



# City of Madison

## Proposed Final Plat

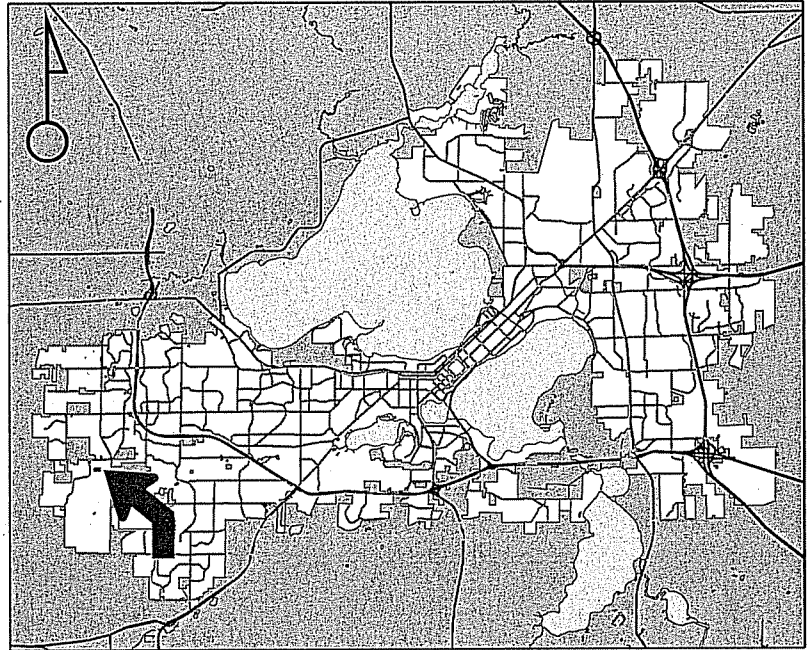
Project Name  
Ripp Addition to Linden Park

Location  
8839 Ancient Oak Lane

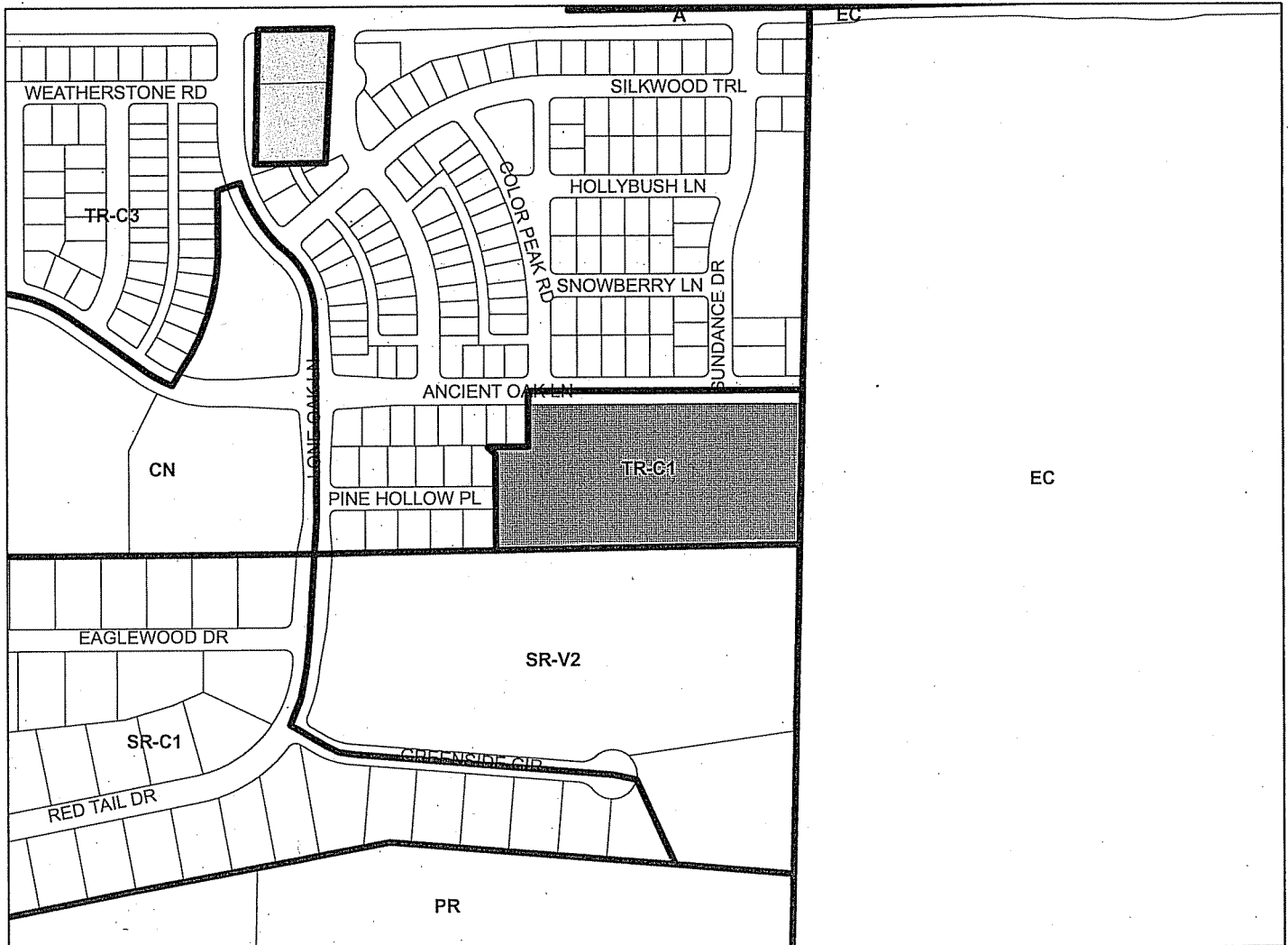
Applicant  
Brandon J. Ripp/  
Tom Kasper - Birrenkott Surveying Inc

