

Town of Ixonia
Town Planning Commission
March 24, 2026

1. Call to Order, Roll Call and Pledge of Allegiance: Chairman Dave Kester called the meeting to order at 7 pm. Commissioner's present included Dean Loppnow, Lloyd Marks, Heather Harris, Andy Maduscha, and Kevin Griswald. Jason Moss joined the meeting at 7:10 pm.
2. Proof of Posting and Notice: Recording Secretary Jo Ann Lesser confirmed the posting of the agenda.
3. Approve Minutes from February 25, 2026: Maduscha made a motion to approve the minutes as presented. Harris seconded the motion. Motion carried, 6-0.
4. Consider and possible action regarding the request from Greymar, LLC C/O David Werning to rezone from A-T to R-1 and create Autumn Ridge II subdivision with approximately 59 lots west of Woody Lane; from parcel 012-0816-2134-034, owned by Richard D & Karen J Adams Trust: It was noted that the plan is for the parcel is to create 59 single family lots, roughly 12,000 – 20,000 sq. feet.

The public was allowed to speak:

1. Richard Bergs; wanted to know if the new homes were going to connect to the HOA water system.
2. Sue Harder; listed concerns regarding higher volume of traffic to the area.
3. Heather Harris; listed concerns for the outlot, wanted to make sure that screenings would be added for the homes in the area, suggested a rolling curb but would defer to the town's regulations. Listed concerns for the homes at the end of Timber Ridge, their driveways and the drainage easement for lot 47.

Harris made a motion to approve the rezone of AT to R1 contingent on staff and engineer's review. Maduscha seconded the motion. Motion carried, 7-0.

5. Motion to Adjourn: Maduscha made a motion to adjourn at 7:14 pm. Griswald seconded the motion. Motion carried, 7-0.

Jo Ann Lesser, CMC, WCMC
Recording Secretary