

# **TOWN OF THERESA PLAN COMMISSION**

## **December 13, 2023**

The December 13<sup>th</sup>, 2023 meeting of the Plan Commission was called to order by Chairman Jim Krieger at 7:30 p.m. Other board members present were Todd Bodden, Rick Steger, Dan Schmidt, Jeff Justman, Dan Duthie and Fred Fink. The minutes from the October 25<sup>th</sup>, 2023 Plan Commission meeting were read by the clerk. Jeff Justman motioned to approve the minutes and Rick Steger seconded. Motion carried (7 ayes).

Owner and Petitioner: Jessica Helies-Milligan

Chairman Krieger read the Conditional Use application to operate a commercial automotive repair center. Jessica Helies-Milligan said that she bought the building 2 years ago. Jason Michow and his legal consultant explained that they've revamped the property and moved lots of junk out. They've taken care of the junk vehicles that were on the property. They explained and apologized that they did not know they needed a Conditional Use Permit to have their business and applied as soon as they found out they needed one. He talked about the condition of the building and said the roofs and concrete floors are in good shape. The bathroom is not functional and there is no running water. They've submitted paperwork to the county for a port-a-john. They also explained that they are working with Morgan at Dodge County Land Resources and Parks Dept. to fix their violation of filling in a flood plain. Land Use Administrator Dennis Fleischer explained why they need a conditional use permit and questioned if the building was in compliance with state commercial building codes. Town Chairman Lloyd Hilgendorf said the unlicensed vehicle issue had been resolved. After much discussion and lots of questions that no one had answers for, Helies-Milligan withdrew her request for the Conditional Use Permit. She will work on getting more information to answer the questions that the Plan Commission had and will come back for another public hearing.

There was no update on the review of the Zoning Ordinance. The Town's attorney has had medical issues and hasn't been able to review it yet.

Rick Steger motioned to adjourn the meeting and Dan Duthie seconded the motion. Motion carried (7 yes, 0 no). The meeting was duly adjourned at 9:15 pm.

Respectfully Submitted,  
Diane Steger