



9-10



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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	1850- Receipt No. 89899
Date Received	4/2/08
Received By	MJP
Parcel No.	0809-241-0144-0
Aldermanic District	18- MICHAEL SCHUMACHER
GQ	ok
Zoning District	RUDSIP
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	4/27/08 Waiver
Ngrbrhd. Assn Not.	4/27/08 Waiver
Date Sign Issued	4/2/08

1. Project Address: 1507 Burning Wood Way Project Area in Acres: 3.4055
Project Title (if any): BURNING WOOD ESTATES

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

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>PUD/GDP/SIP</u> to <u>PUD/PCD-SIP</u> ^{Amended}	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Other Requests (Specify): _____	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	

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) 444 0207 Fax: (608) 241-8909 Email: cmakela@cherokee-country-club.net
Project Contact Person: SAME Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____
Property Owner (if not applicant): Cherokee Park, Inc
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: Site will be divided into 3 lots to be sold fee simple. Single family homes are to be constructed.

Development Schedule: Commencement Summer '08 Completion Fall '09

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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 1850⁰⁰ 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 buildings, **photos** of the interior and exterior 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 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 the: Cherokee Special Area Plan 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 dates you sent the notices:
Michael Schumacher, Cherokee Park Neighborhood Association (Meeting 1/27/08)
- 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 _____ Date _____ | Zoning Staff _____ Date _____

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

Printed Name Craig McKel Date 3/20/08
 Signature [Signature] Relation to Property Owner Employee

Authorizing Signature of Property Owner _____ Date _____

Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704

April 2, 2008

Madison Plan Commission
215 Martin Luther King Blvd Rm LL-100
PO Box 2985
Madison, WI 53701-2985

Re: Letter of Intent
1507 Burning Wood Way
Rezoning Application
Final Plat Application

Owner: Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704
Contact: Craig Makela
(608) 444-0207
cmakela@cherokeecountryclub.net

Project Manager: Craig Makela
Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704
(608) 444-0207
cmakela@cherokeecountryclub.net

Project Engineer: Dan Murray, PE
Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704
(608) 575-6927
dmurray@charter.net

Site Engineer: General Engineering
Scott Anderson, PE
916 Silver Lake Drive
PO Box 340
Portage, WI 53901
(608) 742-2169
sanderson@generalengineering.net

Storm Water Mgt: Montgomery Associates: Resource Solutions, LLC
Ann-Marie E Kirsch, PE
2820 Walton Commons West, Suite 135
Madison, WI 53718
(608) 223-9585
ann-marie@ma-rs.org

Surveyor: Birrenkott Surveying, Inc
Patrick Cowell
PO Box 237
1677 N Bristol St
Sun Prairie, WI 53590
(608) 837-7463
birrenkott@spwl.net

Enclosed Submittals:

- Final Plat w/Legal Description
- Land Use Application (PUD Zoning Requested)
- Subdivision Application
- Site Plan
- Landscape Plan
- Project Narrative
- General Design Standards
- Associated Fees

Project Summary:

Cherokee Park, Inc (CPI) requests changing our existing PUD from one single condominium lot to a (4) lot final plat, including (3) fee simple saleable lots and (1) outlot which includes a wetland and subsequent 75' buffer zone. This outlot will be retained by CPI, Inc.

Existing Conditions and Uses:

The development is currently approved for the construction of (3) duplex homes on a single condominium lot. Changes in the real estate market and a general sentiment from the Cherokee Park Neighbors have led us to this change in application.

Development Schedule:

CPI intends to develop the entire site to include public utilities (nearly completed), streets, sidewalks, etc. in the summer of 2008, with individual lot sales and home construction to begin immediately following.

Character and Quality:

CPI will act as General Contractor in the building of the single family homes, and will reserve the right for architectural review.

CPI respects the natural beauty of the site and considers it as asset to developing a high-quality, urban, walkable neighborhood in a park-like setting.

