

Dane County Rezone Petition

Application Date	Petition Number
09/17/2025	DCPREZ-2025-12212
Public Hearing Date	
11/25/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BDC ENTERPRISE LLC	PHONE (with Area Code) (608) 393-3693	AGENT NAME TOM GREVE	PHONE (with Area Code) (608) 644-8877
BILLING ADDRESS (Number & Street) 8765 MACK RD		ADDRESS (Number & Street) 625 E. SLIFER ST	
(City, State, Zip) SAUK CITY, WI 53583		(City, State, Zip) Portage, WI 53901	
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	
8765 Mack Road					
TOWNSHIP ROXBURY	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-161-8100-7					

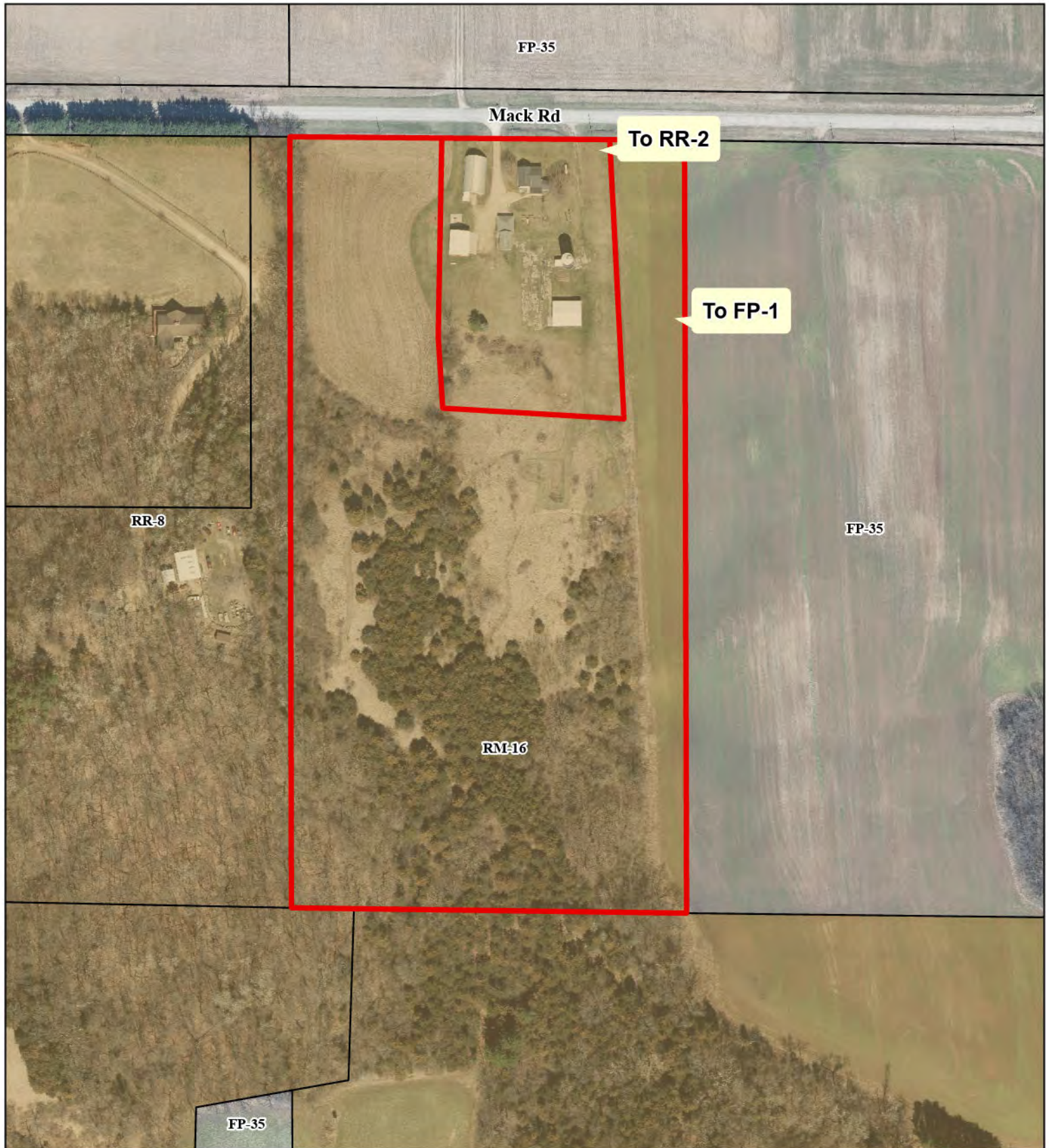
REASON FOR REZONE

CREATE ONE RESIDENTIAL LOT AND ONE AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RR-2 Rural Residential District	3
RM-16 Rural Mixed-Use District	FP-1 Farmland Preservation District	16.6

