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# MAP 1 STUDY AREA Cherokee Special Area Plan November 2006

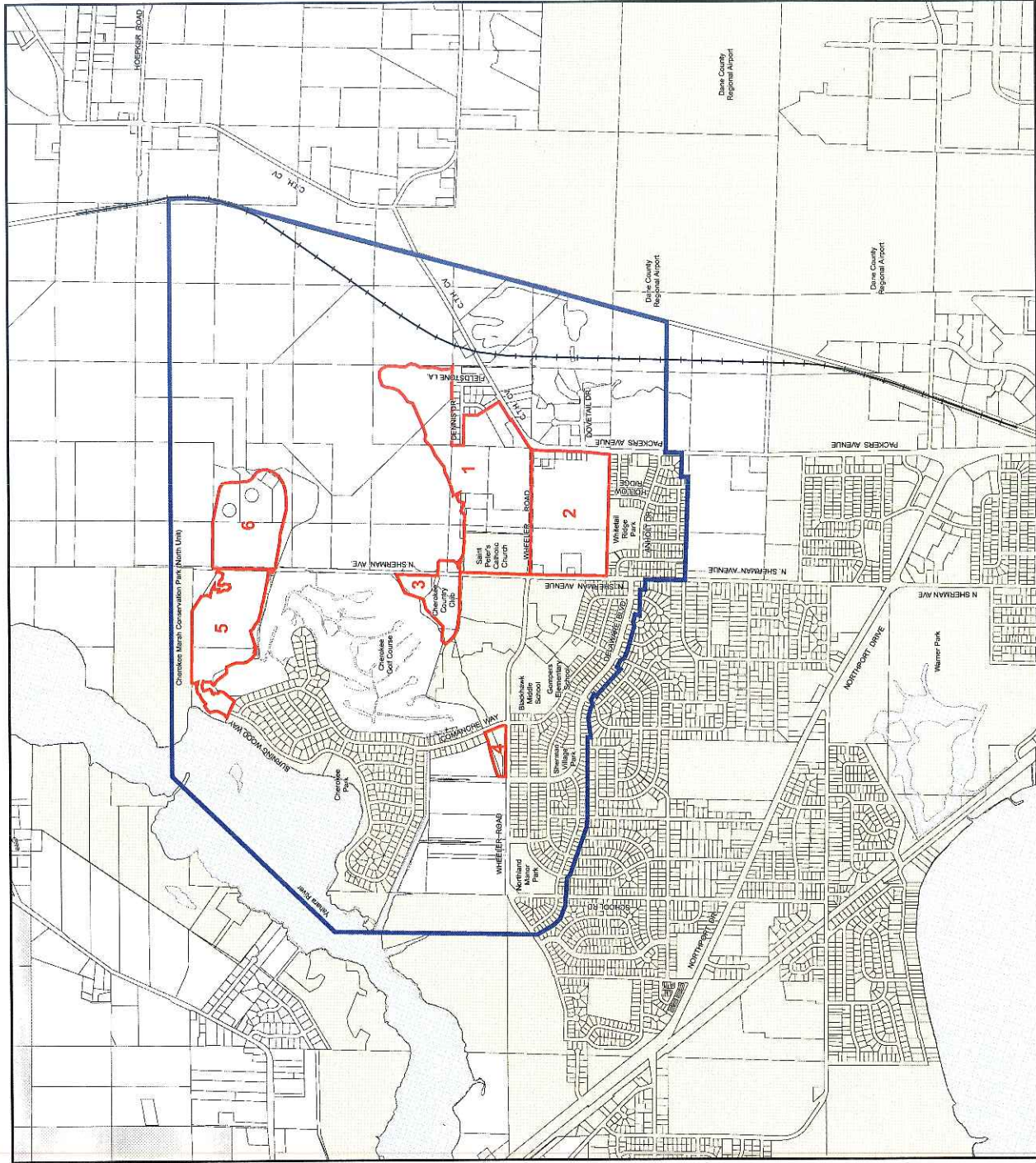
- STUDY AREA**
- CORE PLANNING SUB-AREAS**
  - 1 Homung Range
  - 2 Homung Woods
  - 3 Cherokee Country Club
  - 4 Wheeler Triangle
  - 5 5th Addition
  - 6 High Hill
- CITY OF MADISON**
- OTHER INCORPORATED JURISDICTIONS**
- UNINCORPORATED JURISDICTIONS**
- SPECIAL FEATURE**
  - Runway Protection Zone
  - Railroad Realignment

Data Source:  
City of Madison Dept of Planning and Development, Planning Unit

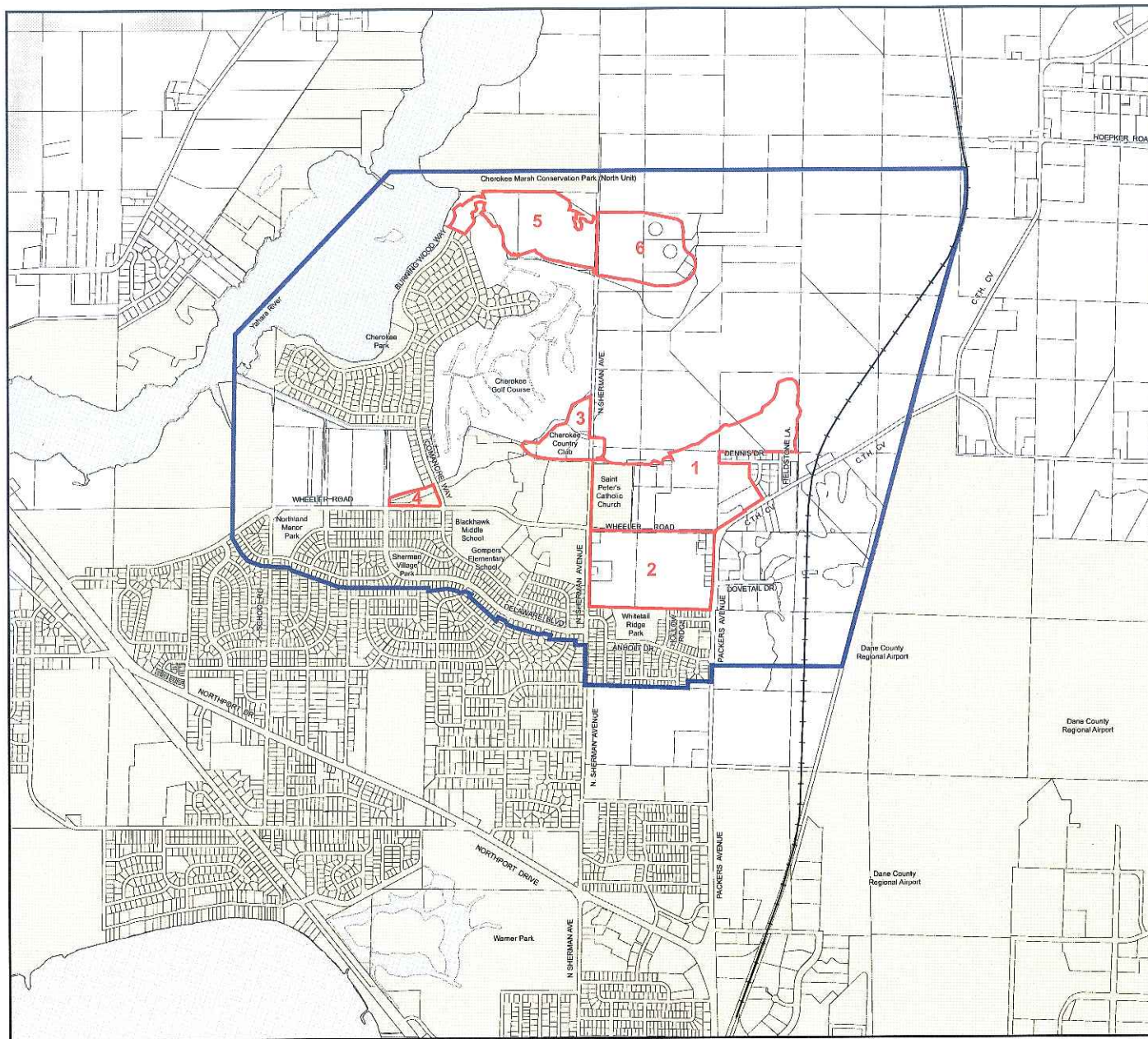


City of Madison  
Dept of Planning and Development, Planning Unit

Last edited: November 14, 2006



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## MAP 1 STUDY AREA Cherokee Special Area Plan

November 2006

- STUDY AREA
- CORE PLANNING SUB-AREAS

- 1 Hornung Range
- 2 Hornung Woods
- 3 Cherokee Country Club
- 4 Wheeler Triangle
- 5 5th Addition
- 6 High Hill

