TOWN OF THERESA PLAN COMMISSION
July 23, 2025

The July 23rd, 2025 meeting of the Plan Commission was called to order by Chairman Jim Krieger at 7:30 p.m. Other board members present were Rick Steger, Jeff Justman, Dan Schmidt, Todd Bodden, and Fred Fink. Dan Duthie was absent. The minutes from the June 11th, 2025 Plan Commission meeting were read by the zoning secretary. Rick Steger motioned to approve the minutes and Jeff Justman seconded. Motion carried (6 ayes).

Owners and Petitioners: Ben and Brooke Schwab
Chairman Krieger read the Rezoning application of the Schwab's to rezone the 2.6 acre parcel from A-1 Farmland Preservation to A-2 General Agriculture. Dennis Fleischer explained that the parcel should have been rezoned years ago when the parcel was created, but it wasn't done at that time. Section 9.6 of the Town of Theresa Zoning Ordinance was read. There was no other discussion.
Vote: 6 Yes, 0 No
The rezoning application to rezone the 2.6 acre parcel was approved. The property is located at W2474 West Allen Road, Mayville in tax key number 042-1217-1933-003.

Owners and Petitioners: Ben and Brooke Schwab
Chairman Krieger read the Conditional Use application of the Schwab's to build a single family home and have a small hobby farm on their 2.6 acre parcel. The parcel is wooded and was rezoned to A2-General Agriculture. Ben Schwab explained where the house site would be and that they'd be drilling a new well. Dennis Fleischer advised him to make sure he meets all county and DNR setback requirements. Sections 4.16 and 4.4 of the Zoning Ordinance were reviewed.
Vote: 6 Yes, 0 No
The Conditional Use application to build the home was approved. The property is located at W2474 West Allen Road, Mayville in tax key number 042-1217-1933-003.

Owners and Petitioners: Randall and Carrie Wendling
Chairman Krieger read the Conditional Use application of the Wendlings to create an approximate 10.5 acre parcel from a 53.3 acre parcel and a 9.9 acre parcel in order to separate buildings from farmland. Randall explained the parcel boundaries and that a nearby farmer would be buying the farmland to farm it. Sections 4.17 and 4.4 of the Zoning Ordinance were reviewed.
Vote: 6 Yes, 0 No
The Conditional Use application to create an approximate 10.5 acre parcel was approved. The property is located at W2419 Allen Rd., Mayville in tax key numbers 042-1217-3022-000 and 042-1217-3021-002.

Owners and Petitioners: Randall and Carrie Wendling
Chairman Krieger read the Rezoning application of the Wendlings to rezone the newly created 10.5 acre parcel from A1-Farmland Preservation to A2-General Agriculture. The points in Section 9.6 of the Zoning Ordinance were read.
Vote: 6 Yes, 0 No
The Rezoning application to rezone approximately 10.5 acres from A1-Farmland Preservation to A2-General Agriculture was approved. The property is located at W2419 Allen Rd., Mayville in tax key numbers 042-1217-3022-000 and 042-1217-3021-002.

Review and Discussion of the Town of Theresa Zoning Ordinance: There was no discussion. Plan Commission members will review the ordinance in fall or winter.

Rick Steger motioned to adjourn the meeting and Dan Schmidt seconded. Motion carried (6 yes, 0 no). The meeting was duly adjourned at 8:10 pm.

Respectfully Submitted,
Diane Steger