

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.

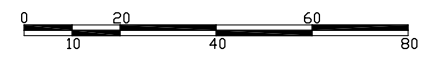
Character and Quality:

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.



EXISTING
DELINEATED WETLAND

EXISTING
DELINEATED WETLAND

MULTI-USE PATH

SIDEWALK

FIRE LANE

PREVIOUSLY APPROVED
BUILDING OUTLINE

PROPOSED SINGLE
FAMILY HOME

IMPERVIOUS AREA
PREVIOUSLY APPROVED: 6997 SQ. FT.
PROPOSED : 3802 SQ. FT.

PROPOSED SINGLE
FAMILY HOME

IMPERVIOUS AREA
PREVIOUSLY APPROVED: 7564 SQ. FT.
PROPOSED : 4382 SQ. FT.

PROPOSED SINGLE
FAMILY HOME

PREVIOUSLY APPROVED
BUILDING OUTLINE

IMPERVIOUS AREA
PREVIOUSLY APPROVED: 7330 SQ. FT.
PROPOSED : 4322 SQ. FT.

EXISTING
DELINEATED WETLAND

PROPOSED LOT LINE

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REVISIONS	NO.	BY	DATE

PROPOSED SITE PLAN

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

<p>GENERAL ENGINEERING COMPANY <small>916 Silver Lake Drive P.O. Box 340 Portage, WI 53901 608-742-2169 608-742-2592 Fax gec@generalengineering.net</small></p>	DATE 3-26-08	SHEET TITLE
	BY SJA	1.0
GEC FILE NO:1205-225C		

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

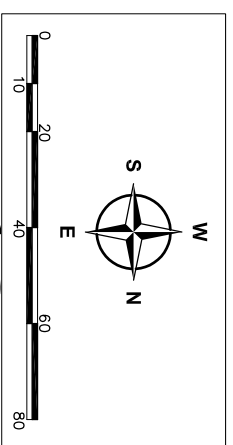
The predominant exterior materials will be brick, natural stone, E.F.I.S. and cement board siding. No aluminum or vinyl siding is allowed. Consistent authentic architectural details will be used throughout to develop a cohesive neighborhood while allowing for individual choice.

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.

BURNINGWOOD WAY

EXISTING DELINEATED WETLAND



PLANTS TO BE USED LIST
BURNINGWOOD WAY RESIDENTIAL DEVELOPMENT

KEY COMMON NAME	(BOTANICAL NAME)	SIZE
BB	BURNING BUSH (<i>Euonymus atropurpureus</i>)	5'-6' ht.
BN	BLADDERNUT (<i>Staphylea trifolia</i>)	5'-6' ht.
FH	FALSE HEATHER (<i>Hudsonia tomentosa</i>)	15'-18"
IB	INDIGO BUSH (<i>Amorpha fruticosa</i>)	4'-5' ht.
NJ	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"
SO	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 DURING THE FINAL GRADING AND INSTALLATION OF PLANTS TO THE PROPOSED RAINGARDENS.



RAINGARDEN & NATIVE VEGETATION PLANTING SCHEDULE

RAIN GARDEN AREAS SHALL BE PLANTED WITH THE FOLLOWING KITS PROVIDED FROM AGRECOIL:
50% SHORT STATURE KIT
50% RAIN GARDEN RENEWAL KIT
OR AS APPROVED BY ENGINEER

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

REVISIONS	NO.	BY	DATE
Added Plant Sizes	1	SJA	10-17-07
Single Family Homes Added	2	SJA	3-31-08

LANDSCAPE PLAN
1507 Burningwood Way
City of Madison
Dane County, WI

GENERAL ENGINEERING COMPANY
916 Silver Lake Drive
Portage, WI 53901
608-742-2189
608-742-2992 Fax
genc@generalengineering.net

DATE: 9-28-07
BY: RCB
SEC. FILE NO. 1205-225C

SHEET TITLE
C3.2

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BURNINGWOOD ESTATES

Lot 1, Certified Survey Map No. 12293 recorded in Volume 76 of Dane County Certified Survey Maps, Pages 129-131 as Document No. 4367458 being part of the Northwest 1/4 of the Northeast 1/4, Section 24, T8N, R9E, City of Madison, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Daniel V. Birrenkott, Registered Land Surveyor, S-1531, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and Subdivision Ordinances of the City of Madison, and under the direction of the owners listed herein, that I have surveyed, divided, and mapped BURNINGWOOD ESTATES and that such plat correctly represents all exterior boundaries and subdivision of the land surveyed and is a parcel of land as described below.