- CITY OF MADISON
- OTHER INCORPORATED JURISDICTIONS
- UNINCORPORATED JURISDICTIONS

**SPECIAL FEATURE**

- Runway Protection Zone
- Railroad Realignment

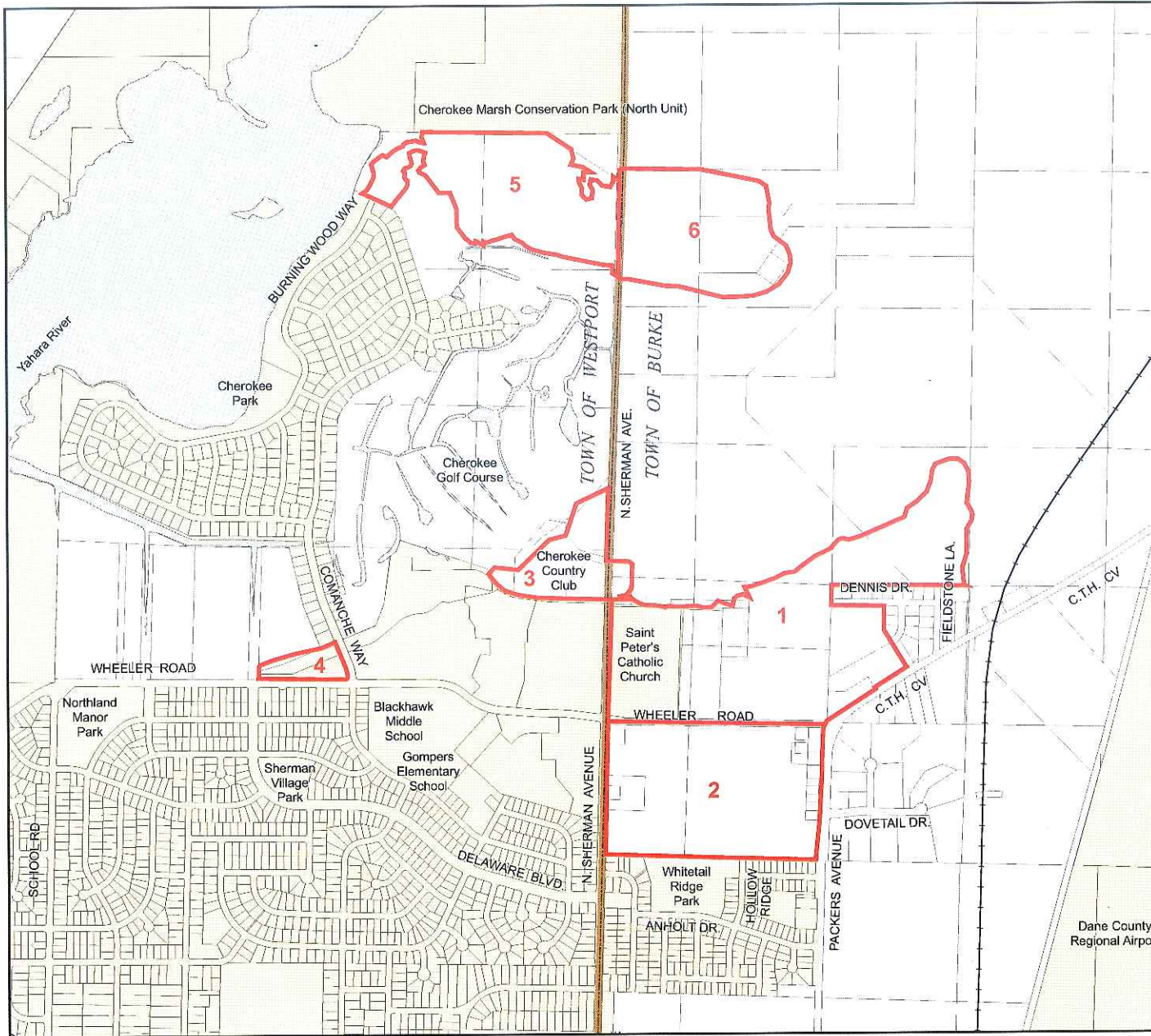
Data Source:  
City of Madison Dept of Planning and Development, Planning Unit

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City of Madison  
Dept of Planning and Development, Planning Unit

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Map 2  
**MUNICIPAL JURISDICTIONS**  
 Cherokee Special Area Plan  
 November 2006

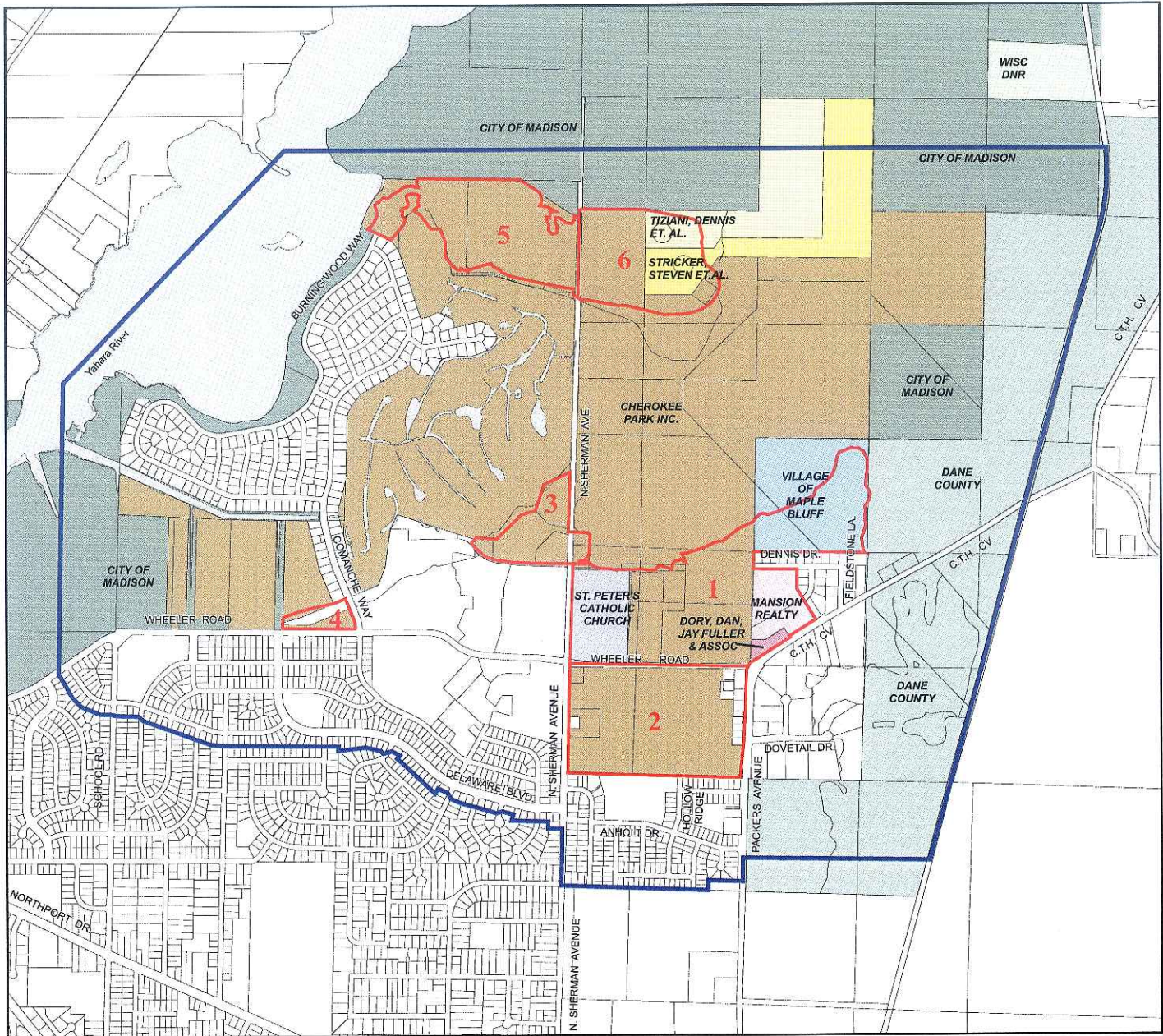
- CORE PLANNING SUB-AREAS
- 1 Hornung Range
  - 2 Hornung Woods
  - 3 Cherokee Country Club
  - 4 Wheeler Triangle
  - 5 5th Addition
  - 6 High Hill
- MUNICIPAL JURISDICTIONS
- City of Madison
  - Unincorporated Jurisdictions
  - Township Boundary

Data Source:  
City of Madison, Dept. of Planning and Development, Planning Unit



City of Madison  
Dept. of Planning and Development, Planning Unit

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### Map 3

## PROPERTY OWNERSHIP

Cherokee Special Area Plan  
November 2006

**STUDY AREA**

**CORE PLANNING SUB-AREAS**

- Hornung Range
- Hornung Woods
- Cherokee Country Club
- Wheeler Triangle
- 5th Addition
- High Hill

**PUBLIC OWNERSHIP**

- City of Madison
- Dane County
- Wisconsin Dept. of Natural Resources
- Village of Maple Bluff

