



1880 S. Stoughton Road Madison WI 53716
Phone 608-223-1104 * Fax 608-223-1106
www.blmgrove.com

NOTICE IS HEREBY GIVEN that the Town of Blooming Grove Plan Commission will meet on Wednesday, February 11, 2026 at 5:00 PM in the Town Hall located at 1880 S. Stoughton Road, Madison, Wisconsin. The following is the **MEETING AGENDA**:

1. Order of Business

- a. Call meeting to order; remind attendees to sign in
- b. Roll Call
- c. Review of Meeting Agenda

2. Discussion/Decision Items

- a. Updates on Woods Edge Condominium Plat
- b. Town Park Survey Results
- c. Future development in the Town

3. Administrative Business

- a. Approval of October 22, 2025 meeting minutes
- b. Approval of November 5, 2025 site visit meeting minutes
- c. Future Agenda Items

4. Public Comment

Note: Under "Public Comment" the public can comment on any topic, but state open meeting laws do not allow for any discussion or action to be taken on issues not listed on the agenda.

5. Adjourn

Dated and Posted February 6, 2026

Please Note: A quorum of the Blooming Grove Town Board may be in attendance to gather information relevant to their responsibilities. No matter shall be considered, nor shall the Town Board take any action, at this meeting.



Dane County

Minutes - Final Unless Amended by Committee

Zoning & Land Regulation Committee

Consider:

Who benefits? Who is burdened?

Who does not have a voice at the table?

How can policymakers mitigate unintended consequences?

This meeting is being conducted on land now known and recognized as Dane County, Wisconsin. We acknowledge that this land is at the same time the ancestral, traditional, & contemporary land of the Ho-Chunk, Sauk & Kickapoo nations.

Tuesday, January 27, 2026

6:30 PM

Hybrid Meeting: Attend in person at the City County Building in Room 354; or Attend virtually via Zoom.

See below for additional instructions on how to attend the meeting and provide public testimony.

A. Call to Order

Present 5 - JERRY BOLLIG, MICHELE DOOLAN, JEFFREY KRONING, DON POSTLER, and MICHELE RITT

B. Public comment for any item not listed on the agenda

[2025](#) January 27, 2026 ZLR Meeting Registrants
[RPT-655](#)

Attachments: [January 27th ZLR registrations](#)

C. Consideration of Minutes

[2025](#) January 13, 2026 ZLR Committee meeting minutes
[MIN-502](#)

Attachments: [January 13th ZLR Committee Work Meeting Minutes](#)

approved

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

D. Public Hearing for Zoning Map Amendments, Conditional Use Permits, and Ordinance Amendments

[12243](#)

PETITION: REZONE 12243
APPLICANT: WEDEWARD LIVING TR
LOCATION: 371 WATERLOO ROAD, SECTION 14, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12243 Ord Amend](#)
[12243 Staff Report](#)
[12243 Town Action](#)
[12243 Density study](#)
[12243 APP](#)
[12243 MAP](#)

In support: Michael Wedeward
Opposed: none
recommended for approval

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12244](#)

PETITION: REZONE 12244
APPLICANT: DAVE AND JULIE WOOD
LOCATION: 3200 LARSEN DRIVE, SECTION 31, TOWN OF BLOOMING GROVE
CHANGE: Removing 0.17 acres from wetland status to non-wetland status
REASON: rezoning a portion of land from wetland status to non-wetland status pursuant to
Dane County code of ordinance section 11.10.

Attachments: [12244 Staff Report](#)
[12244 Current CSM 15285](#)
[12244 Wood Concept Map \(11-12-25\)](#)
[12244 APP](#)
[12244 MAP](#)
[12244 Public Comment - Holten support](#)

In support: David Wood
In opposition: Guy Gorsky
postponed

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

DESCRIPTION:

Lot 1, Certified Survey Map No. 15285, recorded in the Dane County Register of Deeds Office in Volume 109 of Certified Surveys on Pages 109 through 113, as Document No. 5540586. Located in part of the Southwest 1/4 of the Southwest 1/4 of Section 31, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin.

NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) AREA = 1,260,419 SQ.FT. OR 28.93 ACRES

3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

SURVEYOR'S CERTIFICATE:

I, Noa T. Prieve, Professional Land Surveyor, hereby certify that this plat is a correct representation of the condominium described and identification and location of the units and the common and limited common elements can be determined from the plat.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

DATE: _____

Noa T Prieve S-2499
Professional Land Surveyor

SURVEYORS SEAL

DRAWN BY NEIL BORTZ

DRAWING NO. 24W-183

SHEET 1 OF 1

SHEET 1 OF 1

Dane County Rezone Petition

Application Date	Petition Number
11/20/2025	DCPREZ-2025-12244
Public Hearing Date	
01/27/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DAVE AND JULIE WOOD	PHONE (with Area Code) (608) 442-8000	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 3200 LARSEN RD		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) MADISON, WI 53711		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS	

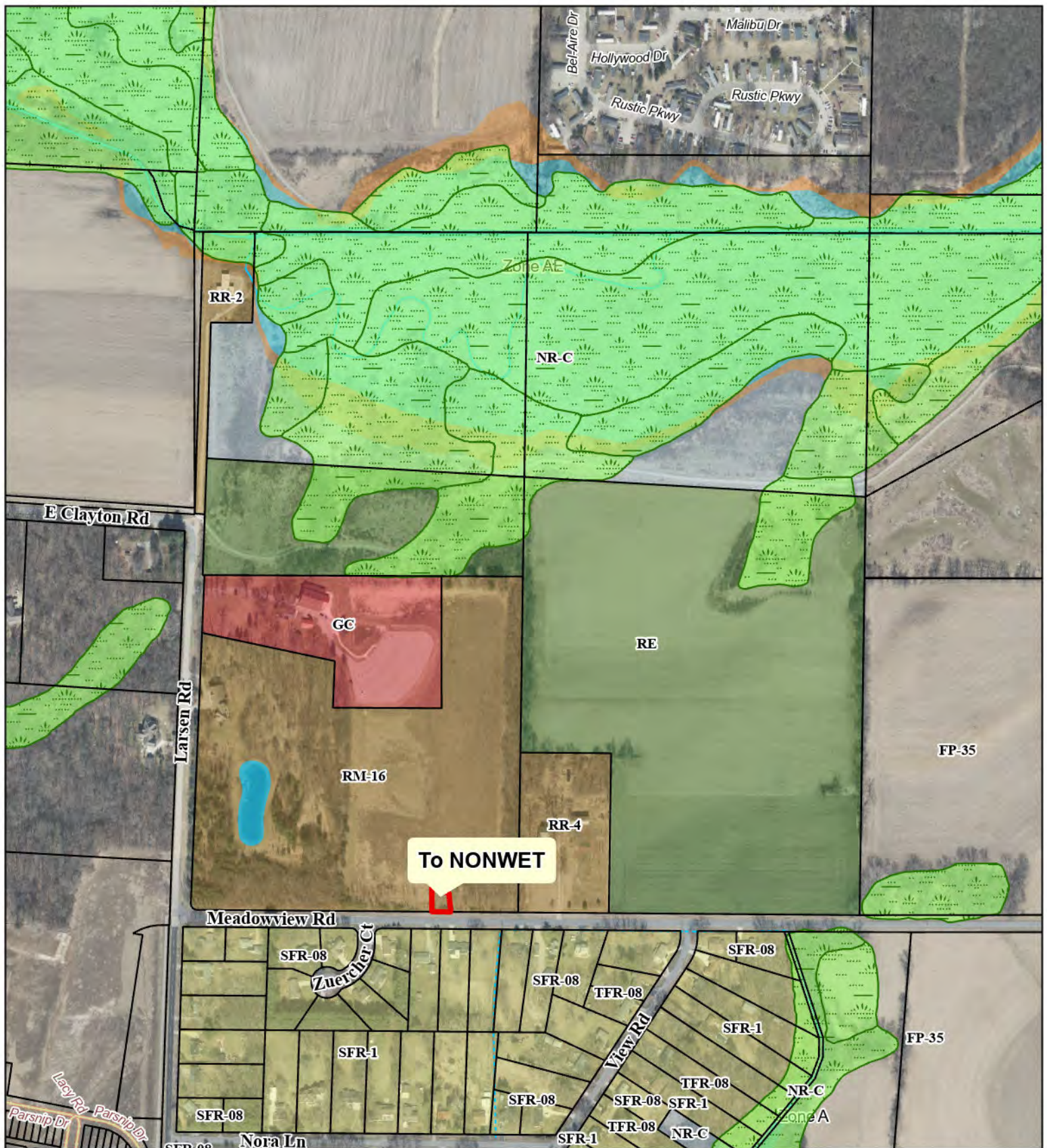
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3200 Larsen Drive					
TOWNSHIP BLOOMING GROVE	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0710-313-9030-0					