DANIEL V. BIRRENKOTT
Registered Land Surveyor, S-1531

DESCRIPTION

Lot 1, Certified Survey Map No. 12293 recorded in Volume 76 of Dane County Certified Survey Maps, Pages 129-131 as Document No. 4367458 being part of the Northwest 1/4 of the Northeast 1/4, Section 24, T8N, R9E, City of Madison, Dane County, Wisconsin being more particularly described as follows: Commencing at the Northeast corner of said Section 24; thence along the North line of the said Northeast 1/4, N88°56'44"W (recorded as N89°33'16"W), 1941.13 feet to the Northeast corner of said Certified Survey Map No. 12293; thence along the East line of said Certified Survey Map S18°07'06"E, 126.76 feet; thence continuing along said East line S08°17'00"W, 74.72 feet to the Northeast corner of said Lot 1 and the point of beginning; thence along the East line of said Lot 1, S08°17'00"W, 205.72 feet; thence continuing along said East line N81°10'16"W, 40.85 feet; thence continuing along said East line S53°11'38"W, 117.12 feet; thence continuing along said East line S10°58'48"W, 300.17 feet to the Southeast corner of said Lot 1; thence along the South line of said Lot 1, N66°27'32"W, 274.65 feet; thence continuing along said South line S23°32'28"W, 10.00 feet to the Northerly line of Fourth Addition to Cherokee Park; thence along said Northerly line N86°27'32"W (recorded as N68°52'W), 80.00 feet to the most Southeasterly corner of Outlot 1 said Certified Survey Map No. 12293; thence along the Easterly line of said Outlot 1, N23°32'28"E, 51.92 feet; thence continuing along said Easterly line S66°27'32"E, 32.74 feet; thence continuing along said Easterly line N27°53'22"E, 167.73 feet; thence continuing along said Easterly line N06°54'05"W, 119.00 feet; thence continuing along said Easterly line N76°50'34"E, 78.10 feet; thence continuing along said Easterly line N55°58'00"E, 160.85 feet; thence continuing along said Easterly line N69°44'57"E, 157.92 feet; thence continuing along said Easterly line S66°34'23"E, 64.65 feet to the said Northeast corner of Lot 1 and the point of beginning.

OWNERS' CERTIFICATE

Cherokee Park, Inc. as owner, does hereby certify that it has caused the lands described on this plat to be surveyed, divided, mapped, and dedicated as represented on this Plat of BURNINGWOOD ESTATES. It also certifies that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council of the City of Madison

In witness hereof, Dennis B. Tiziani, owner, has caused these presents to be executed.

Cherokee Park, Inc.

Dennis B. Tiziani, President

Dated: _____

STATE OF WISCONSIN)
COUNTY OF DANE) ss

Personally came before me this _____ day of _____, 2008, the above named Dennis B. Tiziani owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

Notary Public, _____ County, Wisconsin

Corporate Mortgage Certificate:

The (_____), a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the land described herein, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Dennis B. Tiziani, owner.

XXXXXXXXXXXXXXXXXXXX
Representing Agent

State of Wisconsin)
County of Dane) ss

Personally came before me this _____ day of _____, 2008, the above-named (_____), representing agent of the above-named corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, State of Wisconsin

My commission expires: _____

REGISTER OF DEEDS' CERTIFICATE

Received for recording this _____ day of _____, 2008,
at _____ o'clock, _____ M., and recorded in Volume _____ of Plats
on Pages _____ as Document No. _____.

