

Stouder, Heather

From: Vern Leibbrandt [vleibb@tds.net]
Sent: Sunday, April 05, 2009 6:51 PM
To: Stouder, Heather
Subject: 1014 Blue Astser Trail sidewalk extension at River Birch Road

Hi Heather,

The attached documents regard handling of the sidewalk extension at the end of River Birch Road onto the Middleton Cross Plains School District site. The pdf file contains my comments and has photos embedded in it. The photos are also attached should you need to enlarge the images or present them independent of the text. Please share this document with the City of Madison Planning Commission and other entities as appropriate.

Please get back to me regarding the acceptability of this document for the purposes intended and any modifications or additions that might be needed to clarify my comments and requests.

The feedback regarding comment format is important because I plan to use the same format for a communication regarding the gap in paving between the existing street and the property line.

Vern Leibbrandt
1014 Blue Aster Trail

4/6/2009

7-8

TO: City of Madison Planning Commission, and planners or staff working on the Middleton-Cross Plains School District (MCPSD) site at 12002 Old Sauk Road

FROM: Vernon D. Leibbrandt, 1014 Blue Aster Trail, (Lot 418) Blackhawk Neighborhood Seventh Edition.

REF: Extension of sidewalk along south side of River Birch Road onto the MCPSD site

DATE: April 6, 2009

SYNOPSIS

Westward extension of the sidewalk along the south side of River Birch Road requires penetrating a berm that is part of Lot 418, a lot that abuts the MCPSD property. A retaining wall is need that maintains the integrity of the existing lot's surface and minimizes soil erosion onto the sidewalk. The request is that all costs associated with grading, installation of the retaining wall, post-construction site reclamation and re-establishing the lot corner marker (including if needed the filing of updated plat map) to be borne by the MCPSD.

Situation

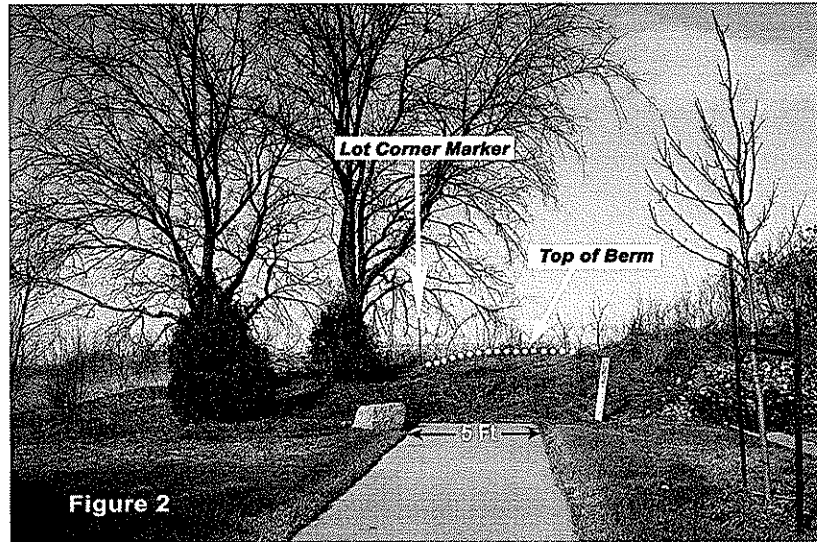
Lot 418 (1014 Blue Aster Trail) is a corner lot that abuts Blue Aster Trail on the east, River Birch Road on the north and the MCPSD property on the west. River Birch Road and the sidewalk terminate on a north-south berm that straddles the west edge of lot 418 and the east edge of the MCPSD property (See Figure 1, *view looking westward along the south side of River Birch Road*). The berm is approximately three feet in height. When lot 418 was developed (2006) grading was done so the surface of the lot met that of the property behind the lot. Landscaping was installed on the graded surface.



