TOWN OF THERESA PLAN COMMISSION
March 25, 2026

The March 25th, 2026 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, Todd Bodden, Dan Schmidt, Fred Fink, Dan Duthie and Jeff Justman. The minutes from the February 25th, 2026 Plan Commission meeting were read by the zoning secretary. Rick Steger motioned to approve the minutes and Dan Schmidt seconded. Motion carried (7 ayes).

Owner and Petitioner: Marie A. Rausch aka Marie A. Rausch-May
Chairman Krieger read the Conditional Use Permit application of Marie A. Rausch to create an approximate 2 - 3 acre parcel from a 40 acre parcel in order to separate the buildings from the farm land. Rausch explained that all the buildings would stay within the 2 – 3 acre parcel. They would like to sell the house and buildings or rent it out. The driveway was discussed. They need 125 feet of road frontage and then could taper it back to the width of the driveway which is about 35 feet. They would have to give an easement to the land. Sections 4.17 and 4.4 of the Town of Theresa Zoning Ordinance were read.
Vote: 7 yes, 0 no
The Conditional Use Permit application to create the approximate 2 – 3 acre parcel was approved. The property is located at N9147 S. Bluemound Road, Mayville, in tax key number 042-1217-0824-000.

Owner and Petitioner: Marie A Rausch aka Marie A. Rausch-May
Chairman Krieger read the Rezoning application of Marie A. Rausch to rezone the newly created 2 - 3 acre parcel from A-1 Farmland Preservation to A-2 General Agriculture. The reasons for rezoning were discussed. Section 9.6 was reviewed.
Vote: 7 yes, 0 no
The Rezoning application to rezone approximately 2 - 3 acres was approved. The property is located at N9137 S. Bluemound Road, Mayville, in tax key numbers 042-1217-0824-000.

Owner and Petitioner: Derek Luhn
Chairman Krieger read the Rezoning application of Derek Luhn to rezone ten acres from A-1 Farmland Preservation to A-2 General Agriculture. Luhn explained that the farmland would remain the same. He wanted to build a house on the land that's not farmed. He needs to rezone in order to be consistent with the Town of Theresa Zoning Ordinance. The points in Section 9.6 were read.
Vote: 7 yes, 0 no
The Rezoning application to rezone ten acres from A-1 Farmland Preservation to A-2 General Agriculture was approved. The property is located at W1429 McArthur Road, Theresa, in tax key number 042-1217-1642-000

Owner and Petitioner: Derek Luhn
Chairman Krieger read the Conditional Use application of Derek Luhn to build a single family home. Luhn explained that he would build in the area where there used to be an old shed. He would raze the existing house which is uninhabited and close to the road. A condition was added that Luhn remove the old house within a year of completion of the new house. Section 4.4 of the Town of Theresa Zoning Ordinance was read.
Vote: 7 yes, 0 no
The Conditional Use Permit to build a single family home was approved. The property is located at W1429 McArthur Road, Theresa, in tax key number 042-1217-1642-000.

A motion was made by Rick Steger and seconded by Fred Fink to adjourn the meeting. Motion carried (7 ayes). The meeting was duly adjourned at 8:05 pm.

Respectfully Submitted,
Diane Steger
Zoning Secretary