



Location  
1507 Burning Wood Way

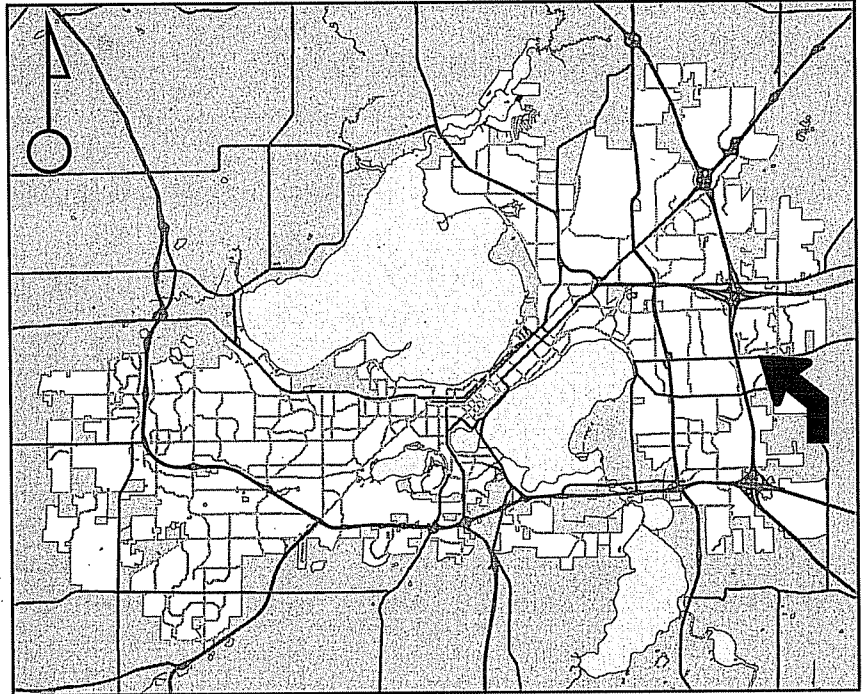
Applicant  
Dennis Tiziani/  
Craig Makela - Cherokee Inc

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

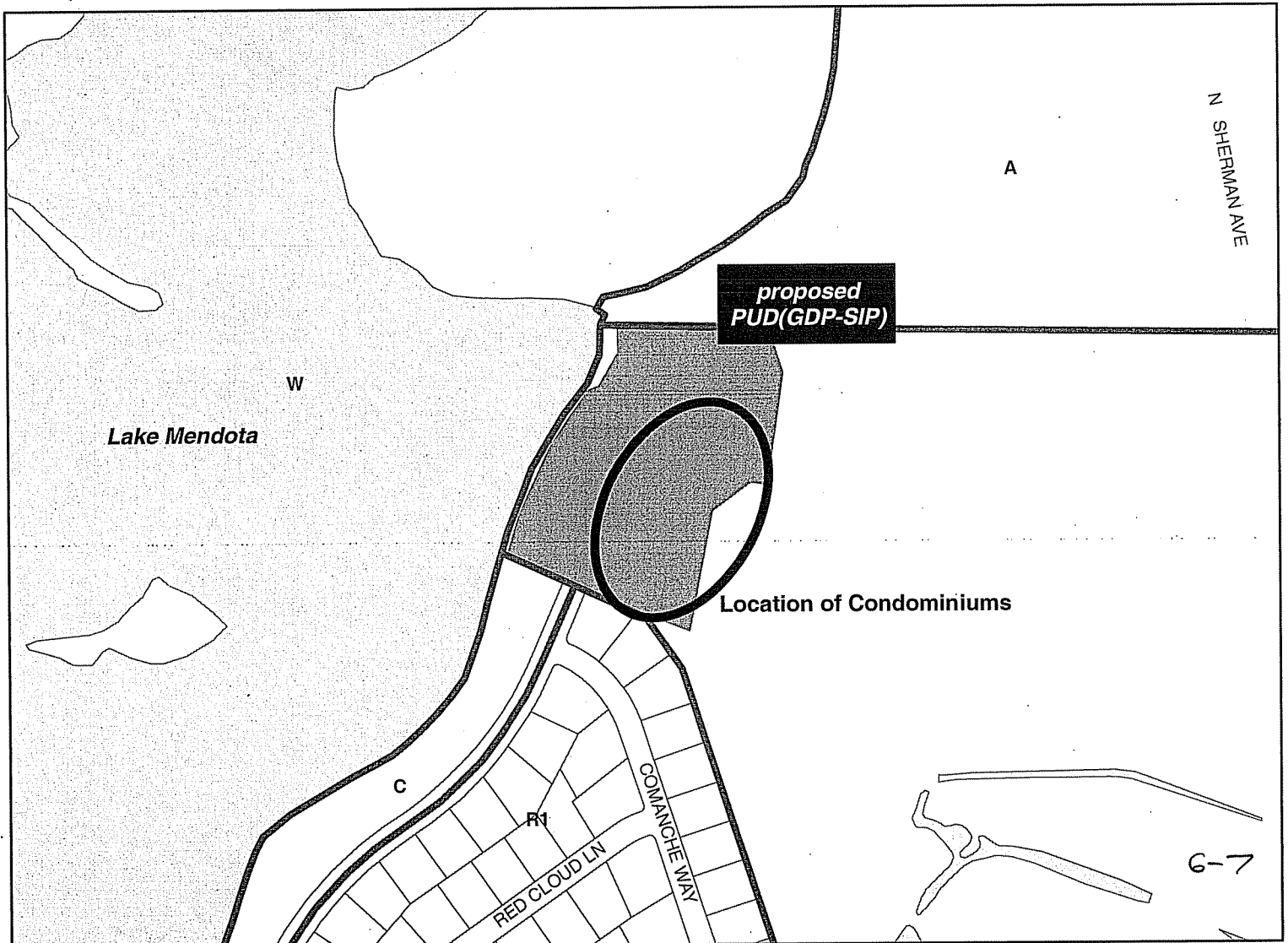
Existing Use  
Vacant Land

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](mailto:tparks@cityofmadison.com) or City Planning at 266-4635







**SUBDIVISION 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



**\*\* Please read both 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](http://www.cityofmadison.com/planning/plan.html)**

**1a. Application Type.** (Choose ONE)

- Preliminary Subdivision Plat     Final Subdivision Plat     Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: \_\_\_\_\_

**1b. Review Fees.** Make checks payable to "City Treasurer."

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.  
 For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

**2. Applicant Information.**

Name of Property Owner: Cherokee Park Inc.    Representative, if any: Craig Makela  
Street Address: 13 Cherokee Circle    City/State: Madison, Wisconsin    Zip: 53704  
Telephone: (608) 241-8788 Ext. 103    Fax: (608) 241-7909    Email: \_\_\_\_\_

Firm Preparing Survey: Birrenkott Surveying Inc.    Contact: Daniel V. Birrenkott  
Street Address: P.O. Box 237 (1677 N. Bristol St.)    City/State: Sun Prairie, Wisconsin    Zip: 53590  
Telephone: (608) 837-7463    Fax: (608) 837-1081    Email: birrenkott@spwl.net

Check only ONE – ALL Correspondence on this application should be sent to:     Property Owner     Survey Firm

**3a. Project Information.**

Parcel Address: No Address (Located North of Burningwood Way)    in the City or Town of: Currently Town of Westport  
Tax Parcel Number(s): 0809-241-8500-4    School District: Waunakee  
Existing Zoning District(s): RE-1    Development Schedule: Unknown at this time  
Proposed Zoning District(s) (if any): Unknown at this time    Provide a Legal Description of Site on Reverse Side

**3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:**

Date of Approval by Dane County: \_\_\_\_\_    Date of Approval by Town: \_\_\_\_\_

In order for an extraterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.

