

Meeting Minutes Planning Commission Meeting August 11, 2026

Roxburyclerk@merr.com

From: H. Adam Steinberg <h.adam.steinberg@gmail.com>
Sent: Tuesday, August 11, 2026 7:31 PM
To: Jerome Ballweg; mike bradley; Nick Ganser; H. Adam Steinberg
Cc: Lisa Meinholz; Sadie Minobe; ziegler71@hotmail.com; Kim Ziegler; Daniel Marks; Anna Pidgeon; Hilbert, Hans; Volker Radeloff; cziegler026@gmail.com
Subject: 8/11/26 7pm Planning Commission minutes
Attachments: Ziegler - Pidgeon Two Lot Rezone Map.docx; Untitled attachment 00051.htm; Ziegler - Pidgeon Two Lot Rezone Map 0907E29.pdf; Untitled attachment 00054.htm; 12285 Staff Report.pdf; Untitled attachment 00057.htm; 12285 ROXBURY.pdf; Untitled attachment 00060.htm; Ziegler - Pidgeon Two Lot Rezone Map 0907E29 explanation.pdf; Untitled attachment 00063.htm

In attendance: Adam Steinberg, Nic Ganser, Jerome Ballweg, Darrel Ziegler, and Anna Pidgeon.

The Roxbury Planning Commission met on 8/11/26 at 7pm in the Roxbury Town Hall, 7167 Kippley Rd, Sauk City.

Agenda

1. Call meeting to order at 7:00pm

2. Agenda:

This agenda item is two parts:

Motion by Adam Steinberg, second by Nic Ganser, passes 3-0 - to **separate the existing residence from the farmland on parcel 050/0907-292-9002-6**, to create a new Parcel A, see attached Ziegler-Pidgeon two lot rezone map 0907E29 explanation.pdf, which will be zoned RR-1. Additionally Parcel B (also see attached Ziegler-Pidgeon two lot rezone map 0907E29 explanation.pdf) will be added to parcel **050/0907-292-9150-7**, in exchange for a small plot of land containing the driveway for Parcel A along Dunlop Hollow Rd.

Part 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.

Part 2: At the May 2026 Planning commission meeting this agenda item was tabled because Dane County wanted to see if it was possible for Ziegler's to obtain the property that contained their existing driveway. The owners of that land (Pidgeon) were at the meeting and verbally agreed to a land swap with Ziegler.

Update: 07/29/26 - Both Ziegler and Pidgeon have agreed to this land swap, see attached pdf titled: Ziegler - Pidgeon Two Lot Rezone Map 0907E29 explanation.pdf. The red double-headed arrow and red outlines indicate what pieces of land are being swapped between Ziegler and Pidgeon parcels.

After parts 1 & 2 are approved by the town and county, two new survey maps will be created and recorded showing one whole parcel for Zeigler (that contains the driveway west of the house and shed) and one whole parcel for Pidgeon (that contains the new land added to the east side of their existing parcel behind their house).

2. Bavarian Village Discussion - Planning commission discussed Sanitary district concerns. Planning commission will invite MAIER INVESTMENTS LLC , Monte and Mark Maier to next Planning Commission meeting on 09/15/2026 at 7pm.

3. 7:26 pm motion to Adjourn by Jerome Ballweg, seconded by Nic Ganser Passes 3-0.

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