

## TOWN OF IXONIA MONTHLY TOWN BOARD MINUTES

September 8, 2014

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, Clerk Donna Hann and Attorney Val Anderson. Also, in attendance were 6 citizens.

ITEM #3: PLEDGE OF ALLEGIANCE

ITEM #4: APPROVAL OF MINUTES – Carl Jaeger made a motion to approve the minutes as presented. 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

Carl Jaeger made a motion to approve the treasurer's reports, seconded by Jeff Taylor. 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 Supervisor was present.

ITEM #7: PLANNING COMMISSION

- A) Jeffrey Horton, a/k/a Quality Product Solutions, LLC; Petitioner Seeks to add a 10,000 square foot building to an existing site located in the Industrial Park. Property is 2.337 acres located at N8163 Industrial Road, Ixonia and is currently zoned I-Industrial. Bob Buchta from Oliver Construction stated that Jeff Horton of Quality Product Solutions is looking to add an addition of a 10,000 square foot metal structure with a crane in the back of the current property. He currently employs 15 employees to make mobile dust collection equipment. The 10,000 square foot addition would be 125' X 80' with a crane bay running the length of the building. Paving would be done with recycled asphalt to allow for expansion in the future. Jeff Taylor asked about adequate parking. Bob Buchta stated that there is parking between the buildings and along the north side of the project. This request was approved unanimously by the Planning Commission. Brian Derge made a motion to approve the addition for Quality Product Solutions subject to the Town Engineer approving the Storm Water Management Plan. Seconded by Carl Jaeger. Motion carried.
- B) Cronie, LLC, a/k/a Crosscut Woodcraft; Petitioner Seeks to add a 800 square foot addition to an existing building located in the Industrial Park. Property is 2.406 acres located at N8192 Oak Drive, Ixonia and is currently zoned I-Industrial. Crosscut Woodcraft is looking to add an 800 square foot addition to the rear of the existing building for manufacturing with the hopes to do a larger addition next year. This addition will include a fire wall for a future addition. A Storm Water Management Plan is not needed due to the small size of the addition. The request was unanimously approved by the Planning Commission. Brian Derge made a motion to approve the addition to Crosscut Woodcraft. Seconded by Carl Jaeger. Motion carried.
- C) Tekfource LLC, a/k/a Heat Tek; Petitioner Seeks to add a 27,205 square foot addition to an existing building located in the Industrial Park. Property is 4.850 acres located at W1285 Industrial Drive, Ixonia WI and is currently zoned I-Industrial. Tim Sheckle of Gerald Nell Inc. stated that Heat Tek currently has an existing 31,000 square foot building that they would like to add another 27,205 square feet. The addition will be built to look like the existing building. This addition should allow for the addition of 15-20 employees. A Storm Water Management Plan has been submitted for approval. This request was approved unanimously by the Planning Commission. Brian Derge made a motion to approve the addition based on the approval of the Storm Water Management Plan. Seconded by Carl Jaeger. Motion carried.
- D) P&G Land Management LLC, a/k/a Create-A-Pack; Petitioner Seeks to add a 111,900 square foot addition to an existing building located in the Industrial Park. Property is 11.924 acres located at W1344 Industrial Drive, Ixonia, WI and is currently zoned I-Industrial. Paul Greshup with Briohn Design Group presented to Board with information on an addition to Create A Pack. The addition is for 111,900 square feet of space with 76,000 square feet of footprint on the site and the rest being mezzanine and industrial equipment platforms within the space. 51 parking stalls have been added to the addition. The truck loading docks will all face the rear of the building. Screening will be placed in the back of the addition. This expansion will max out the site. They would like to start construction this fall otherwise early next spring. This request was unanimously approved by the Planning Commission. A Storm Water Management Plan has been submitted to the Engineer. Carl Jaeger made a motion to approve the addition based on the approval the Storm Water Management Plan. Seconded by Brian Derge. Motion carried.

