

Dane County Rezone Petition

Application Date	Petition Number
06/15/2026	DCPREZ-2026-12323
Public Hearing Date	
08/25/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WOOD TR	PHONE (with Area Code) (608) 442-8000	AGENT NAME DAVID WOOD	PHONE (with Area Code) (608) 442-8000
BILLING ADDRESS (Number & Street) 3200 LARSEN RD		ADDRESS (Number & Street) 3200 LARSEN RD	
(City, State, Zip) MADISON, WI 53711		(City, State, Zip) MADISON, WI 53711	
E-MAIL ADDRESS [REDACTED]		E-MAIL ADDRESS [REDACTED]	

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 RD					
TOWNSHIP BLOOMING GROVE	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0710-313-9030-0					

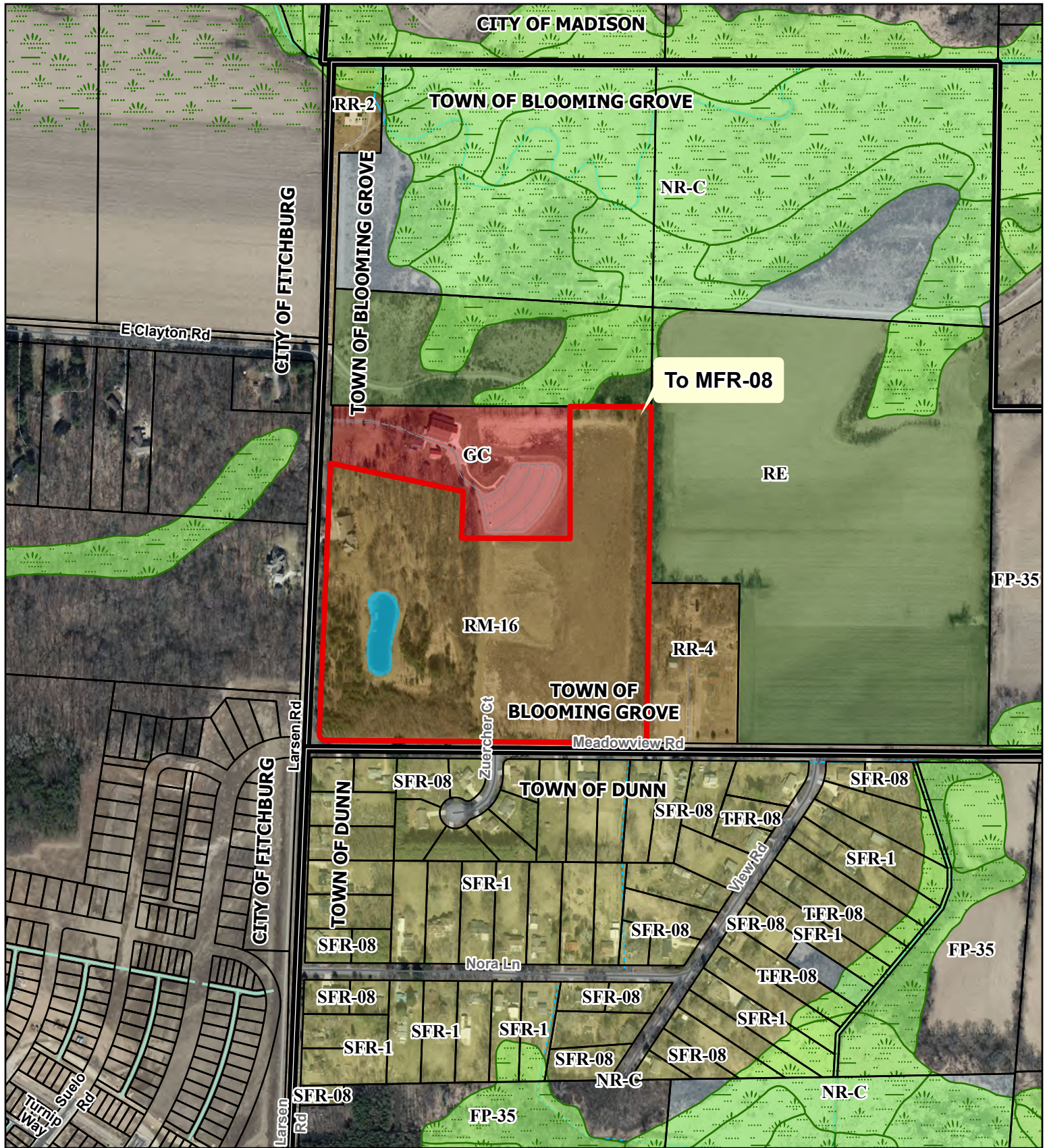
REASON FOR REZONE

CREATION OF RESIDENTIAL CONDOMINIUM

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	MFR-08 Multi-Family Residential District	27.58

C.S.M REQUIRED? ☐ Yes ☒ No Applicant Initials _____	PLAT REQUIRED? ☒ Yes ☐ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: CITY OF MADISON ETJ



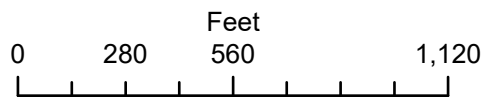
- Proposed Zoning
- Municipal Boundary
- Tax Parcel

Zoning District

- Farmland Preservation
- Commercial

- Natural Resource Conservancy
- Residential
- Rural Residential and Rural Mixed Use
- Recreational
- Wetland Class Area

PETITION 12323 WOOD TR





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:	David D. Wood	Agent Name:	
Address (Number & Street):	3200 Larsen Rd	Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:	608 442 8000	Phone#:	

