

Town of Ixonia
Town Planning Commission Meeting Minutes
January 28, 2026

1. Call to Order, Roll Call and Pledge of Allegiance: Chairman David Kester called the meeting to order at 7 pm. Commissioner's present included Kevin Griswald, Heather Harris, and Andy Maduscha. Commissioner's absent were Dean Loppnow, Jason Mass and Lloyd Marks.
2. Proof of Posting and Notice: Recording Secretary Lesser confirmed the notice was properly posted.
3. Approve Minutes from December 22, 2025: Harris made a motion to approve the minutes with corrections. Maduscha seconded the motion. Motion carried, 4-0.
4. Request by Steven Simons for a conditional use permit to install a fence within the right-of-way on his property located at N8290 American Street, parcel #012-0816-2231-001: Steve Simons explained that he wanted to extend his current split rail fence to allow for a garden to be within the fenced-in area as well for expanding his dog's area. Maduscha made a motion to recommend approval of the request to extend into the setback for the fence. Griswald seconded the motion. Motion carried, 3-1.
5. Consider and possible action regarding request from Andrew Deering to remove Lot 1 CSM 14962 CS105/190-1192 from the utility district. Property owners are Terry & Craig Holtman. Site is located at the corner of Marietta Avenue and State Highway 16, parcel 012-0816-2121-001: Andrew Deering presented to the plan commission, requesting that the property be removed from the utility district and to allow 10 properties to be built that would have individual private septic systems and wells. Deering explained that the cost to install a pump station was too much to make the project profitable. Deering also explained that there would be a set of covenants for all properties to follow.

Town Chairman Brian Derge commented that there was a lot of money spent on building the new wastewater treatment plant and it would be a disservice to the users if these properties were allowed to be removed from the district. Derge stated he was opposed to the plan.

Bruce Degner commented on setting a precedent and he would be opposed to the plan.

Harris made a motion to approve the plan as presented. Maduscha seconded the motion. Motion failed, 0-4.

6. Consider and possible action regarding the review and update of subdivision ordinance (Chapter 26) of the Town of Ixonia Ordinances: The discussion included revisions and additions to the chapter, two ideas brought up were fire protection and sidewalks. It was mentioned to have a separate sub-committee to meet to discuss changes to the code. Maduscha made a motion to approve recommending to the Town Board that a 7-member sub-committee be appointed to go through the ordinance and make recommendations as needed. Harris seconded the motion. Motion carried, 4-0.
7. Consider and possible action regarding the Tax Incremental District and request guidance from the Town Board on potential approved uses and possibility to join the Jefferson County Economic Development Consortium: Deb Rheinbold from the Jefferson County Economic Development Consortium was present to explain their program. They support intergovernmental projects, they provide resources to their members, help with business expansion and retention. Rheinbold confirmed that the Town of Ixonia is not currently a member, and the cost to join is based on population, it breaks down to \$1.50 per person and it's an annual fee.

Brian Roemer was present to explain the purpose of the tax increment district to the plan commission members and how TID's can work for the community.

No decision was made at this time; it was determined to place this item on the next Plan Commission agenda.

8. Motion to Adjourn: Maduscha made a motion to adjourn at 8:10 pm. Griswald seconded the motion. Motion carried, 4-0.

Jo Ann Lesser, CMC, WCMC
Recording Secretary