ITEM #8: REVIEW AND POSSIBLE ACTION ON SELLERS PERMIT:

- A) Kona Ice, Sterken Family LLC, 681 Shady Lane, Oconomowoc, WI 53066 – Jamison Sterken and his family own Kona Ice Lake Country. Flavored shaved ice is sold from a brand new fully branded truck. A large part of their business is fundraising for various organizations. So far this summer they have raised \$8000 for different organizations. Kona Ice also has a small cart system that can be used for selling indoors. Kona Ice is requesting permission to sell in the Town of Ixonia at school events, Ski Slide Park events and local neighborhoods. Jeff Taylor asked which communities they currently operate in. Right now Kona Ice has permits for neighborhoods in the City of Oconomowoc, Town of Oconomowoc, Village of Summit, Village of Hartland and Village of Merton. This is a permit that needs to be renewed on an annual basis. Hours of operation are 10 A.M. to dusk. When driving through neighborhoods the truck goes 4-5 mph and is equipped with mirrors to see around the truck. Kona Ice is willing to provide the Town with proof of insurance. Jeff Taylor made a motion to approve the Direct Sellers Application for Kona Ice to sell to the public from 10 A.M. to dusk and at other events by invitation only. Seconded by Brian Derge. Motion carried.

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

- A) Utility Operator Report/Engineer Report – Brian Genz reported that the relocation of the Industrial Drive Forcemain will begin in the next couple of weeks. A preconstruction meeting is scheduled for Wednesday, September 10, 2014. The manhole adjustment rings on Cardiff and Swansea are done. The annual sludge hauling is due to be done however, the fecal level required by the DNR has not been met. Our numbers are 6.5 million and they need to be around 2 million. The numbers have been rising over the years due to the plant remaining the same size and the increase to the population. The sludge will need to be chlorine shocked which should lower the fecal count and allow for injection into the ground. Town Engineer, Brandon Foss

of R.A. Smith, reported that the preconstruction meeting for the Industrial Drive Forcemain relocation will be held at the Town Hall at 9:00 A.M. Wednesday, September 10, 2014. The project should begin in the next couple of weeks and be completed by fall. Final payment has been made on the emergency generators. The generators have a one year warranty.

ITEM #10: HIGHWAY DEPT

- A) HWY Dept Report – Highway Superintendent, Dennis Lillge reported that the new truck chassis arrived last week to be inspected. It will now be taken directly to Burke Truck for equipment installation. Paper work for the loan has been finalized. The Northside Drive project is complete. A bill for Concord to pay their portion is being worked on. The slurry seal coat on Pritchard Farm Road and Preserve at Deer Creek are complete. Dennis will be meeting with the rep from Struck and Erwin in about two weeks to go over the project. There was a water main break on Pritchard Farm Road this past Saturday. Repairs were contracted and done by the Homeowner’s Association. Road repair will follow. Dennis told the Homeowner’s Association to hire a contractor to get the asphalt and bill them direct. The transmission on truck 6 went out this past month and was rebuilt for around \$1850.00. Carl Jaeger asked Dennis if there was anything we could do different next time we slurry seal to lower the amount of complaints received at the Town Hall. Dennis spoke with workers of Struck and Erwin who stated they have been in business 29 years and this is one of the worst complaining townships they have come across. It is hard to notify residents any sooner than 24 hours since this work is based on weather conditions. This process is an inconvenience for 24 hours but once the job is done there is no mess. Brian Derge stated that the roads looked really good. Dennis stated that according to Struck and Erwin it will look even better in about 2 weeks when things have settled and molded together. Jeff Taylor asked what the cost of the project was. The cost was around \$59,000. Carl Jaeger asked if it would have helped to send postcards to the residents a week or so ahead of time just to alert them that this would be happening in the near future. Perry Goetsch stated that postcards have been sent in the past and the Town still received complaints. Dennis stated that most of the complaints from residents during this project were that they only received 24 hour notice. With the slurry seal process it is hard to give more notice than that since the weather is a major factor in when the work can be completed. Jeff Taylor asked if one side of the road could be done at a time. Dennis stated that some of the roads are too narrow to do one side and allow for parking on the other side.

