

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	

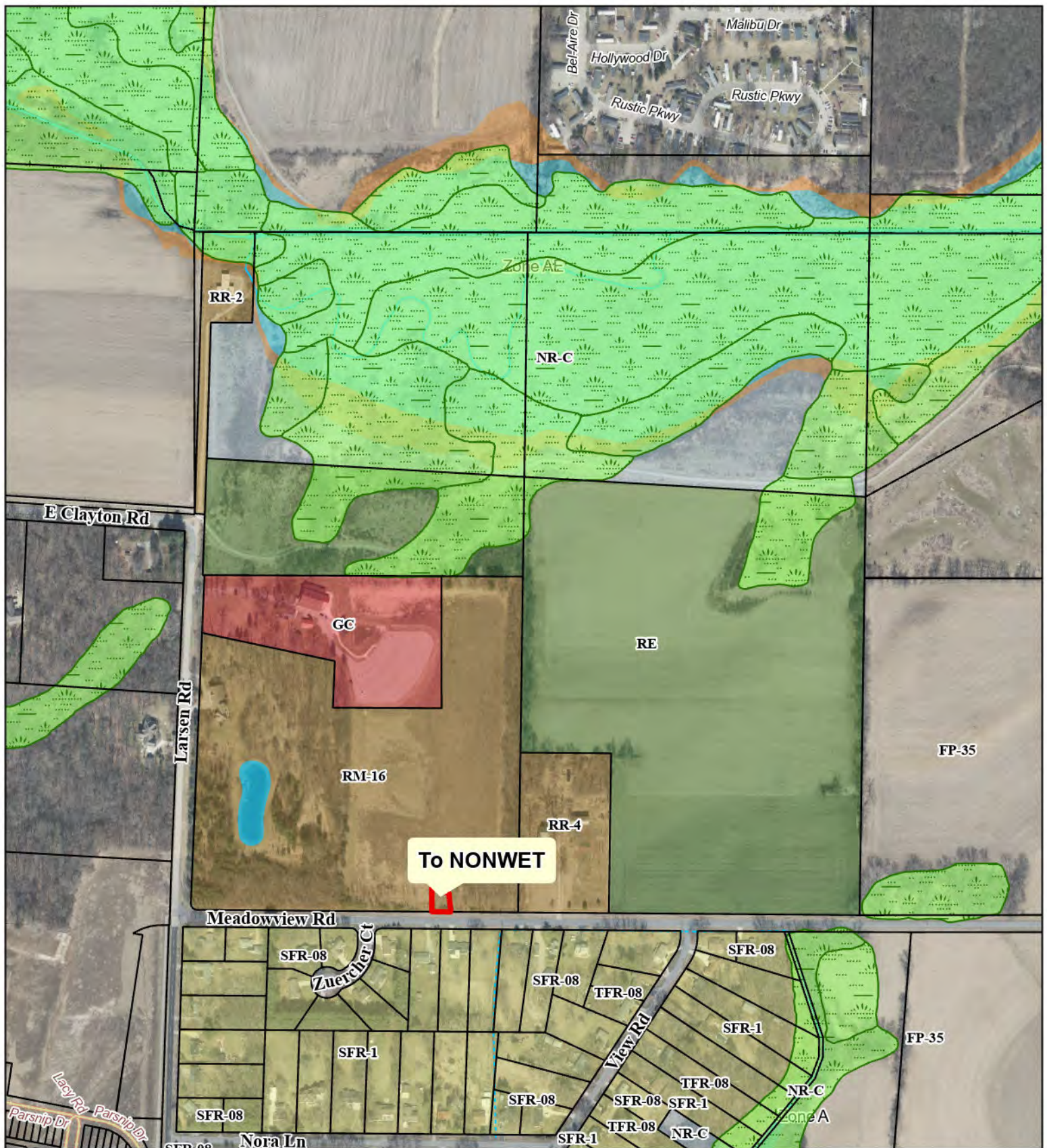
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3200 Larsen Drive					
TOWNSHIP BLOOMING GROVE	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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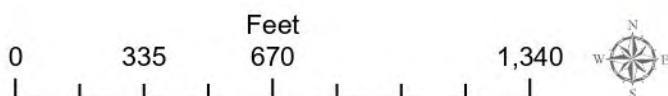
COMMENTS: THE APPLICANT WILL NEED TO PROVIDE REASONING WHY AN ALTERNATE LOCATION FOR THE DRIVEWAY CANNOT BE ACHIEVED ON THE PROPERTY.



