



Location
1507 Burning Wood Way

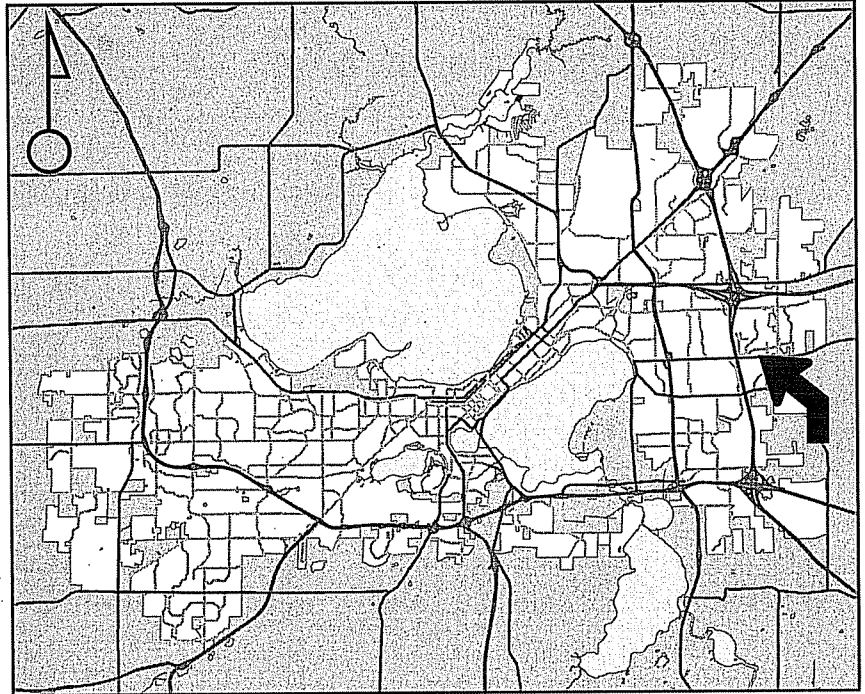
Applicant
Dennis Tiziani/
Craig Makela - Cherokee Inc

From: Temp A To: PUD(GDP-SIP)