REASON FOR REZONE
REZONING A PORTION OF LAND FROM WETLAND STATUS TO NON-WETLAND STATUS PURSUANT TO DANE COUNTY CODE OF ORDINANCE SECTION 11.10.

FROM DISTRICT:	TO DISTRICT:	ACRES
Wetland Status	Non - Wetland Status	0.17

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials_____	PLAT REQUIRED? ☒ Yes ☐ No Applicant Initials_____	DEED RESTRICTION REQUIRED? ☒ Yes ☐ No Applicant Initials_____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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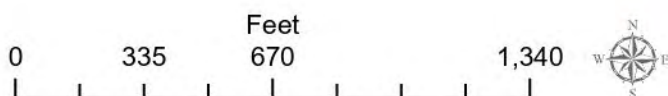
COMMENTS: THE APPLICANT WILL NEED TO PROVIDE REASONING WHY AN ALTERNATE LOCATION FOR THE DRIVEWAY CANNOT BE ACHIEVED ON THE PROPERTY.



PETITION 12244
DAVE AND JULIE WOOD

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard





Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
• PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Dave and Julie Wood	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	3200 Larsen Road	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Madison, WI 53711	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	dave@DDWDave.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-442-8000	Phone#:	608-255-5705

PROPERTY INFORMATION	
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Township:	Blooming Grove	Parcel Number(s):	008/0710-313-9030-0
Section:	31	Property Address or Location:	3200 Larsen Road

REZONE DESCRIPTION	
Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.	Is this application being submitted to correct a violation? Yes ☐ No ☒

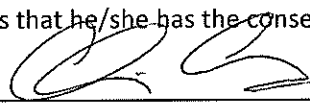
Rezone requested for wetland area to be filled. Wetland fill area will help provided Dave and Julie Wood enough room to put a private drive through for their condominium project that they are proposing. Fill area shown on exhibit map.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
Wetland	Out of Wetland	0.17

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

☒ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☒ Pre-application consultation with town and department staff	☒ Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature 

Date 11-18-25

Wetland Rezone Narrative

PART 1 — RESPONSE TO DANE COUNTY ORDINANCE §11.10

Purpose and Overview

This application requests are to remove a part of a Wetland zoning district so Dave and Julie Wood can put a private road through their property for a Condominium Plat. Allen Ramminger Water Management Specialist with the WDNR has provided a letter from July 15th, 2025 (EXE-SC-2025-13-02090) stating that the wetlands located in this area is a nonfederal wetland and the wetlands isn't a rare and high-quality wetlands. Please see attached letter from Allen Ramminger.

(1) Rezoning Method

The rezone will be completed by amending the official zoning map and ordinance consistent with the process outlined in county and state regulations. All procedures for public notice, review, and adoption will follow Dane County and Wisconsin statutory requirements.

(2) Avoidance of Significant Adverse Impacts

The project has been carefully designed to avoid or minimize adverse effects on wetland functions and values. Each factor listed in §11.10(2)(a–g) has been addressed below.

(a) Storm and flood water storage capacity

The roadway grading preserves the majority of existing wetlands and storage capacity. There will be a culvert to connect to wetlands from one side of the private drive to the other side.

(b) Maintenance of groundwater flow and dry-season stream flow

The project avoids disturbance to groundwater discharge and recharge zones. There will be minimal impact.

(c) Filtering or storage of sediments, nutrients, and pollutants

Temporary construction impacts will be managed under an approved erosion control and stormwater plan. Permanent stormwater management features will continue to filter runoff before it enters wetlands.

(d) Shoreline protection against soil erosion

There is no shoreline through the wetlands in this area.

(e) Fish spawning, breeding, nursery, or feeding grounds

There will be minimal impact to spawning, breeding, nursery or feeding grounds.

(f) Wildlife habitat

The project avoids high-quality habitat areas where feasible.

(g) Areas of special recreational, scenic, or scientific interest

The proposed road will blend in to surrounding landscape and allow access to 5 units in the proposed condominium plat which will allow access to a new private walking trail inside the plat.

