TOWN OF THERESA PLAN COMMISSION
April 16, 2025

The April 16th, 2025 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, Fred Fink, Jeff Justman, Dan Schmidt and Dan Duthie. The minutes from the December 11th, 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).

Owners and Petitioners: David and Christine Steger
Chairman Krieger read the Rezoning application of David and Christine Steger to rezone 16.96 acres from A-2 General Agriculture to A-1 Farmland Preservation. Land Use Administrator Dennis Fleischer explained that this parcel was rezoned from A-1 to A-2 last year in order to be consistent with the Dodge County Farmland Preservation Plan. Stegers would like to have it rezoned back to A-1 as that is its usage.
Vote 6 yes, 0 no, Rick Steger abstained.
The rezoning of 16.96 acres from A-2 General Agriculture to A-1 Farmland Preservation was approved. The property is located at W913 Cty. Rd. DD, in tax key number 042-1217-1132-001.

Owners and Petitioners: Dennis and Noah Fleischer
Chairman Krieger read the Conditional Use application of Dennis and Noah Fleischer to create an approximate 4 acre parcel from a 15.8 acre parcel in order to separate buildings from farmland. Dennis Fleischer explained where they are dividing the house and buildings off. Sections 4.17 and 4.4 of the Town of Theresa Zoning Ordinance were read.
Vote: 7 yes, 0 no
The Conditional Use application to create an approximate 4 acre parcel was approved. The property is located at N9146 County Road AY, Theresa in tax key 042-1217-0923-001.

Owners and Petitioners: Dennis and Noah Fleischer
Chairman Krieger read the Rezoning application of Dennis and Noah Fleischer to rezone the newly created 4 acre parcel from A-1 Farmland Preservation to A-2 General Agriculture. Dennis explained that the parcel needed to be rezoned to A-2 and the remaining 12 acre parcel would stay as A-1 Farmland Preservation. Section 9.6 of the Zoning Ordinance was reviewed.
Vote: 7 Yes, 0 No
The rezoning application to rezone the approximate 4 acre parcel from A-1 Farmland Preservation to A-2 General Agriculture was approved.

Owners and Petitioners: Rick and David Steger
Chairman Krieger read the Conditional Use application of Rick and David Steger to create an approximate 1 to 2 acre parcel from a 49.9 acre parcel in order to separate a house from the farm buildings and farmland. Rick Steger explained that the driveway will be shared. The septic and well will be on the parcel with the house. Sections 4.17 and 4.4 of the Zoning Ordinance were read.
Vote 6 Yes, 0 No, Rick Steger abstained
The Conditional Use application to create a 1 to 2 acre parcel was approved. The property is located at N8609 Lone Rd., Theresa, in tax key 042-1217-1441-002.

Owners and Petitioners: Rick and David Steger
Chairman Krieger read the Rezoning application of Rick and David Steger to rezone the newly created 1 to 2 acre parcel from A-1 Farmland Preservation to A-2 General Agriculture. The remaining 48 acre parcel would stay as A-1 Farmland Preservation. Chairman Krieger read Section 9.6 of the Zoning Ordinance.
Vote 6 Yes, 0 No, Rick Steger abstained.
The rezoning application to rezone the approximate 1 to 2 acre parcel from A-1 Farmland Preservation to A-2 General Agriculture was approved.

Review and discussion of the Town of Theresa Zoning Ordinance: Dennis Fleischer said that some minor changes needed to be made to the new Zoning Ordinance. He asked the Plan Commission members to read it over and make note of anything that needed to be changed as far as numbering, etc. The Plan Commission would then discuss and make a motion to make the change and the Town Board would then have to approve the changes.

Dan Schmidt motioned to adjourn the meeting and Rick Steger seconded. Motion carried (7 yes, 0 no). The meeting was duly adjourned at 8:10 pm.

Respectfully Submitted,
Diane Steger