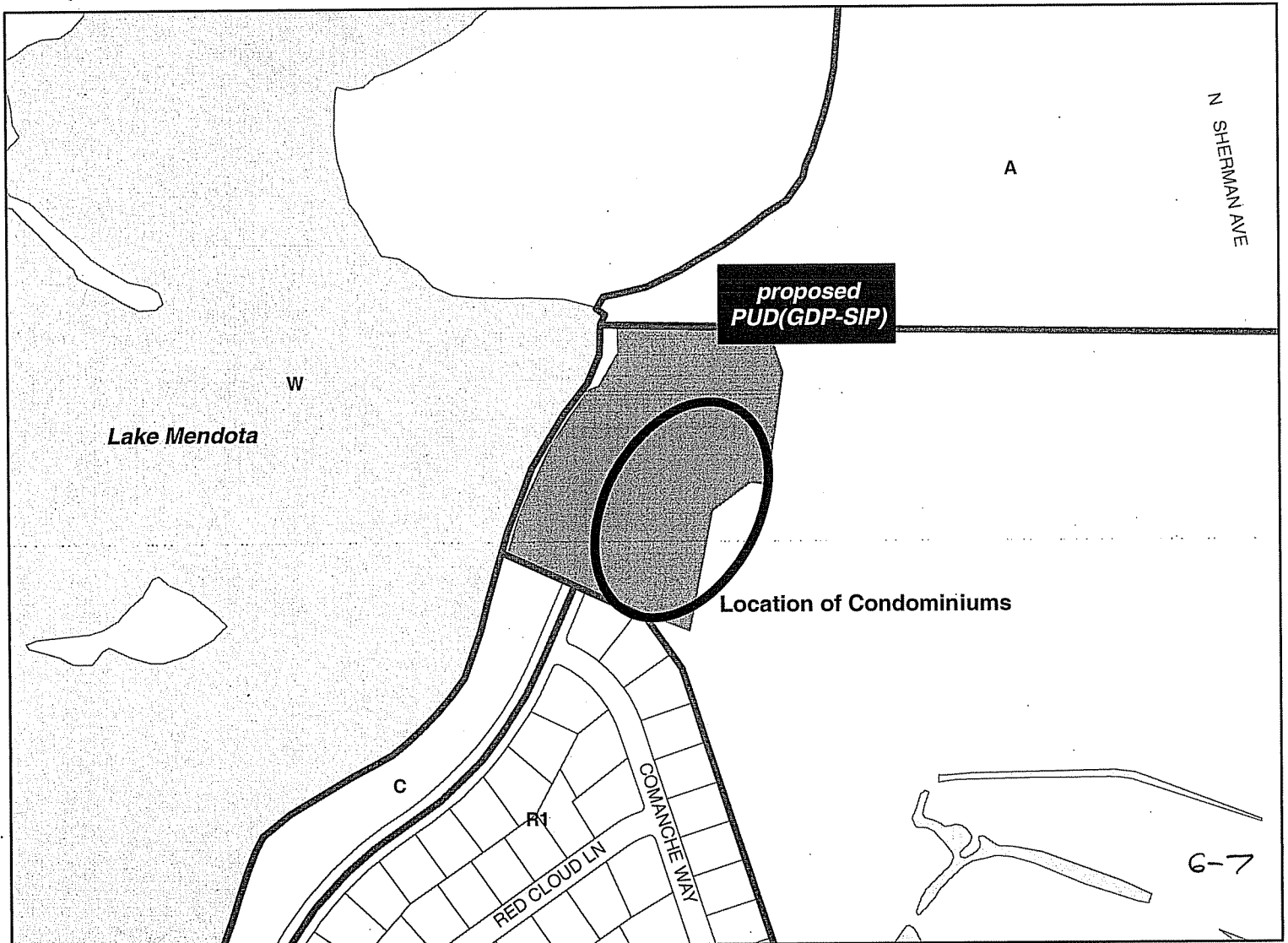
Existing Use
Vacant Land

Proposed Use
3 Building, 6-Unit Condominium
Development

Public Hearing Date
Plan Commission
23 July 2007
Common Council
07 August 2007



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





Fax to 261-9654

LAND USE 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

- The following information is required for all applications for Plan Commission review.
- Please read all 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
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$1850.⁰⁰ Receipt No. _____
 Date Received 4-18-07
 Received By KAW
 Parcel No. _____
 Aldermanic District 18: Michael Schumacher
 GQ _____
 Zoning District Ag.
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript. _____
 Plan Sets Zoning Text _____
 Alder Notification Waiver _____
 Ngrbrhd. Assn Not. Waiver _____
 Date Sign Issued _____

1. Project Address: 1507 BURNING WOOD WAY Project Area in Acres: 3.5416
~~Lands at the end of Burning Wood Way~~

Project Title (if any): Burning Wood Way Project

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly) GPP-SIP

Rezoning from _____ to _____ Rezoning from AG to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Craig Makela Company: Cherokee Park, Inc
 Street Address: 5000 N Sherman Ave City/State: Madison, WI Zip: 53704
 Telephone: (608) 249-1000 x103 Fax: (608) 241-8909 Email: cmakela@cherokeecountryclub.net

Project Contact Person: Craig Makela Company: Cherokee Park, Inc
 Street Address: 5000 N Sherman Ave City/State: Madison, WI Zip: 53704
 Telephone: (608) 249-1000 x103 Fax: (608) 241-8909 Email: cmakela@cherokeecountryclub.net

Property Owner (if not applicant): DENNIS TIZIANI
 Street Address: 5000 N SHERMAN AVE City/State: MADISON, WI Zip: 53704

4. Project Information:
Provide a general description of the project and all proposed uses of the site: Construct (3) duplex type single family units for a total of (6) dwelling units.

Development Schedule: Commencement Upon Approval Completion 6 Months after approval

CONTINUE → 6-7

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details.
 - Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 1850.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of Cherokee Special Area Plan, which recommends: Low Density Residential for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

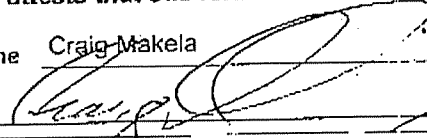
→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND date: you sent the notices:
Alder Schumacher was sworn in on Tuesday, April 17 at noon. Attached is list of neighborhood meetings.

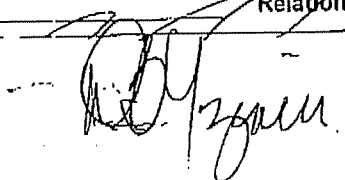
If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff: note staff persons and date.

Planner Tim Parks Date 04/13/07 | Zoning Staff Matt Tucker Date 04/13/07

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Craig Makela Date 04/17/07

Signature  Relation to Property Owner Employee

Authorizing Signature of Property Owner  Date 04/17/07