

**Village of Lena**  
**117 E. Main St., Lena, WI 54139**  
**Plan Commission Minutes**  
**Tuesday, June 13, 2023, 4:00 pm**

Meeting was called to order.

Roll Call: Steve Marquardt (via phone), Nick Heise, Bob Borchert, Judy Patenaude, Chad Misco, Ben Pytleski

Excused:

Also Present: Chad Roffers, Stan Wilson and Keith Garot-Landmark Development, Craig Schuh-Ayres (via phone),

Approval of Agenda: Motion was made by Patenaude/Borchert to approve the agenda as presented and allow change in sequence as necessary. Motion voted and carried.

Approve minutes from April 11 and April 17, 2023: Motion made by Patenaude/Borchert to approve the minutes from April 11 and April 17, 2023. Motion voted and carried.

Open Forum-No one present.

Multi Family Developer: Landmark Real Estate and Development presented a proposed site plan for a 32-unit development behind the Dollar general. The proposed apartments would be 4-8-unit apartments, 1100 sq ft/unit with 2 bedrooms and 2 bathrooms each. This plan would require 2.55 acres and would be a 3 yr build out of 16 units/yr. Rent would be \$1100/month, market rate, 4 upper, 4 lower apartments, no low-income housing. Each unit will include 1 handicap accessible apartment. Landmark Development is requesting 25% through a 10-year TIF, \$150,000 payment toward internal infrastructure to the site, \$150,000 at closing and \$35,000/yr for 10 years of Pay Go tax credit.

Action plan: The Plan Commission will need to review the Business Park Covenants and a comprehensive plan for the Park. The land will require rezone. The current TID will need to be amended, or a new one created. Cost will need to be determined for the road development to the development along with the sewer and water infrastructure costs. A developer's agreement will need to be developed.

Park Plan Update: An update was provided on the status of the ball diamond project.

Pelkey St Extension: A property on an area undeveloped portion of Pelkey St, west of W Railroad St., has been placed up for sale. With the assistance of Ayres Associates, planning for provision of utilities and a developed road.

Flood Plain Ordinance Review: Informational. A public hearing will take place on August 19, 2023 at 5:45pm.

Next Meeting: June 19, 2023, at 5:45 pm, and June 21, 2023, at 9am.

Adjournment: Patenaude/Borchert made a motion to adjourn. Motion voted and carried at 5:18 pm

Respectfully submitted,  
Jodi A. Marquardt, Clerk/Treasurer