TOWN OF THERESA PLAN COMMISSION
August 12, 2026

The August 12th, 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, Dan Schmidt, Fred Fink, Dan Duthie and Jeff Justman. Todd Bodden was absent. The minutes from the June 10th, 2026 Plan Commission meeting were read by the zoning secretary. Rick Steger motioned to approve the minutes and Dan Schmidt seconded. Motion carried (6 ayes).

Petitioner: James Cappeart on behalf of Wis. Dept. of Transportation
Owner: Wis. Dept. of Transportation (Attn: Jarod Alvarez)
Chairman Krieger read the Conditional Use Permit application of James Cappeart and the Wis. Dept. of Transportation to split property out of the right of way as excess lands for likely disposal for the department, thereby creating a new parcel. James Cappeart, who is the surveyor for the project, explained that the STH 28 and STH 67/175 intersection had been moved a few times and that is why there is excess land there. The State wants to put it up for sale as is, with no improvements or zoning preference. There was much discussion about a driveway or access to the property as currently the only access is through the right-of-way and the farm driveway on the east end of the property. Cappeart stated that the State will retain access control. Dan Duthie made a motion to create an A-1 Farmland Preservation parcel of approximately 3.3 acres. The access restriction for the east 30' gets removed so the owner has physical access to the property off of STH 28 with a State driveway permit under current A-1 zoning. The motion was seconded by Dan Schmidt. Motion carried (6 ayes, 0 no)
Vote: 6 yes, 0 no
The Conditional Use Permit application to create a 3.3 acre parcel, zoned A-1 Farmland Preservation was approved if the State removes the access restriction for the east 30' of property off of STH 28 and allows a State driveway permit under current A-1 zoning. The property is located directly south of STH 28, Theresa, in tax key number 042-1217-0314-002.

Owners and Petitioners: Tim and Kurrie Kovacevich
Chairman Krieger read the CUP application of Tim and Kurrie Kovacevich to build a 36' X 74' storage shed. Tim Kovacevich explained where the building would be and that it would be 25' high at the peak. Sections 4.17 and 4.4 of the Town of Theresa Zoning Ordinance were reviewed.
Vote: 6 yes, 0 no
The CUP application of Tim and Kurrie Kovacevich to build a storage shed was approved. The property is located at W7449 County Road P, Theresa.

Review and discuss the Zoning Ordinance: There was discussion about possibly giving only temporary occupancy to new home owners until the old house is razed. Dennis Fleischer will talk to the building inspector about it.

Motion by Rick Steger to adjourn the meeting and seconded by Dan Schmidt. Motion carried (6 ayes). The meeting was duly adjourned at 8:55 pm.

Respectfully Submitted,
Diane Steger
Zoning Secretary