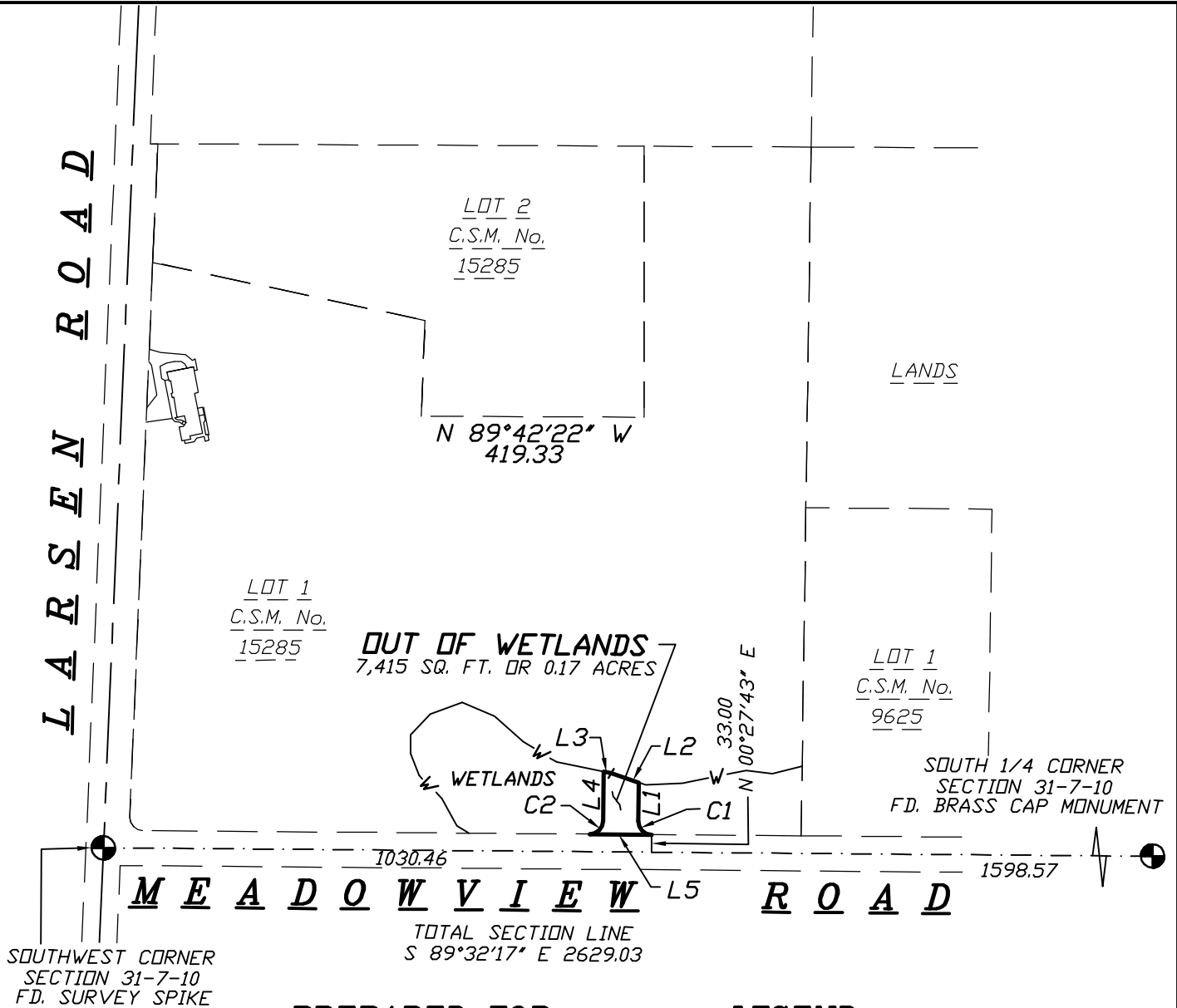


REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the Southwest 1/4 of the Southwest 1/4 of Section 31,
T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin. Including all of Lots
1 and 2 Certified Survey Map No. 8235.



PREPARED FOR:

DAVE AND JULIE WOOD
3200 LARSEN ROAD
MADISON, WI 53711

LEGEND

⊙ = FOUND DANE COUNTY
SECTION CORNER

CURVE TABLE:

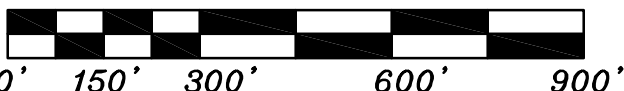
C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C1	25.00	N 44°32'17" W 35.36	39.27	90°00'00"
C2	25.00	S 45°27'43" W 35.36	39.27	90°00'00"

LINE TABLE:

L#	BEARING	DIST.
L1	N 00°27'43" E	72.68
L2	N 71°25'10" W	54.38
L3	N 78°16'32" W	14.60
L4	S 00°27'43" W	92.44
L5	S 89°32'17" E	116.00

BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SW 1/4 OF SECTION 31-7-10
LINE TO BEAR S 89°32'17" E

SCALE 1" = 300'



WETLAND REMOVAL DESCRIPTION

An area of wetlands to be removed located on Lot 1, Certified Survey Map No. 15285, recorded in the Dane County Register of Deeds Office in Volume 109 of Certified Surveys on Pages 109 through 113, as Document No. 5540586. Located in part of the Southwest 1/4 of the Southwest 1/4 of Section 31, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 31, thence S 89°32'17" E along the south line of the said Southwest 1/4, 1030.46 feet; thence N 00°27'43" E to the north right of way of Meadowview Road also being the point of beginning.

Thence along an arc of a curve concaved northeasterly having a radius of 25.00 feet and a long chord bearing of N 44°32'17" W, 35.36 feet; thence N 00°27'43" E, 72.68 feet; thence N 71°25'10" W, 54.38 feet; thence N 78°16'32" W, 14.60 feet; thence S 00°27'43" W, 92.44 feet; thence along an arc of a curve concaved northwesterly having a radius of 25.00 feet and a long chord bearing and distance of S 45°27'43" W, 35.36 feet to the said north right of way of Meadowview Road; thence S 89°32'17" E along said north right of way, 116.00 feet to the point of beginning. This wetland area to be removed contains 7415 sq. ft. or 0.17 acres.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Rd.
Fitchburg, WI, 53711

Tony Evers, Governor
Karen Hyun, Ph.D., Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



July 15, 2025

EXE-SC-2025-13-02090

David Wood
3200 Larson Road
Madison, WI 53711

RE: Nonfederal Wetland Exemption Determination for an area described as Wetland 1 located at SW SW T7N R10E S31 in the Town of Blooming Grove, Dane County.

Dear Mr. Wood:

This letter is in response to your request for a nonfederal wetland exemption determination for the above-mentioned wetlands.

According to 281.36 (4n), Wis. Stats., a nonfederal urban wetland is a wetland that is not federally jurisdictional. Projects impacting nonfederal wetlands in urban areas must be less than 1 acre of total impact per parcel. Mitigation will be required for impacts greater than 10,000 sq ft up to 1 acre. The applicant must have a nonfederal jurisdictional determination from the Army Corps of Engineers along with a map of the wetland(s) involved. In addition, DNR must also consider whether the nonfederal wetland is a rare and high-quality wetland as defined in s 281.36(4n), Wis. Stat.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative including project scope and purpose
- Site location map and photographs that show different angles and views of the wetland
- Botanical survey results
- Wetland delineation information

Below is a summary of our findings:

Request Narrative

According to the request narrative the total wetland impacts will be .05 acres. The purpose of this project is to install a driveway on a current path to gain access to a homesite.

Site Location and Photographs

The site location confirms that the wetland is located in an urban area. Wetland photographs also show the area of wetland impacts and surrounding landscape.

Botanical Survey

The botanical survey demonstrates that the wetland isn't a rare and high quality wetland.

Wetland Delineation Information

The wetland delineation shows the wetland boundaries on the property according to the 1987 ACOE wetland delineation manual and supplements.

Stormwater Compliance Information

The documentation demonstrated that the project will be completed in compliance with applicable WPDES stormwater permits and stormwater ordinances adopted under s. 59.693, 60.627, 61.354, or 62.234, Wis. Stats.

ELIGIBLE

Based upon the documentation provided above, the project meets the eligibility criteria pursuant to s. 281.36 (4n), State Stat. If you have any questions or would like to schedule a meeting to discuss this approval, please call me at (608) 228-4067 or email Allen.Ramminger@wisconsin.gov

