

**MUNICIPAL SERVICES COMMITTEE – April 22, 2019**  
**Presentation of April 18, 2019 Public Information Session**

**INTRO:**

On April 18, 2019 we conducted Public Information Sessions for:

Newberry Street	(Schaefer St to 900' east of Briarcliff Dr/City Limits)
Harris Street	(Badger Ave to Richmond St)

All streets listed above are proposed to undergo a total reconstruction. The projects to reconstruct the above listed streets will include the removal and replacement of all existing asphalt/concrete pavement, curb and gutter, stone base, driveway aprons, and spot removal and replacement of sidewalk, if applicable, within the project limits.

The pavement rating shown is based on the City's pavement rating system with values from 1 to 100 with 100 being the worst.

**NEWBERRY STREET – Schaefer St to 900' e/o Briarcliff Dr/City Limits (5500 LF) (2021 Concrete Pavt Reconstruct)**

**EXISTING CONDITIONS:**

- Pavement rating = 55 (avg)
- Existing right of way width = 73'
- Existing pavement width = 40' (boc to boc)
  - 11' Travel lanes (1 each direction)
  - 5' bike lanes along both sides of street
  - 7' parking lane along south side of street
  - 0.5' curb head both sides
- Existing Pavement
  - Concrete placed in 1969
  - Asphalt overlay placed in 1994
- Existing Water Main
  - 12" CIP constructed 1960, '63
- Existing Sanitary Sewer
  - 36" Con constructed 1960
  - 8" Con constructed 1961, '65, '66, '67, '69
- Existing Storm Sewer
  - 12", 15", 18", 21", 24" Con constructed 1962, '69, '70

**PROPOSED IMPROVEMENTS**

- **Underground utilities to be improved in 2020.**
- **New concrete pavement – 40' (boc to boc)**
  - **11' Travel Lanes (1 each direction)**
  - **6' bike lanes along both sides of street**
  - **2.5' buffer between travel lanes and bike lanes**
  - **0.5' curb head both sides**
- **New 5' concrete sidewalk proposed along south side from approximately 350' east of Cambridge Dr to approximately 900' east of Briarcliff Dr/city limits**
- **On-street parking eliminated.**
- **All-way stop maintained at Newberry & Kensington**
- **10 ash trees and 4 trees in poor condition would be removed**

## **COST ESTIMATES AND ASSESSMENTS**

- **Estimated Construction Cost (No Parking) = \$2,500,000 (Paving Project)**
  - Estimated Construction Cost for additional parking lane = \$315,000
  - Additional costs would be incurred for stormwater management for increase in impervious area with parking lane added

## **PUBLIC MEETING FEEDBACK**

- **73 Properties along project limits, 7 property owners attended the public info meeting**
- **8 questionnaires were returned**
  - **Feedback: concerns over loss of parking, cost, access during construction**

**EXISTING CONDITIONS:**

- Pavement rating = 45 (avg)
- Existing right of way width = 60'
- Existing pavement width = 33'
- Existing Pavement
  - Asphalt 1985
  - Double Seal Coat 1956
  - Single Seal Coat 1949
  - Curb & Gutter 1939
- Existing Water Main
  - 8" PVC constructed 1999
  - 6" CIP constructed 1920
  - 4", 6" CIP constructed 1913
- Existing Sanitary Sewer
  - 10" ABS constructed 1977
  - 9", 10" VIT constructed 1908
  - 12" CON constructed 1900

**PROPOSED IMPROVEMENTS**

- **Underground utilities to be improved in 2020.**
- **BADGER AVE – 200' east of BADGER AVE**
  - **New concrete curb & gutter and asphalt pavement – 37' (back of curb to back of curb)**
    - **4' widening to the south**
  - **Existing parking proposed to remain unchanged**
  - **1 ash tree and 1 tree in poor condition would be removed**
- **200' east of BADGER AVE – SUMMIT ST**
  - **New concrete curb & gutter and asphalt pavement – 33' (back of curb to back of curb)**
  - **Existing parking proposed to remain unchanged**
  - **2 ash trees and 1 tree in poor condition would be removed**
- **SUMMIT ST – RICHMOND ST**
  - **New concrete curb & gutter and asphalt pavement – 31' (back of curb to back of curb) (2' narrower than existing, 1' on each side)**
  - **Existing parking proposed to remain unchanged**
  - **2 ash trees and 7 trees in poor condition would be removed**
  - **13 existing terrace trees saved by proposed narrowing**

**COST ESTIMATES AND ASSESSMENTS**

- **Estimated Construction Cost = \$650,000**

**PUBLIC MEETING FEEDBACK**

- **70 Properties along project limits, 5 property owners signed in at public info meeting**
- **1 questionnaire was returned**
  - **Feedback: saving trees important**

April 18, 2019

City of Appleton  
Department of Public Works

Hello,

My name is Al Lamers and I am submitting this letter in response to the Department of Public Works request for feedback on the proposed Newberry Street re-construction project.

In addition to being a property owner in Appleton, I also own Lamers Realty Inc. and have 30+ years experience in the Appleton/Fox Valley Real Estate market.

I own a duplex located at 3016-3018 E. Newberry Street in Appleton and within the affected area of this project. I did attend the information session on April 18 and spoke to a number of the engineers involved in this project.

The current design includes removal of parking completely from Newberry Street. I am opposed to this plan for the following reasons:

- 1.) My tenants often have guests visiting or spending the weekend at their units. No street parking would force those guests to park on the lawn or over the sidewalk in the drive or use the private commercial parking lot across the street which Norka would not be happy with or in favor of.
- 2.) I believe the property would decrease in value and market appeal with no additional on street parking available.
- 3.) I believe the rental value and appeal could decrease with no additional on street parking available.

At the informational meeting attended, some alternate design ideas were discussed and I would be in favor of either of the following:

- 1.) Re-construction of road leaving street parking on one side or the other. (no preference)
- 2.) Re-construction of a wider new road that would allow for parking on one side and bike lanes on both sides.

Thank you for taking the time to consider my opinion on this matter. I am out of town next week and cannot attend the committee meetings but intend to follow up with you when I return

Sincerely submitted,

Al Lamers