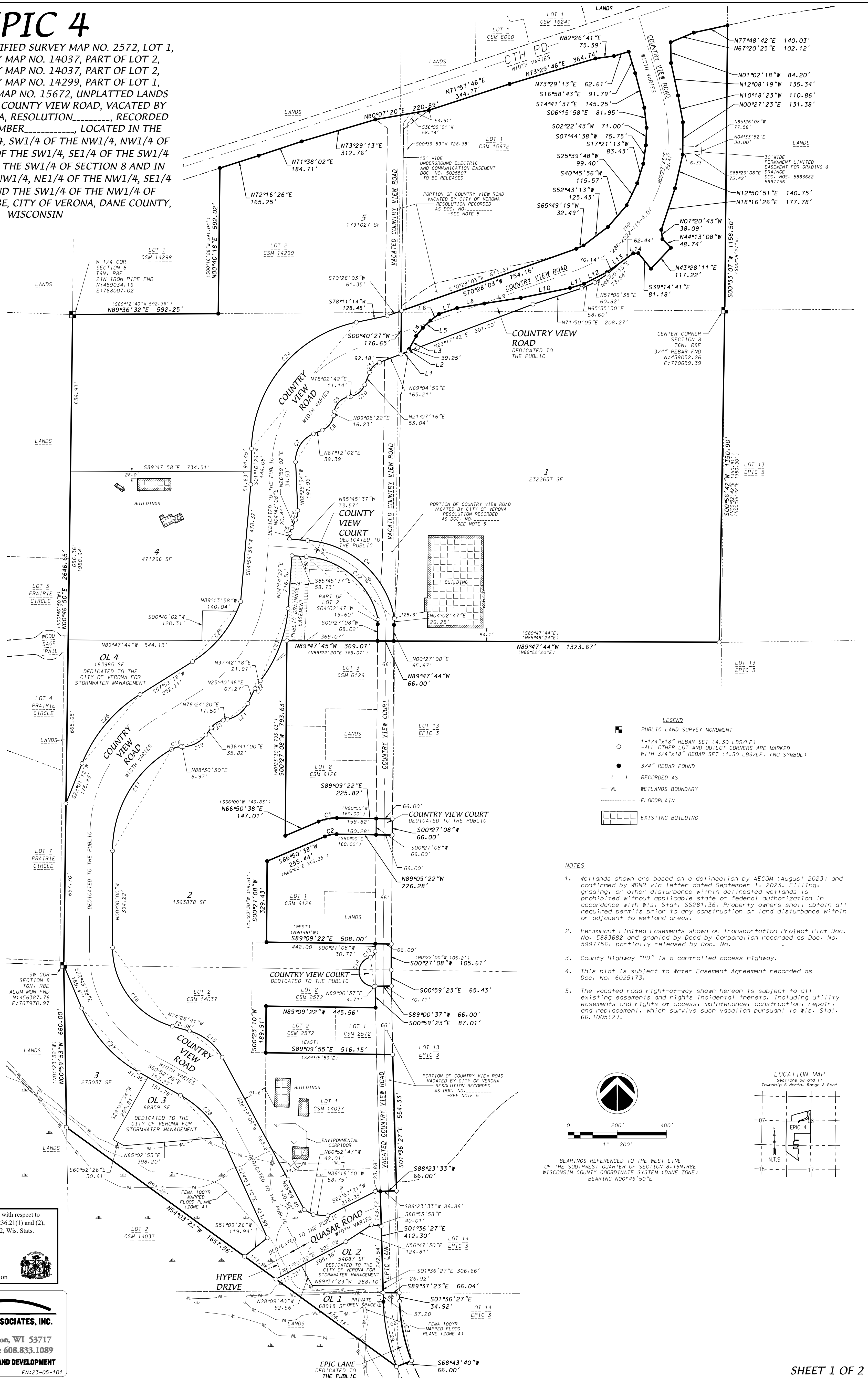
Michael A. Gust 1-27-26
Michael A. Gust Date

	2025	
Parcel 1	Local Tax	5 yr Total
0608-174-8705	\$635.88	\$3,179.40
	Total	\$3,179.40
Parcel 2		
0608-172-8957-0*	NA	NA
0608-172-9002-0*	NA	NA
0608-181-9500-1	\$61.13	\$305.65
0608-181-9040-8	\$33.31	\$166.55
0608-184-8502-0	\$17.63	\$88.15
0608-184-8930-0	\$1,201.58	\$6,007.90
0608-184-8000-5	\$1,056.03	\$5,280.15
0608-184-9000-3	\$7.98	\$39.90
0608-184-8680-0	\$20.05	\$100.25
0608-184-9500-8	\$21.29	\$106.45
0608-184-9670-3	\$12.29	\$61.45
0608-184-9110-0	\$35.92	\$179.60
0608-181-9000-6	\$0.97	\$4.85
0608-173-8500-3	\$103.78	\$518.90
0608-173-9000-6	\$25.55	\$127.75
0608-172-9700-0	\$28.46	\$142.30
0608-181-8190-9	\$16.17	\$80.85
0608-181-8060-6	\$86.48	\$432.40
0608-181-8000-8	\$3.23	\$16.15
0608-074-9500-1	\$3.23	\$16.15
	Total	\$13,675.40
	Grand Total	\$16,854.80

*Local Tax Info Not Available

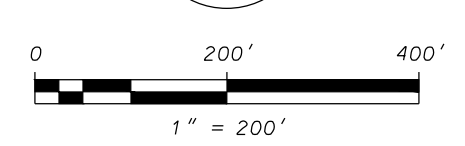
EPIC 4

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, 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

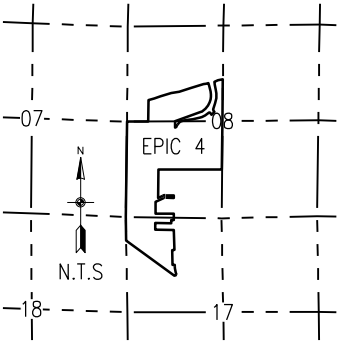


- LEGEND**
- PUBLIC LAND SURVEY MONUMENT
 - 1-1/4"x18" REBAR SET (4.30 LBS/LF)
 - 3/4"x18" REBAR SET (1.50 LBS/LF) (NO SYMBOL)
 - () RECORDED AS
 - W— WETLANDS BOUNDARY
 - - - FLOODPLAIN
 - ▭ EXISTING BUILDING

- 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. §281.36. 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. 5883682 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).



LOCATION MAP
Sections 08 and 17
Township 6 North, Range 8 East



BEARINGS REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, T6N, R8E, WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N00°46'50"E

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.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-05-101

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, 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

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 such plat 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, NE1/4 of the SW1/4, SE1/4 of the SW1/4 and the SW1/4 of Section 8 and in the NW1/4 of the NW1/4, NE1/4 of the SW1/4, SE1/4 of the SW1/4 and the SW1/4 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 "PD"; thence N72°16'26"E, 165.25 feet along said South right-of-way line; thence N71°38'02"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 N71°57'46"E, 344.77 feet along said South right-of-way line; thence N73°29'13"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 S02°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°39'48"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°37'25"E, 60.68 feet along said East right-of-way line; thence N38°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 N80°25'31"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 N88°25'48"E, 20.60 feet along said East right-of-way line; thence S39°14'41"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, 38.09 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 N00°27'23"E, 131.38 feet along said East right-of-way line; thence N10°18'28"W, 110.86 feet along said East right-of-way line; thence N12°08'19"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 "PD"; 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°33'07"W, 1158.50 feet along said East line to the Center of said Section 8, also being the Northwest corner of Lot 13, EPIC 3; thence S00°56'42"W, 1350.90 feet to 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 right-of-way line of Country View Road; thence N89°47'44"W, 66.00 feet to the West right-of-way line of Country View Road and the Northeast corner of Lot 3, Certified Survey Map No. 6126; thence N89°47'45"W, 369.07 feet to the Northwest corner of said Lot 3; thence S00°27'08"W, 793.63 feet along the West line of Lots 2 and 3, Certified Survey Map No. 6126 to the Southwest corner of said Lot 2; thence N66°50'38"E, 147.01 feet along the South line of said Lot 2; thence Easterly along said South line along a curve to the right which has a radius of 183.00 feet and a chord which bears N78°50'38"E, 76.10 feet; thence S89°09'22"E, 225.82 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 said 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 Westerly along said North line along a curve to the left which has a radius of 117.00 feet and a chord which bears S78°50'38"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°00'37"W, 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°23'10"W, 189.91 feet to the South line of Lot 2, Certified Survey Map No. 2572; thence S89°09'55"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 Country 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; thence S88°23'33"W, 66.00 feet to the Southeast corner of said vacated right-of-way and the West right-of-way line of EPIC Lane; thence S01°36'27"E, 412.30 feet along said West right-of-way line; thence S89°37'23"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 722.00 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, 2646.65 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

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

VERONA COMMON COUNCIL CERTIFICATE

Resolved that the plat 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 3 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 Lamers, being the duly appointed, qualified, and acting Treasurer of the City of Verona, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on any of the lands included in the plat of EPIC 4 as of this _____ day of _____, 2026.

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

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of Dane County, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on any of the lands included in the plat of EPIC 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 _____, M.
and recorded in Volume _____ of Plots
on Pages _____ as Document Number _____.

Kristi Chlebowski, 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		117.00'	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°22'32"	IN-N10°23'05"W
C5		73.00'	28.19'	28.37'	N15°51'05"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'	78.10'	N38°08'42"E	58°06'40"	
C9		73.00'	82.65'	87.86'	N43°34'02"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°46'55"E	73°57'25"	OUT-S11°48'13"E
C13		25.00'	30.81'	33.19'	S38°29'26"W	76°04'36"	OUT-N76°31'45"E
C14		60.00'	119.29'	175.43'	S07°13'49"E	167°31'07"	
C15		218.00'	170.80'	175.50'	N51°22'55"W	46°07'33"	
C16		332.00'	401.66'	431.37'	N37°13'21"W	74°26'40"	
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°00'40"	OUT-N88°30'30"E
C19		118.00'	103.13'	106.73'	N62°35'45"E	51°49'20"	
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'	N31°41'32"E	12°01'32"	
C23		545.00'	313.82'	318.33'	N20°58'20"E	33°27'56"	
C24		536.00'	667.43'	720.46'	S39°40'50"W	77°00'48"	
C25		473.00'	312.49'	318.48'	S38°41'58"W	38°34'40"	
LOT 4		473.00'	42.15'	42.16'	S21°57'51"W	05°06'26"	
O.L.4		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°29'16"	
O.L.3		420.00'	238.46'	241.79'	S44°22'54"E	32°59'04"	
LOT 3		420.00'	25.68'	25.68'	S26°08'16"E	03°30'12"	
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	N9°41'51"E	9.18'
L3	N28°37'25"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

at _____, Wisconsin this _____ day of _____, 2026.

EPIC SYSTEMS CORPORATION

Signature

Signature

Print name

Print name

Title

Title

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

Personally came before me this _____ day of _____, 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.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-05-101

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.

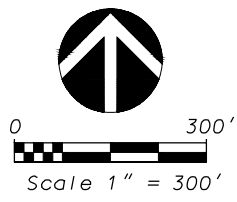
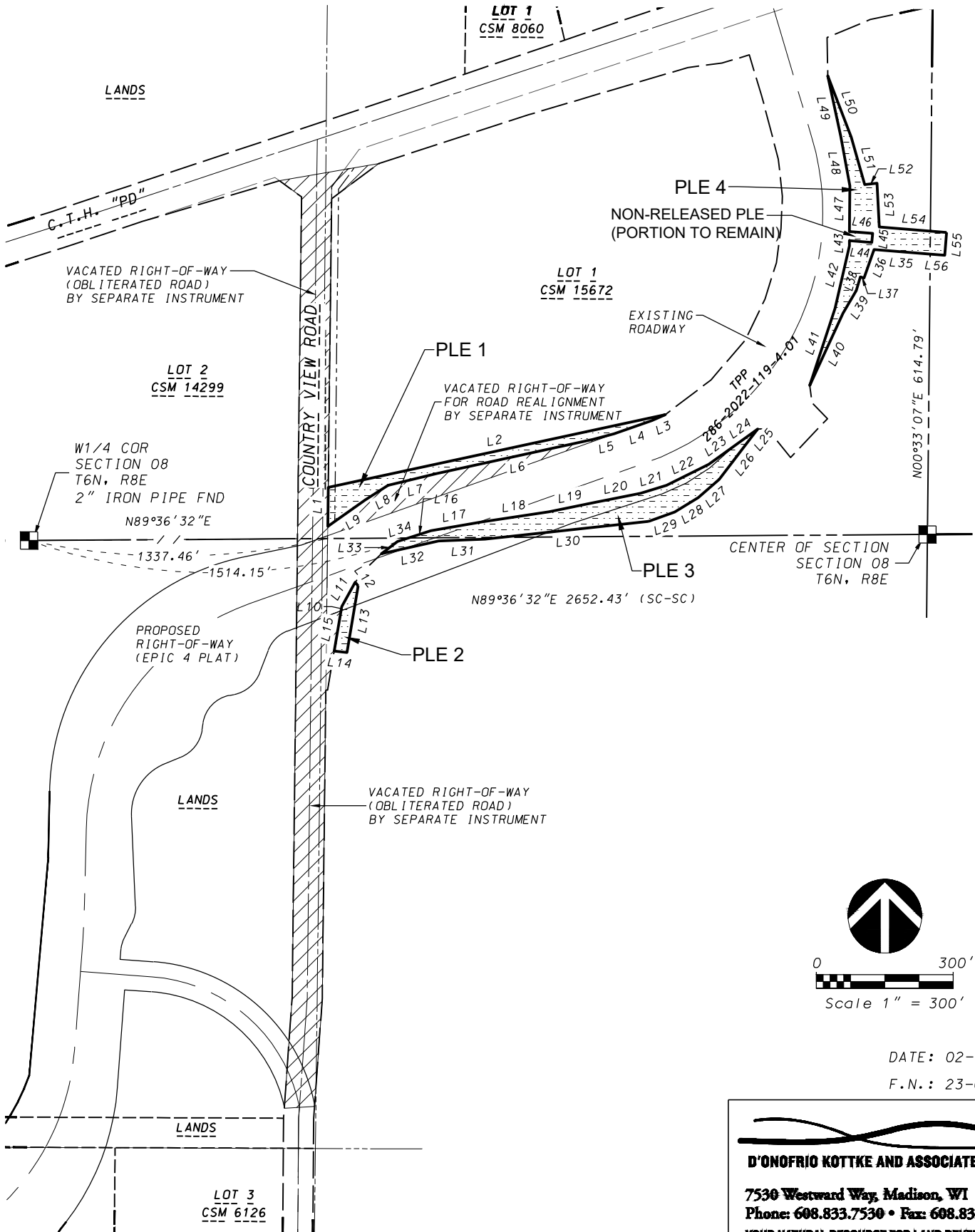
Certified _____, 20____

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.