PROPERTY INFORMATION

Township:	Blooming Grove	Parcel Number(s):	008/071031390300
Section:	31 7 10	Property Address or Location:	3200 Larsen Rd, Madison, WI 53711

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 ☒	
Current lot #1 contains our 3200 Larsen Rd residence, wildlife stewardship wood lands and crop field.		
Intent is to merge these areas into a Woods Edge Preserve Condominium Plat. Our residence would become Unit #1 and served by its current Larsen Rd access, existing private well and MMSD sewer system. Lots #2, #3, #4, #5, #6 would be served by the Springs Wood private road that runs north off of Meadowview Rd. For these lots, they would be on private wells as over the years the City of Madison does not plan on providing municipal water. These lots would be on septic systems. I have provided Bert's Septic soils and elevation maps and am told that lots #2, #5, #6 will work well for in ground systems while lots #3 & #4 may be mound or at grade systems.		
In meetings with the Town of Blooming Grove, we have presented at Plan Commission Meetings, being provided their		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM 16 Rural Mixed Use	MFR 08 Multi Family	27.58

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 5/21/26

WOODS EDGE PRESERVE
CONDOMINIUM PLAT
DANE COUNTY, WISCONSIN
WILLIAMSON SURVEYING & ASSOCIATES, LLC

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:

