

**OFFICIAL MEETING MINUTES OF THE REGULAR MEETING OF
THE TOWN OF IXONIA
June 8, 2026**

1. Call to Order & Roll Call: Chairman Brian Derge called the meeting to order at 7 pm. Supervisors present included Tom Carey, Dave Kester, and Rick Ziegler. Dan Rupnow came in at 7:02 pm.
2. Pledge of Allegiance: All those present stood to recite the Pledge of Allegiance.
3. Approval of Minutes: May 7, 2026 & May 11, 2026: The minutes were not presented for approval, they will be placed on the next agenda.
4. Public Comment – Persons wishing to speak will be allowed three (3) minutes to address the board: Bruce Degner W1540 Gopher Hill Rd., had comments on items I & J. Degner listed concerns of traffic turning off Hwy 16 from the west onto North Road, he had concerns for semi-trucks turning onto North Road.

Katie Stergiou N8387 Parkview Rd., had concerns regarding the Dollar General, looked deeply into this subject and found class action lawsuits against the stores for deceptive pricing and employment issues.

Joan Smebak W1373 Cty Rd CW, mentioned the class action lawsuits regarding Dollar General and listed concerns about the traffic at the intersection of Hwy 16 and North Road, suggested that they locate in the downtown area and be connected to the sanitary sewer.

Jodi Jaeger N9200 Fox Rd., suggested thinking long and hard about Dollar General, and not allowing it to be located on Hwy 16 due to the traffic on that road and with having the school so close to the intersection.

Ben Degner W1632 Gopher Hill Rd., suggested that if a conditional use is granted for item D, consider a term limit.

Peter Mark W1687 Rockvale Rd., Ixonia Bank along with Brewfinity and Beaudette Services held the first beer garden fundraiser on May 27th at Fireman's Park, with a second one later this summer in the planning stages. Also have an Ixonia Day at the Dockhound's Baseball game on August 7th, \$5 dollars of every ticket sold through the Town's QR code will be donated back to the Fireman's Park playground equipment fund.

5. Treasurer's Financial Report: May 2026; Ziegler made a motion to approve the treasurer's report; Rupnow seconded the motion. Motion carried, 5-0.
6. Jefferson County Sheriff's Department and/or Jefferson County Supervisor Report: Bruce Degner wanted to follow up on a phone call he received regarding kennel licenses. He held a conversation with County Administrator Michael Luckey and it was determined that the town should be charging for a kennel license. Degner updated the Board on the recent EMS working group activities; a meeting was held with area Chief's discussing personnel issues. Another meeting will be held this week, discussions will be centered around funding the county EMS services, a special county tax could be one way of obtaining funds. Degner informed the Board the County Highway F from Sullivan to Ixonia has been reclassified as a major highway which will allow more funding from the state for repairs and maintenance. Degner also reported that discussions are being held regarding installing an over-the-way pipe for manure, using Dodge County as an example. Degner reported on the park trail and the available funding to complete a parking lot.
7. Unfinished Business:
 - a. Discussion and possible action clarifying policy of stipend payments to Board/Commission/Committee members and issuing keys to Board members to have access to Townhall: Kester made a motion to approve a per diem to elected officials of \$30 for each Board meeting, special or emergency meeting and Board of Review. Motion died for lack of a second. It was determined that the per diem will be placed on the next

agenda. Ziegler made a motion to approve Board members having a key to Town Hall. Motion died for lack of a second.

8. New Business:

- a. Consider and possible action regarding the special event application by A. Beaudette Services LLC, Ixonia Bank and Brewfinity to hold a beer garden at Fireman's Park on August 1, 2026: Andrew Beaudette explained that \$2,000 was raised with the last beer garden event on May 27th, the group involved with this event wants to hold another event on August 1st and make it more family friendly. After seeing the number of families that attended the event there was discussion about making it more family friendly and adding more vendors for the children. Derge made a motion to approve the beer garden special event on August 1, 2026 at Fireman's Park. Carey seconded the motion. Motion carried, 5-0.
- b. Consider and possible action regarding request from Ixonia Park & Recreation Commission to hold a rummage/flea market at Townhall in the parking lot on Saturday August 22, 2026 from 8 am to Noon as a fundraiser for the Fireman's Park playground equipment: Peter Mark explained the event, it's a community rummage/flea market. Parking spaces are sold and that money will be donated to the playground equipment fund. The group is also requesting to have the parking ban on Marietta Avenue suspended for this event, just on one side of the road. Derge made a motion to approve the use of the townhall parking lot for the community rummage/flea market on August 22, 2026; 8 am to noon with the no parking suspension on Marietta Avenue restricted to one side of the road only. Ziegler seconded the motion. Motion carried, 5-0.
- c. Consider and possible action regarding the request from Ixonia Park and Recreation Commission to make an exemption of the no parking rules for one side of Marietta Avenue during rummage/flea market event on August 22, 2026: this item was included in the motion on item "b".
- d. 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 their plan to operate a dog boarding business, dog grooming, retail space and dog breeding. The breeding is of their own dogs; Australian Shepards, 2 or 3 times a year, they are bred for show dog purposes. The Board had concerns about the lack of information, and wanted to see more on egress, lighting, and ADA compliance. Concerns were listed regarding the retail space, the running of a business in an area where business does not belong, the lack of licensing for the dogs that are currently on site. Attorney Riffle suggested that the petitioners talk with the Board members individually to answer their questions and come back next month with a plan. This item will be placed on the next agenda.
- e. 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: Derge made a motion to approve the zone change request. Kester seconded the motion. Motion carried, 5-0.
- f. 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 explained his plan of operation. There's a pole barn on the property that will be utilized for the operation of the truck repair. Plans to fix semi-trucks, trailers, dump trucks, oil changes. No plans for hiring employees. Rupnow made a motion to approve the conditional use permit. Carey seconded the motion. Motion carried, 5-0.
- g. 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: Ryan Fritsch explained that they are moving the property line due to the changes of wetland delineation and storm water management guidelines. Kester made a motion to approve the CSM as presented. Ziegler seconded the motion. Motion carried, 5-0.
- h. 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: Property is already zoned appropriately for the development. This is a replat as the statute of limitations expired from the last approval. Kester made a motion to approve the preliminary plat contingent upon approval and recommendation of staff and to comply with all conditions set forth by RA Smith and a signed developer's agreement. Ziegler seconded the motion. Motion carried, 5-0.