Is the subject site proposed for annexation?     No     Yes    If YES, approximate timeframe: Already applied for Annex.

**4. Survey Contents and Description.** Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1		
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)		1	
<b>TOTAL</b>			

Describe the use of the lots and outlots on the survey
<u>LOT 1, TO BE RESIDENTIAL USE</u>
<u>(CONSTRUCTION OF DUPLEX)</u>
<u>OUTLOT 1, TO BE ACQUIRED BY</u>
<u>CITY OF MADISON</u>

6-7

OVER →

**5. Required Submittals.** Your application is required to include the following (check all that apply):

- Surveys** (prepared by a Registered Land Surveyor):
  - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
  - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
  - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
  - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.

**Report of Title and Supporting Documents:** All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.

**For Residential Preliminary Plats ONLY:** If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate *INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION* explaining the project's conformance with these ordinance requirements shall be submitted with your application.

**For Surveys Creating Residential Lots:** The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.

**For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without it first having been approved by the **town and Dane County**.

**For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.

**Completed application and required Fee (from Section 1b on front):** \$ 500.00 Make all checks payable to "City Treasurer."

**Electronic Application Submittal:** All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Unit at 266-4635 for assistance.

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

Applicant's Printed Name Craig Makela Signature   
 Date 5/25/07 Interest In Property On This Date \_\_\_\_\_

<b>For Office Use Only</b>	Date Rec'd: _____	PC Date _____	Alder. District: _____	Amount Paid: \$ _____
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Cherokee Park, Inc  
5000 N Sherman Ave  
Madison, WI 53704

May 30, 2007

Urban Design Commission  
215 Martin Luther King Jr. Blvd Rm LL-100  
PO Box 2985  
Madison, WI 53701-2985

Ladies and Gentlemen-

Please find enclosed our application for review by the Urban Design Commission along with attachments. On Friday, April 13, 2007, we met with Tim Parks of the Planning Division, Matt Tucker of the Zoning Staff, and Bill Fruhling of Urban Design to informally discuss our upcoming application. Their input was greatly appreciated, and information from this meeting was used to change our original design somewhat to incorporate some of their suggestions.

On Wednesday, April 25, 2007, we came before this council with an informational presentation. Again, we took away some great suggestions. These suggestions were used to begin the design process on the project we are now submitting, along with further changes taken from the Council meeting of May 23, 2007.

On Friday, May 4, 2007, we met with Brad Murphy, Al Martin, and Bill Fruhling to review our new design. With minutes from our original informational presentation in hand, we discussed the ways in which we changed the current plans to incorporate your suggestions. From this meeting, we determined that some more changes needed to be made. The plan that we present to you now has been revised to include these suggestions, also. We feel that we have met or exceeded your expectations, but look forward to hearing your comments.

The project consists of (3) duplex units located on a 3.5416 Acres at the end of Burning Wood Way. Each duplex will contain (2) approximately 3400-sf 1-½ story units for a total of (6) dwelling units.

We are sensitive to the location of the development in relationship to the marsh and Cherokee Lake, and our revised storm water management plan clearly shows our intent to filter the water before it reaches these areas, while creating attractive landscaping features.

We are striving to incorporate very environmentally friendly products and techniques into the design and construction of these homes. Although not yet recognized or fully implemented, we are consulting the 'New Home Checklist' which is published by the Green Built Initiative for ideas and a basic guideline for our designs. The initiative requires 60 points to achieve status, and our initial plans will score over 100. We have also planned for the addition of an elevator in each of the units, which can be installed either during construction, or at a later date.

We understand that the council cannot consider our plans formally until the parcel is annexed into the city, but hope that we can be fully prepared for final approval on June 20, 2007, so we can propose our building plans to the Plan Commission on July 9, 2007.

Thank you for your consideration.

Craig Makela  
Construction Project Manager  
Cherokee Park, Inc.

Narrative & Description.pdf

Parks

PROJECT INFORMATION



PROJECT NAME: BURNINGWOOD WAY PROJECT

DEVELOPER: CHEROKEE PARK, INC  
5000 N SHERMAN AVE  
MADISON, WI 53704

GENERAL CONTRACTOR: CHEROKEE PARK, INC

ENGINEER: DAN MURRAY, PE

SURVEYOR: BIRENKOTT SURVEYING

PROJECT COORDINATOR: CRAIG MAKELA, PROJECT MANAGER  
CHEROKEE PARK, INC

SITE ENGINEER: GENERAL ENGINEERING

TOTAL GROSS SQUARE  
FOOTAGE OF (3) BUILDINGS  
(FOOTPRINT): APPROX. 15,768-SF  
(1880-SF Main Floor Footprint each dwelling unit)  
(748-SF Garage Footprint each dwelling unit)

SQUARE FOOTAGE OF  
(ACERAGE) OF SITE: 154,274-SF (3.5416 ACRES)

# OF DWELLING UNITS  
TOTAL: 6

# OF UNITS PER BUILDING: 2

# OF BEDROOMS PER  
DWELLING UNIT/TOTAL  
PER BUILDING/PER LOT: 4/8/24

## I. INTRODUCTION

The purpose of this report is to provide a summary for the planned stormwater management facilities for the proposed Burningwood Way condominium homes at Cherokee Park. The proposed project consists of the construction of 3 multi-family condominium homes, fire lane, multi-use path, and landscaping and grading associated with such a residential development.

## II. STORMWATER MANAGEMENT CRITERIA

The planned stormwater management facilities incorporated into the Burningwood Way Condominium development are designed to meet the following City of Madison (Chapter 37) and State of Wisconsin (NR 151) general requirements:

- The 2-year and 10-year, 24-hour post-development peak discharge is less than or equal to the pre-development 2-year and 10-year, 24-hour peak discharge.
- 80% total suspended solids reduction for the project during the construction phase and post-development.
- Infiltration of 90% of the pre-development runoff volume or dedicate at most 1% of the total project area.
- Oil and grease runoff will be minimized thru pre-treatment areas
- Thermal impact of runoff will be minimized by utilizing disconnected impervious area through water gardens and vegetated overl and flow
- Safe conveyance of the 50-year and 100-year storm event.