ITEM #11: REVIEW AND POSSIBLE ACTION ON PICNIC LICENSE FOR IXONIA YOUTH BASEBALL FOR CRUISIN’ 16 BP CAR SHOW – Donna is recommending approval for a picnic license to be issued to Ixonia Youth Baseball for the Cruisin’ 16 Annual Car Show to be held on Saturday, September 13, 2014. Carl Jaeger made a motion to approve the picnic license for Ixonia Youth Baseball. Seconded by Brian Derge. Motion carried.

ITEM #12: REVIEW AND POSSIBLE ACTION ON CONDITION OF PROPERTY LOCATED @ N8109 CTH F, IXONIA – Carl Jaeger stated that the property being discussed belongs to Timothy Knopps. Carl was able to get him to cut his thistles however, rank growth did not change. He has done nothing to clean up all the items in his yard. Several letters have been sent as well as a final notice stating he should contact Carl to discuss his intentions or it would be brought up at the next Town Board Meeting. Timothy Knopps has not responded to any of Carl’s phone calls or letters sent by the Town. The Town Attorney, Val Anderson has also worked on this with a letter at which time it looked like the property was being foreclosed on. At this point the property is not in foreclosure so things are back to where we were a year ago. Carl is asking that the Town Board allow Val to take legal action. Brian Derge asked what legal rights the Town has. Val stated that there are services that allow for demanding compliance. In other municipalities he has seen it go to court. There is a firm that will come in with large container trucks and sort the debris on site, recycling some, trashing others and salvaging some. Cash received from recycling is used towards their bill. The property owner is assessed the cost of this service. Val stated that this individual has ignored the Town and has been very rude. Since the foreclosure was vacated Carl has tried to get him to come into compliance with no cooperation. The property actually appears worse than it did a year ago. This property is actually zoned I-Industrial so by living on this property he could actually be in violation of the zoning code. Donna stated that she pulled the parcel file which contained permits for residential zoning. Val suggested that the Town check with Jefferson County on current zoning on the property. Perry Goetsch stated that the Town has received numerous complaints from people regarding the state of this property. Perry Goetsch made a motion to begin legal action on the property located at N8109 CTH F. Seconded by Carl Jaeger. Motion carried.

ITEM #13: REVIEW AND POSSIBLE ACTION ON OPERATOR’S LICENSE FOR: Mark Greiten, Cruisin’ 16 BP; Sarah Bowers, Ixonia Pub. Donna is recommending approval of both operator’s licenses. Jeff Taylor made a motion to approve both operators licenses. Seconded by Brian Derge. Motion carried.

ITEM #14: UPDATE ON TAX LEVY REFERENDUM – Donna asked the Board if they would like to set up any public meetings or do any advertising for the referendum being placed on the November ballot. Perry will be speaking with the Lion’s Club the beginning of October. Perry suggested bringing something to the next Board Meeting to be done in late October. Brian Derge stated something should be put into the paper to get people to start thinking about it as well as holding an open house with a second one to possibly follow. Jeff Taylor suggested contacting the Daily Times and the Focus to do an interview with Perry. Donna suggested contacting the Daily Times and holding an open house prior to the October meeting. Perry suggested having an open house before the Town Board Meeting on October 13. Brian Derge suggested the open house start at 5:00 P.M. to allow for people to ask questions.

ITEM #15: SET DATES – September 9, 2014 Transfer Site Meeting @ 1:00 P.M.; September 23, 2014 Park & Rec Meeting at 7:00 P.M.; September 24, 2014 Planning Commission @ 7:00 P.M.; October 13, 2014 Town Board Meeting @ 7:00 P.M.; October 15, 2014 Budget Meeting @ 7:00 P.M.

ITEM #16: ADJOURN – Brian Derge made a motion to adjourn. Seconded by Carl Jaeger. Motion carried.

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Chairman, Perry Goetsch

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Supervisor, Jeff Taylor

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Supervisor, Kitty Krueger

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Supervisor, Brian Derge

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Supervisor, Carl Jaeger

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Clerk, Donna Hann