



Town of Ixonia

Planning Commission Meeting Minutes January 22, 2025

1. Call to Order, Roll Call and Pledge of Allegiance: Chairman Perry Goetsch called the meeting to order at 7:00 pm. Roll call indicated Commissioners' Curt Pernat, Don Loppnow, June Herman, and Andy Maduscha were present.
2. Proof of Posting and Notice: Clerk/Treasurer Lesser confirmed that the agenda was property posted.
3. Approve Minutes from October 23, 2024: A motion was made by Herman to approve the October 23, 2024, minutes as presented. Maduscha seconded the motion. Motion carried, 5-0.
4. Discussion regarding conceptual plan submitted by Jesse Geist, Agent for Chris Broege. The plan is to construct storage/business condo units at N7842 Woody Lane, PIN #012-0816-2723-008: It was explained by Jesse Geist that they are looking at constructing a 12,000 square foot building with individual condos that will be 1,500 square feet. Each condo will pay HOA fees, property taxes and will be responsible for electing the HOA board of directors. There will be no outside overnight parking, each unit will be plumbed with a bathroom, no shower. Zoning will decide the use of the property. Geist explained that these types of condos are very popular in the Madison area. The commissioners all agreed that they think this type of building would be a viable option for the lot. Geist and Chris Broege will start working on plans to submit for approval at a future meeting.
5. Request by Arthur Krueger Trust for the following: Krueger stated that due to the new zoning the dealership is being separated from the salvage yard and farm as well. He obtained a permit from the railroad for all the proposed parcels. Krueger stated that the county requires an easement for the driveway for the other properties.

Chairman Goetsch stated he talked with planning at Jefferson County and these actions will clean up some issues.

Tara Rupnow questioned why only the 66-foot right-of-way for the one lot.

Clerk/Treasurer Lesser read an email received from Joe Bukovich of W2182 River Rd listing concerns regarding fire protection services and the 30-foot easement, he stated he doesn't feel it's adequate to protect the property and surrounding area.

- a. A CSM to create Lot 1; no zoning amendment is required, zoning will remain A-2
- b. Lot 2 is a rezone of 1.1 acres from A-2 to A-3 with a conditional use to allow the existing duplex to remain in A-3 district located at W1949 State Road 16, PIN# 012-0816-1734-000
- c. Lot 3 is a rezone of 7.6 acres from A-1 to A-2 with a conditional use to allow for the existing salvage yard located at W1949 State Road 16 PIN# 012-0816-1731-000 and 012-0816-1734-000

Commissioner Pernat made a motion to approve the petition as presented. Commissioner Loppnow seconded

the motion. Commissioner Herman read Jefferson County's paperwork indicating the CSM is for four separate parcels with Highway 16 servicing those lots. Motion carried, 5-0.

6. Discussion and Action regarding a request by David Rehm to rezone from A-1 to A-3 to create one 3.5-acre lot around existing house and buildings and a 2.0-acre lot at N9650 Dewey Road PIN# 012-0816-0411-000: Mary Waldron with David Rehm explained that the parcel is 30.35 acres, and they wish to split into 3 lots. One parcel will be 3.5 acres and zoned A3, the second parcel will be 2 acres also zoned A3, and the remaining acreage will be zoned A1. There is a potential buyer for the 3.5-acre parcel if the splits are approved.

Chairman Goetsch stated he talked with Jefferson County zoning and the house was built in the 90's before non-prime splits to create the lots.

Lisa Wolf of Shady Lane wanted to know what the plan was for the larger lot.

Sandy of N9677 Shady Lane spoke in favor of the split.

Commissioner Maduscha made a motion to recommend approval of the lot splits as presented. Commissioner Loppnow seconded the motion. Motion carried, 5-0.

7. Motion to Adjourn: Pernat made a motion to adjourn at 7:42 pm. Herman seconded the motion. Motion carried, 5-0.

Jo Ann Lesser, CMC, WCMC
Clerk/Treasurer