

Planning Commission Meeting Minutes
October 6, 2025

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From: H. Adam Steinberg <h.adam.steinberg@gmail.com>
Sent: Monday, October 6, 2025 6:46 PM
To: Lisa Meinholz; Jerome Ballweg; mike bradley; H. Adam Adam Steinberg; Nick Ganser
Subject: October 6, 2025 6:00PM Planning commission meeting
Attachments: BDC Enterprises LLC Rezone App.pdf; Untitled attachment 00003.htm; HERBRAND REZONE (9-2-2025) 25W-317.pdf; Untitled attachment 00006.htm; RXHerbrand(Herbrand farm sec 26 35)2025.pdf; Untitled attachment 00009.htm; Herbrand Roxbury Application.pdf; Untitled attachment 00012.htm; HERBRAND REZONE (9-2-2025) 25W-317.docx; Untitled attachment 00015.htm; HERBRAND CSM (9-2-2025) 25W-317.pdf; Untitled attachment 00018.htm

Attendees: Jerome Ballweg, Adam Steinberg, Nick Ganser, Mike Bradley, and Chandler Gilles, Chuck Frihart, Dave Schmitt, Brain Schmidt, Josh Jone.

The Roxbury Planning Commission met on 10/06/2025 at 6:05pm in the Roxbury Town Hall, [7167 Kippley Rd, Sauk City](#).

Planning Commission Meeting Agenda:

Called meeting to order 6:05pm

Item 1:

Mike Bradley approved motion, seconded by Jerome. Passes 4-0. BallwegParcel [050/0907-161-8100-7](#) which is owned by BDC Enterprise LLC, located at 8765 Mack Rd, is 20 acres and zoned RR-16, would like to split this parcel into two new parcels (please see attached preliminary CSM). Lot 1 would consist of 2.92 acres and be zoned RR-2, Lot 2 would consist of 16.55 acres and remain zoned RR-16. Lot 1 contains all of the building structures and is located within the boundaries of lot 2. A density study was completed and supports the rezoning of this parcel.

Item 2:

Mike Bradley approved motion, seconded by Jerome. Passes 4-0. Parcel [050/0907-264-9002-0](#) which is owned by Jeffery D and Nancy R Herbrand, has frontage on Ballweg Rd between the parcels addresses of 8190 and 8184 Ballweg Rd, is 35 acres and zoned FP-35, would like to section off the south section that has frontage on Ballweg Rd (please see attached preliminary CSM). The newly created lot would consist of 3.39 acres and be zoned RR-2. The original parcel 050/0907-264-9002-0 would change to 32.39 acres and be rezoned FP-1. Additionally, the 1.11 acres of land that is zoned UTR, also owned by the Herbrands, and located adjacent and north of the newly created 3.39 acre parcel, would be joined to the new FP-1 parcel to create a frontage to a public road for the FP-1 32.29 acre parcel. A density study was completed and supports the rezoning of this parcel.

Adjourn 6:40pm: Mike Bradley approved motion, seconded by Jerome. Passes 4-0

H. Adam Steinberg
Planning Commissioner - Chair