



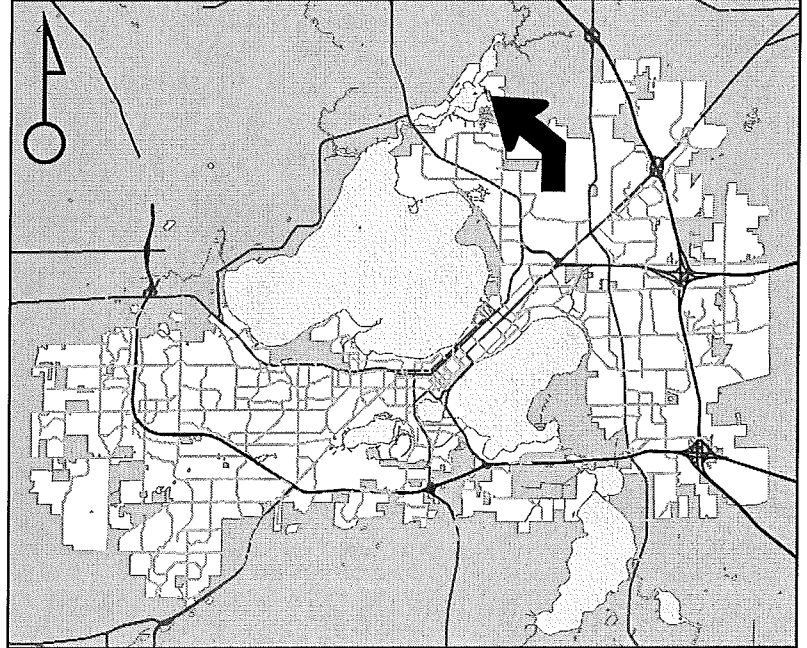
Location  
1507 Burning Wood Way

Applicant  
Dennis Tiziani – Cherokee Park Inc./  
Scott Anderson – Snyder & Associates

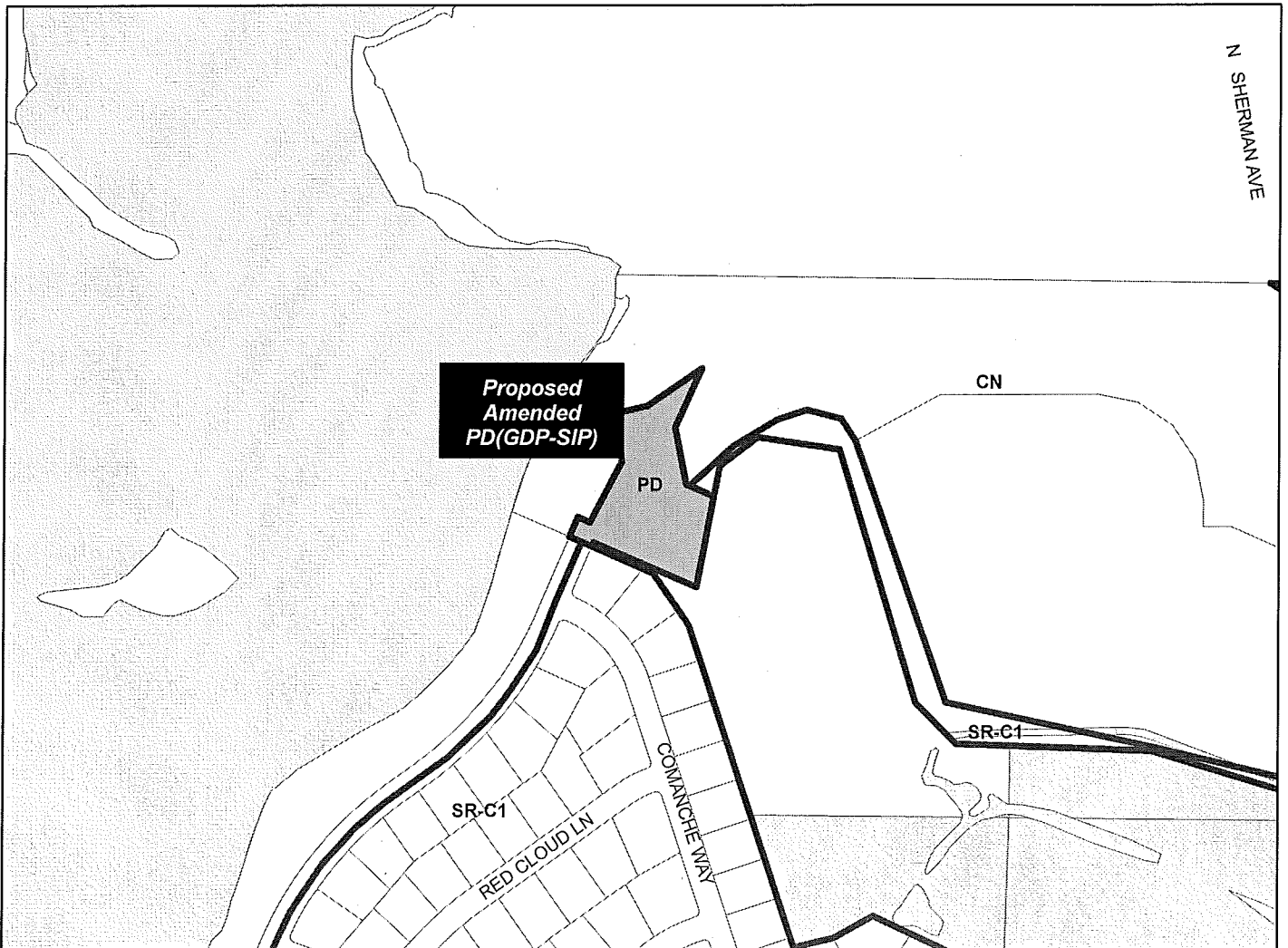
From: PD                      To: Amended  
PD(GDP-SIP)