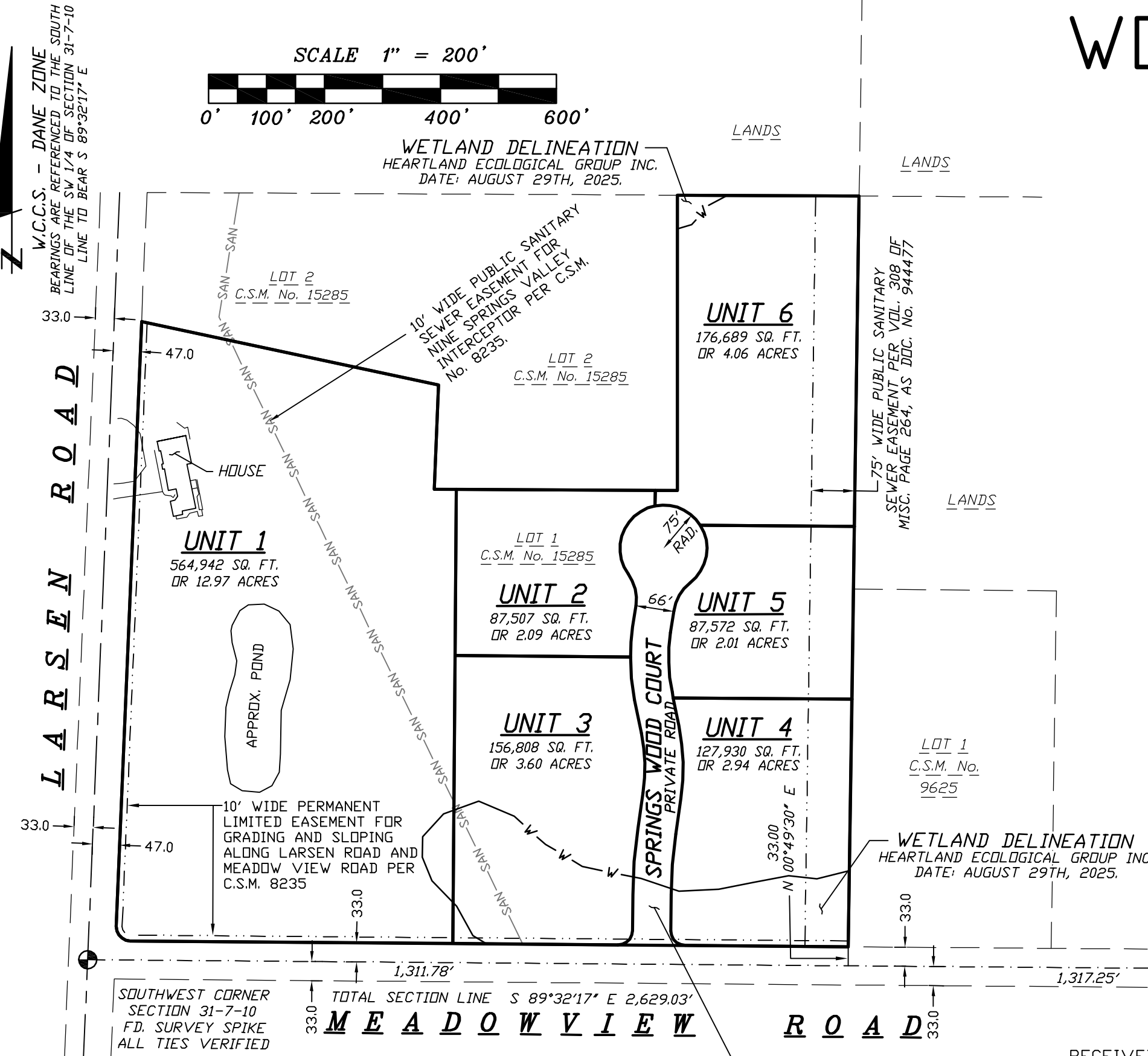
- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) AREA = 1,260,419 SQ.FT. OR 28.93 ACRES
- 3.) FLOOD PLAIN, IF 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



RECEIVED FOR RECORDING THIS _____ DAY OF _____, AT
_____ O'CLOCK _____ M. AND RECORDED IN VOLUME _____,
OF CONDOMINIUM PLATS ON PAGES _____ AND _____.
DOCUMENT NO. _____, REGISTER OF DEEDS



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

SURVEYORS SEAL	
DRAWN BY	NEIL BORTZ
DRAWING NO.	24W-183
SHEET	1 OF 1

From: [David Wood](#)
To: [Kollenbroich, Benjamin](#); [Noa](#); [Wright, John](#)
Cc: [Neil](#); [Robert W. Kuehling](#); [Hilbert, Hans](#); [Holloway, Rachel](#)
Subject: RE: Woods Edge Preserve - Map Update, MFR-08 Zoneing
Date: Thursday, May 21, 2026 5:37:26 PM
Attachments: [Dane-County-Rezone-Application.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.