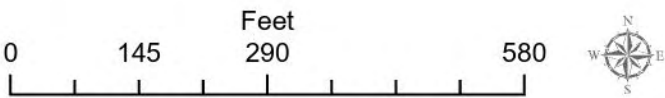
C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: ACCESS EASEMENT OR SEPARATE FIELD ACCESS WILL BE REQUIRED FOR THE AGRICULTURAL LOT



REZONE 12212
BDC ENTERPRISE LLC

-  Proposed Zoning Boundary
-  Tax Parcel Boundary





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
• 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:	BDC Enterprise LLC	Agent Name:	Tom Greve
Address (Number & Street):	8765 Mack Road	Address (Number & Street):	625 E Slifer St.
Address (City, State, Zip):	Sauk City, WI 53583	Address (City, State, Zip):	Portage, WI 53901
Email Address:	dsplnabe-01@yahoo.com	Email Address:	608-644-8877
Phone#:	608 393-3693	Phone#:	TGREVE@GROTHMAN.CDM

PROPERTY INFORMATION	
Township:	Roxbury
Section:	Parcel Number(s): 05010907 - 161-8100-7
	Property Address or Location: 8765 Mack Road, Sauk City, WI 53583

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 ☐ No ☒	
Parcel off 3 Acres to Brian Schmitt. Dave and Chris Schmitt Keep the other 17 acres.		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM 16	RR-1	3

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.

☐ Scaled drawing of proposed property boundaries	☐ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☐ Pre-application consultation with town and department staff	☐ 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 David Schmitt

Date 08/28/2025

As prepared by:

GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SILVER STREET, P.O. BOX 375 PORTAGE, WI 53801
PHONE: PORTAGE: (800) 742-7768 SAUK: (800) 644-8877
FAX: (800) 742-0434 E-MAIL: survey@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 525-271

DRAFTED BY: R.V.

CHECKED BY: I.G.

PROJ. 624-353

DWG. 525-271 SHEET 1 OF 5

SEAL:



DANE COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____ Page _____

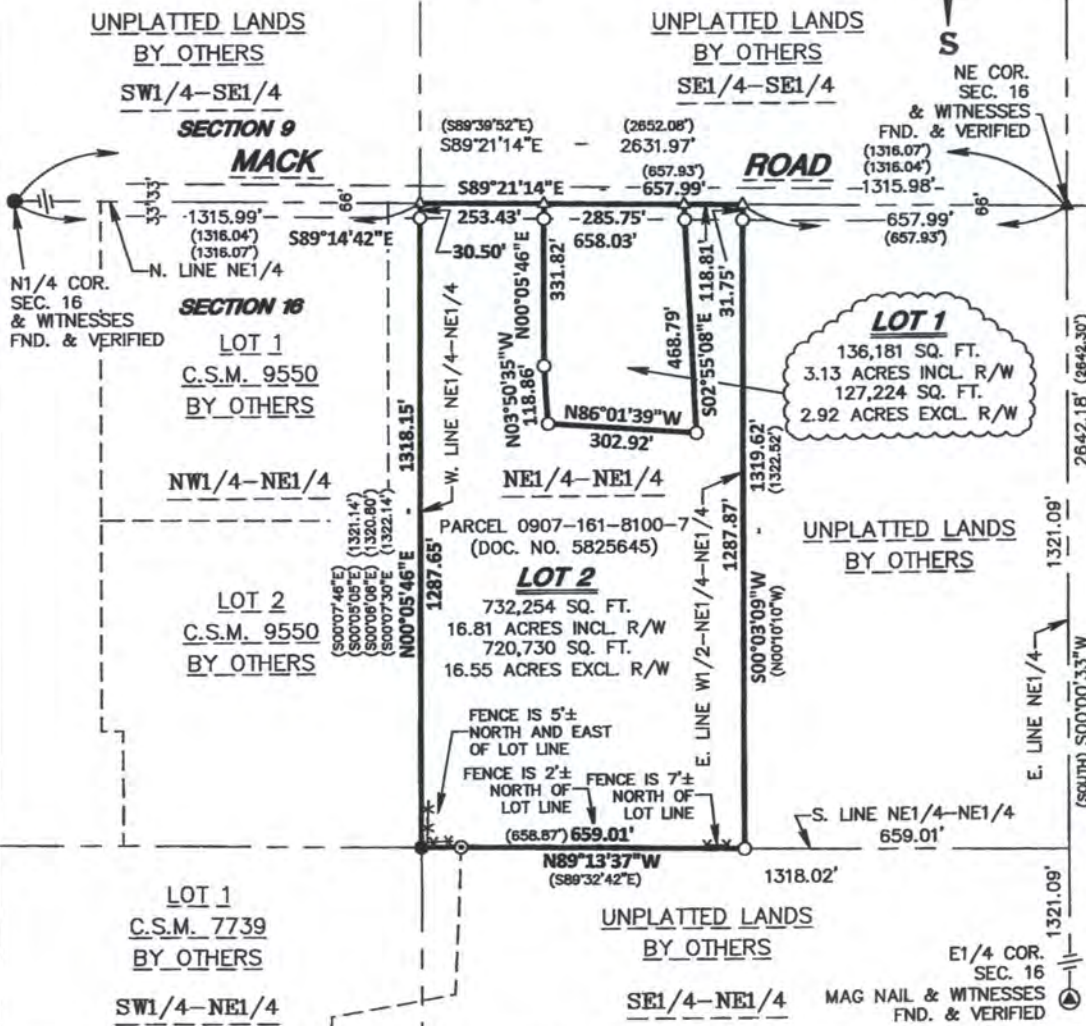
**BEING PART OF THE NE1/4 OF THE NE1/4, SECTION 16,
T. 9 N, R. 7 E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.**
CONTAINING: 868,435 SQ.FT. - 19.94 ACRES