DATE: 02-05-26
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 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

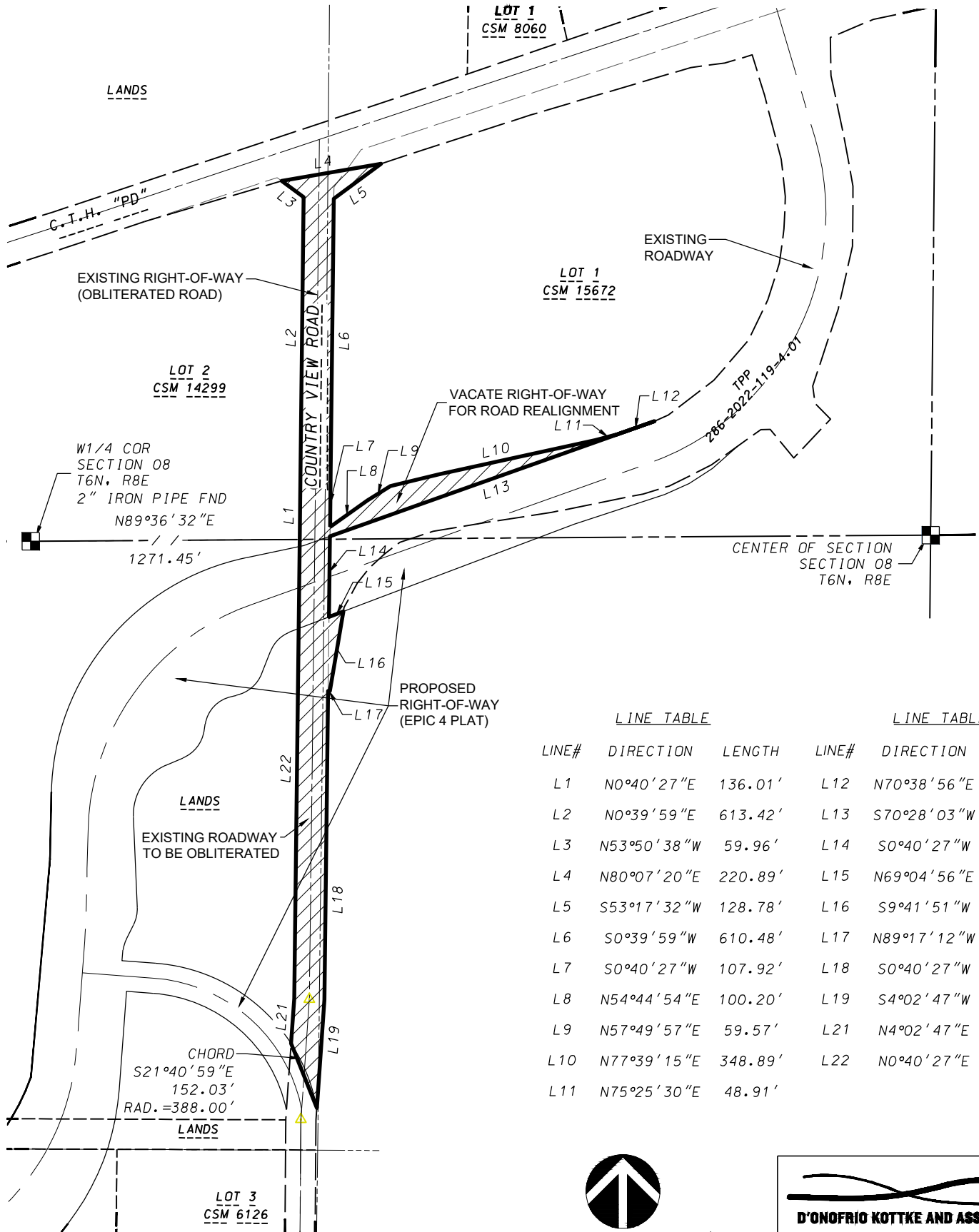
Part of the SE 1/4 of the NW 1/4 of Section 8, Township 6 North, Range 8 East, City of Verona, Dane County, Wisconsin, containing 27,142 square feet (0.6231 acres) described as follows:

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.



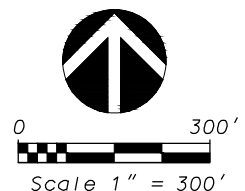
LINE TABLE			LINE TABLE		
LINE#	DIRECTION	LENGTH	LINE#	DIRECTION	LENGTH
L1	N0°40'27"E	136.01'	L12	N70°38'56"E	87.79'
L2	N0°39'59"E	613.42'	L13	S70°28'03"W	754.16'
L3	N53°50'38"W	59.96'	L14	S0°40'27"W	176.65'
L4	N80°07'20"E	220.89'	L15	N69°04'56"E	33.78'
L5	S53°17'32"W	128.78'	L16	S9°41'51"W	176.48'
L6	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'			

W1/4 COR
SECTION 08
T6N, R8E
2" IRON PIPE FND
N89°36'32"E

1271.45'

CENTER OF SECTION
SECTION 08
T6N, R8E

CHORD
S21°40'59"E
152.03'
RAD. = 388.00'



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

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

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
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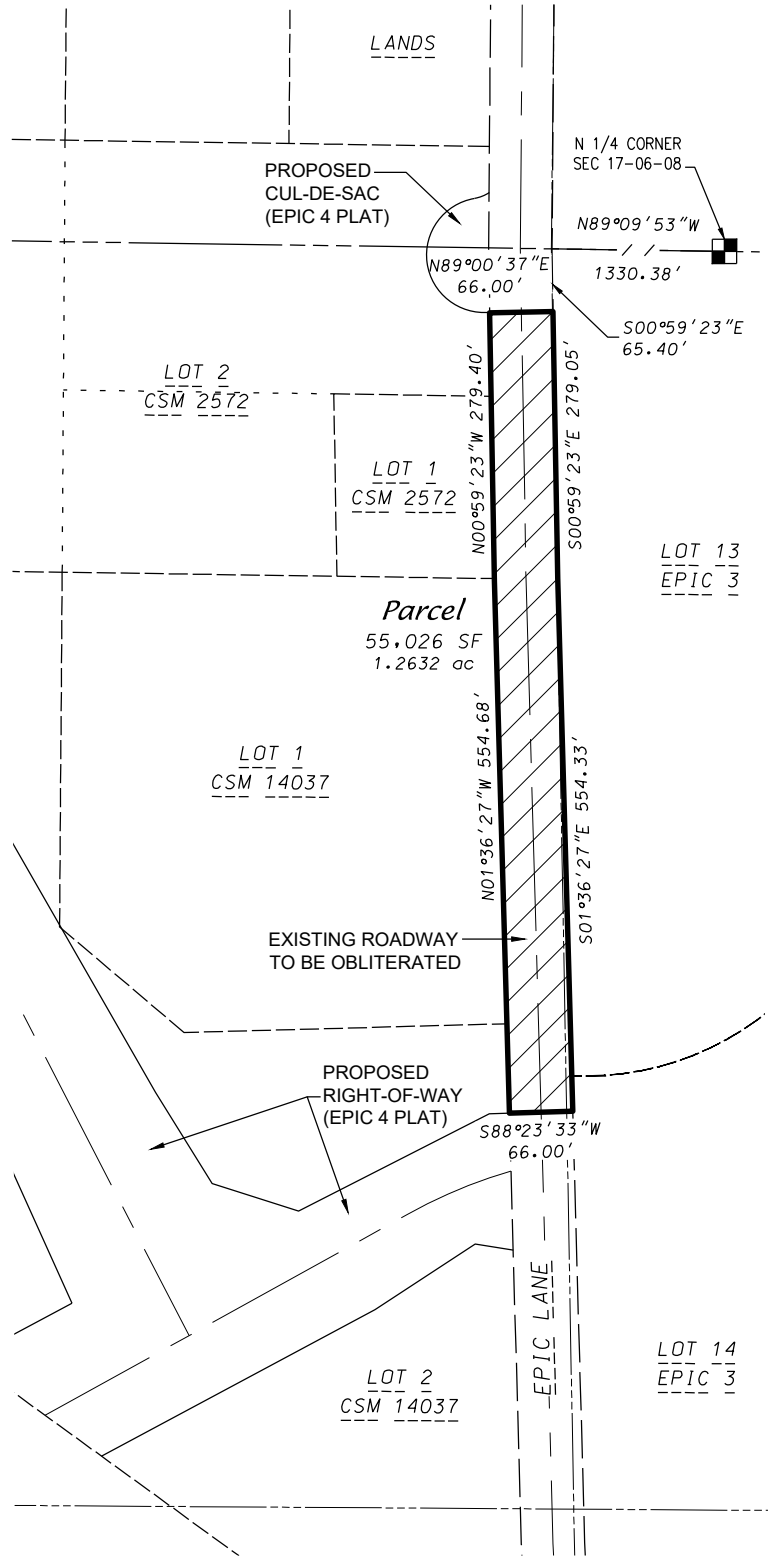
EXHIBIT A

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'

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

DATE: 09-30-25

F.N.: 23-05-101



AECOM
1350 Deming Way
Middleton, WI 53562
aecom.com

Project name:
City of Verona

Project ref:
Epic Campus Utility Planning

From:
Joe Terry, P.E.

Date:
February 27, 2024

To: Adam Waszak, Interim Public Works Director

CC: Mike Trotter, Assistant Public Works Director
Carla Fischer, PE

Memo

Subject: Preliminary Wastewater Master Plan for Epic Campus Southwest of the Sugar River

Introduction

The purpose of this memorandum is to determine preliminary design options for a sanitary sewer force main crossing of the Sugar River. Additional modeling will be required as design progresses.

The current growth rate of Epic Systems Corporation (Epic) was not anticipated during the last master planning effort in 2019. As growth continues in this portion of Verona and unincorporated Dane County, the City of Verona has asked AECOM to make wastewater master planning recommendations in response to continued development in the area. This memorandum presents the analysis of the force main crossing the Sugar River to connect Epic's planned development of areas in unincorporated Dane County to the sanitary sewer network owned and operated by the City of Verona.

Flows Southwest of the Sugar River

To estimate the flows southwest of the Sugar River, AECOM developed a list of assumptions for up to six potential campuses (see **Figure 1** for approximate location and **Attachment 1** for a supplementary table):

- 2,000 employees per campus. (Provided by Epic)
- 80 gallons of wastewater per employee per day multiplied by the 0.2 visitor multiplier (equal to 16 gallons per employee per day). (Based on NR110.99 (2)(j)(2m)(a) and (b) and is the same method that has been used for estimating wastewater volume generated by campuses 5, 6, and 7)
- 2,500 meals per day per campus (10 gallons per meal). (Provided by Epic)
- A sitewide peaking factor of 2.5, for planning trunk mains. (Based on NR110.13(c)(2))

Note: A peaking factor of 4 will be used to plan local sewers (Based on NR110.13(c)(2))

The total flow rate is 507 *gallons per minute* (gpm) for all six campuses.

Epic's preliminary proposed force main location is shown with a red line in **Figure 1**.

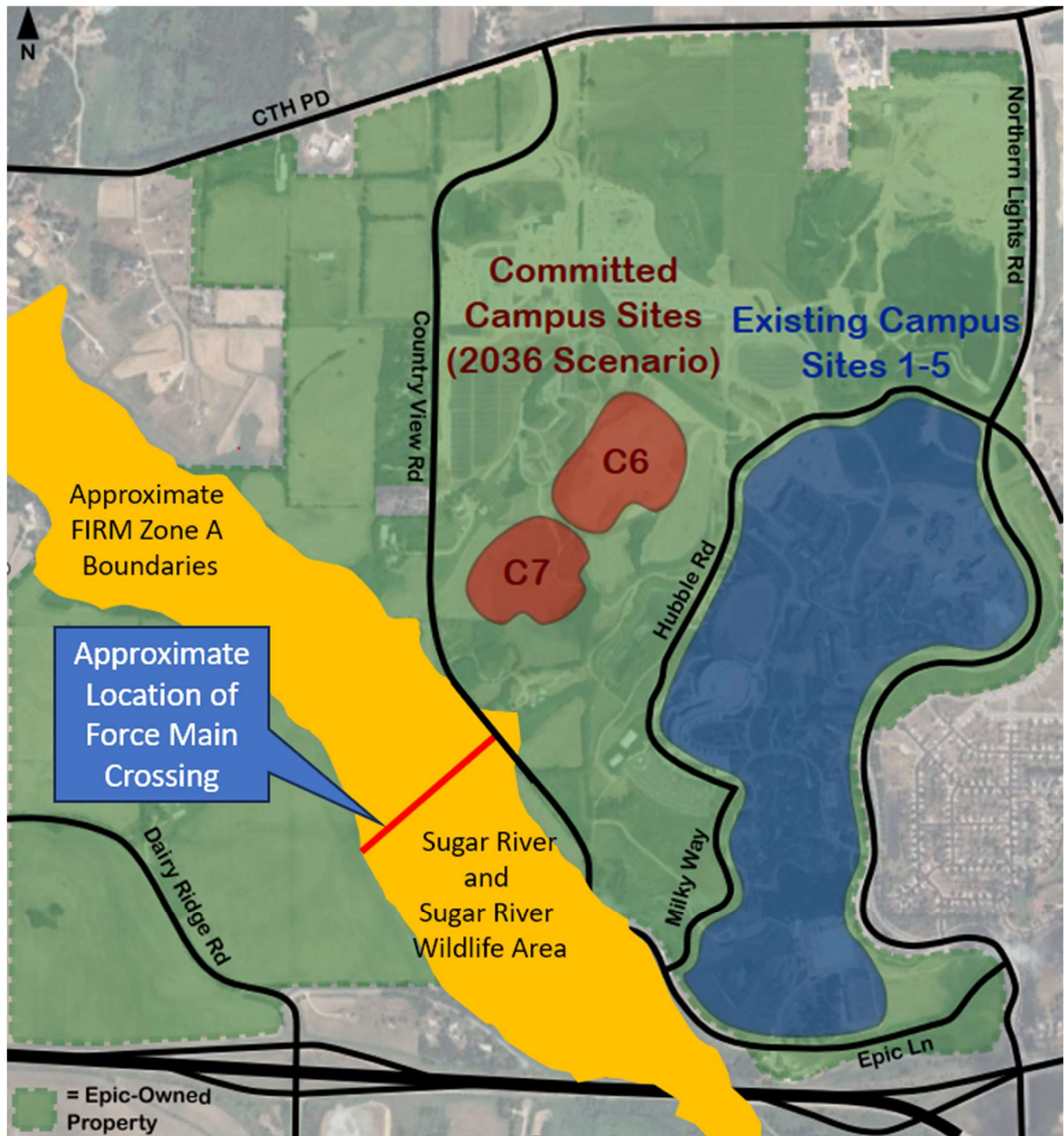


Figure 1 Approximate Planned Development Areas and Sugar River Force Main Crossing

Sugar River Force Main Crossing Considerations

To convey flow across the Sugar River and the Sugar River Wildlife Area, use of *Horizontal Directional Drilling* (HDD) construction methods are recommended upon completion of a geological study confirming suitable soils. Preliminary geologic cross sections of Dane County based on the Open File Report 2013-01 by Brown, Massie-Ferch, and Peters (**Attachment 2**) indicate the HDD may be in glacial sediment in the Sugar River valley. A

geotechnical investigation and report are required to confirm details for the HDD profile and design. In the event that soils are determined to be unsuitable for HDD, Epic is planning and pursuing permits for an open cut casing to be installed in coordination with other stream enhancement efforts that would require a *Wisconsin Department of Natural Resources* (DNR) permit. With bore pits outside of wetlands, there would be no wetland impacts and therefore no DNR wetland permits would be required for a HDD installation.

8-inch butt-fused joint C906 (American Water Works Association Standard) DR11 (Dimension Ratio) DIPS (Ductile Iron Pipe Size) HDPE (High-Density Polyethylene) force main is the preliminary size recommended for budgeting for the HDD installation and will allow for flexibility of design of the pump station. The final force main dimension ratio rating will be dependent on the geotechnical report findings and final HDD design. An 8-inch pipe diameter is hydraulically one size larger than what would be required and would allow for service area expansion and flexibility of design. C906 DR11 DIPS HDPE pipe is designed specifically for water and sewer applications and is pressure rated to 200 psi at 73° F.

The internal diameter of an 8-inch C906 DR11 DIPS HDPE pipe is 7.305 inches and at 507 gpm would have a velocity of 3.88 fps (feet per second); however, the pumped flow velocity is recommended to conform to design standards of 5 fps or approximately 650 gpm. Although NR110 only requires a minimum velocity of 2 fps, AECOM recommends 5 fps to convey solids and air up the relatively long upward sloping section of the HDD to minimize potential for blockage. Achieving the design flow velocity will be accomplished through pump station wet well design and pump speed controls settings. At 5 fps, the typical head loss (HW constant of 120) would be 1.51 feet per 100 linear foot of pipe.