Sincerely,

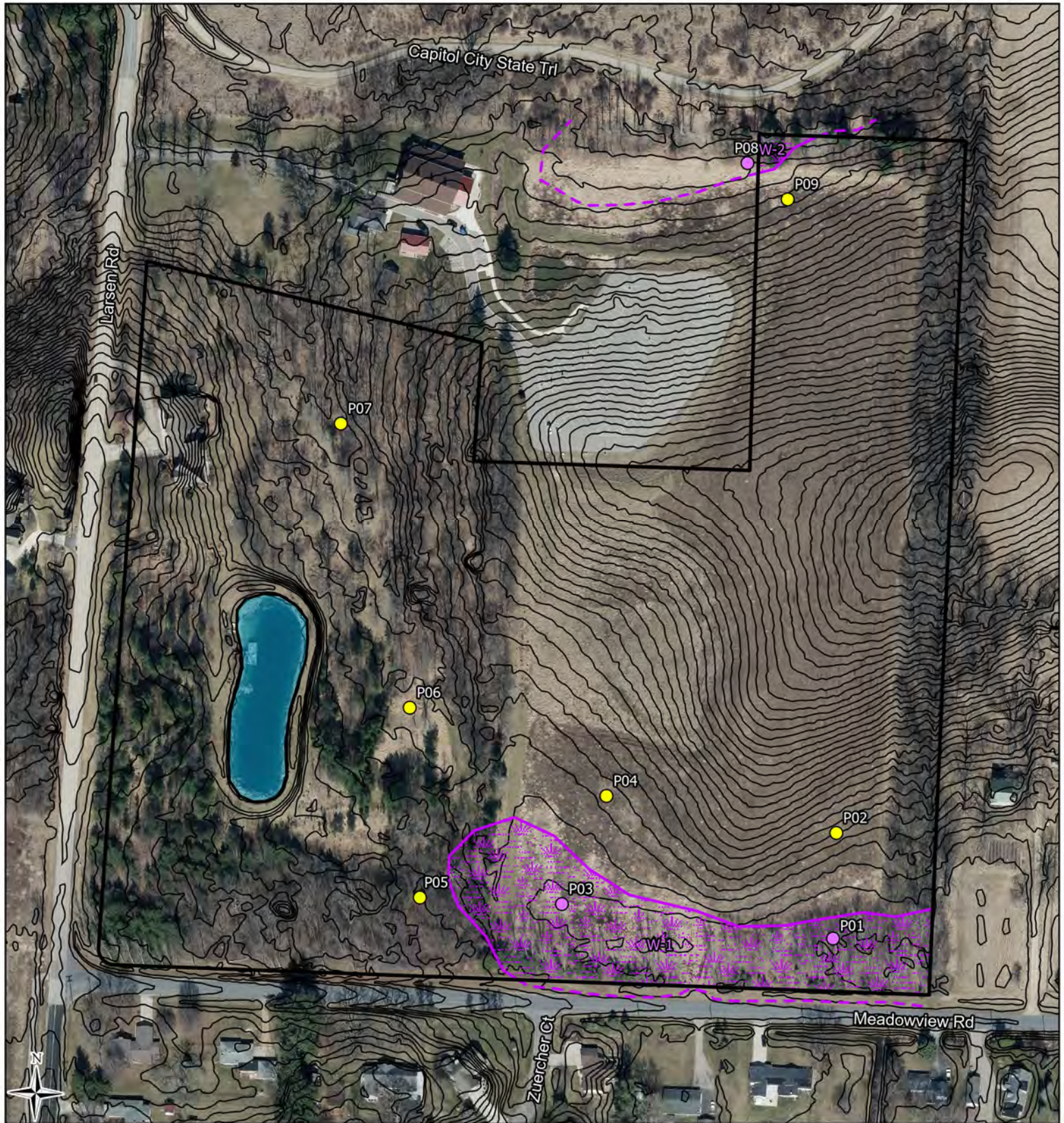
Allen Ramminger

Allen Ramminger
Water Management Specialist

Email CC:

Alan Vorse, USACE Project Manager
DNR Water Management Specialist
County Zoning Administrator
WDNR Conservation Warden
Consultant
Waterways/Wetlands file





- Study Area (28.96 ac)
 - ~ Dane Co 1' Contours
 - Excavated Pond (0.64 ac)
 - Field Delineated Wetlands (2.38 ac)
 - Offsite Wetland Boundaries
- Sample Points**
- Upland
 - Wetland

0 200
Ft

Heartland
ECOLOGICAL GROUP INC

Figure 7. Field Delineated Wetlands

Wood Tr
Project #20241410
T7N, R10E, S31
T Blooming Grove, Dane Co

2024 Orthophoto
Dane Co, HEG LRR: NCNE

Figure Created: 9/29/2025

Parcel Number - 008/0710-313-9030-0

Current

◀ Parcel Parents

Summary Report

Parcel Detail		Less —
Municipality Name	TOWN OF BLOOMING GROVE	
State Municipality Code	008	
PLSS (T,R,S,QQ,Q)	07N 10E 31 SW SW (Click link above to access images for Qtr-Qtr)	
Section	07N 10E 31 (Click link above to access images for Section)	
Plat Name	CSM 15285 (Click link above to access images for Plat) CSM 15285 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	1 (Click link above to see images for this Lot)	
Parcel Description	LOT 1 CSM 15285 CS109/109&113-11/15/2019 F/K/A LOTS 1 & 2 CSM 8235 CS44/196&198-6/11/96 DESCR AS SEC 31-7-10 PRT SW1/4SW1/4 (28.93 ACRES) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	WOOD TR	
Primary Address	3200 LARSEN RD	
Billing Address	3200 LARSEN RD MADISON WI 53711	

Show Municipal Contact Information ▼

Assessment Summary		More +
Assessment Year	2025	
Valuation Classification	G1 G4 G5M	
Assessment Acres	28.930	
Land Value	\$177,900.00	
Improved Value	\$779,200.00	
Total Value	\$957,100.00	

Show Valuation Breakout

Open Book
Open Book dates have passed for the year
Starts: ~~05/15/2025 11:00 AM~~
Ends: ~~05/15/2025 01:00 PM~~
[About Open Book](#)

Board Of Review
Board of Review dates have passed for the year
Starts: ~~06/04/2025 05:30 PM~~
Ends: ~~06/04/2025 07:30 PM~~
[About Board Of Review](#)

Zoning Information

For the most current and complete zoning information contact:
Dane County Zoning | ☎ 608-266-4266

Zoning
RM-16

Zoning District Fact Sheets

 Proximity Notice

Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply.
Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

District Information		
Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	MADF	CITY OF MADISON FIRE DIST
OTHER DISTRICT	0420	SEWER 20
OTHER DISTRICT	MADE	CITY OF MADISON EMS
METRO SEWERAGE	5150	MADISON METRO SEWER DIST

Parcel Maps



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Dane, © OpenStreetMap, Microsoft, Esri... Powered by Esri

- Surveyor Map
- DCiMap
- Google Map
- Bing Map

Tax Information ⓘ

[E-Statement](#)[E-Bill](#)[E-Receipt](#)[Pay Taxes Online](#)

«

< Newer

Older >

»

Tax Year 2024

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$178,700.00	\$779,200.00	\$957,900.00
Taxes:		\$11,451.34
Lottery Credit(-):		\$276.49
First Dollar Credit(-):		\$85.87
Specials(+):		\$171.96
Amount:		\$11,260.94
2024 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	01/10/2023	5881591		

[Show More ▼](#)

DocLink

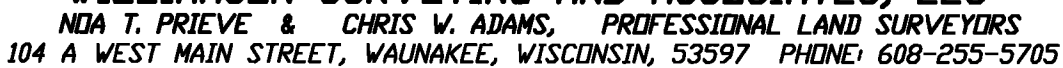
DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0710-313-9030-0. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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 City-County Bldg. Room 116