BASIS OF BEARINGS:

IS THE NORTH LINE OF THE NE1/4,
SECTION 16 WHICH BEARS
S89°21'14"E AS REFERENCED TO
GRID NORTH DANE CO.
COORDINATE SYSTEM NAD83(2011).

SCALE: 1" = 300'

NOTE: REFER TO BUILDING SITE INFORMATION
CONTAINED IN THE DANE COUNTY SOIL SURVEY.



OWNER: BDC ENTERPRISE LLC
8765 MACK ROAD
SAUK CITY, WI 53583

CLIENT: MEGHANN SCHMITT
8765 MACK ROAD
SAUK CITY, WI 53583

As prepared by:

GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53001
PHONE: PORTAGE: (800) 742-7766 SAUK: (800) 644-9577
FAX: (800) 742-0434 E-MAIL: survey@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

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DRAFTED BY: R.V.

CHECKED BY: I.G.

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DWG. 525-271 SHEET 2 OF 5

SEAL:



DANE COUNTY CERTIFIED SURVEY MAP NO.

GENERAL LOCATION

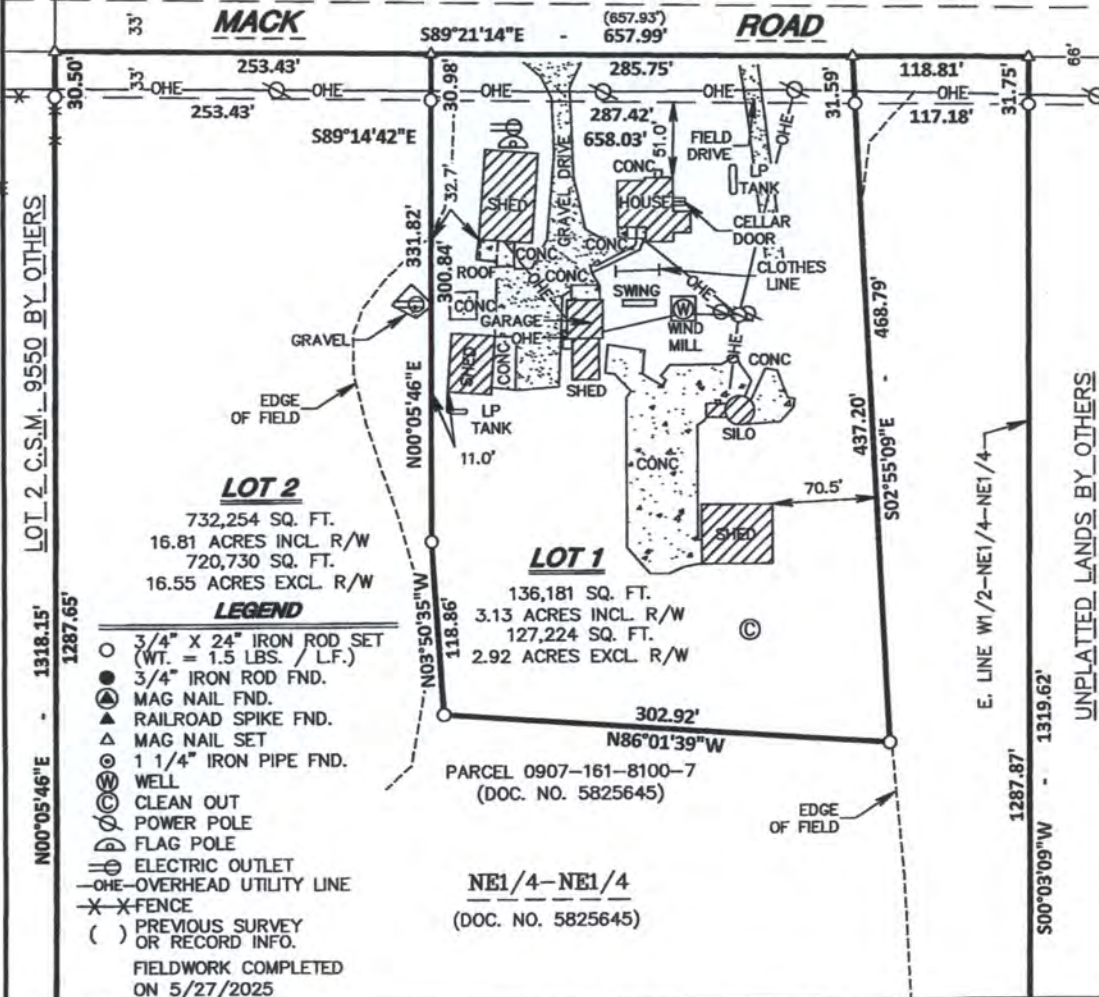
BEING PART OF THE NE1/4 OF THE NE1/4, SECTION 16,
T. 9 N, R. 7 E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.
CONTAINING: 868,435 SQ. FT. - 19.94 ACRES

SCALE 1" = 100'



SE1/4-SE1/4

UNPLATTED LANDS BY OTHERS



OWNER: BDC ENTERPRISE LLC
8765 MACK ROAD
SAUK CITY, WI 53583

CLIENT: MEGHANN SCHMITT
8765 MACK ROAD
SAUK CITY, WI 53583

As prepared by:

**GROTHMAN
& ASSOCIATES S.C.**
PROFESSIONAL SERVICES

625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 525-271



DRAFTED BY: R.V.

CHECKED BY: T.G.

PROJ. 624-353

DWG. 525-271

SHEET 3 OF 5

SEAL:



DANE COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

**BEING PART OF THE NE1/4 OF THE NE1/4, SECTION 16,
T. 9 N, R. 7 E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.**