Design character will be controlled with covenants and restrictions that include specific design standards for the entire development. The emphasis of these covenants will be on natural building materials and design with an 'eco-friendly' approach, as well as a strong emphasis on storm water management practices to protect the sensitive surrounding areas.

Proposed general design standards are attached.

BURNING WOOD WAY - PROJECT NARRATIVE

Cherokee Park, Inc. (CPI) intends to develop a high-quality, low density residential development 1507 Burning Wood Way, located at the north end of Burning Wood Way.

Consistency with Adopted Plans

The proposed 3 lot residential development is consistent with the recommendations of the Cherokee Park Special Area Plan adopted by the Common Council on January 16, 2007. The proposed development is also consistent with the Memorandum of Understanding executed between Cherokee Park, Inc. and the City of Madison that allows for the conveyance of Cherokee lands to the City of Madison for public park purposes.

Design Character

The proposed development will be designed with an "eco-friendly" approach for private lots, common areas and public streets. The proposed development places strong emphasis on stormwater management practices that will sensitively protect the surrounding natural areas. Design character will be controlled by covenants and restrictions which will include general design standards for the entire development area and will be consistent with the Neighborhood Development and Design Principles identified in the Cherokee Special Area Plan (page 16 – 17).

Building Design

CPI will act as the General Contractor in the construction of single family homes. CPI will reserve the right for architectural review based on covenants and design guidelines that will be prepared. The design of homes will focus on Prairie and Bungalow vernacular styles and will allow architectural freedom of expression within these architectural frameworks. The design of single family lots will focus on lot coverage, drainage, contours, and landscaping with an emphasis on "green" site and native vegetation requirements.

The design guidelines will identify ecologically sound building and site design principles. These principles will emphasize natural or recycled materials, energy efficiency, indoor air quality, and environmental impact. A basic priority ranking system will be developed to review proposed designs. The CPI Architectural Review Committee will identify how proposed designs adhere to the established design principles.

Exterior Materials and Details

The predominant exterior materials will be brick, natural stone, E.F.I.S. and cement board siding. No aluminum or vinyl siding is allowed. Consistent authentic architectural details will be used throughout to develop a cohesive neighborhood while allowing for individual choice.

Protection of Natural Features

The proposed development is designed to protect the existing natural features within the site and surrounding the site. Stormwater management facilities have been designed to protect the Cherokee Marsh to the greatest degree possible. The proposed development character will complement the natural character of the site including the landscaping and grading of common areas and the design of the interface between the residential development and the Cherokee Marsh Conservation Park. The development will be designed to comply with all applicable environmental corridor regulations.

Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704

April 2, 2008

City Of Madison
215 Martin Luther King, Jr. Blvd
Madison, WI 53701

Zoning Text
1507 Burning Wood Way
'Burning Wood Estates'
Madison, WI 53704

Legal Description: The lands subject to this planned unit development shall include those in Exhibit A, attached hereto.

- A. Statement of purpose: This zoning district is established to allow for the construction of (3) single family homes on 2.03 +/- acres, and create a 1.3742 +/- acre out lot which contains a wetland and associated 75' buffer zone. Therefore, total acreage within this plat shall be 3.4042 +/- acres.
- B. Permitted Uses:
 - a. Those that are stated in the R-1 zoning district, while allowing single-family low density dwellings.
- C. Lot Area: As stated in Exhibit A, attached hereto.
- D. Floor Area Ratio:
 - a. Maximum floor ratio permitted is .3
 - b. Maximum building height shall be two stories or as shown on approved plans.
- E. Yard requirements: Yard areas will be provided as shown on approved plans.
- F. Landscaping: Site landscaping will be provided as shown on approved plans.
- G. Accessory Off-Street Parking and Loading: Provide as shown on plans.
- H. Lighting: Provided as shown on approved plans.
- I. Signage: Signage will be provided as approved on recorded plans.
- J. Family Definition: The family definition of this PUD shall coincide with the definition given I Chapter 28.03 (2) of the MGO for the R-1 zoning district.
- K. Alterations and Revisions: No alteration or revision of this planned unit developments shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Craig Makela
Construction Project Manager
Cherokee Park, Inc