18W-337



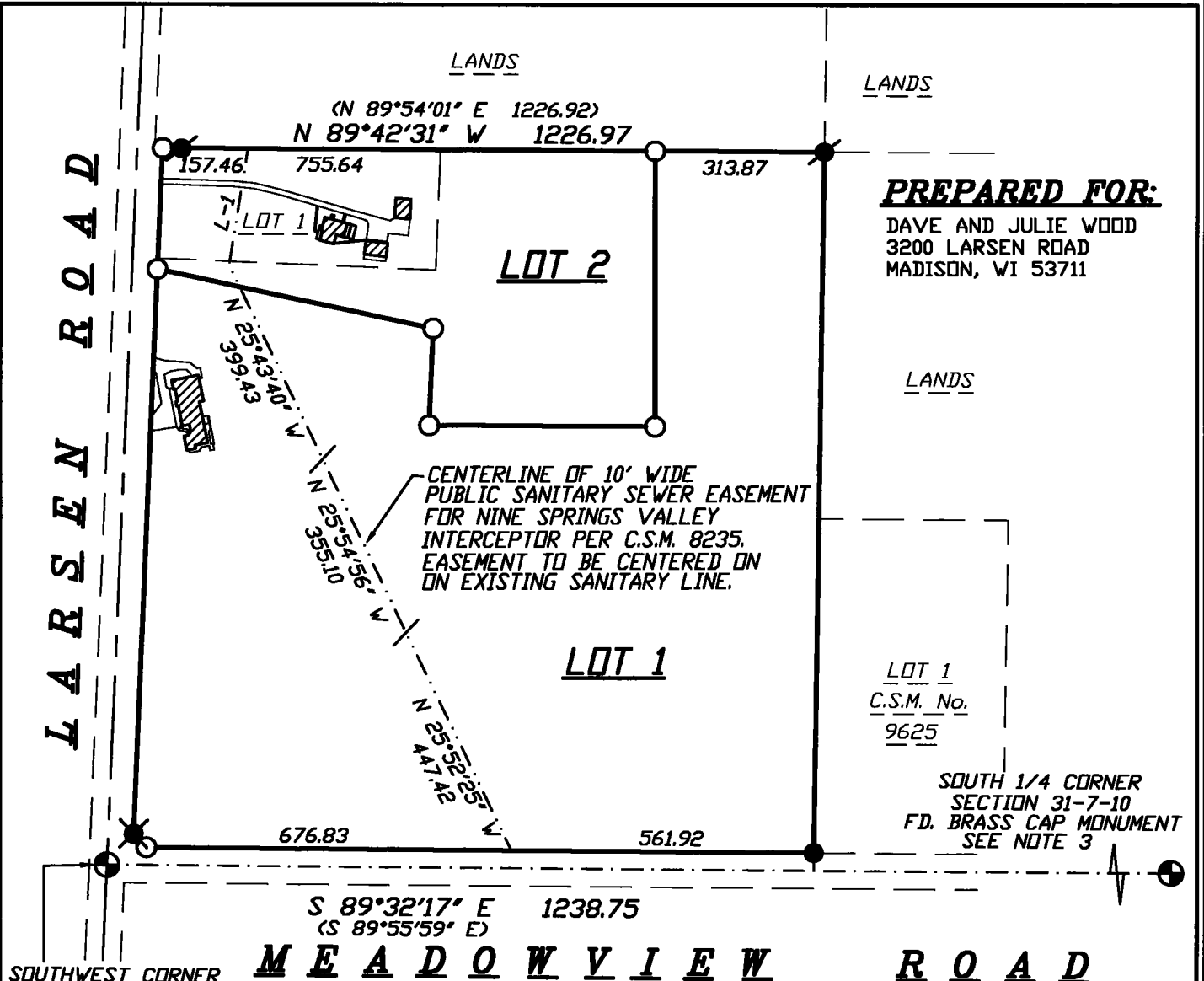
CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

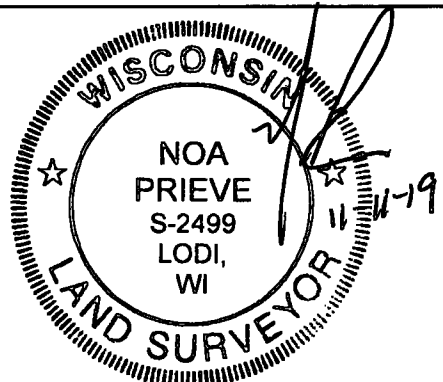
NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the Southwest 1/4 of the Southwest 1/4 of Section 31, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin. Including all of Lots 1 and 2 Certified Survey Map No. 8235.



SURVEYORS SEAL



18W-337



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

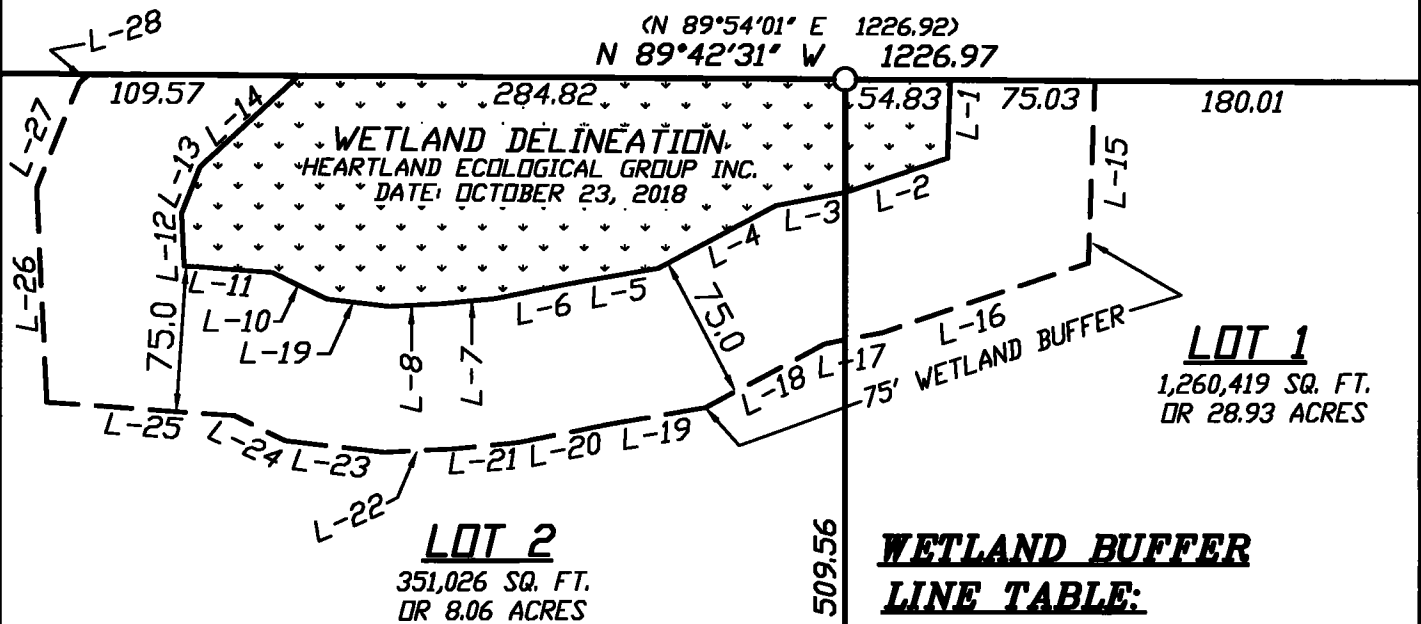
Located in part of the Southwest 1/4 of the Southwest 1/4 of Section 31,
T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin. Including all of Lots
1 and 2 Certified Survey Map No. 8235.

SCALE 1" = 100'



AREA NOTES:

WETLAND AREA = 35496 SQ. FT.
75' BUFFER AREA = 53,003 SQ. FT.



