

May 19, 2026 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
TUESDAY, MAY 19, 2026
5:30 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

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

Present: Brunmeier, Hohner, Lefebvre, Nyberg, Ostrenga-Ruffell, Robillard, VanRemortel, Vartanian (alternate)
Also Present: Fuller, March

A. Introduction of new members

M. Hohner – was just elected as a new board member in the April election and since then been appointed to the Plan Commission.

R. Vartanian, 2nd alt. – has resided in the village for 16 years. Had always been involved in community service and thought being part of the plan commission would continue that community service.

ELECTION OF CHAIR

Nyberg / Brunmeier made a motion to nominate Rebecca Ostrenga-Ruffell to be chair of the Plan Commission. Motion carried.

ELECTION OF VICE CHAIR

Lefebvre / Ostrenga-Ruffell made a motion to nominate Becky Nyberg to be vice chair of the Plan Commission. Motion carried.

Ostrenga-Ruffell continued meeting as Chair

MODIFY / ADOPT AGENDA

Lefebvre / VanRemortel moved to adopt the agenda as presented. Motion carried.

MODIFY/ADOPT MINUTES

A. Minutes dated April 21, 2026

Nyberg / Brunmeier moved to adopt the minutes of April 21, 2026, as presented. Motion carried.

ANNOUNCEMENTS

- None

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PUBLIC APPEARANCES

- None

ACTION RE: CONDITIONAL USE PERMIT REQUEST FOR A TYPE B HOME OCCUPATION FOR THE PROPERTY LOCATED AT 424 FLORAL DRIVE, PARCEL AL-994-L-37

T. Fuller

- The village received a conditional use permit application for a Type B Home Occupation to operate a small nail studio within the residence on an appointment-only basis.
- The property is zoned R1-75 Single-Family Residential. Type B Home Occupations are permitted within the R1-75 zoning district only as an accessory use to the residential use and only upon approval of a Conditional Use Permit.
- Conditional use is a land use that may be appropriate within a zoning district but requires individual review to ensure the proposed use is compatible with surrounding properties and complies with applicable ordinance standards. The conditional use process allows the Village to evaluate potential impacts and, when necessary, impose reasonable conditions to minimize adverse effects on neighboring properties and the community.
- The applicant has indicated the proposed nail studio would operate by appointment only from the hours of 10 a.m. to 6 p.m. Based on the information submitted, the proposed use appears capable of operating in a manner consistent with the requirements for a Type B Home Occupation within the R1-75 zoning district.

VanRemortel / Brunmeier moved to approve the Conditional Use Permit request for a Type B Home Occupation for the property located at 424 Floral Drive, Parcel AL-994-L-37 as recommendation to the Village Board for the June 2nd meeting. Motion carried.

DISCUSSION RE: CONTINUING EDUCATION TOPICS FOR PLANNING – ZONING SUBTYPES & OVERLAY DISTRICTS (HISTORIC PRESERVATION, SHORELAND-WETLAND, FLOODPLAIN)

T. Fuller

- Zoning is the primary function of the Planning Commission. The US Constitution provides zoning authority, with limitations that can be put in place either by the US Constitution or the state.
- Zoning Subtypes & Overlay Districts include floodplain, historic preservation, & shoreland-wetland. Overlay districts provide rules above and beyond our normal base-zoning regulations and requirements.

DISCUSSION RE: LANGLADE SCHOOL SITE PLANNING

T. Fuller

- Members of the Plan Commission were invited to the April 21st Village Board meeting when Somerville presented a local case study of how the Village of Denmark was able to utilize a pre-existing school structure.
- The Village will be acquiring the Langlade School Property this October. Prior to making any decisions, the Community Development Authority will be gathering information from the community to hear what they would like to see there and uses for the building and property.
- The Plan Commission will be involved in the future development of the Langlade School site.

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DISCUSSION RE: ROLE OF DIFFERENT VILLAGE APPOINTED BODIES

T. Fuller

- All of the Village community bodies are outlined in Chapter 5 of the Municipal Code.
- Boards have the final decision authority.
- Commissions and Authorities are able to make final decisions, but limits are placed on these decisions by the Village Board.
- Committees provide recommendations to the Village Board.

DISCUSSION RE: UPDATE ON PREVIOUSLY DISCUSSED PROJECTS

T. Fuller

- Ground should be breaking on the corner of St. Joseph Street and Webster Avenue soon.
- Received two building permits for condominiums across the street on Libal.

NEXT MEETING DATE AND FUTURE AGENDA ITEMS

- Next meeting date: Tuesday, June 16, 2026, 5:30 p.m.

ADJOURNMENT

Brunmeier / Lefebvre moved to adjourn at 6:23p.m. Motion carried.

Minutes submitted by Kim Siudzinski, Deputy Clerk