Proposed Use  
Create 25 single-family lots and  
1 outlot for public stormwater  
management

Public Hearing Date  
Plan Commission  
28 April 2014  
Common Council  
06 May 2014



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 April 2014





# SUBDIVISION APPLICATION

## Madison Plan Commission

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

**\*\* Please read both pages of the application completely and fill in all required fields\*\***

This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)

**NOTICE REGARDING LOBBYING ORDINANCE:** If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

### 1a. Application Type.

Preliminary Subdivision Plat       Final Subdivision Plat       Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: Ripp Addition to Linden Park

### 1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat. \$1550
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

### 2. Applicant Information.

Name of Property Owner: Brandon J. Ripp Representative, if any: Brandon Ripp  
 Street Address: 8839 Ancient Oak Lane City/State: Verona, WI Zip: 53593  
 Telephone: ( ) 513-3351 Fax: ( ) \_\_\_\_\_ Email: brandon@cchofwaunakee.com  
 Firm Preparing Survey: Birrenkott Surveying, Inc. Contact: Tony Kasper  
 Street Address: 1677 N. Bristol Street City/State: Sun Prairie, WI Zip: 53590  
 Telephone: (608) 837-7463 Fax: (608) 837-1081 Email: AKasper@birrenkottsurveying.com

Check only ONE – ALL Correspondence on this application should be sent to:  Property Owner, OR  Survey Firm

### 3a. Project Information.

Parcel Addresses (note town if located outside City): 8839 Ancient Oak Lane  
 Tax Parcel Number(s): 0708-342-1036-4  
 Zoning District(s) of Proposed Lots: TR-C1 School District: Madison: Olson, Toki, Memorial

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

### 3b. For Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: \_\_\_\_\_ Date of Approval by Town: \_\_\_\_\_

→ For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

### 4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	2.5		4.27
Retail/Office			
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		1	0.46
Outlots Maintained by a Private Group or Association			
<b>PROJECT TOTALS</b>	<b>2.5</b>	<b>1</b>	<b>4.73</b>

