

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

May 16, 2007

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

This is a letter of intent for development of a P.U.D on the property described as The Burning Wood Project, ("The Development"). The project currently lies within the boundaries of the Town of Westport, Wisconsin, but has been petitioned for annexation into the City of Madison, Wisconsin ("the City") per the Annexation/Attachment Agreement between Cherokee Park, Inc ("CPI, Inc.") and the City. Within the Attachment Agreement, the property is described as the "lands at the end of Burning Wood Way".

CPI, Inc. intends to develop 3 duplex condominium homes (6 total dwelling units) on a 3.5416 acre parcel (approximately 154,274-sf) as described further in this letter of intent. These units are proposed to be single family, privately owned condominiums under condominium bylaws created by CPI, Inc.

CPI, Inc. intends to maintain through the condominium association garbage collection, snow removal, lawn and plant maintenance, and the basic upkeep of the area as described within these condominium bylaws.

The condominium association further intends to maintain and 'police' the 75' wetland buffer zone as described in the attached property description so as to conform to regulations set forth by wetlands regulations.

The condominium association will maintain the fire lane and pedestrian path adjacent to The Development in accordance with the other standards in The Development, including snow removal, lawn and plant maintenance, and basic upkeep. CPI, Inc. agrees to pay for the initial cost of installing the fire lane and pedestrian path. Any replacement or repair of the fire lane and pedestrian path shall be the financial responsibility of The City.

CPI, Inc. intends to construct said structures and sites using methods described within "The Green Built Home" New Home Checklist to the extent reasonably feasible.

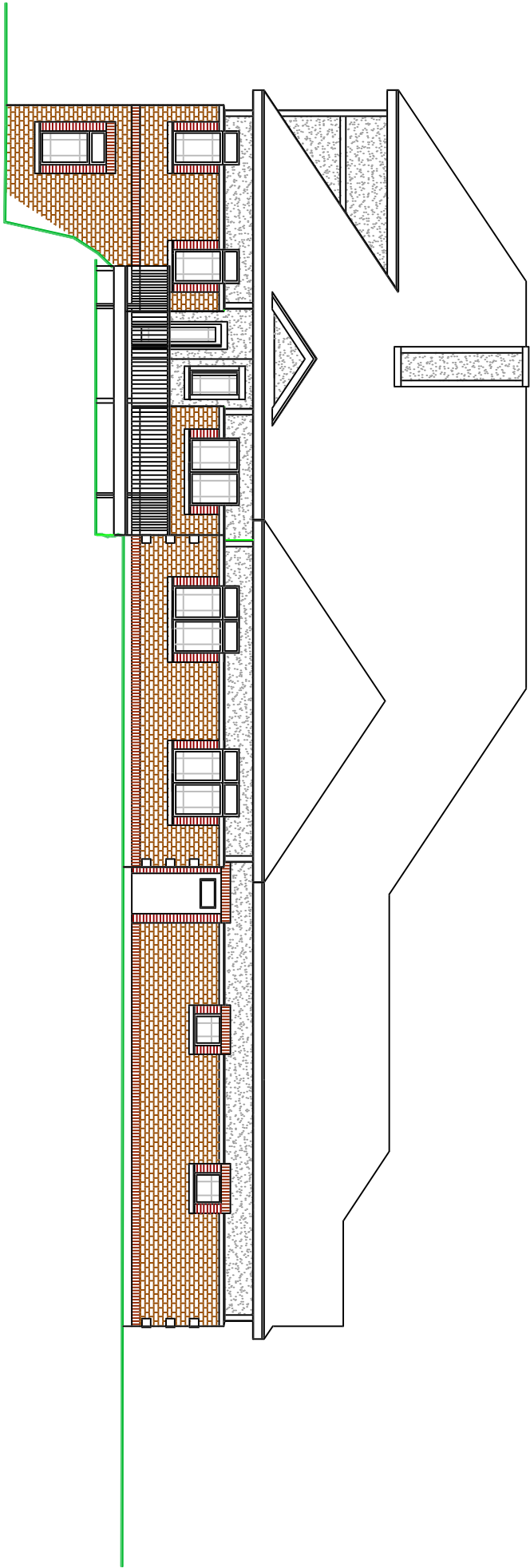
CPI, Inc. intends to design the condominiums in what would be best described as 'Prairie Style' as shown in the enclosed elevations. Color schemes and landscape features will be chosen to blend the homes into the surrounding landscape. Brick and stucco will make up the majority of the exterior facade, and recycled products will be used where practical, such as the decking and insulating material.

Thank You for Your Consideration-

Craig Makela  
Construction Project Manager  
Cherokee Park, Inc.

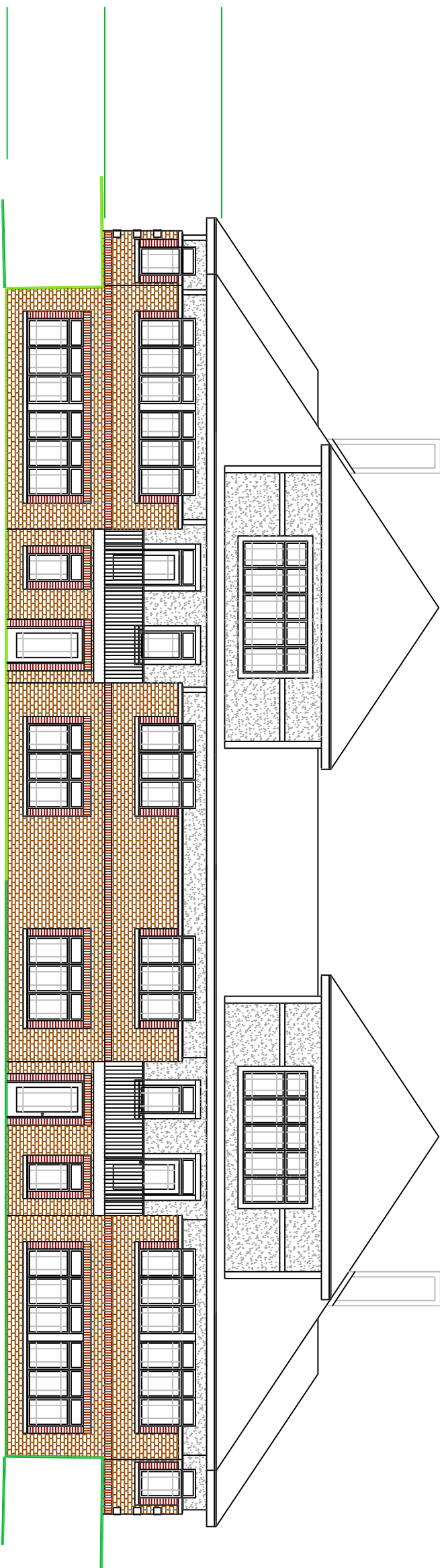
PROJECT INFORMATION

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. 17,500 SF
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



SIDE ELEVATION





REAR ELEVATION



MAY 16, 2007  
PROJECT NO. 0000



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May 15, 2007

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PO Box 2985  
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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.

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.