Sugar River Force Main Redundancy Considerations and Recommendations

A redundant force main has been requested by Epic. A second force main could have advantages in phasing of the campus expansions with the first force main installed sized for a partial buildout with provisions for a second force main to be installed when needed. However, a strictly redundant force main with a second crossing is a non-standard design and is not recommended for the following:

- According to the Plastics Pipe Institute, the life expectancy of modern butt-fused pressure class HDPE pipe in municipal systems can be over 100 years.
- A second pipe would require considerable maintenance including the requirement to be full and to be flushed regularly.
- Maintenance of a single crossing is minimal with a given flushing flow rate (planned pumped velocity of between 5 and 8 fps).

If redundancy remains a concern, increasing the pipe pressure rating to DR9 would offer a stronger pipe with a thicker wall and 250 psi pressure rating. An 8-inch C906 DR9 DIPS HDPE pipe has an internal diameter of 6.917-inches (vs. 7.305-inches for 8-inch DR11), would flow at a velocity of 4.3 fps at 507 gpm, and like the 8-inch DR-11 DIPS HDPE would require the pump station wet well and pump speed controls designed to flow at a minimum of 5 fps.

An emergency action plan will be required for a new west side pump station. The emergency action plan will include consideration for uninterrupted operation in the event of a pump station or force main failure and flows could be easily trucked to the nearest lift station or a designated gravity sewer manhole. This required action plan further negates the need for a redundant force main pipe.

Attachment 1

February 27, 2024
Created by: Esther Kaufman
Checked by: Joe Terry

Given Values		
Campuses	6	
Buildings	5	
Employees per building	400	
Total Employees	12000	people
Meals	10000	meals per day

ADBF: Average Daily Base Flow
PHF: Peak Hourly Flow

	Low	High	Notes
Day Visitor Multiplier	0.1	0.2	Values from NR 110.09 (2)(j)2m.(a)
Per Capita (GPD)	65	80	Values from NR 110.09 (2)(j)2m.(b)
Wastewater per meal (GPD)	7	10	Values from Metcalf and Eddy, Restaurant

Calculations			Notes
ADBF High Office Employees	192000	GPD	
ADBF Low Office Employees	78000	GPD	
PHF - High Office Employees	333	gpm	Using a peak hour multiplier from NR 110.13 (c)2. equal to 2.5.
PHF - Low Office Employees	135	gpm	Using a peak hour multiplier from NR 110.13 (c)2. equal to 2.5.
ADBF - High Restaurant	100000	GPD	
ADBF - Low Restaurant	70000	GPD	
PHF - High Restaurant	174	gpm	Using a peak hour multiplier from NR 110.13 (c)2. equal to 2.5.
PHF - Low Restaurant	122	gpm	Using a peak hour multiplier from NR 110.13 (c)2. equal to 2.5.

Total PHF (High)	507	gpm	Adds High Employee PHF and High PHF for restaurant meals
Total PHF (Low)	257	gpm	Adds Low Employee PHF and Low PHF for restaurant meals

NR 110.09 Sewage treatment facilities projects.

2m. 'Estimation methods.' The estimation of existing and future ADBF from combined residential, commercial, and institutional sources, shall be based upon one of the following methods:

- a. Existing ADBF shall be estimated based upon a fully documented analysis of water use records adjusted for consumption and losses or on records of wastewater flows for extended dry periods less estimated dry weather infiltration. Future flows for the sewerage system design shall be estimated by determining the existing per capita flows, subtracting any projected per capita water conservation flow reduction and multiplying this figure by the future projected population to be served. Seasonal population can be converted to equivalent full-time residents using the following multipliers:

Day-use visitor (0.1-0.2).

Seasonal visitor (0.5-0.8).

The preferred method shall be used wherever water supply records or wastewater flow data exist. Allowances for future increases of per capita flow over time will not be approved.

- b. Where water supply and wastewater flow data are lacking, existing and future ADBF shall be estimated by multiplying a gallon per capita per day (gpcd) allowance not exceeding those in the following table by the estimated total of the existing and future resident populations to be served. The tabulated ADBF allowances include estimates for commercial and institutional sources as well as residential sources. The department may approve exceptions to the tabulated allowances where large commercial and institutional flows (more than 25% of total estimated ADBF) are documented. - See PDF for table

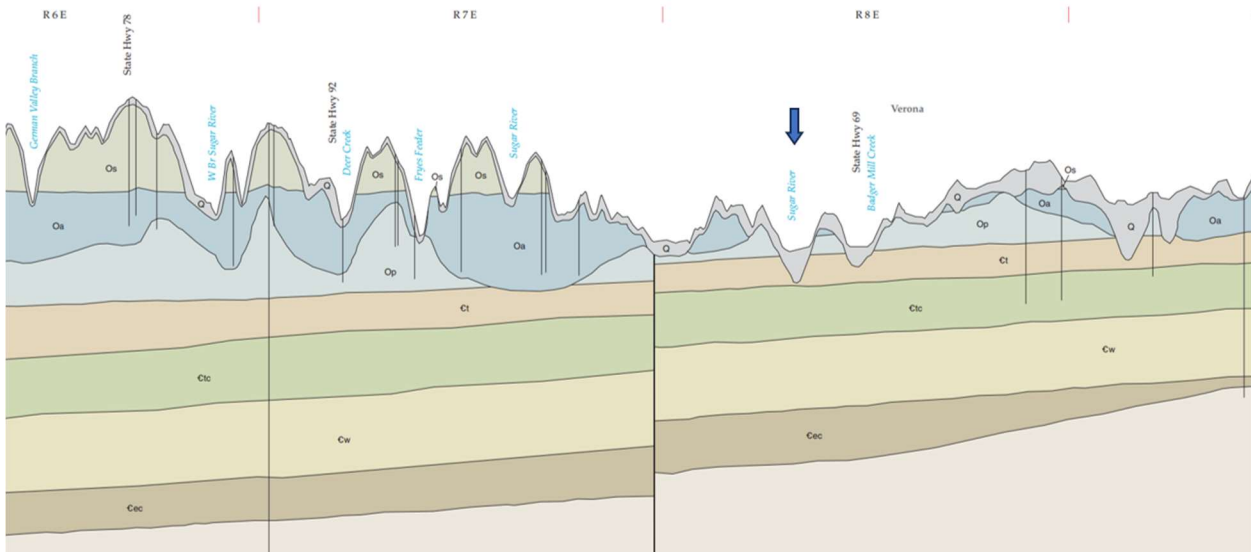
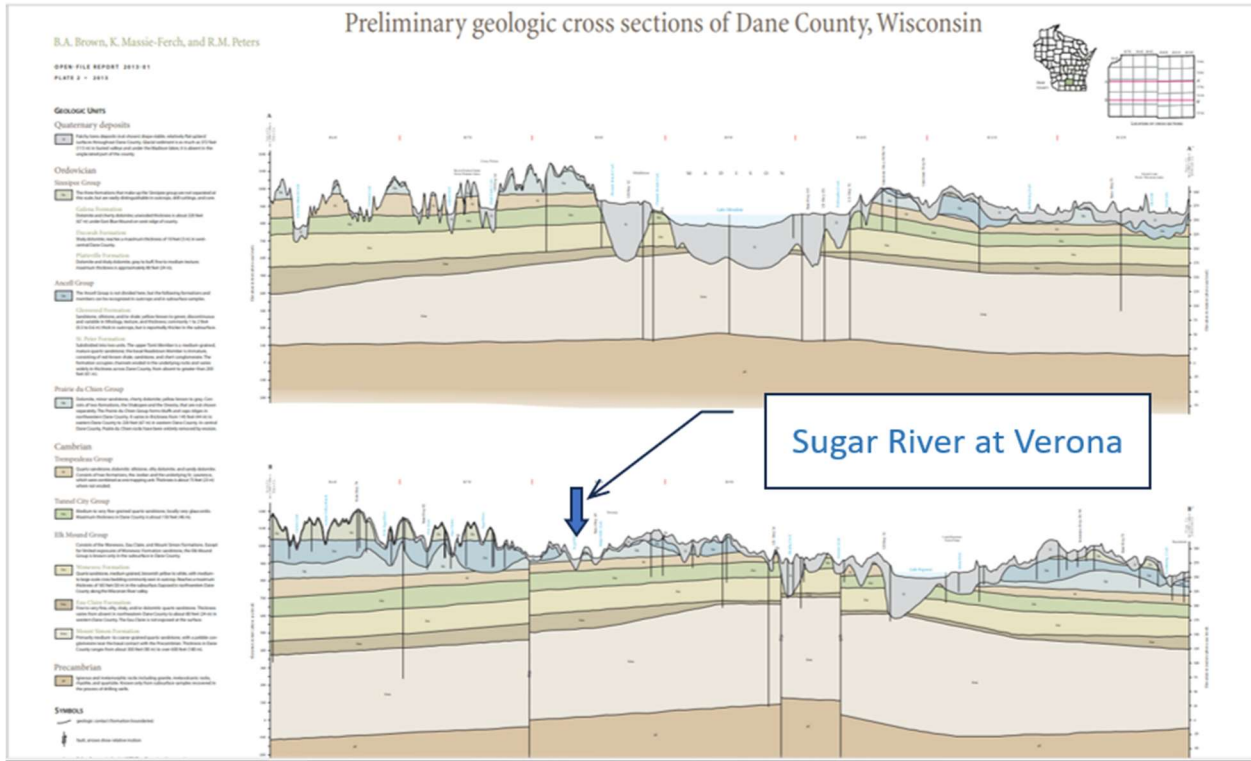
Description	Gallons per capita per day (gpcd)
Non-SMSA cities and towns with projected total 10-yr population of 5,000 or less	60-70
Other cities and towns	65-80

NR 110.13 Sewer design criteria.

- (c) *Design capacity:* Sewers shall be designed to carry, when running full, the peak design flows expected from domestic, commercial, industrial and other sources, and infiltration and inflow. Peak design flow shall be established using existing sewage flow or water use records, and records of infiltration and inflow. Where peak flow records are not available, the peak design flow shall be determined by applying one of the following peak flow factors to the average design flow:

1. 250% of the average design flow for interceptors, main (trunk) sewers, and sewage outfall pipes; or,
2. 400% of average design flow for submain and branch sewers.

Attachment 2





AECOM
1350 Deming Way
Middleton, WI 53562
aecom.com

Project name:
City of Verona

Project ref:
Epic Campus Utility Planning

From:
Joe Terry, P.E.

Date:
March 24, 2025

To: Bryan Manning, Public Works Director

CC: Mike Trotter, Assistant Public Works Director
Scott Gunsolus, Utility Superintendent
Kyle Neeve, PE
Carla Fischer, PE

Memo

Subject: Preliminary Water System Plan for Epic Campus Southwest of the Sugar River

Introduction

The purpose of this memorandum is to determine preliminary design and construction options for two water main crossings under the Sugar River to serve the proposed Epic Campus. Additional modeling may be required as the design progresses.

The current growth rate of Epic Systems Corporation (Epic) was not anticipated during the last water system master planning effort in 2015. As growth continues in this portion of Verona and unincorporated Dane County, the City of Verona has asked AECOM to make water planning recommendations in response to continued development in the area. This memorandum presents a materials selection analysis of the proposed water main crossing the Sugar River to connect Epic's planned development of areas in unincorporated Dane County to the water system network owned and operated by the City of Verona.

Water Needs Southwest of the Sugar River

Epic anticipates future campus growth on the west side of the Sugar River, which is estimated to be similar in size, occupancy, and demand to planned campuses 6, and 7. Serving the west side of the Sugar River will require the City of Verona to install two water main connections across the Sugar River to create a "loop" that provides redundancy to this new area of City water service. Creating a loop provides redundancy, ensuring a reliable water supply even if one connection fails.

The required diameter of pipe is estimated via Epic to be 12-inch. Modeling projections have not been performed but will be part of the Water System Master Planning effort currently underway. The standard practice for crossings of rivers, highways, etc. in Verona is to upsize a 12-inch to 16-inch; however, the inclusion of a second, equal-sized main provides additional capacity, allows the system to loop, and fulfills the role of upsizing. While upsizing to 16 inches is standard practice, over a combined length of over 2,200 feet it could lead to

decreased water quality due to lower water velocities and longer resonance times, which can affect the freshness and safety of the water.

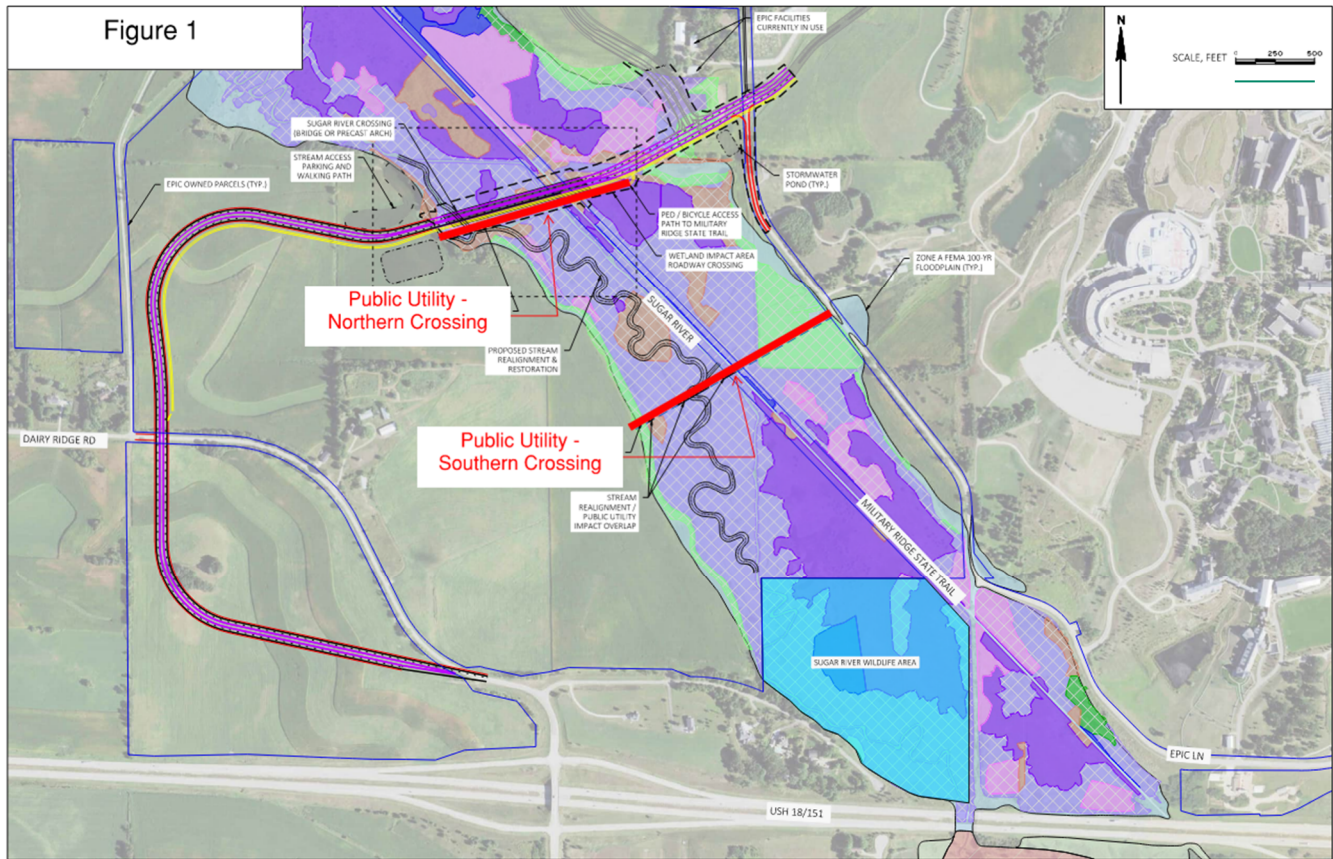


Figure 1 Approximate Planned Development Areas and Sugar River Water Main Crossings

Sugar River Water Main Crossing Options

Three options are being considered for these installations:

1. **Open Cut Casing:** A casing for the future water main would be installed in coordination with the waterway/wetland permit at both the northern and southern crossing locations. The future sanitary force main would be installed at the southern crossing location via horizontal directional drilling (HDD).
2. **Open Cut Common Casing:** A casing for the future water main would be installed at the northern crossing location. A common casing for both the future water main and sanitary force main would be installed at the southern crossing location under the current waterway/wetland permit.
3. **HDD Methods:** Horizontal directional drilling would be utilized without a casing pipe to directly install the future water main at both the northern and southern crossing locations. The future sanitary force main would also be installed at the southern crossing location via HDD.

