

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.

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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 1-1/2 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

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 overland flow
- Safe conveyance of the 50-year and 100-year storm event.

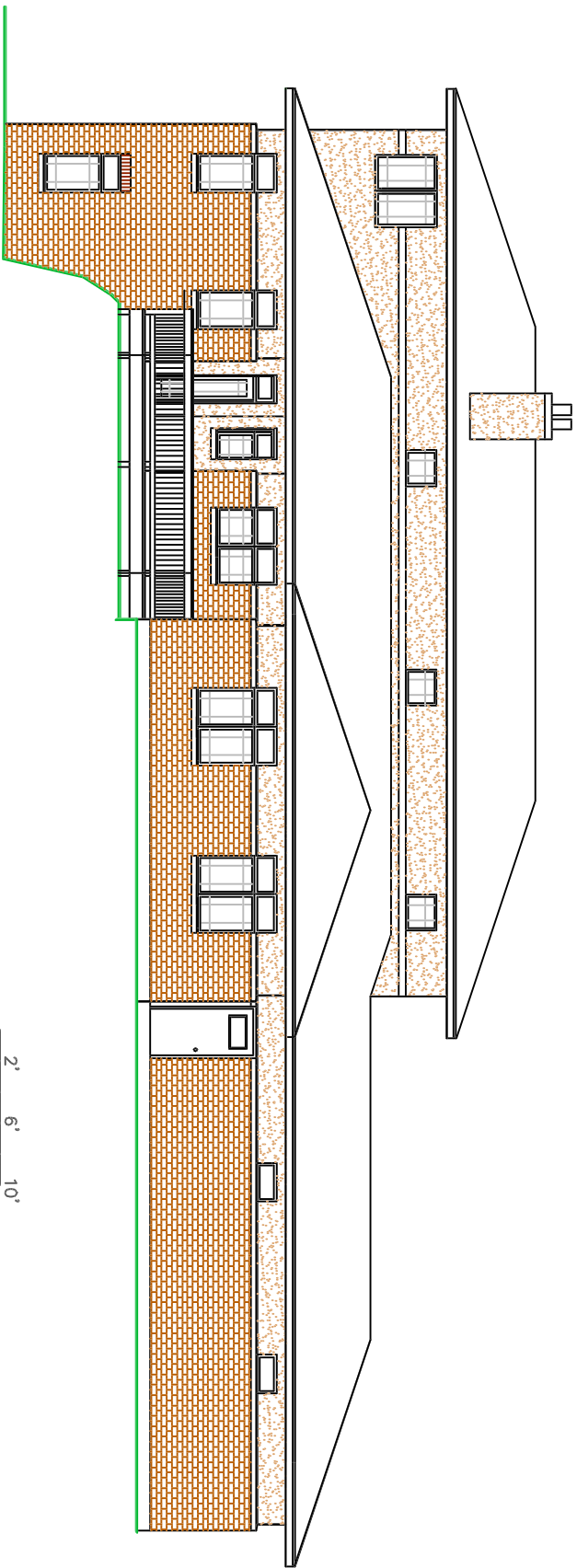
III. STORMWATER MANAGEMENT FACILITIES

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

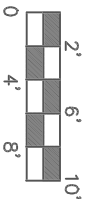
- **Detention Pond** – A pond over 10,000 sq. ft. in size will achieve the necessary post-development peak flow rates and total suspended solids reduction
- **Vegetative Buffers** – Several vegetative buffer areas will encourage infiltration of storm water while filtering out pollutants, insolubles, 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.

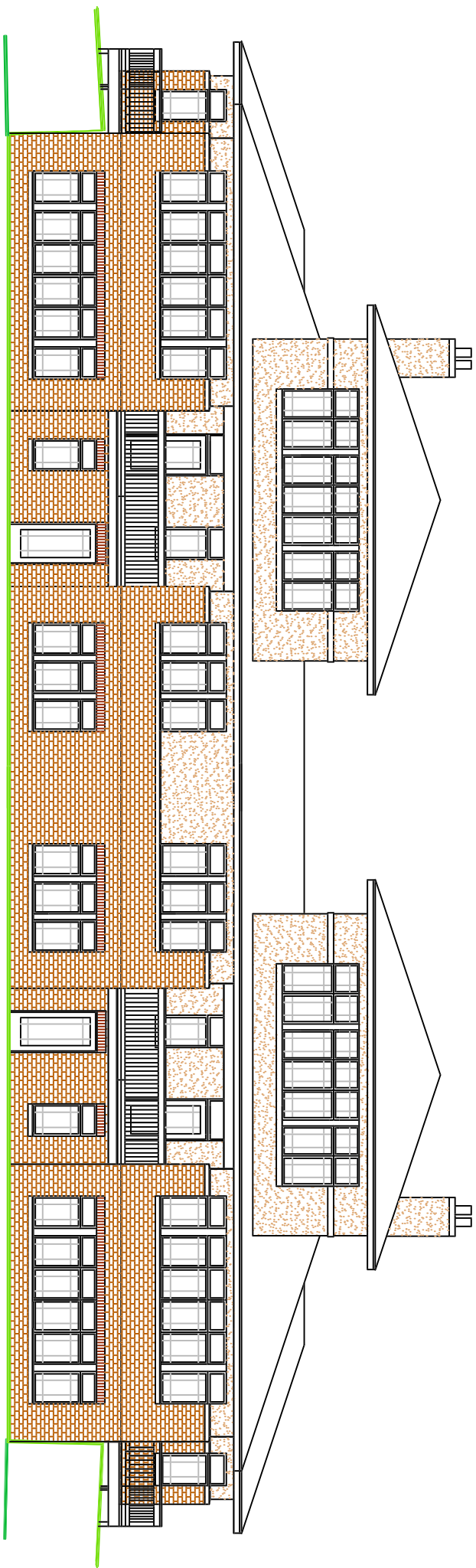


SIDE ELEVATION

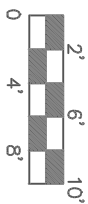


5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704
PHONE (608) 249-1000

CHEROKEE
PARK INCORPORATED

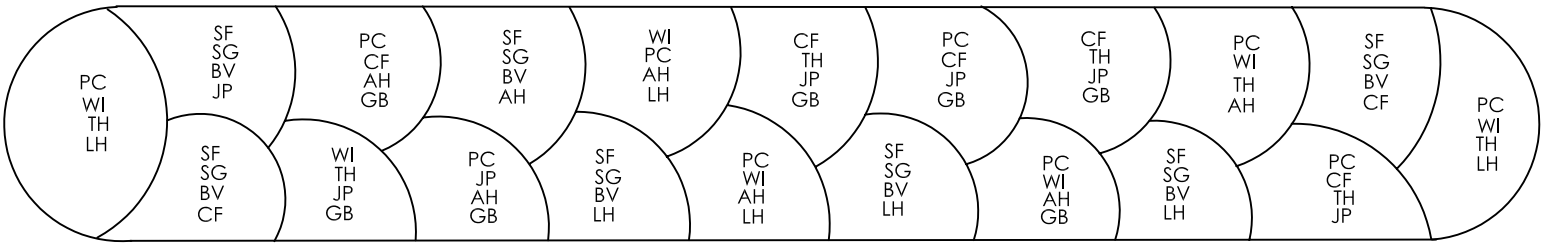


REAR ELEVATION



JUNE 30, 2007
PROJECT NO. 0000

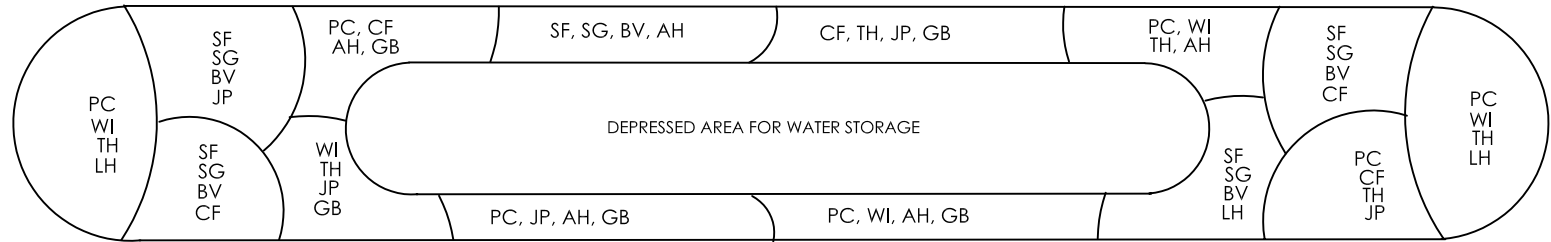




SHALLOW WATER RAINGARDEN PLANTING SCHEMATIC
TWO TO FOUR INCH WATER LEVEL

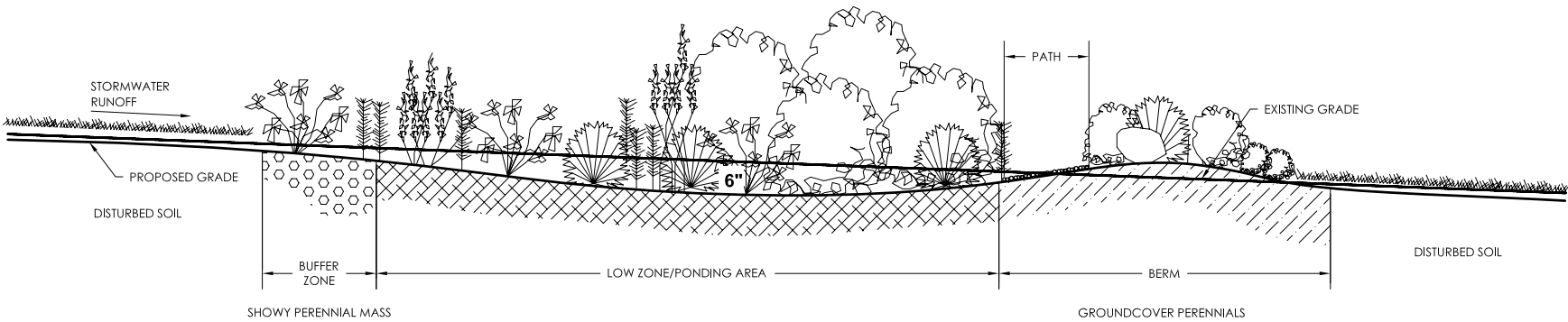
PLANT LIST

KEY	COMMON NAME
SF	SWEET FLAG
PC	PURPLE CONEFLOWER
SG	SWITCH GRASS
WI	WILD IRIS
BV	BLUE VERVAIN
CF	CARDINAL FLOWER
TH	TURTLEHEAD
JP	JACK IN THE PULPIT
AH	ARROWHEAD
GB	GREEN BULRUSH
LH	LAVENDER HYSSOP



DEEP WATER RAINGARDEN PLANTING SCHEMATIC
FOUR INCH AND ABOVE WATER LEVEL

RAIN GARDEN PLANTING SCHEMATICS ARE A GUIDE FOR INSTALLATION
ACTUAL PLANTING LOCATIONS, SIZES, AND SPECIES MIX WILL VARY WITH EACH RAIN GARDEN




RAIN GARDEN TYPICAL SECTION

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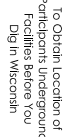
REVISIONS	NO.	BY	DATE

RAINGARDEN PLANTING DETAILS
Burningwood Way
Residential Development
Cherokee Park, Inc.
City of Madison
Dane County, WI



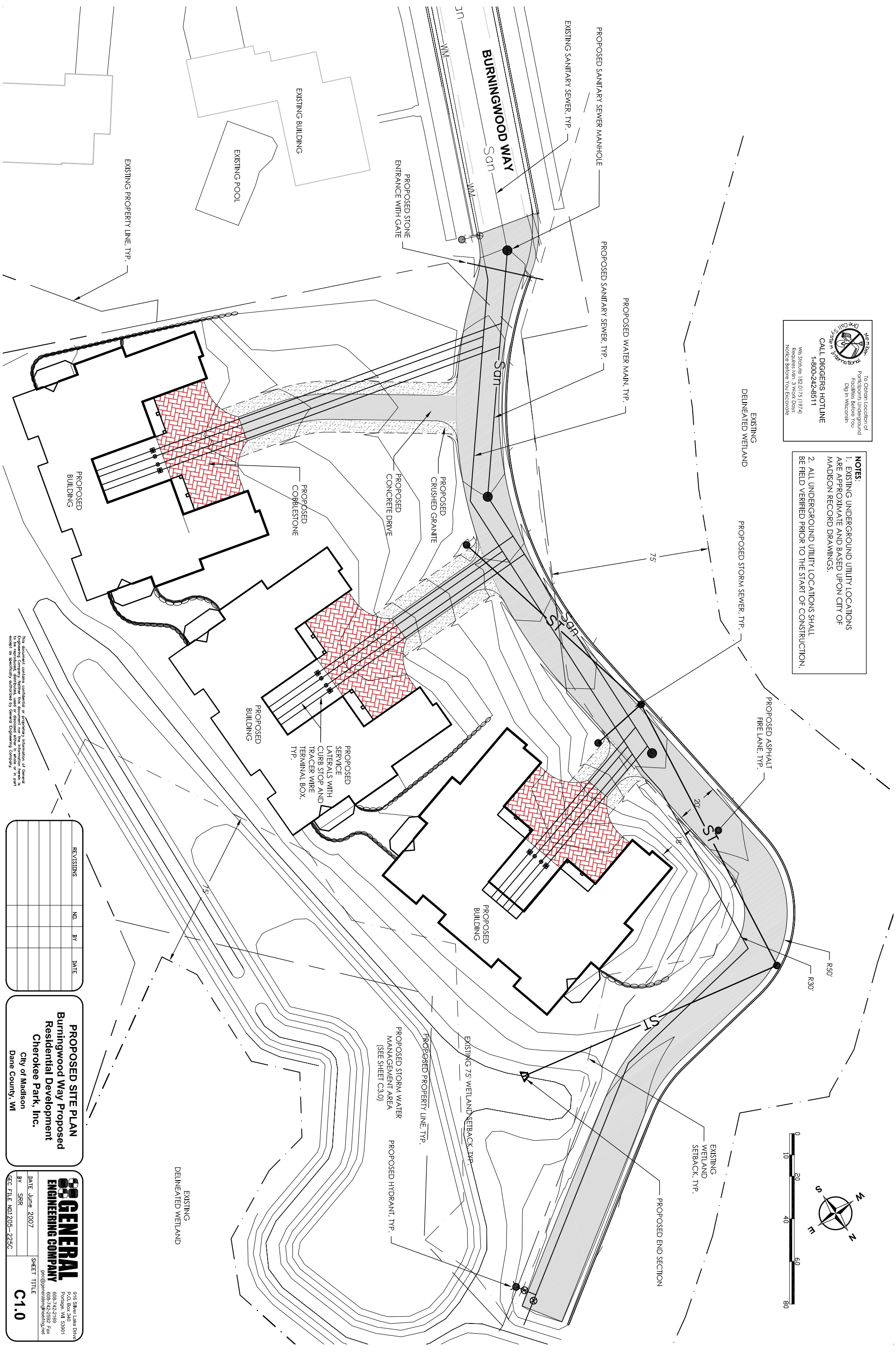
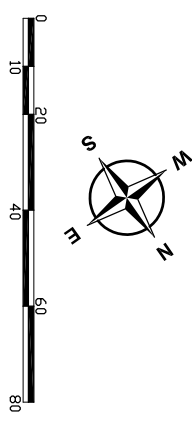
916 Silver Lake Drive
P.O. Box 340
Portage, WI 53901
608-742-2169
608-742-2592 Fax
gec@generalengineering.net

DATE June 2007	SHEET TITLE C5.0
BY SJA	
GEC FILE NO. 1205-225C	




**Wis Statute 182.0175 (1974)
Requires Min. 3 Work Days
Notice Before You Excavate**

- 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.

[illegible]

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

 GENERAL ENGINEERING COMPANY	916 Silver Lake Drive P.O. Box 340 Portage, WI 53901 608-742-1689 608-742-2592 Fax generalengineering.net	
	DATE: June 2007 BY: SRR SEC FILE NO: 205-2250	SHEET TITLE C1-0

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

May 30, 2007

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215 Martin Luther King Jr. Blvd Rm LL-100
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Narrative & Description.pdf

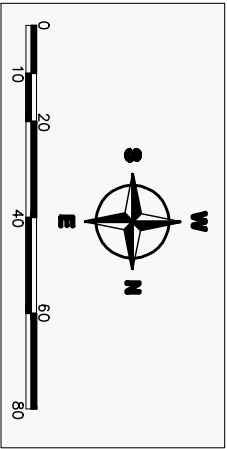
PLANT LIST

BURNINGWOOD WAY RESIDENTIAL DEVELOPMENT

KEY COMMON NAME (BOTANICAL NAME)

- BB BURNING BUSH (Euonymus atropurpureus)
BL BLATTERNUT (Staphylea trifolius)
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)



PLANTS NATIVE TO DANE COUNTY THAT MAY BE USED

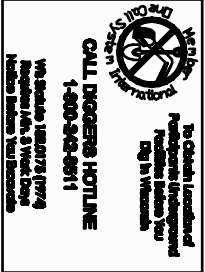
- | COMMON NAME | COMMON NAME |
|---------------------|------------------------|
| BLUE VERNAIN | ORIENTAL PLANT |
| CELANDINE POPPY | PALM SEDGE |
| CARDINAL FLOWER | PURPLE CONEFLOWER |
| FALSE DRAGON'S HEAD | SMOOTH PENSTEMON |
| GREAT BLUE LOBELIA | SPOTTED JOE-PYE WEED |
| JACK IN THE PULPIT | SWAMP MILKWEED |
| JACOB'S LADDER | SWEET BLACK-EYED SUSAN |
| LAVERNE HISSOP | SWITCH GRASS |
| NEW ENGLAND ASTER | TURTLEHEAD |

REVISIONS	NO.	BY	DATE

LANDSCAPE PLAN
Burningwood Way
Residential Development
City of Madison
Dane County, WI

GENERAL ENGINEERING COMPANY
P.O. Box 340
Fond du Lac, WI 54601
608-742-2100
608-742-2002
info@generaleng.com
www.generaleng.com

DATE: June 2007
BY: RCB
SHEET TITLE: C6.0
REC FILE NO. 1206-225C



1-800-242-8511

**With Special 180,0175 (1974)
Resignation Mfr. 3 Week Days
Notice Before You Resign**

PROPOSED STORM SEWER, TYP.

**PROPOSED ASPHALT
FIRE LANE, TYP**



2. ALL UNDERGROUND UTILITY LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.

**PROPOSED VEGETATED BUFFER
SEE SHEET C6.0 FOR DETAILS**

EXISTING BUILDING

**PROPOSED BOULDER
RETAINING WALL, TYP.**

PROPOSED TERRACED RAIN GARDEN AREA. SEE SHEET C&D

**PROPOSED
BUILDING
FFE: 872.0**

BUILDING
FFE: 8720

**PROPOSED
BUILDING
FEE: \$690**

**PROPOSED STORM WATER
MANAGEMENT AREA
SEE SHEET C3.0 FOR DETAILS**

REVISIONS	NO.	BY	DATE
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PROPOSED GRADING PLAN

Burningswood Way

Cherokee Park, Inc.

Dane County, W



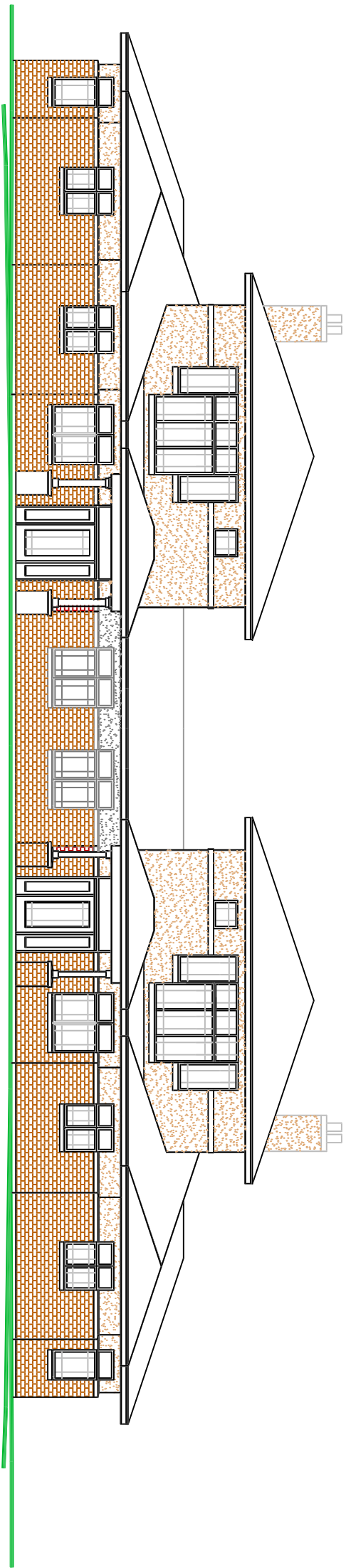
GENERAL
ENGINEERING COMPANY

geodigitalmarketinginsider

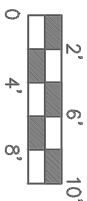
B1 CIN

C2.0

GEC FILE NO1205-2250



FRONT ELEVATION



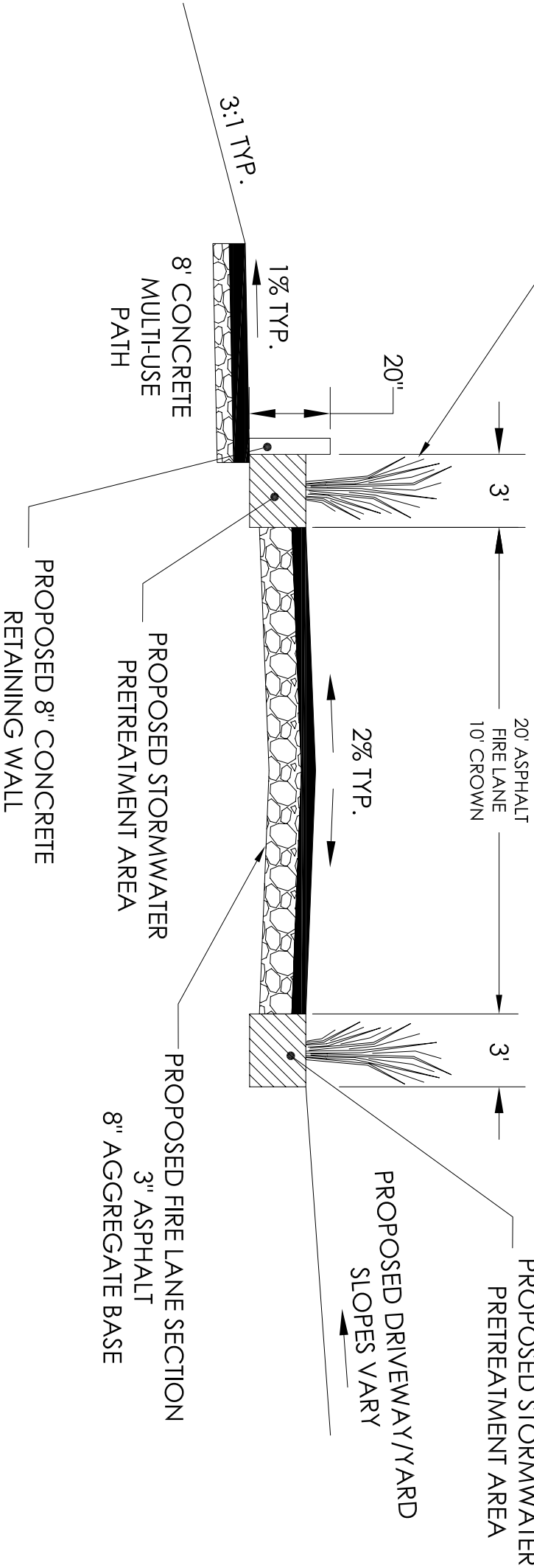
JUNE 30, 2007
PROJECT NO. 0000

A2



PLANTS NATIVE TO DANE COUNTY THAT MAY BE USED IN VEGETATIVE BUFFER AND RAIN GARDEN AREAS			
COMMON NAME		COMMON NAME	
BLUE VERVAIN		OBEDIENT PLANT	
CELANDINE POPPY		PALM SEDGE	
CARDINAL FLOWER		PURPLE CONEFLOWER	
FALSE DRAGON'S HEAD		SMOOTH PENSTEMON	
GREAT BLUE LOBELIA		SPOTTED JOE-PYE WEED	
JACK IN THE PULPIT		SWAMP MILKWEED	
JACOB'S LADDER		SWEET BLACK-EYED SUSAN	
LAVENDER HYSSOP		SWITCH GRASS	
NEW ENGLAND ASTER		TURTLEHEAD	

PROPOSED NATIVE PLANTINGS
SEE LANDSCAPE PLAN (SHEET C6.0)
FOR PLANT LOCATIONS AND SPECIES



SECTION A-A

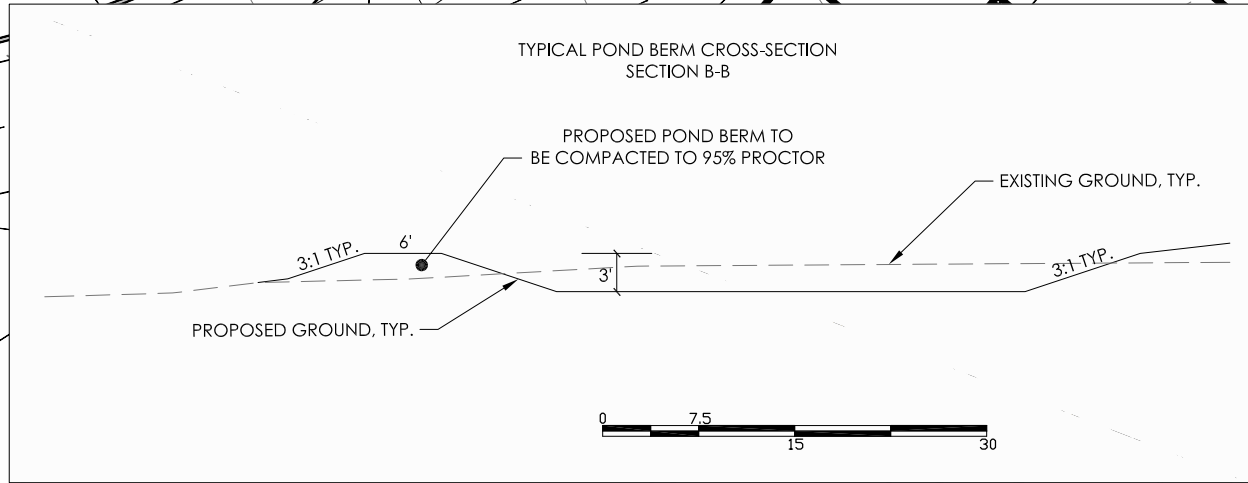
NOT TO SCALE

REVISIONS	NO.	BY	DATE

FIRE LANE CROSS SECTION	
Burningwood Way	
Residential Development	
Cherokee Park, Inc.	
City of Madison	
Dane County, WI	

GENERAL ENGINEERING COMPANY	
Date: June 2007	SHEET TITLE
By: S/A	C4.0
REC FILE NO:1205-225C	

316 Silver Lake Drive
P.O. Box 340
Portage, WI 53901
608-742-2169
608-742-2592 Fax
genc@generalengineering.net



PROPOSED VEGETATED BUFFER
NATURAL GRASS PLANTINGS
SEE PROPOSED LANDSCAPE PLAN
(SHEET C6.0) FOR DETAILS

PROPOSED
STORM WATER MANAGEMENT AREA
(FINAL SIZE TO BE DETERMINED)

PROPOSED 6' WIDE BERM

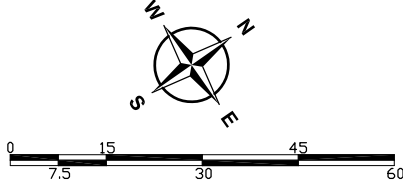
PROPOSED **EMERGENCY** OVERFLOW
BROAD CRESTED WEIR

EXISTING WETLAND

To Obtain Location of
Participants Underground
Facilities Before You
Dig in Wisconsin

CALL DIGGERS HOTLINE
1-800-242-8511

Wis Statute 182.0175 (1974)
Requires Min. 3 Work Days
Notice Before You Excavate



PROPOSED VEGETATED BUFFER
NATURAL GRASS PLANTINGS
SEE PROPOSED LANDSCAPE PLAN
(SHEET C6.0) FOR DETAILS

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REVISIONS	NO.	BY	DATE

DETENTION POND DETAILS
Burningwood Way
Residential Development
Cherokee Park, Inc.
City of Madison
Dane County, WI

**GENERAL
ENGINEERING COMPANY**

916 Silver Lake Drive
P.O. Box 340
Portage, WI 53901
608-742-2169
608-742-2592 Fax
gec@generalengineering.net

DATE June 2007	SHEET TITLE C3.0
BY SRR	
GEC FILE NO1205-225C	

CHEEROKEE CONDOMINIUM HOMES
BURNINGWOOD WAY



5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704
PHONE (608) 249-1000

DEVELOPER:

CHEROKEE PARK INC.
5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704

CONSTRUCTION PROJECT MANAGER

CRAIG MAKELA Phone 249-100
5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704

SUPERVISING ENGINEER:

DANIEL L. MURRAY P.E.
5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704

SITE DEVELOPMENT

GENERAL ENGINEERING COMPANY
916 SILVER LAKE DRIVE
PORTAGE, WISCONSIN 53901

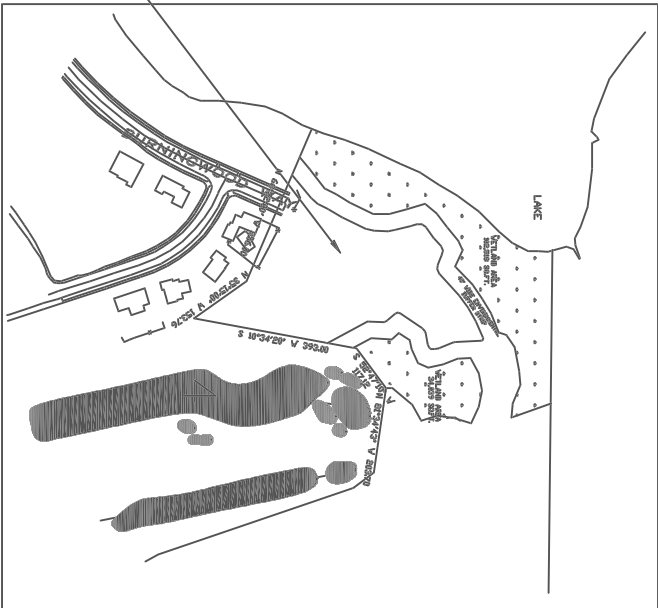
SURVEYOR:

**BIRENKOTT SURVEYING
1677 N. BRISTOL STREET
SUN PRAIRIE, WISCONSIN 53590**

INDEX TO DRAWINGS

A1.	COVER SHEET
1.0	PROPOSED SITE PLAN
A2.	DUPLEX ELEVATIONS
A3.	DUPLEX ELEVATIONS
A4.	DUPLEX ELEVATIONS

LOCATION SKETCH



<i>BLDG A</i>		
<i>BLDG B</i>		
<i>BLDG C</i>		
<i>TOTAL</i>		
	<i>BEDROOMS</i>	
	<i>NUMBER OF STORIES</i>	

LOT INFORMATION:

TOTAL LOT AREA REQUIRED	154274 S.F
-------------------------	------------

TOTAL BUILDING AREA 21336 S.F.

TOTAL IMPERVIOUS AREA 45231 S.F.

ZONING ADMINISTRATOR _____

CITY ENGINEER _____

TRAFFIC ENGINEER _____

WATER UTILITY MANAGER _____

FIRE MARSHAL _____

PLANNING DEPARTMENT _____

MAY 30, 2007
PROJECT NO. 0000