

VILLAGE OF ALLOUEZ

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Department of Public Works

WEBSTER AVENUE DOWNTOWN DEVELOPMENT PROJECT

Concept Plan

The Graef concept plan for the Allouez Downtown Area Development--Webster Avenue (Kalb to Allouez Avenue) and St Joseph Street—is nearing completion. It is expected that the concept development plan will be presented to the village board in July and August.

The concept plan will show the top-view of how this area can be developed, the street cross-section that will provide pedestrian and bicycle access, and the decorative items such ornamental street lighting. The concept plan is to illustrate what this commercial area can be developed into.

Path Forward

After review and input to the concept plan by the village board, the board can decide on the path forward for future development if so desired. This would ideally be in August or September.

Preliminary Project Cost Estimate

The next step in the development of the Webster Avenue Downtown Area would be the preliminary estimate of project cost and schedule. This would be a consultant preliminary cost development due the extent of the work required, and the experience with cost estimating for a complex commercial project. The schedule should be a 90-day period to complete the initial project definition and prepare the construction cost.

Project Design

Assuming that this project will move forward, design of the project and acquisition of property should be in 2018 and possibly extending into 2019 if necessary.

Project Financing

The project construction should be financed via the Tax Increment District. Funding has been estimated a \$1.9 million for the Webster Avenue corridor from Allouez Avenue to Kalb Street for the sidewalks and street/sidewalk ornamental lighting. This is financed via the TIF district.

Additional funding, for street reconstruction, is to be provided by a bond issue.

The St. Joseph Street improvements are also funded via the TIF district and a bond issue. West St. Joseph Street should be reconstructed at the same time because of the need and the proximity to the Webster Avenue improvements.

The Brown County Highway Department has included \$1.3 million in funding for north Webster Avenue for street repairs and improvements. This is budgeted for 2023 but can be moved as needed due to flexibility in the sales tax funding.

Summary

It is recommended that further development of the Webster Avenue Downtown Area project be conducted to estimate the construction costs and project schedule.

Based on the information developed a decision as to what portions of Webster Avenue are to be reconstructed and improved, and the schedule can be selected.

It is important that funding for part of construction cost is provided via the TIF district and there funds need to be utilized.