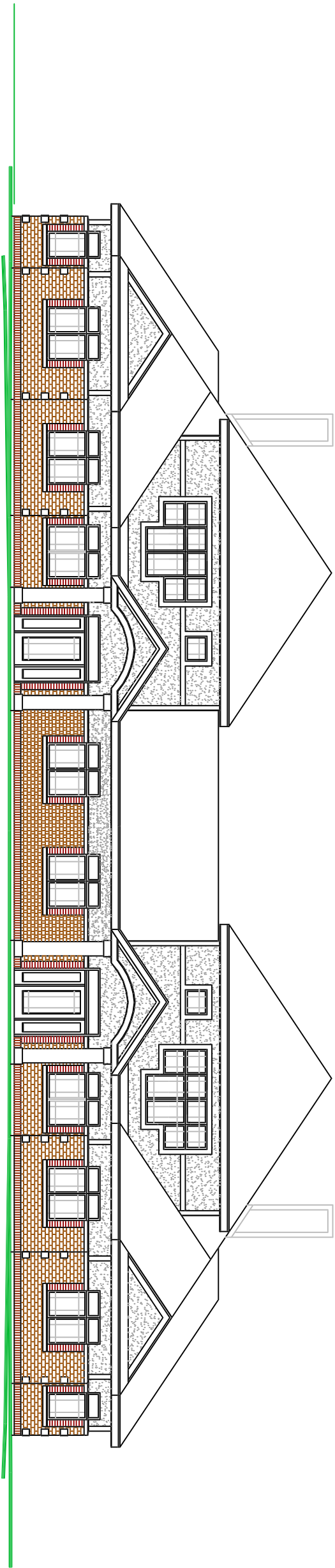
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We understand that the council cannot consider our plans formally until the parcel is annexed into the city, but hope that we can be fully prepared for final approval on June 20, 2007, so we can propose our building plans to the Plan Commission on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

Thank you for your consideration.

Craig Makela  
Construction Project Manager  
Cherokee Park, Inc.

Narrative & Description.pdf



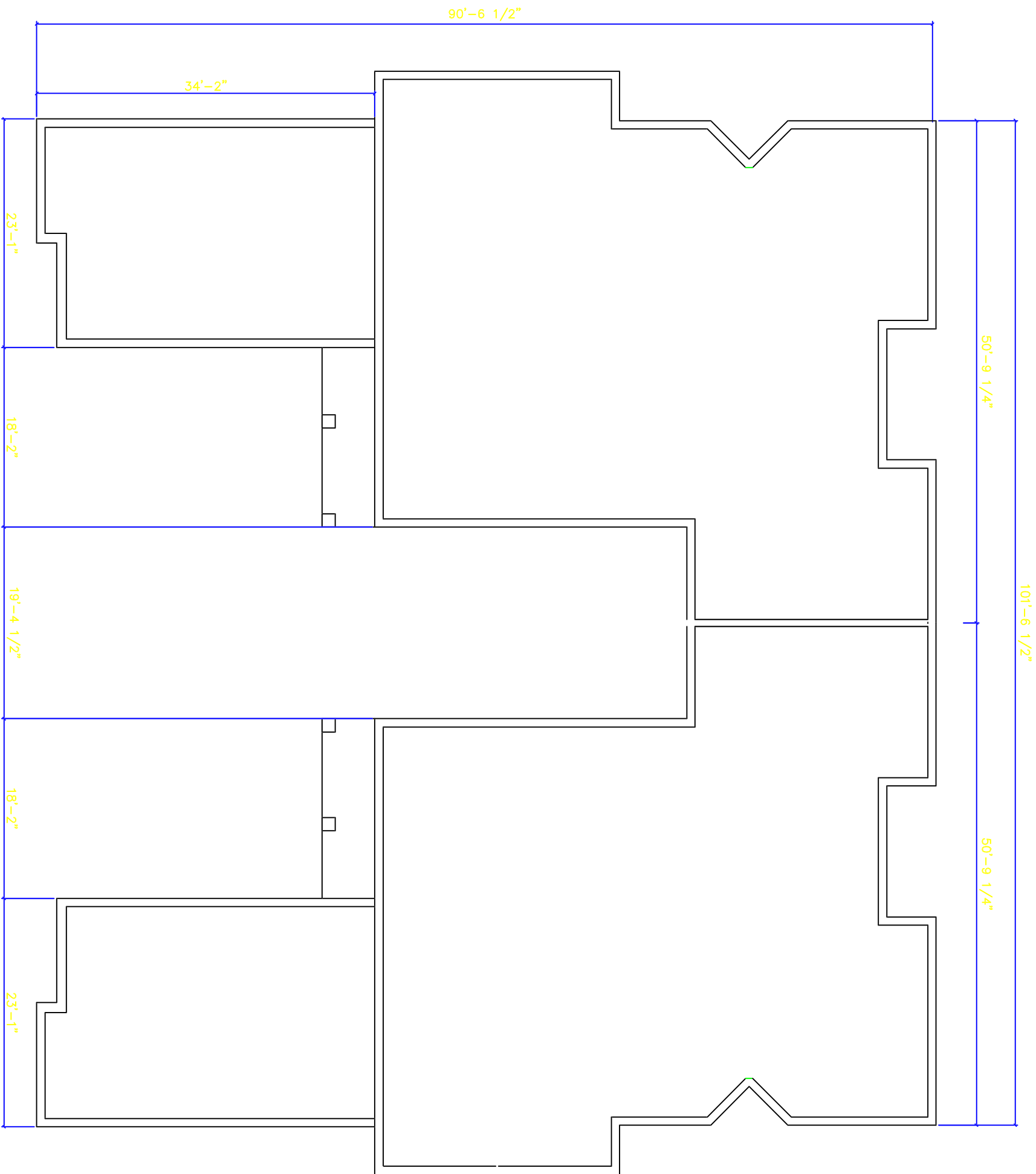
FRONT ELEVATION



MAY 16, 2007  
PROJECT NO. 0000

A2






BUILDING FOOTPRINT



REVISIONS	NO.	BY	DATE

**CONCEPTUAL SITE PLAN**  
**Burningwood Way Proposed**  
**Residential Development**  
City of Madison  
Dane County, WI

**GENERAL**  
ENGINEERING COMPANY

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

DATE	May 2007	SHEET TITLE
BY	TRS	1.0

REC FILE NO1205-225C


This document contains confidential or proprietary information of General Engineering Company Inc. Neither this document nor the information herein is to be disseminated or used by any third party without the written consent, in writing, of General Engineering Company Inc. Any use or disclosure of this information without the written consent of General Engineering Company Inc. shall be deemed a breach of the confidentiality of this information and shall be subject to legal action.





REVISIONS	NO.	BY	DATE

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

**GENERAL**  
ENGINEERING COMPANY

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

DATE: May 2007  
BY: TRS

SHEET TITLE  
**1.0**

DEC FILE NO:1205-225C

This document contains confidential or proprietary information of General Engineering Company Inc. Review this document and the information herein is for your use only. It is not to be distributed outside of your organization without the express written consent of General Engineering Company Inc. Any use of this information without the express written consent of General Engineering Company Inc. is prohibited.

