



CITY OF VERONA

111 Lincoln Street
Verona, WI 53590-1520

Jamie J. Aulik, City Administrator

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MEMORANDUM

To: Members, Dane County Zoning and Land Regulation Committee
From: Jamie J. Aulik, City Administrator
Date: August 6, 2026
Re: Concerns Regarding Proposed Comprehensive Plan Amendments

Dear members of the Dane County Zoning and Land Regulation Committee,

The City of Verona respectfully requests that the Dane County Zoning and Land Regulation Committee deny the Town of Verona's proposed Comprehensive Plan amendments. The proposed amendments would convert large swaths of productive agricultural land into low-density rural residential development in areas strategically positioned for future urban growth. These amendments are inconsistent with the Town's existing Comprehensive Plan and, more importantly, conflict with Dane County's long-standing planning objectives of preserving farmland, encouraging compact development, protecting environmental resources, and making efficient use of public infrastructure. **Rather than viewing these amendments solely as a local land use decision, we encourage the Committee to consider whether they advance the County's adopted planning goals.**

One way to illustrate the differing planning philosophies is to compare the City's nearly completed Comprehensive Plan with the Town's proposed amendments currently under consideration. The City's Comprehensive Plan takes a strategic, long-term approach by accommodating projected population growth through compact neighborhoods, mixed-use development, and carefully planned extensions of infrastructure into areas identified for future urban growth. To cite one prominent example, the proposed Wildcat Pit area is directly adjacent to the SSM Health campus, where municipal infrastructure is already available. Likewise, the Fitchrona Road corridor has long been recognized as the City's most logical direction for future expansion. This coordinated planning approach accommodates substantially more housing while consuming significantly less land than dispersing development across two-to-four-acre rural residential lots, preserving valuable agricultural land and making more efficient use of existing and planned public infrastructure.

The City's planning strategy is also closely coordinated with long-term roadway improvements, utility master planning, future transit expansion, and proposed interchange improvements along USH 18-151. This integrated approach ensures that land use, infrastructure, and transportation investments are planned together to maximize efficiency and support sustainable growth. In contrast, scattered rural residential development fragments growth patterns, reduces the efficiency of future municipal service extensions, and can ultimately create pressure for municipalities to extend utilities to address failing private wells and septic systems. These outcomes are inconsistent with Dane County's longstanding goals of promoting orderly, efficient growth and making the best use of existing and planned public infrastructure.

Another important consideration is how we accommodate future employment growth. Dane County's economic development goals are better served by expanding existing employment centers than by establishing entirely new industrial parks. Liberty Business Park already contains the infrastructure necessary to support future expansion. Building upon existing employment areas minimizes additional infrastructure costs, reduces land consumption, and preserves more productive agricultural land while still meeting future economic development needs. This approach is far more consistent with Dane County's goals of farmland preservation and efficient growth.

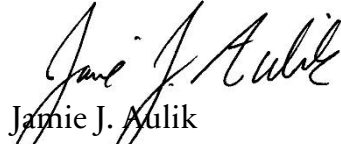
The Dane County Regional Housing Strategy clearly recognizes the need for additional housing. However, meeting that need requires the right kinds of housing: compact neighborhoods, a variety of housing types and densities, and development patterns that make efficient use of land and infrastructure. Converting productive agricultural land into large-lot rural residential development, while removing hundreds of acres of strategically located land on the edge of the City of Verona works against these objectives. It reduces the land available for the compact, efficient development envisioned by both the County and the City and ultimately contributes to a more constrained housing supply and higher long-term housing costs.

The City supports growth that advances Dane County's Comprehensive Plan by preserving farmland, protecting environmental resources, making efficient use of infrastructure, and directing new housing and employment into compact, coordinated development patterns. The Town's proposed amendments move this high-growth area, and Dane County more broadly, in the opposite direction.

Dane County has spent decades establishing a nationally recognized framework for managing growth in a way that protects agricultural resources while fostering vibrant communities. Approving these amendments would undermine those longstanding policies and set a precedent that is inconsistent with the County's commitment to orderly, efficient development.

For these reasons, the City of Verona respectfully requests that the Dane County Zoning and Land Regulation Committee deny the Town of Verona's proposed Comprehensive Plan amendments and reaffirm the planning principles that have guided Dane County's success for generations.