Ben:

Per your direction, please see enhanced description pertaining to private road and septic. I can deliver the form and check tomorrow if all feel tis golden. Thanks Dave

From: Kollenbroich, Benjamin <Kollenbroich.Benjamin@danecounty.gov>
Sent: Thursday, May 21, 2026 4:21 PM
To: David Wood <dave@DDWDave.com>; Noa <noa@williamsonsurveying.com>; Wright, John <BGADMIN@BLMGROVE.COM>
Cc: Neil <neil@williamsonsurveying.com>; Robert W. Kuehling <rkuehling@gmail.com>; Hilbert, Hans <Hilbert.Hans@danecounty.gov>; Holloway, Rachel <Holloway.Rachel@danecounty.gov>
Subject: RE: Woods Edge Preserve - Map Update, MFR-08 Zoneing

Hi David,

Thanks for sending this over. Hans and Rachel in our office (cc'd) help process these applications and I've reached out to them to see what else you might need to include. While not required, Hans mentioned that it might be helpful if you also provided a description of how the units will be accessed, and where/how the sanitary will be handled.

Regarding the fee, it will be \$540 for the rezone. Should the rezone be approved, you would then need to apply for the condo plat approval ([Condominium Review | Dane County Planning & Development](#)). Digital submission is typically OK, so I don't think you need to print anything out unless Rachel or Hans would like a paper version.

I hope that helps and please let us know if you have any other questions.

Thank you,

Ben

From: David Wood <dave@DDWDave.com>
Sent: Thursday, May 21, 2026 3:36 PM
To: Kollenbroich, Benjamin <Kollenbroich.Benjamin@danecounty.gov>; Noa <noa@williamsonsurveying.com>; Wright, John <BGADMIN@BLMGROVE.COM>
Cc: Neil <neil@williamsonsurveying.com>; Robert W. Kuehling <rkuehling@gmail.com>

Subject: RE: Woods Edge Preserve - Map Update, MFR-08 Zoneing

Ben:

So I get this right out of the gate, could you look at the attached application for appropriateness. Also, how much moolah do you need. Do you also want an 11x17 copy of the concept plat...if so, I'll go out and get one printed. Thanks Dave

From: Kollenbroich, Benjamin <Kollenbroich.Benjamin@danecounty.gov>

Sent: Wednesday, May 20, 2026 7:10 AM

To: David Wood <dave@DDWDave.com>; Noa <noa@williamsonsurveying.com>; Wright, John <BGADMIN@BLMGROVE.COM>

Cc: Neil <neil@williamsonsurveying.com>; Robert W. Kuehling <rkuehling@gmail.com>

Subject: Re: Woods Edge Preserve - Map Update, MFR-08 Zoneing

Hi Dave,

Thanks for the email. Yup, I mentioned the contents of our conversation with Tim when I emailed him and that I was just looking to clarify/confirm everything so that there aren't any hiccups later on. If you feel comfortable that Madison won't object to the rezone when it reaches the County's ZLR committee, you are certainly welcome to submit the rezone application (found on this page:

<https://www.danecountyplanning.com/Zoning/Rezone>) and then any Madison comments that may come in could be incorporated into a staff report at a later date.

Thanks,

Ben

From: David Wood <dave@DDWDave.com>

Sent: Tuesday, May 19, 2026 4:13 PM

To: Noa <noa@williamsonsurveying.com>; Kollenbroich, Benjamin <Kollenbroich.Benjamin@danecounty.gov>; Wright, John <BGADMIN@BLMGROVE.COM>

Cc: Neil <neil@williamsonsurveying.com>; Robert W. Kuehling <rkuehling@gmail.com>

Subject: RE: Woods Edge Preserve - Map Update, MFR-08 Zoneing

This Message Is From an External Sender

This message came from outside your organization. Ben:

I am looping in John from the Town as well who they are fully on board with the Condo Plat concept after hearing the difficulties of the city...just being the City.

