

Village of Lena
117 E. Main St., Lena, WI 54139
Plan Commission Minutes
Tuesday, June 11, 2024, 4:00pm

Meeting was called to order.

Roll Call: Steve Marquardt, Nick Heise, Judy Patenaude, Ben Pytleski, Corey Ama, Ken Wondrash, Chad Misco

Absent: Cory Marquardt

Also Present: Jodi Marquardt, Jayme Sellen-TEDCOR, matt Koslowski and Steve Fischer-Rival Properties. Michael Leidig-Robert E Lee), several community members

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

Approval of Minutes from May 30, 2023: Motion by S Marquardt/Borchert to approve the minutes from May 30, 2023, Plan Commission meeting. Motion voted and carried.

Open Forum: David Brown concerned meetings are posted at proper locations as he does not go to Village Hall, Post Office, nor the website.

Multi Family Development Site Plan: Heise spoke on his concern with the lack of earth movement, significant change rule per our ordinance. Koslowski-Rival Properties spoke on the 3 phases of the proposed Multifamily Development. Site plans were sent to the Clerk within the 10-day rule per ordinance and the Plan Committee was made aware of the request to present site plans for the Multifamily development with Rival/Clutch Contracting at the 6/11/2024 Plan Commission meeting at their May 30, 2023, meeting. Michael Leidig presented an application for site plan review and the proposed site plans for the multi-family development. Concerns presented with detention ponds, sewer and water service maintenance and privacy with landscape. Leidig and Rival properties are looking for conditional approval with development planning to begin in August. Motion by Patenaude/C Misco to approve the site plan with any conditions that need to be addressed presented in 24 hours. Roll call vote: Misco-Aye, Ama-Aye, S Marquardt-Aye, Patenaude-Aye, N Heise-Present, Pytleski-Aye, Wondrash-Aye. A concern from a resident, Clint Conrad, was presented regarding the payment of the road, curb and gutter, front foot assessment to the adjacent property owners.

Seventh Day Adventist Church Sign Request: Chicque Tousey-Tabar joined the meeting to present a request and application for an LED sign for the Seventh Day Adventist Church. The proposed sign is outside the ordinance specs for size. A variance is necessary for the request and concerns include dimming lights in residential area at night and placement to allow safe vision for vehicles and pedestrians at the street corner.

TID Boundaries: Boundaries need to be determined for the TID # 2 formation. 35% of the proposed TID boundaries need to be nonresidential property. The committee discussed boundary directions that would be beneficial to be in the TID. Motion by Patenaude/Wondrash to include parcels 146052712612, 146052712511, 146052712410, 146022700234A, 146022700144AG, 146052712715, and 146052712818 to create TID #2. Motion voted and carried.

Ordinance Clarifications: Heise presented concern with clarification on Zoning Administrator per Ordinance. The ordinance needs and is under updating as with work previously completed with Bay Lake Regional Planning and is

being referred to the Village Board. Motion by Misco, Patenaude to recommend to the Village Board to further determine ability to amend the ordinance from administrator to committee.

Correspondence/Miscellaneous: Discussion on improved control of meetings and following open forum rules during a meeting.

Next meeting is June 9, 2024, at 4pm.

Items for next meeting:

1. Conditional Approval
2. Construction Parking
3. Sign Permit Variance

Adjournment: Wondrash/Misco made a motion to adjourn at 6:36 pm. Motion voted and carried.

Respectfully submitted, Jodi A. Marquardt, Clerk/Treasurer