

TOWN OF IXONIA MONTHLY TOWN BOARD MINUTES

October 12, 2015

TIME & PLACE: The regular Town Board Meeting of the Town of Ixonia was called to order by Chairman Perry Goetsch at 7:00 P.M. at the Town Hall located at W1195 Marietta Avenue pursuant to notice requirements of Wisconsin State Statute 19.84 Public Notice.

ATTENDANCE: Present with Chairman Perry Goetsch was Supervisors Carl Jaeger, Brian Derge, Jeff Taylor, Peter Mark and Clerk Donna Hann. Also, in attendance were 17 citizens.

ITEM #3: PLEDGE OF ALLEGIANCE

ITEM #4: APPROVAL OF MINUTES – Carl Jaeger made a motion to approve the minutes, seconded by Brian Derge. Motion carried.

ITEM #5: REVIEW AND POSSIBLE APPROVAL OF TREASURER REPORTS FOR:

- A) Town of Ixonia
- B) Utility District #1
- C) Utility District #2

Brian Derge made a motion to approve the treasurer's reports, seconded by Carl Jaeger. Motion carried and placed on file subject to audit.

ITEM #6: COUNTY SHERIFF'S REPORT AND/OR COUNTY SUPERVISOR'S REPORT – No County Sheriff or County Supervisor was present.

ITEM #7: PLANNING COMMISSION

- A) David & Kim Meyer/Wayne & Barbara Mueller, owner; 012-0816-3334-000; Petitioner Seeks a Zoning Change to A-2 Agricultural & Rural Business and a Conditional Use For a Farm Retail Food Store, Barn Rental and a Commercial Kitchen on an existing property. The Parcel is 5.392 Acres located at W1554 Northside Drive, Ixonia and is currently zoned A-1 Exclusive Agricultural. David Meyer, his son Taylor and sister, Sue Ebert was present to request a change in zoning at W1554 Northside Drive in order to have a small country style grocery store. The venue would also include using the barn for limited events such as quilt shows, craft shows, etc. These events would occur once, possibly twice a year. A second smaller building on the property would be used as an antique store type venue. At the first meeting in front of the Planning Commission, the Board had questions regarding gray water and parking. Several neighbors also voiced concerns at that meeting about a delivery truck that would be coming to the area once a week as well as additional traffic in the area. A second Planning Commission meeting was held at which the gray water and parking concerns were addressed as well as a question regarding signage. David Meyer cited that two of the neighbors that oppose this idea often have trucks using this road to go in and out of their properties. The amount of dust that would be created was also addressed at the planning commission. The neighbor who voiced this concern has a driveway twice as long as the driveway on this property and it is also gravel. Another neighbor had made mention of Eberts Greenhouse and the fact that the Town Board had made a mistake allowing them and the Board should not make that mistake again by allowing this plan. The Planning Commission denied the request by a vote of 2 for and 3 against. One reason given for a no vote was that the road sometimes floods. Up until this point we had not heard any mention of that road flooding. It was decided to have the Town Board at least look at this idea and respectfully consider the plan. After the last planning meeting one of the Board members asked that this idea be brought to the Town Board. The following day Mr. Meyer checked with several neighbors along Northside Drive that stated they had received postcards regarding this request and did not have any concerns. When one of the neighbors was asked about the road flooding, he told Mr. Meyer that the road had just been fixed last year. Mr. Meyer also visited Eberts Greenhouse and was very surprised by the beautiful property and how well kept it was. The store that Mr. Meyer is requesting would be nothing like Eberts. Mr. Meyer's family would be living on the farm. Sue Ebert spoke about two other Amish food stores that she runs just outside of Fort Atkinson and in Cooksville, WI. The store contains specialty baking items not found at the local supermarket. Often times bus groups will visit the stores. Sue has spoken with both Eberts Greenhouse and Pernat Haase Meats about working together on doing a mystery tour that would help bring business into the Ixonia area. Sue was very disappointed at the second planning commission when a resident made the comment that the Town Board made a mistake by allowing Eberts, let's not make a second one. Sue feels that Eberts is an asset to the community just as their store would be. Her brother David Meyer and his family would be living at the residence. The appearance of the farm will not be changing much so in the event the store does not do well the location will still remain a farm. No alcohol will be served. A small amount of produce will be grown. Sue works with the Amish and Mennonites from Wisconsin, Ohio, Iowa, Indiana and Pennsylvania. The commercial kitchen will be located in the store and will be state approved and licensed. It will be a small kitchen used mainly for packaging the bulk products. Perry Goetsch asked them to explain how they are going to utilize all the buildings. Sue stated the first building will be the retail store. Building #2 will be the restrooms. Building #3 will be for produce. Building #4 is the largest shed and would be used for the antique store. There will be a small petting zoo area with small animals such as goats, chickens, etc. They are planning to work with the Wisconsin Historical Society on fixing up the barn. Parking would be made available on the west side of the property. Peter Mark asked if the parking area would be on gravel for about 25 cars. Sue stated that the driveway is gravel but the parking area would actually be on grass. Jeff Taylor asked what the hours of operation would be. Hours would be approved for 7:00 A.M. – 7:00 P.M., 7 days a week but most likely would end up being Thursday through Sunday to begin with. Jeff Taylor asked if this would be similar to their other stores and how many people they expect to

