

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.

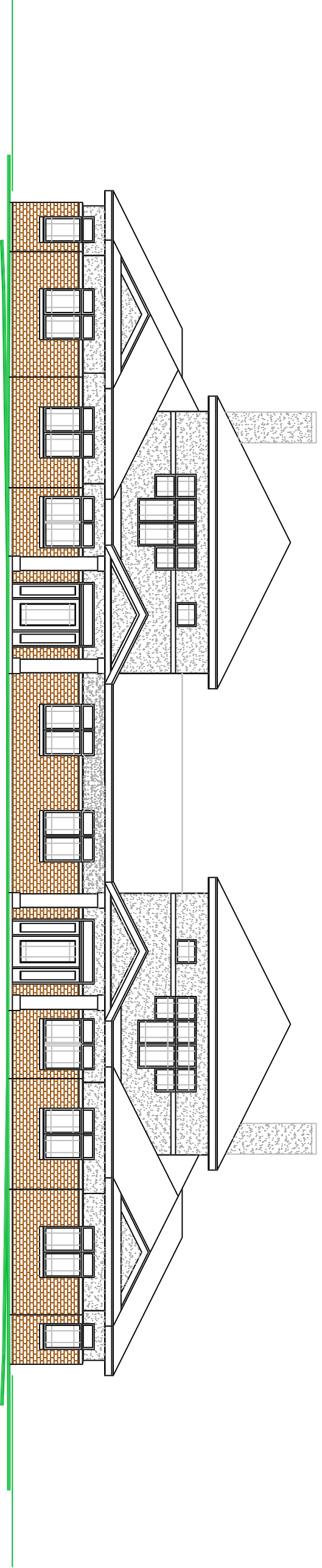
We are striving to incorporate very environmentally friendly products and techniques into the design and construction of these homes. Although not yet recognized or fully implemented, we are consulting the 'New Home Checklist' which is published by the Green Built Initiative for ideas and a basic guideline 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

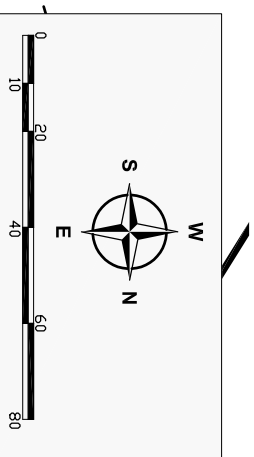


FRONT ELEVATION

MAY 30, 2007
PROJECT NO. 0000

A2





REVISIONS	NO.	BY	DATE

CONCEPTUAL SITE PLAN
 Burnlingwood 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
 608-742-2168
 608-742-2592 Fax
 gen@generalengineering.net

DATE: May 2007
 BY: TRS
 REC FILE: N01205-225C

SHEET TITLE
1.0

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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: _____