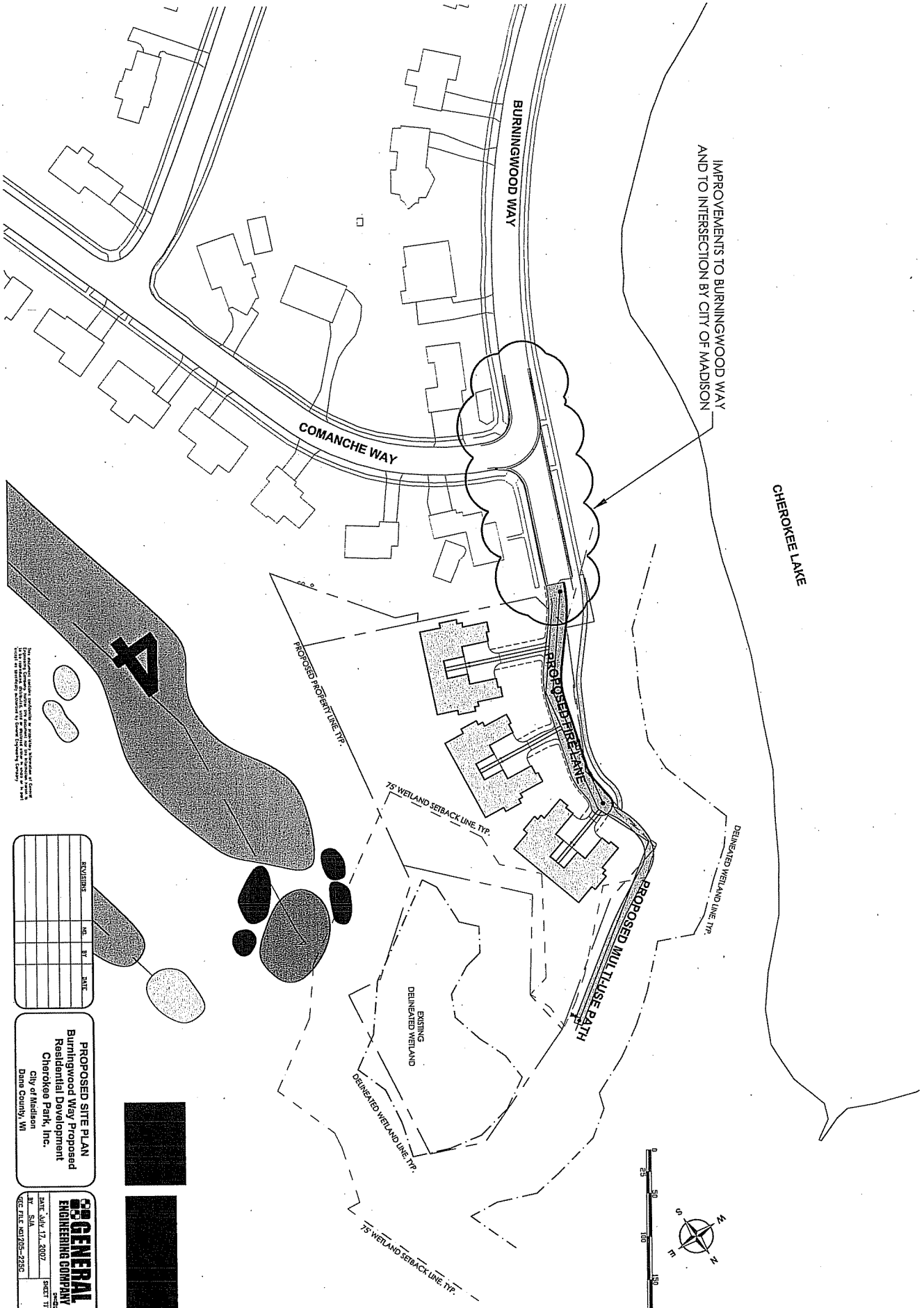
## III. STORMWATER MANAGEMENT FACILITIES

The incorporated stormwater management facilities that meet the above criteria are as follows:

- **Detention Pond** – A pond over 10,000 sq. ft. in size will achieve the necessary post-development peak flow rates and total suspended solids reduction
- **Vegetative Buffers** – Several vegetative buffer areas will encourage infiltration of storm water while filtering out pollutants, insolubles, and minimizing the thermal impacts of stormwater runoff
- **Pretreatment Area** – Oil and grease runoff will be minimized through the use of a stormwater pretreatment area, thermal impacts will be minimized by these areas as well
- **Rain Gardens** – Rooftop runoff will directed to several proposed rain gardens onsite. These facilities will promote infiltration, provide a habitat for wildlife, and reduce the thermal impact of runoff
- **Landscape Vegetation** – Native species of trees, grasses, flowers, and shrubbery will help minimize thermal impacts of runoff, provide a habitat for wildlife, and promote infiltration.

## IV. CONCLUSION

All of the above mentioned stormwater management facilities will be incorporated into the development plans for the proposed Burningwood Way Condominiums. These facilities will meet all the City of Madison and State of Wisconsin regulatory stormwater management requirements. A full stormwater management plan with supporting calculations will be submitted as part of the future approval process.



IMPROVEMENTS TO BURNINGWOOD WAY  
AND TO INTERSECTION BY CITY OF MADISON

CHEROKEE LAKE

COMANCHE WAY

BURNINGWOOD WAY

PROPOSED RETENTIVE LINE TYP.

PROPOSED RETENTIVE LINE

75' WETLAND SETBACK LINE TYP.

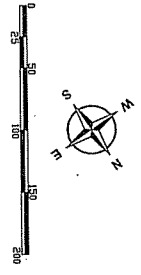
DELINEATED WETLAND LINE TYP.

PROPOSED MULCH USE PATH

EXISTING  
DELINEATED WETLAND

DELINEATED WETLAND LINE TYP.

75' WETLAND SETBACK LINE TYP.



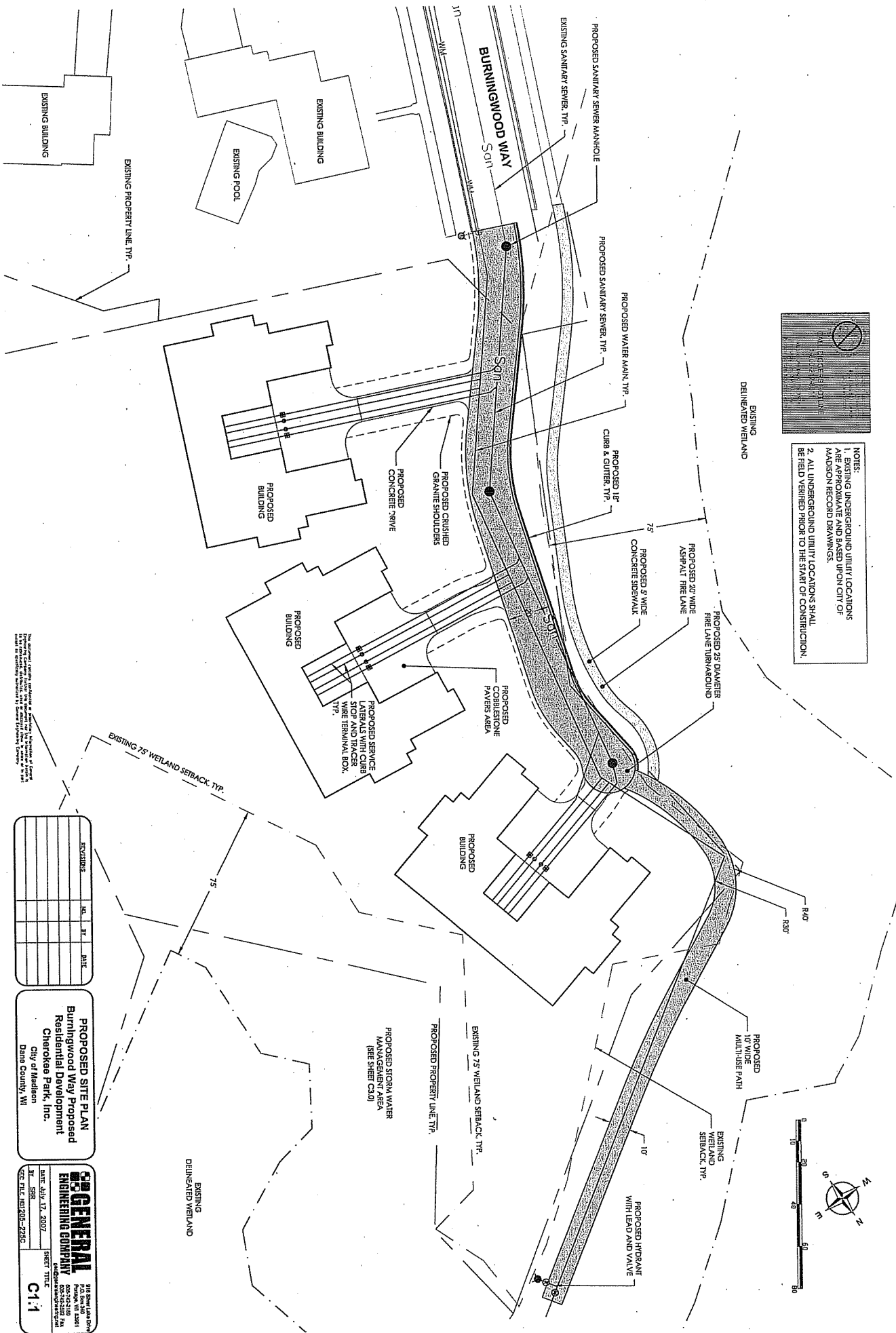
This document contains information that is the property of General Engineering Company, Inc. It is to be used only for the project and site identified herein. It is not to be distributed, copied, or otherwise used for any other project or site without the written consent of General Engineering Company, Inc.