**AMENDED PETITION FOR DIRECT ANNEXATION**

Pursuant to Wis. Stats. § 66.0217(2), the undersigned, being the owners of all of the real property in the territory, and there being no electors within the territories which are shown on the scale maps attached hereto as Exhibits A and B, and legally described on the attached Exhibits C and D, do hereby petition to annex said territory from the Town of Westport, Dane County, Wisconsin, to the City of Madison, Dane County, Wisconsin. The population of said territory is zero (0) and there are zero (0) electors residing within the territory.

Upon annexation to the City of Madison, the City may designate a temporary zoning classification which is consistent with the City of Madison Zoning Code.

	<u>Property Owner</u>	<u>Elector</u>
By: _____ Dennis Tiziani, President Cherokee Park, Inc. 13 Cherokee Circle Madison, WI 53704	_____X_____	_____

Date: \_\_\_\_\_



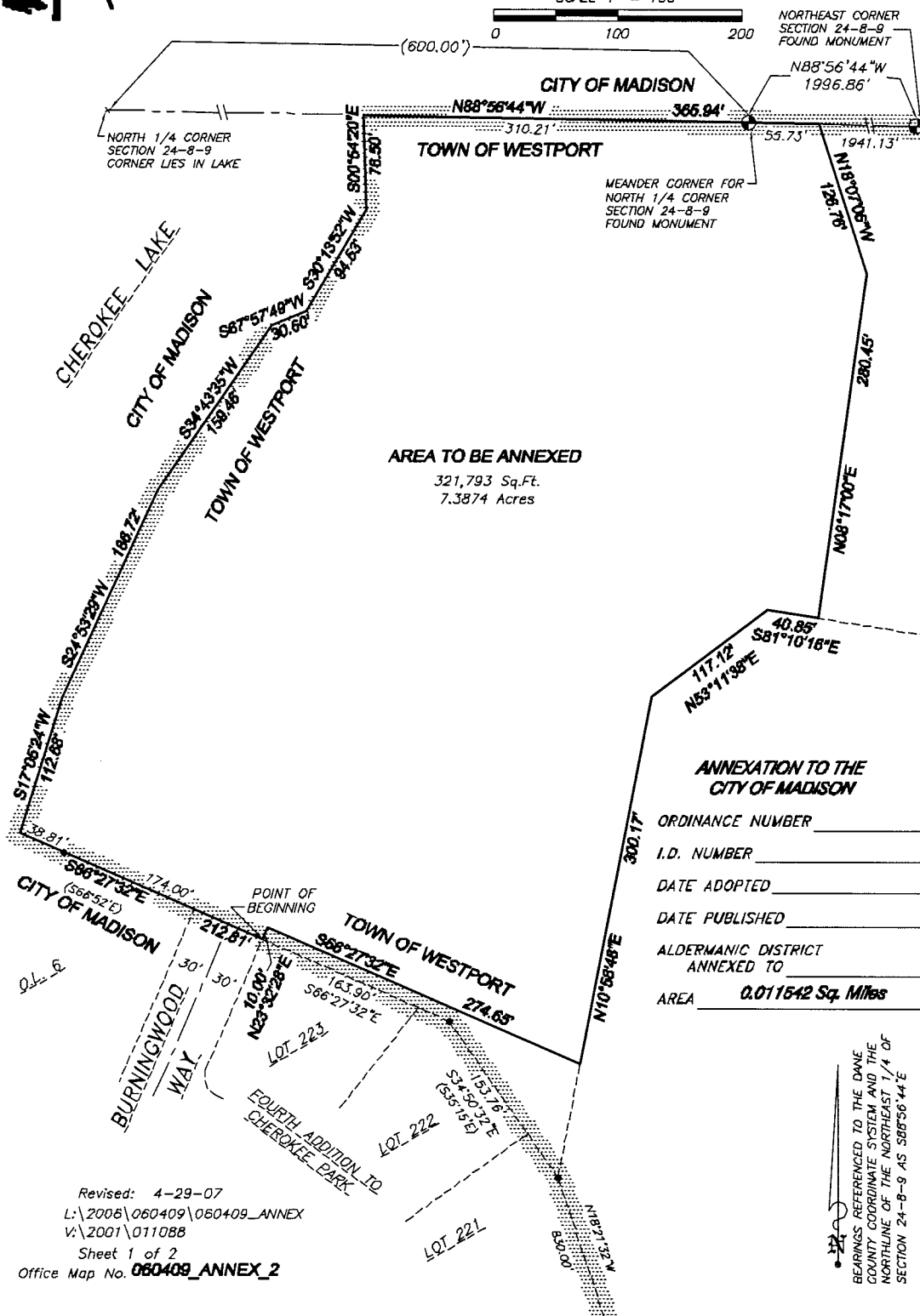
**BIRRENKOTT  
SURVEYING, INC.**

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

**ANNEXATION MAP**

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

SCALE 1" = 100'





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NORTHWEST CORNER  
SECTION 19-8-10  
FOUND BRASS MONUMENT

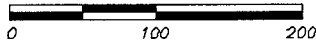
**ANNEXATION MAP**

**PART OF LOT 1, CERTIFIED SURVEY MAP NO.  
2225, PART OF THE SOUTHEAST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 24, T8N, R9E, TOWN  
OF WESTPORT, DANE COUNTY, WISCONSIN**

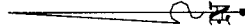
**PREPARED FOR:**

CHEROKEE PARK, INC.  
13 CHEROKEE CIRCLE  
MADISON, WI 53704

SCALE 1" = 100'



BEARINGS REFERENCED TO THE DANE  
COUNTY COORDINATE SYSTEM AND THE  
EAST LINE OF THE SOUTHEAST 1/4 OF  
SECTION 24-8-9 BEARING N02°02'25"E



**ANNEXATION TO THE  
CITY OF MADISON**

ORDINANCE NUMBER \_\_\_\_\_

I.D. NUMBER \_\_\_\_\_

DATE ADOPTED \_\_\_\_\_

DATE PUBLISHED \_\_\_\_\_

ALDERMANIC DISTRICT  
ANNEXED TO \_\_\_\_\_

AREA **0.004755 Sq. Miles**

LOT 1  
CERTIFIED SURVEY  
MAP NO. 2225

PARCEL NO. 0809-244-9540-1  
(PARCEL TO BE SPLIT BY  
ANNEXATION)

N00°33'02"E 254.69'

**AREA TO BE ANNEXED**  
132,580 Sq.Ft.  
3.0436 Acres

PARCEL NO. 0809-244-9501-8  
(PARCEL TO BE SPLIT BY  
ANNEXATION)

**LEGEND:**

- IRON STAKE FOUND
- + FOUND "X" IN CONCRETE

L:\2006\060409\070086\_ANNEX

J:\2006\060408

Sheet 1 of 2

Office Map No. **070086\_ANNEX**

TOWN OF BURKE

CITY OF  
MADISON

N02°02'25"E 218.35'

N02°02'25"E 70.00'

1027.36'

739.01'

NORTH SHERMAN AVENUE

LANDS

PARCEL NO. 0809-244-9501-8  
(PARCEL TO BE SPLIT BY  
ANNEXATION)

600.06'

GOLF PARKWAY

568.77' (367.86')

