

RIPP4 LLC · CROSS PLAINS, WISCONSIN

Estate Home Sites on the Ripp Family Land

A concept discussion — four parcels, ±35 acres, three to five estate home sites, for the current owners or any future owner.

Town of Cross Plains Plan Commission

Monday, October 12, 2026 · 7:00 PM

Presented by **Dave Ripp** for the owners of Ripp4 LLC

Dave Ripp · Roger Ripp · Bob Ripp · Ginny Langtim

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A family decision, brought to the Village first

Ripp4 LLC holds four parcels of family land off Gils Way, south of the Village core. Its owners — Roger Ripp, Bob Ripp, and Ginny Langtim — have decided, after decades of family stewardship, that it is time to sell.

Before the land is offered to anyone, the family wants a shared understanding with the Township: what can responsibly be built here? A clear answer protects a future buyer — and gives Cross Plains a voice in this edge of the community before a sale, not after it.

"Staff talked more about your rural development proposal and believe the next step ... would be a presentation to the Village's Plan Commission."

— Carly Persson, Village Administrator, August 11, 2026



What tonight is

An update of our action item to meet with the Village and continuing open concept discussion.



What we're asking

Signal that estate homes can be welcomed here — under Town jurisdiction — for these owners or any future buyer.
Guidance on next steps proposed - PERC test, Well estimates/planning ideas, Dane County density review



What tonight is not

Not a play or variance request. We are seeking continued discussion and process for annexation of Village lot into the Township per Village request.

Jun 3

Jun 10–28

Jul 1

Aug 11

Sept 8

Oct 12



THE PROPERTY

Four parcels — ±35 acres of oak woods and meadow

±35

total acres across the four parcels

4

parcels — sellable together or individually

±29

interior acres (Parcels 1–3)

6.27

acres — platted Lot 6 (Parcel 4)



Oak woodland

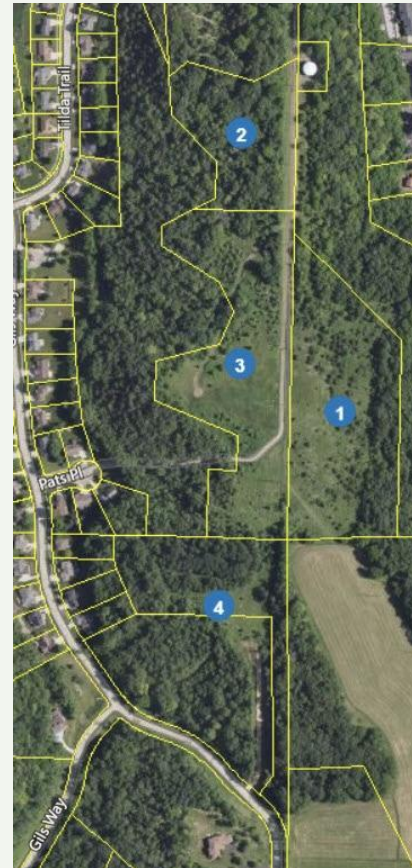


Hilltop meadows



Trails alongside

Zoning today: Parcels 2–3 farmland preservation (FP-1); Lot 6 rural residential. Parcel 1 - Village lot (Village zoning) left “zoning today” Detail in Appendix A6.



Parcels 1–4 from the air

- South of the Village core, off Gils Way — an established estate neighborhood (Glacial Oaks Estates, Cedar Glen Estates).
- Parcel 4 is platted Lot 6 of Glacial Oaks Estates; Parcels 1–3 lie immediately north.
- Open meadow on Parcel 1 (Village); mature oak woods across Parcels 2–4, with clearings already opened.
- Hilltop building sites with long views — private, estate-scale character minutes from the Village.
- Within the Village’s extraterritorial planning area — the Village’s voice matters on any path forward.
- Received positive acceptance from Village to pursue as township development



