

**PLAN COMMISSION MEETING
MONDAY, SEPTEMBER 26, 2022
6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

Nohr called the meeting to order at 6:02 p.m.

Present: Deutsch, Honold, Lefebvre, Lynn, Nohr-Valley
Excused: Capichano-Simmons, Cody, Wheeler
Also Present: Fuller, Lange

MODIFY/ADOPT AGENDA

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

MINUTES FROM AUGUST 22, 2022

Deutsch / Honold moved to approve the minutes dated August 22, 2022 as presented. Motion carried.

ANNOUNCEMENTS

- The Village of Allouez hired a new Building Inspector, Mike Leifker.

PUBLIC APPEARANCES

- None.

PRESENTATION/DISCUSSION RE: DEVELOPMENT CONCEPT BY 1901WEBSTER LLC FOR 1901 S. WEBSTER AVENUE

Staff provided a brief project overview of a redevelopment concept at 1901 S. Webster Avenue – residential condominium and townhome project with ground floor commercial.

Skip Wyss (property owner) and Jason Tschantz (Lucent Commercial) were present to discuss the project and answer questions.

Discussion included:

- Parking demands and meeting ADA are the two design challenges with the site because of the current building position and the site grade.
- Site access and internal traffic flow should be given more consideration. Suggestion was to reach out to neighbors for shared access and cross-traffic flow.

- Would like to see some building articulation and variation of material on the building façade. Suggestion was to look at the Webster Avenue Streetscape Concept Plan (2018) for examples. Developer stated they plan on using brick and stone material.
- The building will be constructed using Insulated Concrete Forms (ICF) to make the units energy efficient and to alleviate any noise from Webster Avenue.
- The development will not be seeking a design exception, as all the zoning codes should be able to be met with the current design.
- Estimated sales of the condominium units will be a little under \$300,000 for one bedroom units and a little under \$500,000 for two bedroom units.
- Excitement to see something go in the vacant space.

DISCUSSION RE: COMPREHENSIVE PLAN PROJECT

Staff stated the structure of the steering committee was approved by the Village Board. Staff is now working on assembling members for the steering committee.

DISCUSSION RE: AMERICAN RESCUE PLAN ACT OF 2021 UPDATE

The list of American Rescue Plan Act projects that were recommended by the standing committees were presented to the Village Board. Staff is now going through the list of projects to identify the following:

- Projects that have access to other funding sources or complimentary funding sources;
- Future maintenance costs of projects;
- Future staff time to implement or carry out projects; and
- Projects with the greatest impacts to the whole community.

The refined list will be presented to the Village Board.

DISCUSSION RE: SHORELAND-WETLAND ZONING ORDINANCE

Staff stated that the village will be working on updating the Shoreland-Wetland Zoning Ordinance. Staff will be bringing drafts of the ordinance to the Plan Commission over the next few months for review.

Plan Commission requested staff pay extra attention to the bulkhead lines when drafting the ordinance.

REPORT/DISCUSSION RE: VILLAGE PROJECTS AND PROPERTIES UPDATE

Staff provided an update on the following:

- Webster Avenue reconstruction project.
- Velay Apartment project at 1905 S. Webster Avenue.
- New or relocated businesses in Allouez – Discovery Health (1601 S. Webster Avenue), Weiler Academy (3235 Riverside Drive), Generations Bistro (3235 Riverside Drive).
- Village efforts to decommission Green Bay Correctional Institution.
- Community economic development events the village participated in.

September 26, 2022 (Plan Commission Meeting)

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, October 24, 2022, 6:00p.m.

Agenda items: Comprehensive Plan update, American Rescue Plan Act 2021 funds

ADJOURNMENT

Deutsch / Lynn moved to adjourn at 7:06p.m. Motion carried.

Minutes submitted by Trevor Fuller, Director of Planning & Community Development.