CHEROKEE GARDEN  
CONDOMINIUM HOMES  
PHASE 24

S88°03'24"E (S88°25'00"E)

CITY OF MADISON

TOWN OF WESTPORT

N88°03'24"W (N88°25'00"W)

175.25'

N82°57'11"W (S83°18'47"E)

337.82' (334.45')

S82°57'11"E (S83°18'47"E)

133.85' (132.33')

S82°21'41"E (S82°56'00"E)

R=190.00  
ARC=136.57  
I=41°11'01"

CHEROKEE GARDEN  
CONDOMINIUM HOMES  
PHASE 15

PARCEL NO. 0809-244-9501-8  
(PARCEL TO BE SPLIT BY  
ANNEXATION)

CHEROKEE TOWNHOUSE  
CONDOMINIUM



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**ANNEXATION MAP**

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

**ANNEXATION DESCRIPTION:**

Part of the Northwest 1/4 of the Northeast 1/4 of Section 24, T8N, R9E, Town of Westport, Dane County, Wisconsin being more particularly described as follows: Beginning at the Northwest corner of Lot 223, Fourth Addition to Cherokee Park; thence N23°32'28"E, 10.00 feet; thence S66°27'32"E, 274.65 feet; thence N10°58'48"E, 300.17 feet; thence N53°11'38"E, 117.12 feet; thence S81°10'16"E, 40.85 feet; thence N08°17'00"E, 280.45 feet; thence N18°07'06"W, 126.76 feet to the North line of the said Northeast 1/4 of Section 24; thence along said North line N88°56'44"W, 365.94 feet to the Easterly shoreline of Cherokee Lake; thence along said Easterly line S00°54'20"E, 76.50 feet; thence continuing along said Easterly line S30°13'52"W, 94.53 feet; thence continuing along said Easterly line S67°57'49"W, 30.60 feet; thence continuing along said Easterly line S34°43'35"W, 159.46 feet; thence continuing along said Easterly line S24°53'29"W, 186.72 feet; thence continuing along said Easterly line S17°05'24"W, 112.68 feet to the Northerly line of said Fourth Addition to Cherokee Park; thence along said Northerly line S66°27'32"E (recorded as S66°52'E), 212.81 feet to the point of beginning. The above described parcel contains 321,793 square feet, or 7.3874 acres, or 0.011542 square miles.



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**ANNEXATION MAP**

**PART OF LOT 1, CERTIFIED SURVEY MAP NO.  
2225, PART OF THE SOUTHEAST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 24, T8N, R9E, TOWN  
OF WESTPORT, DANE COUNTY, WISCONSIN**

**ANNEXATION DESCRIPTION:**

Part of Lot 1, Certified Survey Map No. 2225, and part of the Southeast 1/4 of the Southeast 1/4 Section 24, T8N, R9E, Town of Westport, Dane County, Wisconsin being more particularly described as follows: Commencing at the Southeast Corner of said Section 24; thence along the East line of the said Southeast 1/4 N02°02'25"E, 739.01 feet to the point of beginning; thence continuing along said East line N02°02'25"E, 70.00 feet to the Easterly extension of the Northerly right of way line of Golf Parkway; thence along said Northerly right of way line N88°03'24"W (recorded as N88°25'00"W), 600.06 feet; thence continuing along said Northerly right of way line N82°57'11"W (recorded as N83°18'47"W), 175.25 feet; thence N00°33'02"E, 254.69 feet; thence N48°48'27"W, 168.71 feet to a Westerly corner of said Lot 1, Certified Survey Map No. 2225; thence S40°59'35"W, 140.30 feet; thence S86°03'20"W, 132.80 feet; thence S00°23'49"W, 128.85 feet (recorded as S00°00'14"E, 130 feet±) to the Southerly right of way line of said Golf Parkway; thence along said Southerly right of way line S42°09'19"E (recorded as S42°33'13"E), 108.75 feet to a point on a curve; thence continuing along said Southerly right of way line along a curve to the left having a radius of 190.00 feet and a chord bearing and distance of S62°21'47"E, 133.65 feet (recorded as S62°56'00"E, 132.33 feet) to a point of tangency; thence continuing along said Southerly right of way line S82°57'11"E, 331.82 feet (recorded as S83°18'47"E, 334.45 feet); thence continuing along said Southerly right of way line S88°03'24"E, 568.77 feet (recorded as S88°25'00"E, 367.86 feet) to the Westerly right of way line of North Sherman Avenue; thence along said Westerly right of way line S02°02'25"W, 30.00 feet; thence S88°03'24"E (recorded as S89°23'08"E), 33.00 feet to the said East line of the Southeast 1/4 and the point of beginning. The above described parcel contains 132,580 square feet, or 3.0436 acres, or 0.004755 square miles.

**PREPARED FOR:**

CHEROKEE PARK, INC.  
13 CHEROKEE CIRCLE  
MADISON, WI 53704

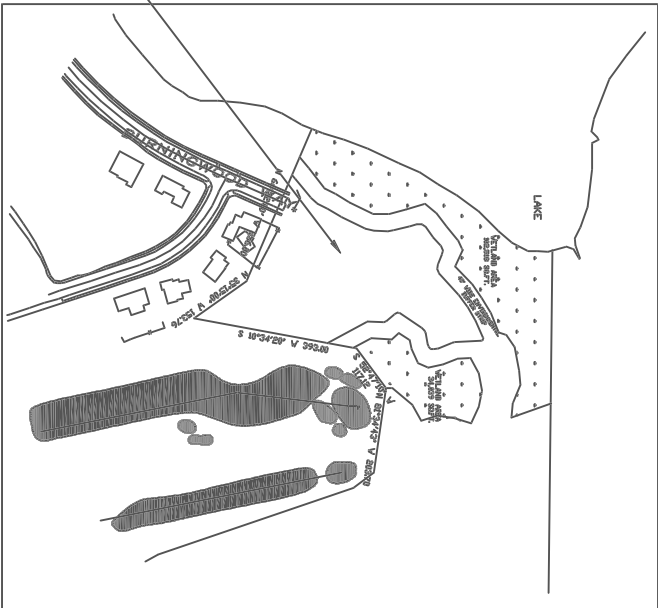
L:\2006\060409\070086\_ANNEX

J:\2006\060408

Sheet 1 of 2

Office Map No. **070086\_ANNEX**

CHEEROKEE CONDOMINIUM HOMES  
BURNINGWOOD WAY



# LOCATION SKETCH

BLDG A	4	2
BLDG B	4	2
BLDG C	4	2
TOTAL	24	

## LOT INFORMATION:

LOT AREA PER UNIT 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 \_\_\_\_\_