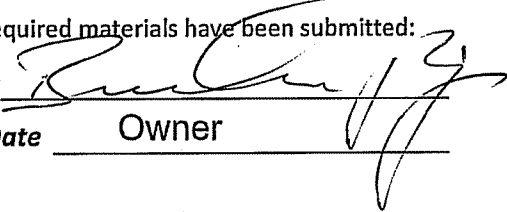
OVER →

5. Required Submittals. Your application is required to include the following (check all that apply):

- Map Copies (prepared by a Registered Land Surveyor):**
  - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
  - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
  - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23(7)(a)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
  - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An 8-1/2" X 11-inch reduction of each sheet shall also be submitted.
- Letter of Intent: Twelve (12) copies** of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). **\*The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. \*\*A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**
- Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For any plat or CSM creating common areas to be maintained by private association:** **Two (2) copies** of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the Town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval Town and Dane County.
- For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.
- Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, and preliminary and/or final plats or Certified Survey Map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to [papplications@cityofmadison.com](mailto:papplications@cityofmadison.com). The transmittal shall include the name of the project and applicant.

6. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Brandon Ripp Signature   
Date March 11, 2014 Interest In Property On This Date Owner

Effective May 21, 2012

Brandon Ripp  
8839 Ancient Oak Lane  
Verona, WI 53593  
[Brandon@cchofwaunakee.com](mailto:Brandon@cchofwaunakee.com)  
Cell: 608.445.7955  
Office: 608.850.4450

March 12, 2014

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 25 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.

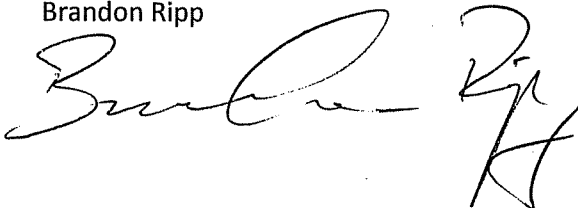
This will be a 2 phase project to begin in the spring of 2014. Phase #1 will consist of Lots 7 – 25, the continuation of Sundance Drive turning west for approximately 200'. Developer will provide a temporary turn around until the continuation of Pine Hollow Place during the construction of Phase #2. Existing septic system and outbuilding to remain functional until the commencement of Phase #2. Phase #2 will consist of demolition of all existing structures, abandonment of well and septic systems, and subdividing Lot 21 and connecting Pine Hollow Place.

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,

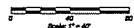
Brandon Ripp

A handwritten signature in black ink, appearing to read 'Brandon Ripp', written over a printed name. The signature is stylized and cursive.

APPROVED PRELIMINARY FLAT 20

# RIPP ADDITION TO LINDEN PARK

Lot 3, Certified Survey Map No. 12254, located in the Northwest 1/4 of the Northwest 1/4 of Section 34, T7N, R5E, City of Madison, Dane County, Wisconsin

