

From: [David Wood](#)
To: [Hilbert, Hans](#)
Cc: [Robert W. Kuehling](#); [Noa](#)
Subject: History, City, Town, Existing Precedents for septic, rural road locations (Request to Meet - Woods Edge Preserve Wood Trust Property)
Date: Thursday, August 20, 2026 11:45:45 AM

This Message Is From an External Sender

This message came from outside your organization.

Hans:

Purpose of this email is to document for you our process of working initially with the City of Madison and then the Town of Blooming Grove who has been lockstep with us approving our concept at each Plan Commission Meeting. Please include this in your ZLR packet. Our hopes are the rezone is approved and subject to PERK tests for future septic systems, properly sized to each residence.

Respectfully, Dave

A. Town of Blooming Grove:

1. Initial meeting, August 14, 2024...Mike Wolf email inserted below
2. September 29, 2025, John Wright, seeing my challenges with the city introduces me to the Condo Plat Concept:
 - Shared the Town of Verona Lee Stillwell, a concept similar in scope to ours
3. Oct 22, 2025, Town Meeting, approving rezone request
4. July 8, 2026, Town Meeting, emailed update, indicated no need to attend in person
5. Aug 12, 2026, Town Meeting, plan approved

B. City of Madison Correspondence:

1. This string summarizes our attempts to work with the city
2. Biggest challenge: "that dog don't hunt", requiring city street in a soy bean field. Irony is that in building Barnwood Events in 2020, we did not need curb, gutter, sidewalk, so now perplexed why so insistent
3. Provided present examples of septic and rural driveway...photos below for rural driveway examples
4. List of area septic properties:
 - 4680 Meadowview
 - 3424 Lake Farm Rd
 - 3430 Lake Farm Rd – NEW home
 - 4551 Meadowview – NEW home
 - In addition to 14 homes along E. Clayton Rd

1st Town Meeting:

From: Mike Wolf <bgadmin@blmgrove.com>

Sent: Wednesday, August 21, 2024 7:15 AM

To: David Wood <dave@DDWDave.com>

Subject: Re: Plan Commission Approval

The email I sent you last Thursday must not have gotten to you. Here goes:

You came before the Town's Plan Commission at last night's meeting (August 14) and gave them an overview of your plan to allow for 4 to 6 houses on between 12 and 16 acres of land that you currently own off of Meadowview Road. The exact dimensions and number of homes has yet to be determined. At this point you were looking for general feedback from the Town. It should be noted that all Town Board members were also in attendance at the Plan Commission meeting last night. I encouraged them to attend so everyone heard the same thing at the same time. The Plan Commission members had a few questions, and you answered them. In the end all members stated their support of your vision. None of the Board members in attendance had any concerns or stated any objections.

From: bgadmin@blmgrove.com <bgadmin@blmgrove.com>
Sent: Thursday, March 12, 2026 12:05 PM
To: David Wood <dave@DDWDave.com>; 'Parks, Timothy' <TParks@cityofmadison.com>
Cc: 'Noa' <noa@williamsonsurveying.com>
Subject: RE: Request to Meet - Woods Edge Preserve Wood Trust Property

Tim,

Sorry to butt in when not asked to do so, but the City's ETZ authority does not extend to Condominium Plats as they do not subdivide the subject property. When property is subdivided, a municipality with ETJ authority over another municipality does have the right to review and potentially deny a proposed subdivision of property.

John

John Wright, Clerk/Treasurer/Administrator
Town of Blooming Grove
608 223-1104

From: David Wood <dave@DDWDave.com>
Sent: Thursday, March 12, 2026 11:31 AM
To: Parks, Timothy <TParks@cityofmadison.com>
Cc: John Wright <bgadmin@blmgrove.com>; Noa <noa@williamsonsurveying.com>
Subject: Request to Meet - Woods Edge Preserve Wood Trust Property

Tim:

Just returned from vacation and while digging out, wanted to respond and request a time that I can meet with you to discuss and try to make sense out of our goal to provide homesites with a rural character for our children to help with continuing the stewardship legacy started in 1995. Shoot me back a day and time. Thanks Dave