CONTAINING: 868,435 SQ.FT. - 19.94 ACRES

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Meghann Schmitt**, I have surveyed, monumented, mapped and divided part of the Northeast Quarter of the Northeast Quarter, Section 16, Town 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 16;
thence South 89°21'14" East along the North line of the Northeast Quarter of Section 16, 1,315.99 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter and the point of beginning;
thence continuing South 89°21'14" East along the North line of the Northeast Quarter, 657.99 feet to the Northeast corner of the West Half of the Northeast Quarter of the Northeast Quarter;
thence South 00°03'09" West along the East line of the West Half of the Northeast Quarter of the Northeast Quarter, 1,319.62 feet to the Southeast corner thereof;
thence North 89°13'37" West along the South line of the Northeast Quarter of the Northeast Quarter, 659.01 feet to the Southwest corner thereof;
thence North 00°05'46" East along the West line of the Northeast Quarter of the Northeast Quarter, 1,318.15 feet to the point of beginning.

Containing 868,435 square feet, (19.94 acres), more or less. Being subject to Mack Road right-of-way along the Northerly side thereof and servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this survey is a true and correct representation of the boundaries of the land surveyed and I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 75, Dane County Code of Ordinance and the Town of Roxbury Subdivision Ordinance to the best of my knowledge and belief.

