

**Village of Lena**  
**117 E. Main St., Lena, WI 54139**  
**Plan Commission Minutes**  
**Thursday, May 30, 2024, 4:00pm**

Meeting was called to order.

Roll Call: Steve Marquardt, Nick Heise, Bob Borchert, Judy Patenaude, Ben Pytleski, Corey Ama, Cory Marquardt, Ken Wondrash

Absent: Chad Misco

Also Present: Jodi Marquardt, Jayme Sellen-TEDCOR, Brian Roemer-Ehlers (via video conference)

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

Approval of Minutes from September 12, 2023: Motion by S Marquardt/Borchert to approve the minutes from September 12, 2023, Plan Commission meeting. Motion voted and carried.

Potential TID Formation: Brian Roemer, from Ehlers, spoke of a possible TID formation with the planned multi-family development in the Village. Brian updated and educated the committee on creations, planning, steps in the process, feasibility and Proforma studies. Further discussion and education on TID boundaries formation entailed. A public hearing must be held for comments on the project plan and recommendations made to the Village Board for approval. TID boundaries may be changed up to 4 times during the life of the TID. Consideration should be taken from undeveloped to developed property plans, public improvements that tie into the prospective parcels. The proposed TID creation timetable was reviewed and discussed. A final TID boundary must be voted by August 13, but it is recommended that it be voted at the June or July meeting and can be changed if necessary. TID boundaries with a map of the Village were discussed, no action taken. Brian Roemer then left the meeting.

Correspondence/Miscellaneous: Robert E Lee Engineering has requested to present site plans for the Multifamily development with Rival/Clutch Contracting at the 6/11/2024 Plan Commission meeting. Discussion on current infrastructure of 3<sup>rd</sup> and 4<sup>th</sup> Streets and the Village's responsibility to the project. The Finance Committee has been working on a Developers Agreement feasibility and Public Works will need to review the infrastructure portion of the plans. Point was made to consider when planning include flow rates and sewer capacity.

Next meeting is June 11, 2024, at 4pm.

Items for next meeting:

1. Benefits of Developers Agreement-Our requests for the plan (water runoff, as built survey, agreement details)
2. TID Boundaries
3. Ordinances
4. Nick to check on project permitting requirements

Adjournment: Patenaude/Wondrash made a motion to adjourn at 5:38pm. Motion voted and carried.

Respectfully submitted, Jodi A. Marquardt, Clerk/Treasurer