

August 6, 2026 (Community Development Authority)

COMMUNITY DEVELOPMENT AUTHORITY

THURSDAY, AUGUST 6, 2026

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, Stein

Excused: Schumacher

Also Present: Beauchamp, Clark, Fuller, March

MODIFY/ADOPT AGENDA

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

MODIFY/ADOPT MINUTES FROM JULY 9, 2026

Marsch / Stein moved to adopt the minutes from July 9, 2026, as presented. Motion carried.

ANNOUNCEMENTS

- None

PUBLIC APPEARANCES

- None

ACTION RE: LANGLADE SCHOOL SITE PLANNING

Discussion included:

- A draft copy of the proposed survey was received from St. Norbert College Strategic Research Institute (SRI). Staff is looking to see if the questions listed make sense, is this what we want to be asking, and are we missing anything that should be included.
- The first version provided by SRI was less specific. Staff had them add more decisive information in parenthesis. Had them expand on the questions specific regarding the use for this site.
- Some of the last questions will help determine who is taking the survey.
- The survey is finding out what the residents want for this site.
- Should donations be requested within the survey along with naming rights.
- In order to keep survey anonymous, have a redirect for residents to provide their contact details.
- Should Trade classes be listed as an interest and to be careful of duplicate sounding questions.
- The answer of “not sure” does not seem appropriate. Have more open-ended questions or opportunities for statements to be made with ideas. Use “other” instead of “not sure”.
- Overall, the survey be more specific.
- Will there be a “back” button in case someone would want to change their answer after having a better understanding.

Harris / Krutz moved to direct staff to work with St. Norbert on suggested modifications to the survey and research the questions that were asked of the group. Motion carried.

ACTION RE: LANGLADE SCHOOL SITE PLANNING – CONSULTANT SERVICES FOR CONCEPTUAL DESIGN AND MASTER PLANNING

Discussion included:

- Somerville’s proposal was presented at the last meeting, and we were able to get a 2nd proposal from ISG. They are very similar in costs, but two different approaches on how to tackle the sight.
- Somerville
 - Primarily focused on the building and if it could remain.
 - Phase 1 will be a more refined rendering. More details will be included in phase 2 where they would likely bring in a subcontractor engineer.
 - Requesting to meet with CDA and Staff along with a community workshop at the end.
- ISG
 - Focused on the entire site and adjacent uses with a little less refined approach.
 - Wanting a 2-day intensive workshop with a community component both in the beginning and on the second day working with CDA members and staff with another community component at the end.
- Both firms will be taking the survey results into consideration.

Harris / Capichano-Simmons moved to have the Community Development Authority make a recommendation to the Village Board of moving forward with ISG for the consultant services for conceptual design and master planning regarding the Langlade School Site Planning for Phase 1. Motion carried.

NEXT MEETING DATE AND FUTURE AGENDA ITEMS

Next meeting date: Thursday, August 20, 2026, 7:30 a.m. (Special Meeting)
 Thursday, September 3, 2026, 8:00 a.m.

- Recap on Webster Avenue
- ISG wanting to present regarding Webster Avenue streetscape

ADJOURNMENT

Krutz / Harris moved to adjourn at 8:58 a.m. Motion carried.

Minutes submitted by Kim Siudzinski, Deputy Clerk.