REVISIONS	NO.	BY	DATE

**PROPOSED SITE PLAN**  
 Burningswood Way Proposed Residential Development  
 Cherokee Park, Inc.  
 City of Madison  
 Dane County, WI

**GENERAL ENGINEERING COMPANY**  
 812 Stone Lake Drive  
 Friesland, WI 53589  
 Phone: 608-785-2282  
 Fax: 608-785-2283  
 Email: info@generaleng.com  
 DATE: May 17, 2007  
 BY: SJA  
 CHECKED: MJD/205-2283  
 SHEET TITLE  
**C1.0**





**NOTES:**  
 1. EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND BASED UPON CITY OF MADISON RECORD DRAWINGS.  
 2. ALL UNDERGROUND UTILITY LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.


REVISED	DATE	BY	CHKD.

**PROPOSED SITE PLAN**  
 Burningwood Way Proposed Residential Development  
 Cherokee Park, Inc.  
 City of Madison  
 Dane County, WI

**GENERAL ENGINEERING COMPANY**  
 510 West Lake Drive  
 Foshay, WI 53501  
 608-212-2282  
 608-212-2283  
 608-212-2284

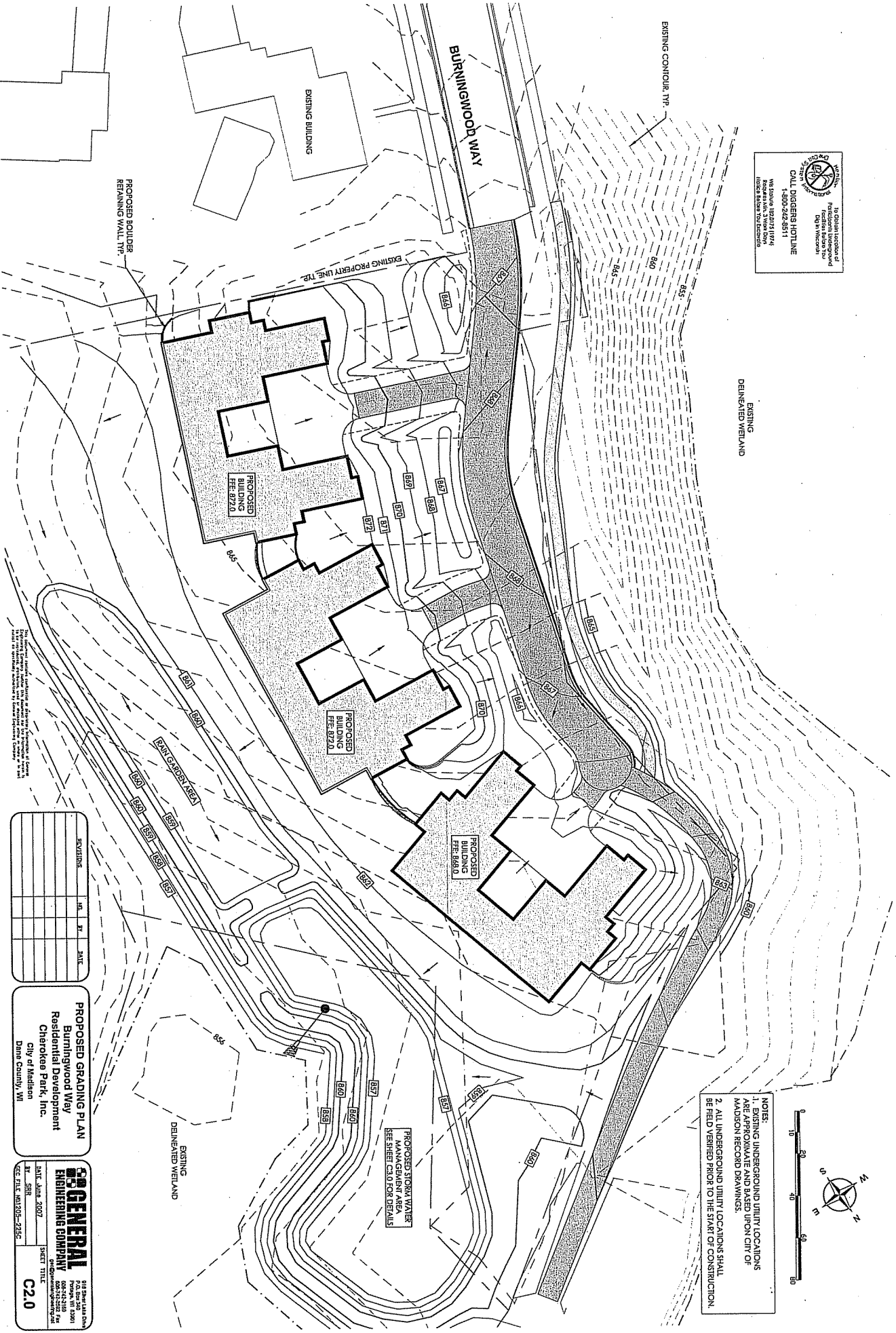
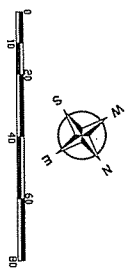
DATE: MAY 17, 2007  
 BY: SBR  
 CHECK FILE: 041205-2235

SHEET TITLE  
**C1:1**


 To obtain location of  
 Professional Underground  
 Dig in Wisconsin  
 Call DIGGERS HOTLINE  
 1-800-262-8511  
 Wis. Statute, 102.02(1)(b)  
 Requires that, 3' from Dig,  
 Markers Behave To Warn


