



MEMO

TO: Municipal Services Committee

FROM: Paula Vandehey, Director of Public Works *PAV*

DATE: May 22, 2014

SUBJECT: Request from David and Debra Krueger to have the Apple Hill Boulevard Trail moved further from their property line.

In January, 2004 the Common Council unanimously approved the Apple Hill Farms Development Agreement and Master Plan. These documents included the Developer dedicating a 10-foot wide strip of land adjacent to Apple Hill Boulevard street right-of-way for the purpose of a 10-foot wide trail. This property is noted as "Outlot 9 – 10' Greenways Trail" on the attached Plat, and as "Outlot 9 – Tax Key Number 1-8303-17" on the attached City Parcel Map.

The planning for this trail was specifically done for the following reasons:

1. Designate trail before lots sold and developed
2. Designate trail to be part of larger "Greenways Trail System"
3. Limit number of access points that would cross the trail
4. Provide adequate room from obstructions for city equipment to maintain the trail
5. Dedicated land used towards park land dedication requirements

In an attempt to address the desire of the Kruegers, who bought Lot 99 in 2012, yet still meet the intent of the 2004 dedicated trail as much as possible, staff agreed to shift the trail 5 feet away from the property line as shown on the attached paving plan sheet. City staff does not support further compromise for safety and equity reasons. The Wisconsin Bicycle Facility Design Manual stipulates that a clear zone of 3' on either side of the path is the desirable distance away from obstructions along a pathway. The two main obstructions along this trail are existing street lights with a 6-foot clear zone and existing hydrants with a 3-foot clear zone. The City has over 400 miles of sidewalk that is currently located on the property line/street right-of-way line and the majority of these property owners probably wish the sidewalk was further from their homes as well.

Therefore, staff recommends denial of the request to move the trail any further than the 5 feet it is already planned to be shifted.



1-9203-62

1-9201-1

104
1-9203-4

103
1-9203-3

102
1-9203-2

101
1-9203-1

OUTLOT 8
1-8303-17

67
1-9200-67

68
1-9200-68

69
1-9200-69

78
1-9200-78

77
1-9200-77

76
1-9200-76

75
1-9200-75

10' UTILITY EASEMENT
OUTLOT 9

99
1-9200-99

98
1-9200-98

97
1-9200-97

96
1-9200-96

95
1-9200-95

94
1-9200-94

INCLINE WAY

INCLINE WAY

1-

CONSERVATION EASEMENT

10' UTILITY EASEMENT

82
1-9200-82

83
1-9200-83

CONSERVATION EASEMENT

81
1-9200-81

80
1-9200-80

1-8303-16

OUTLOT 7