From: Parks, Timothy <TParks@cityofmadison.com>
Sent: Thursday, March 5, 2026 9:06 AM
To: David Wood <dave@DDWDave.com>
Subject: RE: Request to Meet - Woods Edge Preserve Wood Trust Property

Dave,

Planning staff has discussed your property and proposal extensively over recent weeks and do not think we will be able to support any development of your property, **or at most anything of significance.**

On one hand, there is no development pattern in the Town of Blooming Grove nearby that your proposal would be a continuation of, which is a key criterion for approval using the City's extraterritorial plat approval jurisdiction. The full ETJ criteria in MGO Section 16.23(3)(c) are:

The Plan Commission may recommend or approve the subdividing of lands in the extraterritorial plat approval jurisdiction based on the applicable criteria enumerated hereinafter. The Plan Commission shall not consider any subdivision or land division which did not have prior approval by the approving authorities for both the Town(s) and Dane County. The Plan Commission may require any conditions in the approval of a subdivision or land division, including the use of any restrictive covenant.

The Plan Commission may recommend approval of a subdivision to the Common Council or may grant approval of a land division provided that the Plan Commission shall determine that the proposed subdivision or land division complies with each of the following criteria:

- 1. The proposed subdivision or land division shall be compatible with adjacent development patterns and shall maintain the general land development pattern of the area in question. Measures of compatibility shall consider lot sizes, traffic generation, access, noise and visual features.*
- 2. The proposed subdivision or land division and the resulting development shall not demonstrably adversely affect the City's ability to provide public services, install public improvements or accomplish future annexations. The Plan Commission may consider annexation agreements with the property owner in order to comply with this requirement. The Plan Commission may also consider whether the City and Town(s) have reached an agreement on necessary public improvements and public services facilities required to serve the development.*

On the other hand, if you were to attach early and seek approval in the City, we would have trouble finding that residential zoning to support your development is consistent with the Park and Open Space (P) land use recommendation for your property and other future City parcels north of Meadowview Road and east of Larsen Road, which includes the following note (#11) on the GFLU in the City's Comprehensive Plan (2024): "*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.*" The most likely zoning of your 3200 Larsen Road property after attachment will be A – Agricultural District, which is consistent with the above land use recommendation. The A zoning district requires 300 feet of lot width/ street frontage for new lots, but the minimum lot area for non-agricultural uses (including residential uses) is 10 acres, whereas the lot area for agricultural uses is five (5) acres. Outlots are not required to meet zoning lot width or area requirements but are also not buildable (i.e. no building permits can be issued for a privately owned outlot).

At the end of the day, though, the above represents the City's professional staff's opinion, and the decision on a development in the Town would rest with the City's Plan Commission (and Common Council if a plat with more than four lots), or the Plan Commission and Common

Council if it were to occur in the City. While those bodies follow our recommendations much of the time, they might see what you want to do differently than staff. You would need to apply following the process outlined here either way: <https://www.cityofmadison.com/development-services-center/land-development/private-property/subdividing-land> (in the City or the Town). If you choose to attach now to go for it in Madison, that process is summarized here: <https://www.cityofmadison.com/development-services-center/land-development/private-property/annex-attach-land>. If you would like to meet to discuss this further, please let me know and we can set up a time in the next couple of weeks for you to come in.

Best,
TIM



Timothy M. Parks

Planner (Pronouns: He | Him | His)
Department of Planning & Community & Economic
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Madison Municipal Building, Suite 017 (Level Zero "0")
215 Martin Luther King Jr. Blvd.
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tparks@cityofmadison.com
T: (608) 261-9632

My hours are generally 8:30 AM to 5:00 PM. Most weeks, I work in the Planning Division offices on Mondays, Wednesdays and Thursdays; I am scheduled to work remotely on Tuesdays and Fridays.