Proposed Use  
Create 4 lots for future single-  
family residences

Public Hearing Date  
Plan Commission  
25 July 2016  
Common Council  
02 August 2016



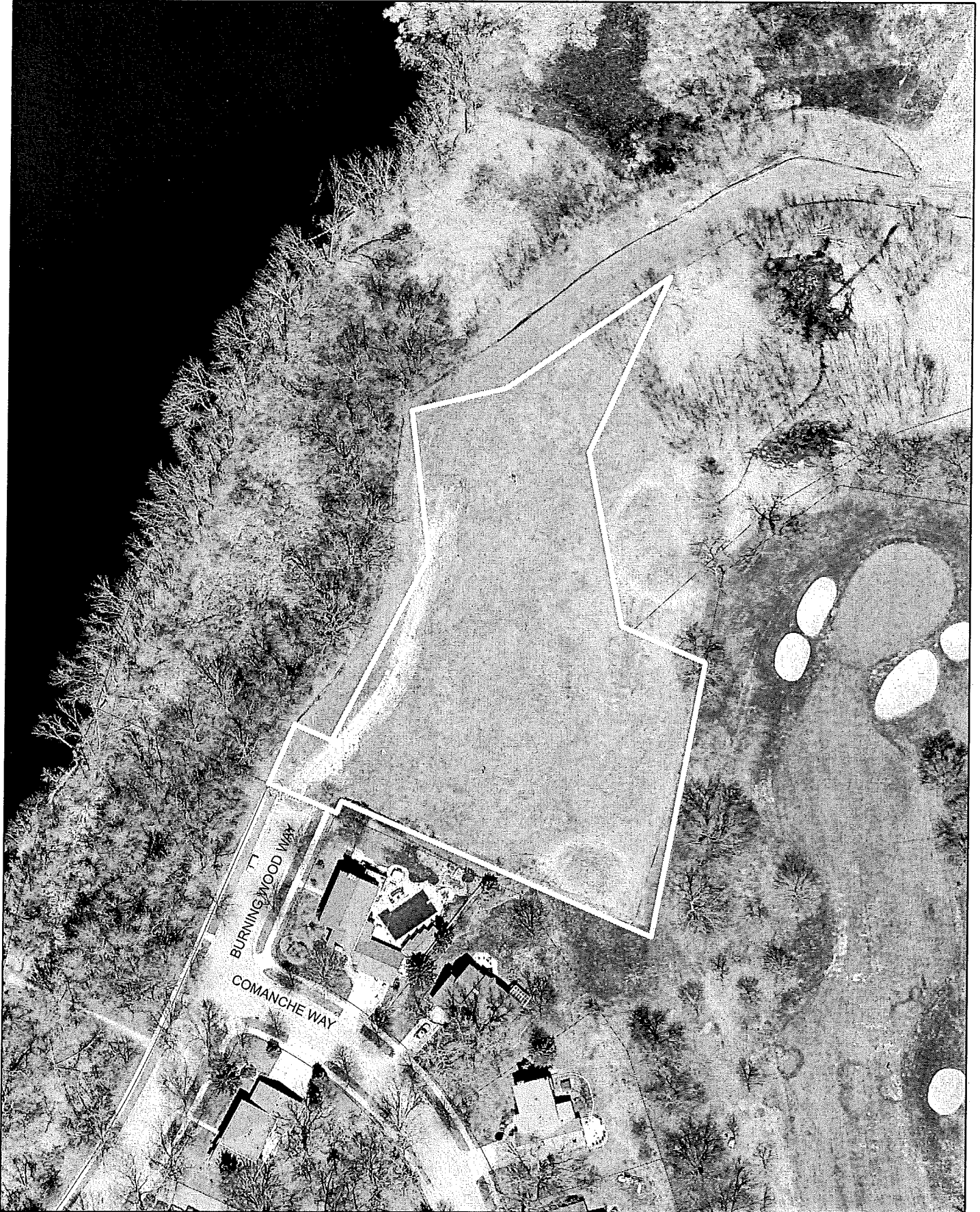
For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 July 2016

5-6



Date of Aerial Photography : Spring 2013

5-6



# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: [www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid	<u>42100</u> Receipt No. <u>15764-0001</u>
Date Received	<u>4/27/16</u>
Received By	<u>PDA.</u>
Parcel No.	<u>0809-241-0150-6</u>
Aldermanic District	<u>18 KEMBLE</u>
Zoning District	_____
Special Requirements	_____
Review Required By:	
<input checked="" type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1507 Burning Wood Way  
**Project Title (if any):** Burning Wood Estates

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: PD-Zoning Reapproval

### 3. Applicant, Agent & Property Owner Information:

**Applicant Name:** Dennis Tiziani Company: Cherokee Park, Inc.  
**Street Address:** 5000 Sherman Avenue City/State: Madison, WI Zip: 53704  
**Telephone:** (608) 886-3649 Fax: ( ) Email: dtiziani@cherokeecountryclub.net

**Project Contact Person:** Scott Anderson Company: Snyder & Associates  
**Street Address:** 5010 Voges Road City/State: Madison, WI Zip: 53718  
**Telephone:** (608) 838-0444 Fax: (608) 838-0445 Email: sanderson@snyder-associates.com

**Property Owner (if not applicant):** \_\_\_\_\_  
**Street Address:** \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: The project will include the improvements necessary for the construction of four single family homes including stormwater management, utilities, and landscaping

Development Schedule: Commencement Summer 2016 Completion Fall 2016

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## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

**Provide collated project plan sets as follows:**

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Noticed in writing 4/22/16 Met Alder Rebecca Kemble 4-26-16