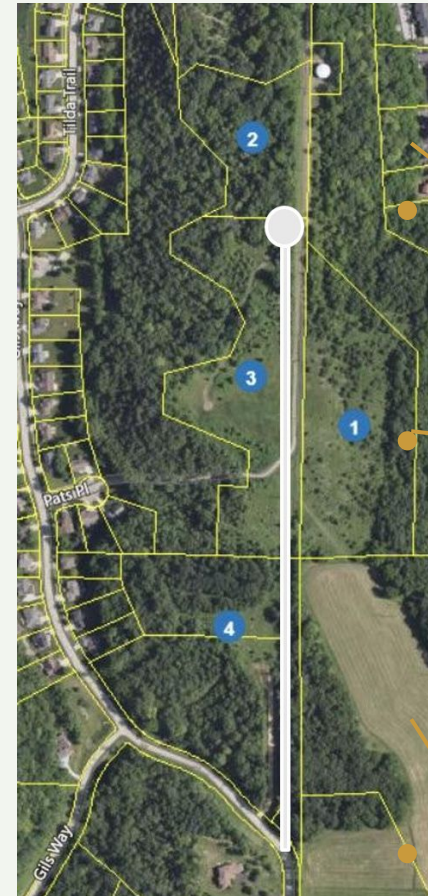
Access is already platted: a 66-foot public-road reservation

The interior parcels are not landlocked — the recorded plat planned for this road.

- The Glacial Oaks Estates plat sets aside a 66-foot strip along Lot 6 (Parcel 4), running from Gils Way north to Parcels 1–3 — expressly “reserved for possible future public road dedication.”
- Sixty-six feet is the standard Wisconsin public right-of-way — a Village- or Town-standard road fits here as platted, not as an exception.
- The identified alignment holds grade under the Village’s 12% road maximum.
- MG&E coordination on the power-line corridor is identified; required easement clearances are expected to be attainable.
- ATC coordination of power line easements. MG&E is power up to boxes only - currently (no clearance discussion needed)



In writing since 2008: “There is a 66’ easement noted on the plat for possible future public road dedication.” — Lot 6 Land Appraisal Report, May 2008. Exhibits: Appendix A2 & A4.



Cul-de-sac turnaround at the north end, serving Parcels 1–3

Straight road inside the platted 66’ reservation, along property lines

Connects to existing Gils Way at the south

Shared with Village staff June 28, 2026



THE CONCEPT

Four to five estate homes — the lightest use that works



Estate-scale lots

4–5 sites across ±35 acres, sized well beyond neighboring lots — homes set into clearings and meadow edges, not carved through the oaks.



One quiet road

A single straight road inside the platted 66' reservation, ending in a cul-de-sac. Three to five households — a country lane, not a subdivision grid.



Rural services (like Glacial Oaks today)

Wells and septic under the rural path — how the Gils Way neighborhood is served today. No pressure-zone work, no main extensions, no Village utility cost.



Trails stay welcome

The owners remain open to accommodating the mountain-bike and walking trail connections used alongside the neighboring Village land.



Fits the neighborhood

Continues the established pattern — Glacial Oaks and Cedar Glen estate lots — countryside homes at the Village's edge.



Feasibility, owner-funded

With direction set, the owners will commission slope and woodland mapping, road engineering, and site suitability work before any formal application.



STAFF INPUT, TAKEN SERIOUSLY

Every concern raised has shaped this concept

STAFF RAISED

Slopes, woodland, and hilltops need mapping and evaluation (Jun 10)

OUR ANSWER

First task of owner-funded feasibility; estate density keeps homes off sensitive ground.

STAFF RAISED

Village roads cannot exceed a 12% grade (Jun 10)

OUR ANSWER

The platted alignment from Gils Way holds under 12%.

STAFF RAISED

Access must come from within the Village (Jun 10)

OUR ANSWER

Received as access comes from existing Township portion of Gil's Way.

STAFF RAISED

ACT easements on the power-line corridor (Jun 10)

OUR ANSWER

Coordination identified; required clearances expected to be attainable.

STAFF RAISED

Separate water pressure zone; no private wells inside the Village (Jul 1)

OUR ANSWER

Township specifications for well and septic to be met

STAFF RAISED

2021 solar review: topography, usable land, access, economics (Jul 1)

OUR ANSWER

Exactly why 3–5 estate homes fit: the lightest use this land supports is the one proposed.

The land's constraints don't argue against this concept — they point to it.



