

July 9, 2026 (Community Development Authority)

COMMUNITY DEVELOPMENT AUTHORITY

THURSDAY, JULY 9, 2026 (rescheduled from June 25, 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, Krutz, Marsch, Runge, Schumacher, Stein
Excused: Capichano-Simmons
Also Present: Beauchamp, Clark, Huguet, Fuller, March

ELECTION OF CHAIR

C. Runge

- Took nominations for the Chair of the Community Development Authority.

Krutz / Schumacher moved to nominate Cole Runge as Chair. Motion carried.

ELECTION OF VICE CHAIR

C. Runge

- Took nominations for the Vice Chair of the Community Development Authority.

Schumacher / Harris moved to nominate Alex Stein as the Vice Chair. Motion carried.

MODIFY/ADOPT AGENDA

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

MODIFY/ADOPT MINUTES FROM JANUARY 15, 2026

A. Minutes from January 15, 2026

Schumacher / Harris moved to adopt the minutes from January 15, 2026, as presented. Motion carried.

B. Minutes from May 7, 2026

Marsch / Harris moved to adopt the minutes from May 7, 2026, as presented. Motion carried.

ANNOUNCEMENTS

- None

PUBLIC APPEARANCES

- None

ACTION RE: LANGLADE SCHOOL SITE PLANNING

A. Consultant Services for Public Survey

Discussion included:

- Staff solicited proposals for a public survey on what residents would like to see at the former Langlade School property. Three proposals were received – CP2, St. Norbert College Strategic Research Institute (SRI), and Community Perceptions.
- Community Perceptions proposes mailers with return envelopes. CP2 and SRI both propose sending out postcards with QR codes linking to the survey.
- All three firms would work with the Community Development Authority in preparing questions and all three would present the results either in-person or virtually.
- All three groups recommended mailing during the holidays or during the election cycle for November 3, 2026, which gives a realistic mailing deadline of mid to late September.
- All groups will need about eight weeks from when the contract is signed to when the surveys will be put in the mail.
- A main difference between the firms appears to be staffing – CP2 is a single person entity, whereas SRI and Community Perceptions have a medium staff level of five to 10 people.
- All firms have relevant experience, but the costs vary from group to group.
- Question on the sample size noted in the proposal from SRI – staff will look into.

Krutz / Schumacher moved to recommend using SRI to conduct the survey regarding future use of Langlade School to the Village Board. Motion carried.

B. Consultant Services for Conceptual Design and Master Planning

Discussion included:

- A proposal was received from Somerville to analyze the results received from the public survey and put together a conceptual plan for the site. This conceptual plan would then be presented to the public for additional feedback.
- Somerville would also reference adopted village plans and studies.
- Somerville has recent local experience on a similar project in Denmark.
- Would like staff to obtain other proposals for comparison due to not having a strict timeline.

No action was taken on this item.

ACTION RE: WEBSTER AVENUE STREETScape DESIGN STANDARDS

Discussion included:

- The Community Development Authority has been discussing the reconstruction of Webster Avenue over the past few meetings. There are redevelopment projects occurring along the corridor and developers are requesting what we want to see in the public realm.
- Staff would like to develop a Webster Avenue Streetscape Design Standards Plan to guide future public and private investments along the corridor as these infill developments occur. Establishing a Streetscape Design Plan will provide a unified framework for property owners, developers, staff, and decision-makers as improvements are proposed. The intent is to begin shaping the long-term vision today and avoid situations where streetscape elements are installed in the near term only to be removed or replaced during future reconstruction activities.

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- The resulting standards would establish a coordinated approach to future improvements while providing flexibility to respond to changing development patterns and corridor needs.

Harris / Krutz moved to have the Community Development Authority make a recommendation to the Village Board of moving forward with ISG for the Webster Avenue Streetscape design in area of St. Joseph to Beaupre on Webster Avenue as long as the proposed amount does not exceed \$10,000. Motion carried.

NEXT MEETING DATE AND FUTURE AGENDA ITEMS

Next meeting date: Thursday, August 6, 2026, 8:00 a.m.

- Additional bids for consulting services
- Brief report on the discussions between WPS and the County regarding Webster Avenue

ADJOURNMENT

Harris / Stein moved to adjourn at 9:11 a.m. Motion carried.

Minutes submitted by Kim Siudzinski, Deputy Clerk.