Kristi Chlebowski, Register of Deeds
County of Dane

BIRRENKOTT SURVEYING

BIRRENKOTT SURVEYING, INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

PREPARED FOR:
CHEROKEE PARK, INC.
13 CHEROKEE CIRCLE
MADISON, WI 53704
608-241-8788

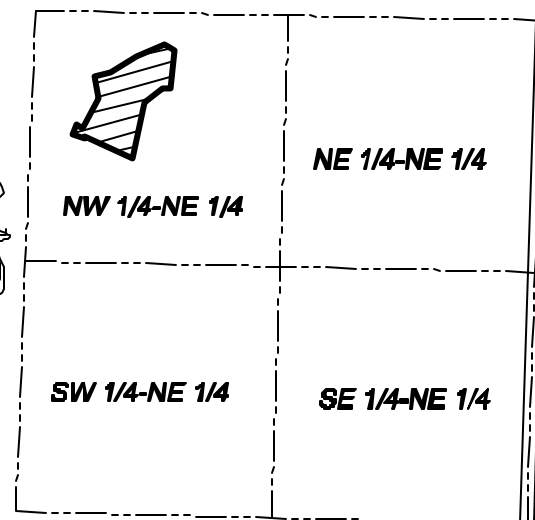
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 _____

Department of Administration



SCALE 1" = 80'



LOCATION SKETCH
NORTHEAST 1/4
SECTION 24, T8N, R9E
CITY OF MADISON
SCALE 1" = 1600'

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that this plat of BURNINGWOOD ESTATES being a subdivision located in Section 24, T8N, R9E, City of Madison, Dane County, Wisconsin has hereby been approved by Enactment Number _____ File I.D. Number, adopted on this _____ day of _____, 2008, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat of BURNINGWOOD ESTATES, to the City of Madison for public use.

I Maribeth Witzel-Behl, do hereby certify that I am the duly appointed, qualified and acting city clerk of the City of Madison, and that this plat was approved by the City of Madison Common Council and do further certify that the conditions of said approval were fulfilled on the _____th day of _____, 2008.

Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

CITY OF MADISON APPROVAL

Approved for recording by the secretary of the City of Madison Planning Commission. Dated this _____ day of _____, 2008

Mark Olinger, Secretary of Planning Commission
City of Madison, Dane County, Wisconsin

DANE COUNTY TREASURERS' CERTIFICATE

I, David M. Gawenda, being the duly elected/appointed Treasurer for the County of Columbia, do hereby certify that the records in my office show no unredeemed tax sales, no unpaid taxes or special assessments affecting any of the lands included within this plat of FIFTH ADDITION TO CHEROKEE PARK as of the _____ day of _____, 2008.