WETLAND LINE TABLE:

L-#	BEARING	DIST.
L-1	S 01°57'49" W	40.83
L-2	S 71°21'36" W	55.87
L-3	S 79°08'35" W	37.23
L-4	S 61°58'18" W	69.28
L-5	S 80°16'03" W	40.27
L-6	S 78°34'22" W	46.07
L-7	S 84°38'04" W	28.91
L-8	S 87°05'14" W	26.80
L-9	N 83°20'02" W	32.76
L-10	N 64°01'44" W	31.36
L-11	N 86°01'01" W	46.18
L-12	N 02°52'38" W	27.48
L-13	N 21°57'39" E	25.98
L-14	N 47°05'45" E	70.04

WETLAND BUFFER LINE TABLE:

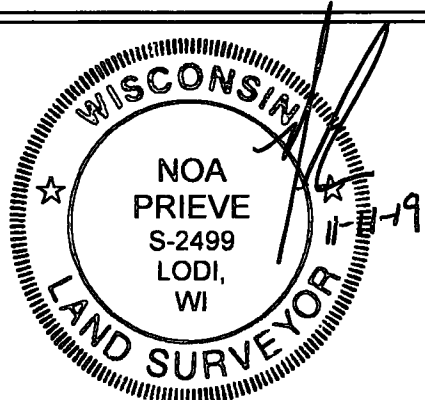
L-#	BEARING	DIST.
L-15	S 01°57'49" W	94.95
L-16	S 71°21'36" W	112.91
L-17	S 79°08'35" W	31.01
L-18	S 61°58'18" W	70.04
L-19	S 80°16'03" W	51.24
L-20	S 78°34'22" W	48.94
L-21	S 84°38'04" W	34.48
L-22	S 87°05'14" W	34.69
L-23	N 83°20'02" W	51.80
L-24	N 64°01'44" W	29.55
L-25	N 86°01'01" W	98.13
L-26	N 02°52'38" W	110.51
L-27	N 21°57'39" E	59.21
L-28	N 47°05'45" E	6.88

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⦿ = FOUND 1" PIPE
- ⊗ = FOUND 1 1/4" PIPE
- ⊕ = FOUND DANE COUNTY
SECTION CORNER (AS NOTED)
- (##) = RECORDED AS

BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SW 1/4 OF SECTION 31-7-10
LINE TO BEAR S 89°32'17" E

SURVEYORS SEAL





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the Southwest 1/4 of the Southwest 1/4 of Section 31, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin. Including all of Lots 1 and 2 Certified Survey Map No. 8235.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land being more particularly described as follows:

Lots 1 and 2 Certified Survey Map No. 8235, recorded in the Dane County Register of Deeds Office in Volume 44 of Certified Survey Maps, Pages 196 through 198, as Document No. 2770209. Located in part of the Southwest 1/4 of the Southwest 1/4 of Section 31, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin.

AREA = 1,611,445 sq. ft. or 37.00 acres

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date Nov. 11, 2019

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this 11 day of NOVEMBER, 2019.

David D. Wood

Julie A. Wood

STATE OF WISCONSIN
DANE COUNTY

Personally came before me this 11 day of NOVEMBER, 2019 the above names David D. Wood and Julie A. Wood to me known to be the person who executed the foregoing instrument and acknowledge the same.

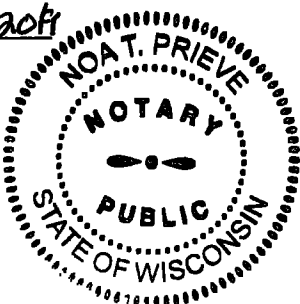
DANE County, Wisconsin.

My commission expires FEB 22ND, 2021

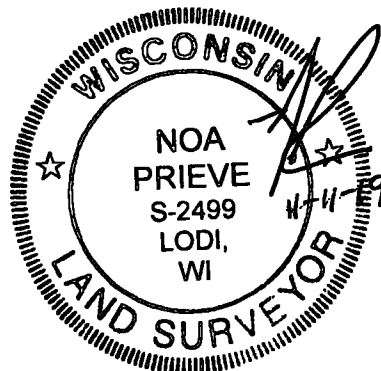
Notary Public

NOA T. PRIEVE

Print Name



SURVEYORS SEAL





CERTIFIED SURVEY MAP

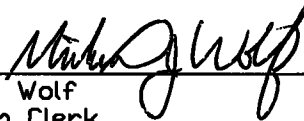
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the Southwest 1/4 of the Southwest 1/4 of Section 31,
T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin. Including all of Lots
1 and 2 Certified Survey Map No. 8235.

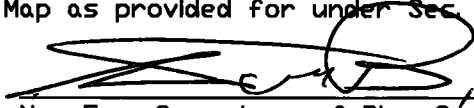
TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the
Town of Blooming Grove on this 11 day of NOVEMBER, 2019.


Mike Wolf
Town Clerk

CITY OF MADISON CERTIFICATE:

The City of Madison does hereby agree to waive its review authority for this Certified
Survey Map as provided for under Sec. 16.23 (3)(f)3., Madison General Ordinances.


Nan Fey, Secretary of Plan Commission

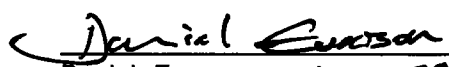
FOR 14 NOVEMBER 2019
Date

DANE COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Land Regulation Committee
action on NOVEMBER 15, 2019

NOTE:

REFER TO BUILDING SITE
INFORMATION CONTAINED IN THE
DANE COUNTY SOIL SURVEY.


Daniel Everson #10279
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this 15th day of
November, 2019 at 10:25 o'clock A.M. and
recorded in Volume 109 of Dane County
Certified Surveys on pages 109 through 113.