## 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

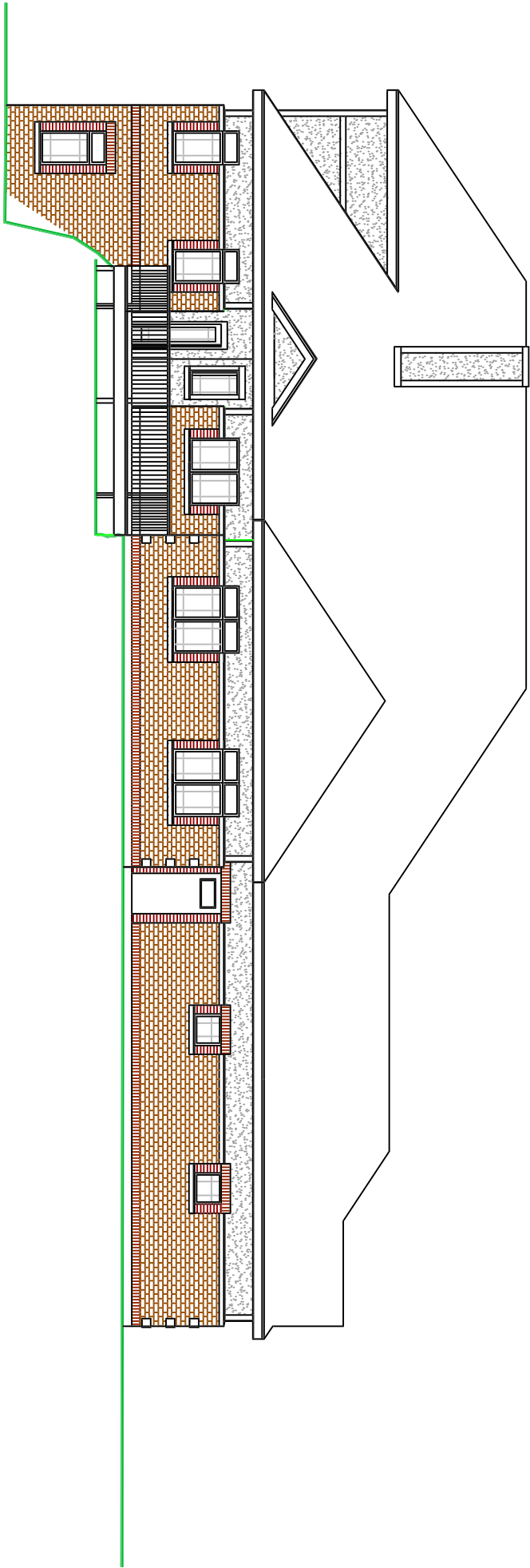
GENERAL ENGINEERING COMPANY  
916 SILVER LAKE DRIVE  
PORTAGE, WISCONSIN 53901

SURVEYOR:

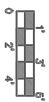
**BIRENKOTT SURVEYING  
1677 N. BRISTOL STREET  
SUN PRAIRIE, WISCONSIN 53590**

## INDEX TO DRAWINGS

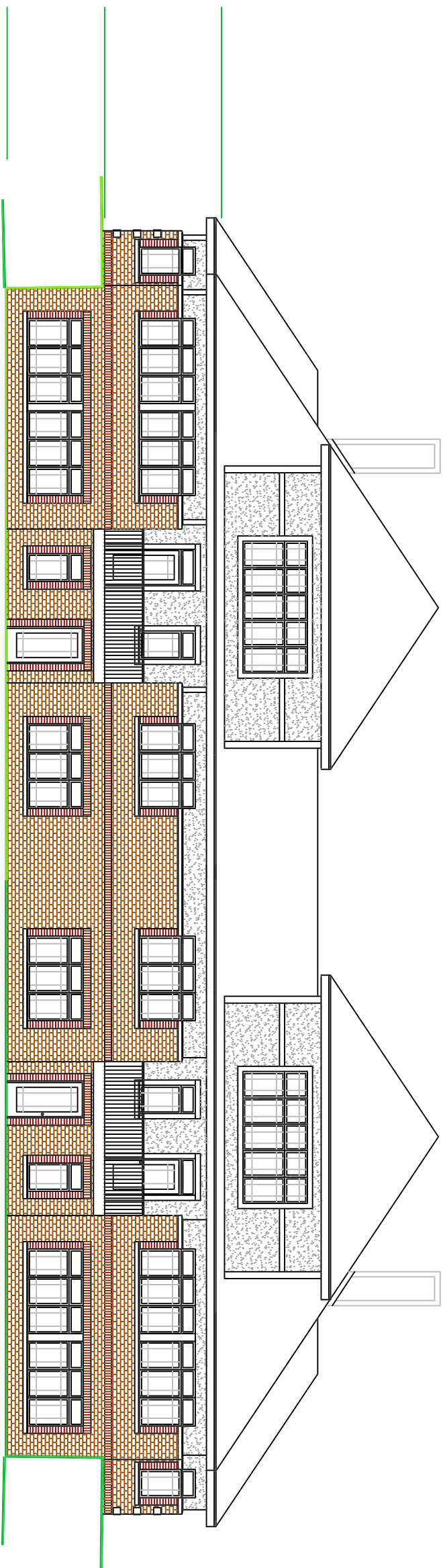
- A1. COVER SHEET  
1.0 PROPOSED SITE PLAN  
1.0 PROPOSED SITE PLAN AND CONTOURS  
A2. DUPLEX ELEVATIONS  
A3. DUPLEX ELEVATIONS  
A4. DUPLEX ELEVATIONS  
A5.  
A6.  
A7.