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**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 and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks Date: 2-26-16 Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

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

Name of Applicant JP Cheroke Relationship to Property: OWNER

Authorizing Signature of Property Owner [Signature] Date 4-26-16

5-6

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

April 27, 2016

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: Dennis Tiziani  
(608) 886-3649  
[dtiziani@cherokeecountryclub.net](mailto:dtiziani@cherokeecountryclub.net)

Process Consultant: Bill White  
WhiteFish Partners  
Madison, WI  
(608) 695-4946  
[wfwhite930@gmail.com](mailto:wfwhite930@gmail.com)

Civil Engineer: Scott Anderson, PE  
Snyder & Associates  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444 Ext. 238  
[sanderson@snyder-associates.com](mailto:sanderson@snyder-associates.com)

Surveyor: Adam Gross, PLS  
Snyder & Associates  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
[argross@snyder-associates.com](mailto:argross@snyder-associates.com)

Project Architect: Ed Linville  
Linville Architects, LLC  
408 East Wilson Street  
Madison, WI 53703  
(608) 575-9496  
elinville@linvillearchitects.com

**Enclosed Submittals:**

- Certified Survey Map
- Land Use Application (PD Zoning Requested)
- Project Plans
- Landscape Plan
- Project Narrative
- General Design Standards

**Project Summary:**

Cherokee Park, Inc (CPI) requests approvals for the development of approx 2.03 acres +/- located at 1507 Burning Wood Way. The area was approved in 2007 for (3) duplex homes on a single condominium lot, then approved again in 2008 for (3) fee-simple single family dwelling lots. Since both approvals have expired, CPI requests that this property be rezoned to allow four (4) single family detached dwellings.

CPI has provided Zoning Text which requests a PD development consistent with SR-C3 zoning classification which allows for single-family detached units as a permitted use.

**Existing Conditions and Uses:**

The development was previously approved for the construction of (3) duplex homes on a single condominium lot, then approved again for (3) fee-simple single family dwelling lots. Both approvals have expired, so CPI requests that this property be rezoned to allow for the previously approved uses to allow for construction of four (4) single family detached dwellings.

**Development Schedule:**

CPI intends to develop the entire site to include public utilities (nearly completed), street, landscaping, and stormwater management features in the summer of 2016, 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 construction, 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.

**Trash Collection:**

Trash and recyclables generated by the homeowners shall be collected and disposed of under contract between a hauler which is negotiated and is bound by Cherokee Park, Inc. for disposal.

**Fire Protection:**

Each dwelling unit shall contain sprinklers for fire protection.

**Driveway:**

The private driveway that will serve the four single family lots will be open to the public, but not dedicated as a public right of way.



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

July 5, 2016

**Zoning Text**

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

Legal Description: The lands subject to this Planned Development (PD) shall include those in Exhibit A, attached hereto.

- A. Statement of purpose: This zoning district is established to allow for the construction of four (4) single family homes on fee-simple lots. The total acreage within this plat shall be 2.03 +/- acres. We are currently proposing 4 single family homes each on their own lot.
- B. Permitted Uses:
  - a. Single-family detached dwellings
  - b. Accessory dwelling units subject to the supplemental regulations in MGO Section 28.151.
  - c. Home occupations subject to the supplemental regulations in MGO Section 28.151
- C. Lot Area: As stated in Exhibit A, attached hereto.
- D. Building Size Restrictions:
  - a. Maximum lot coverage shall be 60%.
  - b. Maximum building height shall be two (2) stories/ 35 Feet.
- 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: Will be provided as shown on plans.
- H. Lighting: No exterior lighting will be provided for this development.
- I. Signage: Signage shall be limited to the maximum permitted in the SR-C3 zoning district and as approved by the Urban Design Commission or its secretary and the Zoning Administrator. No signage is anticipated at this time.
- J. Family Definition: The family definition of this PD shall coincide with the definition given in MGO Section 28.211 for the SR-C3 zoning district.
- K. Plans for Single-Family Residences and Alterations Thereto: The approved plans show envelopes where buildings may be placed. In order to provide the development with a reasonable degree of flexibility, the final design of each single-family dwelling, including site plan, exterior elevations and color scheme shall be submitted for approval by the Secretary of the Urban Design Commission prior to the issuance of building permits for the dwelling. Any appeal of the staff decision shall be made to



the Urban Design Commission for consideration using the design standards in MGO Section 28.098.

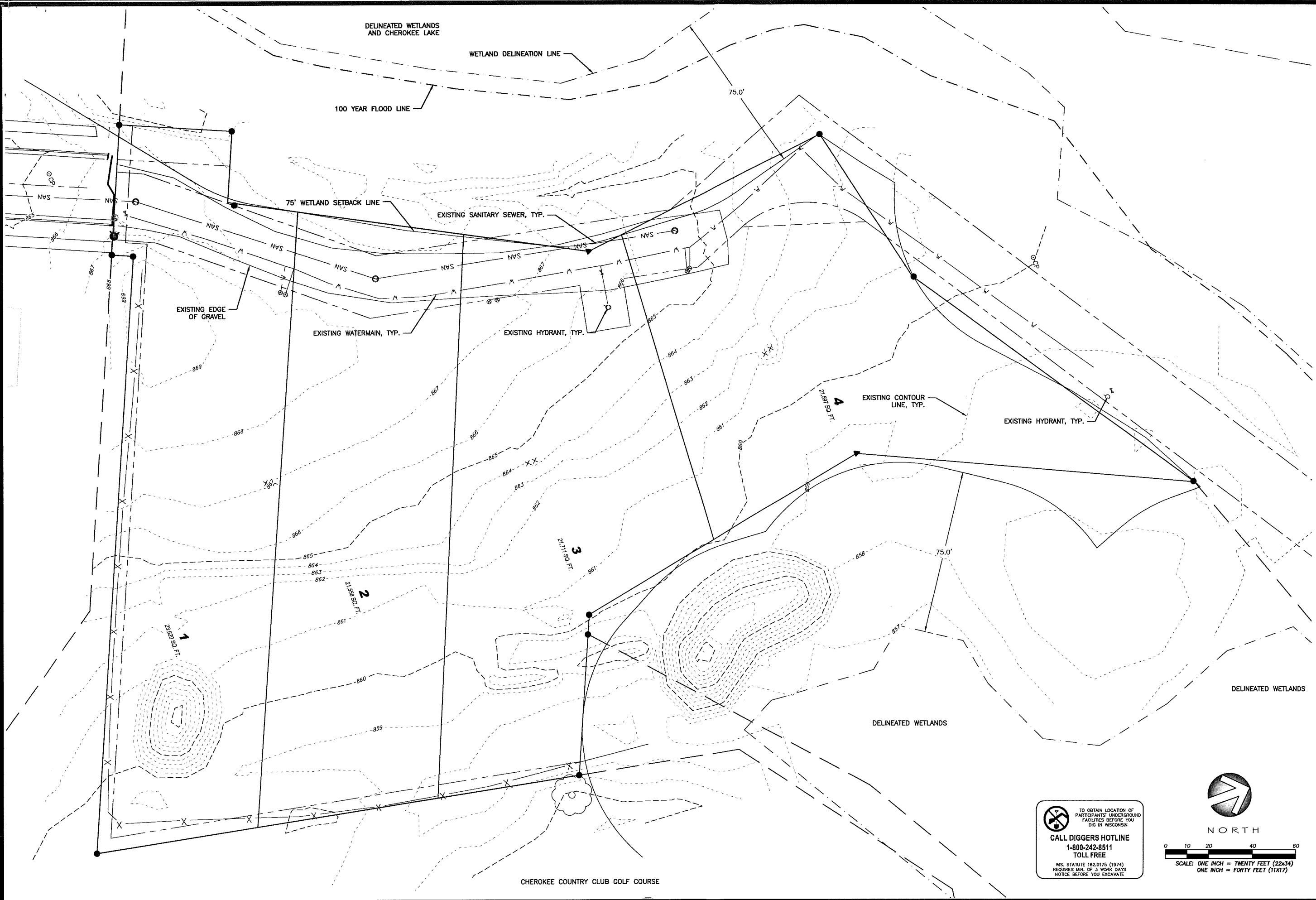
Plan submittals for each lot shall specify the proposed dwelling type and include a detailed site plan that includes final grading, utility and landscaping information, contextual site information, and detailed floorplans and building elevations with materials and colors.

The dwellings within this development shall have a variety of exterior themes and colors in an effort to create overall variety. Window and door openings and designs shall vary and shall be distributed across all four building facades. Any street-facing garages shall be limited to no more than 50% of the area of the street-facing façade and shall be set back 2 feet from the street-facing (typically "front") elevation.

- L. Alterations and Revisions: No alteration or revision of this Planned Development 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 the Department of Planning and Community and Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.
- M. Fire Protection: Each dwelling unit shall contain sprinklers for fire protection.

Scott Anderson, P.E.  
Snyder & Associates  
5010 Voges Road  
Madison, WI 53718

Attached: Exhibit A

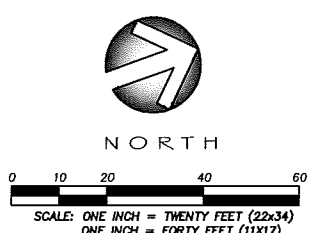


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	Checked By: MW	Scale: NOTED	
	Engineer: SJA	Date: 4-27-2016	Field Bk:
	Technician: MW		

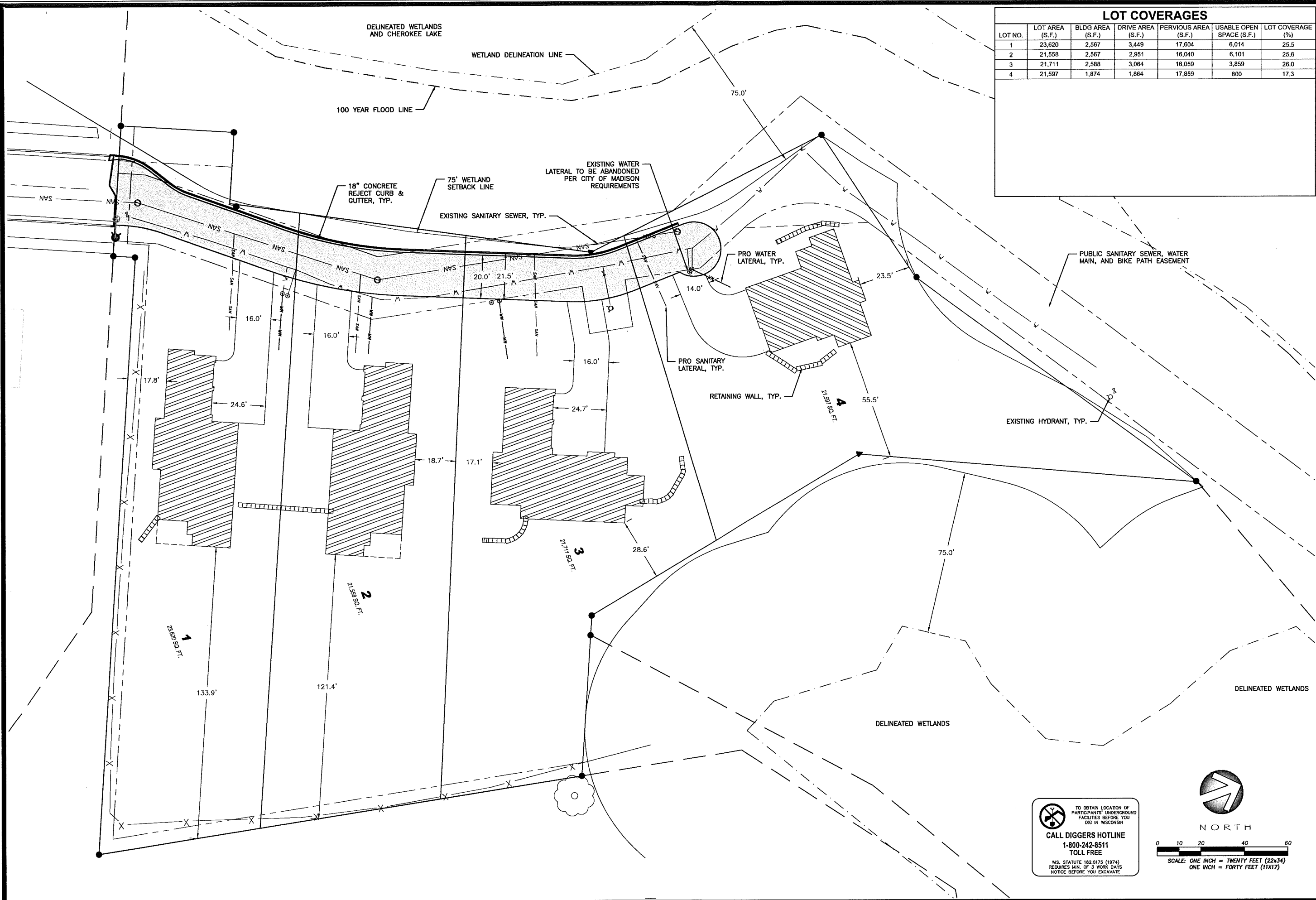
**BURNING WOOD WAY SINGLE FAMILY HOMES**  
**EXISTING SITE PLAN**  
 MADISON, DANE COUNTY, WI  
**SNYDER & ASSOCIATES, INC.**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com

Project No. 116.0181.30  
 C 1.0

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
 1-800-242-8511  
 TOLL FREE  
 WS. STATUTE 192.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



11/20/2016 10:28 AM C:\Users\mchugh\Documents\116.0181.30\116.0181.30.dwg



LOT COVERAGES						
LOT NO.	LOT AREA (S.F.)	BLDG AREA (S.F.)	DRIVE AREA (S.F.)	PERVIOUS AREA (S.F.)	USABLE OPEN SPACE (S.F.)	LOT COVERAGE (%)
1	23,620	2,567	3,449	17,604	6,014	25.5
2	21,558	2,567	2,951	16,040	6,101	25.6
3	21,711	2,588	3,064	16,059	3,859	26.0
4	21,597	1,874	1,864	17,859	800	17.3

MARK	REVISION	DATE	BY
	Checked By: MW		
	Engineer: SJA		
	Technician: MW		
	Date: 4-27-2016		
	Scale: NOTED		
	Field Bk:		
	Pg:		

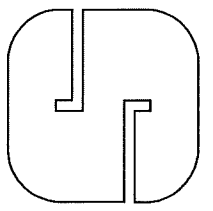
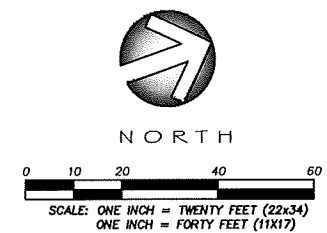
**BURNING WOOD WAY SINGLE FAMILY HOMES**

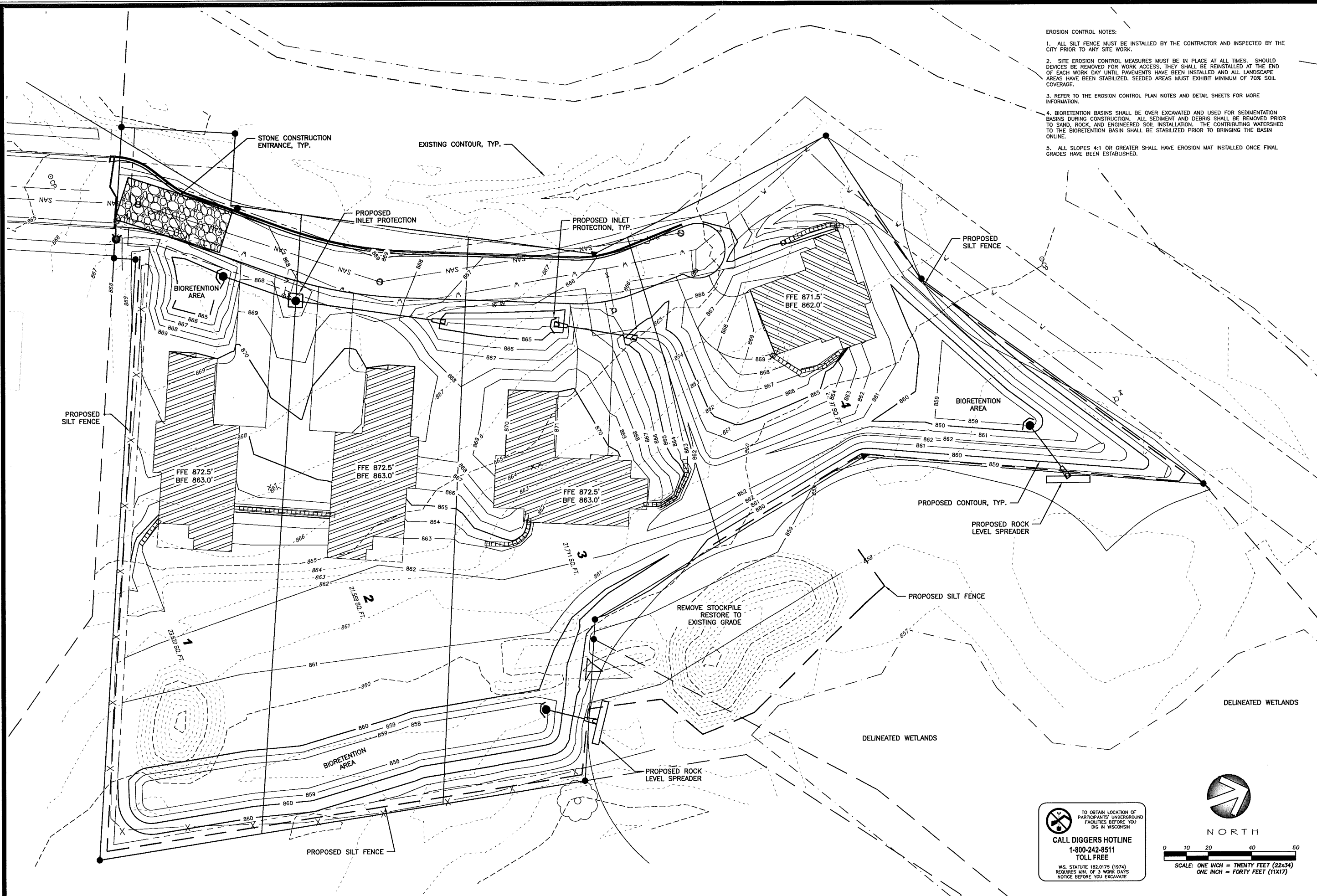
**SITE PLAN**  
MADISON, DANE COUNTY, WI

**SNYDER & ASSOCIATES, INC.**

5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
608-836-0444 | www.snyder-associates.com

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
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1-800-242-8511  
TOLL FREE  
MS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE



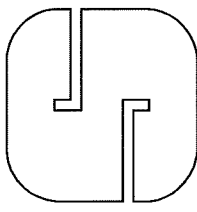


- EROSION CONTROL NOTES:
1. ALL SILT FENCE MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY PRIOR TO ANY SITE WORK.
  2. SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN STABILIZED. SEEDED AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.
  3. REFER TO THE EROSION CONTROL PLAN NOTES AND DETAIL SHEETS FOR MORE INFORMATION.
  4. BIORETENTION BASINS SHALL BE OVER EXCAVATED AND USED FOR SEDIMENTATION BASINS DURING CONSTRUCTION. ALL SEDIMENT AND DEBRIS SHALL BE REMOVED PRIOR TO SAND, ROCK, AND ENGINEERED SOIL INSTALLATION. THE CONTRIBUTING WATERSHED TO THE BIORETENTION BASIN SHALL BE STABILIZED PRIOR TO BRINGING THE BASIN ONLINE.
  5. ALL SLOPES 4:1 OR GREATER SHALL HAVE EROSION MAT INSTALLED ONCE FINAL GRADES HAVE BEEN ESTABLISHED.

MARK	REVISION	DATE	BY

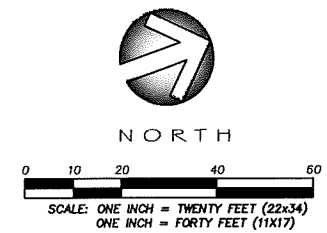
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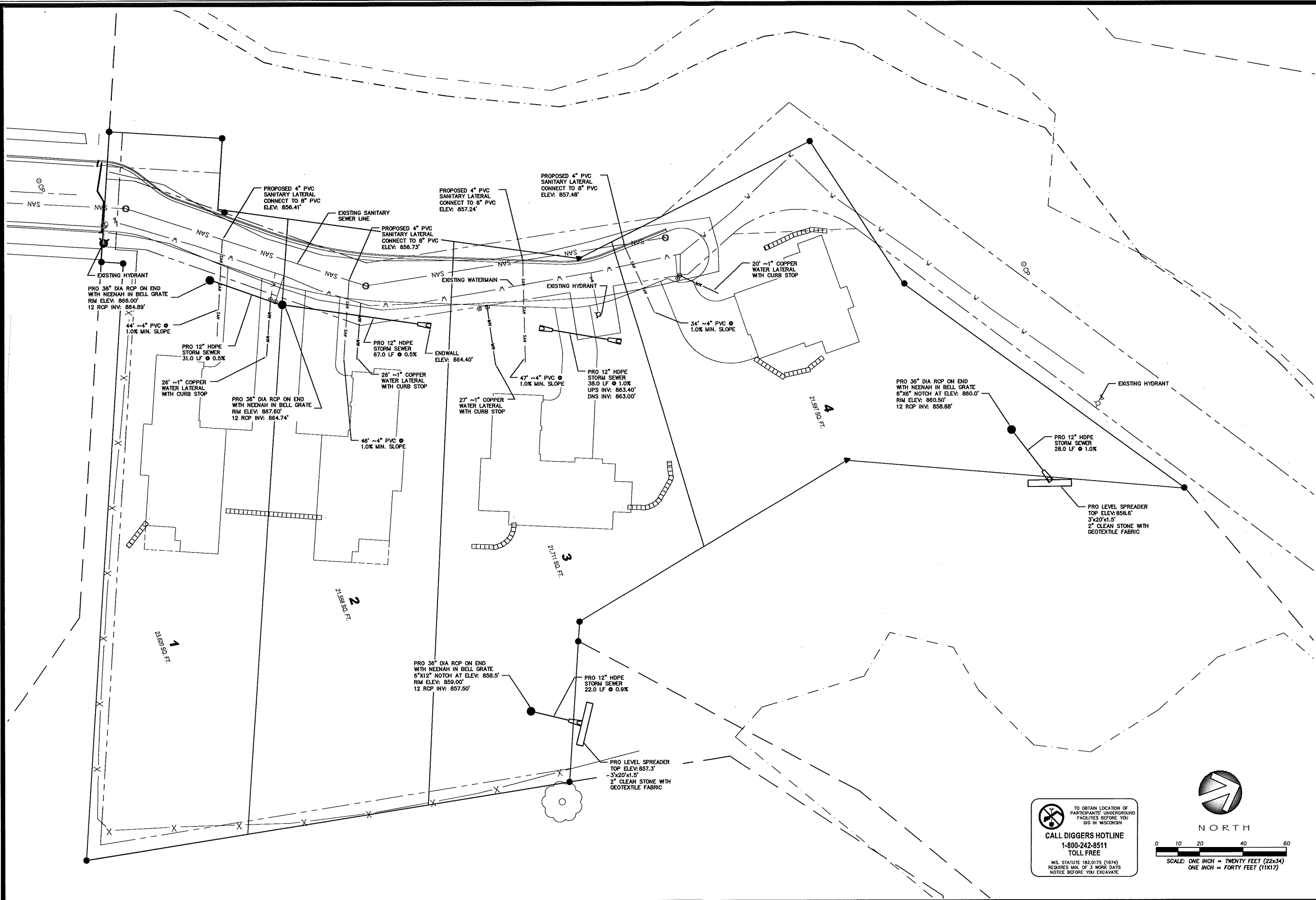
**BURNING WOOD WAY SINGLE FAMILY HOMES**  
**GRADING / EROSION CONTROL PLAN**  
 MADISON, DANE COUNTY, WI  
**SNYDER & ASSOCIATES, INC.**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com



Project No. 116.0181.30  
 C2.1

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
 1-800-242-8511  
 TOLL FREE  
WI. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE





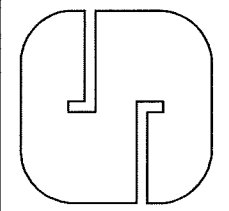
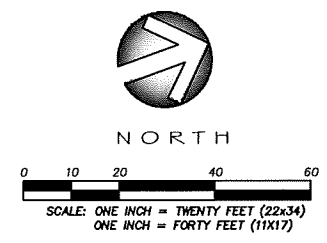
MARK	REVISION	DATE	BY
	Checked By: MW	Scale: NOTED	
	Engineer: SJA	Date: 4-27-2016	
	Technician: MW	Field Bk:	Pg:

**BURNING WOOD WAY SINGLE FAMILY HOMES**

UTILITY PLAN  
MADISON, DANE COUNTY, WI

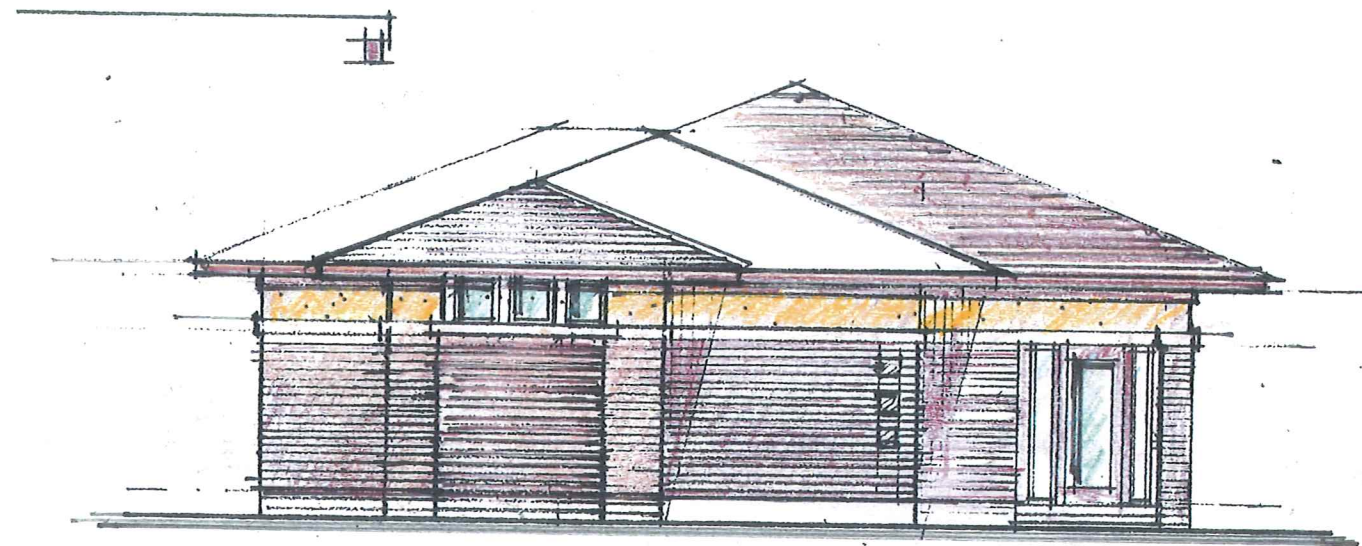
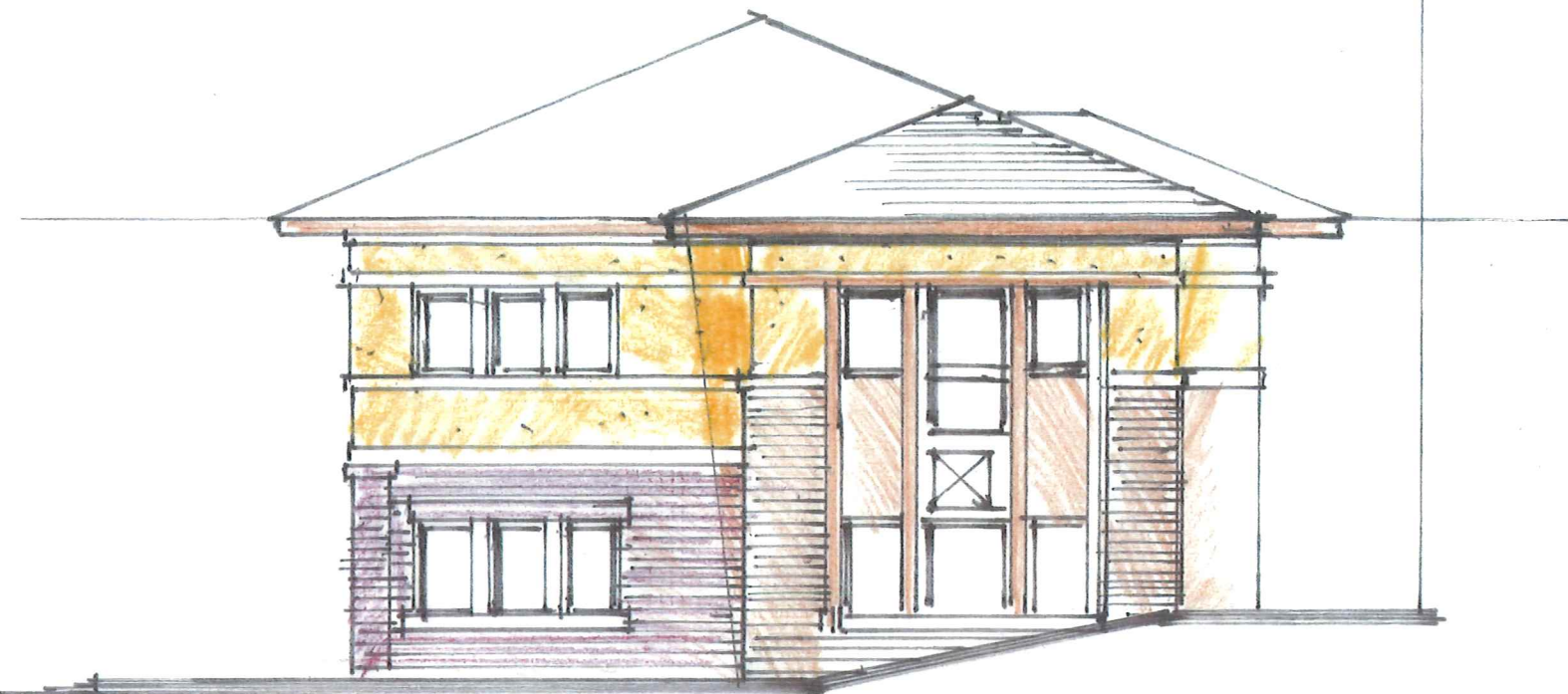
**SNYDER & ASSOCIATES, INC.**  
5010 VOGES ROAD  
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NOTICE BEFORE YOU EXCAVATE









CURB SIDE  
VIEW

CHEROKEE HOUSE  
APRIL 24, 2016  
BLUNN ARCHITECTS

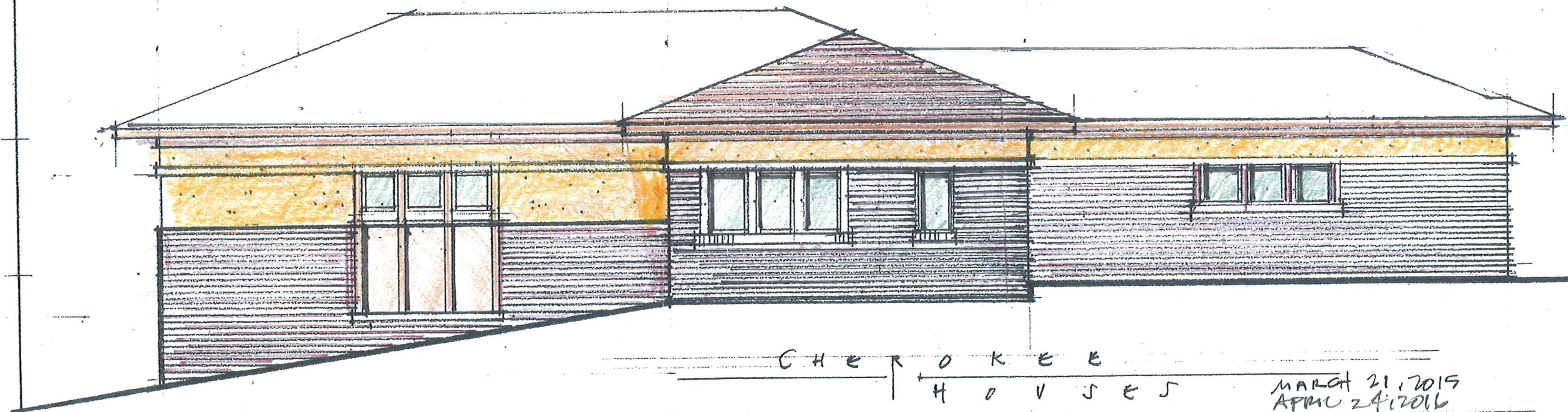
WINDOW

W.C.

1st.

W.H.

L.L.



CHEROKEE  
HOUSES  
BLUNN ARCHITECTS

MARCH 21, 2015  
APRIL 24, 2016