



Department of Planning & Community & Economic Development

Planning Division

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****BY E-MAIL ONLY****

Date: August 10, 2026

To: Benjamin Kollenbroich, Senior Planner, Dane County Planning & Development

From: Timothy M. Parks, Planner, City of Madison Planning Division

Re: Rezoning ID 12323 – Dave Woods, Wood Trust Parcel – 3200 Larsen Road, Town of Blooming Grove

The City of Madison has reviewed the request to rezone the Woods Trust property at 3200 Larsen Road in the Town of Blooming Grove from RM-16 to MFR-08 to support the creation of a six-unit residential condominium and would like to offer the following comments for your consideration.

The City's Comprehensive Plan generalized future land use map as adopted through June 23, 2026 identifies the subject parcel and others located on the north side of Meadowview Road between Larsen Road and Lake Farm Road for Park and Open Space. The Parks and Open Space land use category includes public parks, conservation areas, recreation areas, private recreation uses (such as golf courses), cemeteries, stormwater management facilities, greenways, urban agriculture, community gardens, major public trails, and other natural features and lands with a park-like character that are recommended for preservation. Additionally, the same area is subject to map note #11, which states:

Land in this area is part of the Town of Blooming Grove and will be attached to the City before November 1, 2027. This land should either continue in its current agricultural use or be incorporated into the adjacent Capital Springs State Recreation Area.

These land use recommendations are informed by the existing public greenspace corridor located to the north of the subject parcel as well as a desire to limit the amount and intensity of development on what will be the long-term edge of the City in this area, with the Town of Dunn to the south and the City of Fitchburg to the west. The City feels that the intensity of zoning required in order to implement the six-unit condominium and the amount of residential development that would result are inconsistent with the Park and Open Space land use recommendation and the map note encouraging agricultural use in lieu of public open space. Indeed, the number of residential units that will result from this rezoning and residential condominium will more than double the number of dwelling units along the north side of Meadowview Road currently.

Additionally, while the City acknowledges the comment in the applicant's rezoning submittal about the prospect of Madison extending municipal water to serve this land and the need for the proposed units to be served by private wells as a result, it disagrees with the intent for five of the six proposed units to be served by septic systems given that a Madison Metropolitan Sewerage District (MMSD)

interceptor sewer runs through the subject site, to which the existing dwelling on site is connected. As a general policy, the City feels strongly that development of any intensity be served by water and sanitary sewer whenever possible. Should the proposed rezoning and condominium be allowed, the City recommends that the future residential development be conditioned on connecting to the available MMSD sewer and not being served by septic.

As Dane County is aware, the subject site and the other parcels remaining in the Town of Blooming Grove are scheduled to attach to the City of Madison at 11:59 PM on October 31, 2027 consistent with a 2006 City-Town cooperative plan. The City would prefer that zoning approvals not be granted in the Town for the period remaining until this parcel and the others transition into the City, especially those requests that are inconsistent with the City's adopted plans. One of the purposes of cooperative plans like the one between the City of Madison and Town of Blooming Grove is to regulate and, in some cases, limit the type of development that occurs prior to unincorporated town lands attaching to a city like Madison. The City feels that if significant land use decisions are to be made on land that will soon be part of the City that those decisions should at least be consistent with our plans and objectives for that land, or that the land be attached to the City sooner than October 31, 2027 so that any land use requests can be fully considered by the City.

We ask the Dane County Zoning and Land Regulation Committee to carefully consider the concerns raised in this letter as you weigh this rezoning request.

If you have any questions or if I may be of any further assistance, please do not hesitate to contact me at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,



Timothy M. Parks
Planner

cc (via email): Dave Wood, Wood Trust
Brian Grady, Principal Planner, City of Madison Planning Division
Ben Zellers, Planner, City of Madison Planning Division
John Wright, Town of Blooming Grove
Todd Violante, AICP, Director, Dane County Planning and Development
Rachel Holloway, Assistant Zoning Administrator, Dane County