Figure 1

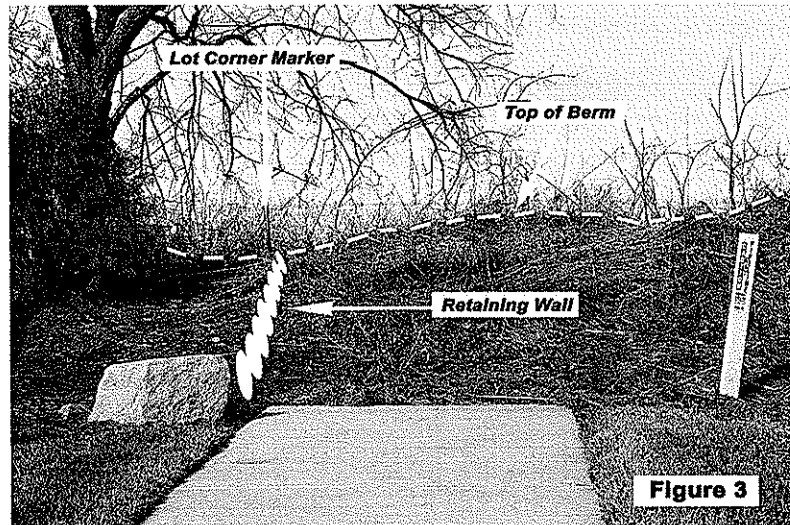
Issue

Extension of the sidewalk as River Birch Road is extended westward means cutting through the berm (Figure 2). The cut will produce a steep slope along the edge of the lot that will be difficult to maintain. Soil is likely to erode onto the sidewalk because of the steep grade adjacent to the sidewalk. Such soil erosion could damage the trees on the lot and negatively impact pedestrian traffic.



Solution Requested

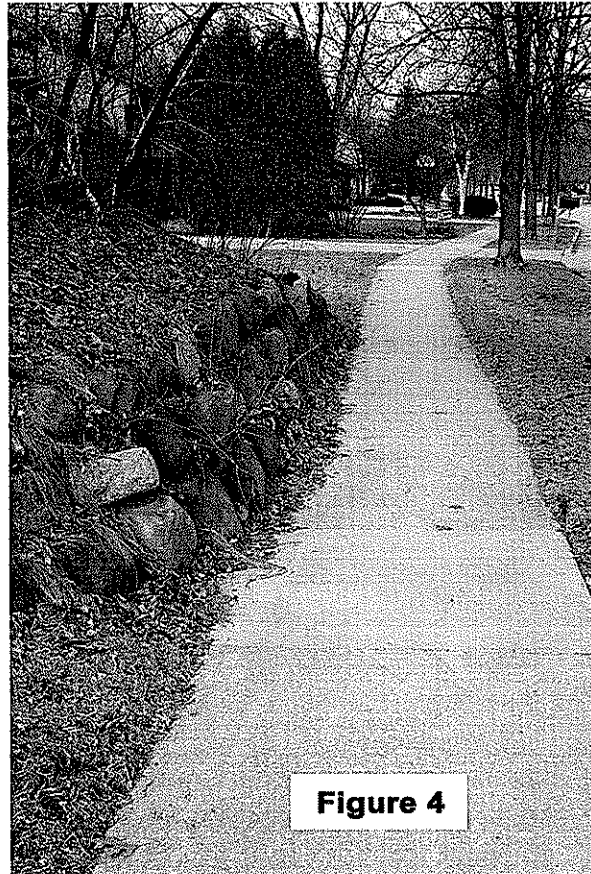
A retaining wall constructed along the south edge of the sidewalk (Figure 3) will hold the soil in place and maintain the grade along the back corner of Lot 418. The lot corner marker is approximately 11 inches from the south edge of the sidewalk providing some space between the walk and the lot line for a wall. The owner of Lot 418 is willing to allow the wall to extend onto the edge of the lot so the retaining wall does not interfere with the sidewalk.



The drip line of the large deciduous tree straddling the property line (upper left in Figure 3) extends over the sidewalk. The owner of Lot 418 recognizes the low probability that the tree will survive after the sidewalk cut and expects that the tree will be cut down and that debris will be removed as part the sidewalk extension. Cost of removal of the tree is to be borne by MCPSD. The owner also requests that every effort be made to minimize disturbing the soil near the Arborvitae (evergreens) planted at the northwest corner of Lot 418. The owner requests that any backfilling behind the stonewall be done with topsoil and at the expense of the MCPSD.

