

GLACIAL OAKS ESTATES HOMEOWNERS ASSOCIATION

October 12, 2026

To: Town of Middleton Plan Commission

Re: Proposed Development North of Glacial Oaks Estates – RIPP 4 LLC

Dear Plan Commission Members:

On behalf of the Glacial Oaks Estates Homeowners Association (HOA), we are writing to express our concerns regarding the potential development of three parcels located north of Glacial Oaks Estates and the proposed use of Lot 6 as a shared driveway to access these properties.

It has come to the HOA's attention that RIPP 4 LLC, the owner of Lot 6 and the properties to the north, has expressed interest in using Lot 6 as an access route for future development. Although RIPP 4 LLC has not formally submitted any plans or proposals to the HOA, we have been advised by both the Town and Village that discussions regarding this potential development are ongoing.

HOA Restrictive Covenants

Our primary concern is the proposed use of Lot 6 as a throughway to access properties outside Glacial Oaks Estates.

Section XI, General Restrictions, Paragraph D, of the Glacial Oaks Estates Covenants and Restrictions expressly states:

“No Lot shall be used in whole or in part as a public or private throughway for vehicular traffic.”

The HOA believes that using Lot 6 as a shared driveway to access the three northern parcels would be inconsistent with this restriction. We have included a copy of the recorded Glacial Oaks Estates Covenants and Restrictions for your review.

Neighborhood Traffic Concerns

At our September 8 annual HOA meeting, HOA members discussed the proposed use of Lot 6 and its potential impact on the surrounding neighborhoods. In addition to the covenant restriction, members expressed concerns about increased traffic on Gils Way and through the surrounding residential neighborhoods.

Gils Way does not provide direct access from downtown Cross Plains. Instead, vehicles traveling to and from the proposed development would follow a circuitous route through existing residential neighborhoods in both the Village of Cross Plains and the Town of Cross Plains.

Members expressed concern that directing additional traffic through these established neighborhoods could negatively affect residents along Gils Way, including increased traffic volumes, safety concerns, and changes to the residential character of the area.

These concerns extend beyond Glacial Oaks Estates and may be shared by other residents along Gils Way in both municipalities.

HOA Board Action

At the HOA meeting, a motion was made authorizing the Board to seek a legal review of the HOA's governing documents to confirm the Board and Design Review Committee's interpretation that using Lot 6

to access properties outside the subdivision constitutes a restricted use. A copy of this legal review is attached for your consideration.

Request to the Plan Commission

The Glacial Oaks Estates HOA respectfully requests that the Plan Commission consider these concerns when reviewing any proposed development involving RIPP 4 LLC and the three northern parcels.

Specifically, we ask that the Commission give appropriate consideration to the existing HOA restrictions, the potential traffic impacts on Gils Way, and alternative access arrangements that would avoid directing additional traffic through established residential neighborhoods.

We also request that the HOA be kept informed of future discussions, meetings, or proposed actions involving access through Lot 6 and be provided an opportunity to offer input before any decisions are made.

We appreciate the Plan Commission's consideration of these concerns and respectfully request that this letter be included in the public record relating to the proposed development.

Sincerely,

Glacial Oaks Estates Homeowners Association

Board of Directors

glacial.oaks.hoa@gmail.com