David M. Gawenda, Treasurer
County of Columbia

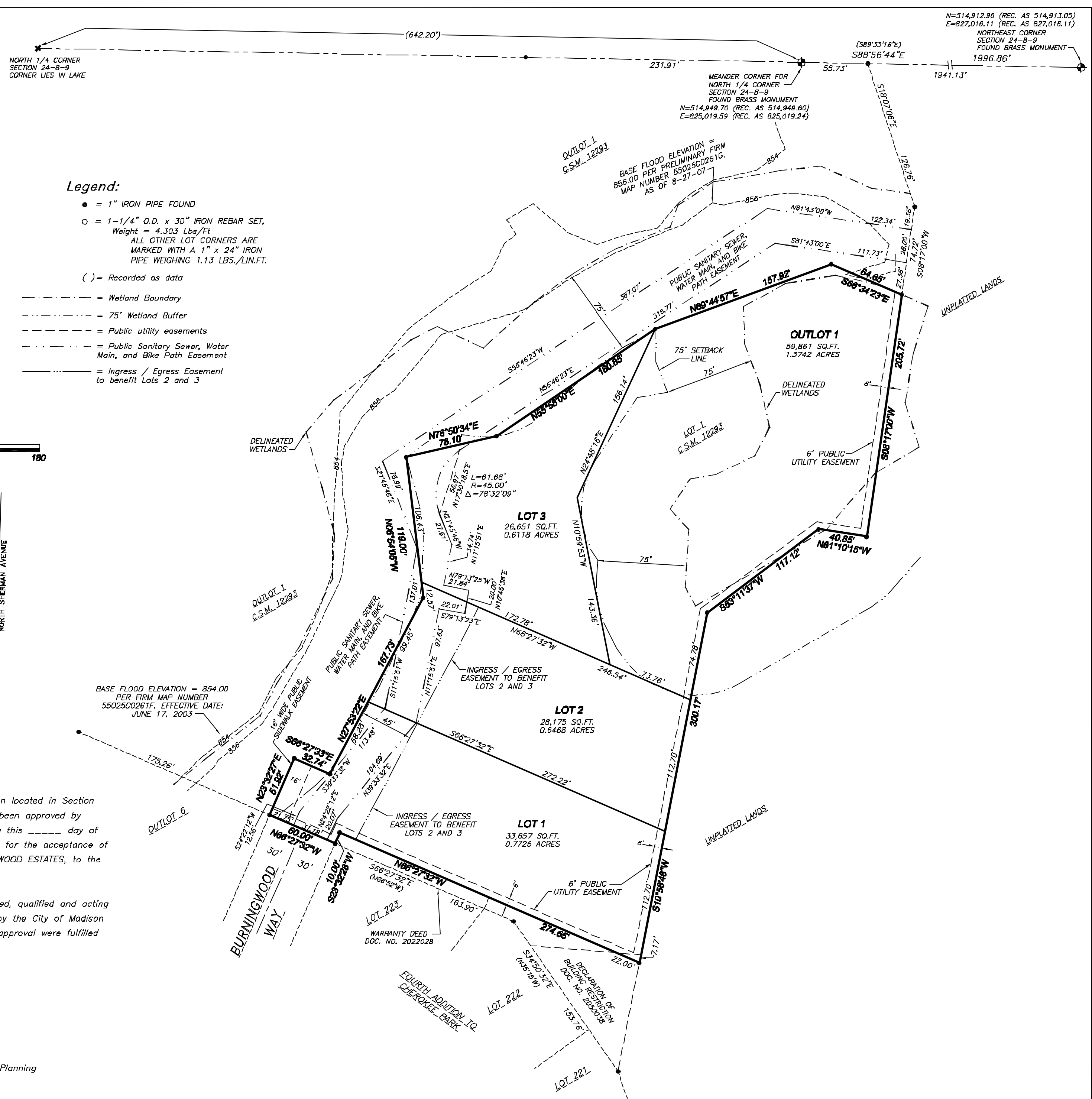
CITY OF MADISON TREASURERS' CERTIFICATE

I, JoAnn Terasa, being the duly elected/appointed Treasurer for the City of Madison, do hereby certify that the records in my office show no unredeemed tax sales, no unpaid taxes or special assessments affecting any of the lands included within this plat of FIFTH ADDITION TO CHEROKEE PARK as of the _____ day of _____, 2008.

JoAnn Terasa, City Treasurer
City of Madison

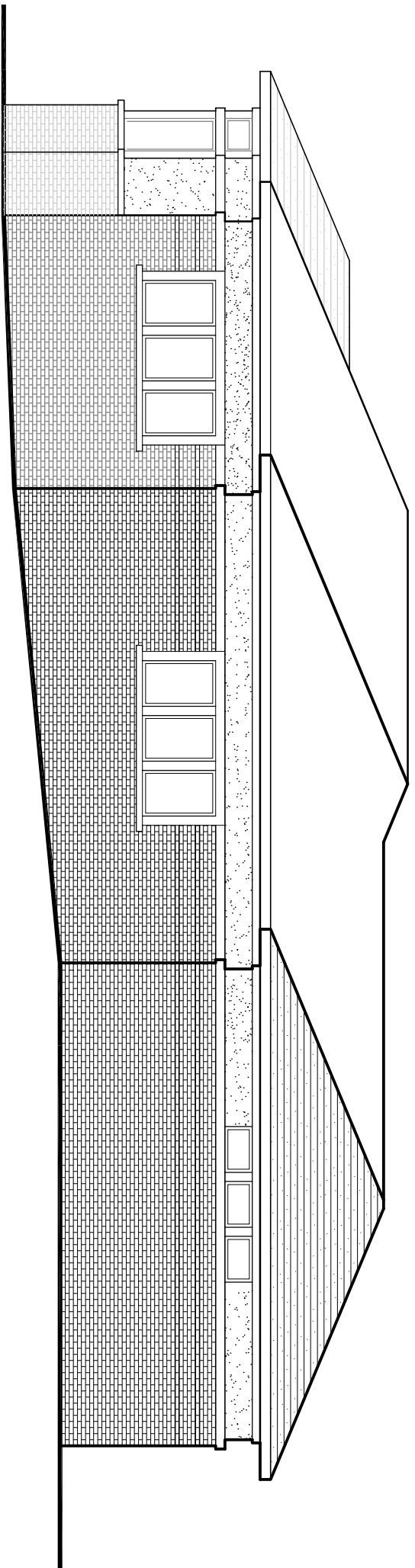
Legend:

- = 1" IRON PIPE FOUND
- = 1-1/4" O.D. x 30" IRON REBAR SET.
Weight = 4.303 Lbs/Ft
ALL OTHER LOT CORNERS ARE
MARKED WITH A 1" x 24" IRON
PIPE WEIGHING 1.13 LBS./LIN.FT.
- () = Recorded as data
- - - - - = Wetland Boundary
- - - - - = 75' Wetland Buffer
- - - - - = Public utility easements
- - - - - = Public Sanitary Sewer, Water
Main, and Bike Path Easement
- - - - - = Ingress / Egress Easement
to benefit Lots 2 and 3

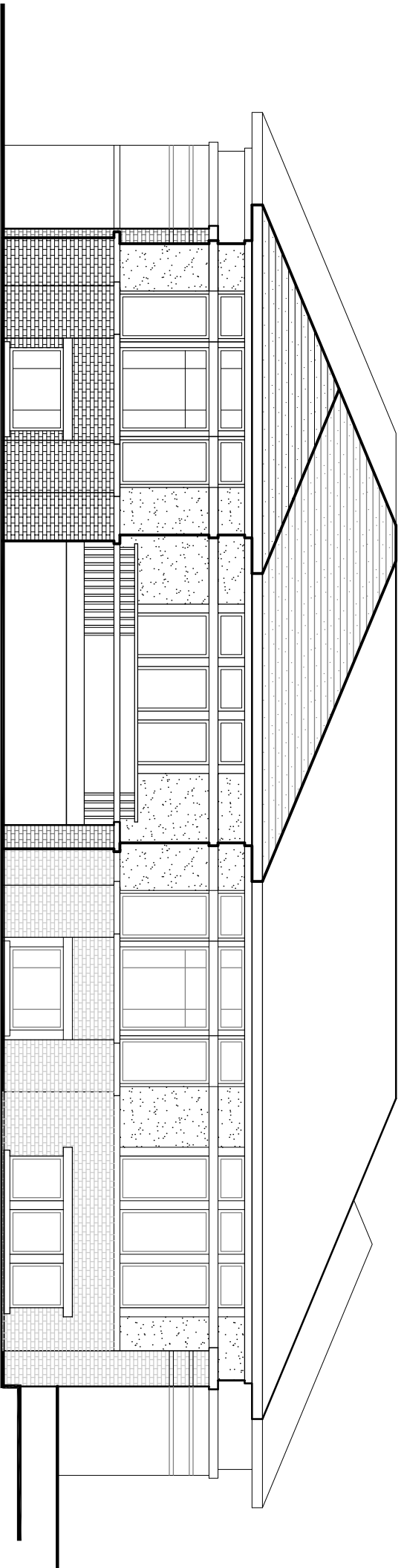


Notes:

- 1) This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
- 2) The lands within this subdivision shall be served by underground utilities.
- 3) Utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
- 4) All curve distances are chord measurements.
- 5) No poles or buried cables shall be placed such that the installation would disturb any survey stake or obstruct vision along any lot line.
- 6) This subdivision plat is subject to conditions, covenants, restrictions, and reservations contained in the Declaration of Building Restrictions recorded in Document No. 205003B.

