

VILLAGE OF ALLOUEZ

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Department of Public Works

WEBSTER AVENUE DOWNTOWN DEVELOPMENT CONCEPT

The following comments pertain to the further development of the Webster Avenue downtown district. The following concepts appear to be a feasible approach to this project.

The concepts are as follows:

1. Maintain the basic layout of Webster Avenue from Kalb Street to Allouez Avenue by duplicating the location of turning lanes, median strips, and lanes. It seems that the current layout works well, and any changes can be made during design based on the topo survey. One change, however, is to narrow the medians to 8-feet in the south section of Webster.

2. The following seems like an optimum roadway cross-section design for Webster Avenue. This should be our base case, which can be modified slightly during design if needed.

Median (boc-boc)	8'-0"
Curbs (at median)	2@2'-0" Use 2'-0" curbs
Inside Lanes	2@11'-0"
Outside Wide Lanes	2@15'-6" (4'-6" integral curb bike lanes)
Outside Curb Top	2@0'-6" Two curbs
Terraces	2@4'-6" May be varied if needed
Sidewalks	2@8'-0" May be varied if needed
ROW Setback	2@0'-6" Two setbacks
Total ROW	92'-0"

3. The ROW can be varied if needed. For example, adjacent to the cemetery on the west side of South Webster the sidewalk and terrace can be reduced to fit the existing ROW or to minimize the property acquisition. Future development in this area, should it occur, would require property acquisition and modification of the roadway.
4. The 92 ft ROW seems to be a good fit for the existing properties along the route, except the cemetery on the south half. A property map is being generated and will be sent shortly.
5. The Webster Avenue bridge is the same cross section as the attached section view. The bridge walkway railing is not shown on this section. The outside travel lanes at 15 ft include a 4 ft bike lane. This matches up with our 4'-6" bike lane.
6. The street cross-section at 92'-0" can be varied during final design to adjust the terrace/median/sidewalk as needed. It seems like this section works reasonably well in providing the wider sidewalk (@8 ft) and at least some terrace though not enough for much in the way of trees. Maybe in the central area of the district where private sidewalks

can be added at store fronts the terrace can be widened to 6 ft so small trees can be planted.

This is a starting point for the district concept and view. We will have a property map shortly and will forward it.

C. Berndt, April 18, 2017