

TOWN OF THERESA PLAN COMMISSION

November 13, 2024

The November 13th, 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, and Fred Fink. Jeff Justman and Dan Duthie were absent. The minutes from the October 30th, 2024 Plan Commission meeting were read by the zoning secretary. Rick Steger motioned to approve the minutes and Fred Fink seconded. Motion carried (5 ayes).

Owner and Petitioner: Jessica Helies-Milligan

Chairman Krieger read the Conditional Use Permit application of Jessica Helies-Milligan to operate an auto repair shop. Helies-Milligan reported that they had gotten all necessary approvals from the building inspector and Dodge County Land Resources and Parks Dept. The bathroom was approved with a holding tank. The structural beams, electrical, lifts, oil and coolant containment systems all passed inspection. Brian Trauba asked about a camper trailer that was parked in the back. Helies-Milligan said they will move the trailer out. Richard Pahl commented that he didn't want the business to become an auto dealership and asked how many unlicensed vehicles would be allowed on the property. He brought up concerns about a large truck parked on the edge of the lot causing a hazard. Helies-Milligan said they will move the truck back. Jeannette Kartes who lives across the street said she's seen a lot of improvement with the place and she's happy with it. Rick Steger motioned to approve the Conditional Use Permit to operate the auto repair business for three years with a maximum of five cars parked in front of the office overnight. They will have to re-apply for a new CUP in three years. There will be no auto sales or salvage operations. Fred Fink seconded the motion. Motion carried (5 ayes). The points in 4.3 were reviewed.

Vote 5 yes, 0 no

The Conditional Use Permit to operate the auto repair shop was approved for three years with a maximum of five cars parked in front of the office overnight. They will have to re-apply for a new CUP in three years.

Review and discussion of the Town of Theresa Zoning Ordinance: Dennis Fleisher reported that Wis. Dept. of Agriculture, Trade, and Consumer Protection (DATCP) has certified the Farmland Preservation Ordinance, but we're not sure if the whole ordinance is certified or just the Farmland Preservation part of it and if not, who needs to certify it. Diane Steger will email Tim Jackson of DATCP to find out.

Rick Steger motioned to adjourn the meeting and Fred Fink seconded. Motion carried (5 yes, 0 no). The meeting was duly adjourned at 8:25 pm.

Respectfully Submitted,
Diane Steger