The request is that the retaining wall be made of boulders rather than of concrete or block. Utilizing boulders minimizes the likelihood that the wall becomes a venue for graffiti. A boulder wall also fits with boulder retaining walls already in the neighborhood. The owner of Lot 418 prefers the use of yellow-buff colored stones (like that appearing in Figure 3) to maintain consistency with landscape stonework already on the lot and in the neighborhood. A wall made of granite fieldstone boulders common to the area is an acceptable alternative.

Figure 4 shows a boulder retaining wall in a setting similar to that along the west end of River Birch Road. The example wall is located between 7417 and 7421 Farmington Way, west of Westfield Road on Madison's far west side. Although the bank of soil retained along Farmington Way is higher than at River Birch, the approach is the one desired for use along River Birch Road.



Post Construction Site Reclamation Requested

- Excavation of the berm, sidewalk extension and construction of the retaining wall are likely to displace the marker identifying the northwest corner of Lot 418. The owner of Lot 418 expects that the lot corner marker will be re-established by a licensed land surveyor, the marker installed and a revised plat map for Lot 418 submitted. All costs associated with re-installation of the lot corner marker are to be borne by the MCPSD.
- Upon completion of the sidewalk extension, the owner requests that the terrace between the sidewalk and the River Birch Road be sodded with turf that is compatible with existing grass along Lot 418. The owner requests to be consulted regarding turf and its installation prior to construction.
- Removal of all tree debris (mentioned under *Requested Solution* above) and the cleaning up of the street-sidewalk construction area (including retaining wall area) is expected and to be done at the expense of the MCPSD.

Contact information for owner of Lot 418

Vernon D. Leibbrandt
1014 Blue Aster Trail
Middleton, WI 53562

(608) 831-5466
vleibb@tds.net

TO: City of Madison Planning Commission, and planners or staff working on the Middleton-Cross Plains School District (MCPSD) site at 12002 Old Sauk Road

FROM: Vernon D. Leibbrandt, 1014 Blue Aster Trail, (Lot 418) Blackhawk Neighborhood Seventh Edition

REF: Street and sidewalk development at west end of River Birch Road and the MCPSD site

DATE: April 20, 2009

SYNOPSIS

Paving and sidewalks at the west end of River Birch Road do not extend to meet the MCPSD property leaving a gap between the pavement end and the property line. This gap is located near the northwest corner of Lot 418. Extending River Birch Road westward will require additional sidewalk and street installation along Lot 418 to fill the gap. The owner of Lot 418 requests not to endure the cost of the additional street and sidewalk installation because the lot when purchased was to include all street and sidewalk improvements.

Situation

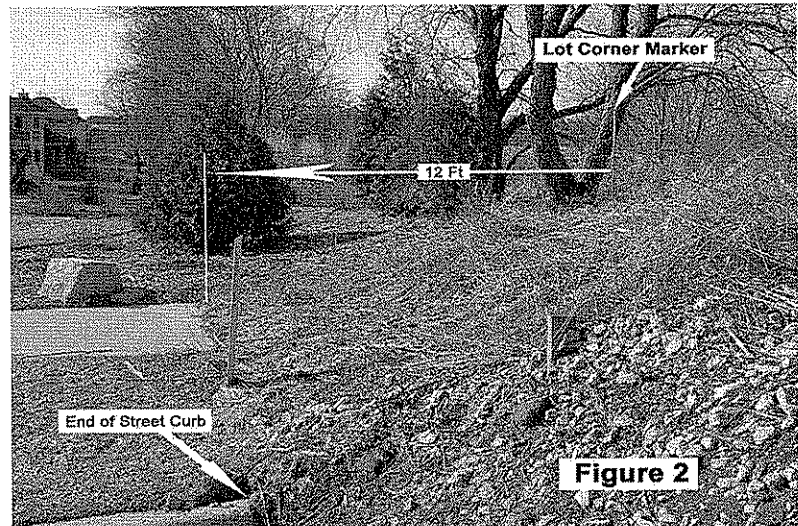
Lot 418 (1014 Blue Aster Trail) is a corner lot that abuts Blue Aster Trail on the east, River Birch Road on the north and the MCPSD property on the west. River Birch Road and the sidewalk terminate at a berm between the paved street and the east edge of the MCPSD property (See Figure 1, *view looking westward along the south side of River Birch Road*). The berm extends 10-12 feet east of the boundary between Blackhawk and the MCPSD site along the north edge of Lot 418. The sidewalk and street did not penetrate the berm when the River Birch Road was developed.