EXISTING  
DELINEATED WETLAND

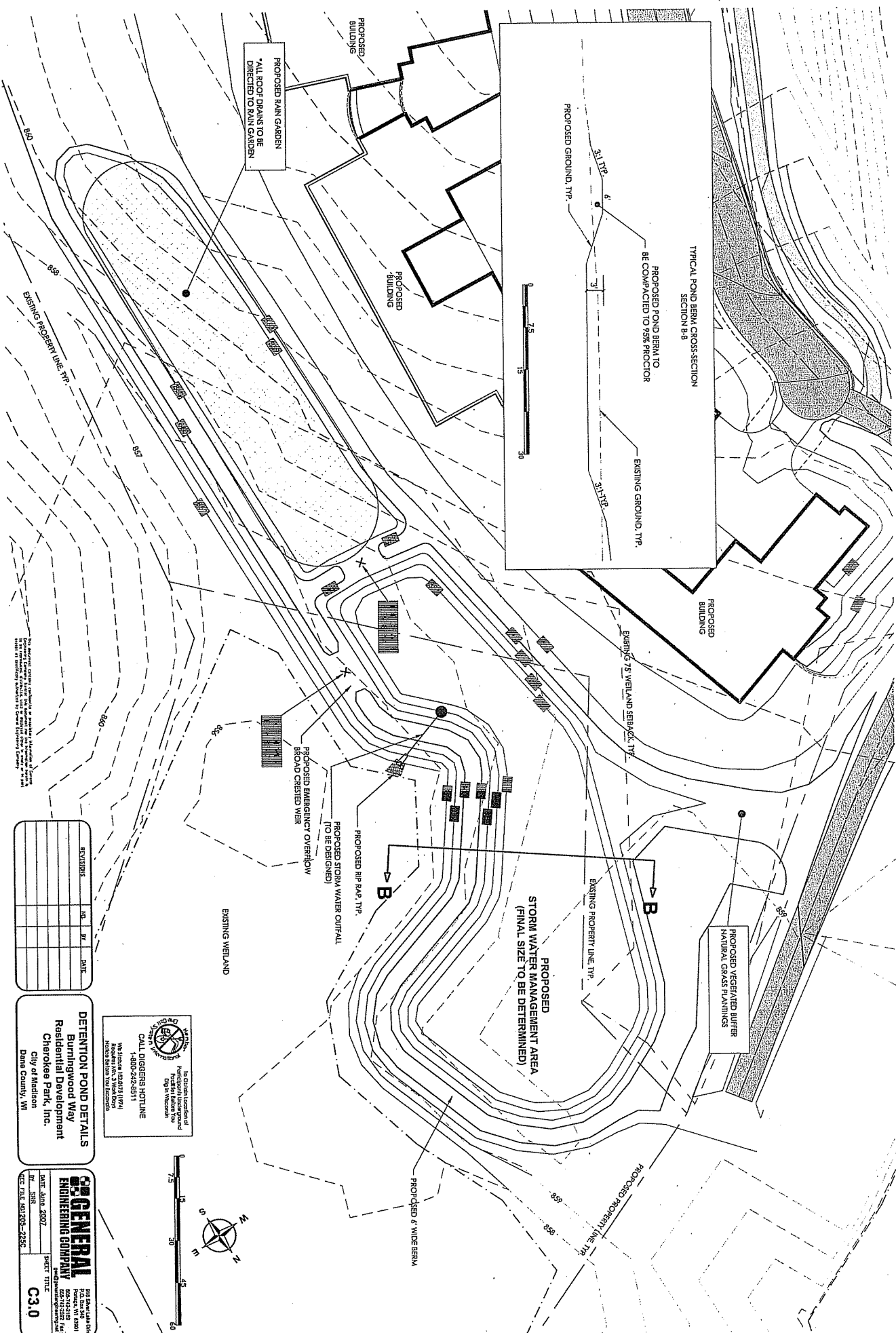
- NOTES:
1. EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND BASED UPON CITY OF MADISON RECORD DRAWINGS.
  2. ALL UNDERGROUND UTILITY LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.



EXTENSIONS	DATE	BY	DATE

**PROPOSED GRADING PLAN**  
 Burningswood Way  
 Residential Development  
 Cherokee Park, Inc.  
 City of Madison  
 Dane County, WI

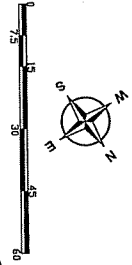

**G2 GENERAL**  
 ENGINEERING COMPANY  
 510 South Lake Drive  
 Foshay, WI 53071  
 608-241-2392 Fax  
 608-241-2393  
 PROJECT TITLE  
 SHEET TITLE  
**C2.0**  
 DATE: June, 2007  
 BY: SBR  
 CHECKED: MJD  
 DATE: MAY 2008 - 225C



REVISIONS	NO.	BY	DATE

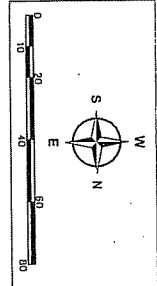
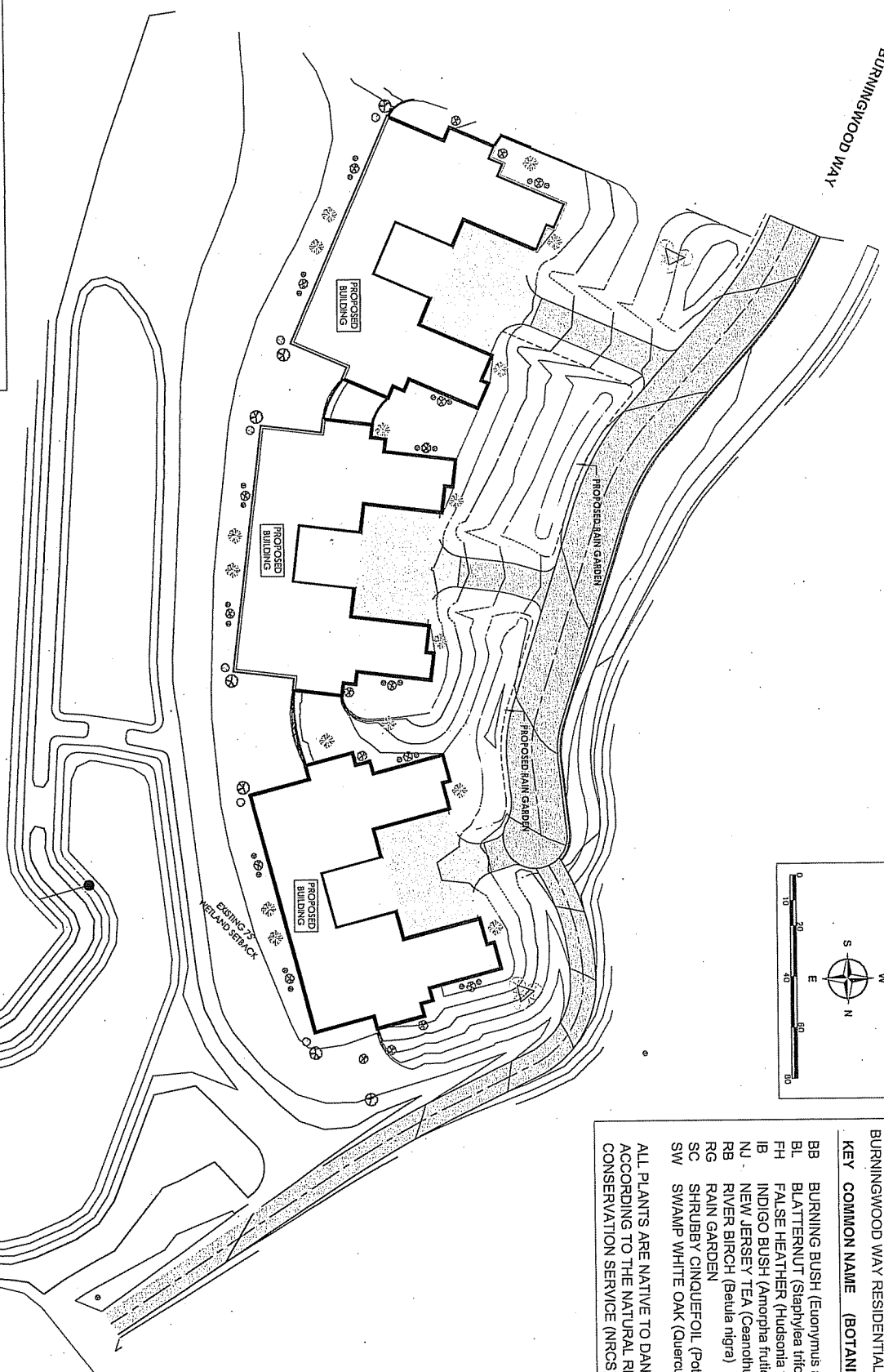
Wisconsin State Engineer  
 License No. 125472  
 Robert L. Baker  
 City of Madison  
 CALL DIGGERS HOTLINE  
 1-800-282-8371  
 We follow 125472 (10/07)  
 Notice Before You Excavate