PATH FORWARD

What we ask of Township tonight

The path we recommend

- 1 Tonight: concept-level feedback — can estate homes be welcomed here?
- 2 Joint conversation with the Town of Cross Plains and Dane County on the rural approval route.
- 3 Jurisdiction aligned with use — the Village's guidance on annexation, extraterritorial, or boundary questions.
- 4 Owner-funded feasibility: slope and woodland mapping, road engineering, well and septic suitability.
- 5 Return to this Commission with a refined concept.



A signal, not an approval

An in-concept indication — valuable to these owners and any future buyer — that 3–5 estate home sites can work here.



Guidance on jurisdiction

Village has given all indication that they will not object and this should be pursued as a rural township development plan



The complete punch list

Every must-solve issue named now, so feasibility work can answer all of it at once.

A clear answer lets the family market this land honestly — and gives Cross Plains Village and Township a say before a buyer arrives, not after.

Appendix

A1 Engagement record · A2 Recorded plat · A3 Road concept · A4 2008 appraisal · A5 Site photos · A6 Parcel data



Engagement with the Village and Township — the record

Apr 13 2026

Met with Greg and the Township of Cross Plains to share ideas about Ripp4 LLC land uses

Jun 3

Initial meeting with Village Administrator Carly Persson. Concept introduced: 3–5 estate homes, one shared road with turnaround, openness on trails, feasibility commitment. Written recap sent the same day.

Jun 10

Staff response: map and evaluate steep slopes, woodland, and hilltop areas; 12% maximum road grade; access required from within the Village; check MG&E easements on the power lines.

Jun 23

Family reply: road grade under 12% confirmed; MG&E easement clearance expected; request restated — 3–5 estate homesteads across the four parcels.

Jun 28

Road rendering shared: straight alignment from Gils Way running north along property lines with a turnaround (Appendix A3).

Jul 1

Staff feedback: concept unlikely to proceed as a Village-utility project

Jul 1

Family response the same day: proposed pursuing the Town path, asked whether the Village would object, and raised jurisdictional alignment for future discussion.

Aug 11–12

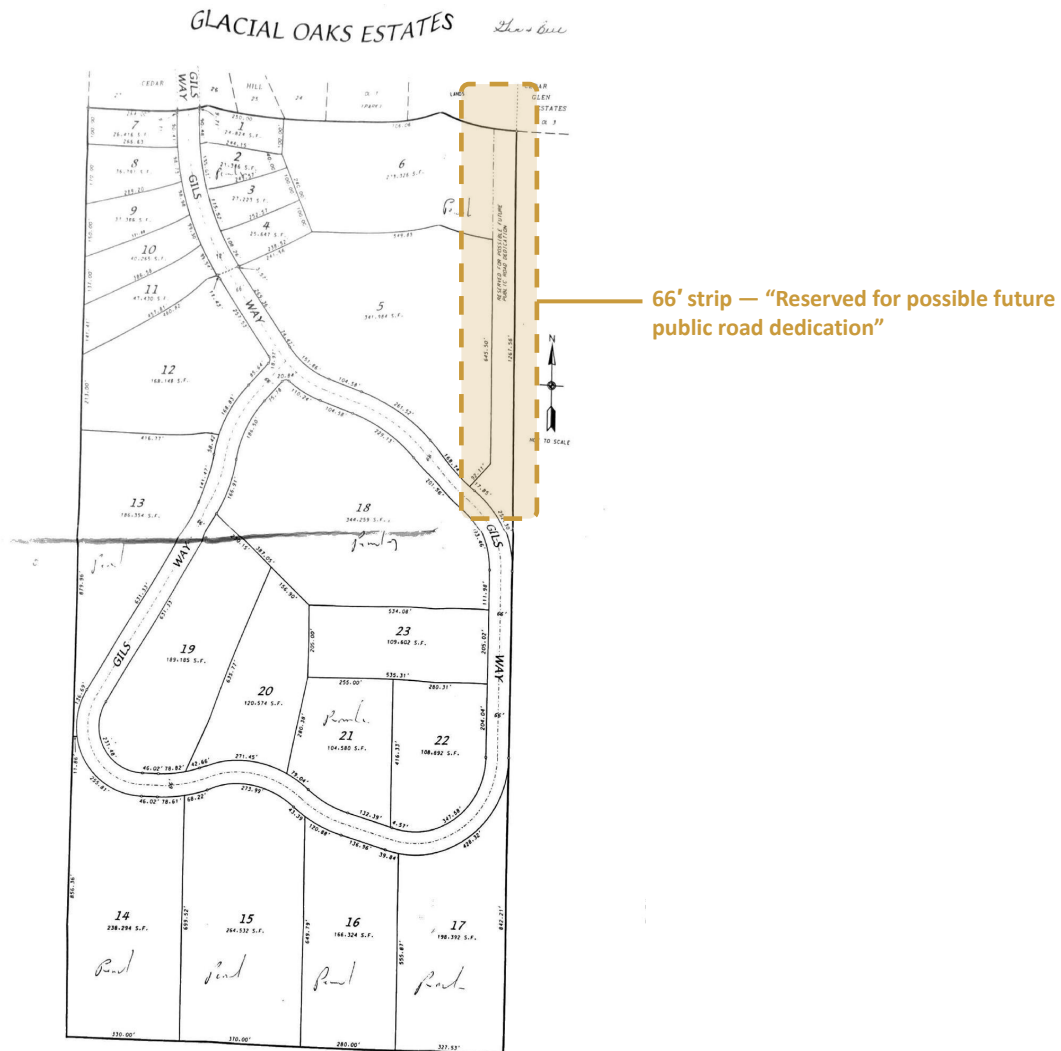
Staff invite a Plan Commission presentation on the rural development proposal; September 8 targeted and confirmed.