Attached: Exhibit A (CSM for PUD)

DRAFT OF CONVENANCE FOR 1507 BURNING WOOD WAY

Site grading and construction:

- Site grading shall conform to Proposed Grading & Erosion Control Plan (Sheet 3.0). Contours shall be created which are consistent with this plan. Flow arrows are also shown on the sheet to establish a general direction of water travel, but contours should be ultimately followed during final grading of each site.
- Consideration of contours and water flow requirements of adjacent lots should be given during construction.
- Once rough grade is established on lot, landscape contractor is required to contact General Engineering to verify that contours are correct.

Finished landscaping:

- Once final grade is established on lot, and before final seeding is performed, landscape contractor is required to contact General Engineering to verify that contours are correct.
- Landscaping design and specific plant placement shall conform to Landscape Plan (Sheet 4.0).
- Care must be taken to ensure that all plantings are consistent with plant list on Sheet 4.0. In all cases, plants must be identified and purchased using the Botanical Name as indicated on this list, to avoid the planting of invasive species with similar common names.
- Plant care instructions must be given to homeowner and developer upon their placement.

Rain Garden Construction:

- Rain gardens must be constructed under the direct supervision of Montgomery and Associates (MARS) to the extent that they deem necessary.
- Required sizes and general location of rain gardens are indicated on Landscaping Plan (Sheet 4.0).
- Species of plantings for rain gardens shall conform to MARS design, and an associate of MARS must be present during installation of plantings in the rain gardens.

General Overview and Architectural Criteria

Square footage for main floor living area shall be no less than 1800-sf and no greater than 2900-sf. Total impervious surface area created by construction of home shall not exceed 4400-sf.

Architectural Style Requirements:

- Style will be consistent with design principles associated with design commonly referred to as Prairie.

- Roof pitch (either hip or gable) will be 4/12 or 5/12.
- Overhangs will be a minimum of 3'0" exterior wall to fascia.
 - Note: 1'6" bay projections allowed without increase of overhang
- Emphasize horizontal design elements "continuation of line" with materials, trim, etc.
- Maximum stucco or E.I.F.S. allowed 25% of elevation square footage with the remaining wall surface to be comprised of brick, windows, and trim.
- Metal wood or bead board soffit is allowed.
- Three approved exterior materials or exterior material pattern/texture changes allowed from grade to soffit, (i.e. brick, stone cap, and stucco).
- Windows will be centered in architectural projections and will center vertically on windows occurring between two levels, (i.e. main floor and lower level).
- Main entries will be sheltered via roof or recess, (minimum 4' on recess).
- Design will integrate with natural land features, (brick as base material).
- Naturalized foundation landscaping with approved non evasive plants will be required.
- Submittals to the developments architectural review committee will be required for approval. Submittals will be required both at concept and final stage of design and will follow the informational format required from the developer.

Design References: *The Prairie School, Frank Lloyd Wright and His Midwest Contemporaries*

Author: H. Allen Brooks
 Publisher: W.W. Norton & Co.

School *Prairie Style Houses and Gardens by Frank Lloyd Wright & the Prairie*
 Author: Dixie Legler
 Publisher: Archetype Press



