

TOWN OF THERESA PLAN COMMISSION

August 21, 2024

The August 21st, 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 July 24th, 2024 Plan Commission meeting were read by the zoning secretary. Rick Steger motioned to approve the minutes and Jeff Justman seconded. Motion carried (7 ayes).

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. Steve Konrath, project manager for Kreilkamp, explained that they have all the commercial permits and that the building meets all commercial requirements. The septic system was installed and approved in 2010. It was designed for 1800 gallons per day. The fire codes have all been met. Cindy Collins, Kreilkamp's representative, said that Rob Froh, the building inspector, had told her that they just needed to contact the Theresa Fire Department and they had to note room capacities in each room. She stated that their insurance company has approved the proposed usages of the building. They have had fire training and some other events there. Steve Konrath said there will never be a full commercial kitchen in the building. Renters will have to have their food brought in. The truck driving school will continue.

They may finish the unfinished space in the lower part of the building for possible tenants. There is 1600 sq. ft. of unfinished space in one wing and 1000 sq. ft. in the other wing. They are looking at different uses and their tenants will have to be compatible with their use of the building. Dennis Fleischer, Land Use Administrator, explained that any tenants will need a conditional use permit and there will have to be state-approved plans for a multi-tenant building.

The points in 4.3 of the Town of Theresa Zoning Ordinance were reviewed. A motion was made by Rick Steger and seconded by Dan Duthie to approve the building for event rentals, such as meetings, workshops, conferences, fundraisers, community and social gatherings for a period of three years. The Conditional Use Permit would have to be renewed at that time. Motion carried (7 ayes).

Todd Bodden made a motion that any retail tenant needs to have a conditional use permit and state-approved plans for a multi-tenant building when any construction occurs. Motion was seconded by Fred Fink. Motion carried (7 ayes).

Vote: 7 Yes, 0 No

The Conditional Use Permit was approved for three years with the conditions that any tenants get a Conditional Use Permit and they must have state-approved plans for a multi-tenant building as soon as any construction occurs.

Town Chairman Lloyd Hilgendorf reported on the status of the updated Town of Theresa Zoning Ordinance. WI DATCP has discovered that four parcels are inconsistent with Dodge County's Farmland Preservation Plan. Those four properties will need to be rezoned either by the Town or by the County. Dennis and Lloyd will talk with Joe Giebel at Dodge County as soon as possible.

Rick Steger motioned to adjourn the meeting and Dan Duthie seconded. Motion carried (7 yes, 0 no). The meeting was duly adjourned at 9:10 pm.

Respectfully Submitted by Diane Steger