From: Parks, Timothy
Sent: Friday, February 20, 2026 9:46 AM
To: 'David Wood' <dave@DDWDave.com>
Subject: RE: Request to Meet - Woods Edge Preserve Wood Trust Property

Dave,
I have not forgotten about you. We are still discussing your development proposal internally. Suffice it to say, it has given City staff a lot to consider. We will meet or talk soon!
Best,
TIM



Timothy M. Parks

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From: David Wood <dave@DDWDave.com>
Sent: Wednesday, February 11, 2026 10:30 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Cc: John Wright <bgadmin@blmgrove.com>
Subject: RE: Request to Meet - Woods Edge Preserve Wood Trust Property

Tim:

Following up on my offer to visit to address any questions. Is there a date/time that I can meet please. Thanks Dave

From: David Wood

Sent: Tuesday, February 3, 2026 4:02 PM

To: Parks, Timothy <TParks@cityofmadison.com>

Subject: RE: Request to Meet - Woods Edge Preserve Wood Trust Property

Tim:

Sorry for my late acknowledgement...is there any value in my meeting with staff to directly address questions? Let me know. Thanks Dave

From: Parks, Timothy <TParks@cityofmadison.com>

Sent: Friday, January 30, 2026 10:10 AM

To: David Wood <dave@DDWDave.com>

Subject: RE: Request to Meet - Woods Edge Preserve Wood Trust Property

Dave,

My sincerest apologies. I have been working on a response to your December 22 message over the last few weeks since the end of the holiday season but have had to put it aside when other matters have come up. I am going to take your proposal to an internal staff discussion next week and will report back to you where we are with your development proposal. I am sure we will talk more soon.

Again, my apologies.

Best,

TIM



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From: David Wood <dave@DDWDave.com>

Sent: Thursday, January 15, 2026 4:14 PM

To: Parks, Timothy <TParks@cityofmadison.com>; Noa <noa@williamsonsurveying.com>

Cc: John Wright <bgadmin@blmgrove.com>; Lane, Roger <lane.roger@danecounty.gov>; Allan, Majid <allan.majid@danecounty.gov>; Kollenbroich, Benjamin <kollenbroich.benjamin@danecounty.gov>

Subject: Request to Meet - Woods Edge Preserve Wood Trust Property

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Tim:

Wondering when we might be able to meet to discuss how we can accomplish a 2-3 new lot rural character development without curb/gutter/sidewalks, in either a 4-lot CSM or the Town's Condo Plat suggestion. Please toss me a time that we can meet to discuss.

Thanks Dave

Attached are photos of new construction areas that have been built in the recent times without curb, gutter, sidewalks:

3430 – New residence within last two years with private drive – currently Blooming Grove



Capital Springs Dog Park, Disc Golf in Blooming Grove



In City of Madison currently, new parking lot constructed in last few years



Lake Farm Campground, in City of Madison, has a bike trail, no sidewalks



From: David Wood

Sent: Monday, December 22, 2025 6:06 PM

To: Parks, Timothy <tparks@cityofmadison.com>; Noa <noa@williamsonsurveying.com>

Cc: Roger Lane <lane.roger@danecounty.gov>; 'Kollenbroich, Benjamin'

<kollenbroich.benjamin@danecounty.gov>; Wright, John <bgadmin@blmgrove.com>; Allan, Majid <Allan.Majid@danecounty.gov>

Subject: Update - Woods Edge Preserve Wood Trust Property

Happy Holidays To all:

Thanks everyone for your support and thoughtful consideration on how we can best develop a small family-environmentally-focused rural plan concept with larger lots, served by a shared driveway (without curb/gutter/sidewalks). As I'm learning each; Dane County, Town and City have their take on how we might accomplish. When in getting Barnwood venue approved in 2019/2020 Tim requested City Zoning staff assign us as "Parks & Recreation" so that when annexation occurred, we would be golden, not needing to change zoning. Currently we are zoned RM-16. I'm learning from all that new zoning options of; County's RR-4/RM-16 and unclear but I believe the city to be TR-R Traditional Residential Rustic, allowing for the larger acreage sizes and the Town or County codes may not transfer, be grandfathered in or recognized. Long-term we will be in the city. So, before we mature the Condo Plat concept, I need to confirm with Tim long-term zoning and if any hope of adding 3 lots served by rural roads.