see. Sue stated it would have a different look than the other locations with around 75-150 customers over the weekend averaging 10-12 cars in the lot at one time. Brian Derge cited living on Reddelein Road at the time of Marks Market developing. It started out as just a small store and turned into a huge attraction with non-stop traffic on the weekends. Brian Derge can understand where people living in a rural area on Northside Drive would be opposed to having a business open on their road. Sue stated that they are only working with 5 acres and are not turning it into a place to bring your family for the day to play. It is simply a place to come and purchase baking supplies not available in the local supermarket. Carl Jaeger brought up that Northside Drive is not a road for lots of traffic. It is a narrow road with no center lines. People from the city come out and drive right down the middle of the road and enjoy sightseeing while other people are trying to get to and from their homes. Dennis Seimke, 25 West Northside Drive stated that is not the right location for this business. It is a farm road not meant for buses and trucks. Resident Dean Eppler stated he has a direct view of the farm and does not want to see lights when it gets dark. He also voiced a concern regarding people parking in the ditch along the road and driving down the middle of the road. Ron Lyons of Northside Drive denies accusations that he has trucks coming in and out of his driveway or that he runs a business from his home. He feels the road is not conducive for the traffic being talked about. He is opposed to any kind of illuminated sign being put up. He is also concerned with a store in this location making his land unable to be hunted on and less valuable. He would like to see the Board deny this petition. Donna Hann read a statement submitted by Patti Loppnow, a resident on Northside Drive. Her and her husband live directly across the farm being discussed and are opposed to a store going in to the area. Carrie Kuehl, Dave Meyers sister-in-law, suggested that the Board look at pamphlets about the store and visit one of the other locations to see what it is all about. She feels that the people opposed to the store are making out to be something it is not. There is not as much traffic as people are trying to say there is. Some of the other business in Ixonia are welcoming this idea and would like to partner with them on some projects to raise money that would remain in Jefferson County. A resident asked the Board if this would pass does the zoning remain with the property forever? Attorney Stan Riffle stated that they would remain unless the property is sold to someone else. He also asked if this would raise their property value and lower the value of his property. Attorney Riffle stated that is not necessarily true. It would need to be looked at by the assessor. Carl Jaeger stated that he is not opposed to someone wanting to start a business but understands the concerns of the residents living on Northside Drive and therefore made a motion to deny the request. Seconded by Brian Derge. Motion carried to deny.

- B) Fire and Stone Design, Inc, tenant/Classic Seamless Gutters Inc, owner; 012-0816-2232-041; Petitioner Seeks a Conditional Use For a Showroom on an existing property. The Parcel is 0.730 Acres located at N8209 County Road F, Ixonia and is currently Zoned I-Industrial. Steven Leinstock, owner of Fire and Stone Design recently had neck surgery so Jim Himmerick spoke on his behalf. Fire and Stone Design has been in business for 27 years. They do residential and commercial fireplaces and stone installation. There are around 8 to 10 employees on the payroll. The company also supports a number of builders, both small and large who have made several requests to provide a place where their customers can go to look at the different fireplaces available. They are expecting a dozen to two dozen people weekly visiting the location. There would be about 8 fireplaces set up for people to take a look at. They will have one or two of the fire places running. There will not be outdoor storage. The Planning Commission passed this request unanimously. Brian Derge made a motion to approve the conditional use for a showroom. Seconded by Peter Mark. Motion carried.

