

Town of Ixonia
Town Planning Commission Meeting Minutes
December 22, 2025

1. Call to Order, Roll Call and Pledge of Allegiance: Chairman David Kester called the meeting to order at 7:00 pm. Commissioner's present included Kevin Griswald, Heather Harris, Dean Loppnow, Andy Maduscha, and Lloyd Marks. Jason Moss was absent.
2. Proof of Posting and Notice: Clerk/Treasurer Lesser confirmed the posting of the agenda.
3. Approve Minutes from November 25, 2025: Commissioner Maduscha made a motion to approve the minutes as presented. Harris seconded the motion. Motion carried, 6-0.
4. Request by Jacob Hannula for land division of existing C-zoned lot to split off the existing building located at W381/W383/W385 Madison Ave., parcel 012-0816-2524-003: Harris recommends approval contingent upon staff and engineer review. Maduscha seconded the motion. Motion carried, 6-0.
5. Consider and possible action regarding a site plan/plan of operation for Broege Investments LLC located at N7842 Woody Lane, parcel 012-0816-2723-008: It was noted that there would be 4 buildings each 12,000 sq. feet, 8 units per building. No outdoor storage, 3 parking stalls per unit there would be an overhead door and a man door per unit. The buildings will be constructed in phases. There will be an HOA and restrictions will be included as to what the units can be used for. Harris made a motion to recommend approval of the site plan/plan of operation for Broege Investments LLC as presented contingent upon staff and engineer review. Maduscha seconded the motion. Motion carried, 5-1.
6. Consider and possible action regarding a site plan/plan of operation for Curt Pernat and Anderson Ashton Inc., located at N7771 County Rd F, legal description; Lot 1 of CSM being part of the NW ¼ of the SW ¼ of Section 27, Township 8 North Range 16 East, Town of Ixonia, Jefferson County: It was noted that there will be 2 buildings, 1 will be 48,000 sq. feet for the shop and the other will be 4,800 sq. feet for the office building. It was noted that the big heavy equipment would be gone during the week but come back to the yard on weekends. The dump trucks and heavy equipment will be stored outside. There is no timeline for future expansion. The office will consist of 8 employees with the expectation of growing to 16. The plan is to move their current operations to the new site in Ixonia. Harris made a motion to recommend approval of the site plan/plan of operation as presented with the contingency of staff and engineering review and the approval of the driveway permit from the Public Works Superintendent. Maduscha seconded the motion. Motion carried, 6-0.
7. Motion to Adjourn: The meeting adjourned on a motion by Maduscha and seconded by Griswald at 7:47 pm. Motion carried, 6-0.

Jo Ann Lesser, CMC, WCMC
Recording Secretary