

Maintenance of Masonry Single Family Residential Perimeter Screening Walls

September 27, 2022

The logo for ADDISON is a white circle containing the word "ADDISON" in blue, uppercase, sans-serif font. The circle is set against a blue background that features a white diagonal line running from the top-left to the bottom-right, creating a triangular shape on the right side of the slide.

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The Town Maintains Masonry Perimeter Screening Walls for Single-Family Residential that Meet the Following Criteria.

- Walls that are on private property but have a wall maintenance easement identified on the plat.
- Walls that are on Town property.
- Walls that have been historically maintained by the Town but does not fit the above criteria.

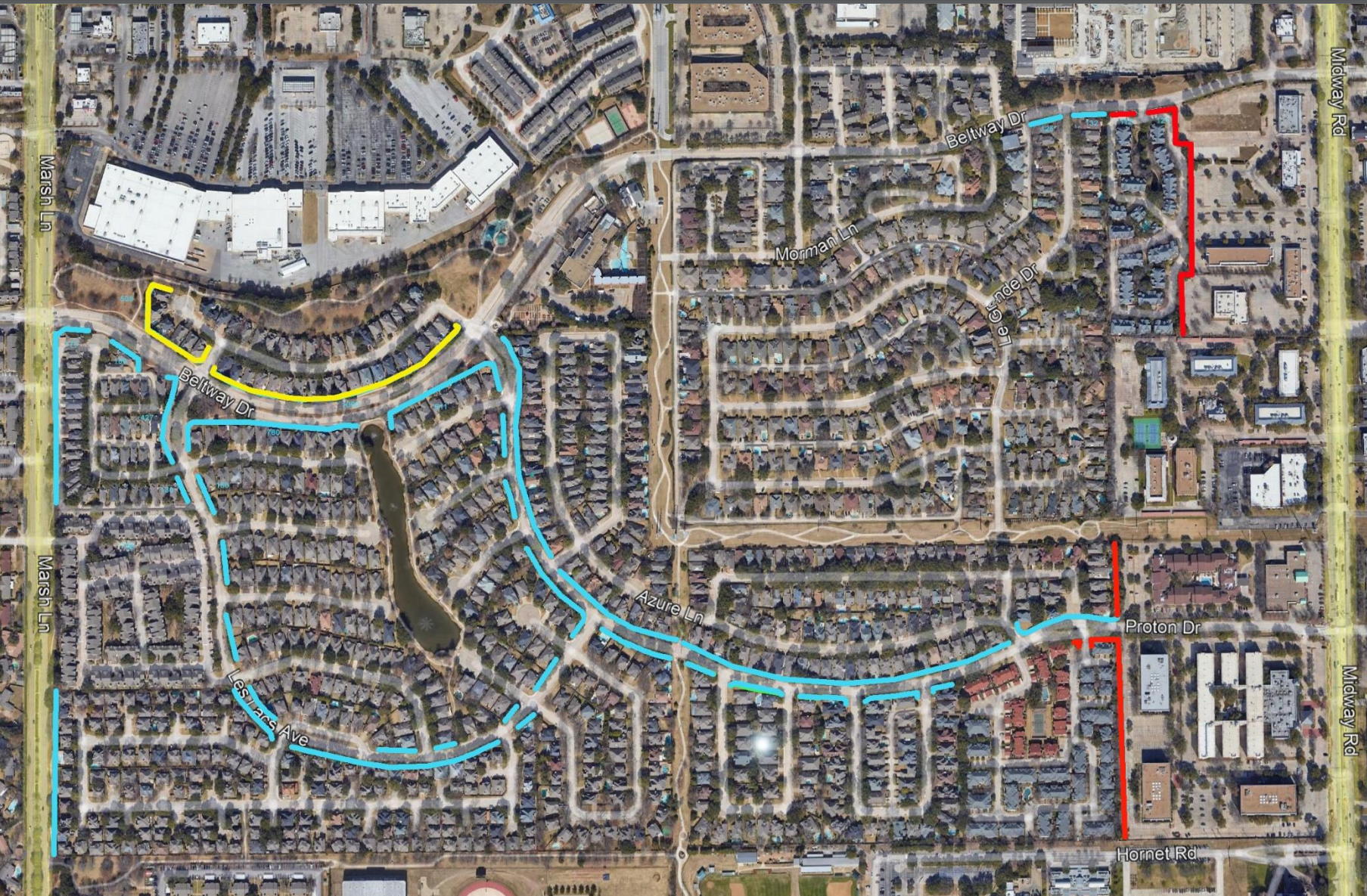
Recently Representatives From Several Single-Family Residential Neighborhoods Have Requested the Town Maintain the Perimeter Screening Walls Associated with Their Neighborhood. Neighborhood Representatives Have Indicated Previous Town Leadership Committed to the Maintenance.