Sept 8

Met with Village planning commission and shared concept to align with Village request to inform.



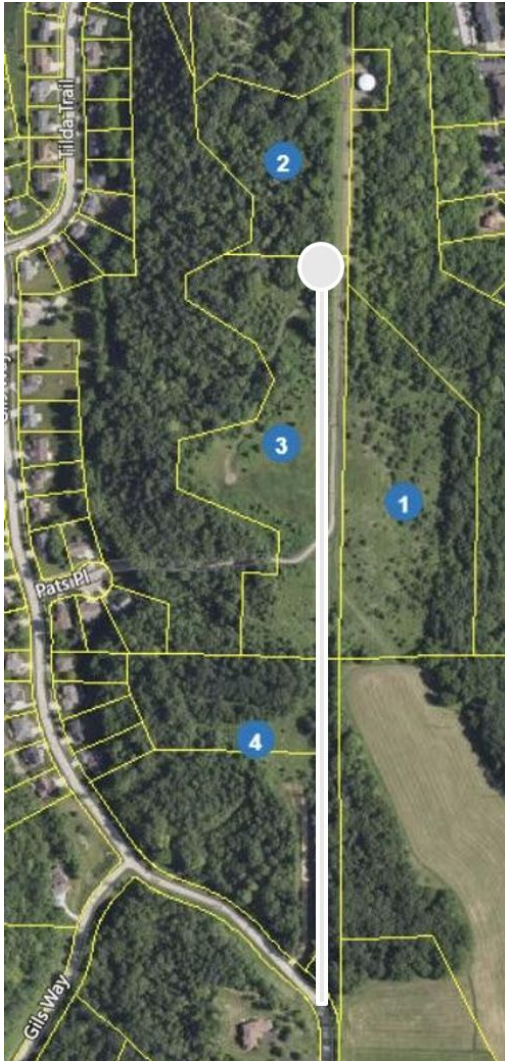
Recorded plat — Glacial Oaks Estates



- Lot 6 (Parcel 4) is platted within Glacial Oaks Estates, fronting Gils Way — the large lot at the plat’s northeast.
- Along the lot’s east line, the plat reserves a 66-foot strip — “RESERVED FOR POSSIBLE FUTURE PUBLIC ROAD DEDICATION” — running from Gils Way to the adjoining lands at the north, where Parcels 1–3 lie.
- A 66-foot right-of-way is the Wisconsin standard for public roads: the plat anticipated exactly the connection now proposed.
- Context on the plat: Cedar Glen Estates to the east, Cedar Hill to the north, and a park outlot adjoining.
- Handwritten annotations on this copy are the family’s working notes.



