

VILLAGE OF THERESA
ZONING BOARD OF APPEALS
MEETING & PUBLIC HEARING AGENDA

Monday, September 14, 2026 – 6:00 P.M.

Theresa Village Hall

292 Mayville Street

Theresa, Wisconsin 53091

1. Call to Order

2. Roll Call

**3. Verification of Proper Notice – posted at Village Hall and to the website
September 2, 2026**

4. Public Hearing – Variance Request No. 1 - Small Garden/Utility Shed

Nate and Nicole Wagoner

345 Birchwood Lane

Parcel No. 186-1217-1024-041

Public hearing to consider a request for a variance from the Village of Theresa Zoning Code requirements relating to the location of an accessory structure.

The applicants are requesting a variance to allow an existing small garden/utility shed to remain in its current location behind the garage, outside the required rear-yard location.

- a. Staff presentation/background**
- b. Applicant presentation**
- c. Public comments in favor**
- d. Public comments in opposition**
- e. Other public comments/questions**
- f. Applicant response, if necessary**
- g. Close Public Hearing**

6. Consideration and Possible Action – Variance Request No. 1

Discussion, findings, consideration and possible action on the variance request of Nate and Nicole Wagoner regarding the existing small garden/utility shed at 345 Birchwood Lane.

7. Public Hearing – Variance Request No. 2 - Dog Pen

Nate and Nicole Wagoner

345 Birchwood Lane

Parcel No. 186-1217-1024-041

Public hearing to consider a request for a variance from § 350-85(E) of the Village of Theresa Zoning Code relating to the required location of a dog pen/run.

The applicants are requesting a variance to allow an existing dog pen to remain along the side of the residence rather than within the required rear yard.

- a.** Staff presentation/background
- b.** Applicant presentation
- c.** Public comments in favor
- d.** Public comments in opposition
- e.** Other public comments/questions
- f.** Applicant response, if necessary
- g.** Close Public Hearing

8. Consideration and Possible Action – Variance Request No. 2

Discussion, findings, consideration and possible action on the variance request of Nate and Nicole Wagoner regarding the existing dog pen at 345 Birchwood Lane.

9. Adjournment

Posted 9-2-2026