Figure 1

Figure 2 shows where the street curb and sidewalk end relative to the Lot Corner Marker, the point where Lot 418 and the MCPSD property abut. The twelve-foot gap between the back property line and paving coincides with a twelve-foot wide utility easement extending along the back of Lot 418. The yellow utility marker at the left center of the image is at the edge of the easement.

Pavement at the end of River Birch Road includes a final paving layer that was applied during the summer of 2006.



Issue

Extending the sidewalk and street from its current end to the back property line will involve construction and installation cost. When Lot 418 was purchased (February 2006) from the developer of Blackhawk Seventh Edition, the owner of Lot 418 purchased a “build-ready” site that was to include all street and sidewalk improvements. For this reason the owner does not wish to have to suffer the cost of further sidewalk and street development.

Solution Requested

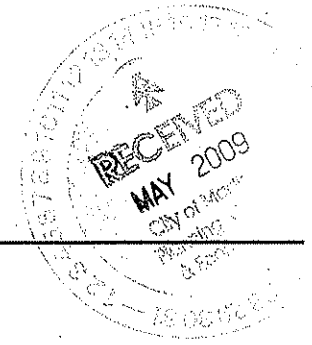
The request is that either the MCPSD or the developer of Blackhawk Seventh Edition covers the cost of street and sidewalk extension. Upon completion of the sidewalk extension, the owner requests that the terrace between the sidewalk and the River Birch Road be graded, covered with topsoil and sodded with turf that is compatible with existing grass along Lot 418. The owner requests to be consulted regarding turf and its installation prior to construction.

Contact information for owner of Lot 418

Vernon D. Leibbrandt
1014 Blue Aster Trail
Middleton, WI 53562

(608) 831-5466
vleibb@tds.net

TOWN OF MIDDLETON
7555 W. OLD SAUK ROAD
VERONA, WI 53593



May 8, 2009

City of Madison Engineering,

The Town of Middleton has invested time, money, and labor into making Pope Farm Park an outstanding educational park. The Town has tried to maintain the history and heritage of this part of Dane County. Part of this history extends to before the European settlers arrived and Native Americans inhabited the area. The hill in Pope Farm Park is the intersection of three watershed boundaries and provides views in all directions. One of these views is of Lake Mendota.

In an effort to preserve the views that would have been seen by some of Wisconsin's first inhabitants, the Town has done what it can to ensure that buildings and trees will not obstruct the views in the future. The Town has obtained easements limiting the height of homes and trees in parts of Blackhawk and the school site at Pope Farm Park has deed restrictions which limit the height of the builds and structures. We have determined that keeping potential obstructions below 1160 feet, National Vertical Datum of 1988, will allow visitors to the park the opportunity to enjoy these views.

We are asking for your assistance in continuing this effort by limiting the height of your streetlight poles and trees planted along the road planned just east of the new schools. This request is for only a limited stretch of road, the northern portion of Blue Aster and the eastern portion of River Birch. We have determined that if no structures or trees exceed the elevation 1160 feet, National Vertical Datum of 1988, the desired view should remain intact. This would still allow for most poles to be up to twenty-four feet high.

We truly feel that with a small amount of effort, we can all help preserve the view seen by many for so many years. We would be happy to arrange a tour of the park if you have not already had one.

Please let us know if there is any additional information that we may provide to further in your decision.

Thank you,

David Shaw
Town Administrator

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<mailto:tnmid@chorus.net>