Currently we have a Public Hearing, January 27th for the removal of an area of wet land

to allow driveway access which is needed regardless of plan process.

Noa:

In reading Tim's emails (Sept 12 & 25th assembled below) much harder with more learning under my belt, I am hopeful to have found some spoiler alerts as it relates to finding a way to add three lots, served by privately maintained shared driveways and rural roads. Not clear if the land division (not physical building/development) would trigger early annexation. Please look at **redacted some copy threads in red/bold** that appear to provide hope. Let me know your thoughts please.

Tim:

I recall from our first live conversation and subsequent emails, your overriding concern was the stress added rooftops would place on the city. You suggested I should provide a concept that would acknowledging stress on city services and provide concept plan working towards the approval stage so we could have lots for future generations. I'd asked about a 4-lot CSM, including our current home, asking for three (3) incremental lots. We've provided you a concept plan of a 4-lot CSM. The lots would be on private wells and would hook up to MMSD (lines currently Meadowview Rd boundary). Starting with 1995 ownership we provide road maintenance, snow plowing, mowing and bringing garbage to the street for each of the shared drive at 3222/24 duplex/3232 Barnwood campus and 3200 Larsen Rd residence. BTW we also seasonally/periodically mow the right of way.

When I shared with the Town your emails the Town suggested the Condo Plat concept (something I'd not heard of as an option) as a simpler way to accomplish adding 3 lots being served with our desire of a rural shared driveway/private roads with a bulb for MFD (without curb/gutter/sidewalks). In reading your emails it is not clear that we could do a 4-lot CSM and have a shared driveway/rural road and that curb/gutter/sidewalks must happen. The Town's Condo Plat I shared is purely a concept plan that appears to allow us to add lots served by shared driveway/rural roads. I am open to discussion with you on this plan and certainly could pivot to the 4-lot CSM concept...but need to iron out our desire to have a shared driveway/rural road.

Shared driveways/Rural Roads in the immediate area: (see attachments)

The evidence of privately maintained roads and shared driveways is a consistent infill. In addition to our home, duplex/barn, Zucher Court to the south (7 residents-Town of Dunn) and two other Blooming Grove landowners, our nearest neighbor at 4680 Meadowview Road owned by Melvin C. Powell Jr. and Sophie Dong have a simple gravel road. Lastly, to the southeast end of the Blooming Grove lands, 3424 Lake Farm Rd has shared drive and newly constructed (in 2022?) home at 3430 Lake Farm Rd has its own private drive. So, in our immediate area, there is plenty of applications of rural roads. We would be the only example of sidewalks, curb & gutters that would lead to nowhere. When laying out the Barnwood's new shared drive, I met with MFD to confirm a 20' width, narrowed to 16' private drive with a 60' apron. I'd plan on meeting with MFD again to confirm appropriate dimensions for a rural driveway.

Summary our concept:

1. Adding 3 lots
2. Stormwater management with larger lots, low density, the current watershed flow into the wetlands along Meadowview or north to the E-way could be continued
3. Lots would be on private wells
4. Lots would hook up to MMSD Sewer
5. Private shared driveway arrangement to share access via easement
6. Via covenants, road maintenance performed privately, garbage cans to Meadowview (so only need Police & Fire)
7. Would meet with MFD to confirm design road dimensions, bulb and apron
8. Timing – don't see building till after being annexed
9. If a Condo Plat, will there be any issues in getting building permits after being in the city

Tim, in re-reading your emails assembled below:

1. Please confirm what existing zoning code we should have for the larger lots
2. When would we need to annex if just doing the development planning (agree, not the Barnwood campus as you noted earlier)
3. Home building timing...we don't see building till after being in the city
4. How can we find our way around curb, gutter, sidewalks
5. In the **bold/red redacted copy**, is there hope!