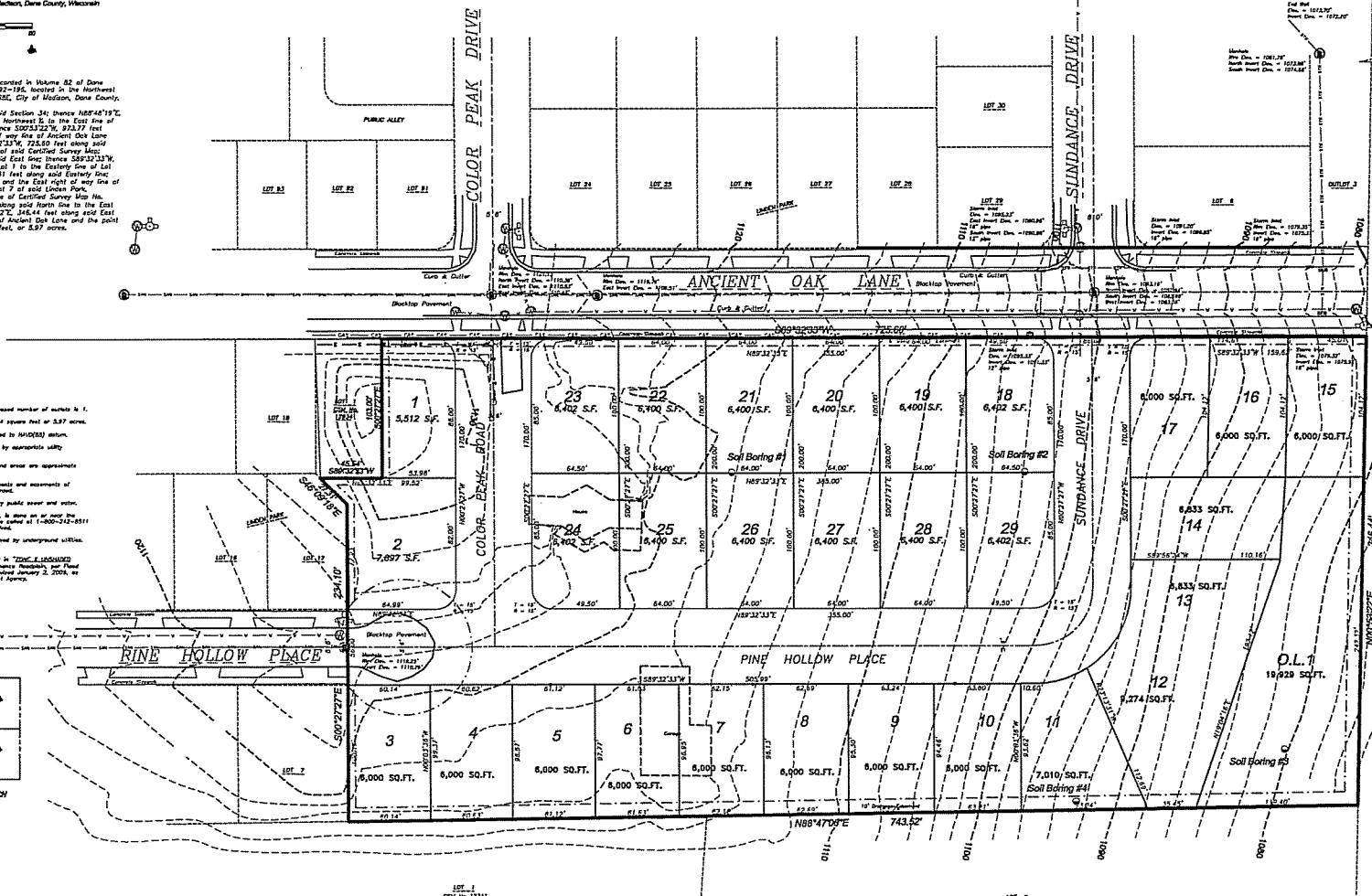
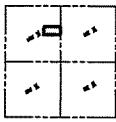


### Description:

Lots 2 and 3, Certified Survey Map as recorded in Volume 82 of Dane County Certified Survey Maps on Pages 192-193, located in the Northwest 1/4 of the Northwest 1/4, Section 34, T7N, R5E, City of Madison, Dane County, Wisconsin, described as follows:  
Commencing at the North E. Corner of said Section 34; thence N88°48'19" E, 120.00 feet along the North line of said Northwest 1/4; thence E01°12'12" S, 37.37 feet along said East line to the South right of way line of Ancient Oak Lane; thence S89°32'31" W, 725.60 feet along said right of way line to the East line of Lot 1 of said Certified Survey Map; thence S72°27'12" W, 102.00 feet along said East line; thence S49°32'31" W, along the South line of said Lot 1 to the Eastern line of Lot 1; thence S49°32'31" W, 27.31 feet along said Eastern line; thence S00°32'31" W, 224.10 feet to the North line of said Survey Map No. 12254; thence N02°47'02" E, 741.52 feet along said North line to the East line of said Linden Park; thence N02°32'31" E, 104.64 feet along said East line to the said South right of way line of Ancient Oak Lane and the point of beginning; Containing 260,064 square feet, or 5.97 acres.