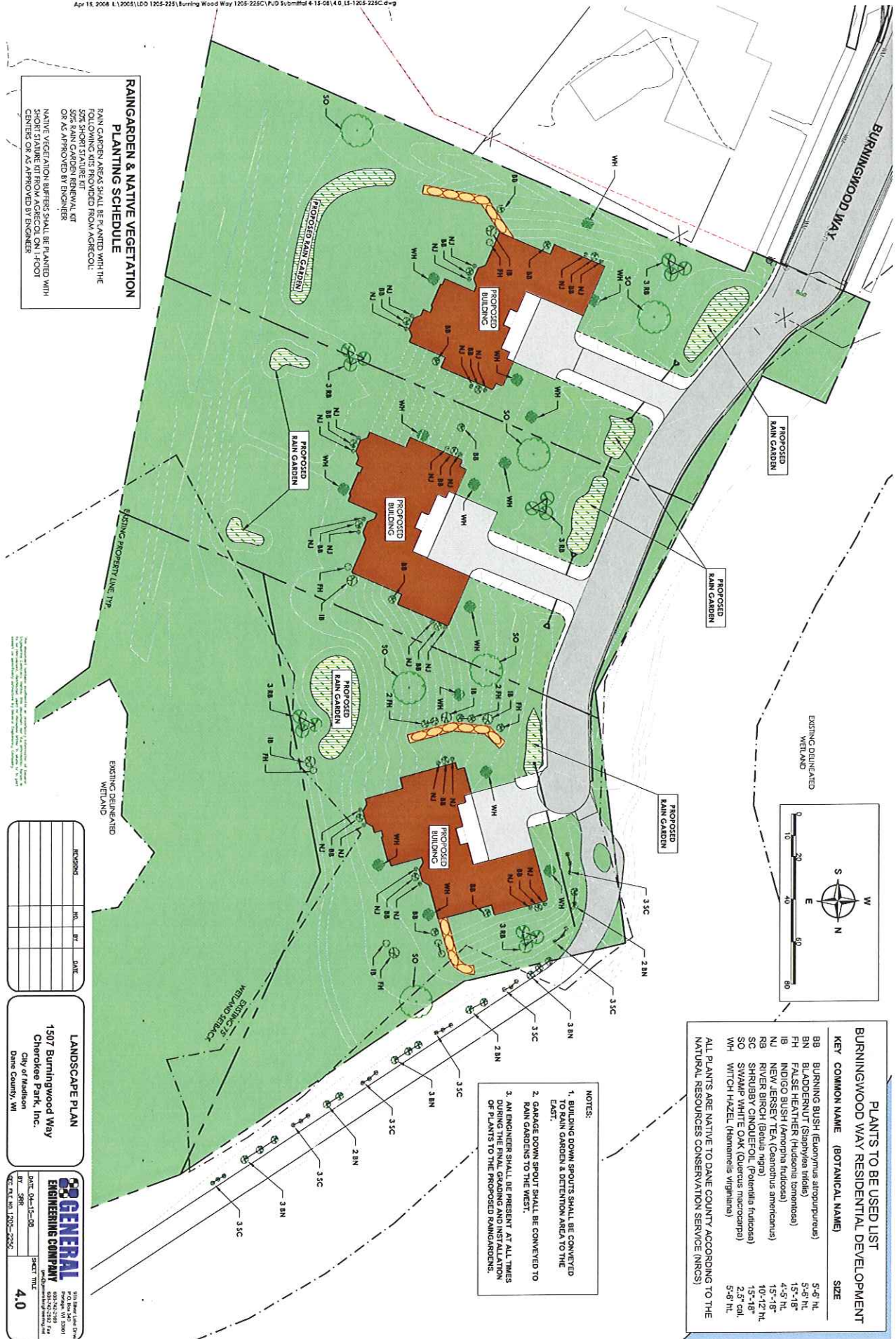
Proposed site plan for 1507 Burningham Way, Cherokee Park, Inc. The plan shows the location of the buildings, parking area, and road layout. The plan is based on the aerial photograph and the site plan provided by Cherokee Park, Inc.

REVISION	NO.	BY	DATE

PROPOSED SITE PLAN
 1507 Burningham Way
 Cherokee Park, Inc
 City of Madison
 Dane County, WI

GENERAL ENGINEERING CONSULTANTS
 2418 South 14th Street
 P.O. Box 500
 Madison, WI 53704
 (608) 252-2200
 FAX (608) 252-2200

DATE: 2-2-00
 SHEET TITLE: 1.0



RAINGARDEN & NATIVE VEGETATION PLANTING SCHEDULE

RAINGARDEN AREAS SHALL BE PLANTED WITH THE FOLLOWING KITS PROVIDED FROM AGRECOLI:

50% SHORT STATURE KIT
50% TALL STATURE KIT

OR AS APPROVED BY ENGINEER

NATIVE VEGETATION BUFFERS SHALL BE PLANTED WITH SHORT STATURE KIT FROM AGRECOLI ON 1 FOOT CENTERS OR AS APPROVED BY ENGINEER.