How can we to accomplish a consistent infill in character with low-density homes, rural roads without curb, gutter, or sidewalks with a nature preservation land use consistent with our DNR Stewardship as well as that of Dane County Parks. When you return, perhaps we could meet downtown please. Thanks Dave

From: Parks, Timothy <TParks@cityofmadison.com>

Sent: Tuesday, December 16, 2025 10:22 AM

To: David Wood <dave@DDWDave.com>

Cc: Roger Lane <lane.roger@danecounty.gov>; Noa <noa@williamsonsurveying.com>; John Wright <bgadmin@blmgrove.com>; Kollenbroich.Benjamin@danecounty.gov

Subject: RE: Update - Woods Edge Preserve Wood Trust Property

Dave,

Following discussions with our legal counsel, the City is inclined to view the use of a condominium to create lot-like units on your property to be akin to a subdivision that meets the definition of development according to the City's cooperative plan with the Town of Blooming Grove, and therefore will require review and approval by Madison in accordance with the plan. If you have any additional questions, please feel free to contact me after January 5. I will be out of the office until then beginning later this week and may not have a chance to follow-up beforehand.

Best,

TIM

Timothy M. Parks

Planner (Pronouns: He | Him | His)
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From: David Wood <dave@DDWDave.com>

Sent: Thursday, December 11, 2025 8:56 PM

To: Parks, Timothy <TParks@cityofmadison.com>

Cc: Roger Lane <lane.roger@danecounty.gov>; Noa <noa@williamsonsurveying.com>; John Wright <bgadmin@blmgrove.com>

Subject: Update - Woods Edge Preserve Wood Trust Property

Tim:

We'd like to provide an update for you regarding our hopes to create a rural nature preserve setting for a few residential lots. In talking with the Town, they asked me why we were not doing a Condo Plat, which I'd had no idea about. In further discussions, I am learning that this type of development approved by the Town could be an excellent way to achieve maintaining the rural character we desire with a rural road (like the Barn campus's road) as well as taking off the City's plate some of the services. Today, at our residence and at the Barnwood Event Campus, we have cluster mailboxes, take care of our own snow removal, and bring out trash cans to the roadside for scheduled pick up. So, other than street-side pick up we'd have all services covered in Declarations and Covenants.

When we bought the property in 1995, the 3222-24 Larsen duplex had a blacktop rural road maintained by us. When building the new Barnwood Campus that original road was removed and replaced by a new blacktop rural road. In 2019 I met with then MFD Fire Marshal Ed Ruckriegel and William Sullivan to design our driveway, which is rural and without curb and gutters. We agreed that the driveway could be 20' wide with a 60' apron and reduced the driveway to 16' in the span going between the buildings (with pedestrian safety in mind...promoting slower speeds).

Recall too, our meeting with Parks Director Darren Marsh (See attached email history) where we shared the Barn concept plan that was extension of our existing DNR/Stewardship plan and was very supportive of what we were doing with the lands.

We are under the understanding that with a Condo Plat approved by the Town that we:

1. Could have a rural road, not requiring curb/gutter & sidewalks. Currently there are none of these street improvements anywhere in the area...where would a sidewalk be ending up/going?
2. Option of private septic systems assuming via appropriate soil tests (Soil info attached)
3. We would be on private wells as the city has confirmed in past discussions, no plans to bring water to the area
4. We would have recorded Declarations and Covenants

Currently we are working on the Wetland removal process with Dane County and have provided them with our Wetland Study (attached Heartland Soils Map). The change to wetland status will be on the January 28th ZLR meeting. Attached is the Condo Plat concept plan draft that is yet to be finalized for the February ZLR meeting. Lastly, we don't see doing any building plans till sometime after annexation in the City and understand any building plans needing to be presented with the City for the typical approval processes.

Again, our goal is to be able to keep the rustic nature that is consistent with our DNR/Stewardship land use and wish to have a rustic, country road, that we would manage and provide housing options for our sons, family, and options for future generations. Please let me know what questions you might have and if a desire to meet. Thanks Much Dave

From: Parks, Timothy <TParks@cityofmadison.com>

Sent: Thursday, September 25, 2025 7:36 AM

To: Roxanne Johnson <RJohnson@pe-wi.com>; David Wood <dave@DDWDave.com>

Cc: Noa <noa@williamsonsurveying.com>

Subject: RE: Woods Edge Preserve Wood Trust Property

Roxanne and Dave,

I don't think our extraterritorial criteria will allow us to approve the number of lots being proposed due to the development pattern standard. I think it needs to come into the City in order to have a shot at approval **(no sure thing)**.