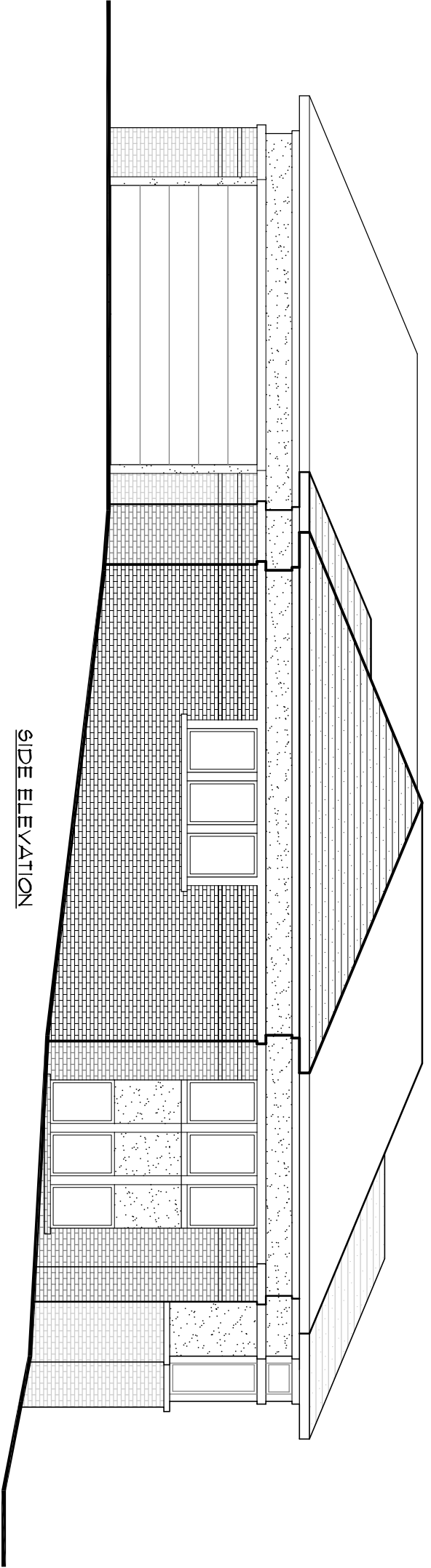


SIDE ELEVATION

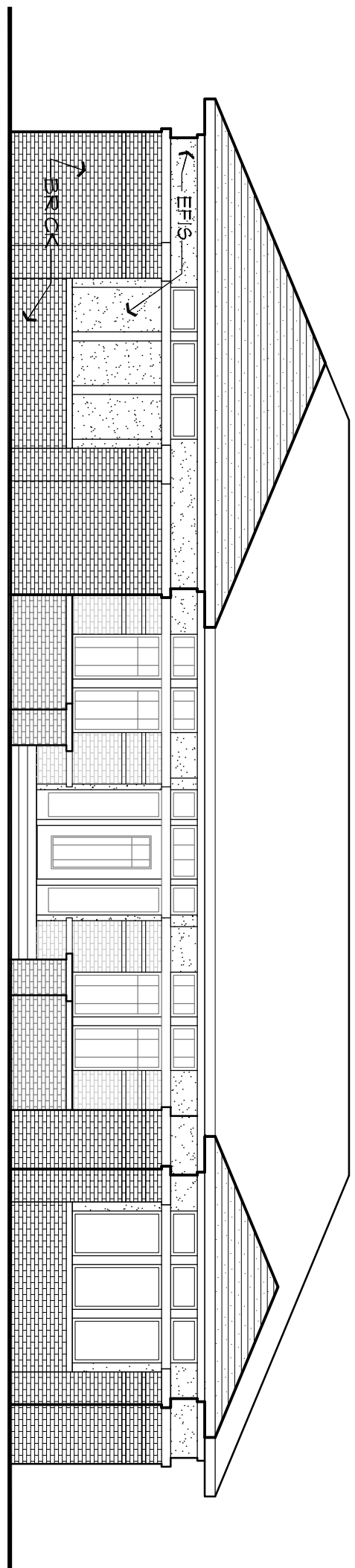


REAR ELEVATION





SIDE ELEVATION



EIFS

BRICK



ENTRY ELEVATION





**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

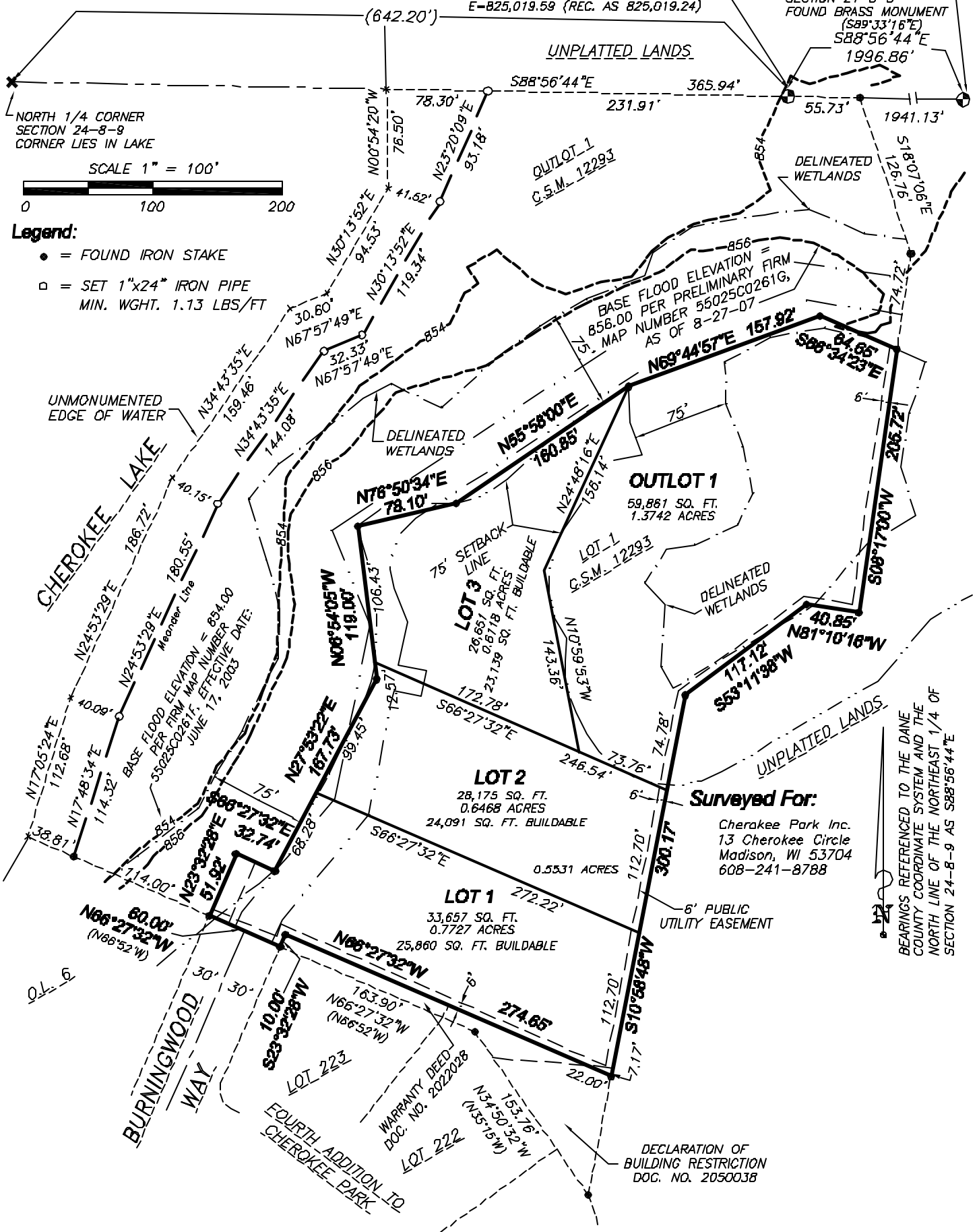
**PART OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 24, T8N, R9E, CITY
OF MADISON, DANE COUNTY, WISCONSIN**

MEANDER CORNER FOR
NORTH 1/4 CORNER
SECTION 24-8-9
FOUND BRASS MONUMENT

N=514,949.70 (REC. AS 514,949.80)
E=825,019.59 (REC. AS 825,019.24)

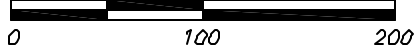
N=514,912.96 (REC. AS 514,913.05)
E=827,016.11 (REC. AS 827,016.11)

NORTHEAST CORNER
SECTION 24-8-9
FOUND BRASS MONUMENT
(S89°33'18"E)
S88°56'44"E
1996.86'