PLANTS TO BE USED LIST
BURNINGWOOD WAY RESIDENTIAL DEVELOPMENT

KEY COMMON NAME (BOTANICAL NAME)	SIZE
BB BURNING BUSH (<i>Elaeagnus altipurpureus</i>)	5-6' ht.
BN BLADEBERRY (<i>Shadblow trifida</i>)	5-6' ht.
FH FALSE HEATHER (<i>Hudsonia tomentosa</i>)	15'-18"
IB INDIGO BUSH (<i>Amorpha fruticosa</i>)	4-5' ht.
NU NEW JERSEY TEA (<i>Ceanothus americanus</i>)	15'-18"
RB RIVER BIRCH (<i>Betula nigra</i>)	10'-12' ht.
SC SHRUBBY CINQUEFOIL (<i>Potentilla fruticosa</i>)	15'-18"
SW SWAMP WHITE OAK (<i>Quercus macrocarpa</i>)	2.5' cal.
WH WITCH HAZEL (<i>Hamamelis virginiana</i>)	5-6' ht.

ALL PLANTS ARE NATIVE TO DANE COUNTY ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

- NOTES:**
1. BUILDING DOWN SPOUTS SHALL BE CONVEYED TO RAIN GARDEN & DETENTION AREA TO THE EAST.
 2. GARAGE DOWN SPOUT SHALL BE CONVEYED TO RAIN GARDENS TO THE WEST.
 3. AN ENGINEER SHALL BE PRESENT AT ALL TIMES OF PLANTS TO THE PROPOSED RAINGARDENS.

