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October 2, 2013

Madison Plan Commission
215 Martin Luther King Jr. Blvd; Room LL-100

To all concerned parties,

My name is Brandon Ripp and I own the three properties on the South side of Ancient Oak Lane located of the far South East corner of the Linden Park Development on the West side of Madison. It is my intent to subdivide the largest of the three properties into single family residential home sites.

The ~6 acre property currently zoned TRC-1 will be divided into 28 single family lots zoned TRC-1. The 2 existing single family lots will remain as they are with their current TRC-3 zoning. The current property has one single family residence, one 60'x40' out building, well and septic systems. The remaining portion is naturally grown.

This will be a 2 phase project consisting of major grading to begin in the late fall of 2013 to establish desired grades and install the required bio-retention pond on the South East corner of the property. In the spring of 2014 we will install the water and sewer laterals servicing lots 15-23 and the existing 2 single family lots zoned TRC-3. Late fall of 2014 we will remove the existing single family home and out building to install necessary underground utilities, curb, gutter, roads, and sidewalk to continue Pine Hollow Place to the East, taking a 90 degree turn and connecting to the intersection of Ancient Oak Lane and Sundance Drive. We also plan to continue Color Peak Drive to the South, connecting to Pine Hollow Place. These roads will allow access to lots 2-14 and 24-29.

Participants:

Owner – Brandon Ripp
LLC Partner – Bryan Sipple
Surveyor – Birrenkott Surveying, Inc.
Engineer – Quam Engineering
Grading – TBD
Utilities – TBD
Electrical Service – Alliant Energy
Gas Service – MG&E
Exterior Lighting – TBD
Roads – TBD
Curb, Gutter, Sidewalks - TBD

Sincerely,

Brandon Ripp

