

Village of Lena
117 E. Main St., Lena, WI 54139
Plan Commission Minutes
June 11, 2025, 5:00pm

Meeting was called to order

Roll Call: Kris Verduzco, Judy Patenaude, Ken Wondrash, Corey Ama, Steve Marquardt

Absent: Josh Maloney, Chad Misco, Corey Ama

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

Approval of Minutes from May 13, 2025: Motion by Wondrash/Verduzco to approve the minutes from May 13, 2025, Plan Commission meeting. Motion voted and carried.

Open Forum: Nothing

Zoning Request: There was a zoning change request from a potential property buyer for 117 E Maple St to split the current property into 2 parcels. A discussion was held and review of the zoning code, lot lines, and property on Oconto County GIS. Many concerns were noted for the property. Concern falls in the code violation regarding the shared water and sewer service; this was explained in a letter to the property owner by the building inspector in October 2024. The Public works committee did review the situation at that time and agreed to not enforce the changes until the time of sale or during road construction. The property owner never followed up for the inspection. The request for the split parcel was discussed with notation that if the property is split, there would be violation with access for the garage apartment sitting on alley, not a street with no address option. Also, concern with lot size, lack of driveway space. Motion by Wondrash/Verduzco to recommend to the Village Board to deny the zoning request for 117 E Maple St., parcel 46052707512-A. Motion voted and carried. Reason for recommended denial included lot size and multiple other ordinance violations. A discussion was held regarding the 2 dwellings on the current parcel. The consensus was that there should not be 2 homes on one parcel with shared utilities. If one of the dwellings was no longer living quarters, the utilities would not need to be on separate services, per code. It was noted that the building inspector had deemed the garage apartment unfit for human habitation last fall but was improved per the inspectors' request to meet code.

Correspondence/Miscellaneous: Wondrash stated Brian Stodola is planning on building his garage but may be downsizing from initial plan. It is noted this is not zoned for business use.

Next Meeting: TBD

Adjournment: Wondrash/Patenaude made a motion to adjourn at 5:26 pm. Motion voted and carried.

Respectfully submitted, Jodi A. Marquardt, Clerk/Treasurer