ITEM #8: MS4 UPDATE AND GRANT APPLICATION – Brandon Foss of R.A. Smith spoke to the Board regarding a grant that was applied for in April 2014. We were given a score of 97 placing us 2 or 3 communities away from receiving the grant. R.A. Smith looked into our chances of applying for the grant again and what could be done so that Ixonia would score better. The application was resubmitted and the Town scored worse than last year. The DNR informed R.A. Smith that we were given the wrong score in 2014. In 2015 the funding was diluted so that we could receive 50% of the grant. Ixonia scored within the maximum amount of funding available and received a grant in the amount of \$32,871 with the total estimated cost of the project being \$67,083. The town will need to budget the difference of \$34,212 over 2016 and 2017.

ITEM #9: UTILITY DISTRICT #1 and UTILITY DISTRICT #2

- A) Utility Operator Report – None
B) Engineer Report – Brandon Foss of R.A. Smith spoke to the Board about the sand replacement in the beds at Utility District #1. Brandon has developed new specifications for the sand to be used. The sand reports have been approved by the DNR for removal of the old sand to be spread on a local farm and new sand to be brought in. Brandon also spoke to the Board about using a fine screen versus commutator. The cost of the fine screen would be around \$200-225,000. Brandon is recommending the Town go with a grinder instead at a cost of around \$35,000 for parts and labor. Brandon is still working on the rate study for Utility District #2.

ITEM #10: FIRE DEPARTMENT

- A) Review and Possible Action on Firefighter Applications for Nicholas Weissenborn and Troy Essmann. Dave Schilling is recommending approval. Carl Jaeger made a motion to approve both applicants. Seconded by Brian Derge. Motion carried.

ITEM #11: HIGHWAY DEPT

- A) Highway Dept Report – Highway Superintendent, Dennis Lillge reported that fall mowing is 95% complete. Hand patching and shoulder work is being done. The paper work for the cul-de-sac on Genz Road is being completed.

ITEM #12: REVIEW AND POSSIBLE ACTION ON SNOWMOBILE TRAIL FOR IXONIA CONCORD EXPLORERS – To date the Town has not received a certificate of insurance from Ixonia Concord Explorers. Carl Jaeger made a motion to allow the snowmobile trail on Town land subject to receiving proof of insurance. Seconded by Brian Derge. Motion carried.

ITEM #13: REVIEW AND POSSIBLE ACTION ON OPERATORS LICENSE FOR RICK FERRIS, CRUISIN 16 BP; DANYEL FINCEL, IXONIA PUB; JENNIFER PISCHER, CRUISIN 16 BP; Donna Hann is recommending the Board approve all three applications. Carl Jaeger made a motion to approve the three operator's licenses as listed. Seconded by Brian Derge. Motion carried.

ITEM #14: SET DATES – Transfer Site Meeting, October 13, 2015 @ 1:00 p.m.; Budget Meeting, Monday, October 19, 2015 @ 6:00 p.m.; Park & Rec Meeting Tuesday, October 27, 2015 @ 7:00 p.m.; Planning Commission on Wednesday, October 28, 2015 @ 7:00 p.m.; Lions Club Halloween Parade and Trick or Treating, Saturday, October 31, 2015 @ 1:00 p.m.; Town Board Meeting Monday, November 9, 2015 @ 7:00 p.m.

ITEM #15: ADJOURN – Brian Derge made a motion to adjourn. Seconded by Peter Mark. Motion carried.

Chairman, Perry Goetsch

Supervisor, Jeff Taylor

Supervisor, Peter Mark

Supervisor, Brian Derge

Supervisor, Carl Jaeger

Clerk, Donna Hann