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
<ul style="list-style-type: none">• 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 <input type="checkbox"/> No <input checked="" type="checkbox"/>

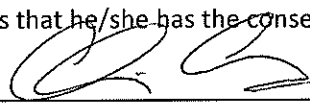
Rezone requested for wetland area to be filled. Wetland fill area will help provided Dave and Julie Wood enough room to put a private drive through for their condominium project that they are proposing. Fill area shown on exhibit map.

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.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> 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.

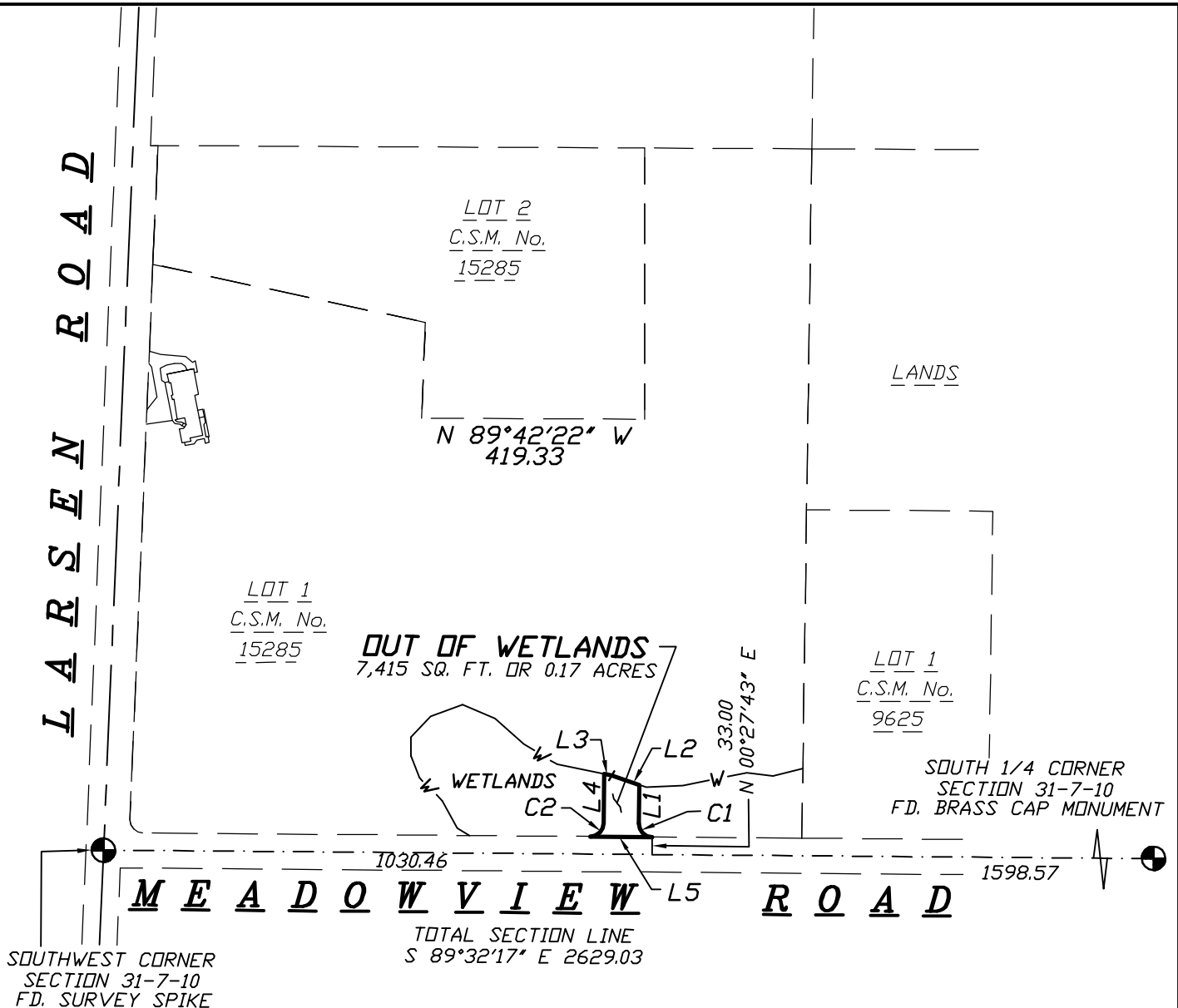


REZONE MAP

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:

