

December 4, 2025 (Community Development Authority)

COMMUNITY DEVELOPMENT AUTHORITY

THURSDAY, DECEMBER 4, 2025

8:00 AM, ALLOUEZ VILLAGE HALL

CALL TO ORDER/ROLL CALL

Runge called the meeting to order at 8:00 a.m.

Present: Capichano-Simmons, Harris, Krutz, Marsch, Runge, Schumacher, Stein

Also Present: Fuller, March

MODIFY/ADOPT AGENDA

Harris / Schumacher moved to adopt the agenda as presented with the exception of item 10, will only be part of the meeting if time allows. Motion carried.

MODIFY/ADOPT MINUTES FROM NOVEMBER 6, 2025

Stein / Schumacher moved to adopt the minutes from November 6, 2025. Motion carried.

ANNOUNCEMENTS

- None

PUBLIC APPEARANCES

- None

DISCUSSION RE: VILLAGE OF ALLOUEZ 2044 COMPREHENSIVE PLAN

T. Fuller

- Every municipality in Wisconsin is required to have a Comprehensive Plan and update it every ten years.
- The plan looks ahead twenty years. It is part of the Smart Growth legislation that was introduced by Governor Doyle in the early 2000s.
- The legislation requires key chapters that must be included in the Comprehensive Plan – issues and opportunities, land use, transportation, economic development, housing, utilities, and community facilities, natural and cultural resources, intergovernmental cooperation, health and wellness, and implementation. Health and wellness is not required but added to our plan upon suggestion by Brown County.
- The three top goals that were identified with public input are: 1) safe access to the Fox River Trail, 2) pedestrian safety on Riverside Drive, and 3) the decommissioning of the Green Bay Correctional Institution (GBCI).
- Chapter Two discusses land use:

- A good part of our land-use is residential. The Village of Allouez grew up as a suburb community and is 97% developed. Most of the land that is developed is single-family neighborhoods.
- The majority of our redevelopment opportunities are going to take place in our commercial area, which makes up about 3% of our land area.
- We must be good stewards of the property that we have and be wise in our decision making and be strategic with our developments. Allouez is not like other communities that have an abundance of agricultural properties and can grow outwards.
- Another notable number to be aware of in our Land Use Chapter is that our road network makes up 19% of our land area.
- Outdoor recreation consists of our parks, rivers, and floodplain areas. Much of the floodplain areas cannot be developed.
- One of our key areas is 50 acres of property that belongs to the Green Bay Correctional Institution.
- A couple of historical planning documents are incorporated in the plan: 2015 Corridor Study and the planning exercises regarding the Green Bay Correctional Institution (GBCI).
- For the Village of Allouez, a future development focus area map due is included instead of a future land-use map due to the majority of Allouez already been developed.
- Transportation is an important chapter. Discusses roads, but also pedestrian and bicycle infrastructure and design.
- Economic Development discusses the labor market and the Green Bay Chamber Strategic Plan (2017). Working to retain local businesses and understanding key labor market realities, such as around 30% of the Village population is not part of the labor force (i.e. retired), were other central themes in this chapter.
- The Housing Chapter is a common topic of discussion nationwide. Locally most of our homes are single-family homes and about 93% of those homes in Allouez were built prior to 2000. These will be naturally occurring more affordable homes but will typically come with more maintenance than newer homes in the outer ring suburbs. This is aging infrastructure the village should proactively address with a mix of home-owner improvement programs and code enforcement. Allowing people to age in place is another important theme in this chapter. Providing a mix of different housing options to allow people to do so will create a “convection” of housing opportunities in the village

DISCUSSION RE: VILLAGE-OWNED PARCELS AND VACANT COMMERCIAL BUILDINGS

T. Fuller

- 1905 South Webster Avenue – The Village purchased the strip mall a few years ago with intent to redevelop it. We do have a signed developer agreement with a group that intends on developing the property the way that the Village had asked for.
- 1901 South Webster Avenue – The building and property sat on the market for a long time due to being a condominium office building. The Village acquired this past summer. We are finishing up with the environmental abatement on December 5th and will then tear the building down later this month. Working with the property owner to the north regarding shared parking and/or site ingress/egress.
- 2001 South Webster Avenue – Associated Bank consolidated branches and the Village acquired the building and the two parcels east of the alley. We currently have a tenant in the lower level of the building.
- The Village did acquire a ½ acre site next door to Hawthorne Suites this past summer. The parcel had been on the market for a very long time. The Village purchased after the price dropped significantly.

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DISCUSSION RE: ANNUAL TAX INCREMENTAL DISTRICT #1 REPORT

- Not discussed due to time constraint.

DISCUSSION RE: FAÇADE IMPROVEMENT REVOLVING LOAN AND GRANT PROGRAM

- Not discussed due to time constraint.

DISCUSSION RE: FRAMEWORK FOR NEIGHBORHOOD INVESTMENT REVOLVING LOAN FUND

- Not discussed due to time constraint.

NEXT MEETING DATE AND FUTURE AGENDA ITEMS

Next meeting date: Thursday, December 18, 2025, 8:00 a.m.

- Past sites that the Village owns and the success of the property after redeveloping.
- Go through what is on LoopNet regarding vacant commercial spaces and what is not on LoopNet that we are aware of.

ADJOURNMENT

Schumacher / Capichano-Simmons moved to adjourn at 9:03 a.m. Motion carried.

Minutes submitted by Kim Siudzinski, Deputy Clerk.