The Parks Department Budget:

- Annual operating budget for wall maintenance is \$20,000. This not only includes maintenance of perimeter screening walls but also entrance signage and walls.
- To make minor repairs to an 8' – 10' long section of screening wall (6' – 8' tall) the cost is \$2,500 - \$2,750.
- To repair entry way signage that is damaged by automobiles the department has recently spent \$10,000 - \$25,000 on repairs. In most cases this can be recouped by insurance, but not always.

West Addison

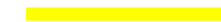
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Legend



Perimeter Screening Wall
on Private Property With A
Wall Maintenance Easement or
On Town Property



Perimeter Screening Wall
On Private Property With
Historical Evidence of
Town Maintenance






Perimeter Screening Wall
On Private Property With No
Wall Maintenance Easement

East Addison

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Legend

-  Perimeter Screening Wall on Private Property With A Wall Maintenance Easement or On Town Property
-  Perimeter Screening Wall On Private Property With Historical Evidence of Town Maintenance
-  Perimeter Screening Wall On Private Property With No Wall Maintenance Easement

North Addison

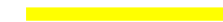
ADDISON



Legend



Perimeter Screening Wall
on Private Property With A
Wall Maintenance Easement or
On Town Property



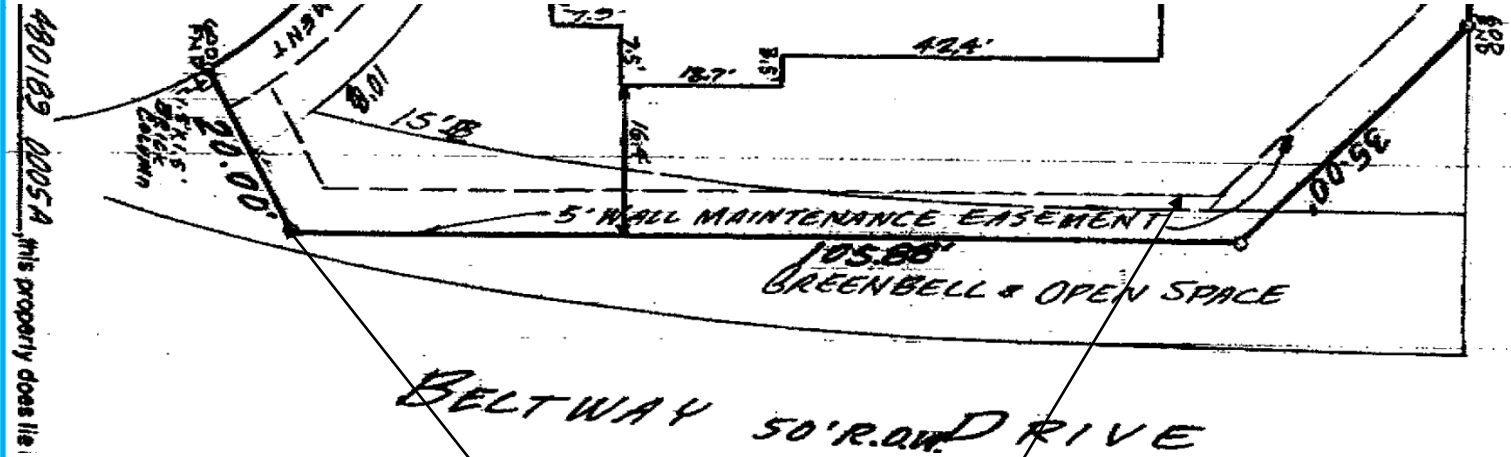
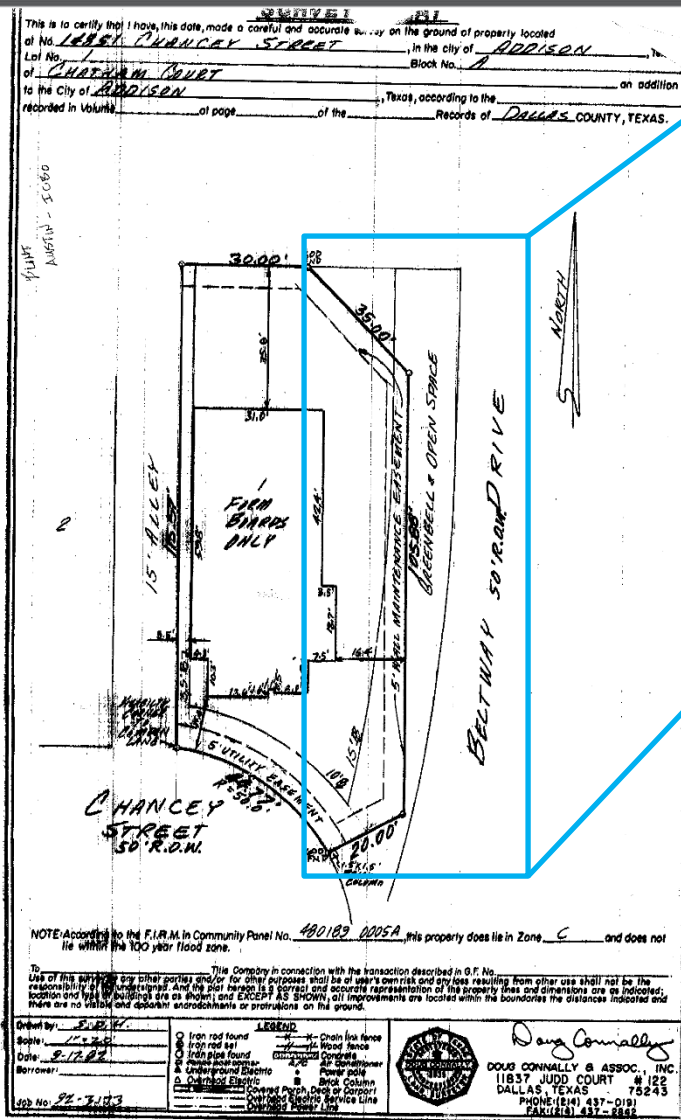
Perimeter Screening Wall
On Private Property With
Historical Evidence of
Town Maintenance



Perimeter Screening Wall
On Private Property With No
Wall Maintenance Easement

Survey and Plat Examples – Chatham Court

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Property Line
 Wall Maintenance Easement

Anticipated Costs

One - Time Costs (ROM)	Amount
Survey / Easements	\$45,000
Repair Walls Along One Lot*	\$70,000+
Initial Wall & Column Repairs	\$25,000
Total	\$140,000

* It appears property owner has made grade changes so that the screening wall is retaining soil. The wall was not designed to function as a retaining wall, but a retaining wall will need to be installed to resolve the issue.

Reoccurring Costs	Amount
Additional Annual Wall Repairs	\$25,000

Is it Council's Preference for the Town to Maintain all Single-Family Residential Perimeter Screening Walls?

If the Answer is Yes:

Staff will get a proposal to add Wall Maintenance Easements to the neighborhoods without these easements.

Staff will identify the costs to:

- Create the Easements
- Address Initial Wall Maintenance Concerns.
- Increase FY2024 Wall Maintenance Budget to Cover Additional Scope.

If the Answer is No:

No further action is needed.

Questions?