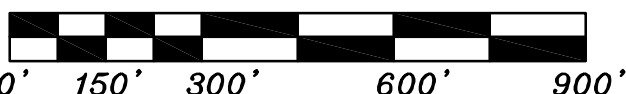
C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C1	25.00	N 44°32'17" W 35.36	39.27	90°00'00"
C2	25.00	S 45°27'43" W 35.36	39.27	90°00'00"

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

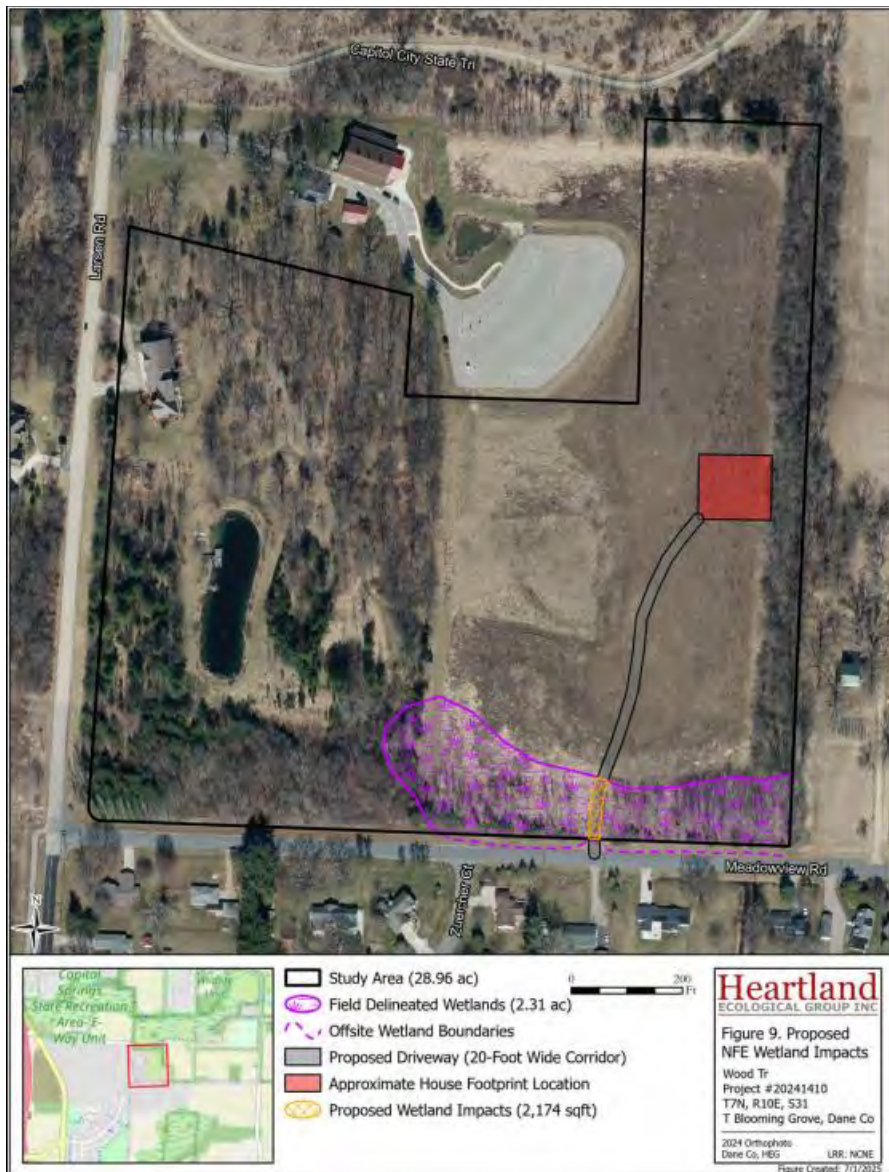
Sincerely,

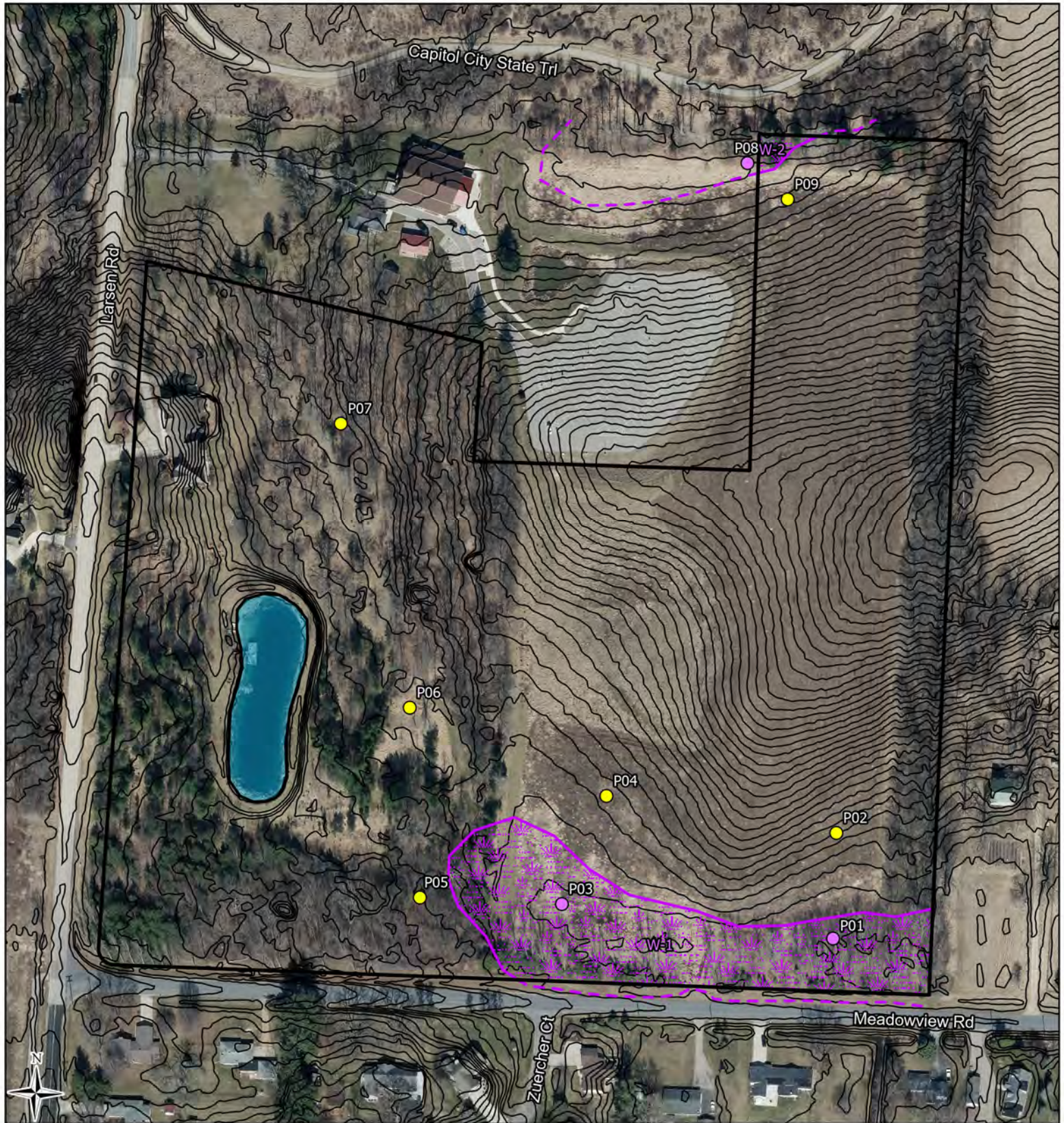
Allen Ramminger

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.

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City-County Bldg. Room 116