Kristi Chlebowska, by,
Cherylann Meyer, Deputy

Kristi Chlebowska
Register of Deeds
Received 11-15-19 9:17 am

DOCUMENT NO. 5540586

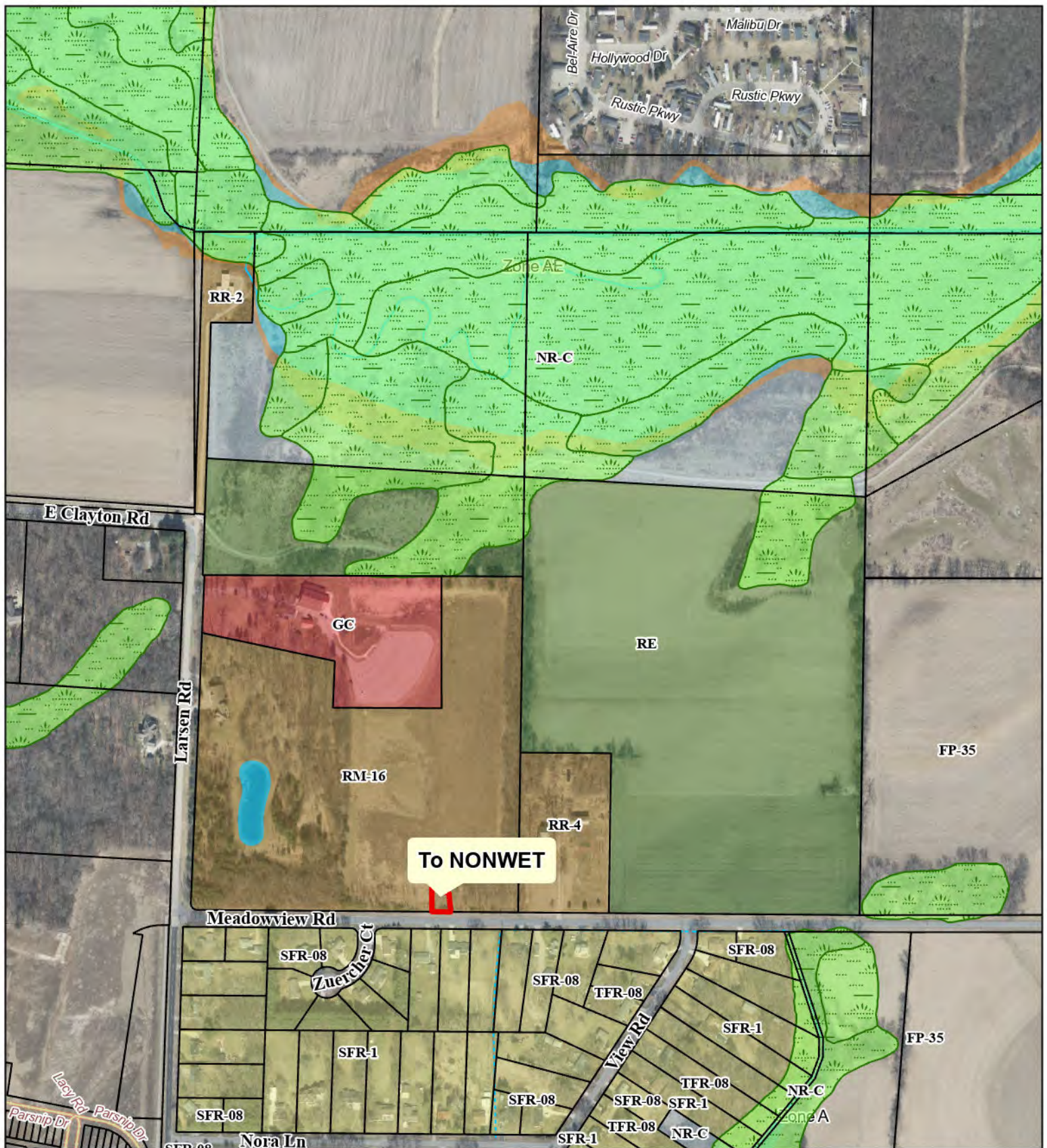
CERTIFIED SURVEY MAP NO. 15285

Sheet 5 of 5

SURVEYORS SEAL



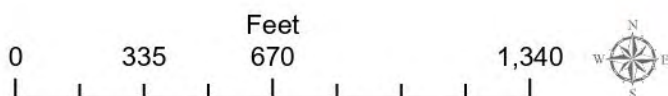
18W-337



PETITION 12244
DAVE AND JULIE WOOD

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard



From: Hilbert, Hans
Sent: Tuesday, December 23, 2025 8:53 AM
To: Lane, Roger; Holloway, Rachel
Subject: FW: Comment on Petition 12244

From: Kaleb <kalajholt@gmail.com>
Sent: Monday, December 22, 2025 5:04 PM
To: Planning & Development <plandev@danecounty.gov>
Subject: Comment on Petition 12244

Hello,

My family and I live at 4739 Meadowview Rd, which is just down the way from this proposal.

I'm leaving this comment in support of the project. Dane County faces a housing shortage and every additional unit will help with that. I only wish this development could have been a bit bigger.

Thanks,

Kaleb Holten

Town of Blooming Grove Survey

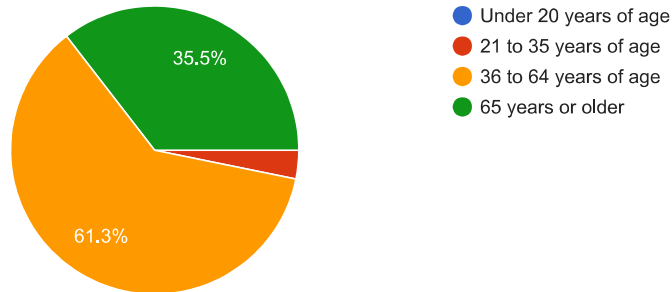
31 responses

[Publish analytics](#)

What is your age range?

 [Copy](#)

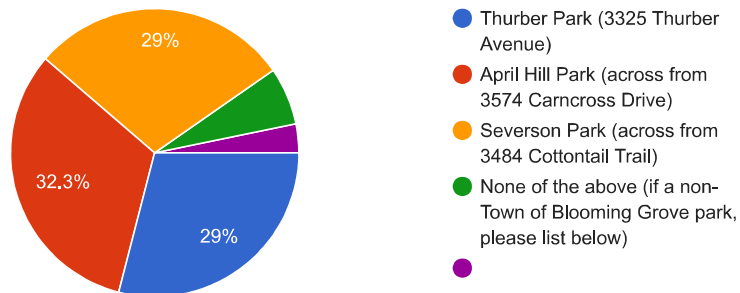
31 responses



Which Town park do you use the most frequently?

 [Copy](#)

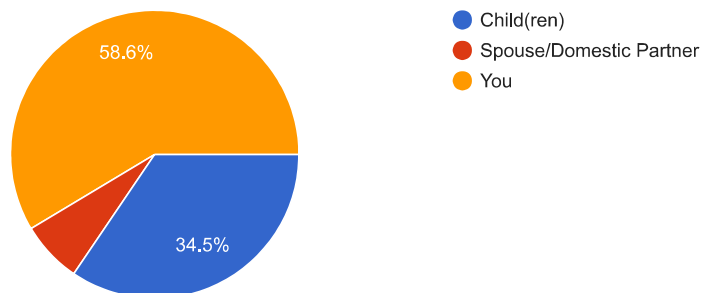
31 responses



Who is the primary user of Town park facilities in your family?

 [Copy](#)

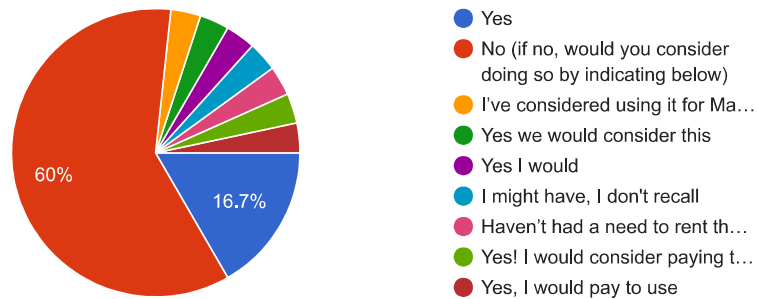
29 responses



Have you ever paid the Town of Blooming Grove to use a park shelter that includes access to electricity (and an indoor, accessible bathroom in Thurber Park)?

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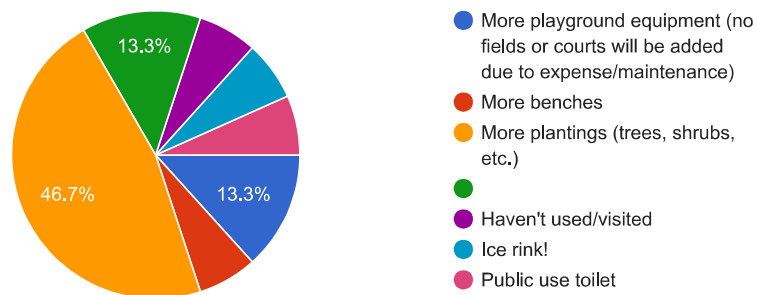
30 responses



If you are familiar with Thurber Park, what additional amenities would you like to see added in the next two years?