Recall when we spoke on the phone I went over the nature of the hour long meeting

and as I shared Tim mentioned with the variety of Blooming Grove's current islands being annexed and the array of uses, they would be bringing in all into an Ag zoning to give staff time for future evaluations of the arrays of uses, and that if a current use did not have a City zoning designation, they would be deemed non-conforming use.

Tim understands our desire for a rural in nature development not having curb, gutter, sidewalks in a soybean field. I have shared with him an array of properties in the Town and just in the City north of the Town where development was allowed sans curb, gutter, sidewalks.

It took me many months to get a meeting with Tim and the once we met, it went as well as could be and he clearly acknowledged what we are trying to accomplish. He understands our desire to keep things more rural, being consistent infilling with all that is around us, Town of Dunn, Fitchburg (except Terrevesa), Town of Blooming Grove and City of Madison Lands. Frankly, I can't imagine any new take from Tim that we haven't already discussed in that meeting.

Thanks Dave

From: Noa <[REDACTED]>
Sent: Tuesday, May 19, 2026 1:00 PM
To: Kollenbroich, Benjamin <[REDACTED]> David Wood <[REDACTED]>
Cc: Neil <[REDACTED]> Robert W. Kuehling <[REDACTED]>
Subject: RE: Woods Edge Preserve - Map Update, MFR-08 Zoneing

Ben,

The City of Madison has been very uncooperative regarding any development of this land and is the very reason we are doing the Condominium Plat. The owner has had many conversations with Tim Parks about this property with no successful resolution. I believe the Town Chair has reviewed their agreement with the City and is in support of the condominium.

Thank you,

Noa Prieve

Member and Professional Land Surveyor

Williamson Surveying and Associates LLC

104 A West Main Street

Waunakee, WI 53597

608-255-5705

Web site: williamsonsurveying.com

From: Kollenbroich, Benjamin <Kollenbroich.Benjamin@danecounty.gov>
Sent: Tuesday, May 19, 2026 12:48 PM
To: Noa <noa@williamsonsurveying.com>; David Wood <dave@DDWDave.com>
Cc: Neil <neil@williamsonsurveying.com>; Robert W. Kuehling <rkuehling@gmail.com>
Subject: Re: Woods Edge Preserve - Map Update, MFR-08 Zoneing

Hi Noa,

That is correct. However, a rezone is required and, with the Town and City having an existing cooperative plan and the Town being attached to the City in October 2027 under that agreement, the County's Zoning and Land Regulation Committee will likely want to consider the City's input on the proposal when the committee considers the rezone.

Thanks,

Ben

From: Noa <noa@williamsonsurveying.com>
Sent: Tuesday, May 19, 2026 12:26 PM
To: Kollenbroich, Benjamin <Kollenbroich.Benjamin@danecounty.gov>; David Wood <dave@DDWDave.com>
Cc: Neil <neil@williamsonsurveying.com>; Robert W. Kuehling <rkuehling@gmail.com>
Subject: RE: Woods Edge Preserve - Map Update, MFR-08 Zoneing

This Message Is From an External Sender

This message came from outside your organization. Hi Ben,

The City of Madison has no jurisdiction with the condominium plat process. A condominium plat is not a land division.

Thank you,

Noa Prieve

Member and Professional Land Surveyor

Williamson Surveying and Associates LLC

104 A West Main Street

Waunakee, WI 53597

608-255-5705

Web site: williamsonsurveying.com

From: Kollenbroich, Benjamin <[REDACTED]>
Sent: Tuesday, May 19, 2026 12:10 PM
To: David Wood <[REDACTED]>
Cc: Noa <[REDACTED]> Neil <[REDACTED]> Robert W. Kuehling <[REDACTED]>
Subject: RE: Woods Edge Preserve - Map Update, MFR-08 Zoneing

Hi Dave,

Thank you for the updated map. I had a chance to speak with our County Surveyor and he said on the surface, the proposal sounds like it could be accomplished through a condo plat and, while we normally see a subdivision plat for such proposals, one wouldn't necessarily be required if you wanted to go the path of condo review. More information about the Condominium Review process can be found here: [Condominium Review | Dane County Planning & Development](#).