RECORD NO.	BY	DATE

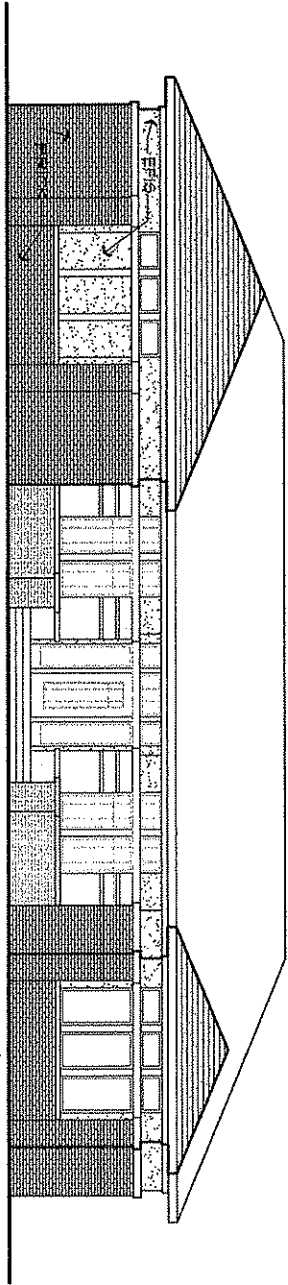
LANDSCAPE PLAN

1507 Burningwood Way
Cherokee Park, Inc.
City of Madison
Dane County, WI

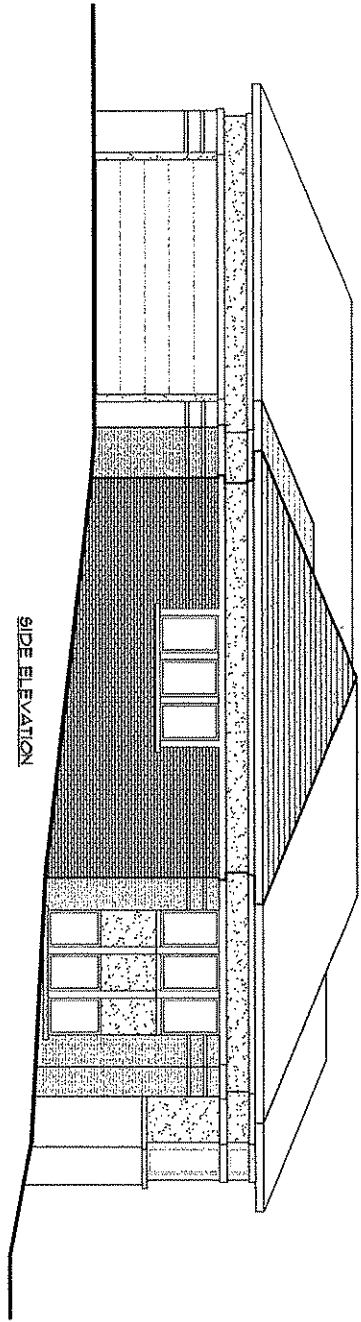
GENERAL ENGINEERING COMPANY

1111 First Lane East
PO Box 360
Madison, WI 53701
608-242-2188
www.geneng.com

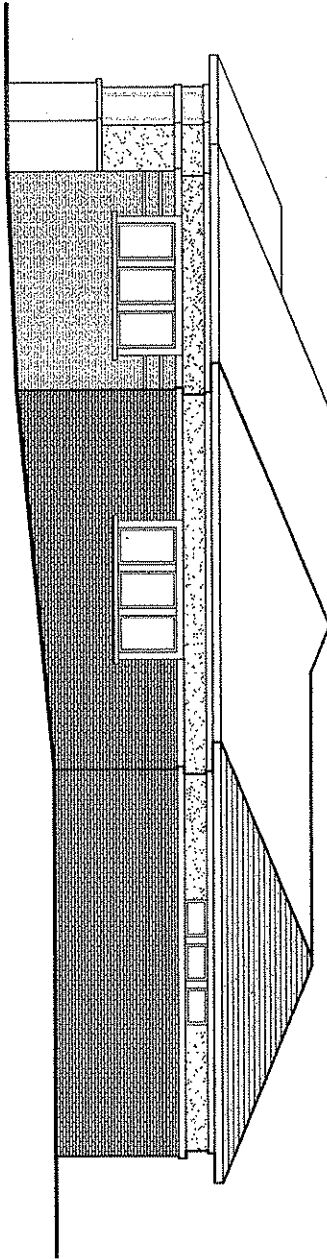
DATE: 04-15-08
BY: SBR
SHEET TITLE: **4.0**



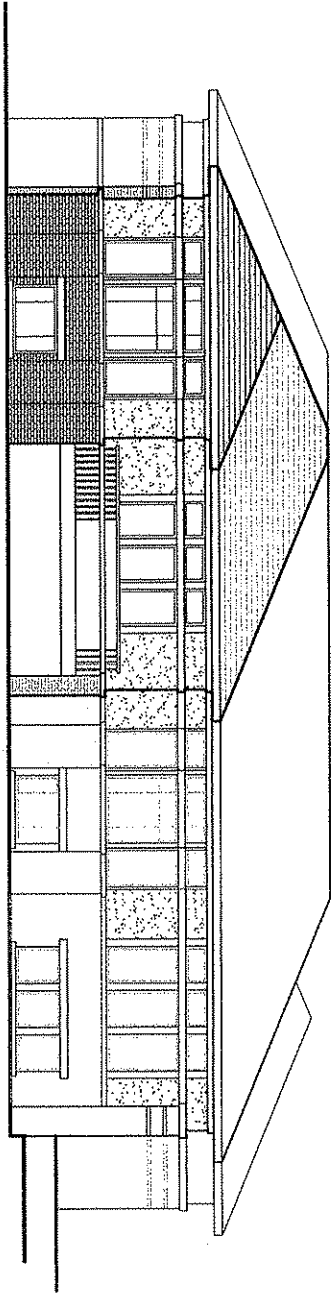
KENOLLER ARCHITECTS
ENTRY ELEVATION
KEN VEGIE ARCHITECTS



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



