

**Theresa Town Board                  Regular Meeting                  October 2, 2024**

The regular meeting of the Theresa Town Board was held on October 2nd, 2024 in the Theresa Town Hall. The agenda for this meeting was posted at the Town Website and on the Town Hall Board.

The meeting was called to order by Chairman Lloyd Hilgendorf at 7:35 p.m. The Pledge of Allegiance was recited. Supervisor Dale Dyer was absent. Supervisor Burns motioned to approve the agenda and Chairman Hilgendorf seconded. Motion carried. (2 ayes). The minutes from the September 9th meeting were distributed to the Town Board and were posted on the Town Website and on the Town Hall Board. Supervisor Burns motioned to approve the minutes and Chairman Hilgendorf seconded the motion. Motion carried (2 ayes).

**FINANCIAL**

The financial report was read by Treasurer Diane Koch. Budget Status was reviewed. A motion was made by Supervisor Burns to make payment of the bills. Motion was seconded by Chairman Hilgendorf. Motion carried (2 ayes).

**PUBLIC FORUM/GUESTS** - None

**CORRESPONDENCE**

- Letter from KerberRose Technology (the town's IT provider) that Sprinter IT has acquired their technology division
- Theresa Public Library minutes from July 16, 2024 meeting and 3<sup>rd</sup> quarter bills

**UNFINISHED BUSINESS**

**-ARIP Grant Applications Update** – Don delivered the letters and forms needed to Tammy Hampton of Kunkel and Associates. Tammy Hampton wrote the grant applications and submitted them along with the letters, forms, and engineering reports by the September 30 deadline. There are two projects that were submitted – McArthur Rd Culvert Replacement at an estimated total cost of \$255,927 (Town's share \$24,258) and Allen Rd (CTH P to Doyle Rd) 2025 Improvements at an estimated total cost of \$597,782 (Town's share \$56,662)

**-Jay & J's Auto LLC Compliance Situation Update** – a letter was sent to Jay & J's Auto LLC on September 20, 2024 from the town stating that Jay & J's Auto LLC continue to operate their business without a conditional use permit which is in violation of Town of Theresa Zoning Ordinance and the town will hire an attorney to close down their business. Chairman Hilgendorf received a call from Jay stating that he has everything he needs to re-apply for a conditional use permit except for Dodge County approval of all of the corrections they have made to comply. Chairman Hilgendorf emailed Joe Giebel of Dodge County asking for the status and when he hears back from Joe Giebel he will let Jay know and Jay will then contact the zoning secretary to re-apply for a condition use permit.

**-Update on Snowplow Truck & Loan Status** – Chairman Lloyd Hilgendorf, Treasurer Diane Koch, and Clerk Christine Steger met with Tom O'Connor of TSB Bank to sign the loan paperwork and received a check for the loan of \$180,038, which included the amount of \$135,548 that was paid to Quality Truck Care Center of Fond du Lac on 9/19/2024. The town took ownership of the new chassis which was delivered to Burke Equipment and was put in line behind approximately 25 other vehicles to wait for the equipment to be installed – it could be 5-6 months until the truck will be ready.

**-Update on Town Hall Roof Repairs** – Chairman Hilgendorf signed the contract to hire US Roofing to complete the town hall roof repairs for the sum of \$47,221 with 50% to be put down at job start and 50% to be paid upon completion. The anticipated job start date is November 1, 2024.

**-North Pole Rd Update** – All avenues have been exhausted and a solution to leave the road in the present condition has not been found. MSA's (civil engineering) recommendation is to remove the fill and return the road to the original elevation. The town contacted Kin-X Construction Inc, Lomira, to remove the blacktop and excess gravel at a cost of approximately \$12,000. The start date is scheduled to be as soon as Kin-X can work it into their schedule. Since this removal process is weather related, their proposed finish date is December 31, 2024. Supervisor Burns made a motion to approve removal of the road surface and return the road to its previous elevation; it was 2<sup>nd</sup> by Chairman Hilgendorf. Motion carried (2 ayes).

