

Village of Lena
117 E. Main St., Lena, WI 54139
Plan Commission Minutes
Tuesday, August 13, 2024, 6:00pm

Meeting was called to order.

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

Absent: Cory Marquardt

Also Present: Jodi Marquardt, Brian Roemer-Ehlers, Village Residents.

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

Approval of Minutes from July 11, 2024: Motion by Patenaude/S Marquardt to approve the minutes from July 11, 2024, Plan Commission meeting. Motion voted and carried.

Open Forum/Public Hearing: Heise spoke about his concern that the proposed project plan was not available at the Village Hall in a timely manner. The Clerk stated the draft plan was available since July 26, 2024. Village residents spoke on their concerns and question regarding TID #2 as to when revenue will be available to the Village. Brian Roemer responded to this concern. Other concerns include TID boundaries, growth in other areas of the Village, project costs on the Developer vs the Village, the benefit to the Village to form TID #2. Roemer mentioned that a majority of TIDs are centered around multifamily development and the process at which this TID development was determined to be feasible. There is concern from residents regarding liability with the project, whether the Village can stop the Phases and control the progress. Roemer stated the developer's agreement is written for full phases for improvements to complete and the question may best be answered by the Village Attorney. Heise expressed his concern with not following the comprehensive plan for the Village with the development.

Motion by Patenaude/Ama to close the public hearing. Motion voted and carried.

Consideration and Possible Action on Resolution Establishing the Boundaries of and Approving Project Plan of TID #2: Motion by Patenaude/S Marquardt to approve Resolution 2024-02, Resolution Establishing the Boundaries of and Approving Project Plan of TID #2. Roll Call Vote: Patenaude-Aye, Ama-Aye, S Marquardt-Aye, Misco-Aye, Wondrash-Naye, Pytleski-Aye, Heise-Naye, Motion carried.

Multi Family Development Site Plan: The Finance Committee has been working with Ehlers and the Village Attorney in the creation of a Developer's Agreement. It has been sent to Rival Properties for review. A concern was raised for protecting the Village with street development. Once the agreement has been agreed upon, a public hearing will occur.

Correspondence/Miscellaneous: Per Roemer there are no further requirements for the TID per state Statute. The Village Board will vote on the TID #2 formation at the Sept 18, 2024, Village Board meeting.

Next Meeting: To be determined as needed.

Adjournment: Patenaude/Ame made a motion to adjourn at 7:25 pm. Motion voted and carried.

Respectfully submitted, Jodi A. Marquardt, Clerk/Treasurer