**DETENTION POND DETAILS**  
 Burrington Way  
 Residential Development  
 Cherokee Park, Inc.  
 Dane County, WI



**GENERAL ENGINEERING COMPANY**  
 918 South Main Street  
 Potosi, WI 53070  
 608-732-5255 Fax  
 608-732-5255  
 www.generaleng.com  
 DATE: June 2007  
 BY: SBR  
 PROJECT: C3.0

BURNINGWOOD WAY



- PLANT TO BE USED LIST  
 BURNINGWOOD WAY RESIDENTIAL DEVELOPMENT  
 KEY COMMON NAME (BOTANICAL NAME)
- BB BURNING BUSH (*Euonymus atropurpureus*)
  - BL BLATTERNUT (*Staphylea trifolia*)
  - FH FALSE HEATHER (*Hudsonia tomentosa*)
  - IB INDIGO BUSH (*Amorpha fruticosa*)
  - NJ NEW JERSEY TEA (*Ceanothus americanus*)
  - RB RIVER BIRCH (*Betula nigra*)
  - RG RAIN GARDEN
  - SC SHRUBBY CINQUEFOIL (*Potentilla fruticosa*)
  - SW SWAMP WHITE OAK (*Quercus macrocarpa*)
- ALL PLANTS ARE NATIVE TO DANE COUNTY ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

NATIVE VEGETATIVE BUFFER  
 PLANTS NATIVE TO DANE COUNTY THAT MAY BE USED

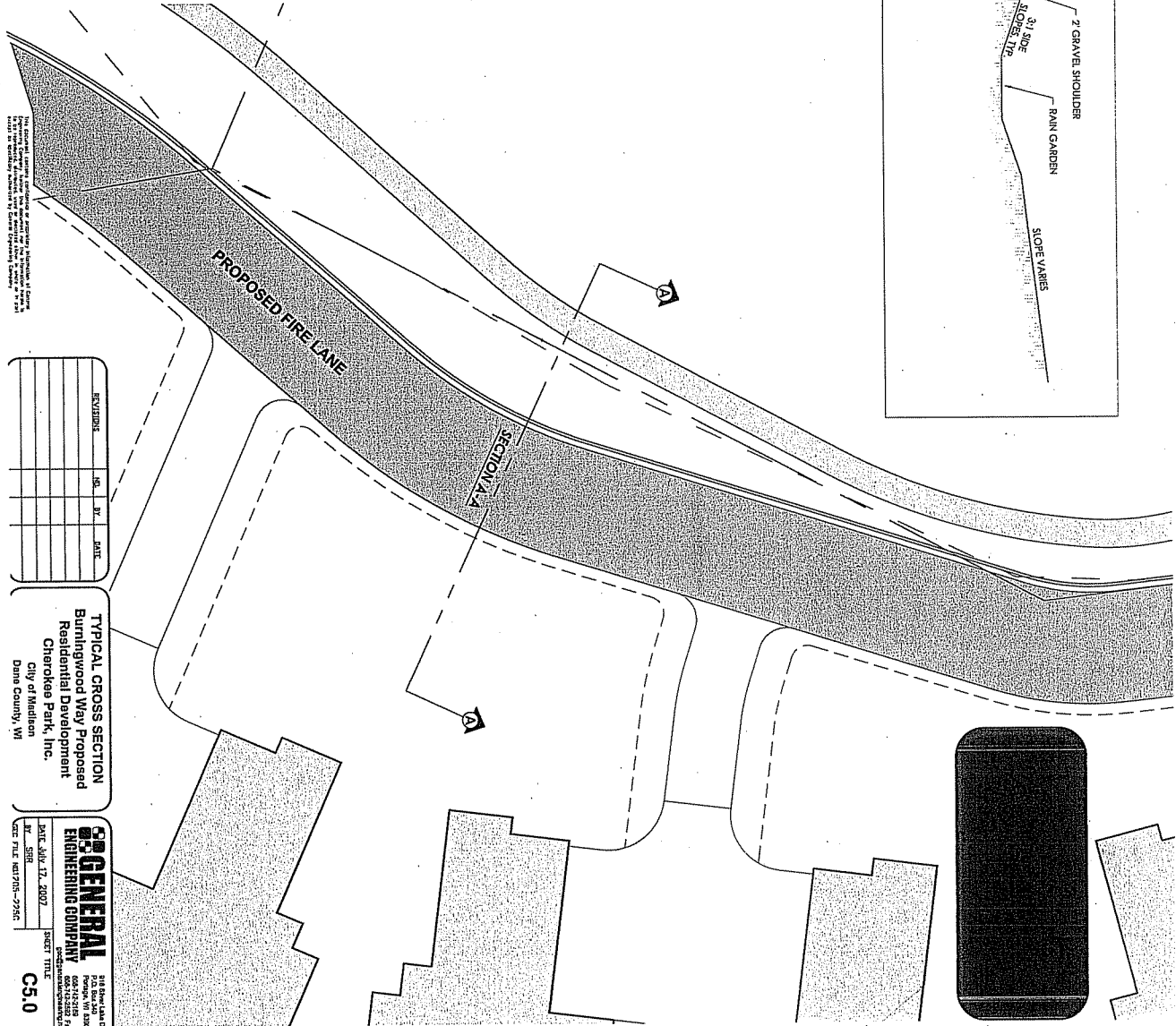
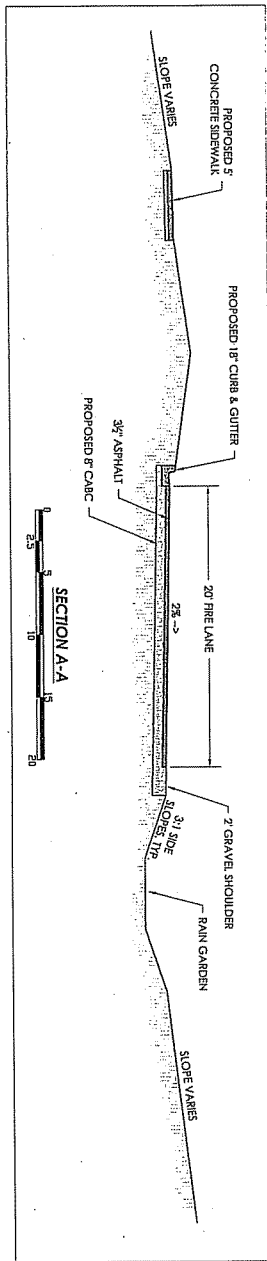
- |                   |                   |
|-------------------|-------------------|
| COMMON NAME       | COMMON NAME       |
| BLUE VERNONIA     | OSAGE PLANE       |
| CANADIAN FLOUNDER | PURPLE CORNFLOWER |
| FALSE DAZOON HEAD | SMOOTH FRASERBUSH |
| GREEN BLUE GRASS  | SWAMP WATERSHED   |
| JACOBS LADDER     | SWEET BLACKBERRY  |
| LANCET LEAF       | TURNTAIL          |
| MINI SCORPION     |                   |