**PRIVATE OWNERSHIP**

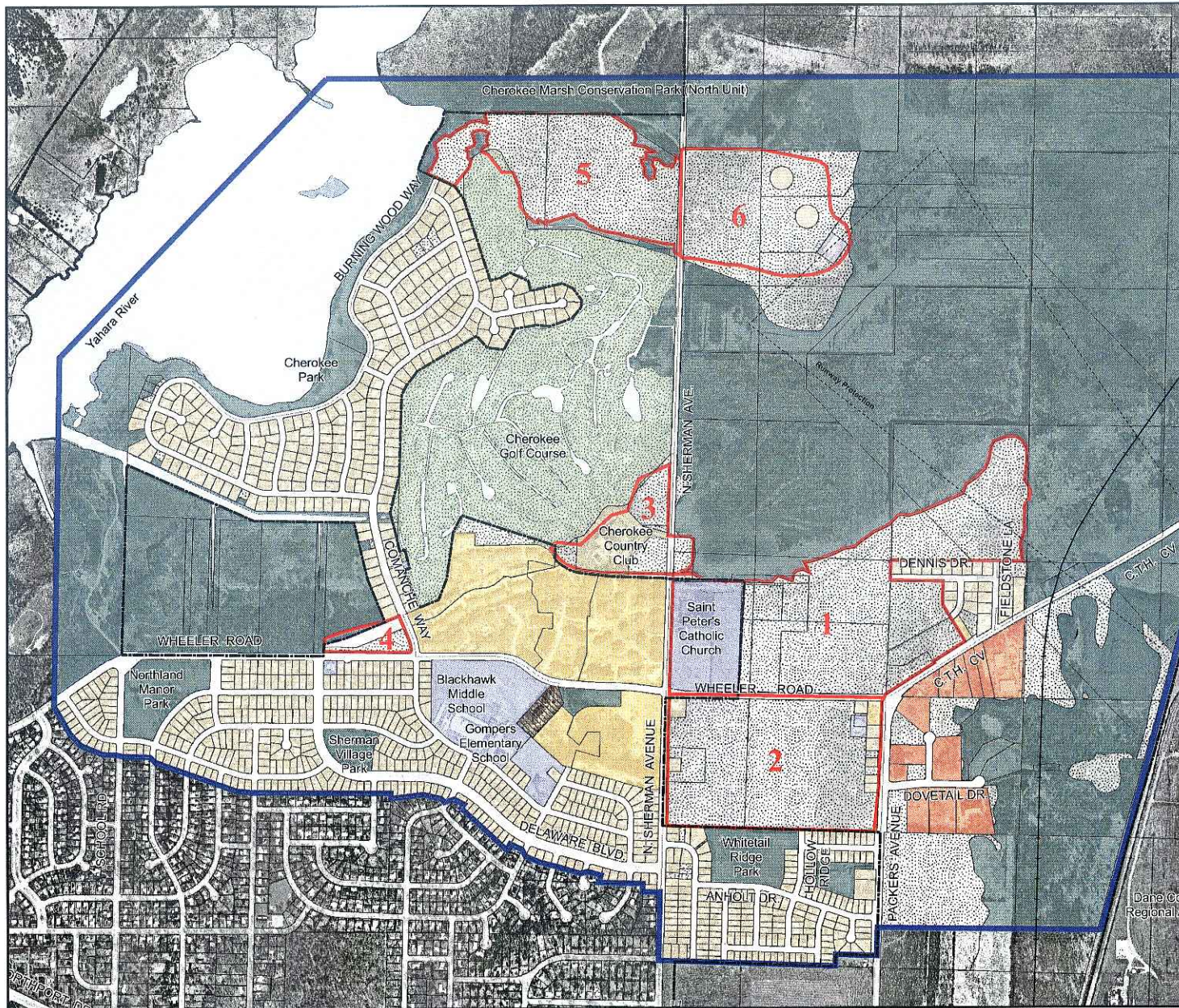
- Cherokee Park Inc.
- Stricker, Steven et al.
- Tiziani, Dennis et al.
- St. Peter's Catholic Church
- Dory, Dan; Jay Fuller and Associates
- Mansion Realty Inc.

Data Source:  
City of Madison, Dept. of Planning and Development, Planning Unit

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City of Madison  
Dept. of Planning and Development, Planning Unit

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MAP 4  
EXISTING LAND USE  
Cherokee Special Area Plan  
November 2006

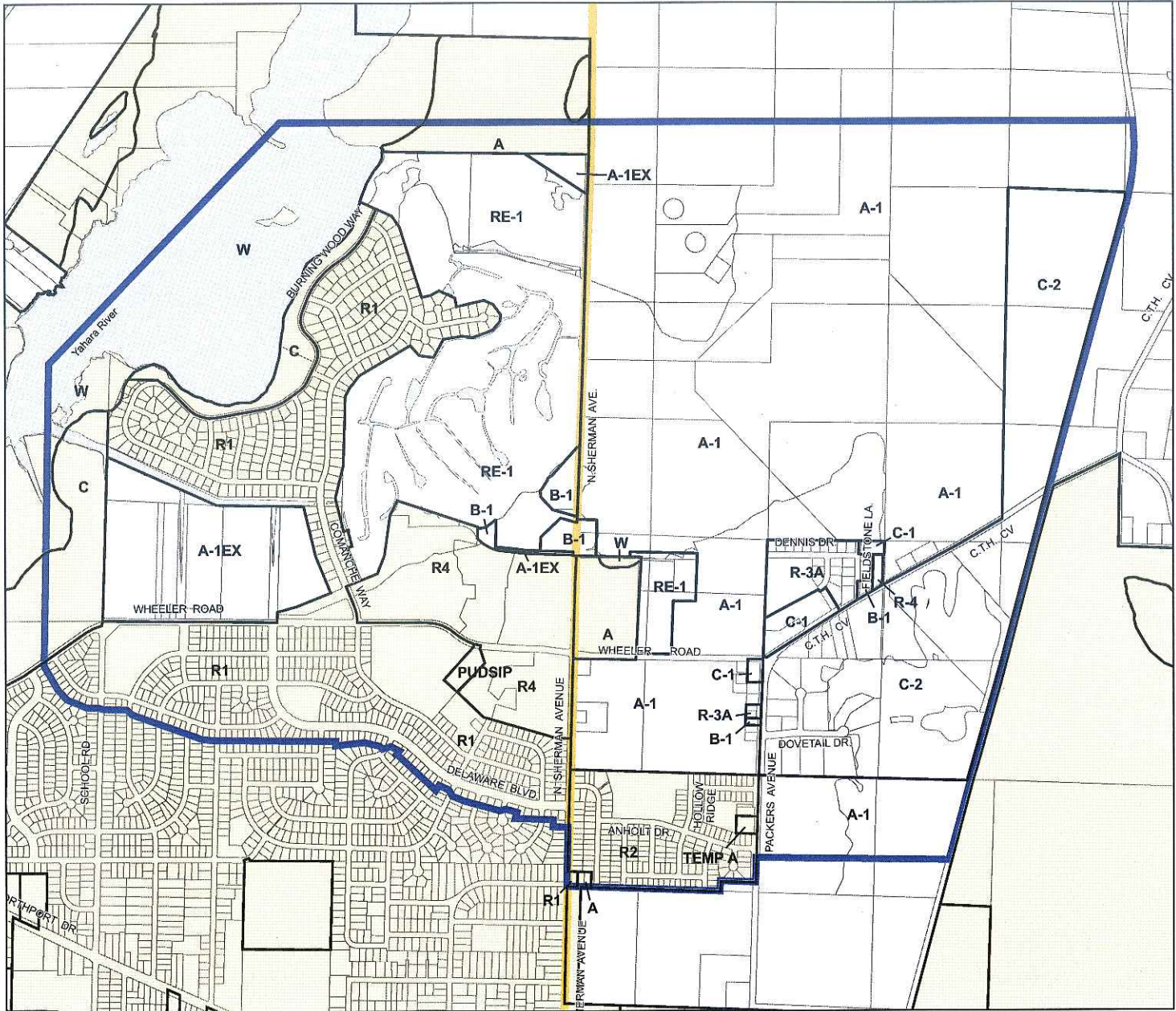
- STUDY AREA
- CORE PLANNING SUB-AREAS
  - 1 Hornug Range
  - 2 Hornung Woods
  - 3 Cherokee Country Club
  - 4 Wheeler Triangle
  - 5 5th Addition
  - 6 High Hill
- CITY OF MADISON LIMITS
- LAND USE
  - RESIDENTIAL
    - Low Density
    - Density Range (<8 du/net ac)
    - Density Range (8-15 du/net ac)
    - Other Residential (assisted living)
  - COMMERCIAL
  - INSTITUTIONAL
  - OPEN WATER
  - PARK, OPEN SPACE, DRAINAGE, WETLAND AND FLOODPLAIN
  - GOLF COURSE
  - CHEROKEE COUNTRY CLUB
  - AGRICULTURE / VACANT
- SPECIAL FEATURES
  - Runway Protection
  - Railroad Realignment

Source:  
City of Madison Dept. of Planning and Development



City of Madison  
Dept of Planning and Development, Planning Unit

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## Map 5 EXISTING ZONING DISTRICTS Cherokee Special Area Plan November 2006

- STUDY AREA
- CITY OF MADISON
- UNINCORPORATED JURISDICTIONS
- TOWNSHIP BOUNDARY
- CITY OF MADISON ZONING DISTRICTS
  - Residence Districts  
R-1, R-2, R-4
  - Special Districts  
C Conservancy  
W Wetland  
A Agriculture (TEMP = Temporary)  
PUD Planned Unit Development  
SIP Specific Implementation Plan
- DANE COUNTY ZONING DISTRICTS
  - Residence Districts  
R-1, R-3A, R-4
  - Commercial Districts  
C-1, C-2
  - Recreation District  
RE-1
  - Local Business District  
B-1
  - Agriculture Districts  
A-1, A-1EX

Data Source:  
City of Madison Department of Planning and Development, Planning Unit  
Dane County parcel files