SIDE ELEVATION







REAR ELEVATION



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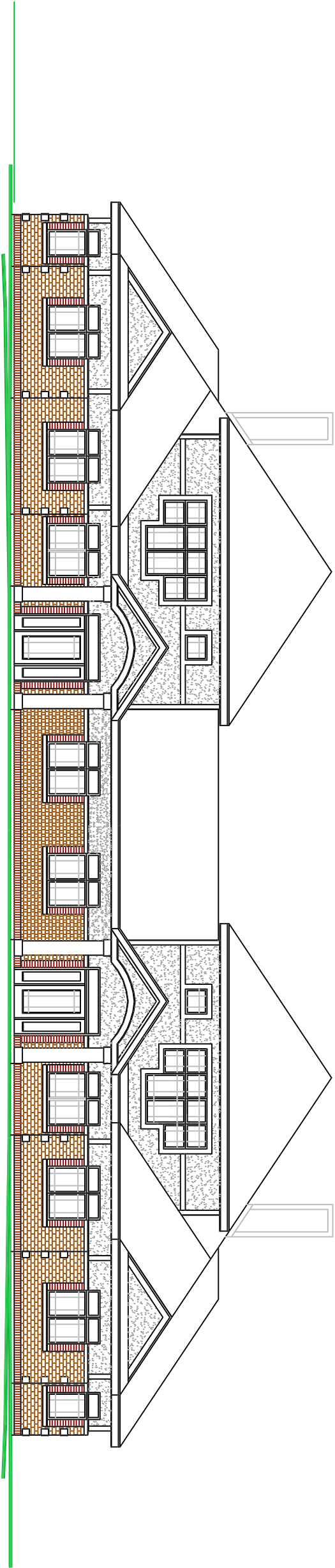
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GENERAL CONTRACTOR:	CHEROKEE PARK, INC
ENGINEER:	DAN MURRAY, PE
SURVEYOR:	BIRENKOTT SURVEYING
PROJECT COORDINATOR:	CRAIG MAKELA, PROJECT MANAGER CHEROKEE PARK, INC
SITE ENGINEER:	GENERAL ENGINEERING
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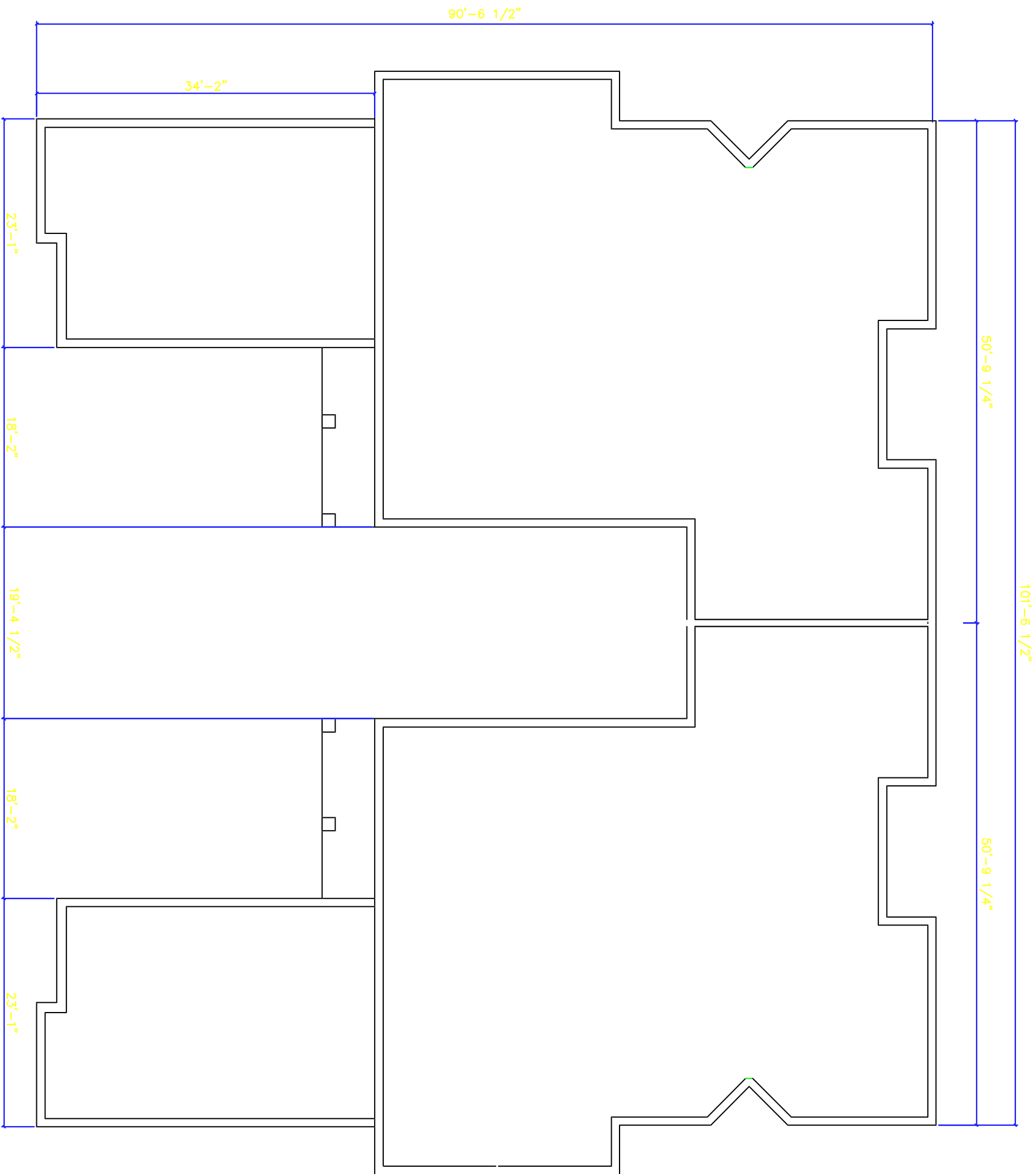
FRONT ELEVATION



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BUILDING FOOTPRINT



REVISIONS	NO.	BY	DATE

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

**GENERAL**  
ENGINEERING COMPANY

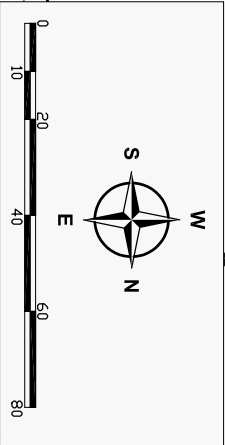
316 Silver Lake Dr.  
P.O. Box 340  
Portage, WI 53901  
608-742-2169  
608-742-2592 Fax  
gee@generalengineering.net

DATE: May 2007  
BY: TRS

SHEET TITLE  
**1.0**


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REVISIONS	NO.	BY	DATE

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



**GENERAL**  
ENGINEERING COMPANY

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

DATE: May 2007  
BY: TRS

SHEET TITLE  
**1.0**

REC FILE: N01205-225C



**AMENDED PETITION FOR DIRECT ANNEXATION**

Pursuant to Wis. Stats. § 66.0217(2), the undersigned, being the owners of all of the real property in the territory, and there being no electors within the territories which are shown on the scale maps attached hereto as Exhibits A and B, and legally described on the attached Exhibits C and D, do hereby petition to annex said territory from the Town of Westport, Dane County, Wisconsin, to the City of Madison, Dane County, Wisconsin. The population of said territory is zero (0) and there are zero (0) electors residing within the territory.

Upon annexation to the City of Madison, the City may designate a temporary zoning classification which is consistent with the City of Madison Zoning Code.

	<u>Property Owner</u>	<u>Elector</u>
By: _____ Dennis Tiziani, President Cherokee Park, Inc. 13 Cherokee Circle Madison, WI 53704	_____X_____	_____