REVISIONS	NO.	BY	DATE

LANDSCAPE PLAN  
 Burningwood Way  
 Residential Development  
 Chatochee Park, Inc.  
 City of Madison  
 Dane County, WI

**GENERAL ENGINEERING COMPANY**  
 115 State Land  
 P.O. Box 1218  
 Friesland, WI 53590  
 608.785.1218  
 www.generaleng.com

DATE: June 2007  
 BY: RCB  
 SHEET NO. 17N-275C  
**C4.0**



REVISION	NO.	BY	DATE

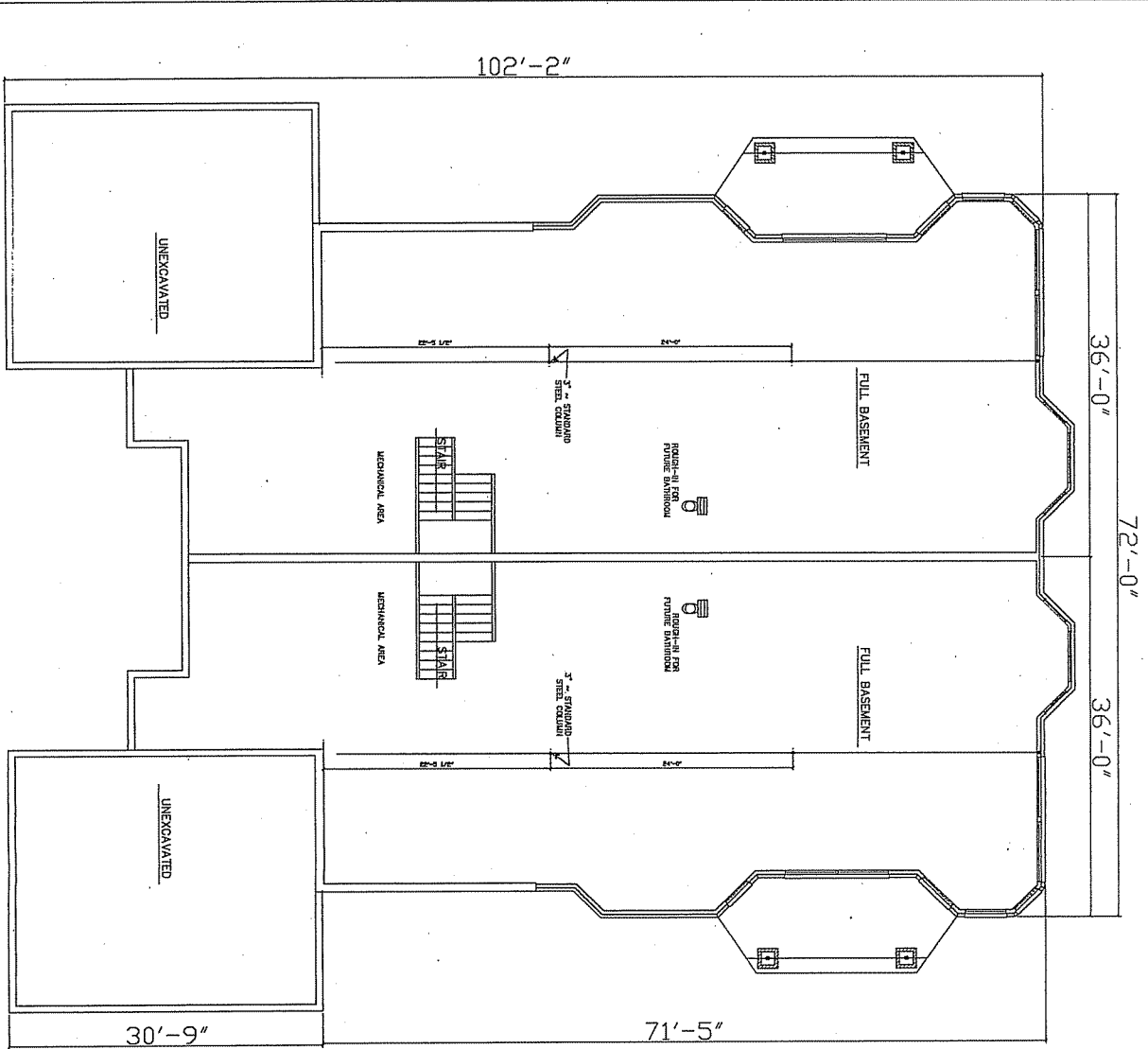
TYPICAL CROSS SECTION  
 Burnlingwood Way Proposed  
 Residential Development  
 Cherokee Park, Inc.  
 City of Madison  
 Dane County, WI

