

April 21, 2026 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
TUESDAY, APRIL 21, 2026
5:30 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

Lefebvre called the meeting to order at 5:30 p.m.

Present: Lefebvre, Marsch, Nyberg, Ostrenga-Ruffell, Robillard, VanRemortel
Excused: Brunmeier
Also Present: Fuller, March

MODIFY / ADOPT AGENDA

Ostrenga-Ruffell / VanRemortel moved to adopt the agenda as presented. Motion carried.

MODIFY/ADOPT MINUTES

A. Minutes dated January 20, 2026

Marsch / Ostrenga-Ruffell moved to adopt the minutes of January 20, 2026, as presented. Motion carried.

ANNOUNCEMENTS

T. Fuller

- April 28 at 5:30 p.m. there will be a neighborhood meeting for the new development on the corner of St. Joseph and Webster. This will provide opportunity to ask questions and learn more about the project directly from the developer.
- Immediately following this meeting, the Village Board meeting will be having Somerville presenting. One of the topics will be what can be done with the former Langlade School building and property.
- Good Neighbor Week is August 16th through the 22nd. Last year the Village helped out 5 to 6 property owners improve their properties. Deadline to apply is May 1, 2026. The application can be found on our website.

PUBLIC APPEARANCES

- None

DISCUSSION RE: CONTINUING EDUCATION TOPICS FOR PLANNING – ZONING

T. Fuller

- Zoning is a set of rules to have predictability for developers and property owners that apply to everyone the same within the districts.
- There are two parts to a zoning ordinance.
 - Map – identifies the districts and what is allowed where.
 - Text Component – applies the rules.
- The original zoning regulations focused on the protection of public health and public interest.

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- Zoning can be used to protect property values.
- Helps a community plan for the future by defining what can go where, how to size roads, utilities, and infrastructure.
- Within zoning, there are special categories; for example, floodplain zoning.
- Historic preservation is a part of zoning and provides protection of public historic interests.
- The United States Constitution actually provides the opportunity and right to have zoning, but it does not dictate what the zoning looks like.
- Conditional use permits may add additional regulations to a proposed use, to ensure the proposed use is compatible with surrounding properties.
- A zoning ordinance will provide rules and identify processes for permitted uses, conditional uses, prohibited uses, zoning amendments or change of zoning districts, variances (reviewed and approved by the Board of Appeals), etc.

ACTION RE: TEXT AMENDMENT TO ARTICLE III (MIXED-USE DISTRICTS), SECTION 475-303 (STOREFRONT BUILDING), OF THE VILLAGE OF ALLOUEZ ZONING ORDINANCE

T. Fuller

- The proposed amendment would change the minimum 15-foot depth setback requirement from above “3” stories to above “4” stories. The minimum 15-foot depth setback required above 2.5 stories, for building within 50 feet of any R1 District lot line would stay the same.
- The proposed amendment is being requested by a development project but has been discussed several times since the current ordinance language was adopted in 2020.
- Staff recommends approval of the amendment, as this encourages new development in the village, allows additional opportunities to provide more housing units in a development, and does not detract too much from pedestrian scale – all elements discussed in the Village Comprehensive Plan.

Marsch / VanRemortel moved to recommend the approved amendment to Article III (mixed-use districts), Section 475-303 (storefront building), of the Village of Allouez Zoning Ordinance to the Village Board. Motion carried.

DISCUSSION RE: ATTENDANCE POLICY FOR REGULAR AND ALTERNATE MEMBERS

M. Lefebvre

- Questioning when alternate members should be attending meetings.

J. Marsch

- Believe that if a sitting member cannot attend a meeting an alternate member should be in attendance, with enough notice of time. Depending on the context of the meeting, it may be beneficial to have all members in attendance, including the alternate(s).

T. Fuller

- Meeting minutes are provided for all members including the alternate members.

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DISCUSSION RE: ROLE OF DIFFERENT VILLAGE APPOINTED BODIES

- To be discussed at a future meeting.

DISCUSSION RE: UPDATE ON PREVIOUSLY DISCUSSED PROJECTS

T. Fuller

- Our 5-year Capital Improvement Plan has been approved. A pedestrian crossing at Riverside Drive and Taft Street was included in the plan.

NEXT MEETING DATE AND FUTURE AGENDA ITEMS

- Next meeting date: Tuesday, May 19, 2026, 5:30 p.m.

ADJOURNMENT

Ostrenga-Ruffell / VanRemortel moved to adjourn at 6:23p.m. Motion carried.

Minutes submitted by Kim Siudzinski, Deputy Clerk