Date: \_\_\_\_\_



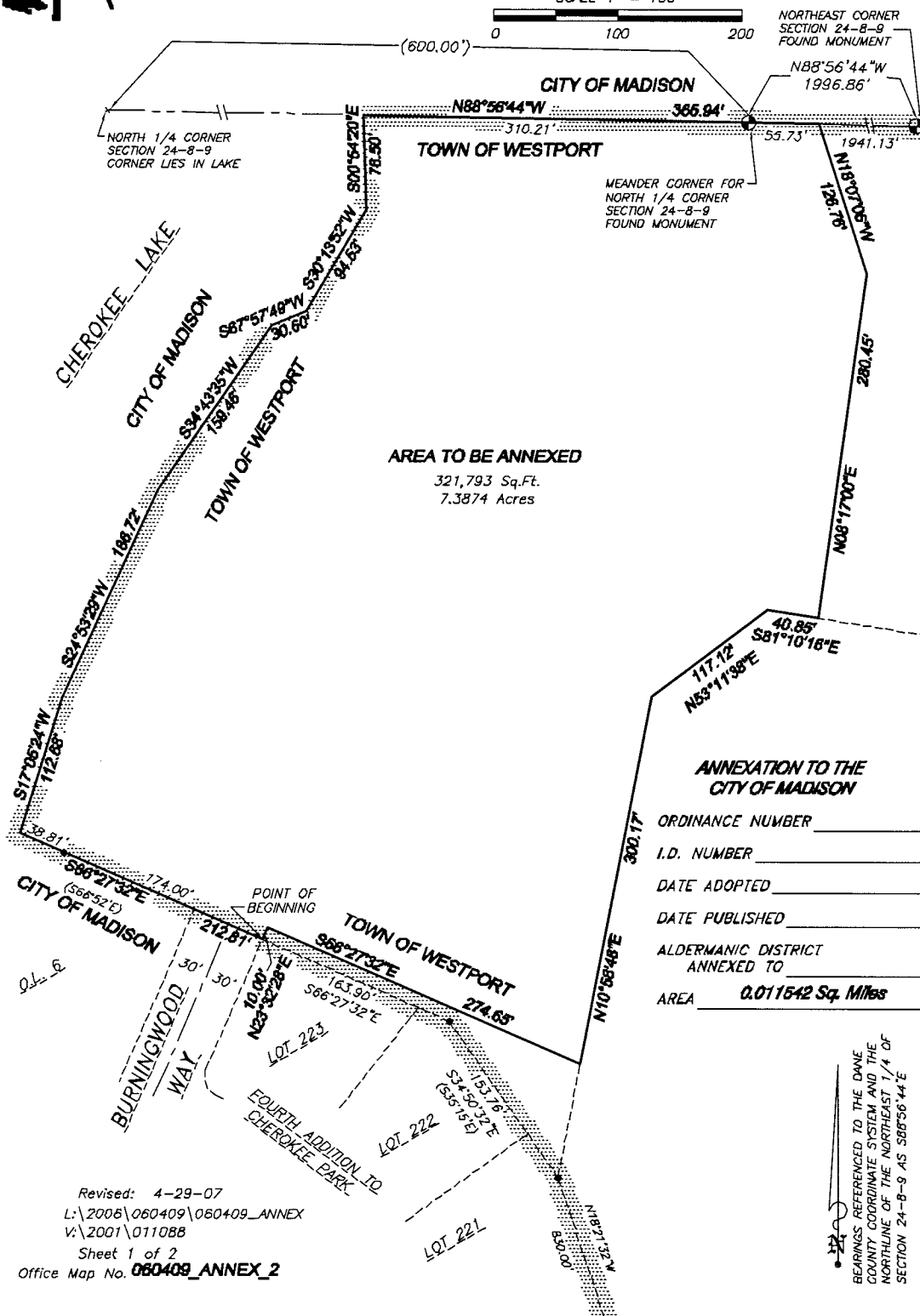
**BIRRENKOTT  
SURVEYING, INC.**

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

**ANNEXATION MAP**

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

SCALE 1" = 100'





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NORTHWEST CORNER  
SECTION 19-8-10  
FOUND BRASS MONUMENT

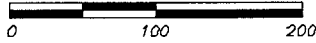
**ANNEXATION MAP**

**PART OF LOT 1, CERTIFIED SURVEY MAP NO.  
2225, PART OF THE SOUTHEAST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 24, T8N, R9E, TOWN  
OF WESTPORT, DANE COUNTY, WISCONSIN**

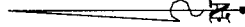
**PREPARED FOR:**

CHEROKEE PARK, INC.  
13 CHEROKEE CIRCLE  
MADISON, WI 53704

SCALE 1" = 100'



BEARINGS REFERENCED TO THE DANE  
COUNTY COORDINATE SYSTEM AND THE  
EAST LINE OF THE SOUTHEAST 1/4 OF  
SECTION 24-8-9 BEARING N02°02'25"E



**ANNEXATION TO THE  
CITY OF MADISON**

ORDINANCE NUMBER \_\_\_\_\_

I.D. NUMBER \_\_\_\_\_

DATE ADOPTED \_\_\_\_\_

DATE PUBLISHED \_\_\_\_\_

ALDERMANIC DISTRICT  
ANNEXED TO \_\_\_\_\_

AREA **0.004755 Sq. Miles**

LOT 1  
CERTIFIED SURVEY  
MAP NO. 2225

PARCEL NO. 0809-244-9540-1  
(PARCEL TO BE SPLIT BY  
ANNEXATION)

N00°33'02"E 254.69'

**AREA TO BE ANNEXED**  
132,580 Sq. Ft.  
3.0436 Acres

PARCEL NO. 0809-244-9501-8  
(PARCEL TO BE SPLIT BY  
ANNEXATION)