I am also trying to set up a time with Tim Parks at the City to discuss the proposal. As I mentioned last week, I think with the Town of Blooming Grove attaching to the City of Madison in less than a year and a half, I imagine the County's Zoning and Land Regulation Committee will defer heavily to the City of Madison's opinions on this proposal. For that reason, it would be helpful for the County/Committee to get some information directly from the City on if they would generally support (or oppose) the rezone and plat, along with any other comments they might have on the proposal.

Sincerely,

Ben Kollenbroich

From: David Wood <[REDACTED]>
Sent: Monday, May 18, 2026 9:12 AM
To: Kollenbroich, Benjamin <[REDACTED]>
Cc: Noa <[REDACTED]> Neil <[REDACTED]> Robert W. Kuehling <[REDACTED]>
Subject: Woods Edge Preserve - Map Update, MFR-08 Zoneing

Ben:

Here is the most recent update to the Woods Edge Preserve Condo Plat. We made some lot size adjustments of Lots #3 & #4 per a question early from Roger Lane to provide more building envelop space outside of the wetland setbacks and added a minor curve to the road for visual character. Again, from our conversation Friday regarding new zoning designation of MFR-08, noted for reference below is the Town's acceptance of that designation, from an earlier Plan Commission meeting. As we work on the Condo docs, we are planning on referencing that zoning designation. Let me know please how discussions go today in your office so we can keep moving forward as my attorney Robert Kuehling seems to think he needs to retire end of June!. Thanks Dave

From: [REDACTED] <[REDACTED]>
Sent: Wednesday, April 15, 2026 11:40 AM
To: David Wood <[REDACTED]>
Cc: [REDACTED]
Subject: RE: Woods Edge Preserve Update

David,

In October of 2025, I believe the Plan Commission discussed a compatible zoning classification would be MFR-08 instead of your existing RM-16.

I have attached those two fact sheets.

Thanks for the update.

John

John Wright, Clerk/Treasurer/Administrator

Town of Blooming Grove

608 223-1104

From: David Wood <[REDACTED]>
Sent: Wednesday, April 15, 2026 11:33 AM
To: John Wright <[REDACTED]>
Subject: Woods Edge Preserve Update

John:

Due to weather conditions, last night's ZLR was cancelled. Hans called me and indicated moving to the May meeting and that the desired non-wet classification should be approved.

My thinking at this point is once non-wet status is confirmed, we would proceed with the Condo Plat Development and commission the surface/ground water study. Could you please tell me from the Town's perspective what zoning designation you would assign to the project? We'd also like to plan on having septic systems vs. the pricy MMSD hookup and assume the Cooperative Agreement does not mandate MMSD?

Talking with Randy at Vierbicher Associates (who will be pricing out a water report), he contacted his attorney folks familiar with Condo Plats to provide some legal perspective. The general feeling is that once the plat is recorded while in the Town, it may be a non-conforming site that they would have to find a way to deal with, within their business. Tim Parks worked hard to find a zoning designation for Barnwood Events as a demonstrated example.

Tomorrow, I believe I have a 1:00 meeting with Tim Parks (he's not responded to my confirming that day/time yet). Any insight in advance would be appreciated. Thanks
Dave

David D. Wood, Co-Owner

Barnwood Events WI, LLC

Weddings, Family Celebrations, Corporate Events

608-442-8000



<https://www.barnwoodeventswi.com>

Tour the Barn on the Oregon Life Video Episode:

<https://www.youtube.com/watch?v=CtWDVKBnmsc&t>