

Town of Blooming Grove

Plan Commission Minutes

Date: Wednesday, October 22, 2025, at 5:00 PM

Place: Town Hall, 1880 S. Stoughton Road

Present per roll call: Chair Dave Young, and Commissioners Jeff Teuscher, Dwight Johnson, and David Braga. Erin Pierce had an excused absence.

Also, in attendance were Clerk/Treasurer/Administrator John Wright, Deborah Sellers, Frank Woznick (arrived at 5:15 PM), Amy Schroeder (arrived at 5:15 PM), and David Wood (arrived at 5:28 PM).

Chair Young called the meeting to order at 5:00 PM. Wright attested to proper proof of posting. In the absence of David Wood, Chair Young requested, without objection, to move item 2.b ahead on the agenda.

2. Discussion and/or Decision Items

- b. Town Parks** – Chair Young stated that he will work with the Town Supervisor of Public Works, Cory Buske to inventory the resources in each Town Park, including shelters, playground equipment, plantings, benches, electrical, water, etc. Young proposed a special meeting to review each park. Commissioner Teuscher is restricted by his work schedule until November 15th, but is otherwise willing to attend as is Commissioner Braga. Commissioner Johnson recommended soliciting feedback from Town residents to find out what they may want. It was noted that a tree planted by the Gallagher Grove Civic Club had been removed by ATC in Thurber Park along with lilac shrubs. There followed a brief discussion of a Juniper tree transplanted from the Blooming Grove Cemetery to Thurber Park. Resident Deborah Sellers is willing to volunteer to assist with a survey. There is an outlay account specific to the Trachte Building in Thurber Park that comingles grant money with money set aside by the Town. The current balance for the Parks Outlay account is \$5,662.02.

- c. Future development in the Town**

Chair Young stated that David Wood had approached Clerk/Treasurer/Administrator Wright about a possible condominium development for his property located at the intersection of Larsen and Meadowview roads. Wright explained that Wood had approached him about a possible condominium plat of single-family detached residences. Wright noted that such developments are not land divisions; land divisions are regulated by the City of Madison under their extraterritorial jurisdiction. Condos, unlike traditional developments, are comprised of units, common elements, and limited common elements instead of lots under single ownership. Any roads constructed to serve units must be built to Town road standards and cannot be dedicated to the public at a future date. The developer must create a declaration that defines the project, includes a legal description for each unit, and enumerates rules and restrictions; it is recorded with the Dane County Register of Deeds along with the Condominium Plat.

There followed a brief discussion about how future events may affect the association members upon the death or transference of title to heirs and assigns. Wright stated that Mr. Wood is balancing the cost with the convenience of connecting to public sewerage or conventional, private onsite wastewater treatment systems (POWTS). It is Wright's understanding that Mr. Wood has confirmed that the City of Madison is fine for future development to be served by private wells.

3. Administrative Business

a. Approval of June 11, 2025 Meeting Minutes

Chair Young made a motion to approve the minutes of the June 11, 2025 Plan Commission meeting, as presented; 2nd Commissioner Teuscher. Motion carried 4-0.

b. Future Agenda Items – Field visit results at three Town Parks and Park Survey.

4. Public Comment – No comments were received.

2.a. Review Concept Plan of Woods Edge Condominium Plat and supporting documents

i. Lot 1 of Certified Survey Map 15285 with existing residence – David Wood stated that the proposed name of the condominium and private road is not in conflict with any other in the area. Wood chronicled his purchase of the current parcel and transition from agricultural use to residential and conservation efforts that includes a one-acre pond and thousands of planted trees. The enrollment in the Managed Forest Law Program has expired, so there will be no penalty associated with the land's development. Woods is hoping to develop the property to a density far lower than that of Terra Vessa to the west. He noted that the cost to connect to public sanitary sewer was based upon the size of the lot, not the number of residential dwelling units or bathrooms. If the proposed development moves forward, the plan is to construct the paved private access to a standard acceptable to the Dane County Fire Department. The private road will not have curb and gutter. All proposed, detached single-family residences will be served by private wells, which has been agreed to by the City of Madison, according to Wood.

ii. Possible replat as six-unit condo plat –The current zoning classification allows for one residence for every 16 acres; this piece of land has 28.93 acres with one existing home. The size the land included with each the six proposed units would be determined in part by how much property would be set aside for conservation, the minimum square footage required for POWTS or public sanitary sewer, and access. The existing home would be one of the six lots. That residence has a private well and is connected to public sanitary sewerage.

iii. Current zoning RM-16 Rural Residential with possible rezone to MFR-08 Multi Family – In order to develop the property, as proposed, Mr. Wood will need to petition Dane County for rezoning Lot 1 of Certified Survey Map (CSM) 15285 from its current classification of RM-16 to MFR-08.

Chair Young moved to support the proposed six-unit condo plat of detached, single-family residences and further approved Mr. Woods to seek the rezone of Lot 1 of CSM 15285 from RM-16 to MFR-08; 2nd by Commissioner Teuscher. Motion carried 4-0.

5. Adjourn – Chair Young made a motion to adjourn the meeting; 2nd by Commissioner Johnson. Motion carried 4-0 at 5:51 PM.

Minutes by John Wright
Approved: February 11, 2026