**LEGEND:**

- IRON STAKE FOUND
- + FOUND "X" IN CONCRETE

L:\2006\060409\070086\_ANNEX

J:\2006\060408

Sheet 1 of 2

Office Map No. **070086\_ANNEX**

CHEROKEE TOWNHOUSE  
CONDOMINIUM

CHEROKEE GARDEN  
CONDOMINIUM HOMES  
PHASE 15

CHEROKEE GARDEN  
CONDOMINIUM HOMES  
PHASE 24

GOLF PARKWAY

CITY OF MADISON

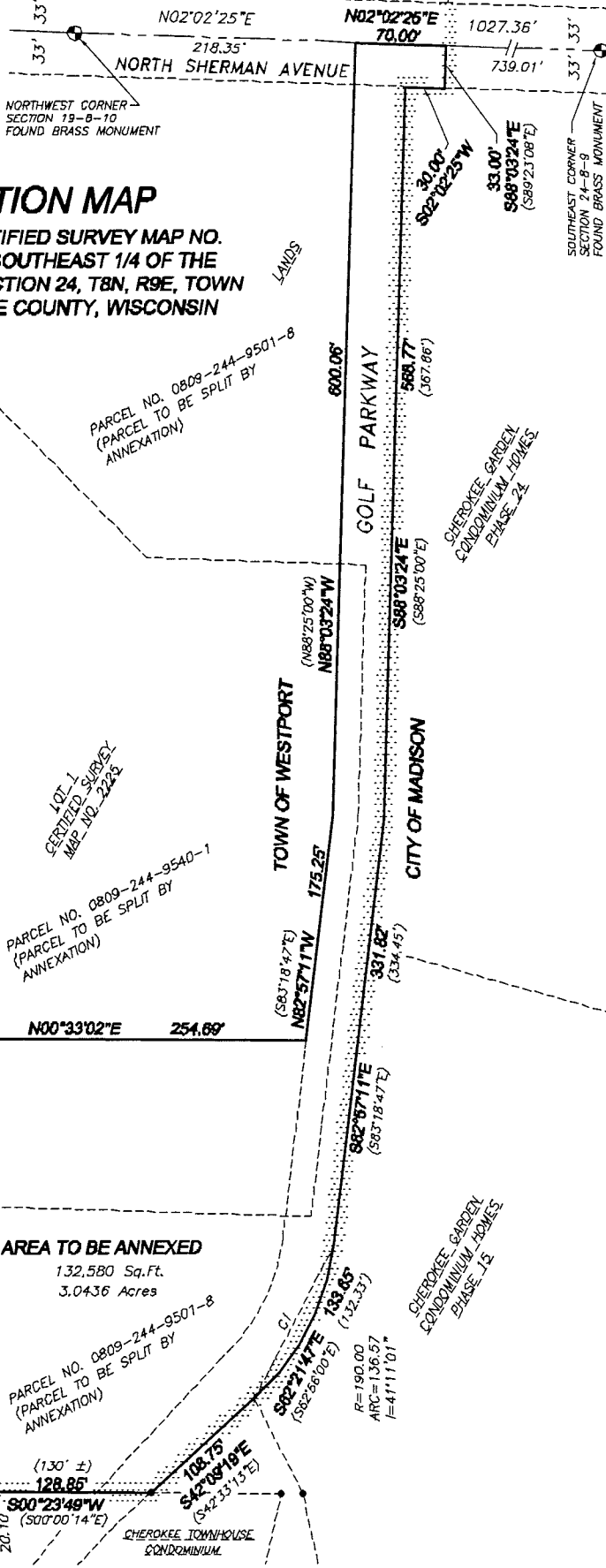
TOWN OF WESTPORT

TOWN OF BURKE

CITY OF  
MADISON

NORTH SHERMAN AVENUE

SOUTHEAST CORNER  
SECTION 24-8-9  
FOUND BRASS MONUMENT





**BIRRENKOTT  
SURVEYING, INC.**

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**ANNEXATION MAP**

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

**ANNEXATION DESCRIPTION:**

Part of the Northwest 1/4 of the Northeast 1/4 of Section 24, T8N, R9E, Town of Westport, Dane County, Wisconsin being more particularly described as follows: Beginning at the Northwest corner of Lot 223, Fourth Addition to Cherokee Park; thence N23°32'28"E, 10.00 feet; thence S66°27'32"E, 274.65 feet; thence N10°58'48"E, 300.17 feet; thence N53°11'38"E, 117.12 feet; thence S81°10'16"E, 40.85 feet; thence N08°17'00"E, 280.45 feet; thence N18°07'06"W, 126.76 feet to the North line of the said Northeast 1/4 of Section 24; thence along said North line N88°56'44"W, 365.94 feet to the Easterly shoreline of Cherokee Lake; thence along said Easterly line S00°54'20"E, 76.50 feet; thence continuing along said Easterly line S30°13'52"W, 94.53 feet; thence continuing along said Easterly line S67°57'49"W, 30.60 feet; thence continuing along said Easterly line S34°43'35"W, 159.46 feet; thence continuing along said Easterly line S24°53'29"W, 186.72 feet; thence continuing along said Easterly line S17°05'24"W, 112.68 feet to the Northerly line of said Fourth Addition to Cherokee Park; thence along said Northerly line S66°27'32"E (recorded as S66°52'E), 212.81 feet to the point of beginning. The above described parcel contains 321,793 square feet, or 7.3874 acres, or 0.011542 square miles.



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**ANNEXATION MAP**

**PART OF LOT 1, CERTIFIED SURVEY MAP NO.  
2225, PART OF THE SOUTHEAST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 24, T8N, R9E, TOWN  
OF WESTPORT, DANE COUNTY, WISCONSIN**

**ANNEXATION DESCRIPTION:**

Part of Lot 1, Certified Survey Map No. 2225, and part of the Southeast 1/4 of the Southeast 1/4 Section 24, T8N, R9E, Town of Westport, Dane County, Wisconsin being more particularly described as follows: Commencing at the Southeast Corner of said Section 24; thence along the East line of the said Southeast 1/4 N02°02'25"E, 739.01 feet to the point of beginning; thence continuing along said East line N02°02'25"E, 70.00 feet to the Easterly extension of the Northerly right of way line of Golf Parkway; thence along said Northerly right of way line N88°03'24"W (recorded as N88°25'00"W), 600.06 feet; thence continuing along said Northerly right of way line N82°57'11"W (recorded as N83°18'47"W), 175.25 feet; thence N00°33'02"E, 254.69 feet; thence N48°48'27"W, 168.71 feet to a Westerly corner of said Lot 1, Certified Survey Map No. 2225; thence S40°59'35"W, 140.30 feet; thence S86°03'20"W, 132.80 feet; thence S00°23'49"W, 128.85 feet (recorded as S00°00'14"E, 130 feet±) to the Southerly right of way line of said Golf Parkway; thence along said Southerly right of way line S42°09'19"E (recorded as S42°33'13"E), 108.75 feet to a point on a curve; thence continuing along said Southerly right of way line along a curve to the left having a radius of 190.00 feet and a chord bearing and distance of S62°21'47"E, 133.65 feet (recorded as S62°56'00"E, 132.33 feet) to a point of tangency; thence continuing along said Southerly right of way line S82°57'11"E, 331.82 feet (recorded as S83°18'47"E, 334.45 feet); thence continuing along said Southerly right of way line S88°03'24"E, 568.77 feet (recorded as S88°25'00"E, 367.86 feet) to the Westerly right of way line of North Sherman Avenue; thence along said Westerly right of way line S02°02'25"W, 30.00 feet; thence S88°03'24"E (recorded as S89°23'08"E), 33.00 feet to the said East line of the Southeast 1/4 and the point of beginning. The above described parcel contains 132,580 square feet, or 3.0436 acres, or 0.004755 square miles.

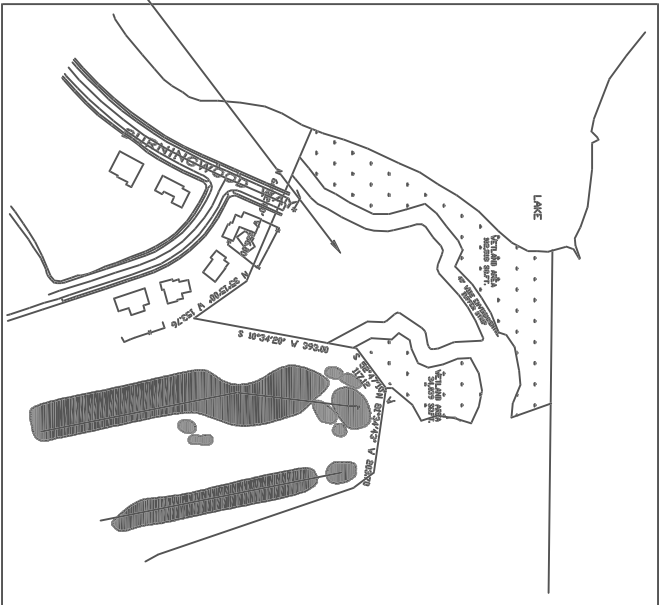
**PREPARED FOR:**

CHEROKEE PARK, INC.  
13 CHEROKEE CIRCLE  
MADISON, WI 53704

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Sheet 1 of 2  
Office Map No. **070086\_ANNEX**

CHEROKEE CONDOMINIUMS  
BURNINGWOOD WAY



## LOCATION SKETCH

BLDG A	4	2
BLDG B	4	2
BLDG C	4	2
TOTAL	24	

LOT INFORMATION:

LOT AREA PER UNIT 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 \_\_\_\_\_

## 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 |              |
| 1.0 | PROPOSED SITE PLAN | AND CONTOURS |
| A2. | DUPLEX             | ELEVATIONS   |
| A3. | DUPLEX             | ELEVATIONS   |
| A4. | DUPLEX             | ELEVATIONS   |
| A5. |                    |              |
| A6. |                    |              |
| A7. |                    |              |