**GENERAL ENGINEERING COMPANY**  
 218 Southland Drive  
 Friesland, WI 53595  
 (608) 438-2222  
 www.generaleng.com

DATE: APRIL 17, 2007  
 BY: SSB  
 C&G FILE NUMBER: 7926

SHEET TITLE:  
**C5.0**

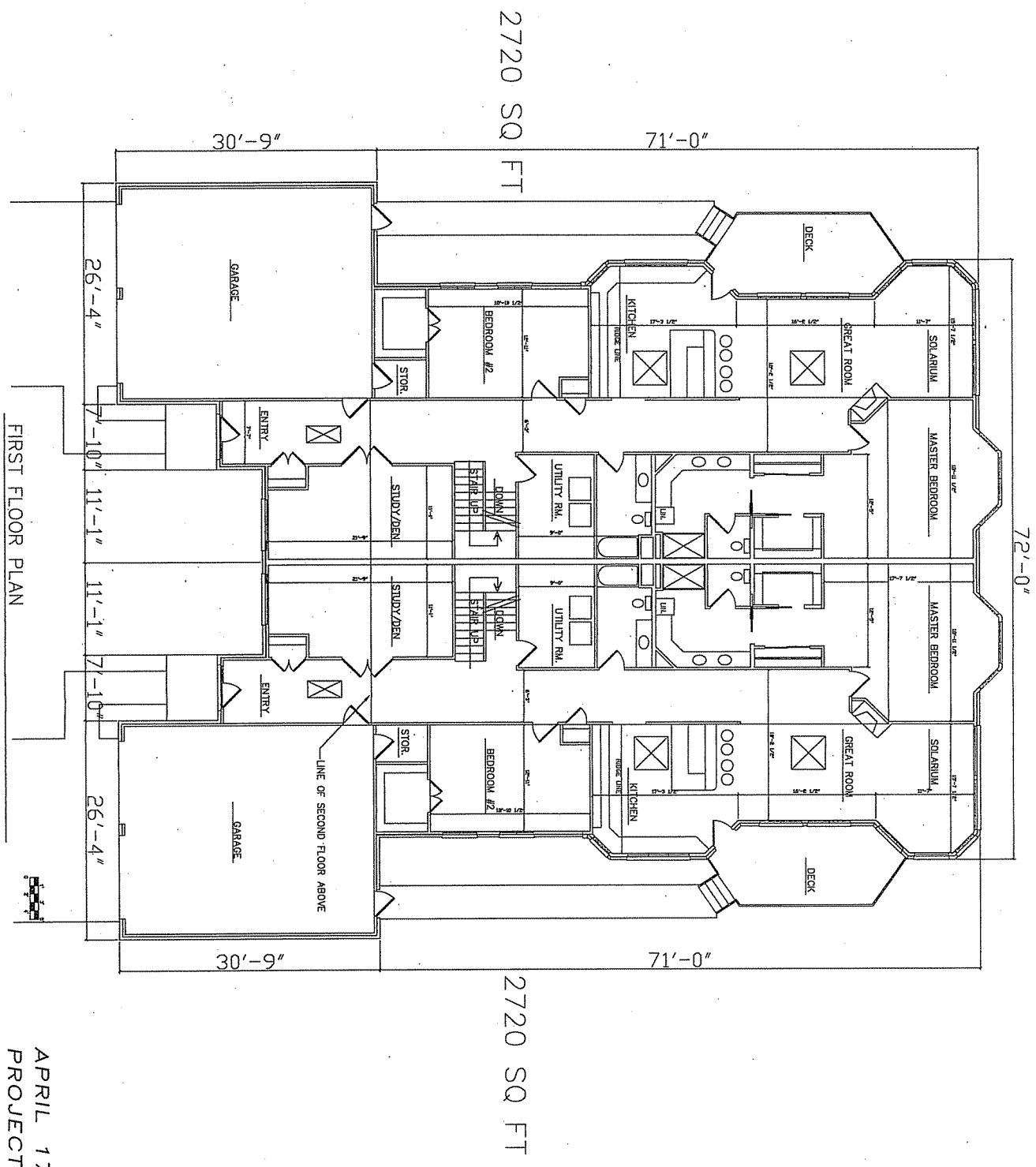
BASEMENT PLAN



APRIL 17, 2007  
PROJECT NO. 0000

A2





FIRST FLOOR PLAN

APRIL 17, 2007  
PROJECT NO. 0000

A3

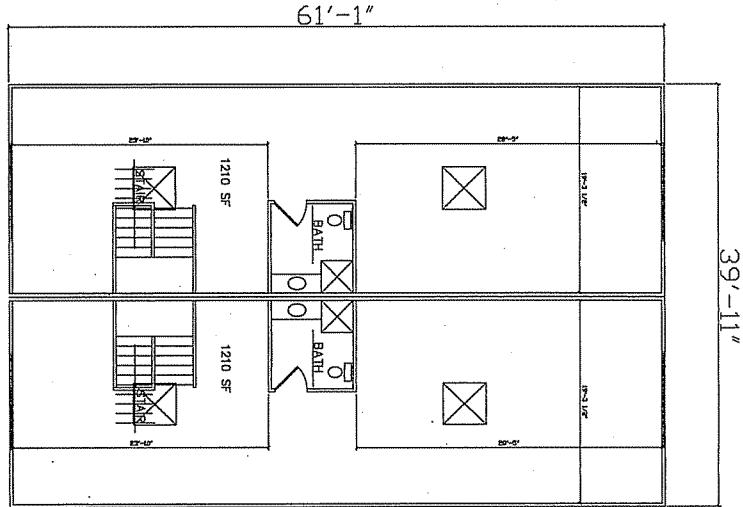
CHEROKEE  
PARK INCORPORATED

5000 NORTH SHERMAN AVENUE  
MADISON, WISCONSIN 53704  
PHONE (608) 249-6417



6-7

SECOND FLOOR PLAN



APRIL 17, 2007  
PROJECT NO. 0000

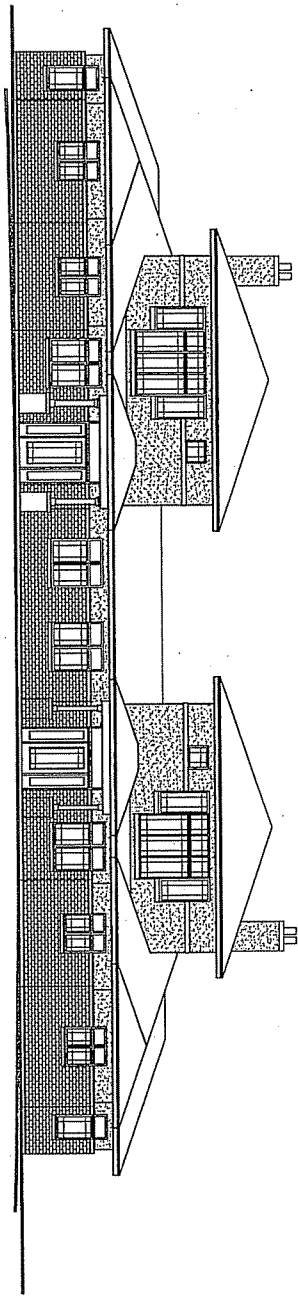
A4

CHEROKEE  
PARK INCORPORATED

5000 NORTH SHERMAN AVENUE  
MADISON, WISCONSIN 53704  
PHONE (608) 249-6417







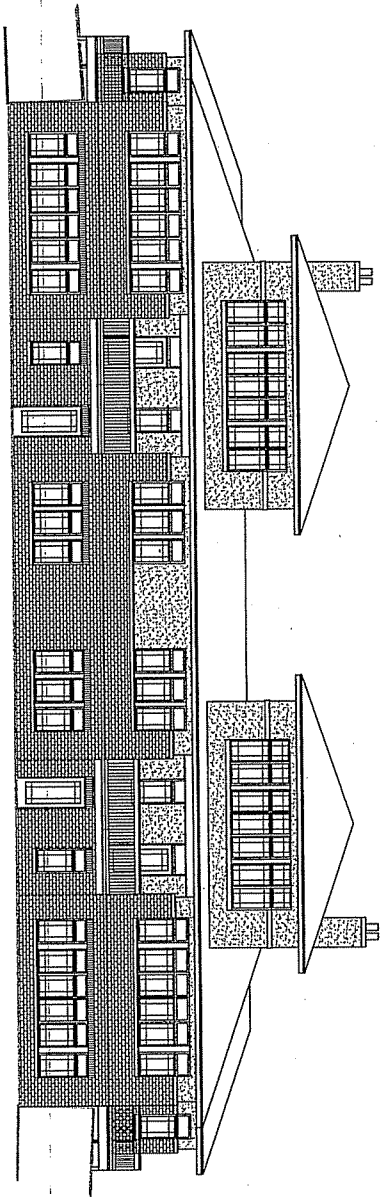
FRONT ELEVATION



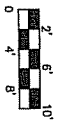
JUNE 30, 2007  
PROJECT NO. 0000

A2





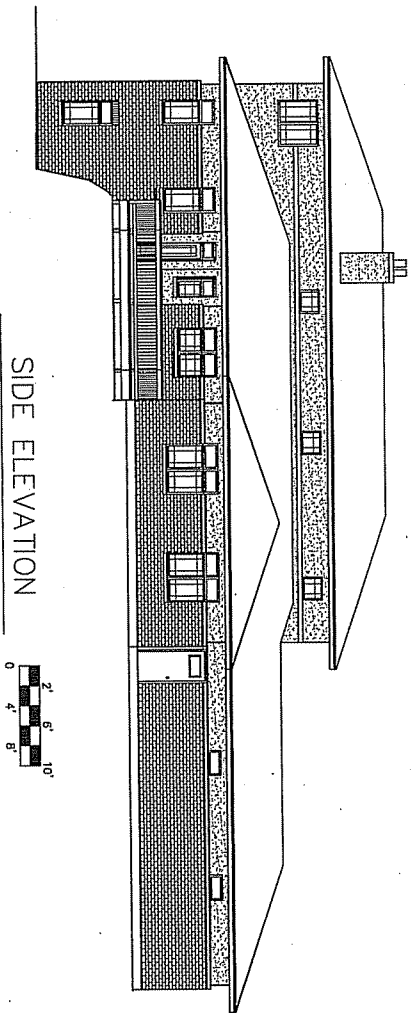
REAR ELEVATION



JUNE 30, 2007  
PROJECT NO. 0000

A4





SIDE ELEVATION



JUNE 30, 2007  
PROJECT NO. 0000

A3