Background

Soil samples were taken to plan a bridge structure crossing of the Sugar River. Those samples were analyzed and compared to surface cross-sections to consider potential water system installation methods. Soil sample locations are shown on Attachment 1, and the preliminary soil boring logs are included in Attachment 2. These preliminary soil borings indicate suitable soils for an open-cut installation or horizontal directional drilling.

The Wisconsin DNR regulates the surface water crossings of utilities. NR811.76(2) includes the following:

(2) UNDERWATER CROSSINGS.

(a) A minimum cover of 2 feet shall be provided over the pipe.

(b) When crossing water courses which are greater than 15 feet in width, the following shall be provided:

1. The pipe shall be of special construction, having flexible, watertight joints. Butt fused DR 9 or 11 HDPE pipe or butt fused DR 14 or 18 PVC pipe are an acceptable alternative.
2. Shut-off valves shall be provided at both ends of water crossings so that the section can be isolated for testing or repair. The valves shall be easily accessible, and not subject to flooding, and the valve closest to the supply source shall be in a manhole. Unless the department approves an equivalent method, permanent taps shall be made on the pipe within the manhole on either side of the valve to allow insertion of a small water meter to determine leakage during system pressure testing.

History: CR 09-073: cr. Register November 2010 No. 659, eff. 12-1-10.

Open Cut Casing Consideration:

Based on the 2003 Standard Specifications for Sewer and Water Construction in Wisconsin including Addendum No. 1, 12-22-2004 and Addendum No 2, 4-22-2008 (Standard Specifications) the casing size for a twelve-inch water main is twenty-four inches. Casing pipes should generally be installed without horizontal or vertical curves to ensure the integrity and protection of the internal carrier pipe.

The elevation at the bed of the Sugar River at the southern utility crossing location is approximately 919.5 feet. Per NR811.76(2)(a), the top of the casing must be at least two feet below the riverbed, 917.5 feet. For frost protection, the desired depth of water main is 6.5 feet below the surface. The utility corridor profile elevation varies and is shown in **Figure 2**. Country View Road is shown at approximate station 825, and the west bank is at approximately station 2,250. The 6.5-foot City of Verona standard bury depth is approximately 918.0 feet to the top of casing. As a result, NR811.76(2)(a) is the controlling depth at approximately 917.5 feet to the top of the casing.

At the construction limits on the east side where the casing would terminate, to maintain a generally straight casing, the trench depth would be approximately 19 feet deep. On the west side, the trench depth would be approximately 14 feet deep. In the future, when the installation of water main is desired, an installation pit will need to be excavated on the west side due to the space constraints from the presence of Country View Road on the east side.

The typical lifespan of a steel casing pipe is 40 to 70 years. With a cathodic protection system, the lifespan could be up to 100 years. Some maintenance effort and cost would be required for the casing pipe to outlive the host water main.

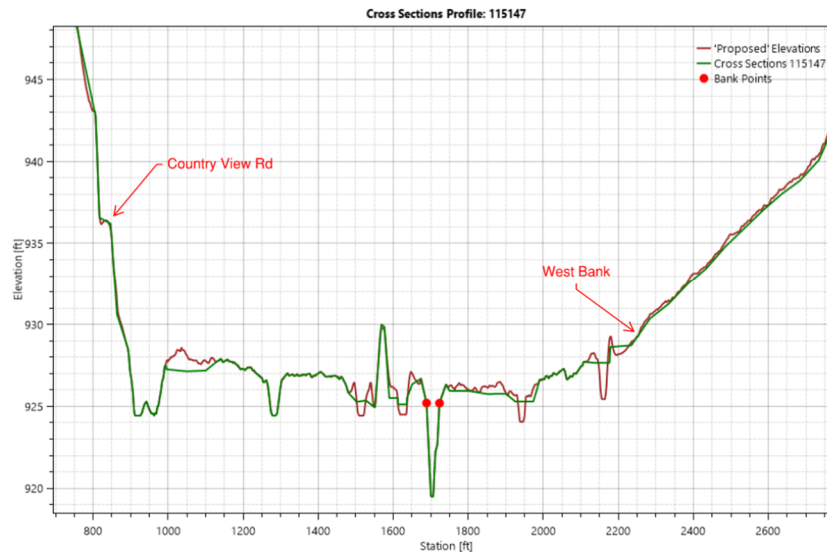


Figure 2 - Profile approximately at the proposed South Utility Crossing

Open Cut, Common Casing Consideration:

The parallel installation of water main and sanitary sewer generally requires at least eight feet of horizontal separation. Common casing crossings can be permitted wherein the water and sanitary are installed in one large casing. Common casing installations are regulated by NR811.77, which includes the following:

NR 811.77 Common casing crossings. In some cases, such as highway crossings, it becomes desirable due to extremely high construction costs to install water mains, sanitary sewers, force mains or storm sewers within a common casing. The following requirements apply:

- (1) Any sewers shall be constructed of water main class pipe and joints and pressure and leakage tested in accordance with the requirements in s. NR 811.12 (5) (d) 2.
- (2) The water main shall be located above the sewer main and be adequately supported.
- (3) A vertical separation distance of 6 inches shall be maintained between the bottom of the water main and the top of the sewer main.
- (4) Normal separation distances shall be provided as close as possible to the ends of the casing.
- (5) Force mains shall be installed within an intermediate casing within the larger casing. The intermediate casing shall extend a minimum of 5 feet beyond each end of the larger casing.
- (6) The remaining space in the casing may be filled if desired.

History: CR 09-073: cr. Register November 2010 No. 659, eff. 12-1-10.

Because the proposed sanitary sewer is a force main, NR811.77(5) requires an intermediate casing for the sanitary force main inside the common casing and requires a vertical separation distance of six inches. Consistent with the NACE International SP0200-2014 Steel-Cased Pipeline Practices, section 3.2 Casing Design, the casing pipe should be a minimum of four inches larger than the largest part of the carrier pipe for carrier pipes larger than eight inches. The external diameter of a butt-fused eight-inch C906 DR11 HDPE pipe as recommended for the proposed sanitary force main is about ten inches at the weld joints. This would require an eighteen-inch intermediate casing. The external diameter of the eighteen-inch intermediate casing would be 18.6 inches. A twelve-inch ductile iron water main bell is

about 15.5 inches. Adding the required six inches of separation results in a forty-eight-inch casing capable of protecting 40.1 inches.

Stakeholders suggested that a box culvert large enough to walk through may be desired as the common casing; however, the potential for water infiltration would require such a structure to be cast-in-place, sealed, and have the ability to be pumped dry should water infiltration occur.

While costs have not been estimated, the requirement for multiple, larger casings, increased complexity of installation, and higher construction and maintenance costs than other options deter the recommendation of this method.

Horizontal Directional Drilling Consideration:

HDD methods require no waterway/wetland permitting as long as the bore pits on either side of the bore path are located outside environmentally protected lands. While NR811.76 requires consulting with the DNR before final plans are prepared no matter the desired installation method, permitting generally is limited to the normal water main extension permits.

Depending on the type of pipe chosen as the water main host pipe, the HDD can include horizontal and vertical curves as part of the design. HDD methods are less invasive compared to traditional trenching methods, reducing surface disruption and preserving the natural environment regardless of whether permits have been issued that allow the disturbance of the waterway and adjacent wetlands. Several pipe options are available, including ductile iron and C906 DR11 HDPE. The radius of ductile iron is limited to maximum allowable joint deflection, or approximately a 290-foot radius. The radius for HDPE and FPVC is generally limited to the minimum radius of the HDD drilling rods used, and for this carrier pipe diameter will typically be around 150-200 ft. The use of HDPE will offer more options to keep the bore pits more compact, simplify the design of connecting from the HDD to the existing/future open trench main, and allow for preferences in both the horizontal and vertical geometry of the HDD path under the Sugar River.

Because HDD work is not dependent on coordination with the waterway/wetland permits, a casing is not required. HDPE pipe has an expected service life of at least 100 years due to its high durability, resistance to corrosion, and butt-fused joints.

Sugar River Water Main Recommendations

To extend water main across the Sugar River and the Sugar River Wildlife Area, the use of *Horizontal Directional Drilling* (HDD) construction methods are recommended upon completion of further geological testing confirming suitable soils.

HDD reduces the necessity for casing pipes and the additional installation and maintenance costs. Based on high-level information from the developer's contractor, HDD is estimated to cost 33% less than the open-cut method for this project.

HDD does not require a finalized route or size during the preliminary design of the sewer and water crossings. As the design of future development takes place, the exact size, route, and location of the facilities can evolve.

HDD is more environmentally friendly and does not result in the disturbance or contamination of potentially sensitive surface soils with excavated subsurface soils.

HDD with bore pits outside of environmentally sensitive areas requires no more permitting than standard water extensions. Other than a coordination meeting with the DNR, no environmental permits are necessary.

HDD with HDPE results in less infrastructure for the City to maintain and lower operational and maintenance costs due to the expected longevity.

WEST ROAD PRELIMINARY SOIL BORINGS

SCALE, FEET 0 250 500



New location

BOR-1
X=767419.365
Y=454685.985
DEPTH = 70' BELOW SURFACE

BOR-2
X=767930.733
Y=454827.140
DEPTH = 70' BELOW SURFACE

BOR-3
X=768456.014
Y=454976.964
DEPTH = 70' BELOW SURFACE

BOR-4
X=768699.376
Y=453301.831
DEPTH = 70' BELOW SURFACE

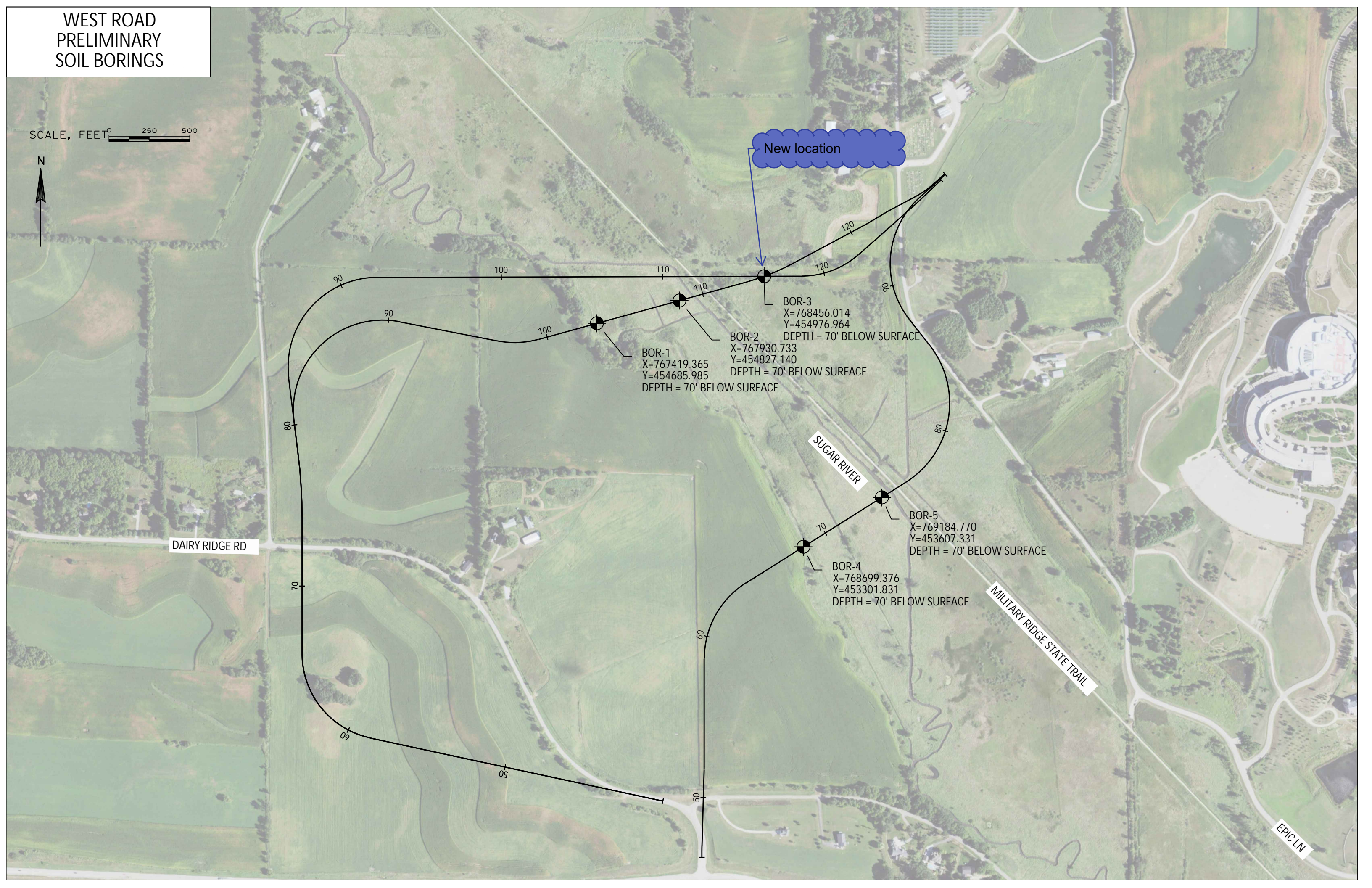
BOR-5
X=769184.770
Y=453607.331
DEPTH = 70' BELOW SURFACE

DAIRY RIDGE RD

SUGAR RIVER

MILITARY RIDGE STATE TRAIL

EPIC LN



NOTES

1. The boundary lines between different subsurface strata, as shown on the Boring Log Records, are approximate and may be gradual.
2. The boring field log contains a description of the subsurface conditions between samples based on the equipment performance and the cuttings returned to the ground surface. The Boring Log Records contains the description of the subsurface conditions as interpreted by a geotechnical engineer and/or a geologist after review of the boring field logs and subsurface samples and/or laboratory test results.
3. We define "Caved Level" as the depth below the existing ground surface where material has collapsed into the borehole following removal of all drilling tools from the borehole.
4. We define "Water Level" as the depth below the existing ground surface at a boring location to the level of water in the open borehole at the time indicated unless otherwise defined on the Boring Log Records.
5. We define "at completion" as being the time when our drilling crew has completed the removal of all drilling tools from the borehole.
6. The Notes and Legend Record and the Boring Log Records are a part of the Geotechnical-Engineering Report. The Geotechnical-Engineering Report should be included in the bidding or reference documents.

RELATIVE PERCENTAGE TERMS

no	0%
trace	<5%
few	5 to <10%
little	10 to <30%
some	30 to < 50%

TEST RESULTS LEGEND

q_p = Penetrometer reading, ^{ton}/_{ft²}
 LL = Liquid Limit, % moisture by weight
 PL = Plastic Limit, % moisture by weight
 PI = Plasticity Index, % moisture by weight
 γ_m = Moist Density, ^{lb}/_{ft³}
 γ_d = Dry Density, ^{lb}/_{ft³}
 P_{200} = % Passing the No. 200-mesh Sieve

RELATIVE MOISTURE TERMS AT TIME OF SAMPLING

Frozen or F = Frozen material
 Dry = Dusty, dry to touch, absence of moisture
 Moist or M = Damp to touch, no visible water
 Wet or W = Visible free water

DRILLING METHODS LEGEND

HSA = Continuous flight hollow-stem augers
 Rcor = Diamond bit rock core
 Rot = Tri-cone roller bit rotary drilling

N-VALUE LEGEND


WH = Weight of hammer and sampling rods.