Zoning-wise, we need to forget about County zoning and think about the property in the City of Madison. We do not have zoning districts like RR-4 or RM-16 that would be applicable here. In a few weeks, the smallest lot area minimum the City code will have will be 10,000 square feet in the Traditional Residential-Rustic (TR-R) District, which might be the district you ask for here after you come into the City. All the other residential districts have much smaller lot area minimums now, and they are set to get smaller. TR-R will have 50-foot front yard setbacks, 40-foot rear, and 30-foot sides, so that might work for what you have in mind.

As for the street, that dog don't hunt. We don't build town-style roads in the City. Any street built out here will have curb and gutter and a permanent cul-de-sac. Frankly, it's a huge waste of money to build for the lots being proposed and we don't want to maintain it. It will be the last street in the City plowed as best as I can figure. Instead, I recommend you look at a lot pattern that will allow you to have the 65 feet of frontage on a public street that our zoning will require (in TR-R) and look for a private driveway arrangement that allows the proposed lots to share access via easement. It can be built however you/ they want and will be privately maintained. How that works with refuse collection will be up to you. You will have to put the carts along Larsen or Meadowview if you want us to collect them (burning of refuse is illegal in our fair city...).

In closing, Dave and I have been discussing something like this for 15 years and the answers for how to do it have never been easy. This is a tough corner of the soon-to be City to rationalize development (even four lots) given its remoteness, which is caused in part by all of the (mostly) wonderful open space between it and the Beltline. But you cannot dissolve a town and leave a remnant, and public ownership of everything south to Meadowview Road may not be practical. So that leaves us parcels like Dave's that have to be addressed and roads like the westbound side of Meadowview and northbound side of Larsen that have to be maintained.

I think the next step would be to take a new look at lot layouts and how a zoning district like TR-R might work for what is being contemplated. Information on the pending ordinance change, which contains all of the information on TR-R and other residential districts can be found here: Ordinance ID 89916 ([link](#)).

Best,
TIM



Timothy M. Parks

Planner (Pronouns: He | Him | His)
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From: Roxanne Johnson <RJohnson@pe-wi.com>

Sent: Wednesday, September 24, 2025 11:36 AM

To: David Wood <dave@ddwdave.com>

Cc: Parks, Timothy <TParks@cityofmadison.com>; Noa <noa@williamsonsurveying.com>

Subject: Re: Woods Edge Preserve Wood Trust Property

Hi Tim,

Could the lot be subdivided in the Town without annexing?

On Sep 24, 2025, at 10:05 AM, David Wood <dave@ddwdave.com> wrote:

Tim:

Working late I see!...thanks for the response. As I learn more about this concept, let me please ask these questions. Thanks in advance as always for your support of whatever I am up too. Dave

1. With the hefty MMSD fees, the concept I am toying with is perhaps the three lots would be only one acre or so and the "mother ship" our existing house would retain ownership to the existing/remaining lands, helping us on the moolah.
2. If the lots are one acre, then what would be the City's zoning? Is there a zoning lot size range for say 1 to 5 acres that the City would prefer? Goal is to match up with existing City zoning.
3. Total lots with the existing is 4, so a net of 3 new lots so we can still do a 4-lot CSM as I understand it, vs a plat.
4. Flavor is to keep focusing in on the wildlife preserve legacy we have created with the 20,000+ planted trees, over 120 bird houses, wildlife nesting piles, pond water feature. Dane County Parks has always applauded our efforts here that are consistent to use to our north and east boundaries
5. Sounds like road access is a challenge. From a safety standpoint I'd rather see for the 3 incremental lots not having three new driveways onto Meadow View in a stretch that already has a bunch from the Town of Dunn side. Like Zucher Court that has 7-8 homes, we'd envision one paved road with gravel shoulders with a bulb turn around for Fire to draw driveways off of. Any way this could work...since you are plowing and collecting garbage...please?
6. Timing. Lord knows when the kids are ready...I am just trying to get positioned. One would probably like to be there now!
7. Annexation (not the barn for now) is fine. Once I know more to these questions we

