

**Village of Lena**  
**117 E. Main St., Lena, WI 54139**  
**Plan Commission Minutes**  
**Tuesday, September 12, 2023, 4:00pm**

Meeting was called to order.

Roll Call: Steve Marquardt, Nick Heise, Bob Borchert, Judy Patenaude, Chad Misco

Absent: Ben Pytleski

Also Present: Jodi Marquardt, Bill Patnode

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 July 11 and August 21, 2023: Motion by S Marquardt/Borchert to approve the minutes from July 11 and August 21, 2023, Plan Commission meetings. Motion voted and carried.

415 W Harley Street Landscaping Request: Bill Patnode present to request ability to build up his property, to lot line, with Texas block, the length of his lot. This is a property that currently is used as a drainage ditch. He plans to not impede the water flow. Per Patnode, Erin Carriveau from the DNR is scheduled to assess the area on 9/14/23 and will inspect the property and make recommendations. Patnode will report back to the Village with any correspondence from the DNR for review.

Ordinance Update: Updates are necessary for the entire ordinance book. Chapter 340 has been updated but was not approved by the Village Board. The book's additions, chapter changes, and current changes need to be updated in the book. Chicken Ordinance should be moved out of Chapter 340 and in to 120-14, "keeping of chickens" and move sequencing as needed. The Deputy Clerk will begin to work on this project to format and update all chapters prior to approval at Village Board level. A new public hearing will be needed once this is complete.

Multi-family Developer: The Zoning request from Rival Properties was approved by the Zoning committee. Zoning is recommending to the Planning Committee to approve the Zoning request. Discussion was held, including Jayme Sellen from OCEDC, on the proposed use, consideration to written Developer commitment/agreement, and review of the request. Motion by Misco/Patenaude to approve the request for parcel 14602270023A from Rival Properties and forward the recommendation to the Village Board for their consideration, including a Public Hearing. Roll Call Vote: Misco-Aye, Borchert-Aye, Marquardt-Aye, Patenaude-Aye, Heise-Nay. Motion carried.

Business Park Sign: Public Works will be installing the Business Park Space Available sign facing the highway in the Rosera Business Park.

408 W Main Driveway Request: A driveway permit request was submitted for 408W Mian St at the Alley entrance to the property. Currently, the Main St entrance is a shared driveway with very little space to park a vehicle and Alley access will allow improved function. Motion by Marquardt/Patenaude to approve the driveway request for 408 W Main St. Motion voted and carried.

Maple Street Alley Abandonment: A request was made by Channelle Meyer to abandon an alley running North from Maple St, 171.94 ft. The current alley lot line comes within feet of her home entry door and is a safety concern for her family. Motion by S Marquardt/Patenaude to recommend to the Village Board for their review, the request to abandon the ally from W Maple St north, approximately 172', between parcel 05271195, 05271218A and 05271239. Motion voted and carried. A public hearing will need to be held.

Hotel Feasibility Study: A discussion regarding pursuing a hotel feasibility study for the Village. The cost to the Village would be about \$12,000, with the thought the potential outcome of the study would not warrant the cost..

Combining Parcels at 712 Ausloos St.: Motion by S Marquardt/Borchert recommend to the Village Board for their consideration to approve the combining of 2 lots at 712 Ausloos St. Motion voted and carried.

Long Term Plan for Extension of Pelkey St: A discussion was held on the plan to extend Pelkey St, as required by Village ordinance. A quote was received from Duame for \$36,610 to extend water and sewer lateral from West Railroad St to the property. The cost of \$20,350 for sewer and water and \$16,260 to improve the street, 20' wide with gravel. No action taken.

Correspondence/Miscellaneous: Next meeting October 10, 2023, at 4pm.

Adjournment: Patenaude/S Marquardt made a motion to adjourn at 5:50pm. Motion voted and carried.

Respectfully submitted,  
Jodi A. Marquardt, Clerk/Treasurer