REMARKS LEGEND


NR = No Recovery
 CR = Rock Core Recovery, %
 RQD = Rock Quality Designation, %
 WL = Rock Coring Fluid Loss, %

SAMPLER TYPE LEGEND

 Grab sample

 NQ3-size triple-tube rock core barrel

 2-inch-outside-diameter, split-barrel sampler



Soils & Engineering Services, Inc.
 1102 STEWART STREET
 MADISON, WISCONSIN 53713-4648
 Phone: (608) 274-7600
 CONSULTING CIVIL ENGINEERS SINCE 1966

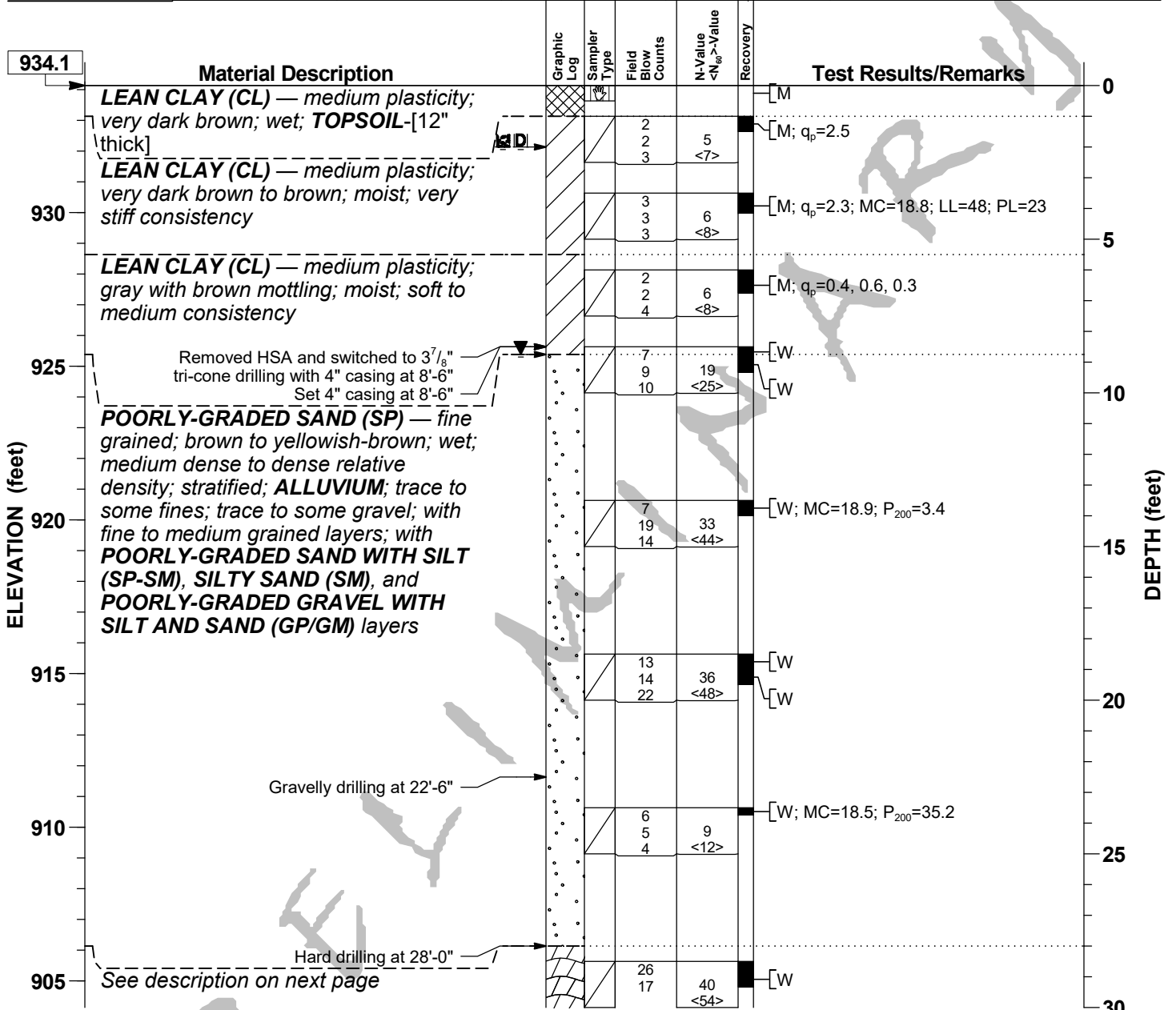
NOTES AND LEGEND RECORD
 Proposed West Road Alignments
 Town of Verona, Dane County, Wisconsin

12468.27

GENERAL LOCATION:

Boring BOR-1

LATITUDE: —	LONGITUDE: —	COUNTY: Dane	SECTION: 18	CREW CHIEF: RRR	DRILL RIG: CME 850XR	PAGE: 1 of 2
NORTHING: 454637	EASTING: 767298	TOWNSHIP: (Verona) 6 N	¼: NE	CREW: LAS	HAMMER TYPE (EFFICIENCY): Automatic (80%)	TOTAL DEPTH: 38'-6 1/2"
STATION: —	OFFSET: —	RANGE: 8 E	¼ ¼: SE	LOG REVIEW: SLF	LOG QC: CMB	DATE COMPLETED: 02/14/2024
					DATE STARTED: 02/13/2024	



Boring BOR-1 Continued On Page 2/2

WATER LEVEL LEGEND 2'-0" Dry at completion 8'-9" through HSA after 8'-6" sample		OTHER LEVEL LEGEND 2'-0" Caved at completion		<table border="1"> <thead> <tr> <th>DRILL METHOD</th> <th>TOOL SIZE</th> <th>CASING SIZE</th> <th>DRILL FLUID</th> <th>DEPTH FROM</th> <th>DEPTH TO</th> <th>HOLE DIA</th> </tr> </thead> <tbody> <tr> <td>HSA</td> <td>2 1/4"</td> <td>—</td> <td>None</td> <td>0'-0"</td> <td>6'-0"</td> <td>6.3"</td> </tr> <tr> <td>Rot</td> <td>3 7/8"</td> <td>4.0"</td> <td>Drilling Mud</td> <td>6'-0"</td> <td>8'-6"</td> <td>4.5"</td> </tr> <tr> <td>Rot</td> <td>3 7/8"</td> <td>—</td> <td>Drilling Mud</td> <td>8'-6"</td> <td>38'-6"</td> <td>4.0"</td> </tr> </tbody> </table>					DRILL METHOD	TOOL SIZE	CASING SIZE	DRILL FLUID	DEPTH FROM	DEPTH TO	HOLE DIA	HSA	2 1/4"	—	None	0'-0"	6'-0"	6.3"	Rot	3 7/8"	4.0"	Drilling Mud	6'-0"	8'-6"	4.5"	Rot	3 7/8"	—	Drilling Mud	8'-6"	38'-6"	4.0"
DRILL METHOD	TOOL SIZE	CASING SIZE	DRILL FLUID	DEPTH FROM	DEPTH TO	HOLE DIA																														
HSA	2 1/4"	—	None	0'-0"	6'-0"	6.3"																														
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Rot	3 7/8"	—	Drilling Mud	8'-6"	38'-6"	4.0"																														
SAMPLING METHOD(S): ASTM D1586																																				
SURFACE PATCH: —																																				
BACKFILL: Bentonite Chips, Caved Soils & Bentonite-Sand Slurry																																				

The Notes and Legend Record is considered a part of this Boring Log Record.

	Soils & Engineering Services, Inc. 1102 STEWART STREET MADISON, WISCONSIN 53713-4648 Phone: (608) 274-7600	BORING LOG RECORD Proposed West Road Alignments Town of Verona, Dane County, Wisconsin	12468.27
	CONSULTING CIVIL ENGINEERS SINCE 1966		

Material Description		Graphic Log	Sampler Type	Field Blow Counts	N-Value <N ₆₀ >-Value	Recovery	Test Results/Remarks	
<p>DOLomite — slightly- to moderately-weathered, yellowish-brown, moist, very dense relative density, very fractured (continued)</p> <p>Very hard drilling at 33'-0"</p>				23				
	900			100/1"	—		W	
	895			100/<1"	—		NR	
890								
885								
880								
875								
870								

The Notes and Legend Record is considered a part of this Boring Log Record.



Soils & Engineering Services, Inc.

1102 STEWART STREET
 MADISON, WISCONSIN 53713-4648
 Phone: (608) 274-7600

CONSULTING CIVIL ENGINEERS SINCE 1966

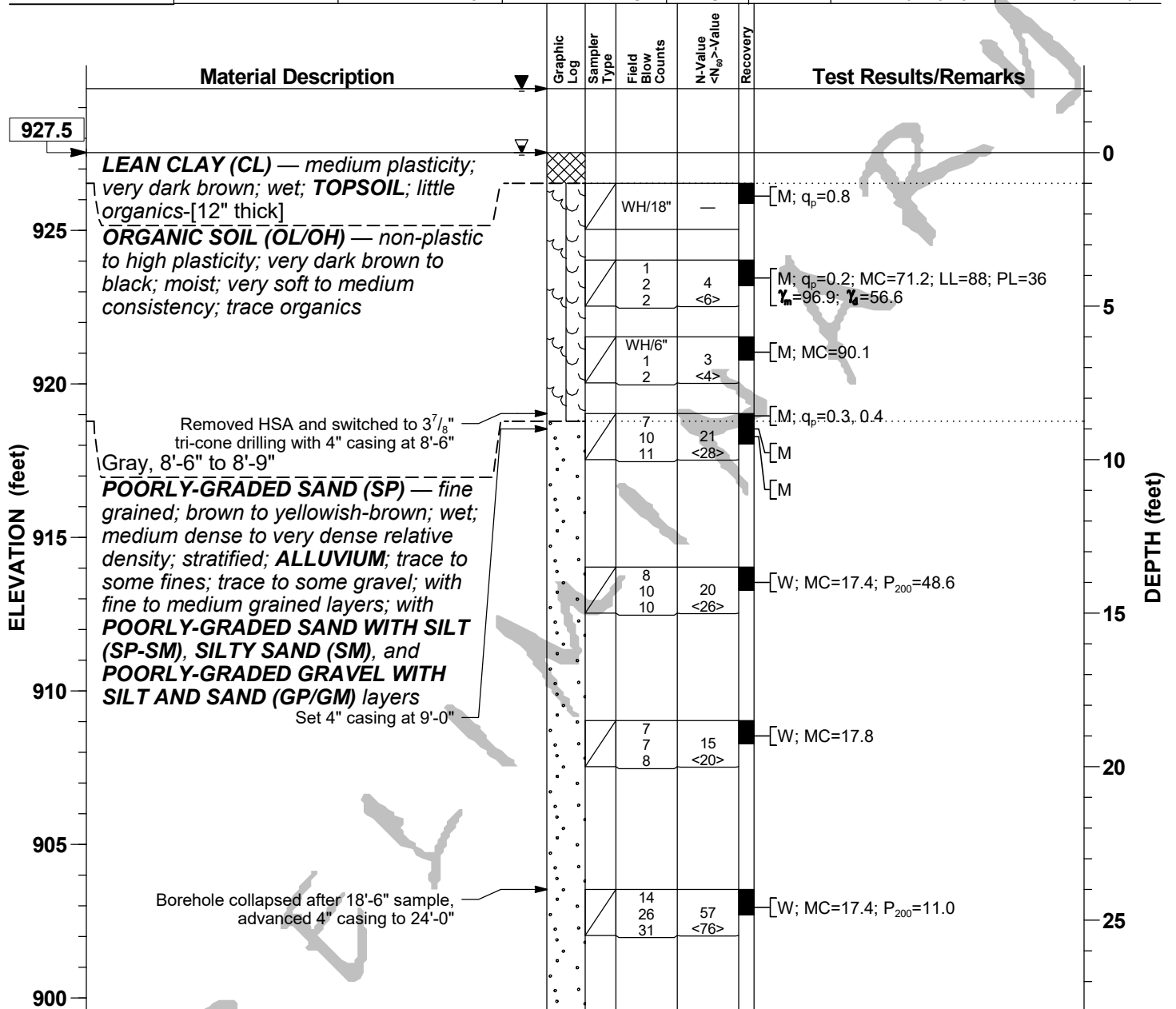
BORING LOG RECORD
 Proposed West Road Alignments
 Town of Verona, Dane County, Wisconsin

12468.27

GENERAL LOCATION:

Boring BOR-3

LATITUDE: —	LONGITUDE: —	COUNTY: Dane	SECTION: 17	CREW CHIEF: RRR	DRILL RIG: CME 850XR	PAGE: 1 of 3
NORTHING: 454986	EASTING: 768289	TOWNSHIP: (Verona) 6 N	¼: NW	CREW: LAS, EBP	HAMMER TYPE (EFFICIENCY): Automatic (80%)	TOTAL DEPTH: 61'-0"
STATION: —	OFFSET: —	RANGE: 8 E	¼ ¼: SW	LOG REVIEW: SLF	LOG Q.C.: CMB	DATE COMPLETED: 02/21/2024
					DATE STARTED: 02/19/2024	



Boring BOR-3 Continued On Page 2/3

WATER LEVEL LEGEND	
▼	-2'-1" through casing after rock coring
▽	0'-0" at completion

DRILL METHOD	TOOL SIZE	CASING SIZE	DRILL FLUID	DEPTH FROM	DEPTH TO	HOLE DIA
HSA	2 1/4"	—	None	0'-0"	8'-6"	6.3"
Rot	3 7/8"	4.0"	Drilling Mud	8'-6"	9'-0"	4.5"
Rot	3 7/8"	—	Drilling Mud	9'-0"	57'-6"	4.0"
Rot	3 7/8"	—	Water	57'-6"	58'-0"	4.0"

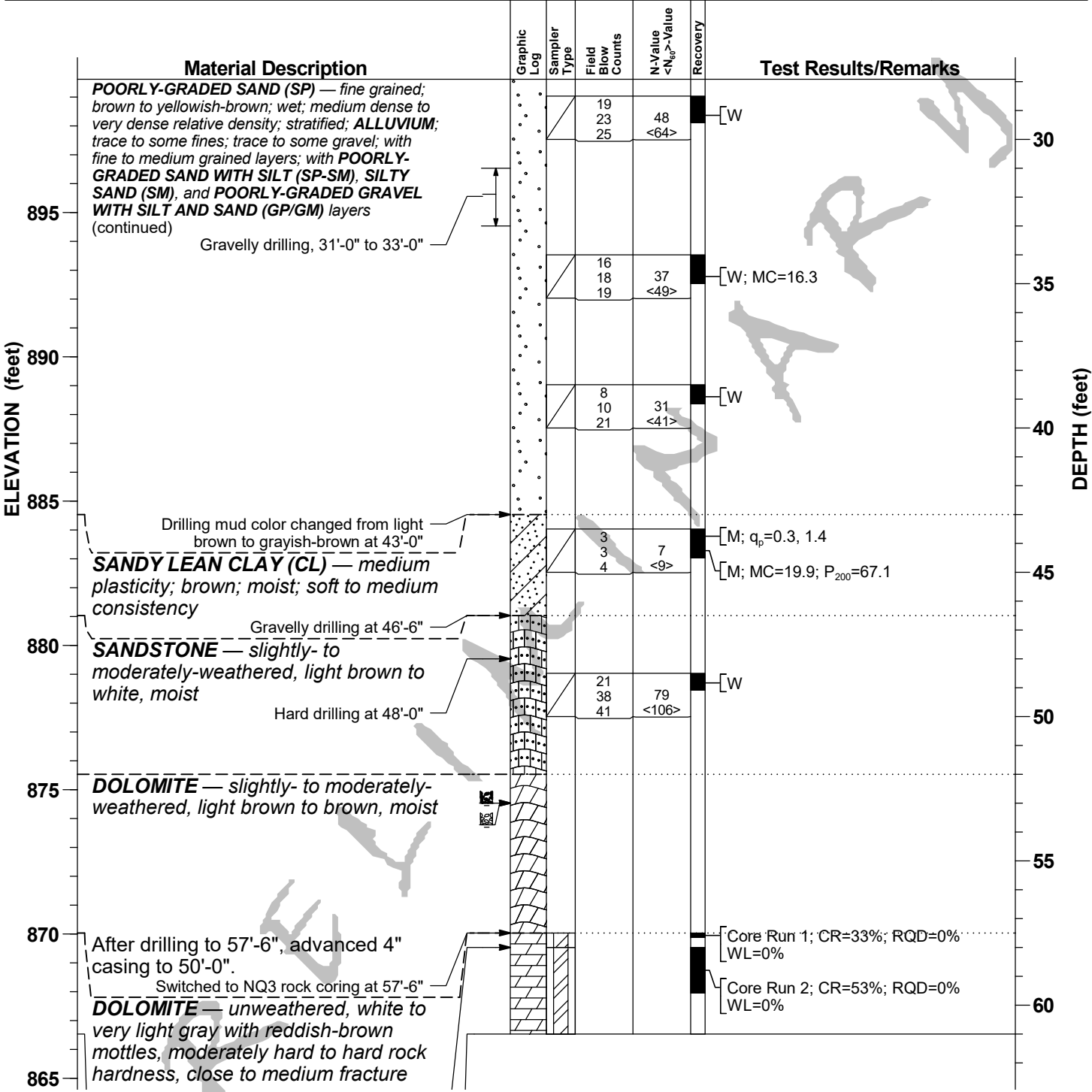
SAMPLING METHOD(S): ASTM D1586 & D2113

SURFACE PATCH: —

BACKFILL: Bentonite Chips, Bentonite-Sand Slurry, Caved Soil

The Notes and Legend Record is considered a part of this Boring Log Record.