Road concept shared with Village staff — June 28, 2026



- Prepared in response to staff's June 10 questions on access and road standards.
- Straight alignment beginning at existing Gils Way on the south, running north along property lines inside the platted 66-foot reservation.
- Cul-de-sac turnaround at the north end; grade held under the Village's 12% maximum.
- Serves all four parcels: Parcel 4 (wooded, south), Parcel 3 (wooded with clearings, west), Parcel 1 (open meadow, east), Parcel 2 (wooded, north).
- Established neighborhood immediately west: Gils Way, Patsi Place, Tilda Trail.
- Illustrative only — alignment to be engineered in the feasibility phase.



APPENDIX A4

Lot 6 appraisal, May 2008 — the easement in writing

LAND APPRAISAL REPORT

Owner: RICHARD RIPP LIVING TRUST
 County Address: LOT 6 GILS WAY
 City: CROSS PLAINS
 State: WI
 Zip Code: 53528

Legal Description: GLACIAL OAKS ESTATES LOT 6
 Date of Sale: N/A
 Loan Term: N/A
 Property Rights Appraised: Fee
 Leasehold: De Minimis P/D

Appraiser: RICHARD RIPP LIVING TRUST
 Address: Address
 Instructions to Appraiser: Instructions to Appraiser

Urban: Over 75%
 Suburban: 25% to 75%
 Rural: Under 25%

Employment Stability
 Conversion: Employment
 Conversion: Employment
 Conversion: Employment

Change in Present Land Use
 From: 70% Family
 To: 2-4 Family
 From: 30% Vacant
 To: 30% Vacant

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): THE SUBJECT PROPERTY IS LOCATED SOUTH OF THE VILLAGE OF CROSS PLAINS IN AN AREA OF SINGLE FAMILY HOMES LOCATED ON COMPATIBLE BUILDING SITES.

Dimensions: 6.27 Ac. or Acres
 Zoning classification: ETZ-1, SINGLE FAMILY
 Highest and best use: Present use: OFF SITE IMPROVEMENTS: Top: SLOPING
 Other (Describe): Other (Describe): Other (Describe): Other (Describe):

Electric: MG&E
 Gas: MG&E
 Water: NONE
 San Sewer: NONE

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): THERE IS A 66' EASEMENT NOTED ON THE PLAT FOR POSSIBLE FUTURE PUBLIC ROAD DEDICATION.

The undersigned has received three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made; if a significant item in the comparable is similar to the subject, no adjustment is made.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	LOT 6 GILS WAY	14 ACRES HIDDEN VALLEY	LOT 19 GILS WAY	LOT 3 K & R ROAD
City	CROSS PLAINS	T CROSS PLAINS	T CROSS PLAINS	T SPRINGDALE
Property to Subject	0.83 miles SE	0.83 miles SE	0.19 miles W	0.42 miles SW
Sales Price	N/A	\$ 263,000	\$ 163,000	\$ 210,000
Price	N/A	\$ 263,000	\$ 163,000	\$ 210,000
Date Source	INSPECTION	INSPECTION	INSPECTION	INSPECTION
Date of Sale	05/23/2008	11/01/2007	12/24/2007	03/01/2008
Price Adjustment	05/23/2008	11/01/2007	12/24/2007	03/01/2008
Location	HILL TOP/PRIVATE	NEAR HWY P	CORNER/OPEN	VIEW/SEMI PRIV
Size/View	6.27 ACRES/GOOD	14 ACRES	4.34 ACRES	3.98 ACRES
Access	LONG DRIVE	EASY ACCESS	EASY ACCESS	EASY ACCESS
Improvements	NONE	NONE	NONE	NONE
Costs of Financing	CONVENTION	CONVENTION	CONVENTION	CONVENTION
Costs of Financing	NONE	NONE	NONE	NONE
Final Value	\$ 187,000	\$ 187,000	\$ 187,000	\$ 187,000

Comments on Market Data: THE MARKET DATA IS ADEQUATE. COMP # 2 IS LOCATED IN THE SAME SUBDIVISION AS THE SUBJECT PROPERTY. COMP # 3 IS AN OPEN LOT AND NEEDS SOME FILL FOR COMPS 1 AND 2 ARE CLOSEST IN PROXIMITY. COMP # 1 IS LARGER BUT LOCATED ON HWY P.