City of Madison  
Department of Planning and Development

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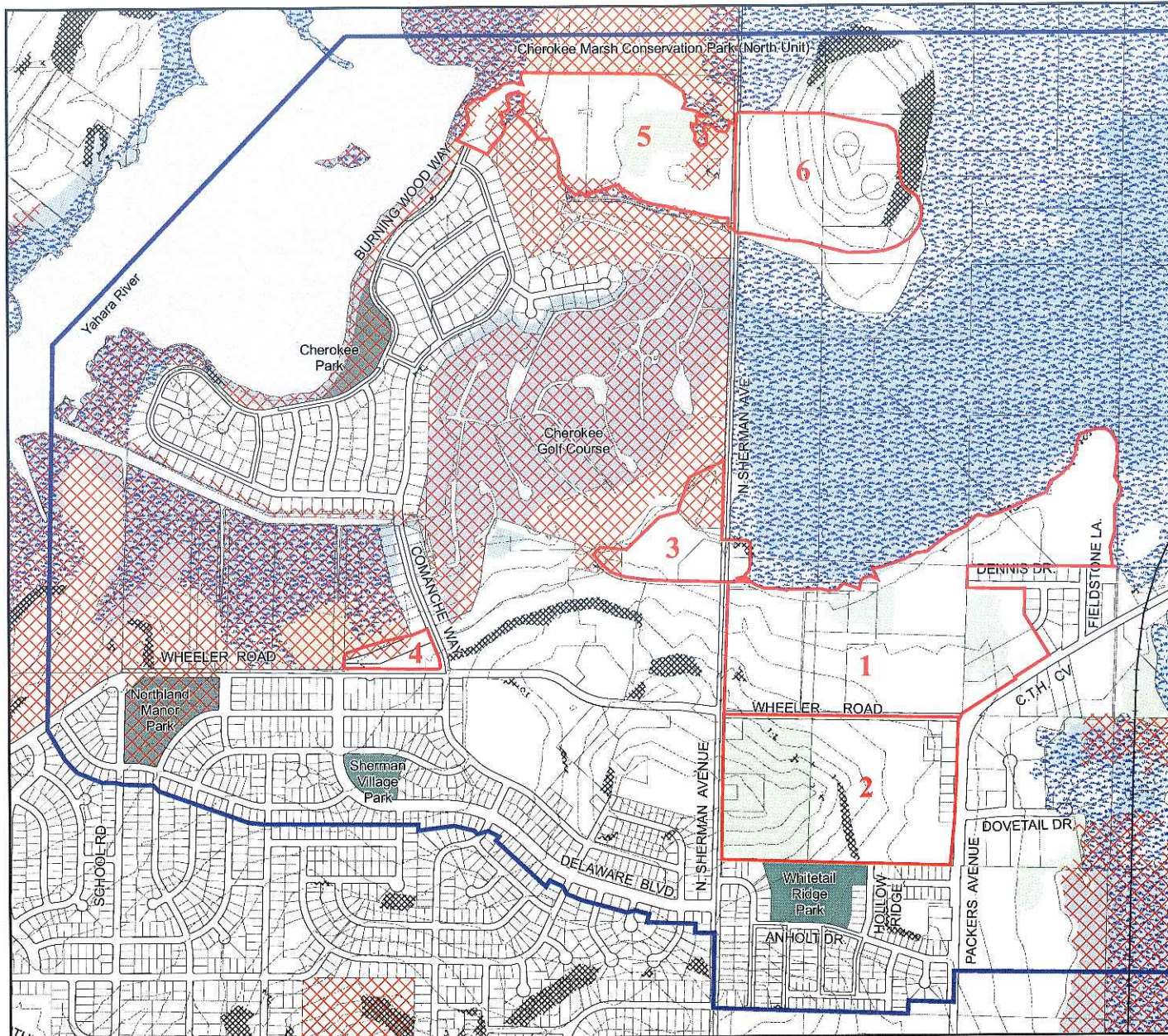
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### Map 6

## NATURAL FEATURES

### Cherokee Special Area Plan

November 2006



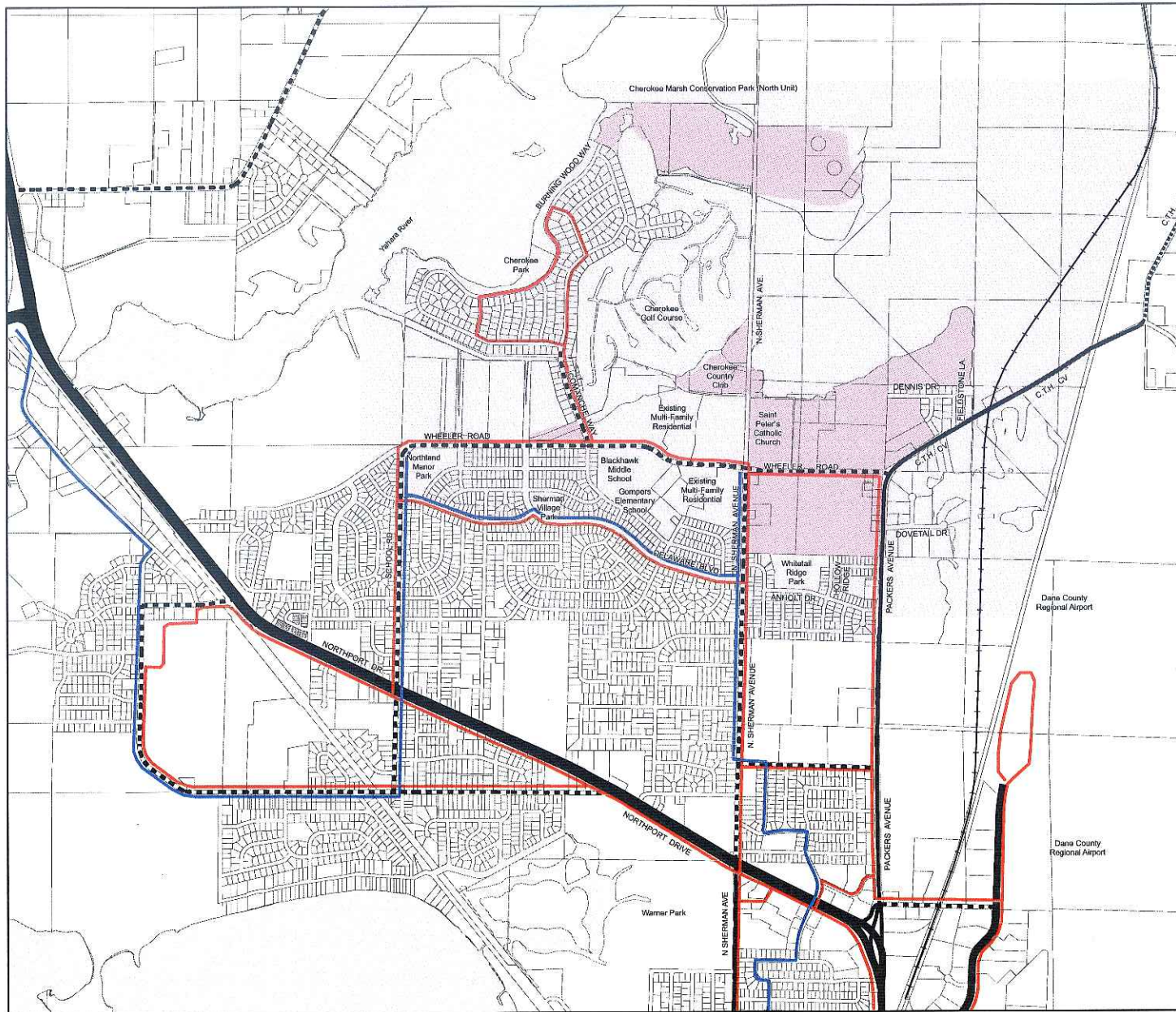
- STUDY AREA
- CORE PLANNING SUB-AREAS
  - 1 Hornung Range
  - 2 Hornung Woods
  - 3 Cherokee Country Club
  - 4 Wheeler Triangle
  - 5 5th Addition
  - 6 High Hill
- WHITETAIL RIDGE PARK  
Also Northland Manor, Sherman Village and Cherokee Parks
- OPEN WATER
- FLOODPLAIN (100 Year Flood)
- WETLAND
- ENVIRONMENTAL CORRIDOR
- WOODED AREAS
- TOPOGRAPHY (10' contours)
- STEEP SLOPE (>12%)

Data Source:  
City of Madison Dept of Planning and Development, Planning Unit



City of Madison  
Dept of Planning and Development, Planning Unit






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## Map 7 Existing Transportation Facilities

Cherokee Special Area Plan  
November 2006

-  STUDY AREA
-  CORE PLANNING SUB-AREAS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR - Urban
-  COLLECTOR - Major & Minor Rural
-  LOCAL ROAD
-  PROPOSED RAILROAD REALIGNMENT
-  BUS ROUTES
-  BICYCLE ROUTES

Data Source:  
City of Madison, Department of Planning and Development, Planning Unit  
Metropolitan Planning Organization