can work on that process

From: Parks, Timothy <TParks@cityofmadison.com>

Sent: Tuesday, September 23, 2025 7:44 PM

To: David Wood <dave@DDWDave.com>

Cc: Noa <noa@williamsonsurveying.com>; Roxanne Johnson <rjohnson@pe-wi.com>

Subject: RE: Woods Edge Preserve Wood Trust Property

Dave,

My sincerest apologies for not having a chance to respond sooner. Responses to your questions follow **below (>>)**.

If you have additional questions or have an attachment petition that you want City staff and me to review before you file to start bringing the property into the City now **(spoiler alert)**, please let me know.

Best, TIM

From: David Wood <dave@DDWDave.com>

Sent: Friday, September 12, 2025 9:40 AM

To: Parks, Timothy <TParks@cityofmadison.com>

Cc: Noa <noa@williamsonsurveying.com>; Roxanne Johnson <rjohnson@pe-wi.com>

Subject: Woods Edge Preserve Wood Trust Property

Tim:

Long time coming but finally got the DNR thing figured out for the road access!

Wondering if we can meet to discuss:

1. **Thoughts on locations of the 3 lots** >> Three or four lots? We would could the lot with the existing house as one of the lots, and I think our preference would be for fewer and not many lots to be created out here. All of the lots should be accessible from an existing road, and I don't think we have interest in an additional public road to maintain out here, which I know we discussed at one time or another over the 10-15 years that we have been discussing your property. The way I read the cooperative plan, you may propose the lots in the Town subject to City approval, and the City can require attachment to the City as a condition of development approval. If you propose the lots in the Town, you need to meet our extraterritorial land division criteria, which could be hard because there really isn't a development pattern out there that you would be perpetuating. Based on how some other ETJ land divisions have gone over the last couple of years, that could be an issue here. I think your best bet would be to bring the land (absent the event facility) into the City now before you divide. I think we are going to be lukewarm on creating more lots out on the edge of the City on principle. However, unlike in 2018/2019 when we discussed attachment for Barnwood and we wanted nothing to do with serving this land until we had to, we don't have a choice in 25 months and change, since that is when the rest of the Town of Blooming Grove comes into the City of Madison. Therefore, I suspect we can probably come around on a limited conservation land division that creates a couple more home sites. We are going to have to run refuse collection vehicles out here to get the existing houses and plow

our side of Larsen and Meadowview, so if there are a couple of more houses to collect from, so be it.

2. ***If zoning would still stay the same as is with our house (all lands other than the Barn's Parks & Recreation), or do I need to visit with the County*** >> The zoning in the City won't mean anything. Your lots will be much larger than anything our zoning minimums would require in residential zoning. Our A – Agricultural District requires 10 acres of lot area for residential use, so that is probably not going to be an option for your lots.
3. ***Option of being able to do septic tanks vs tying into the sewer. Learning that if we have larger lots, MMSD does not charge per house size (# of bathrooms/faucets) but on lot size. Seems odd when you would want to know use capacity on the line*** >> I would be shocked if you would be able to create lots for houses on septic given that there are MMSD lines everywhere out there. The criteria that allows construction on septic can be found in MGO Section 35.02. I/ we have no comment on MMSD's fee structure but can confirm that you are not the first large property to be faced with significant charges as a result of it. I think you will need to plan to pay the fees and connect the new homes to sewer. We will need to punt on water out here, however, because it will be a long time if ever before Madison runs water out here.
4. ***What else you would need from me to keep going*** >> At this point, an attachment petition is going to be your first step. Information on that process may be found here: <https://www.cityofmadison.com/development-services-center/land-development/private-property/annex-attach-land>

Please toss me back a time to visit. Thanks Dave, hope all is well