

## **Blooming Grove Town Board Meeting Minutes for August 12, 2026**

**\*\*draft\*\***

Chair Bristol called the meeting to order at 5:30 PM. Other Town Board members in attendance were Supervisors Woznick, Teuscher, Young, and Schroeder. Also in attendance were Clerk/Treasurer/Administrator John Wright, Public Works Supervisor Cory Buske, Deborah Sellers, Bonnie Gudmandsen, and David Braga (arrived at 5:43 PM).

Those in attendance recited the Pledge of Allegiance. Clerk/Treasurer/Administrator Wright attested to proper proof of posting. There were no changes to the agenda.

### **2a. Recommendation from Town of Blooming Grove Plan Commission to consider conditional use permit for 1826 S Stoughton Road to allow for automated car wash facility:**

Supervisor Young provided a report and recommendation from the Town Plan Commission which met earlier this afternoon. Brandon Adler, architect from Angus Young had been in attendance at the preceding meeting to answer any questions. Supervisor Young noted that the updated preliminary plans included in this evening's packet are very similar to the concept plans introduced at an earlier Plan Commission meeting. It was noted that the existing northern access point will be eliminated if the Conditional Use Permit (CUP) is approved. There will be a singular ingress/egress point to the property. It was noted that the Plan Commission was unanimous in their recommendation to approve the CUP.

Supervisor Young moved to approve the Conditional Use Permit to allow a car wash on this commercial property with the condition that the applicant remain in touch with the Wisconsin Department of Transportation regarding their future plans for the Stoughton Road/Buckeye Road intersection; 2<sup>nd</sup> by Supervisor Schroeder. Motion carried 5-0-0. It was noted that the rendering of the future site will include considerably more green space than is there currently. The public hearing will be held before the Dane County Zoning and Land Regulation (ZLR) Committee on September 22, 2026.

### **2b. Recommendation from Town of Blooming Grove Plan Commission to consider a rezoning petition for 3200 Larsen Road from RM-16 to MFR-08 to allow for a condominium plat of six units including one existing residence:**

Supervisor Young summarized the presentation by applicant David Wood at the Plan Commission earlier today. Although Wood expressed his concern about possible charges if required to connect proposed condominium units to the nearby public sanitary system or to build a private road to a standard that includes concrete curbs, his appearance was to request the support of the Town to rezone his property. The current zoning district allows for the existing residence only; he would like to rezone the approximately 28 acres to a district that would allow for multiple family development, particularly single-family, detached condominium units. Young reported that the Plan Commission approved unanimously to recommend the petition to the Town Board for their approval to rezone the Wood property from RM-16 to MFR-08 to establish six condominium units, one of which is the existing residence. The public hearing before the ZLR is scheduled for August 25, 2026.

Supervisor Young moved to approve the petition to rezone 27.58 acres owned by the Wood Trust to the Multi-Family Residential District, as presented; 2<sup>nd</sup> by Chair Bristol. Motion carried 5-0-0.

### **2c. Operator License for Vaibhavi Patel for 2026-2027 term:**

C/T/A Wright stated that this is a new applicant. The completed application, fee, and proof of responsible beverage server training have been received. The criminal background check has revealed no history; Wright recommends the Board to approve.

Supervisor Young moved to approve an Operator's License for the 2026-27 term for Vaibhavi Patel; 2<sup>nd</sup> by Supervisor Teuscher. Motion carried 5-0-0.

### **2d. Change order for April Hill subdivision road work:**

Public Works Supervisor Buske stated that during the preparation of the RFP for road work, the square yards of estimated paving were not rounded to a higher number in the event that extents into intersecting roads were increased. Further, Buske and C/T/A Wright failed to remind the Board when they were considering the award to the lowest responsible bidder to include a \$10,000 cushion to cover any undercutting or other

contingencies that might arise. Buske stated that after the initial milling, he approved longer extents of paving to create better, longer lasting seams. Consequently, the invoiced amount of the projects exceeded the approved bid amount by \$5,505.72 (the winning bid was \$97,776.00 and the invoiced amount is \$103,281.72).

Chair Bristol moved to approve a change order in the amount of \$5,505.72 to cover the additional 472 square yards of hot mix asphaltic paving for three roads in the April Hill subdivision; 2<sup>nd</sup> by Supervisor Woznick. Motion carried 5-0-0. C/T/A Wright will complete the Local Road Improvement Program grant application online to request partial reimbursement, without objection.

**2d. Update on April Hill subdivision proposed annexation to the Village of McFarland:** Chair Bristol reported that the petition was submitted to the Village of McFarland on Monday, August 10, 2026.

**3a. Public Hearing minutes of July 22, 2026:** Supervisor Young made a motion to approve the July 22, 2026 public hearing minutes, as presented; 2<sup>nd</sup> by Supervisor Schroeder. Motion carried 4-0-1; abstention by Woznick who was not in attendance at the hearing.

**3b. Minutes of July 22, 2026:** Supervisor Schroeder made a motion to approve the July 22, 2026 minutes, as presented; 2<sup>nd</sup> by Supervisor Teuscher. Motion carried 5-0-0.

**3c. Approval of vouchers:** Supervisor Young made a motion to approve the vouchers, as presented; 2<sup>nd</sup> by Supervisor Chair Bristol. Motion carried 5-0-0.

**4. Public Comments:** Bonnie Gudmandsen requested a future agenda address what will happen to physical and monetary assets of the Town prior to the final attachment to the City of Madison at the end of the day on October 31, 2027. Chair Bristol and Supervisor Woznick announced they cannot attend the August 26, 2026 Town Board meeting. The vacation of the unused Gannon Avenue right-of-way has been confirmed. C/T/A Wright stated that the Town had 505 votes cast during the Partisan Primary of 1,045 registered voters. The draft of the Town annex to the Dane County Natural Hazard Mitigation Plan, prepared by Wright, has been submitted to Dane County Emergency Management for their review.

**5. Adjournment:** Chair Bristol moved to adjourn the meeting; 2<sup>nd</sup> by Supervisor Schroeder. Motion carried 5-0 at 5:49 PM.

Minutes written and submitted by John Wright  
Town Clerk/Treasurer/Administrator  
Approved: August 26, 2026