<p>Soils & Engineering Services, Inc.</p> <p>1102 STEWART STREET MADISON, WISCONSIN 53713-4648 Phone: (608) 274-7600</p> <p>CONSULTING CIVIL ENGINEERS SINCE 1966</p>	<p>BORING LOG RECORD</p> <p>Proposed West Road Alignments Town of Verona, Dane County, Wisconsin</p>	12468.27
	<p>Printed on 4/9/2024</p>	



Boring BOR-3 Continued On Page 3/3

OTHER LEVEL LEGEND	
[Symbol]	53'-0" Caved after rock coring
[Symbol]	53'-0" Caved at completion

DRILL METHOD	TOOL SIZE	CASING SIZE	DRILL FLUID	DEPTH FROM	DEPTH TO	HOLE DIA
RCor	NQ3	—	Water	58'-0"	61'-0"	3.0"

The Notes and Legend Record is considered a part of this Boring Log Record.

Soils & Engineering Services, Inc.
 1102 STEWART STREET
 MADISON, WISCONSIN 53713-4648
 Phone: (608) 274-7600
 CONSULTING CIVIL ENGINEERS SINCE 1966

BORING LOG RECORD
 Proposed West Road Alignments
 Town of Verona, Dane County, Wisconsin
 12468.27

ELEVATION (feet)	Material Description	Graphic Log Sampler Type Field Blow Counts N-Value <N ₆₀ >-Value Recovery	Test Results/Remarks	DEPTH (feet)
860	<p><i>spacing, trace chert particles; no to trace small vugs; very fractured</i></p> <p>Core barrel plugged at 58'-0"</p> <p>Due to core barrel plugging, advanced 4" casing to 53'-0". Then we used to 3⁷/₈" tri-cone drilling with water to clean out any material that had caved into the borehole.</p>			65
855	<p>NOTE:</p> <p>1. We completed drilling and rock coring of the soils and bedrock for this boring at the end of the work day on February 20, 2024. We returned to the site on February 21, 2024, to remove the installed casing and clean up the work site.</p>			70
850				75
845				80
840				85
835				90
830				95

The Notes and Legend Record is considered a part of this Boring Log Record.



Soils & Engineering Services, Inc.

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CONSULTING CIVIL ENGINEERS SINCE 1966

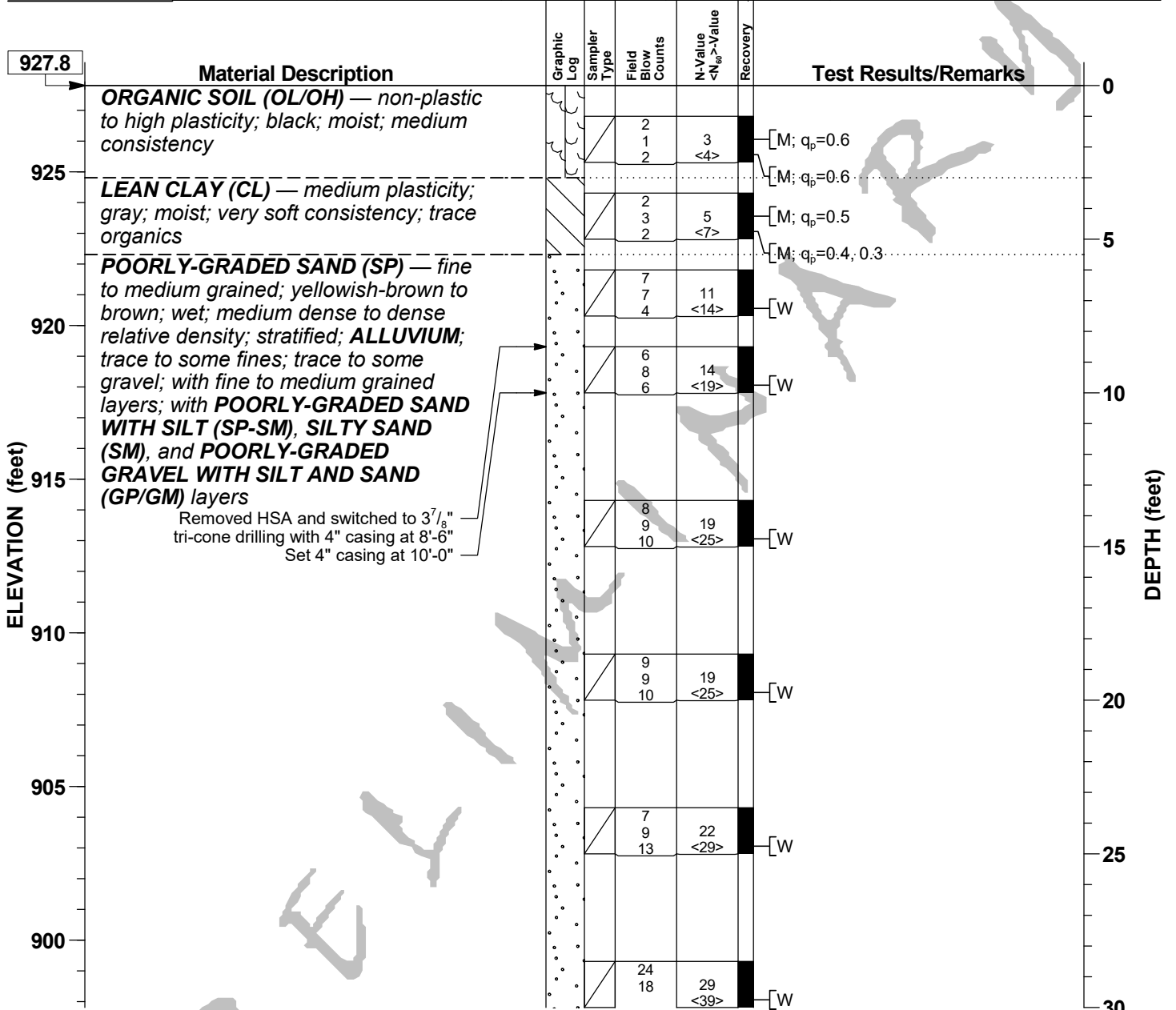
BORING LOG RECORD
Proposed West Road Alignments
Town of Verona, Dane County, Wisconsin

12468.27

GENERAL LOCATION:

Boring BOR-4

LATITUDE: —	LONGITUDE: —	COUNTY: Dane	SECTION: 17	CREW CHIEF: RRR	DRILL RIG: CME 850XR	PAGE: 1 of 2
NORTHING: 453302	EASTING: 768699	TOWNSHIP: (Verona) 6 N	¼: SW	CREW: EBP, DCB	HAMMER TYPE (EFFICIENCY): Automatic (80%)	TOTAL DEPTH: 38'-8"
STATION: —	OFFSET: —	RANGE: 8 E	¼ ¼: NW	LOG REVIEW: SLF	LOG Q.C.: CMB	DATE COMPLETED: 12/22/2023
					DATE STARTED: 12/22/2023	



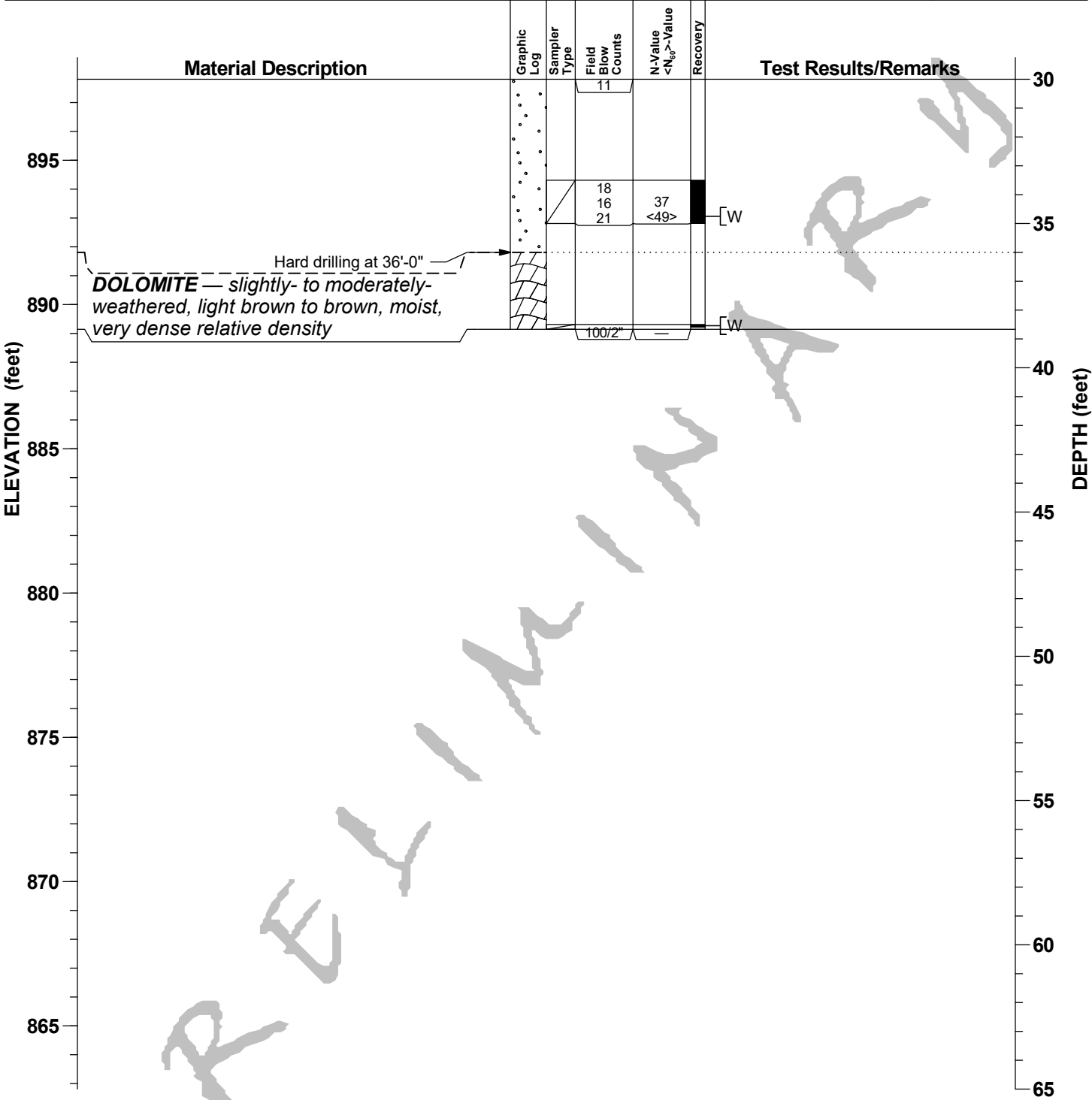
Boring BOR-4 Continued On Page 2/2

DRILL METHOD	TOOL SIZE	CASING SIZE	DRILL FLUID	DEPTH FROM	DEPTH TO	HOLE DIA
HSA	2 1/4"	—	None	0'-0"	8'-6"	6.3"
Rot	3 7/8"	4.0"	Drilling Mud	8'-6"	10'-0"	4.5"
Rot	3 7/8"	—	Drilling Mud	10'-0"	38'-8"	4.0"

SAMPLING METHOD(S): ASTM D1586
SURFACE PATCH: —
BACKFILL: Bentonite Chips, Bentonite-Sand Slurry

The Notes and Legend Record is considered a part of this Boring Log Record.

<p>Soils & Engineering Services, Inc.</p> <p>1102 STEWART STREET MADISON, WISCONSIN 53713-4648 Phone: (608) 274-7600</p> <p>CONSULTING CIVIL ENGINEERS SINCE 1966</p>	<p>BORING LOG RECORD</p> <p>Proposed West Road Alignments Town of Verona, Dane County, Wisconsin</p>	12468.27
	<p>Printed on 4/9/2024</p>	



The Notes and Legend Record is considered a part of this Boring Log Record.

	<p>Soils & Engineering Services, Inc.</p> <p>1102 STEWART STREET MADISON, WISCONSIN 53713-4648 Phone: (608) 274-7600</p> <p>CONSULTING CIVIL ENGINEERS SINCE 1966</p>	<p>BORING LOG RECORD</p> <p>Proposed West Road Alignments Town of Verona, Dane County, Wisconsin</p>	<p>12468.27</p>
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Notice: Completion of this report is required by chs. 160, 281, 283, 289, 291-293, 295, and 299, Wis. Stats., and ch. NR 141 and 812, Wis. Adm. Code. In accordance with chs. 281, 289, 291-293, 295, and 299, Wis. Stats., failure to file this form may result in a forfeiture of between \$10-25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. Return form to the appropriate DNR office and bureau. See instructions on reverse for more information.