- i. 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 was present to explain the request. Lundberg also stated that there are issues with meeting set backs due to the state right-of-way and the town driveway requirements. They are in discussions with the property owner to the north to purchase a small portion of land to enable the driveway for the back property once the CSM is approved for splitting the lot. Ziegler made a motion to deny the rezone request of 1.87 acres to business. Carey seconded the motion. Motion carried, 3-2.
- j. 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: This item was not addressed per the denial in the previous request.
- k. Consider and possible action regarding Resolution 2026-02 Compliance Maintenance Annual Report for Utility District #1: Public Works Superintendent Degner explained that the paperwork needs to be updated to reflect the new plant, which then will result in the Utility receiving an A on the compliance paperwork. Kester made a motion to approve the resolution. Carey seconded the motion. Motion carried, 5-0.
- l. Consider and possible action regarding Resolution 2026-03 Compliance Maintenance Annual Report for Utility District #2: Kester made a motion to approve the resolution. Derge seconded the motion. Motion carried, 5-0.
- m. Consider and possible action on hiring James Kerr for a paid-on call volunteer for Ixonia EMS: It was noted that all reports are satisfactory. Ziegler made a motion to approve the hiring of James Kerr. Kester seconded the motion. Motion carried, 5-0.

Consent Agenda: Items within the consent agenda can be considered individually if the Town Board chooses to do so:

- a. Class “B” and “Class B” Retail License to sell, deal and traffic in fermented malt and alcoholic beverages for the period from July 1, 2026 to June 30, 2027:
 - Jeraug, Inc – D/B/A The Ixonia Pub; W1270 Marietta Ave – David Peschek, Agent
 - Dragon Lily, Inc – D/B/A Von Loppys Bar & Bistro; W1311 Marietta Ave – Donald Von Rueden, Agent
 - Donny’s Girl, LLC – D/B/A Donny’s; N8240 County Road E – Jaclyn Mueller, Agent
 - Embers of Tuscony, LLC – D/B/A Embers of Tuscony, LLC; N8345 Park St – Kelly Mallow, Agent
- b. Class "A" and “Class A” Retail License to sell, deal and traffic in fermented malt and alcoholic beverages for the period from July 1, 2026 to June 30, 2027:
 - Station Ixonia, LLC – D/B/A Station Ixonia LLC; @1168 American St – Himmat Dhillion, Agent
- c. Class “B” Retail License to sell, deal and traffic in fermented malt beverages for the period from Jul 1, 2026 to June 30, 2027:
 - Pub 16, LLC – D/B/A Pub 16, LLC; W1168 American St. Ste. B – Himmat Dhillion, Agent

It was noted that all reports were satisfactory. Carey Made a motion to approve the consent agenda. Kester seconded the motion. Motion carried, 5-0.

9. Staff Updates

- a. Clerk/Treasurer Lesser-Nothing
- b. Public Works Superintendent Degner-Kartechner will be working on the roads per the 2026 road project plan. Scott Construction will be in town at the end of the week to complete the seal coating project. Jeremy Reimer was hired at the Utility Plant Operator which results in vacancy in the Highway Department and this position will be advertised.
- c. Fire & EMS Chief Sauer-it was noted that May had 39 calls and that is up 13 from 2025. To date for June there have been 14 calls. Will be conducting interviews later in the weeks for the full-time position. Meeting with Five Bugels next week to go over the next steps of the process, which is educational outreach.
- d. Utility-Degner stated that the transition is going well, met with the DNR to go over the CMAR reports. Has held conversation with Greg from Donohue regarding the additional help that may be needed since Jeff has retired.

10. Upcoming Meetings:

- Plan Commission – June 23, 2026 @ 7 pm
- Ixonia Fire Dept. Officer's Meeting – July 1, 2026 @ 6:30 pm
- Park and Recreation Meeting – July 6, 2026 @ 5 pm
- Town Board Meeting – July 13, 2026 @ 7 pm

The above meeting dates were reviewed.

11. Adjourn: Kester made a motion to adjourn at 9:14 pm, seconded by Rupnow. Motion carried, 5-0.

Jo Ann Lesser, CMC, WCMC
Clerk/Treasurer