

Town of Ixonia Planning Commission Meeting Minutes

May 26, 2026

1. Call to Order, Roll Call and Pledge of Allegiance: Chairman Heather Harris called the meeting to order at 7:00 pm. Commissioner's present included Kevin Griswold, Adny Maduscha, and Dave Kester. Commissioner's Lloyd Marks, Dean Loppnow, and Jason Moss were absent.
2. Proof of Posting and Notice: Recording Secretary Jo Ann Lesser confirmed the posting.
3. Approve Minutes from April 28, 2026: Maduscha made a motion to approve the minutes as presented. Griswold seconded the motion. Motion carried, 4-0.
4. Request by Brian Gillman for conditional use to allow for a kennel including dog grooming and boarding business in existing A-3 zone at W1370 Gopher Hill Road, parcel 012-0816-0914-000: Brian Gillman explained that the operation would be owner operated, they plan to build a 50 X 60 building for boarding and grooming and will be breeding approximately 3 times each year. Gillman stated that they will be contracting for waste removal, heavily insulating the boarding kennel building to help soundproof the building. It was also noted that there would be a retail area.

Fire Chief Sauer questioned the retail area; will it be open to the public and have retail hours. He listed concerns about ADA compliance.

A commissioner questioned the number of personal dogs currently on the property. Gillman confirmed that there are 14 personally owned pets. There were also questions regarding the licensing of those dogs.

There were comments regarding fencing of the property and having the property surveyed to ensure that the fencing is installed on their own property.

Griswold made a motion to recommend approval subject to engineering and staff recommendations. Kester seconded the motion. Kester amended the motion to include the approval be conditioned upon the licensing of the personally owned dogs and the installation of applicable fencing. Griswold seconded the amended motion. Motion carried, 3-1.

5. Request by Mehrabi Family Trust to rezone 1-acre around the existing house from A-1 to A-3 and rezone from A-2 to A-1 to remove existing A-2 zone at N8697 Hustisford Road, parcel 012-0816-1831-000: The petitioner is requesting to separate the home from the rest of the property, the existing land that is being farmed will continue as well as they will continue to inhabit the home. Maduscha made a motion to approve the zone change for the 1-acre for the house to go from A-1 to A-3 and the remaining property from A-2 to A-1. Griswold seconded the motion. Motion carried, 4-0. It was noted that the lot split request will be placed on the June 23rd meeting date as this was not listed in the request on the agenda.
6. Request by Eric Martin for conditional use to allow for truck repair business in existing A-1 zone at N9498 Green Valley Road, parcel 012-0816-0341-001: Eric Martin is requesting conditional use to operate a truck repair business in a A-1 zone. The business would be to complete oil changes and repairs to semis and trucks nothing smaller than 1-ton pick-up. Mike Spaeth of Hwy CW is in favor of the approval. Martin stated that the building is 3200 sq. feet, it's a 50 X 68 pole barn, it will hold 3 vehicles at a time. Martin also mentioned that he would be able to do some trailer repair work.

Public Works Superintendent Degner questioned if the driveway would be adequate for trailers and it was confirmed that it was. Fire Chief Sauer listed concerns regarding ADA compliance, proper electrical service, bathroom facilities and waste containment receptacles. Maduscha made a motion to

approve the conditional use permit with the condition that the oil and fluid containment be installed. Kester seconded the motion. Motion carried, 4-0.

7. Request by Kieck Farms LLC for a land division in existing R-1 zone for Autumn Ridge North subdivision east of W1602 County Road P from parcel #012-0816-2124-002 and 012-0816-2124-003: This is a replat of the parcel due to the last one being submitted 8 years ago and the requirements for wetland delineation and storm water designs have changed. There was also a request to have the Cul de sac removed by staff and that has been addressed. The subdivision will be connected to the hydrant system, and each home will be a member of the HOA. Kester made a motion to approve the land division as presented with staff and engineering reviews. Maduscha seconded the motion. Motion carried, 4-0.
8. Request by Neumann Developments to divide 19-acres of an existing R-1 zoned parcel to create Autumn Ridge North subdivision with approximately 42 residential lots located east of W1602 County Road P from parcel 012-0816-2124-003: Kester made a motion to approve the plat for the 19 acre subdivision creating 42 lots known as the Autum Ridge North contingent upon staff & engineering review and approval and a signed developers agreement. Maduscha seconded the motion. Motion carried, 4-0.
9. Request by DGI-Ixonia LLC to rezone approximately 1.87-acres from A-2 to B for a new retail building at N8466 North Road, parcel 012-0816-2222-002, property is currently owned by JR Safe Storage LLC: Jim Lundberg presented the lot split of 1.87 acres to create a lot for the building of a Dollar General store. The building would be 10,600 square feet. There are concerns regarding the split due to creating a landlocked parcel. There isn't enough frontage to create a driveway for the back lot and the newly created lot due to the state and town setbacks. Lundberg mentioned that there are discussions with the property owner to the north to purchase some land to help with the right-of-way issue. Public Works Superintendent Degner mentioned that there should be consistency with current driveway requirements.

Commissioner Griswold expressed concerns regarding the traffic crossing Highway 16 and those that are turning on/off of 16. There is also elementary school traffic to consider.

Harris made a motion to recommend approval for the rezoning of 1.87 acres from A-2 to B, contingent upon staff and engineer review/approval. Maduscha seconded the motion. Motion failed due to a tied vote, 2-2.
10. Request by DGI-Ixonia LLC for a variance from Sec 22-642 Parking Requirements to allow for 30 retail stalls (ordinance requires 1 stall for each 150 square feet of floor area – 71 stalls) for the proposed development at N8466 North Road, parcel 012-0816-2222-002: Kester made a motion to approve the variance request from Sec 22-642 parking requirements to allow for 30 retail stalls. Madushca seconded the motion. After some discussion, Maduscha made a motion to amend the previous motion to include the variance be granted to the petitioner, not the property. Kester seconded the amended motion. Motion carried, 3-1.
11. Discussion regarding the structure of the Plan Commission: No discussion
12. Motion to Adjourn: Kester made a motion to adjourn at 8:31 pm, Maduscha seconded the motion. Motion carried, 4-0.

Jo Ann Lesser, CMC, WCMC
Recording Secretary