Scott P. Hewitt

SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: August 1, 2025
File No. 525-271

OWNER: BDC ENTERPRISE LLC
8765 MACK ROAD
SAUK CITY, WI 53583

CLIENT: MEGHANN SCHMITT
8765 MACK ROAD
SAUK CITY, WI 53583

CLIENT: MEGHANN SCHMITT
8765 MACK ROAD
SAUK CITY, WI 53583

As prepared by:

**GROTHMAN
& ASSOCIATES S.C.**
PROFESSIONAL SERVICES

625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53801
PHONE: PORTAGE: (800) 742-7788 SAUK: (800) 844-8877
FAX: (800) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 525-271



DRAFTED BY: R.V.

CHECKED BY: T.G.

PROJ. 624-353

DWG. 525-271A

SHEET 5 OF 5

SEAL:



DANE COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING PART OF THE NE1/4 OF THE NE1/4, SECTION 18,

T. 9 N., R. 7 E., TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

TOWN BOARD RESOLUTION

RESOLVED that this certified survey map in the Town of Roxbury, BDC Enterprise, LLC, Owner, is hereby approved by the Town Board.

Town Chairperson

Dated this _____ day of _____, 20____.

Town Clerk

Dated this _____ day of _____, 20____.

REGISTER of DEEDS CERTIFICATE

Received for record this _____ day of _____, 20____, at _____ o'clock ____M. and recorded

in Volume _____ of Certified Survey Maps of Dane County, Pages _____.

Kristi Chlebowski, Register of Deeds, Dane County

OWNER: BDC ENTERPRISE LLC
8765 MACK ROAD
SAUK CITY, WI 53583

CLIENT: MEGHANN SCHMITT
8765 MACK ROAD
SAUK CITY, WI 53583

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Brian Schmitt

Town	Roxbury	A-1EX Adoption	7/26/1978	Orig Farm Owner	Herman Mack
Section:	09, 16	Density Number	35	Original Farm Acres	155.2
Density Study Date	9/18/2023	Original Splits	4.43	Available Density Unit(s)	2



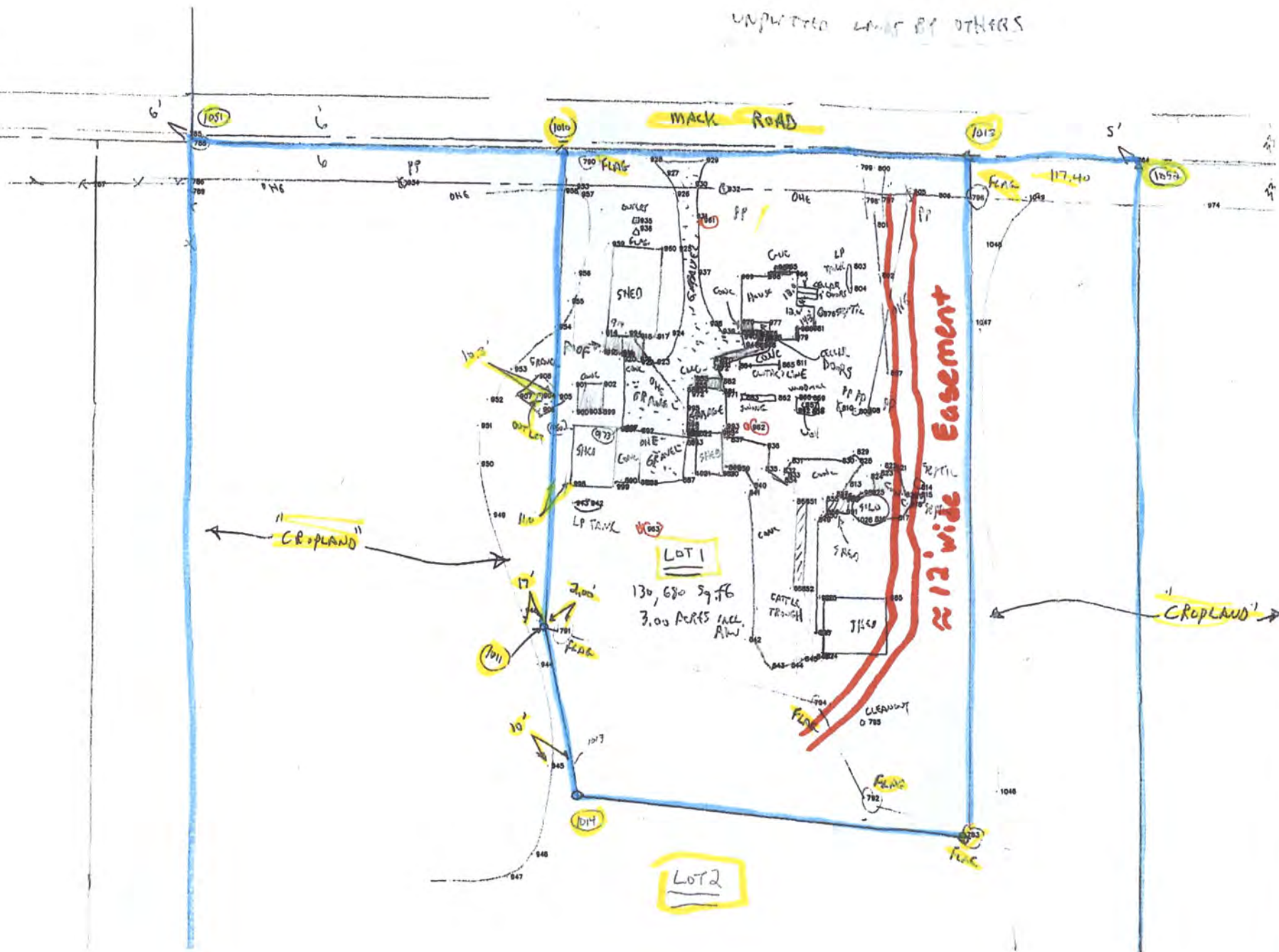
Reasons/Notes:

- [4] Original Splits
 - [-1] RR-4 Lot
 - [-1] RM-16
 - [2] Remaining Splits
- The Town has a proportional allocation policy for divided farms.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
090716181007	19.49	BDC ENTERPRISE LLC	
090709492006	4.02	BRAD W BARVINEK & BETH A BARVINEK	07371
090716180106	19.42	L & S FARMS OF SAUK CITY LLP	
090709495003	37.76	L & S FARMS OF SAUK CITY LLP	
090709490017	34.61	L & S FARMS OF SAUK CITY LLP	
090709485005	39.9	L & S FARMS OF SAUK CITY LLP	

UNPUBLISHED WORK BY OTHERS



Rezone 12212 Legal Description

RM-16 to RR-2 (proposed Lot 1)

Being a part of the Northeast Quarter of the Northeast Quarter, Section 16, Town 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 16;

thence South 89°21'14" East along the North line of the Northeast Quarter of Section 16, 1,569.42 feet to the point of beginning;

thence continuing South 89°21'14" East along the North line of the Northeast Quarter, 285.75 feet;

thence South 02°55'09" East, 468.79 feet;

thence North 86°01'39" West, 302.92 feet;

thence North 03°50'35" West, 118.86 feet;

thence North 00°05'46" East, 331.82 feet to the point of beginning.

Containing 136,181 square feet, (3.13 acres), more or less.

RM-16 to FP-1 (proposed Lot 2)

Being a part of the Northeast Quarter of the Northeast Quarter, Section 16, Town 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 16;

thence South 89°21'14" East along the North line of the Northeast Quarter of Section 16, 1,315.99 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter and the point of beginning;

thence continuing South 89°21'14" East along the North line of the Northeast Quarter, 253.43 feet;

thence South 00°05'46" West, 331.82 feet;

thence South 03°50'35" East, 118.86 feet;

thence South 86°01'39" East, 302.92 feet;

thence North 02°55'09" West, 468.79 feet to a point in the North line of the Northeast Quarter;

thence South 89°21'14" East along the North line of the Northeast Quarter, 118.81 feet to the Northeast corner of the West Half of the Northeast Quarter of the Northeast Quarter;

thence South 00°03'09" West along the East line of the West Half of the Northeast Quarter of the Northeast Quarter, 1,319.62 feet to the Southeast corner thereof;

thence North 89°13'37" West along the South line of the Northeast Quarter of the Northeast Quarter, 659.01 feet to the Southwest corner thereof;

thence North 00°05'46" East along the West line of the Northeast Quarter of the Northeast Quarter, 1,318.15 feet to the point of beginning.

Containing 732,254 square feet, (16.81 acres), more or less.