Thank you for your consideration,



Jamie J. Aulik
City Administrator

Encl: Areas of Interest Maps

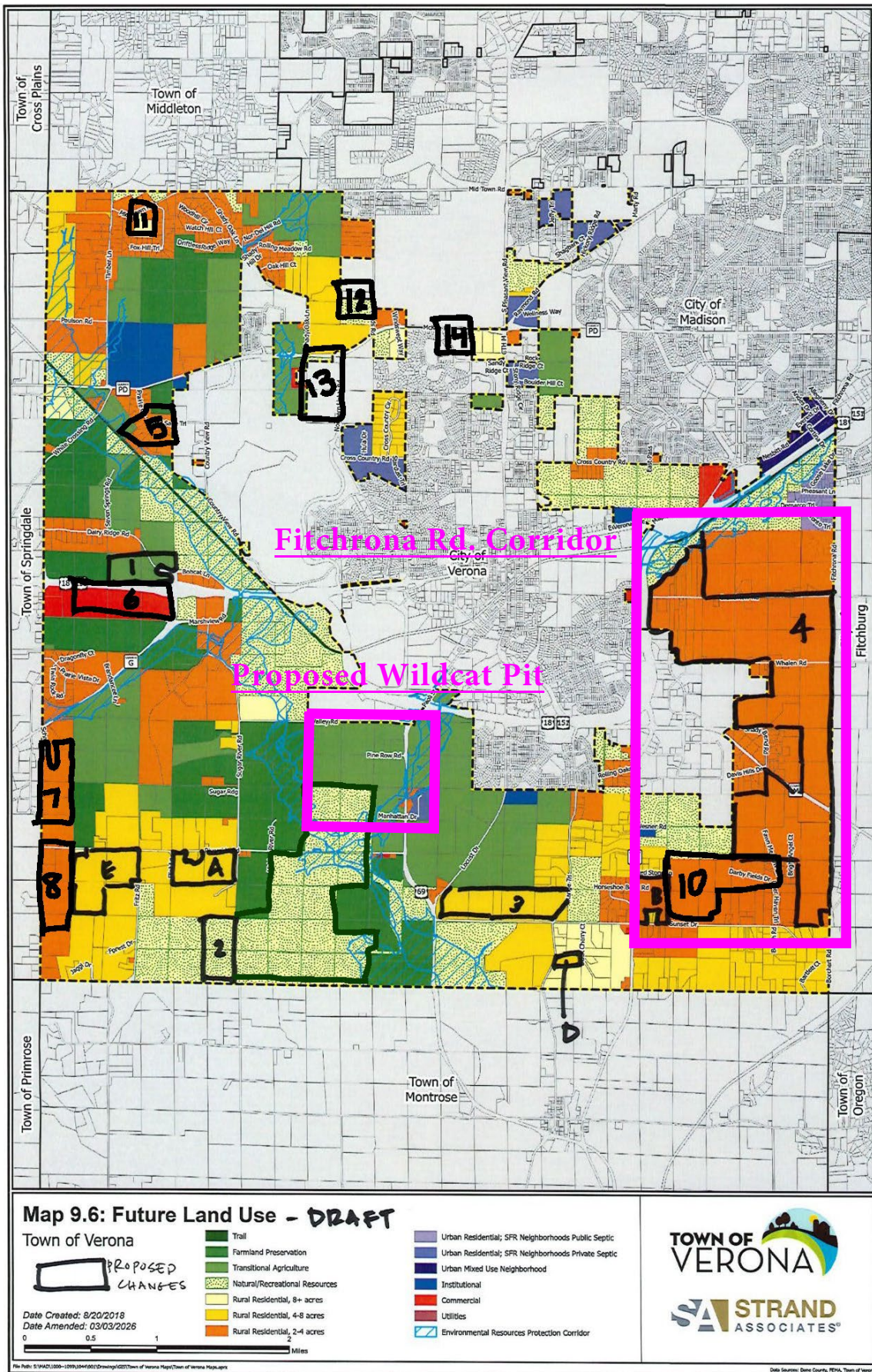
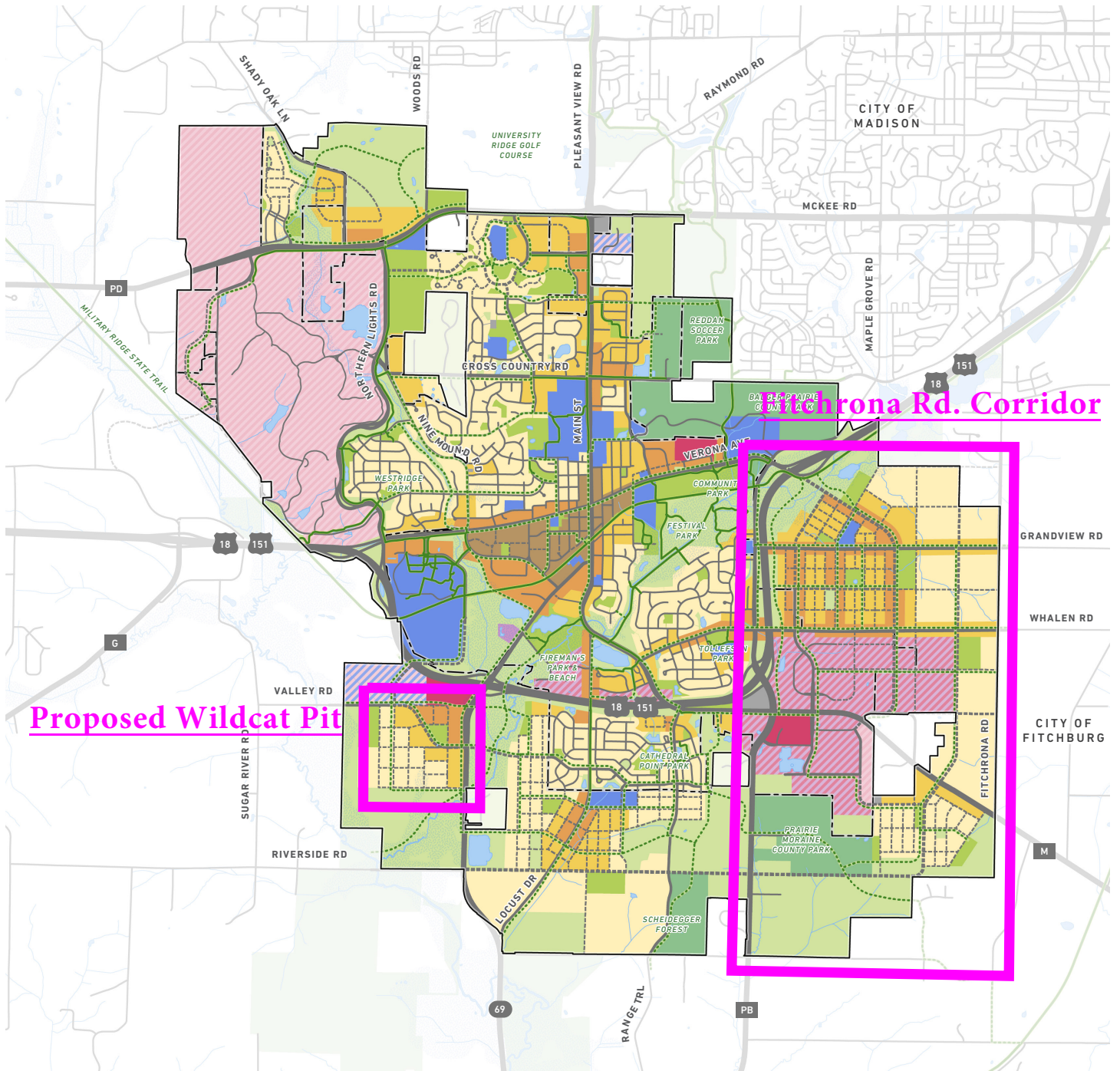


Figure 10: Future Land Use Map



Legend

- | | | |
|----------------------------|-----------------------------------|-------------------|
| Verona City Limits | Mix - Institutional or Commercial | Roads - Existing |
| Study Area Boundary | Mix - Industrial or Commercial | Roads - Proposed |
| Downtown Mixed Use | Office Campus | Trails - Existing |
| Neighborhood Mixed Use | Utilities and Transportation | Trails - Proposed |
| Housing B (Medium Density) | Parks - City | |
| Housing A (Low Density) | Parks - County or Regional | |
| Institutional | Open Lands/Environmental Corridor | |
| Industrial | Floodplain/Environmental Corridor | |
| Destination Commercial | Lakes, Creeks, and Streams | |