 Copy

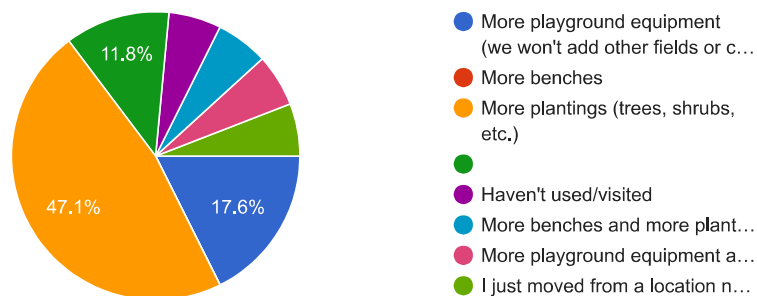
15 responses



If you are familiar with April Hill Park, what additional amenities would you like to see added in the next two years?

 Copy

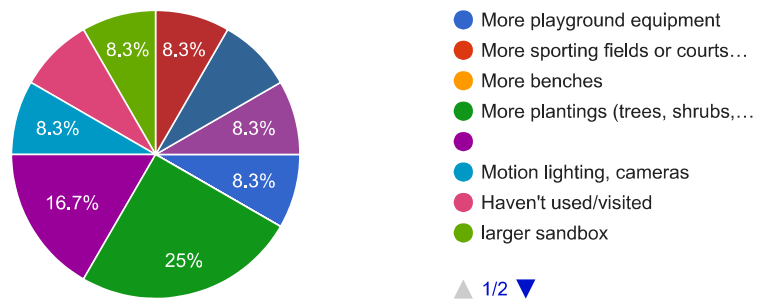
17 responses



If you are familiar with Severson Park, what additional amenities would you like to see added in the next two years?



12 responses



What are other ideas should our Town of Blooming Grove Plan Commission to consider (improved lighting, handicap accessible equipment or parking stall, etc.)

11 responses

Handicap accessible options including bathrooms

Lighting is always a good idea and making sure there is at least one handicap parking.

Improved lighting on streets, more park equipment for older kids

Soccer goals at Thurber park

More variety is appreciated. I love the huge sandbox which is used often. Appreciates the maintenance of the park and the frequent servicing of the portable restrooms. The benches do fill up, so more would be good. My softball team uses the ball diamond for batting practice, so please retain/maintain. Please plant more trees in the greenway corridor between Sprecher and Severson in the Rambling Acres neighborhood behind the houses on Freedom and Venetian. The loss of vegetation to improve drainage is increasing the noise level.

No more stuff.

More trash/recycle receptacles

Additional gravel along the edge of Severson Park to prevent/address the cracking of asphalt of Cottontail and along west side of Severson.

Dog poop bag stations

None. I'm fine with the parks as they are.

NO more lighting - "dark skies" initiative for wildlife. I'd love to see storybook plaques for children, informational plaques on night skies, tree/plant/animal identification plaques, etc. - to encourage people of all areas to appreciate and use our beautiful outdoor spaces, and the health benefits that come with them! Perhaps tips on home or produce gardening, composting, etc as well - ?

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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:

Town of Blooming Grove

Plan Commission Minutes

Date: Wednesday, November 5, 2025, at 9:30 AM

Place: Town Hall, 1880 S. Stoughton Road

Present per roll call: Chair Dave Young, and Commissioners Dwight Johnson, and David Braga. Erin Pierce will meet the group at Thurber Park. Commissioner Teuscher had notified the group beforehand that he was unable to attend.

Also, in attendance were Clerk/Treasurer/Administrator John Wright, Public Works Supervisor Cory Buske, and Deborah Sellers.

Chair Young called the meeting to order at 9:30 AM. Wright attested to proper proof of posting.

2. Depart Town Hall to the Following Locations (sequentially):

a. Thurber Park: 3325 Thurber Avenue, Madison, Wisconsin – Those in attendance reviewed the amenities at this location: five benches, an open air shelter, playground equipment, basketball court, display case, commemorative plaque, and three street lights. The former Town Hall, a Trachte Building, houses an artist-in-residence studio. The City of Madison leases the building from the Town. Those who rent the park shelter from the Town have access to electrical power, overhead lights in the shelter, and an accessible restroom. Public Works Supervisor Cory Buske reviewed the history of plantings in the park as well as the removal of lilac bushes and a commemorative tree by ATC when they recently replaced the poles carrying overhead high power lines. Buske transplanted a small Juniper tree this year from the Town cemetery. There is a geodetic survey benchmark located in the park. The park is a reclaimed brownfield site which requires periodic filling for areas that settle over time. Commissioner Braga asked whether the Town has a long range plan for the parks; it does not. It was noted that the roof on the shelter is at the end of its effective life. Each of the three Town parks are mowed weekly during warm weather months. A bike path was proposed adjacent to the Wisconsin & Southern Railroad (WSOR), but the plans were rejected by the railroad within their right-of-way. The water table in this park is approximately 10 feet below the surface. Commissioner Johnson recommended sealing the surface of the basketball court and repainting the markings thereafter. The group departed this location at 10:20 AM.

b. Severson Park: across from 3484 Cottontail Trail, Madison, Wisconsin – The group arrived at Severson Park at 10:33 AM. The amenities include an open air shelter with a dusk-to-dawn light on the exterior, a horseshoe pit, playground equipment, a tether ball pole, rock wall, three benches, volleyball court, sand box (with dozens of donated toys), a half basketball court, baseball backstop, three benches, a display case, and numerous mature trees. It was noted that this park is on a dead end road that may be joined to a City of Madison street after annexation. There is a City of Madison Park that abuts the Town park. It was noted that the shelter has electrical power available for those who rent it. There is no running water available. Portable restrooms are typically delivered in early April and removed before November first each year. Buske noted that the demographics of the neighborhood have changed over time from retired couples to young families. Originally, construction of a shelter was opposed, but was eventually welcomed. The shelter has a metal, standing seam roof. Commissioner Johnson recommended removing the oldest tree close to the shelter to prevent damage to the shelter during an extreme storm event. A playground digger/excavator was recommended as a possible addition to the existing equipment. The group departed at 10:57 AM.

c. April Hill Park: across from 3574 Carncross Drive, McFarland, Wisconsin – The group arrived at 11:12 AM. The resources available include an open air shelter, playground equipment, a volleyball court, sandbox, three benches (one is two-sided), a half basketball court, a baseball backstop, a tetherball pole, an overhead dusk to dawn light on a pole, and a display case. Portable restrooms are typically delivered in early April and removed by November first. Electrical outlets and internal shelter lighting is available for those who rent the facility. Buske reported that a speed bump is installed on the street during warm weather months to slow traffic. The park abuts the Secret Places Park owned by the City of Madison. There is a small, unused green space to the southeast that has access from Rankin Road. Buske stated that the baseball backstop is utilized in this park. It was noted that in urban settings, there are scaled down, fenced dog parks with artificial turf often segregating small dogs from larger ones. Commissioner Pierce departed at 11:33 AM.

- 5. Adjourn** – Chair Young made a motion to adjourn the meeting; 2nd by Commissioner Johnson. Motion carried 3-0 at 11:40 AM.

Minutes by John Wright

Approved: