



City of Madison

Proposed Final Plat and Demolition

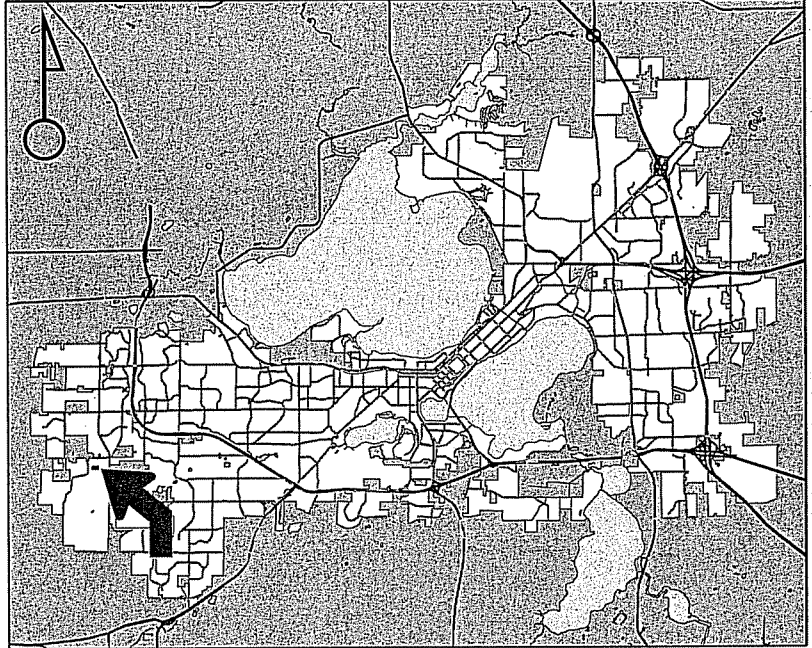
Project Name
First Addition to Ripp Addition to Linden Park

Location
8839-8947 Ancient Oak Lane

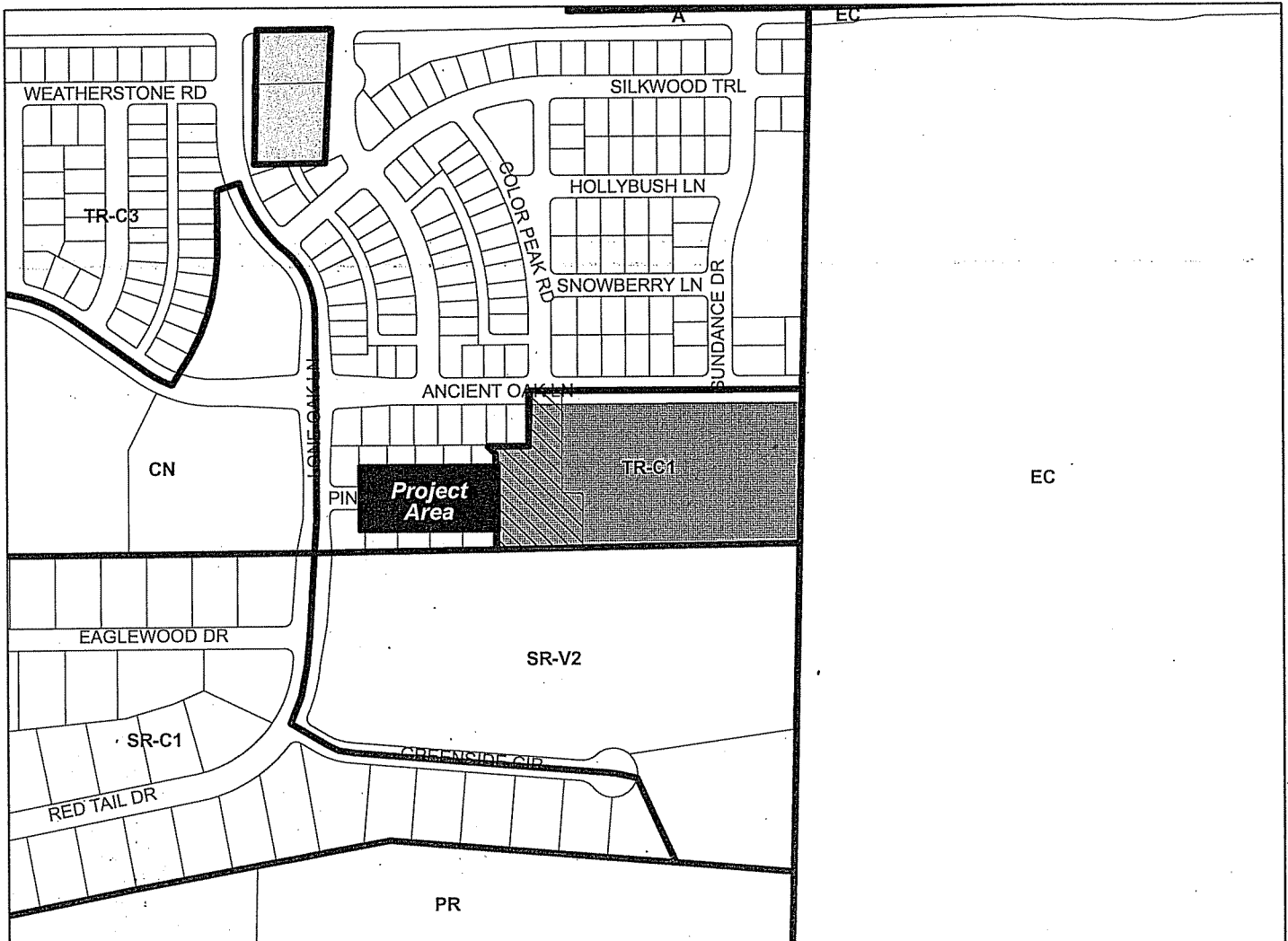
Applicant
Brandon J. Ripp/
Tony Kasper - Birrenkott Surveying Inc

Proposed Use
Demolish existing single-family house and create 5 single-family lots

Public Hearing Date
Plan Commission
23 June 2014
Common Council
01 July 2014



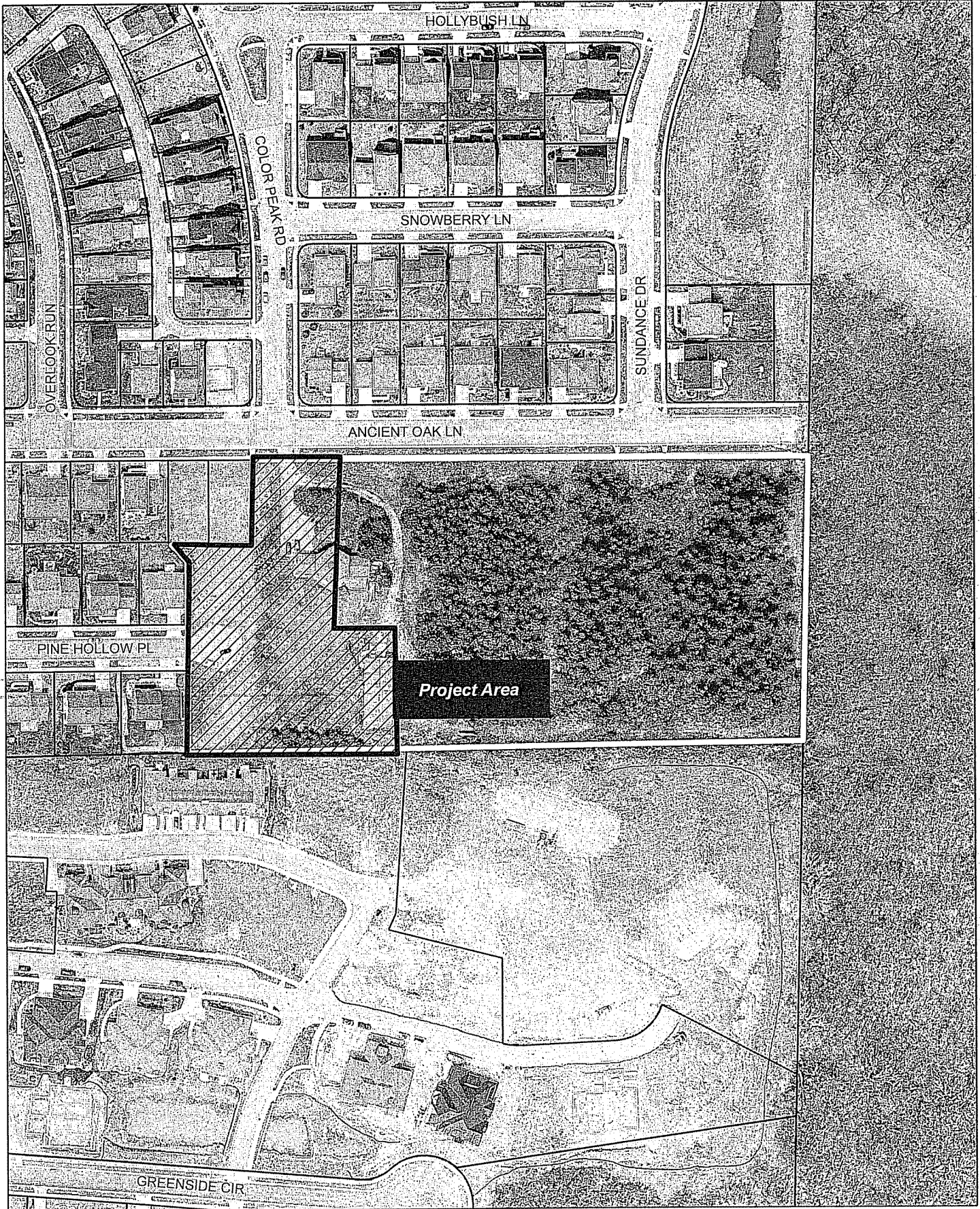
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635.



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 13 June 2014

11-12





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$600</u>	Receipt No. <u>154984</u>
Date Received <u>5/28/14</u>	
Received By <u>JEM</u>	
Parcel No. <u>0708-342-0136-4</u>	
Aldermanic District <u>1 - SUBECK</u>	
Zoning District <u>TR-C1</u>	
Special Requirements <u>OK</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 8839 Ancient Oak Lane, Verona WI 53593
Project Title (if any): Ripp Addition to Linden Park

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Bryan Sipple **Company:** B&B Ventures
Street Address: 401 N. Century Avenue **City/State:** Waunakee WI **Zip:** 53597
Telephone: (608) 850-4450 **Fax:** (608) 850-4448 **Email:** bryan@cchofwaunakee.com

Project Contact Person: Brandon Ripp **Company:** B&B Ventures
Street Address: 401 N. Century Avenue **City/State:** Waunakee WI **Zip:** 53597
Telephone: (608) 850-4450 **Fax:** (608) 850-4448 **Email:** brandon@cchofwaunakee.com

Property Owner (if not applicant): Brandon Ripp
Street Address: 8839 Ancient Oak Lane **City/State:** Verona WI **Zip:** 53593

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Single family residential homes

Development Schedule: Commencement 6/1/14 Completion 9/1/14

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Lisa Subeck / District 1 Alder 10/1/13

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Timothy Parks Date: 5/14/14 Zoning Staff: N/A Date: N/A

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Bryan Sipple Relationship to Property: Developer

Authorizing Signature of Property Owner _____ Date 5/19/14

LAND USE APPLICATION
Project Address: 8839 Ancient Oak Lane
RIPP ADDITION TO LINDEN PARK

LETTER OF INTENT:

This letter confirms mutual intentions of Brandon Ripp (owner) and Bryan Sipple (business partner) to develop, maintain, and sell residential lots on the land at 8839 Ancient Oak Lane and it's surrounding holdings that now house a single home.

We wish to begin work on this land as soon as possible and are planning for June of 2014. We will conduct the development in two phases. The first phase begins as soon as we are able and our estimated completion date is September of 2014 or as soon as the property is suitable and ready for sale. The second phase may begin right after or may not commence until Spring of 2015, depending on weather conditions and property revenue.

We propose to develop 29 single family residential lots of a total acreage of 5.85 (254,826 square feet). There will also be an outlot dedicated to the public in the size of .12 acres (5,227 square feet) for a project total of 5.97 acres (260,053 square feet).

We will be using standard construction hours of operation of 7 AM to 6 PM. If work is to be done before or after that time, the proper parties will be notified.

There are no auto and bike parking stalls other than what the individual lot owner wishes to provide.

Insert lot coverage and usable open space calculations.

The value of the land at 8839 Ancient Oak Lane is assessed at \$675,000 (with the current home). We are requesting demolition permit be granted in order to demo the existing home and replace with developed lots available for purchase.

We estimate project costs at \$350,000 for the first phase and \$350,000 in the second phase in improvements plus \$500,000 in value of the land for a running project total of \$1.2M in approximated project expenses. During the course of the project, we anticipate 1,000-1,800 hours of fulltime labor during the first and second phase.

No public subsidy is requested at this time.

Brandon Ripp
8839 Ancient Oak Lane
Verona, WI 53593
Brandon@cchofwaunakee.com
Cell: 608.445.7955
Office: 608.850.4450

May 27, 2014

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

To all concerned parties,

It is my intent to demolish the single family residence and outbuilding, as well as abandon well and septic systems currently located at 8839 Ancient Oak Lane, Verona, WI. This is to be demolished in order to make room for the First Addition to the Ripp Addition to Linden Park.

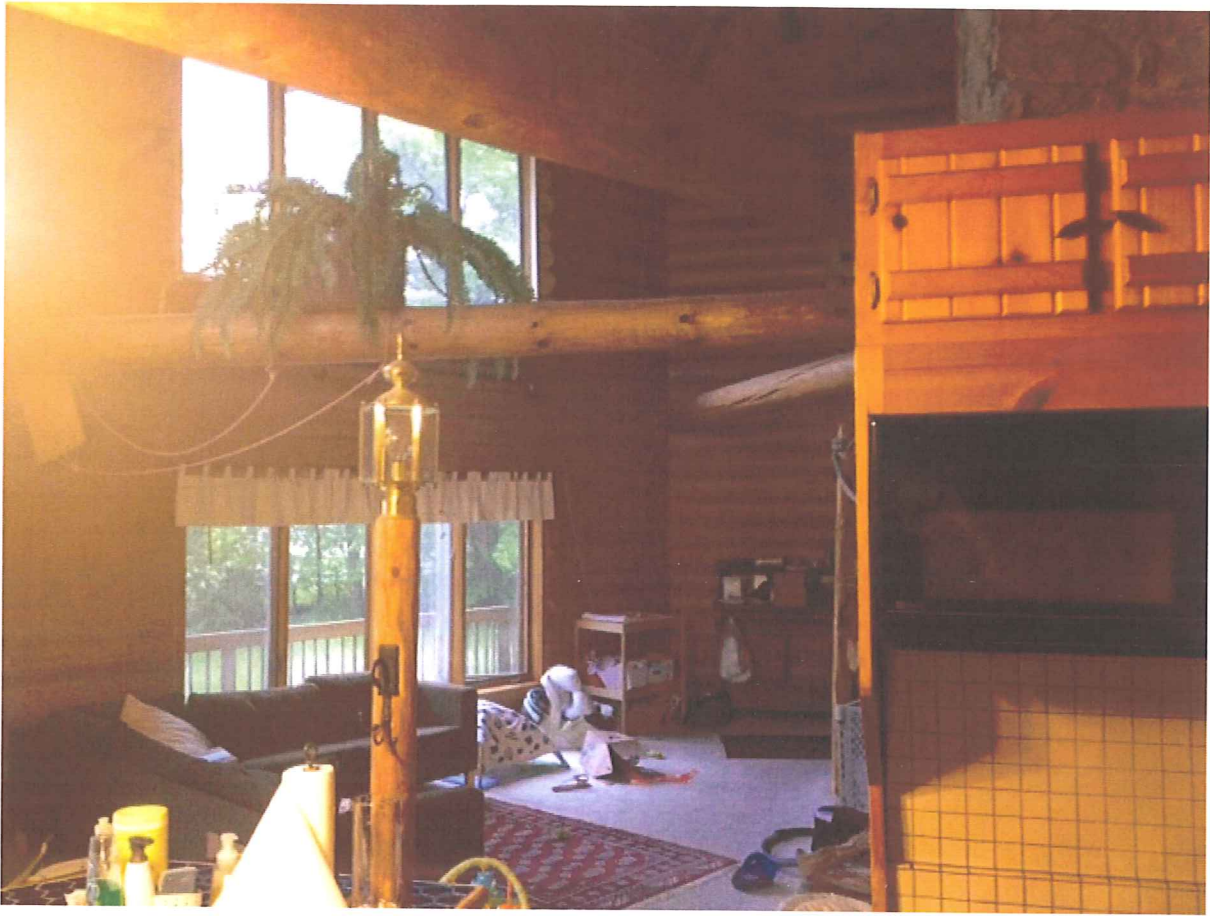
The house is estimated to be close to 25 years old, with the original half-logs. It is in need of major repairs and holds no historical value. Commencement of demolition will be as soon as permitted.

Sincerely,

Brandon Ripp
B and B Ventures



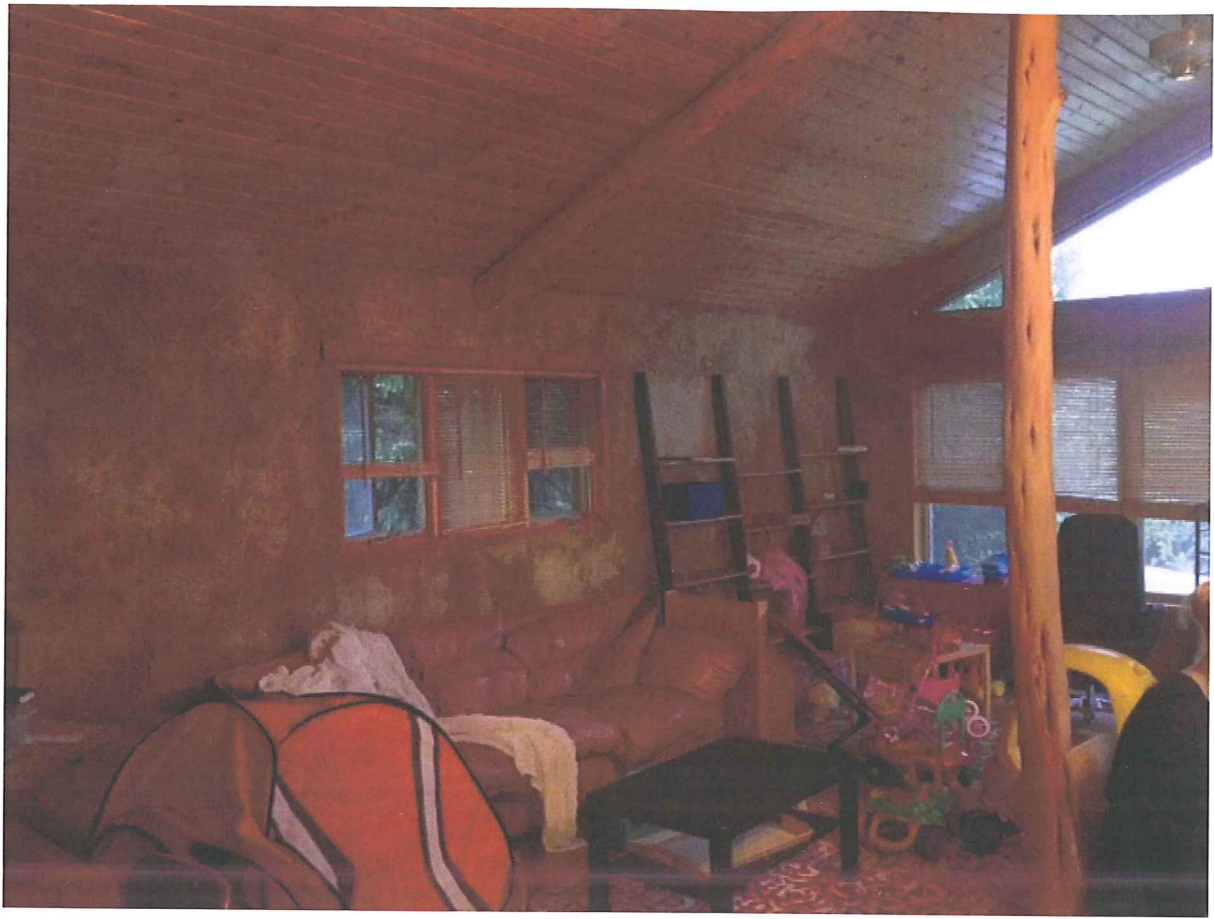






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