Comments and Conditions of Appraisal: ALL THREE COMPARABLES WERE SOLD AS SINGLE FAMILY HOMES SITES. NO ADJUSTMENT FOR DIFFERENCE IN 2-3 ACRES. MARKET DATA SHOW THAT THEY WILL SELL FOR APPROXIMATELY THE SAME.

Final Reconciliation: THE MAJOR DIFFERENCE IN THE SITES WHEN COMPARING TO THE SUBJECT PROPERTY IS THE COST OF INSTALLING A DRIVEWAY TO THE BUILDING SITE.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF MAY 23, 2008, TO BE \$ 187,000.

Appraiser: Michael J. Roessler
 Review Appraiser (if applicable):
 Did Not Physically Inspect Property

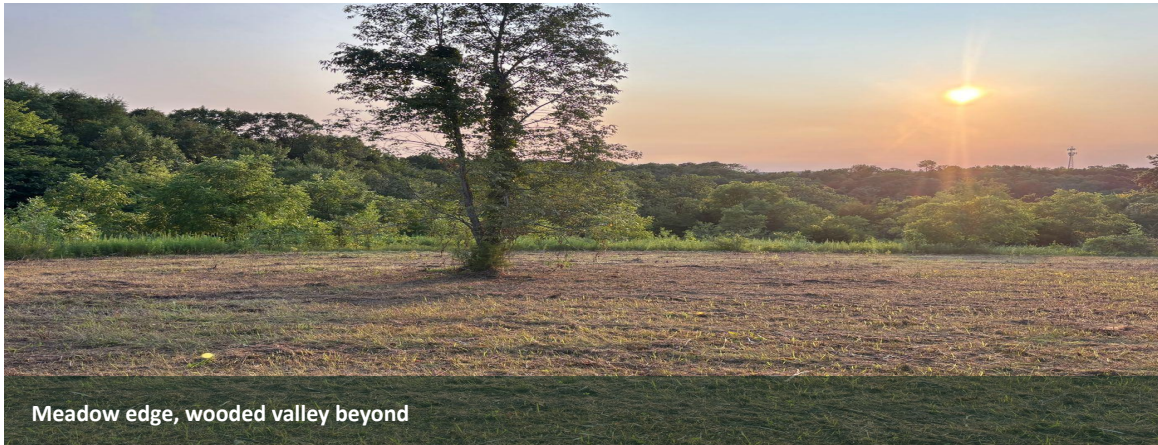
"THERE IS A 66' EASEMENT NOTED ON THE PLAT FOR POSSIBLE FUTURE PUBLIC ROAD DEDICATION."

— Site comments, Land Appraisal Report, Lot 6, May 23, 2008

- Appraised for the Richard Ripp Living Trust by Michael J. Roessler; legal description Glacial Oaks Estates Lot 6, Dane County — 6.27 acres, hilltop and private.
- Single-family zoning classification at the time (ETZ-1); MG&E electric and gas at the site; no municipal water or sewer — the neighborhood standard.
- All three comparable sales — one within Glacial Oaks Estates itself — sold as single-family home sites: this market is established, not speculative.



The land itself





Parcel summary

PARCEL	ACRES	CURRENT ZONING	CHARACTER & NOTES
1	10.5	Village lot with “None” listed in parcel records	“Village zoning” - when time to be annexed into township as part of overall rezoning
2	5.4	FP-1 · farmland preservation	Wooded, at the north end near the turnaround
3	13.0	FP-1 · farmland preservation	Largest parcel; wooded with interior clearings, west side
4 · Lot 6	6.27	Rural residential (RR-4)	Platted Glacial Oaks Estates lot fronting Gils Way; carries the 66’ public-road reservation

Total: 35.2 acres. Parcels may be conveyed as one holding or individually. Zoning as listed in county parcel records per the family’s summary; any rezoning of the FP-1 parcels would follow the concept direction set with the Village and the Town of Cross Plains.