

Town of Blooming Grove Plan Commission Minutes

Date: Wednesday, June 10, 2026, at 4:30 PM

Place: Town Hall, 1880 S. Stoughton Road

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

Also, in attendance were Clerk/Treasurer/Administrator John Wright, Public Works Supervisor Cory Buske, Brandon Adler, Jeff Joos, Holly Berkowitz, Ron Bristol, and Amy Schroeder (arrived at 5:26 PM).

Chair Young called the meeting to order at 4:30 PM. Wright attested to proper proof of posting.

2. Discussion and/or Decision Items

- a. Review proposed plans for commercial property development at intersection of Stoughton Road access road and Buckeye Road** – Jeff Joos, CEO and founder of Mr. Splash car wash, introduced himself. He was accompanied by Brandon Adler, an architect with Angus-Young. They currently have seven locations. The proposed facility will have two full time staff to maintain the automated process; there are no self-service bays. The operation will be open daily from 7 AM until 8 PM. Like Culver's, Mr. Splash donates back to the host communities where they are located. There followed a brief discussion regarding the south Stoughton Road corridor study. A public hearing will be scheduled for December 2026 or January 2027 to present the results of the detailed design options for each intersection that are currently being developed.

No music will be played at the proposed location. The vacuums located outside are relatively quiet as are the vehicle dryers. If all goes according to plan, construction will commence later this year to be completed and opened in the spring of 2027. The City of Madison will provide public water and sanitary sewer. The design will separate water and oil before some water is reused with the rest sent along for treatment. Solids that settle out of water will be pumped and treated off-site. Site lighting will be in accordance with Dark Sky standards. Approach and exit concrete aprons will be hydronically heated to reduce any ice during winter months. Commissioner Braga's main concern was meeting department of transportation standards to avoid any traffic issues at this intersection. Those members present otherwise expressed their support of the proposal and will review the Conditional Use application when it arrives from Dane County. It was noted that the Town no longer needs to schedule a public hearing when reviewing conditional use permits.

- b. Update regarding petition by April Hill Subdivision property owners for annexation to the Village of McFarland** – The packet includes information received from the Wisconsin Department of Administration and the questionnaire completed by the Town Clerk/Treasurer/Administrator. C/T/A Wright noted a small discrepancy in the tax impact upon the Town between the WI DOA figure and the numbers drawn from 2025 pay 2026 tax bills. There followed a brief discussion of the deadline for the WI DOA to share their recommendation with the Village of McFarland and the amount of time McFarland has to respond once the petition to annex is received. It was noted that the City of Madison and the Village of McFarland had, in the past, been discussing a possible boundary agreement with Siggelkow Road as the dividing line. These discussions are on hold pending the outcome of the McFarland decision regarding possible annexation of the April Hill subdivision.
- c. Updates on Woods Edge Condominium Plat** – Wright stated that, according to developer David Wood, he is moving forward with drafting a condominium declaration and condominium plat. It is uncertain whether Dane County has approved the

reclassification of the proposed location for a private road to serve the proposed condo units. It was previously considered as restricted from that use as a wetland.

d. Ad hoc committee reports

- i. Thurber Park – Chair Young noted that Commissioner Pierce had previously met with him at the park to discuss changes. She had prepared a report, but was unable to attend this evening to share with the group.
- ii. Severson Park – Commissioner Teuscher stated that he and Commissioner Braga were scheduled to visit the park this week, but inclement weather did not allow them to do so. They are leaning towards the replacement of the existing single-sided bench near the sandbox with a double-sided one. They may consider additional trees too.
- iii. April Hill Park – Chair Young and Dwight Johnson visited the park and recommend two double-sided benches.

e. Continue review of park plantings, seal coating and striping of basketball courts, and installation of park benches – Supervisor Buske reported on the reheat of the pavement beneath one basketball court net in Thurber Park. This was part of a larger project to address a nearby road issue. Crack filling, seal coating, and striping is recommended for the basketball courts in the parks the Town maintains and manages. Buske then reviewed the cost for additional and/or replacement benches that includes shipping and installation.

f. Possible recommendation to the Town Board to move Trachte Building Outlay account funds to Park Outlay budget account – C/T/A Wright provided a report regarding committed funds outside of the annual budget designated by purpose as outlay accounts. Currently, the Park Outlay account has a balance of \$962.02 after the roof replacement expense for the Thurber Park shelter was paid earlier this year. The balance, then, is inadequate to cover proposed purchase and installation of benches, trees, and other plantings. In the past, former Clerk/Treasurer/Administrator Mike Wolf had added lease income to the Trachte Building Outlay Account. It was noted that the Town is holding approximately \$7,850 from a Dane County grant in this account as well, which is managed by Karin Wolf of the Madison Arts Commission as their Arts & Culture Administrator. Wright recommends the Commission request the Town Board to authorize him to move approximately \$9,200 out of the Trachte Building Outlay Account to the Parks Outlay Account to pay for planned parks-related expenses.

Commissioner Teuscher moved to petition the Board to move funds from the Trachte Building Outlay Account to the Parks Outlay Account as recommended by Wright; 2nd by Chair Young. Motion carried 4-0-0.

g. Future development in the Town – Chair Young reported that the Conditional Use Permit for the owner of 3364 Swinburne Drive has been approved.

3. Administrative Business

a. Approval of April 8, 2026 meeting minutes

Commissioner Teuscher made a motion to approve the minutes of the April 8, 2026 Plan Commission meeting, as presented; 2nd Commissioner Braga Motion carried 4-0-0.

b. Future Agenda Items – Review Conditional Use Application for Mr. Splash car wash at Buckeye Road and Stoughton Road with a possible recommendation for the Town Board; Update regarding petition by April Hill Subdivision property owners for annexation to the Village of McFarland; Updates on Woods Edge Condominium Plat; Ad Hoc subcommittee reports; and Future development in the Town on July 8, 2026 at 4:30 PM.

4. Public Comment – None.

5. Adjourn – Chair Young made a motion to adjourn the meeting; 2nd by Commissioner Johnson. Motion carried 4-0 at 5:31 PM.

Minutes by John Wright

Approved: July 8, 2026