Route to:

Verification Only of Fill and Seal

Drinking Water

Watershed/Wastewater

Remediation/Redevelopment

Waste Management

Other: _____

SES Project Number 12468.27

1. Well Location Information Boring Location Information

County **Dane** Boring Number **BOR-1**

Latitude / Longitude (Degrees and Minutes) _____ N DD GPS008
 _____ W DDM SCR002
 OTH001

1/4 1/4 **SE** 1/4 **NE** Section **18** Township **6 N** Range **8** E W
 or Gov't Lot # _____

Well Street Address Boring _____

Well City, Village or Town Boring **Civil Township of Verona** Well ZIP Code Boring _____
 Subdivision Name _____ Lot # _____

Reason For Removal From Service _____ WI Unique Well # of Replacement Well _____

Boring for GEOTECHNICAL sampling. **NA**

3. Well / Drillhole / Borehole Information

Monitoring Well Water Well Drillhole / Borehole
 Original Construction Date (mm/dd/yyyy) **02/14/2024**
 Boring Completion _____
 If a Well Construction Report is available, please attach. **NA**

Construction Type:
 Drilled Driven (Sandpoint) Dug
 Other (specify): _____

Formation Type:
 Unconsolidated Formation Bedrock

Total Well Depth From Ground Surface (ft.) **38.5** Casing Diameter (in.) **NA**

Lower Drillhole Diameter (in.) **6.3" to 6.0', 4.5" to 8.5', 4.0" to 38.5'** Casing Depth (ft.) **NA**

Was well annular space grouted? **NA** Yes No Unknown

If yes, to what depth (feet)? _____ Depth to Water (Feet) **8.75**

5. Material Used To Fill Well / Drillhole

Material	From (Ft.)	To (Ft.)	No. Yards Sacks Sealant or Volume (Circle one)	Mix Ratio or Mud Weight
Bentonite Chips	Surface	2.00	0.5 - 50 lb Bag	
Caved Soils & Bentonite-Sand Slurry	2.00	38.54	3.7 ft ³	1 lbs/gal

2. Facility / Owner Information

Facility Name **Proposed West Road Alignments**

Facility ID (FID or PWS) **NA**

License/Permit/Monitoring No **NA**

Original Well Owner **NA**

Present Well Owner **Unknown** Present Property Owner

Mailing Address of Present Owner _____

City of Present Owner _____ State _____ Zip Code _____

4. Pump, Liner, Screen, Casing & Sealing Material

Pump and piping removed? Yes No N/A
 Liner(s) removed? Yes No N/A
 Screen removed? Yes No N/A
 Casing left in place? Yes No N/A
 Was casing cut off below surface? Yes No N/A
 Did sealing material rise to surface? Yes No N/A
 Did material settle after 24 hours? Yes No N/A
 If yes, was hole retopped? Yes No N/A
 If bentonite chips were used, were they hydrated with water from a known safe source? Yes No N/A

Required Method of Placing Sealing Material
 Conductor Pipe-Gravity Conductor Pipe-Pumped
 Screened & Poured (Bentonite Chips) Other (Explain): _____

Sealings Materials
 Neat Cement Grout Concrete
 Sand-Cement (Concrete) Grout Bentonite Chips
 For monitoring wells and monitoring well boreholes only
 Bentonite Chips Bentonite - Cement Grout
 Granular Bentonite Bentonite - Sand Slurry

6. Comments

NA = Not applicable to soil borings.

7. Supervision of Work

Supervision of Work				DNR Use Only	
Name of Person or Firm Doing Filling & Sealing	License #	Date of Filling & Sealing (mm/dd/yyyy)	Date Received	Noted By	
SOILS & ENGINEERING SERVICES, INC.		02/14/2024			
Street or Route	Telephone Number		Comments		
1102 Stewart Street	(608) 274-7600				
City	State	ZIP Code	Signature of Person Doing Work		Date Signed
Madison	WI	53713	<i>Craig M. Bower</i>		02/17/2024

Notice: Completion of this report is required by chs. 160, 281, 283, 289, 291-293, 295, and 299, Wis. Stats., and ch. NR 141 and 812, Wis. Adm. Code. In accordance with chs. 281, 289, 291-293, 295, and 299, Wis. Stats., failure to file this form may result in a forfeiture of between \$10-25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. Return form to the appropriate DNR office and bureau. See instructions on reverse for more information.

Route to:

Verification Only of Fill and Seal

Drinking Water

Watershed/Wastewater

Remediation/Redevelopment

Waste Management

Other:

SES Project Number 12468.27

1. Well Location Information Boring Location Information

County: **Dane** Boring Number: **BOR-3**

Latitude / Longitude (Degrees and Minutes): _____ N DD
_____ W DDM
Format Code: GPS008
 SCR002
 OTH001
Method Code

1/4 1/4 **SW** 1/4 **NW** Section: **17** Township: **6 N** Range: **8** E W
or Gov't Lot #

Well Street Address Boring: _____

Well City, Village or Town Boring: **Civil Township of Verona** Well ZIP Code Boring: _____
Subdivision Name: _____ Lot #: _____

Reason For Removal From Service: **Boring for GEOTECHNICAL sampling.** WI Unique Well # of Replacement Well: **NA**

3. Well / Drillhole / Borehole Information

Monitoring Well
 Water Well
 Drillhole / Borehole
Original Construction Date (mm/dd/yyyy): **02/21/2024**
Boring Completion
If a Well Construction Report is available, please attach. **NA**

Construction Type:
 Drilled Driven (Sandpoint) Dug
 Other (specify): _____

Formation Type:
 Unconsolidated Formation Bedrock

Total Well Depth From Ground Surface (ft.): **61.0** Casing Diameter (in.): **NA**

Lower Drillhole Diameter (in.): **6.3" to 8.5', 4.5" to 9.0', 4.0" to 58.0', 3.0" to 61.0'** Casing Depth (ft.): **NA**

Was well annular space grouted? **NA** Yes No Unknown

If yes, to what depth (feet)? _____ Depth to Water (Feet): **-2.08**

2. Facility / Owner Information

Facility Name: **Proposed West Road Alignments**

Facility ID (FID or PWS): **NA**

License/Permit/Monitoring No: **NA**

Original Well Owner: **NA**

Present Well Owner - Present Property Owner: **Unknown**

Mailing Address of Present Owner: _____

City of Present Owner: _____ State: _____ Zip Code: _____

4. Pump, Liner, Screen, Casing & Sealing Material

Pump and piping removed? Yes No N/A
Liner(s) removed? Yes No N/A
Screen removed? Yes No N/A
Casing left in place? Yes No N/A
Was casing cut off below surface? Yes No N/A
Did sealing material rise to surface? Yes No N/A
Did material settle after 24 hours? Yes No N/A
If yes, was hole retopped? Yes No N/A
If bentonite chips were used, were they hydrated with water from a known safe source? Yes No N/A

Required Method of Placing Sealing Material
 Conductor Pipe-Gravity Conductor Pipe-Pumped
 Screened & Poured (Bentonite Chips) Other (Explain): _____

Sealings Materials
 Neat Cement Grout Concrete
 Sand-Cement (Concrete) Grout Bentonite Chips

For monitoring wells and monitoring well boreholes only
 Bentonite Chips Bentonite - Cement Grout
 Granular Bentonite Bentonite - Sand Slurry

5. Material Used To Fill Well / Drillhole

	From (Ft.)	To (Ft.)	No. Yards Sacks Sealant or Volume (Circle one)	Mix Ratio or Mud Weight
Bentonite Chips	Surface	2.00	1 - 50 lb Bag	
Bentonite-Sand Slurry	2.00	53.00	5.3 ft ³	1 lbs/gal
Caved Soil	53.00	61.00	0.58 ft ³	

6. Comments

NA = Not applicable to soil borings.

7. Supervision of Work

				DNR Use Only	
Name of Person or Firm Doing Filling & Sealing	License #	Date of Filling & Sealing (mm/dd/yyyy)	Date Received	Noted By	
SOILS & ENGINEERING SERVICES, INC.		02/21/2024			
Street or Route	Telephone Number		Comments		
1102 Stewart Street	(608) 274-7600				
City	State	ZIP Code	Signature of Person Doing Work		Date Signed
Madison	WI	53713	<i>Craig M. Bower</i>		02/24/2024

Notice: Completion of this report is required by chs. 160, 281, 283, 289, 291-293, 295, and 299, Wis. Stats., and ch. NR 141 and 812, Wis. Adm. Code. In accordance with chs. 281, 289, 291-293, 295, and 299, Wis. Stats., failure to file this form may result in a forfeiture of between \$10-25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. Return form to the appropriate DNR office and bureau. See instructions on reverse for more information.

Route to:

Verification Only of Fill and Seal

Drinking Water

Watershed/Wastewater

Remediation/Redevelopment

Waste Management

Other: _____

SES Project Number 12468.27

1. Well Location Information Boring Location Information

County **Dane** Boring Number **BOR-4**

Latitude / Longitude (Degrees and Minutes) _____ N DD GPS008
_____ W DDM SCR002
_____ OTH001

1/4 1/4 **NW** 1/4 **SW** Section **17** Township **6 N** Range **8** E W
or Gov't Lot # _____

Well Street Address Boring _____

Well City, Village or Town Boring **Civil Township of Verona** Well ZIP Code Boring _____
Subdivision Name _____ Lot # _____

Reason For Removal From Service _____ WI Unique Well # of Replacement Well _____

Boring for GEOTECHNICAL sampling. **NA**

3. Well / Drillhole / Borehole Information

Monitoring Well Water Well Drillhole / Borehole
Original Construction Date (mm/dd/yyyy) Boring Completion **12/22/2023**
If a Well Construction Report is available, please attach. **NA**

Construction Type:
 Drilled Driven (Sandpoint) Dug
 Other (specify): _____

Formation Type:
 Unconsolidated Formation Bedrock

Total Well Depth From Ground Surface (ft.) Boring **38.7** Casing Diameter (in.) **NA**

Lower Drillhole Diameter (in.) **6.3" to 8.5", 4.5" to 10.0', 4.0" to 38.7'** Casing Depth (ft.) **NA**

Was well annular space grouted? **NA** Yes No Unknown

If yes, to what depth (feet)? _____ Depth to Water (Feet) _____

5. Material Used To Fill Well / Drillhole

	From (Ft.)	To (Ft.)	No. Yards Sacks Sealant or Volume (Circle one)	Mix Ratio or Mud Weight
Bentonite Chips	Surface	2.00	1 - 50 lb Bag	
Bentonite-Sand Slurry	2.00	38.67	4.1 ft ³	1 lbs/gal

2. Facility / Owner Information

Facility Name **Proposed West Road Alignments**

Facility ID (FID or PWS) **NA**

License/Permit/Monitoring No **NA**

Original Well Owner **NA**

Present Well Owner **Unknown** Present Property Owner

Mailing Address of Present Owner _____

City of Present Owner _____ State _____ Zip Code _____

4. Pump, Liner, Screen, Casing & Sealing Material

Pump and piping removed? Yes No N/A
Liner(s) removed? Yes No N/A
Screen removed? Yes No N/A
Casing left in place? Yes No N/A
Was casing cut off below surface? Yes No N/A
Did sealing material rise to surface? Yes No N/A
Did material settle after 24 hours? Yes No N/A
If yes, was hole retopped? Yes No N/A
If bentonite chips were used, were they hydrated with water from a known safe source? Yes No N/A

Required Method of Placing Sealing Material
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 Bentonite Chips Bentonite - Cement Grout
 Granular Bentonite Bentonite - Sand Slurry

6. Comments

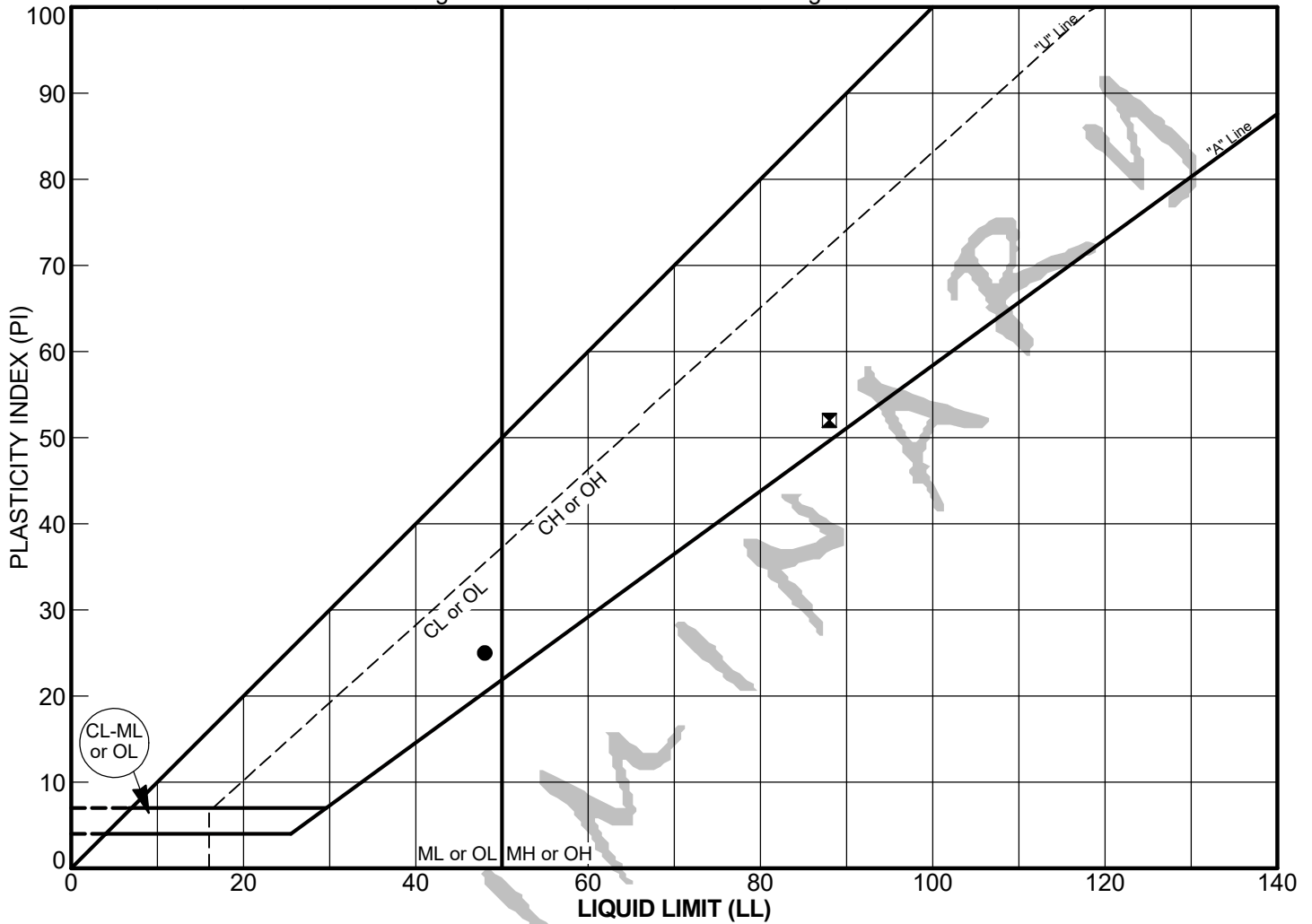
NA = Not applicable to soil borings.

7. Supervision of Work

				DNR Use Only	
Name of Person or Firm Doing Filling & Sealing	License #	Date of Filling & Sealing (mm/dd/yyyy)	Date Received	Noted By	
SOILS & ENGINEERING SERVICES, INC.		12/22/2023			
Street or Route	Telephone Number		Comments		
1102 Stewart Street	(608) 274-7600				
City	State	ZIP Code	Signature of Person Doing Work		Date Signed
Madison	WI	53713	<i>Craig M. Bower</i>		12/25/2023

ATTERBERG LIMITS TEST REPORT

ASTM Test Designation D4318/AASHTO Test Designations T89 & T90



Specimen Identification	LL	PL	PI	Sample Classification
● Boring BOR-1, 3'-11" Depth	48	23	25	LEAN CLAY (CL) — medium plasticity; dark brown to light brown; moist; very stiff consistency
▣ Boring BOR-3, 4'-1" Depth	88	36	52	ORGANIC CLAY (OH) — high plasticity; very dark gray; moist; very soft consistency

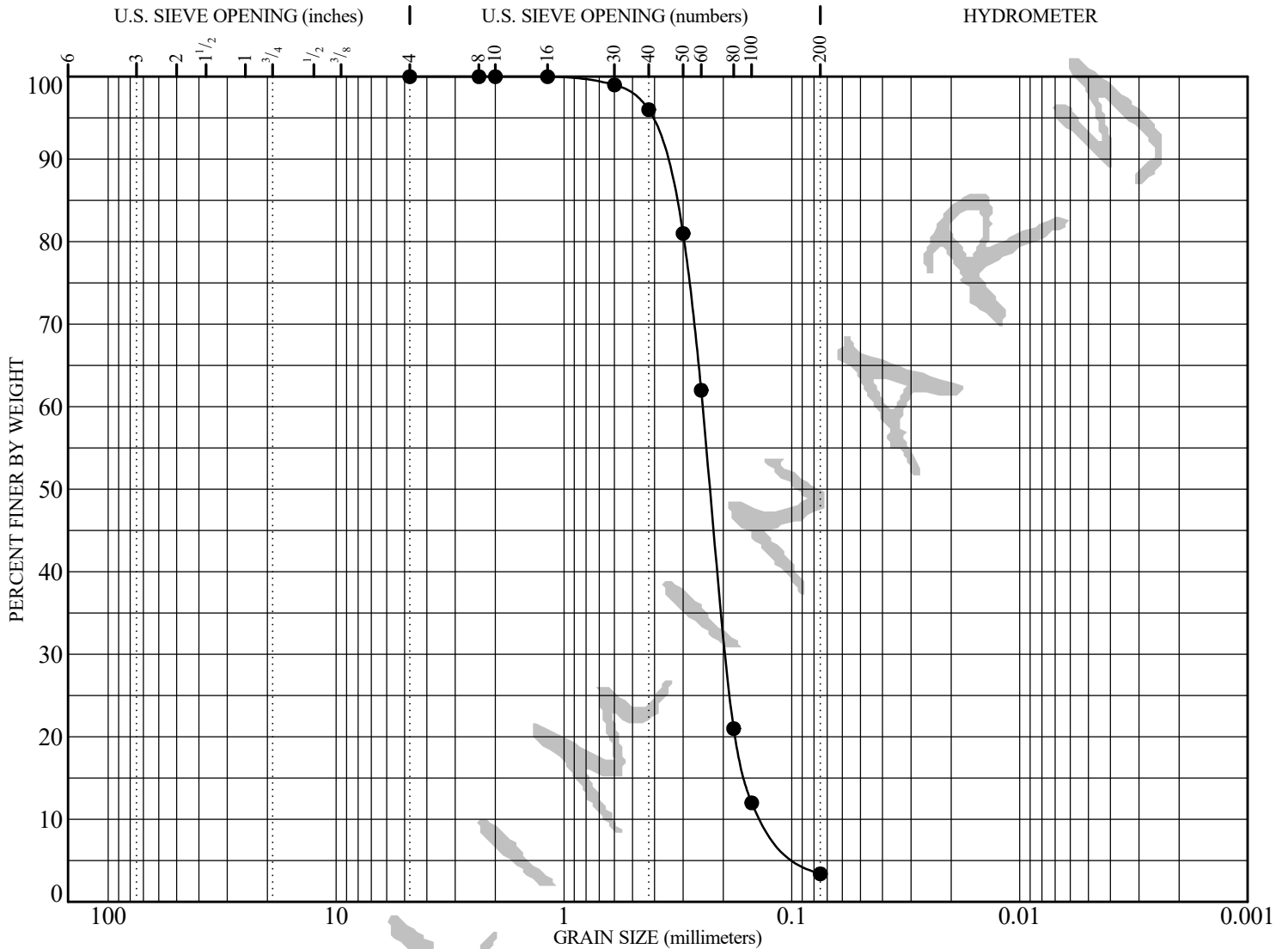


Soils & Engineering Services, Inc.
 1102 STEWART STREET
 MADISON, WISCONSIN 53713-4648
 Phone: (608) 274-7600
 CONSULTING CIVIL ENGINEERS SINCE 1966

LABORATORY TEST RESULT RECORD
 Proposed West Road Alignments
 Town of Verona, Dane County, Wisconsin

12468.27
FIGURE 1

PARTICLE SIZE DISTRIBUTION ANALYSIS REPORT



COBBLES (%)	GRAVEL (%)		SAND (%)			FINES (%)	
	coarse	fine	coarse	medium	fine	SILT (%)	CLAY (%)
● 0	0	0	0	4	93	3.4	

Sieve Size	Percent Finer	
	●	
#4	100	
#8	100	
#10	100	
#16	100	
#30	99	
#40	96	
#50	81	
#60	62	
#80	21	
#100	12	
#200	3.4	

Sieve Size	Percent Finer	
	●	

●	Grain Size (mm)			Coefficients	
	D ₆₀	D ₃₀	D ₁₀	C _c	C _u
●	0.25	0.19	0.13	1.1	1.9

Sample Information

● Boring BOR-1, 13'-9" Depth: **POORLY-GRADED SAND (SP)**
 — fine grained; yellowish-brown; wet; dense relative density;
ALLUVIUM; trace fines

Soils & Engineering Services, Inc.

1102 STEWART STREET
 MADISON, WISCONSIN 53713-4648
 Phone: (608) 274-7600

CONSULTING CIVIL ENGINEERS SINCE 1966

LABORATORY TEST RESULT RECORD

Proposed West Road Alignments
 Town of Verona, Dane County, Wisconsin

12468.27
FIGURE 2

Town of Verona

Town Board Meeting

Town Hall Community Room

7669 County Highway PD, Verona WI 53593

Tuesday February 3, 2026 6:30 PM



PUBLIC SPEAKING INSTRUCTIONS

WRITTEN COMMENTS: You can send comments to the Town Board on any matter, either on or not on the agenda, by emailing mgeller@town.verona.wi.us or twithee@town.verona.wi.us or in writing to Town Board Chair, 7669 County Highway PD, Verona, WI, 53593.

- 1) Call to Order/Approval of the Agenda
- 2) Pledge of Allegiance
- 3) Public Comment – Comments on matters not listed on this agenda could be placed on a future meeting agenda. If the Chair or staff has received written comments for items not on the agenda, these may be read.

4) Approval of minutes from January 6, 2026

5) Committee Reports

- A. Plan Commission
 - i. Discussion: Comprehensive Plan Amendment Update
- B. Public Works
- C. Finance Committee
- D. Natural and Recreational Areas Committee
- E. EMS Commission
- F. Senior Services Committee
- G. Town Chair's Business
- H. Supervisor Announcements

6) Staff Reports

- A. Administrator/Planner Report
- B. Public Works Director Report
- C. Clerk/Treasurer Report

7) Old Business

8) New Business

- A. Discussion: Check Register Review
- B. Motion to go into Closed Session per Wis. Stats. §19.85 (1) (c) Considering Employment, Promotion, Compensation or Performance Evaluation Data of any Public Employee over which the Governmental Body has Jurisdiction or Exercises Responsibility; the purpose of the Closed Session is to discuss renewal of the contract for the Planner/Administrator.
- C. Motion to return to Open Session

D. Discussion and Possible Action: Issues discussed in closed session.

9) Adjournment

Regular board agendas are published in the Town's official newspaper, The Verona Press. Per Resolution 2016-2 agendas are posted at the Town Hall and online at www.town.verona.wi.us. Use the 'subscribe' feature on the Town's website to receive agendas and other announcements via email. Notice is also given that a possible quorum of the Plan Commission and/or Public Works, Ordinance, Natural and Recreational Areas, and Finance Committees could occur at this meeting for the purposes of information gathering only.

If anyone having a qualifying disability as defined by the American with Disabilities Act needs an interpreter, materials in alternate formats, or other accommodations to access these meetings, please contact the Town of Verona @ 608-845-7187 or twithee@town.verona.wi.us. Please do so at least 48 hours prior to the meeting so that proper arrangements can be made.

Mark Geller, Town Chair, Town of Verona

Sent to VP: 01/23/2026

Amended: 01/27/2026



Town of Verona Strategic Planning Summary

Two strategic planning sessions held by the Town Board, committees, and commissions on November 11, 2017 and February 17th, 2018. The purpose of these sessions was to develop an updated vision statement and outline guiding principles for work going forward.

Town of Verona Vision Statement

To maintain the Town as an independent, financially sustainable, safe,
and healthy rural community

Guiding principles

- Create a welcoming and inclusive community
- Provide efficient services
- Be fiscally responsible
- Anticipate and plan for growth
- Protect and enhance cultural and natural resources
- Maintain open and transparent government
- Coordinate and collaborate with neighboring jurisdictions/key partners

Town of Verona

Town Board Meeting Minutes

Tuesday, January 6, 2026 – 6:30 pm

Town Board Members Present: Chair Mark Geller, Tom Mathies, Dave Lonsdorf, Deb Paul and Mike Duerst

Staff Present: Administrator/Planner Sarah Gaskell, Clerk/Treasurer Teresa Withee, Public Works Director Chris Barnes and Road Patrolman Mark Judd

Others Present: Bernie Coughlin, Nathan Lockwood

- A. Call to Order/Approval of the Agenda – Chair Geller called the meeting to order at 6:30 pm. Motion by Lonsdorf to approve the agenda, second by Mathies. Motion carried by voice vote.
- B. Pledge of Allegiance
- C. Public Comment - none
- D. Approval of minutes from December 2, 2025, and December 18, 2025. Motion by Lonsdorf to approve the minutes from December 2, 2025, second by Mathies. Motion carried by voice vote. Motion by Mathies to approve the minutes from December 18, 2025, second by Lonsdorf. Motion carried by voice vote.
- E. Committee Reports
 - A. Plan Commission
 - I. Discussion and Possible Action: Request for Approval of Annexation of Territory in Area C Pursuant to Section 8.04(a) and 17.01 of the City/Town Boundary Agreement. Gaskell updated the board. Plan Commission recommended approval at their December 2025 meeting. Discussion by board. Discussion included any boundary agreement renewal would likely include these parcels as City-Interest areas; minimizing construction impact on neighbors and acknowledgment of current traffic safety issues. Motion by Mathies to approve the Annexation of Territory in Area C Pursuant to Section 8.04(a) and 17.01 of the City/Town Boundary Agreement, inclusion of additional right of way approval is subject to town chair, second by Duerst. Motion carried by voice vote.
 - B. Public Works
 - I. Discussion and Possible Action: Approve Bid Solicitation for the 2026 Road Program including: Bobcat Lane, sections of Spring Rose Road, Wesner Road, Boulder Hill Court, Stony Ridge Circle, Sandy Ridge Court, Rock Ridge Court and a section of White Crossing Road (alternate). Motion by Duerst to approve bid solicitation for the 2026 Road Program including: Bobcat Lane, sections of Spring Rose Road, Wesner Road, Boulder Hill Court, Stony Ridge Circle, Sandy Ridge Court, Rock Ridge Court and a section of White Crossing Road (alternate), second by Mathies. Motion carried by voice vote.
 - C. Finance Committee – no meeting

- D. Natural and Recreational Areas – no meeting
 - E. EMS Commission – Paul stated that the Commission approved the union contract. Staff received 3% increase in pay.
 - F. Senior Services Committee – Paul will give a report next meeting
 - G. Town Chair’s Business – Geller stated there is a Wisconsin Towns Association district meeting on February 6th in Barneveld.
 - I. Discussion and Possible Action: Appointment of a Member to the Fitch-Rona EMS District Commission for a term expiring on May 15, 2027. Motion by Geller to approve Dave Lonsdorf to the Fitch-Rona EMS District Commission for a term expiring on May 15, 2027, second by Duerst. Geller thanked Sue Luginbuhl and Deb Paul for their service. Motion carried by voice vote.
 - H. Supervisor Announcements – Mathies stated that Dane County Towns Association meeting will be held January 21st. Lonsdorf stated that he contacted Verona Press to publish an article in the paper regarding the Town Hall Solar Panel project. The Press requested that he provide the article.
- F. Staff Reports
- A. Administrator/Planner Report was included in the packet.
 - B. Public Works Director Report was included in the packet.
 - C. Clerk/Treasurer Report was included in the packet. Deb Paul and Mike Duerst have filed paperwork to be placed on the spring ballot. Clerk Withee reported that approximately \$3.5 million was collected for the January settlement with about \$4,700 collected in interest. Settlement checks were mailed today.
- G. Old Business
- H. New Business
- A. Discussion: Check Register Review
 - I. Motion by Mathies to adjourn, second by Duerst, meeting adjourned without objection at 7:40 pm.

Prepared by: Teresa Withee, Town Clerk

Approved:

TOWN OF VERONA

TO: Town Board of Supervisors

FROM: Sarah Gaskell, Planner/Administrator

SUBJECT: Administrator Report for February 2026

Upcoming Meetings

- NRAC – February 18th, 6:30pm, Town Hall
- Public Works – no meeting
- Plan Commission – February 19th, 6:30pm Town Hall

General

- Spring Primary February 17th, 2026
- Barnes out of office February 9-13th

Work Plan

- Boundary Agreement amendments/renewal
- Land Use and Planning Applications – Comp Plan Amendments
- 2025 Budget Amendment
- Audit
- Town Board Goals
- Town Wide Revaluation
- Town Website Migration
- Plan Commission Project/Public Works Projects added to Town Website
- Knowledge Capture/calendar
- Communications Plan
- Succession Plan
- Emergency Plan

TOWN OF VERONA

TO: Plan Commission

FROM: Sarah Gaskell, Planner/Administrator

DATE: February 3rd, 2026

RE: Administrator's Memo – Town-wide Revaluation Update

Field Work

Field staff is currently scheduled to begin exterior inspections on April 13, with work expected to last approximately two weeks.

Tentative Meeting Dates

For planning purposes, the tentative dates are as follows:

- Open Book
Tuesday, September 15
12:00 PM – 6:00 PM
In person at Town Hall. Our office will also offer phone appointments throughout September to accommodate property owners who prefer to meet by phone.
- Board of Review
Thursday, October 22
6:00 PM – 8:00 PM

TOWN OF VERONA

TO: Town Board of Supervisors
Public Works Committee

DATE: January 29, 2026

FROM: W. Christopher Barnes, Public Works Director

SUBJECT: January 2026 Report

The monthly Public Works Department Activity report is submitted for the information and review of the Board and the Committee. December was an unusually busy month as early snowfall and extreme cold conditions made for challenging road conditions. Numerous citizen and resident concerns and action requests were received and addressed on a daily basis. If you should have any questions, please let me know.

Road Maintenance Activities

- Performed daily road snow and ice control operations.
- Received 100 tons of salt materials.
- Enforced no parking signs and Class B highway signs along Stoney Ridge Circle.

Equipment and Facility Activities

- Completed various truck maintenance for winter operations
- Assisted All Energy Solar for Solar Panel installation site investigation.
- Assisted with annual fire protection/alarm inspection
- Set up for various community room rentals

Sanitary Sewer Utility Activities

- Completed the utility district sewer televising review and inputting system data into the upgraded utility GIS system. The entire system was viewed and all pipe issues noted. One letter was sent to a resident notifying them of concerns in their own sewer lateral.



Sewer debris exiting from private residence

- Continued working with MMSD on the interceptor sewer replacement from Goose Lake to the Fitchrona Road Pump Station.

Engineering Activities

- Received confirmation from the Dane County Highway Dept the speed limit on PD in front of the town Hall will be lowered to the west to account for the limited sight distance.
- Continued liaison work with the US 18/151 task force and scheduled public information meeting seeking community input from businesses, residents, and commuters throughout the corridor.
- Issued for bidding the 2026 Road program including an alternate for adding White Crossing Road. Bids to be received February 13th.
- Submitted the Shagbark Road Project for LRIP reimbursement in the amount of \$17,208.
- Continued with Fitchburg City staff and with several Fitchrona Road property owners regarding the upcoming project and the right of way acquisition necessary to complete the project. Bidding of the project is forthcoming construction in 2026.
- The city intends to submit a request for extension of the grant funds.
- Began preparation of standard construction details for the Town. % details have been completed
- Began updating the town Driveway Ordinance

cc: Sarah Gaskell, Town Planner/Administrator
Mark Judd, Road Patrolman