### Notes:

- The proposed number of lots is 31, the proposed number of units is 1.
- Crane area in this preliminary plat is 260,064 square feet or 5.97 acres.
- Center Street is 2 feet. (Dimensions referenced to 50%SS) datum.
- Utility easements shall be placed as required by applicable utility companies and appear on the final plat.
- This is a PRELIMINARY PLAT. All dimensions and areas are approximate and subject to change upon the final plat.
- This survey is subject to any and all easements and encumbrances of record and those that may hereinafter be recorded.
- All lots within this subdivision to be served by public sewer and water.
- Before any digging, boring, construction, etc., is done on or near the lines as shown on this plat, the owner shall be advised at 1-800-343-8111 for the safety and health purposes for all workers.
- The same within this subdivision shall be served by underground utilities.
- The lines within this subdivision are located in T20N, R10E, S02W.



**LEGEND:**

- ⊕ = Water Shut off
- ⊙ = Manhole
- ⊕ = Fire Hydrant
- ⊕ = Gas Valve/meter
- ⊕ = Curb Inlet
- ⊕ = Electrical Junction Box
- ⊕ = Soil Boring
- = Sanitary Sewer
- = Storm Sewer
- = Water Main
- = Buried Electric
- = Buried Gas Main

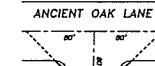
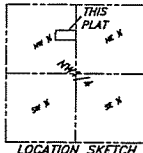
**BIRRENKOTT SURVEYING**  
 BIRRENKOTT SURVEYING INC.  
 1637 N. BRISTOL STREET  
 SUN PRAIRIE, WIS. 53590  
 608-837-7463

PREPARED FOR:  
 SUNDANCE RIPP LLC  
 2825 ANCIENT OAK LANE  
 VERONA, WIS. 53593  
 608-840

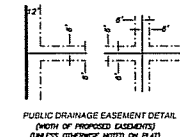
DATED: MAY 28, 2013

# RIPP ADDITION TO LINDEN PARK

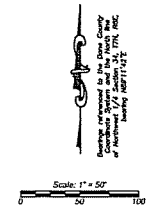
Lot 3, Certified Survey Map No. 12934, located in the Northwest 1/4 of the Northwest 1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin



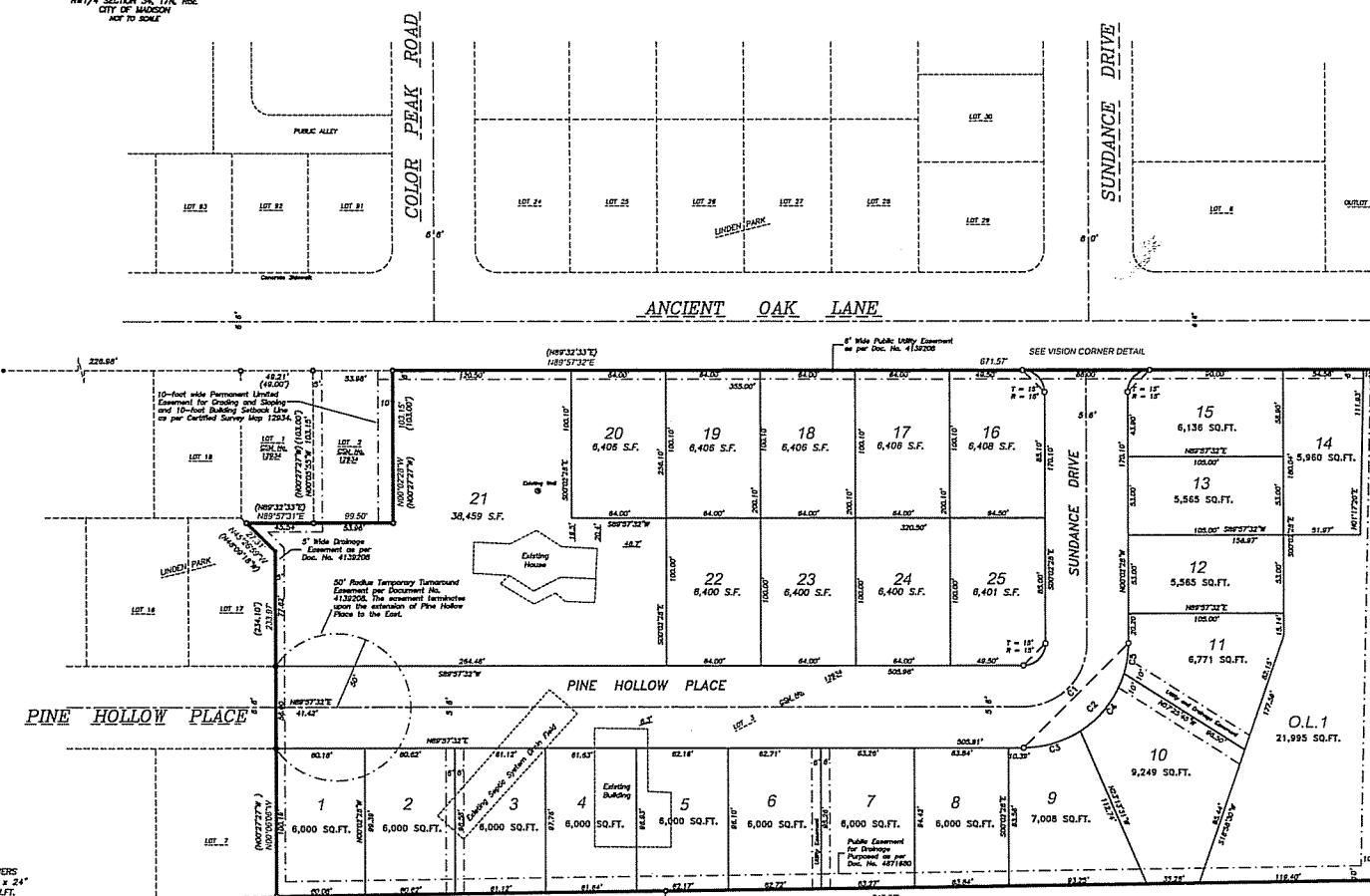
VISION CORNER DETAIL  
(FOR ALL STREETS INTERSECTING ANCIENT OAK LANE  
NOT TO SCALE)



