

# TOWN OF THERESA PLAN COMMISSION

## July 24, 2024

The July 24<sup>th</sup>, 2024 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 May 8<sup>th</sup>, 2024 Plan Commission meeting were read by the zoning secretary. Rick Steger motioned to approve the minutes and Dan Schmidt seconded. Motion carried (7 ayes).

Petitioner: Frank Kuge

Owners: Frank and Rhonda Kuge

Chairman Krieger read the Conditional Use application to build a 72' X 72' shop. Frank Kuge explained that he was going to split an existing 150' X 947' parcel in half, trading with Pete Buske, the rear parcel for a road front parcel. The shop will go on the road front parcel and Pete Buske will then own and continue to farm the other rear parcel. Land Use Administrator Dennis Fleischer explained an adjoining land owner is permitted to this and that Dodge County will make the tax parcels. The shop will have a separate driveway and will be near W1062 Mountain Rd., Theresa in tax key 042-1217-0343-003. The points in 4.3 of the Town of Theresa Zoning Ordinance were reviewed.

Vote: 7 Yes, 0 No

The Conditional Use Permit to build a shop was approved.

Petitioner: Dale Lindert

Owners: J.M. Schmidt & Sons, Inc.

Chairman Krieger read the Conditional Use Renewal application to build a meat-cutting facility. Dan Schmidt explained that there were no changes from the original Conditional Use Permit approved last year. The facility will be at W979 Allen Rd., Theresa in tax key 042-1217-2711-000. The points in 4.3 of the Town of Theresa Zoning Ordinance were reviewed.

Vote 6 Yes, 0 No

The Conditional Use Permit was renewed.

Owner and Petitioner: Tim Kreilkamp

Chairman Krieger read the Conditional Use Permit application of Tim Kreilkamp to use the upper level of their building for events, retreats, workshops, fundraisers, conferences, community and social gatherings; and possibly the lower level for leased/tenant space. The property is at N9450 Mohawk Rd., Theresa in tax key 042-1217-0141-000. There was no one present to answer questions. There was discussion concerning the septic system, number of bathrooms and exits for a commercial building, if it's a commercial kitchen for food preparation, building capacity, etc. Any tenants in the lower level would probably have to get a Conditional Use Permit as well.

Vote 0 Yes, 7 No

The Conditional Use Permit was denied.

Town Chairman Lloyd Hilgendorf reported on the status of the updated Town of Theresa Zoning Ordinance. Diane Steger has written the required cover letter to send along with the updated Ordinance and map to the Wis. Dept. of Agriculture, Trade, and Consumer Protection (DATCP) for certification. She will have to get Dodge County's approval that everything is consistent with the County's farmland preservation plan before it can all be sent in.

There was discussion on setting time limits for people to speak at our public hearings. After discussion, Dan Schmidt made a motion that the petitioner may speak as long as needed. Other attendees have to stand and state their name. They will be given three minutes to speak. Motion was seconded by Fred Fink. Motion carried (7 ayes) This will be at the discretion of the Plan Commission chairman.

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 8:45 pm.

Respectfully Submitted,  
Diane Steger