NORTH 1/4 CORNER
SECTION 24-8-9
CORNER LIES IN LAKE

SCALE 1" = 100'



Legend:

- = FOUND IRON STAKE
- = SET 1"x24" IRON PIPE
MIN. WGHT. 1.13 LBS/FT

UNMONUMENTED
EDGE OF WATER

CHEROKEE LAKE
Meander Line
BASE FLOOD ELEVATION = 854.00
PER FIRM MAP NUMBER
55025C0261G, EFFECTIVE DATE:
JUNE 17, 2003

DELINEATED
WETLANDS

75' SETBACK
LINE
LOT 3
26,661 SQ. FT.
0.6178 ACRES
23,139 SQ. FT. BUILDABLE

OUTLOT 1
59,881 SQ. FT.
1.3742 ACRES

LOT 2
28,175 SQ. FT.
0.6468 ACRES
24,091 SQ. FT. BUILDABLE

LOT 1
33,657 SQ. FT.
0.7727 ACRES
25,860 SQ. FT. BUILDABLE

Surveyed For:
Cherokee Park Inc.
13 Cherokee Circle
Madison, WI 53704
608-241-8788

BEARINGS REFERENCED TO THE DANE
COUNTY COORDINATE SYSTEM AND THE
NORTH LINE OF THE NORTHEAST 1/4 OF
SECTION 24-8-9 AS S88°56'44"E

DECLARATION OF
BUILDING RESTRICTION
DOC. NO. 2050038

L:\2008\080031
V:\2001\011088
Sheet 1 of 3
Office Map No. 080031

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____
DOCUMENT NO. _____



BIRRENKOTT SURVEYING, INC.

DANIEL V. BIRRENKOTT, REGISTERED LAND SURVEYOR, CERTIFIED SOIL TESTER
P.O. BOX 237 •
1677 N. BRISTOL STREET
SUN PRAIRIE, WISCONSIN 53590

TELEPHONE (608) 837-7463
FAX (608) 837-1081

April 1, 2008

Burningwood Description

Lot 1, Certified Survey Map No. 12293 recorded in Volume 76 of Dane County Certified Survey Maps, Pages 129-131 as Document No. 4367458 being part of the Northwest 1/4 of the Northeast 1/4, Section 24, T8N, R9E, City of Madison, Dane County, Wisconsin being more particularly described as follows: Commencing at the Northeast corner of said Section 24; thence along the North line of the said Northeast 1/4 N88°56'44"W (recorded as N89°33'16"W), 1941.13 feet to the Northeast corner of said Certified Survey Map No. 12293; thence along the East line of said Certified Survey Map S18°07'06"E, 126.76 feet; thence continuing along said East line S08°17'00"W, 74.72 feet to the Northeast corner of said Lot 1 and the point of beginning; thence along the East line of said Lot 1, S08°17'00"W, 205.72 feet; thence continuing along said East line N81°10'16"W, 40.85 feet; thence continuing along said East line S53°11'38"W, 117.12 feet; thence continuing along said East line S10°58'48"W, 300.17 feet to the Southeast corner of said Lot 1; thence along the South line of said Lot 1, N66°27'32"W, 274.65 feet; thence continuing along said South line S23°32'28"W, 10.00 feet to the Northerly line of Fourth Addition to Cherokee Park; thence along said Northerly line N66°27'32"W (recorded as N66°52'W), 60.00 feet to the most Southeasterly corner of Outlot 1 said Certified Survey Map No. 12293; thence along the Easterly line of said Outlot 1, N23°32'28"E, 51.92 feet; thence continuing along said Easterly line S66°27'32"E, 32.74 feet; thence continuing along said Easterly line N27°53'22"E, 167.73 feet; thence continuing along said Easterly line N06°54'05"W, 119.00 feet; thence continuing along said Easterly line N76°50'34"E, 78.10 feet; thence continuing along said Easterly line N55°58'00"E, 160.85 feet; thence continuing along said Easterly line N69°44'57"E, 157.92 feet; thence continuing along said Easterly line S66°34'23"E, 64.65 feet to the said Northeast corner of Lot 1 and the point of beginning.