PUBLIC DRAINAGE EASEMENT DETAIL  
(WIDTH OF PROPOSED EASEMENTS  
UNLESS OTHERWISE NOTED ON PLAN)



TEND:  
Found 1-1/4" O.D. Iron Pipe  
Found 3/4" Rebar  
Found 1-1/4" Rebar  
Found 1-1/4" O.D. x 30" Iron Rebar Set  
Weight = 4.303 Lb/Wt  
ALL OTHER LOT AND OUTLET CORNERS  
ARE MARKED WITH A 1-1/4" O.D. x 24"  
IRON PIPE WEIGHING 1.68 LBS./L.F.T.



Surveyor's Certificate

I, Daniel V. Birrenkott, Registered Land Surveyor S-1531, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the Land Division and Subdivision Code of the City of Madison, and under the direction of the owners listed hereon, I have surveyed, divided and mapped RIPP ADDITION TO LINDEN PARK, and that such plot correctly represents all exterior boundaries and the subdivision of the land surveyed, Lot 3, Certified Survey Map No. 12934 as recorded in Volume 82 of Dane County Certified Survey Maps on Pages 159-186, located in the Northwest 1/4 of the Northwest 1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the North 1/2 Corner of said Section 34, thence S89°11'42"W, 1318.84 feet (recorded as N89°11'42"W, 1320.20 feet) along the North line of said Northwest 1/4, to the East line of said Northwest 1/4 of the Northwest 1/4; thence S01°17'20"W, 974.12 feet (recorded as S00°53'32"W, 973.77 feet) along said East line to the South right of way line of Ancient Oak Lane and the point of beginning; thence continuing S01°17'20"W (recorded as S00°53'32"W) 346.44 feet along said East line of the said Northwest 1/4 of the Northwest 1/4 and the East line of said Lot 3 to the Southwest corner thereof; thence N00°05'06"W, 233.97 feet (recorded as N02°27'27"W, 234.10 feet) along the West line of said Lot 3; thence N45°28'59"W (recorded as N46°02'18"W) 27.31 feet along said West line to the South line of Lot 1 of said Certified Survey Map No. 12934; thence N89°32'33"E (recorded as N89°32'33"E) 92.50 feet along said South line and the South line of Lot 2 of said Certified Survey Map No. 12934 to the Southeast corner of said Lot 2; thence N07°02'28"W, 103.15 feet (recorded as N02°27'27"W, 103.00 feet) along the East line of said Lot 2 to the South right of way line of Ancient Oak Lane; thence N89°32'33"E (recorded as N89°32'33"E), 671.57 feet along said right of way line to the point of beginning; Containing 254,527 square feet, or 5.84 acres.