## **NEW BUSINESS**

**-Approve Robin & Deborah Lindert Rezoning** – Chairman Hilgendorf read the Rezoning Application of the Town of Theresa to rezone approximately .5 acres of land from A-1 Farmland Preservation to A-2 General Agriculture. The property is owned by Robin and Deborah Lindert and is located at W2078 Racoon Rd., Theresa, in tax key 042-1217-2923-001. Supervisor Burns made a motion to approve the rezoning of the .5 acres parcel from A-1 Farmland and Preservation to A-2 General Agriculture. Chairman Hilgendorf 2<sup>nd</sup> the motion. Motion carried (2 ayes).

**-Approve Brad & Melissa Mark Rezoning** - Chairman Hilgendorf read the Rezoning Application of the Town of Theresa to rezone approximately two acres of land (in a 21.41 acres parcel) from A-1 Farmland Preservation to A-2 General Agriculture. The property is owned by Brad and Melissa Mark and is located on Mountain Rd., Theresa, in tax key 042-1217-0443-001. The remaining 19 acres of the parcel is already zoned A-2 General Agriculture. Chairman Hilgendorf made a motion to approve the rezoning of the 2 acres parcel from A-1 Farmland and Preservation to A-2 General Agriculture. Supervisor Burns 2<sup>nd</sup> the motion. Motion carried (2 ayes).

**-Approve David & Christine Steger Rezoning** - Chairman Hilgendorf read the Rezoning Application of the Town of Theresa to rezone approximately 16.96 acres of land from A-1 Farmland Preservation to A-2 General Agriculture. The property is owned by David and Christine Steger and is located at W913 Cty. Rd. DD, Theresa, in tax key 042-1217-1132-001. Supervisor Burns made a motion to approve the rezoning of the 16.96 acres parcel from A-1 Farmland and Preservation to A-2 General Agriculture. Chairman Hilgendorf 2<sup>nd</sup> the motion. Motion carried (2 ayes).

**-Approve Fred & Tasha Fink and Malcolm & Susan Fink Rezoning** - Chairman Hilgendorf read the Rezoning Application of the Town of Theresa to rezone approximately one acre of land (in a 20.58 acres parcel) from A-1 Farmland Preservation to A-2 General Agriculture. The property is owned by Wilfred and Tasha Fink and Malcolm and Susan Fink and is located near Allen Rd, Theresa, in tax key 042-1217-2922-002. Chairman Hilgendorf made a motion to approve the rezoning of the 20.58 acres parcel from A-1 Farmland and Preservation to A-2 General Agriculture. Supervisor Burns 2<sup>nd</sup> the motion. Motion carried (2 ayes).

**-Gordon Luhn Letter of Intent** – Chairman Hilgendorf read the Letter of Intent Notification from Gordon Luhn of N8499 Bancroft Rd, Theresa, proposing to acquire land from adjacent neighbor Luke Acres LLC. Gordon currently has 1.834 acres and he will ultimately have 4.535 acres. Chairman Hilgendorf made a motion to approve the Gordon Luhn Minor Land Division and was 2<sup>nd</sup> by Supervisor Burns. Motion carried (2 ayes).

**-Request for Exemption from Dodge County Library Tax** – Chairman Hilgendorf made a motion to approve submitting the Request for Exemption from Dodge County Library Tax with the estimated Municipal Library Appropriation of \$39,137 and was 2<sup>nd</sup> by Supervisor Burns. Motion carried (2 ayes).

**-Set Budget Work Date** – the meeting for the Town Board to work on the budget will be on Monday, October 28 @ 6:00 p.m.

**-Set Date for Budget Hearing** – The Town Budget Hearing & Meeting of the Electors will be on Wednesday, November 20 @ 7:30 p.m.

**-Thank you & Happy Retirement** - Chairman Hilgendorf thanked Don Bonack for his 30 years of service to Town of Theresa as highway superintendent and introduced Jake Weiss as the new highway superintendent who started work on September 30. Don Bonack's last day of work will be Friday, October 18. The Town Board and those in attendance at the meeting wished Don a Happy Retirement!

-Land Use Administrator's Report: No report

-Highway Superintendent Report: No report

Chairman Hilgendorf made a motion to adjourn the meeting and Supervisor Burns seconded. Motion carried (2 ayes). The meeting was duly adjourned at 8:36 p.m.

Respectfully Submitted,  
Christine Steger