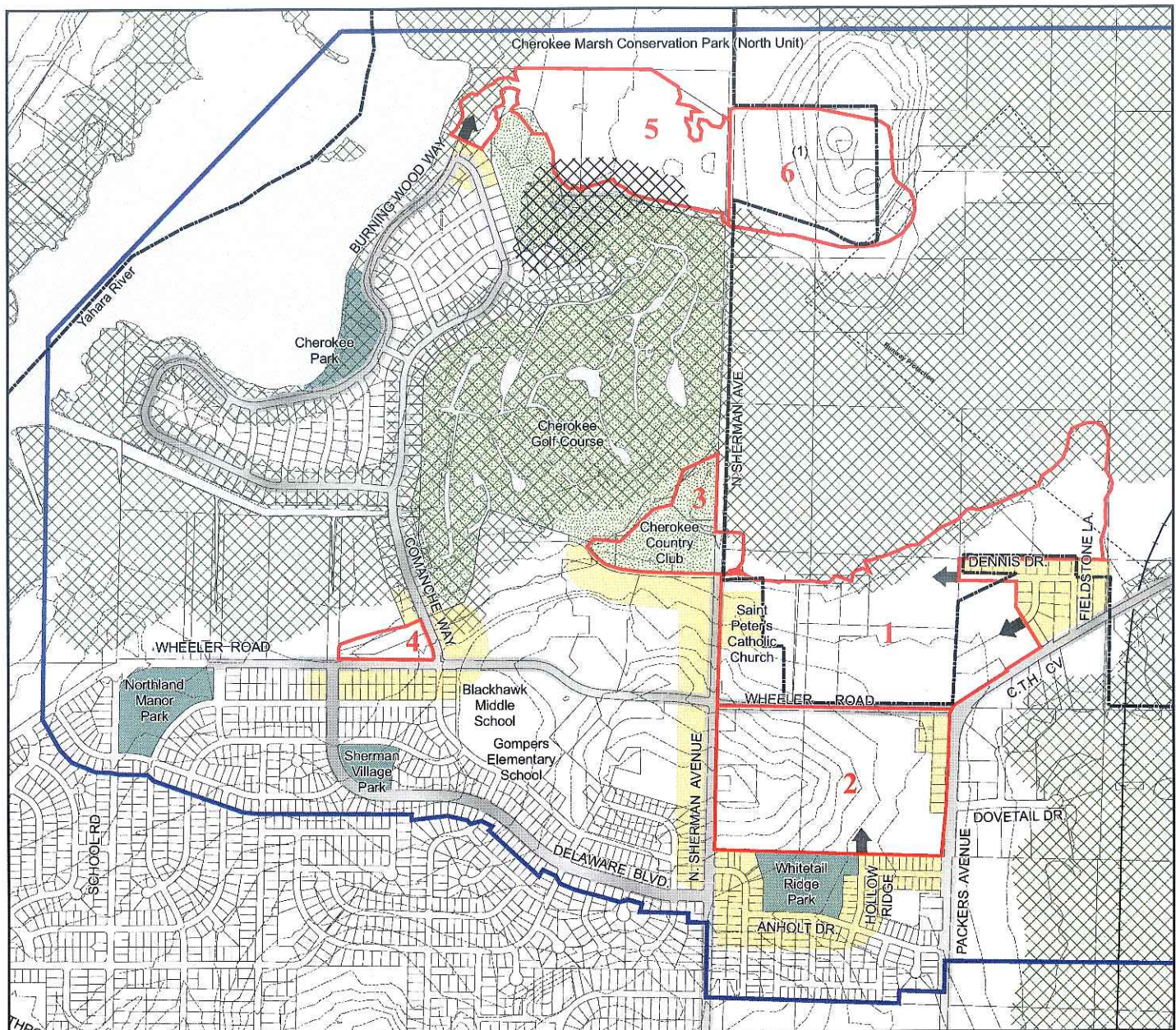


City of Madison  
Department of Planning and Development

Last Edited: November 14, 2006



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## Map 8

### OTHER PLANNING CONSIDERATIONS

#### Cherokee Special Area Plan

November 2006

- STUDY AREA
- CORE PLANNING SUB-AREAS
  - 1 Hornung Range
  - 2 Hornung Woods
  - 3 Cherokee Country Club
  - 4 Wheeler Triangle
  - 5 5th Addition
  - 6 High Hill
- CENTRAL URBAN SERVICE BOUNDARY
- SHORELAND AREAS
- TRAVEL CORRIDORS
- POTENTIAL STREET EXTENSION
- EXISTING DEVELOPMENT
- CHEROKEE GOLF COURSE
- WHITETAIL RIDGE PARK  
Also Northland Manor, Sherman Village and Cherokee Parks
- TOPOGRAPHY 10' contours
- (1) Land Use Note  
"It is recommended that there be no additional development on the top portion of the hill. Future development may be allowed around the lower portions of this hill only if such development is done with sensitivity to the topography in a manner that preserves open space and views to the hill from surrounding properties, and provides adequate vegetative buffers from the existing park property."  
(City of Madison Comprehensive Plan)
- Runway Protection
- Proposed Railroad Realignment

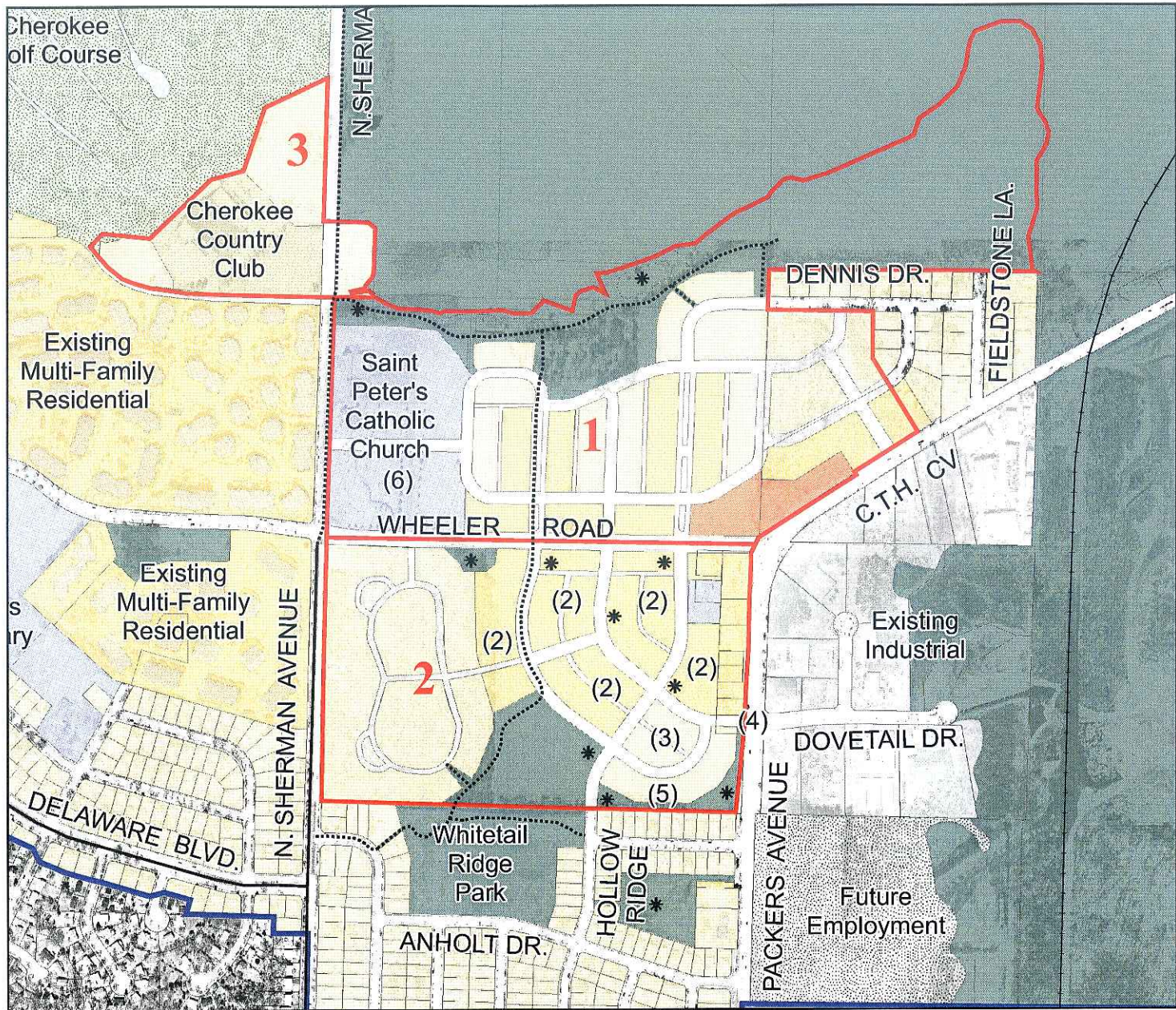
Data Source:  
City of Madison Dept of Planning and Development, Planning Unit  
Dane County Regional Airport



City of Madison  
Dept of Planning and Development, Planning Unit



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## Map 9A RECOMMENDED LAND USE Cherokee Special Area Plan November 2006

- STUDY AREA
- CORE PLANNING SUB-AREAS
- RESIDENTIAL**
  - Low Density Residential  
Density Range (<8 du/net ac)
  - Density Range (8-15 du/net ac)
  - Medium Density Residential (16-25 du/net ac)
- COMMERCIAL/EMPLOYMENT/MIXED USE**
  - Neighborhood Mixed Use
- INDUSTRIAL**
  - Industrial
  - Employment
- CHEROKEE COUNTRY CLUB**
  - Cherokee Country Club
- INSTITUTIONAL**
  - Institutional
- PARK, OPEN SPACE, AND STORMWATER MANAGEMENT**
  - Park Drainage and Open space
  - Golf Course
  - Proposed Stormwater Detention
  - POTENTIAL FUTURE DEVELOPMENT AREA
- LAND USE NOTES**
  - (2) A variety of type and size of structure is sought in these areas.
  - (3) Smaller scale structures are sought in these areas.
  - (4) Street alignment planning will continue to examine a connection to Packers Avenue at Dovetail Drive as a preferred option.
  - (5) Single-family detached housing is recommended for this area.
  - (6) The St. Peter's Church institutional use will continue. Should portions redevelop, residential at 8-15 dwelling units per net acre is recommended.
- STREET ROW (Public and Private)**
  - Street Row
- SPECIAL FEATURES**
  - Runway Protection
  - Railroad Realignment
  - Cherokee Marsh Cons. Park Access Road
  - Trail/Emergency Access Road
  - Existing Bike Routes
  - Proposed Routes, Paths and Trails

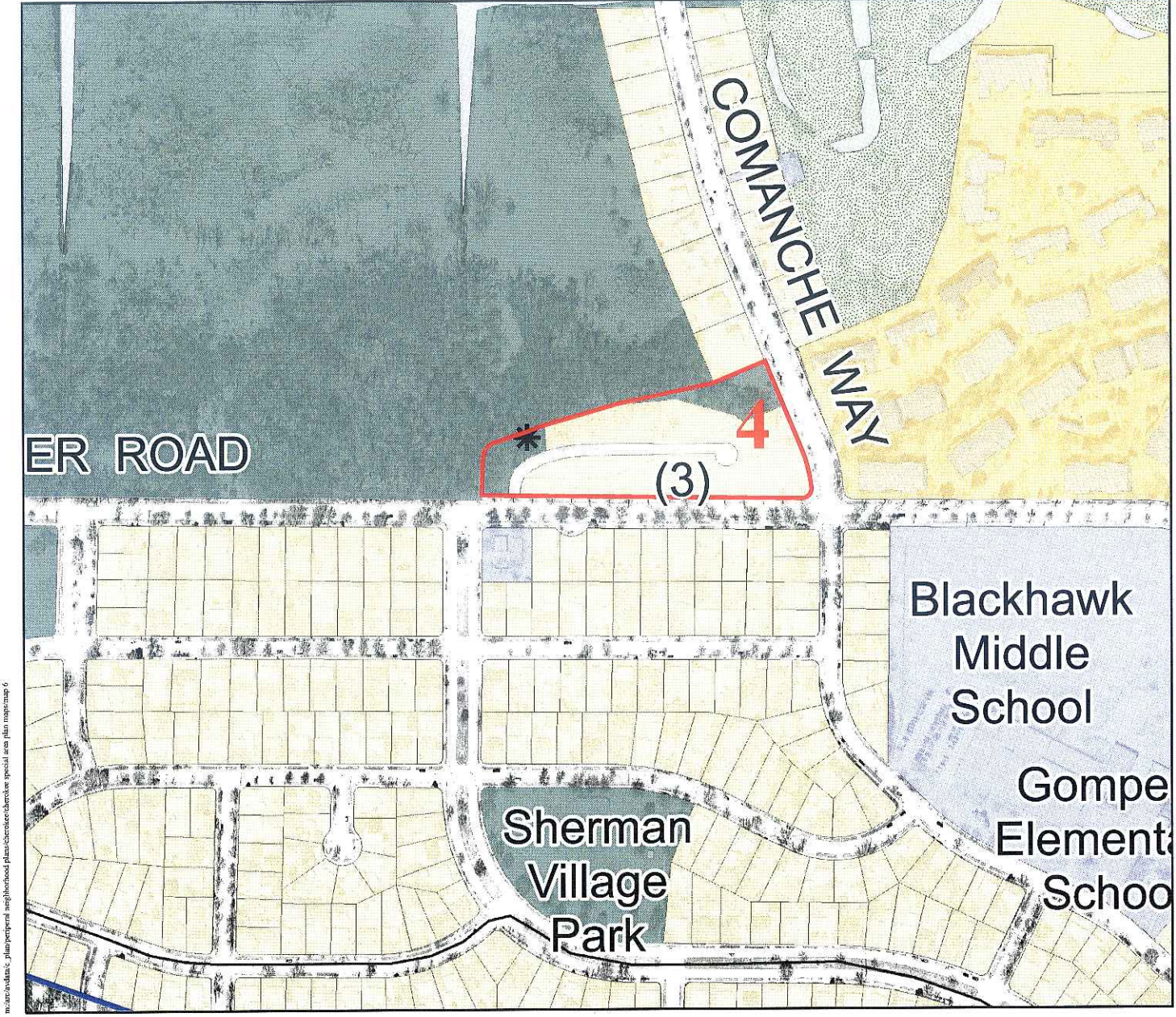
Data Source:  
City of Madison, Dept. of Planning and Development

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Dept. of Planning and Development, Planning Unit

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**Map 9B**  
**RECOMMENDED**  
**LAND USE**  
 Cherokee Special Area Plan  
 November 2006

	STUDY AREA
	CORE PLANNING SUB-AREAS
<b>RESIDENTIAL</b>	
	Low Density Residential Density Range (<8 du/net ac)
	Density Range (8-15 du/net ac)
	Medium Density Residential (16-25 du/net ac)
<b>COMMERCIAL/EMPLOYMENT/MIXED USE</b>	
	Neighborhood Mixed Use
	Industrial
	Employment
	Cherokee Country Club
<b>INSTITUTIONAL</b>	
	PARK, OPEN SPACE, AND STORMWATER MANAGEMENT Park Drainage and Open space
	Golf Course
	Proposed Stormwater Detention
	POTENTIAL FUTURE DEVELOPMENT AREA
<b>LAND USE NOTES</b>	
	(3) Smaller scale structures are sought in these areas.
<b>STREET ROW (Public and Private)</b>	
	STREET ROW (Public and Private)
<b>SPECIAL FEATURES</b>	
	Runway Protection
	Railroad Realignment
	Cherokee Marsh Cons. Park Access Road
	Trail/Emergency Access Road
	Existing Bike Routes
	Proposed Routes, Paths and Trails

Data Source:  
 City of Madison, Dept. of Planning and Development

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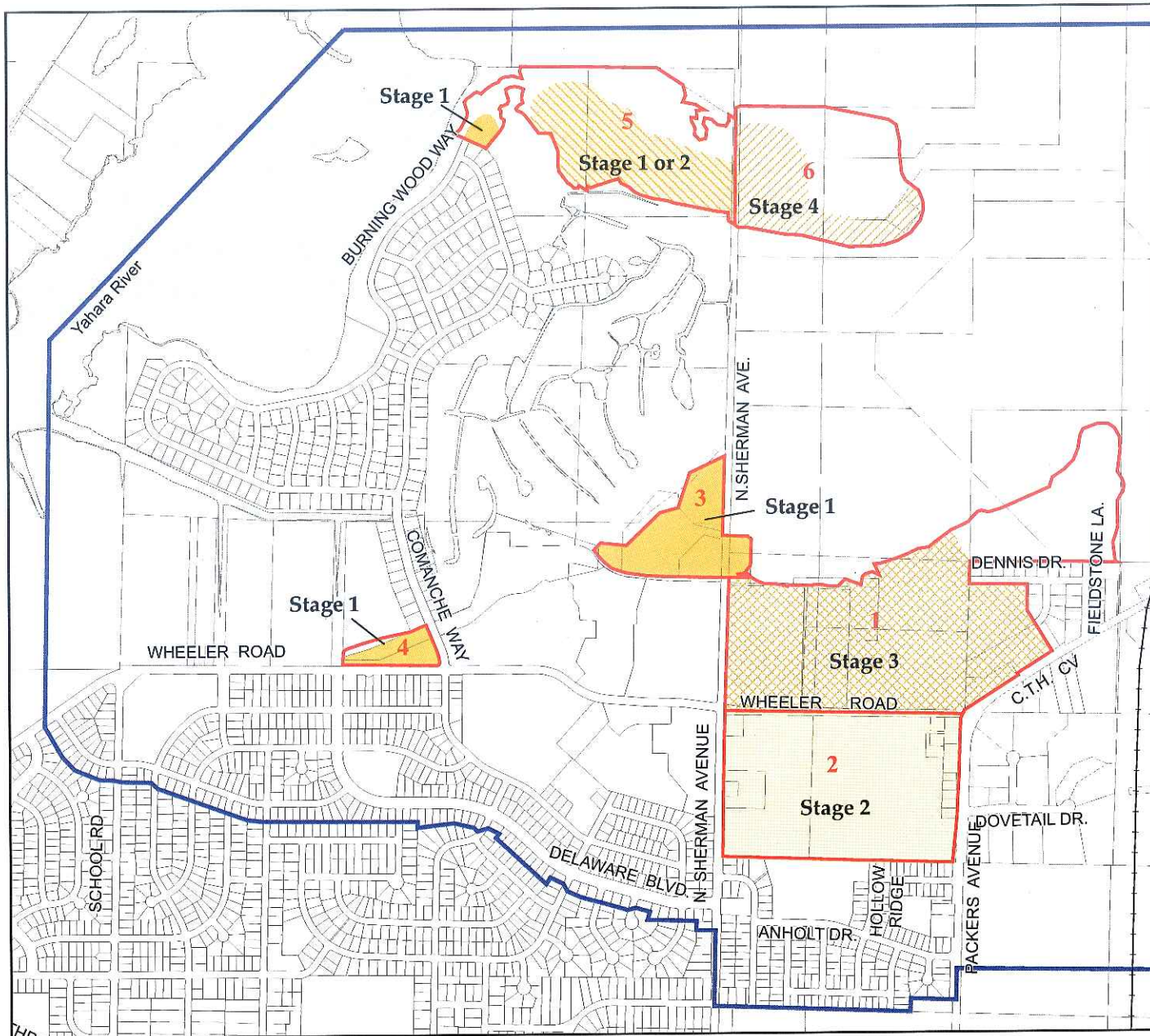
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 Dept. of Planning and Development, Planning Unit

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**Map 10**  
**DEVELOPMENT**  
**STAGING**  
 Cherokee Special Area Plan  
 November 2006

**PLANNING AREA** (Blue outline)  
**CORE PLANNING SUB-AREAS** (Red outline)

1 Hornung Range  
 2 Hornung Woods  
 3 Cherokee Country Club  
 4 Wheeler Triangle  
 5 5th Addition  
 6 High Hill

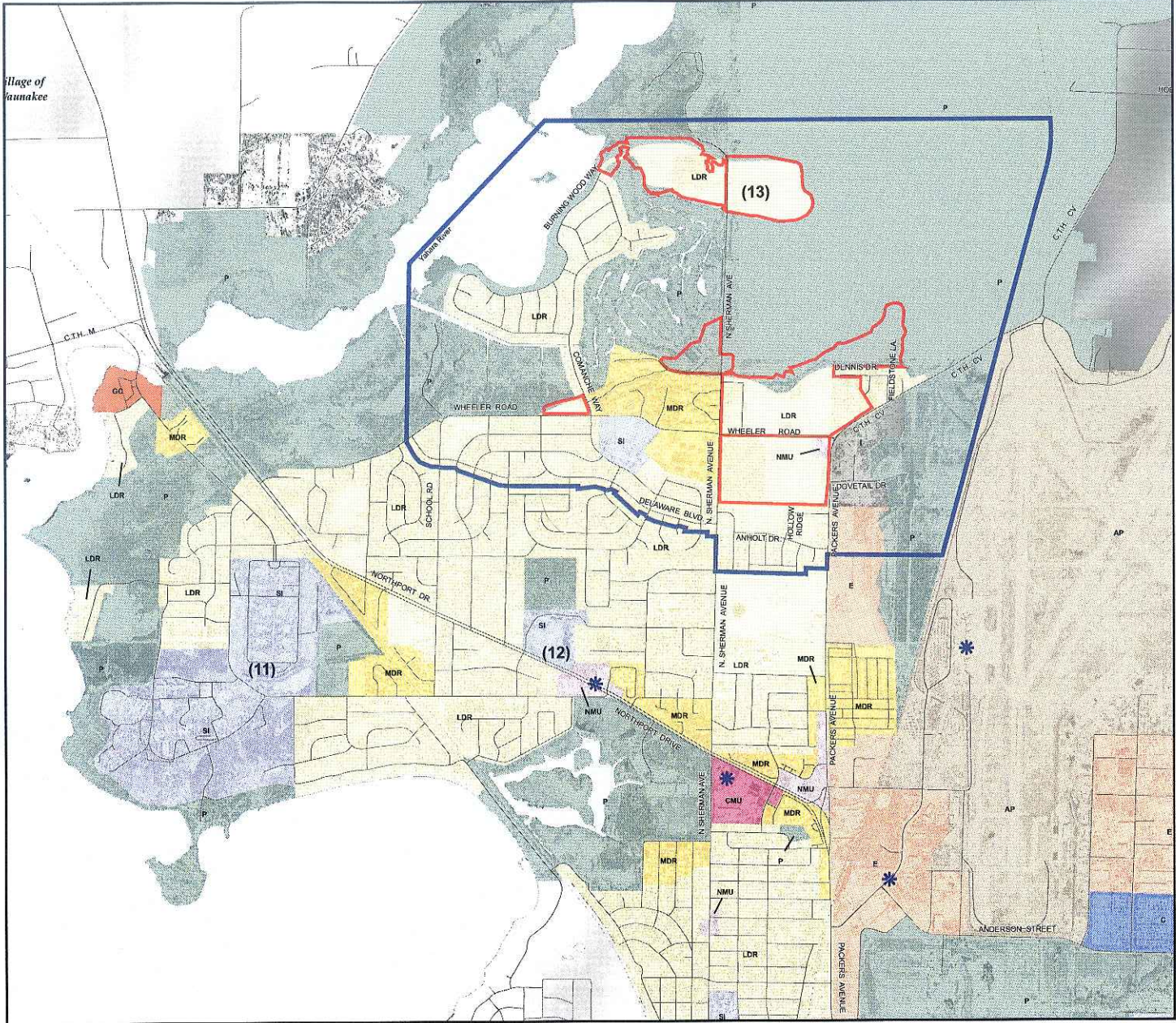
**DEVELOPMENT STAGING**

Stage 1 (Solid yellow)  
 Stage 1 or 2 (Diagonal lines)  
 Stage 2 (Horizontal lines)  
 Stage 3 (Cross-hatch)  
 Stage 4 (Diagonal lines)

Data Source:  
 City of Madison, Dept. of Planning and Development, Planning Unit

Scale: 0 to 2,000 Feet

City of Madison  
 Dept. of Planning and Development, Planning Unit



**DRAFT APPENDIX MAP 1**  
**GENERALIZED FUTURE**  
**LAND USE PLAN**  
 City of Madison  
 November 2006  
 Cherokee Special Area Plan

- STUDY AREA
- CORE PLANNING SUB-AREAS
- RESIDENTIAL DISTRICTS**
  - LDR Low Density (0 - 15 units/acre)
  - MDR Medium Density (16 - 40 units/acre)
  - HDR High Density (41 - 60 units/acre)
- MIXED USE DISTRICTS**
  - NMU Neighborhood Mixed Use
  - CMU Community Mixed Use
  - RMU Regional Mixed Use
- COMMERCIAL/EMPLOYMENT DISTRICTS**
  - GC General Commercial
  - RC Regional Commercial
  - E Employment
  - I Industrial
- OPEN SPACE - AGRICULTURE DISTRICTS**
  - P Park and Open Space
  - A Agriculture/Rural Uses
- SPECIAL DISTRICTS**
  - SI Special Institutional
  - AP Airport
  - C Campus
- Downtown Districts (See Volume II Map 2-3)
- NPA Neighborhood Planning Area (TND Encouraged)
- \* **SPECIAL OVERLAY DESIGNATIONS**
  - \* TOD Transit Oriented Development (Conceptual Locations)
  - \* TND Traditional Neighborhood Development (May be applied to NPA and residential districts as specified in neighborhood and special area plans.)
- (0)** Land Use Note Reference Number
  - (13) "It is recommended that there be no additional development on the top portion of the hill. Future development may be allowed around the lower portions of this hill only if such development is done with sensitivity to the topography in a manner that preserves open space and views to the hill from surrounding properties, and provides adequate vegetative buffers from the existing park property."  
 (City of Madison Comprehensive Plan)
- Other Cities and Villages

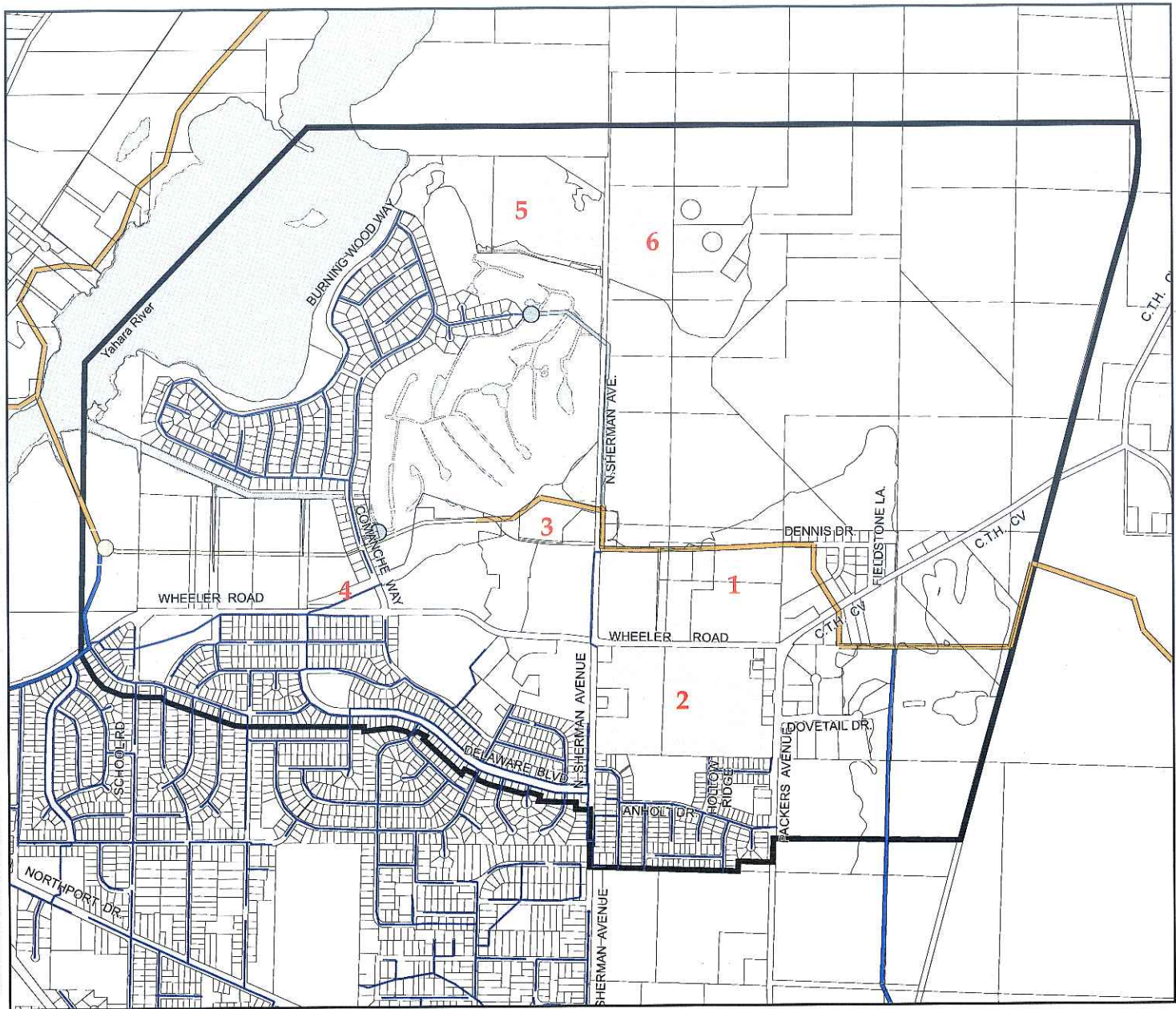
Data Source:  
 City of Madison Department of Planning and Development, Planning Unit

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**APPENDIX MAP 2**  
**PUBLIC**  
**WASTEWATER SYSTEM**

Cherokee special Area plan  
 November 2006

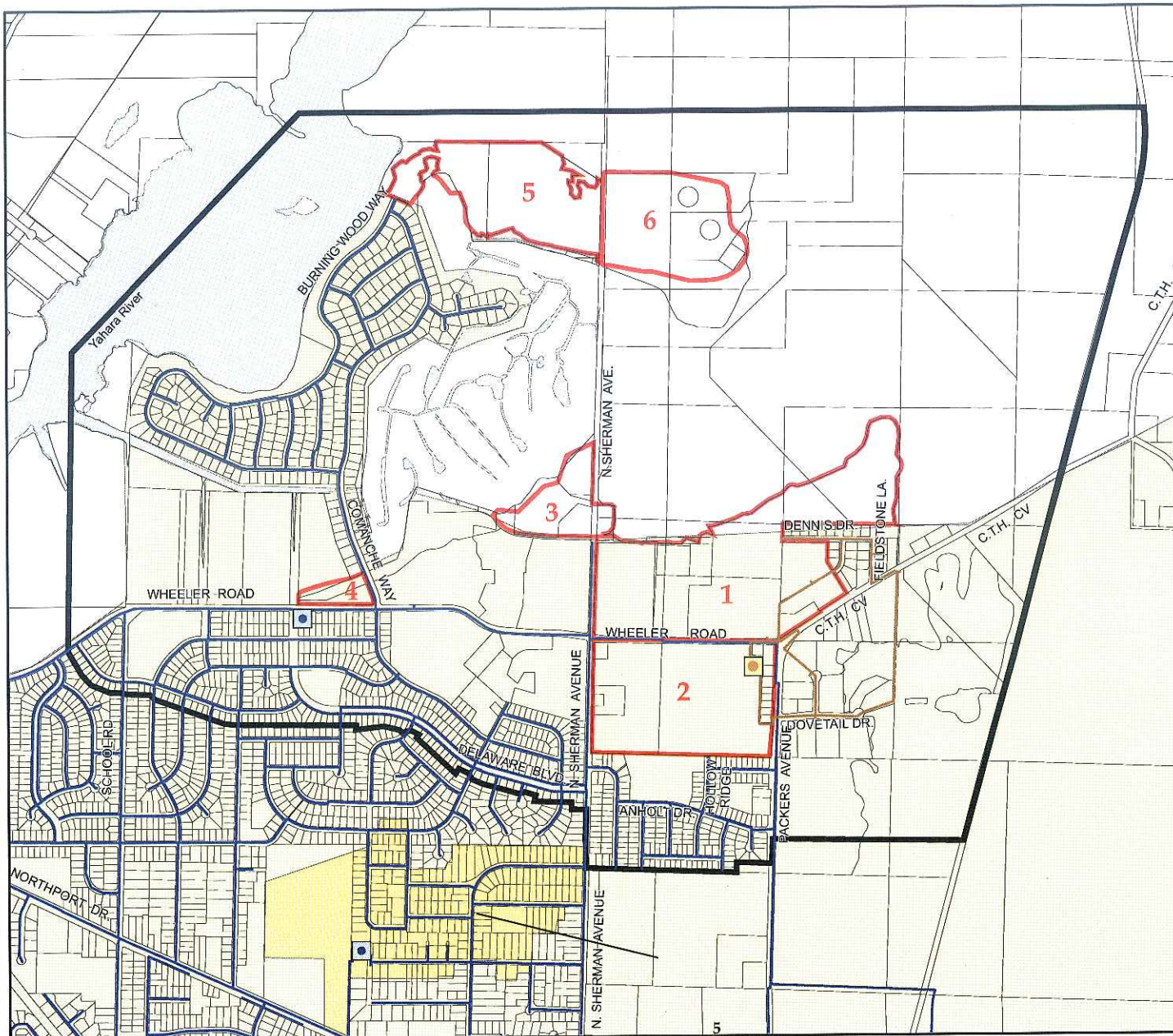
-  STUDY AREA
- CORE PLANNING SUB-AREAS**
- EXISTING WASTEWATER FACILITIES**
- CITY OF MADISON**
  -  Gravity Wastewater Interceptor
  -  Forced Wastewater Main
  -  Wastewater Pumping Station
- MADISON METRO SEWERAGE DISTRICT**
  -  Gravity Wastewater Interceptor
  -  Forced Wastewater Main
  -  Wastewater Pumping Station

*Date Source:*  
 City of Madison Department of Planning and Development, Planning Unit  
 Madison Metropolitan Sewerage District  
 City of Madison Department of Public Works, Engineering Division



City of Madison  
 Department of Planning and Development





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APPENDIX MAP 3  
**PUBLIC WATER SUPPLY**  
 Cherokee Special Area plan  
 November 2006

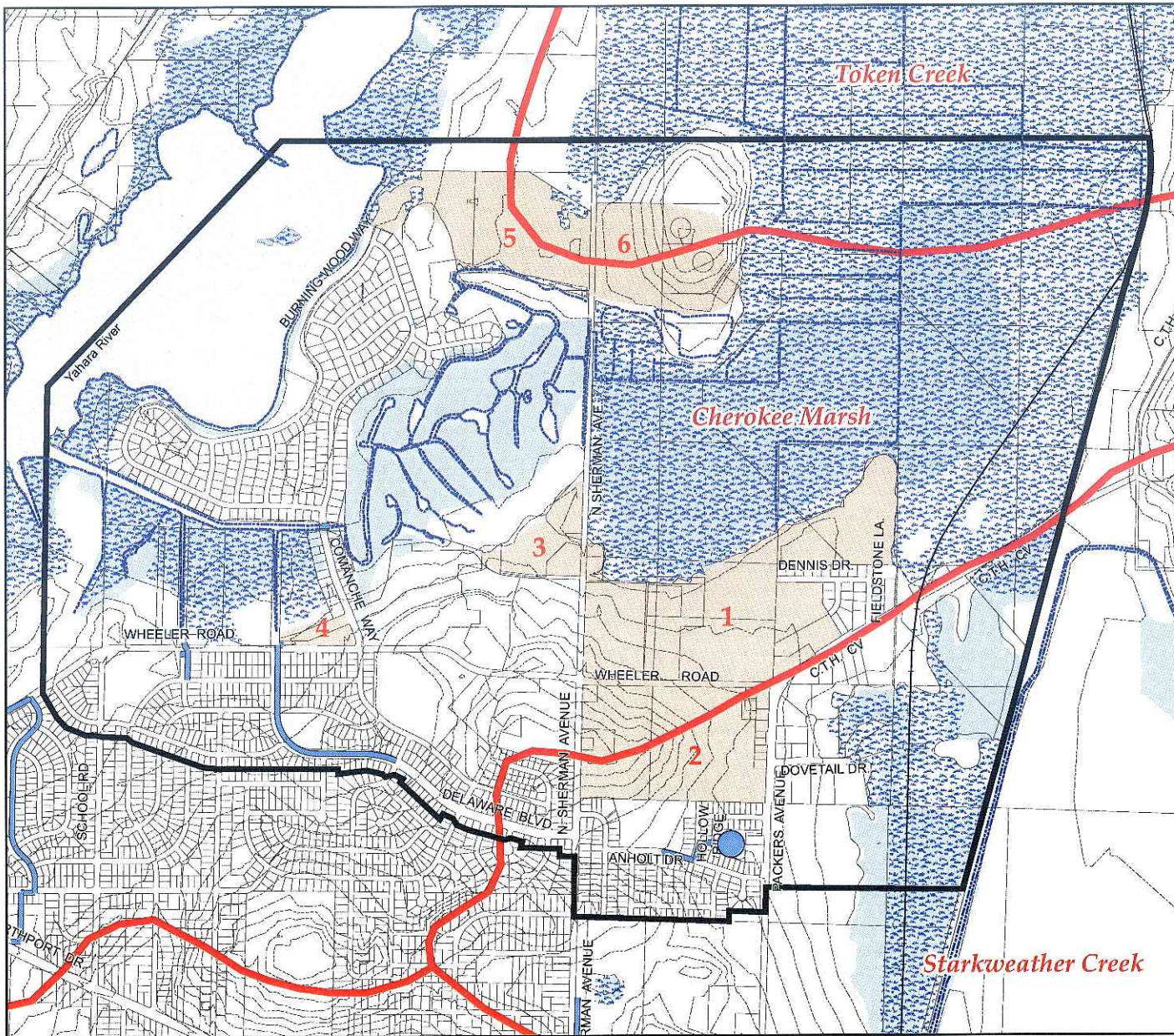
- STUDY AREA
- CORE PLANNING SUB-AREAS
- WATER PRESSURE ZONES
  - Zone 9
  - Zone 5
- EXISTING WATER SYSTEM FACILITIES
  - City of Madison
    - Water Reservoir Site
    - Water Well Site
    - Water Distribution Mains
  - Town of Burke
    - Water Reservoir Site
    - Water Well Site
    - Water Distribution Mains

*Data Source:*  
 City of Madison Department of Planning and Development, Planning Unit  
 Madison Area Metropolitan Planning Organization  
 City of Madison Water Utility



City of Madison  
 Department of Planning & Development

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Appendix MAP 4  
**STORMWATER  
 MANAGEMENT**  
 Cherokee Special Area plan  
 November 2006

- STUDY AREA
- CORE PLANNING SUB-AREAS
- EXISTING STORMWATER DRAINAGE FACILITIES
- Open Drainage Greenways
- Storm Pipe over 36 inches
- Detention Facilities
- WATERSHED BASIN
- WETLAND
- FLOODPLAIN
- LAKES
- STREAMS

*Data Source:*  
 City of Madison Department of Planning and Development, Planning Unit  
 Madison Area Metropolitan Planning Organization  
 City of Madison Department of Public Works, Engineering Division

City of Madison  
 Department of Planning & Development

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