Owner's Certificate  
I, owner, I hereby certify that I have caused the land described on this plot to be surveyed, divided, mapped and dedicated as represented on this plot. I also certify that this plot is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:  
City of Madison  
Department of Administration  
Dane County Zoning and Land Regulation Committee  
Brandon J. Ripp  
State of Wisconsin )  
County of Dane ss )  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above-named Brandon J. Ripp, to me known to be the persons who executed the foregoing instrument and acknowledged the same.  
My commission expires \_\_\_\_\_

City of Madison Certificate  
Resolved that this plot known as RIPP ADDITION TO LINDEN PARK, located in the City of Madison was approved by  
Resolution No. \_\_\_\_\_, I.D. No. \_\_\_\_\_ and adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, and further resolve that the conditions of said approval were fulfilled on \_\_\_\_\_, 2014.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.  
Maribeth Hlad-Behi, Clerk  
City of Madison

CHORD BEARING	CHORD LENGTH	BEARING	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
S 111.20°	71.00	S 111.20°	0°00'00"	S 111.20°	71.00
S 111.20°	71.00	S 111.20°	0°00'00"	S 111.20°	71.00
S 111.20°	71.00	S 111.20°	0°00'00"	S 111.20°	71.00
S 111.20°	71.00	S 111.20°	0°00'00"	S 111.20°	71.00

**BIRRENKOTT SURVEYING**  
BIRRENKOTT SURVEYING INC.  
1677 N. BRISTOL STREET  
SUN PRAIRIE, WIS. 53590  
608-837-7463  
PREPARED FOR:  
BRANDON RIPP LLC  
8459 ANCIENT OAK LANE  
VERONA, WIS. 53593  
850-4450

Office Map No. 130241-FP-V2-dwg  
DATED: March 11, 2014

Daniel V. Birrenkott  
Registered Land Surveyor No. 1531

- Notes:
- The proposed number of lots is 25, the proposed number of outlots is 1.
  - Gross area in this preliminary plot = 254,527 square feet or 5.84 acres.
  - This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
  - All lots within this subdivision to be served by public sewer and water.
  - Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
  - The lands within this subdivision shall be served by underground utilities.
  - The lands within this subdivision are located in "ZONE X UNDESERVED" (Areas determined to be outside 0.2% annual chance floodplain, per Flood Insurance Rate Map, Map No. 55020C, Revised January 2, 2009, as published by the Federal Emergency Management Agency).
  - Per Note 6 of CSM 12934 as Doc. No. 4671680, this plot acknowledges and accepts drainage from Lot 1 of said CSM and shall address the drainage and storm water management requirements for said Lot 1.
  - Per Note 7 of CSM 12934 as Doc. No. 4671680, suball information indicates that easements of structures within the plot may encounter bedrock. The subsurface conditions report, dated May 10, 2002 is on file with the City Engineer (also as noted on the Linden Park plot).
  - This plot is subject to Declaration of Conditions and Covenants to Linden Park recorded as Doc. No. 4176209 and 4176210.
  - This plot is subject to Linden Park CSM and First Addition to Linden Park Restatement and Amendment of Declaration of Protective Covenants, Conditions and Restrictions per Doc. No. 4428968 and First Amendment per Doc. No. 4233924.
  - This plot is subject to Declaration of Conditions and Covenants for the Development/Plot of CSM 12934 per Doc. No. 4710
  - All lots within this plot are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plot. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plot. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
  - The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.  
NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

PROPOSED FINAL PLAT

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified \_\_\_\_\_ 20\_\_\_\_  
Department of Administration