

COMMUNITY DEVELOPMENT AUTHORITY

THURSDAY, JANUARY 15, 2026

8:00 AM, ALLOUEZ VILLAGE HALL

CALL TO ORDER/ROLL CALL

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

Present: Harris, Runge, Schumacher, Stein
Excused: Capichano-Simmons, Krutz, Marsch
Also Present: Beauchamp, Fuller, Gehin, March

MODIFY/ADOPT AGENDA

Harris / Schumacher moved to adopt the agenda as presented. Motion carried.

MODIFY/ADOPT MINUTES FROM DECEMBER 18, 2025

Schumacher / Stein moved to adopt the minutes from December 18, 2025. Motion carried.

ANNOUNCEMENTS

- None

PUBLIC APPEARANCES

- None

DISCUSSION RE: WEBSTER AVENUE ROAD RECONSTRUCTION PROJECT

T. Fuller

- Webster Avenue is a county road. The Village would be responsible for 50% of the reconstruction costs and 50% of the storm laterals. Water and sewer would be paid for by the Village.
- The construction would be broken up into three sections.
 - The area south and in and around Hoffman Road
 - The area north of 172 highway exchange to Allouez Avenue
 - The area north of Allouez Avenue
- The project is broken into sections due to the scale of the project and different funding sources for different segments.
- A portion of the reconstruction project could be paid for by the TIF district that is currently in place including the underground water and sewer infrastructure. Hope to be eligible for some grants to offset the cost so the TIF would not be paying the full amount of the Village portion.
- Another section there is possibility to include costs with a DOT project.
- A handout was provided by Sean Gehin of the typical cross sections of each section. This has been in discussion since 2017. At that time, the county had a standard typical cross section of roadway that the county liked and wanted to use. The Village was not excited about that typical cross section because it required an additional twelve feet of right-of-way in an already tight corridor. This included having to incur the costs of moving utility poles, acquiring property, which would add significant additional costs.

- As of today, this is a five-lane configuration. A three-lane configuration can operate within the existing roadway and handle the amount of traffic along the corridor.

S. Gehin

- North of 172, the underground utilities are in fair to poor condition, south of 172 they are fair to good and overall, the storm sewer needs to be removed and replaced. It was last improved in 1974 and is at the end of its life. The Village has replaced sections of the water main and sanitary sewer north towards 172.
- There are a lot of private utilities in this corridor. If we were to widen the existing roadway, we would possibly have to move the utility poles on the east side of the street, which would be extremely expensive.
- Recently worked with a consultant and the county and state highway commissioners are very receptive to what the Village is proposing, but it is just a concept.
- From south to north, we are looking to build a three-lane section. One lane in each direction, median with a left turn lane. That would provide space on the outside for amenities including a buffer between sidewalk and traffic. The terrace would be adequate for small storage, trees, and other amenities like benches, signs, and landscaping.
- In the section around Hoffman Road, one lane in each direction, median with a left turn lane, bike lanes on both sides, terrace 5 ½ to 6 feet then sidewalk. The land-use in that area is predominantly residential. It may also help to slow traffic down a bit.
- North of Broadview Drive and Greene Avenue, the project is tied to the reconstruction of the interchange. That would be designed and constructed by the DOT. They are looking for options, and it would probably be five-lanes through that section due to the high amounts of traffic.
- North of Greene Avenue and Allouez Avenue, hoping to create a buffer between sidewalk and traffic. Removing the meridian in the middle, which would allow for bike lanes, terrace, and have two-lane traffic both ways to handle the traffic flow.
- Looking to have a roadway that can handle traffic flow into the future and maintain the level of service that people want, including space for snow removal of the streets.

DISCUSSION RE: FRAMEWORK FOR NEIGHBORHOOD INVESTMENT REVOLVING LOAN FUND

Harris / Schumacher moved to have the discussion regarding framework for neighborhood investment revolving loan fund moved to the next meeting due to some board members being excused. Motion carried.

NEXT MEETING DATE AND FUTURE AGENDA ITEMS

Next meeting date: Thursday, February 5, 2026, 8:00 a.m.

- Framework for neighborhood investment revolving loan fund
- Discuss how meetings should be prioritized
- Have a goal/task set for a project

ADJOURNMENT

Schumacher / Stein moved to adjourn at 9:01 a.m. Motion carried.

Minutes submitted by Kim Siudzinski, Deputy Clerk.