

From: H. Adam Steinberg <h.adam.steinberg@gmail.com>
Sent: Friday, May 15, 2026 4:32 PM
To: Lisa Meinholz; Jerome Ballweg; mike bradley; Nick Ganser; Gail Lamberty
Subject: 5/21/26 6pm Planning Commission Agenda
Attachments: favicon.ico; Untitled attachment 00062.htm; favicon.ico; Untitled attachment 00065.htm; favicon.ico; Untitled attachment 00068.htm; favicon.ico; Untitled attachment 00071.htm; favicon.ico; Untitled attachment 00074.htm; favicon.ico; Untitled attachment 00077.htm; favicon.ico; Untitled attachment 00080.htm; Blackhawk Fields.pdf; Untitled attachment 00083.htm; 3_Roxbury_WO_CK_SanitaryHAM.pdf; Untitled attachment 00086.htm; 3_Roxbury_WO_CK.pdf; Untitled attachment 00089.htm; 12285 MAP.pdf; Untitled attachment 00092.htm; 12285 ROXBURY.pdf; Untitled attachment 00095.htm

The Roxbury Planning Commission will meet on 5/21/26 at 6:00pm in the Roxbury Town Hall, 7167 Kippley Rd, Sauk City.

Agenda

Call meeting to order.

1. Gary and Ruth Ziegler Living TR, located at 6840 Dunlap Hollow RD, Mazomanie, concerning Parcels <https://accessdane.danecounty.gov/090729290026> and <https://accessdane.danecounty.gov/090729285005>. Resolve to separate the existing residence from the farmland on parcel 050/0907-292-9002-6, to create a new 1.62 acre parcel zoned RR-1. In order to maintain 66' public access on the proposed new parcel, they are also adding approximately 73.54' x 249.73' of land from their neighboring parcel to the north, 050/0907-292-8500-5. See two attached PDFs, 12285 MAP.pdf and 12285 ROXBURY.pdf.

2. There are a number parcels that have the incorrect zoning designations on them in the Town of Roxbury, as per notification by Dane County Planning and Development. Changing the zoning on these parcels would be done directly by Dane County Planning and Development and no application paperwork would need to be filed. There would not be any charge for any of the following rezones. See pdf documents 3_Roxbury_WO_CK_SanitaryHAM.pdf and 3_Roxbury_WO_CK_SanitaryHAM-1.pdf.

Proposal 1:

- ROBERT R KETELBOETER
- KETELBOETER REV LIVING TR, CARL & DONNA
- 6427 WOODLAND TRL
- DANE WI 53529

<https://accessdane.danecounty.gov/090736498003> Parcel is currently zoned RM-8 and needs to be changed to FP-1. This parcel has already used it's development rights in a previously recorded CSM.

Proposal 2: The following 3 parcels:

- MITCHELL J REIBLE
- MARK A REIBLE
- 8990 MACK RD

- SAUK CITY WI 53583

<https://accessdane.danecounty.gov/090717280500>,

- WILLIAM R MUIR
- ROBERT R WRIGHT
- 7413 CEDAR STONE DR
- SAUK CITY WI 53583

<https://accessdane.danecounty.gov/090717281500>

and

MITCHELL J REIBLE

- 8990 MACK RD
- SAUK CITY WI 53583

<https://accessdane.danecounty.gov/090717188600>

Parcels are currently zoned RM-8 and RM-16 and should to be changed to FP-1. The development rights for these parcels were used in CSM's 7705 and 9975.

Proposal 3:

HARRIET BREUNIG

- 8825 COUNTY HIGHWAY Y
- SAUK CITY WI 53583

<https://accessdane.danecounty.gov/090721185350> Parcel is currently incorrectly zoned RR-1 and must be changed to FP-1. This parcel has already used its development rights in a previously recorded CSM. Though this parcel is located within the Sanitary district, there is no capacity available to add said parcel to the sanitary district as a buildable lot.

Proposal 4:

THE HEFFRON COMPANY INC

- 200 PRAIRIE ST STE 200
- PRAIRIE DU SAC WI 5357

Please see Blackhawk Fields.pdf, all of the out lots (numbers 1-6) were designated to be set aside as subdivision parks back when the plot was approved in 2007. These out lots are incorrectly zoned SFR-08, SFR-01, or RR-1 and must be rezoned RE (Recreational).

Proposal 5: The following four parcels are completely underwater along Fish Lake Rd. They are no longer buildable lots and the Planning Commission will discuss if their zoning should be changed to NRC (Natural Resource Conservation).

050/0907-032-4110-9 Details
accessdane.danecounty.gov

GARY A MACK
WALTER J MACK
N750 GOLF RD LOT 39
PRAIRIE DU SAC WI 53578

050/0907-032-4044-0 Details
accessdane.danecounty.gov

MICHAEL J RIPP
PATRICIA A BRUMM
7787 COUNTY HIGHWAY Y
LODI WI 53555

This parcel is located on Mudd Lake:

050/0907-032-8610-6 Details
accessdane.danecounty.gov

THOMAS J LOWE
BARBARA LOWE
323 KRENZ AVE
CARY IL 60013

050/0907-032-4088-8 Details
accessdane.danecounty.gov

FRANK J GAUKEL
3620 COUNTY HIGHWAY Q
DODGEVILLE WI 53533

Proposal 6:
JASON THOMAS WILDENBERG
C/O ALFRED S & SANDRA M WILDENBERG LIVING TRUST
1255 JACOB DR
PRAIRIE DU SAC WI 53578

050/0907-204-9700-7 Details
accessdane.danecounty.gov

This parcel is currently incorrectly zoned FP-1 and must be rezoned RR-1 or SFR-1

Proposal 7:
5846 BALTES RD
WAUNAKEE WI 53597

Owners name is hidden in the database, but they have a house on Haas Dr at 8224
KRUCHTEN RD

<https://accessdane.danecounty.gov/090701391906>

Parcel is currently incorrectly zoned RM-16 and needs to be returned to the main farm zoning of FP-35. Parcel will be rejoined with the other two neighboring parcels this/these people own. This will not affect their development rights.

050/0907-024-9500-7 Details
accessdane.danecounty.gov

Proposal 7:

See pdf (3_Roxbury_WO_CK_SanitaryHAM.pdf) listing all of the HAM-R zoning in the Hamlet.

The Planning Commission will consider reasons for changing all of the HAM-R zoning to SFR-08. The Planning Commission **WILL NOT BE CHANGING ANY HAM-R ZONING AT THIS MEETING**. If the Planning Commission votes to proceed with a recommendation to consider changing all of the HAM-R zoning to SFR-08, a separate public meeting will be convened to explain the reasons why, and listen to all public comment on the proposed change.

Reasons why to consider changing from HAM-R to SFR-08:

1. Current Sanitary District is at capacity (including the lots currently with and without housing on them).
2. HAM-R allows owners to build a duplex on a lot that currently does not have a home on it, or add an accessory dwelling unit (mother-in-law suite with a separate bathroom and kitchen) to their current parcel, SFR-08 does not allow building a duplex or an accessory dwelling unit. Duplexes and accessory dwelling units would cause the need to add additional capacity to the Sanitary District.
3. Sanitary District in its current state would not need to be rebuilt. If there is a need to add additional capacity to the Sanitary District the State would "more than likely" want the Sanitary District rebuilt to new standards.

Adjourn meeting

H. Adam Steinberg
Planning Commissioner - Chair
Town of Roxbury
608/695-5707