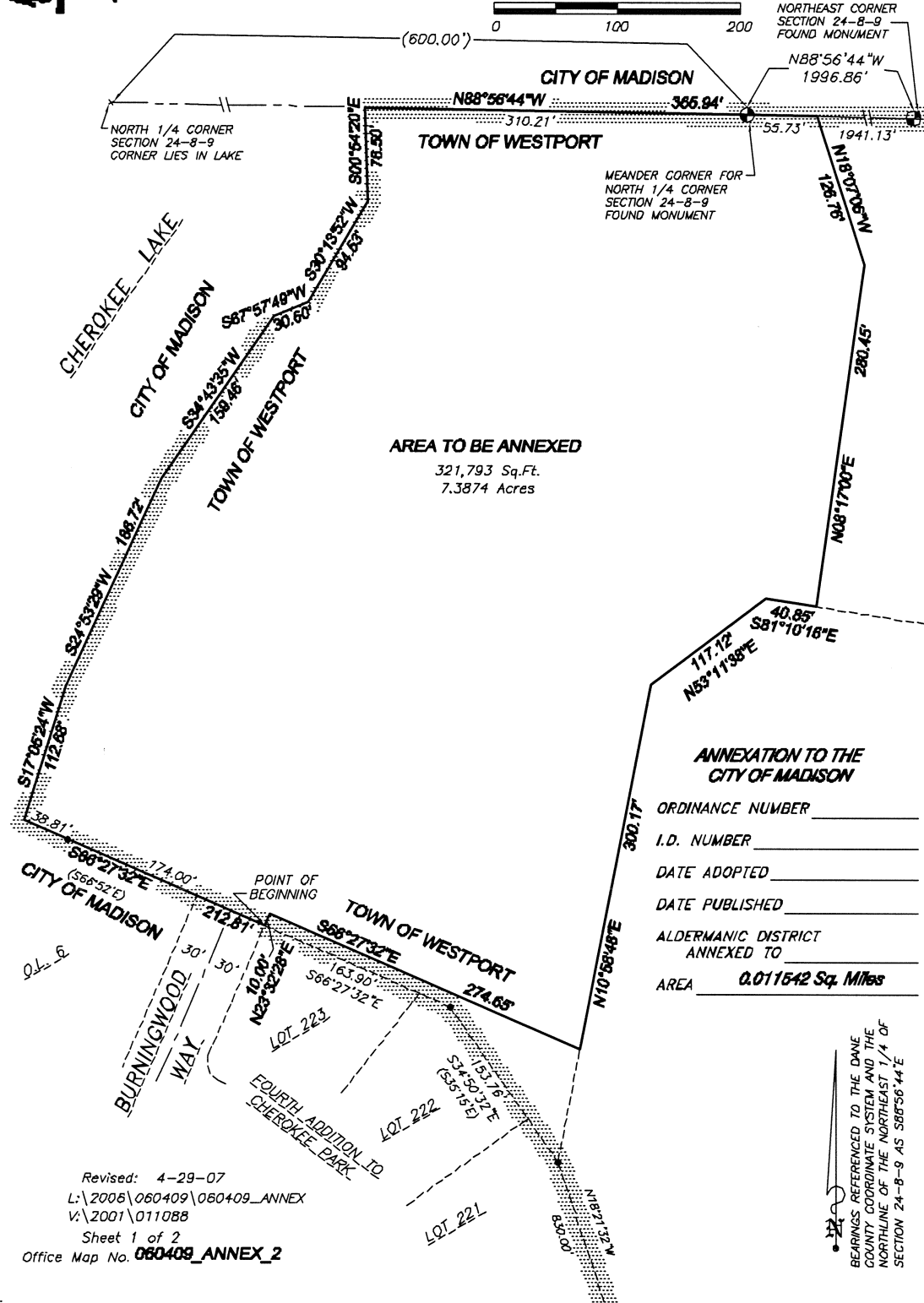
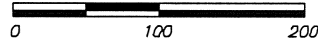
**BIRRENKOTT
SURVEYING, INC.**

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'



AREA TO BE ANNEXED
321,793 Sq.Ft.
7.3874 Acres

**ANNEXATION TO THE
CITY OF MADISON**

ORDINANCE NUMBER _____
I.D. NUMBER _____
DATE ADOPTED _____
DATE PUBLISHED _____
ALDERMANIC DISTRICT
ANNEXED TO _____
AREA **0.011542 Sq. Miles**

BEARINGS REFERENCED TO THE DANE
COUNTY COORDINATE SYSTEM AND THE
NORTHLINE OF THE NORTHEAST 1/4 OF
SECTION 24-8-9 AS S88°56'44\"/>

Revised: 4-29-07
L:\2006\060409\060409_ANNEX
V:\2001\011088
Sheet 1 of 2
Office Map No. **060409_ANNEX_2**



**BIRRENKOTT
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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.



**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 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 $N02^{\circ}02'25''E$, 739.01 feet to the point of beginning; thence continuing along said East line $N02^{\circ}02'25''E$, 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 $N88^{\circ}03'24''W$ (recorded as $N88^{\circ}25'00''W$), 600.06 feet; thence continuing along said Northerly right of way line $N82^{\circ}57'11''W$ (recorded as $N83^{\circ}18'47''W$), 175.25 feet; thence $N00^{\circ}33'02''E$, 254.69 feet; thence $N48^{\circ}48'27''W$, 168.71 feet to a Westerly corner of said Lot 1, Certified Survey Map No. 2225; thence $S40^{\circ}59'35''W$, 140.30 feet; thence $S86^{\circ}03'20''W$, 132.80 feet; thence $S00^{\circ}23'49''W$, 128.85 feet (recorded as $S00^{\circ}00'14''E$, 130 feet \pm) to the Southerly right of way line of said Golf Parkway; thence along said Southerly right of way line $S42^{\circ}09'19''E$ (recorded as $S42^{\circ}33'13''E$), 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 $S62^{\circ}21'47''E$, 133.65 feet (recorded as $S62^{\circ}56'00''E$, 132.33 feet) to a point of tangency; thence continuing along said Southerly right of way line $S82^{\circ}57'11''E$, 331.82 feet (recorded as $S83^{\circ}18'47''E$, 334.45 feet); thence continuing along said Southerly right of way line $S88^{\circ}03'24''E$, 568.77 feet (recorded as $S88^{\circ}25'00''E$, 367.86 feet) to the Westerly right of way line of North Sherman Avenue; thence along said Westerly right of way line $S02^{\circ}02'25''W$, 30.00 feet; thence $S88^{\circ}03'24''E$ (recorded as $S89^{\circ}23'08''E$), 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**

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

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

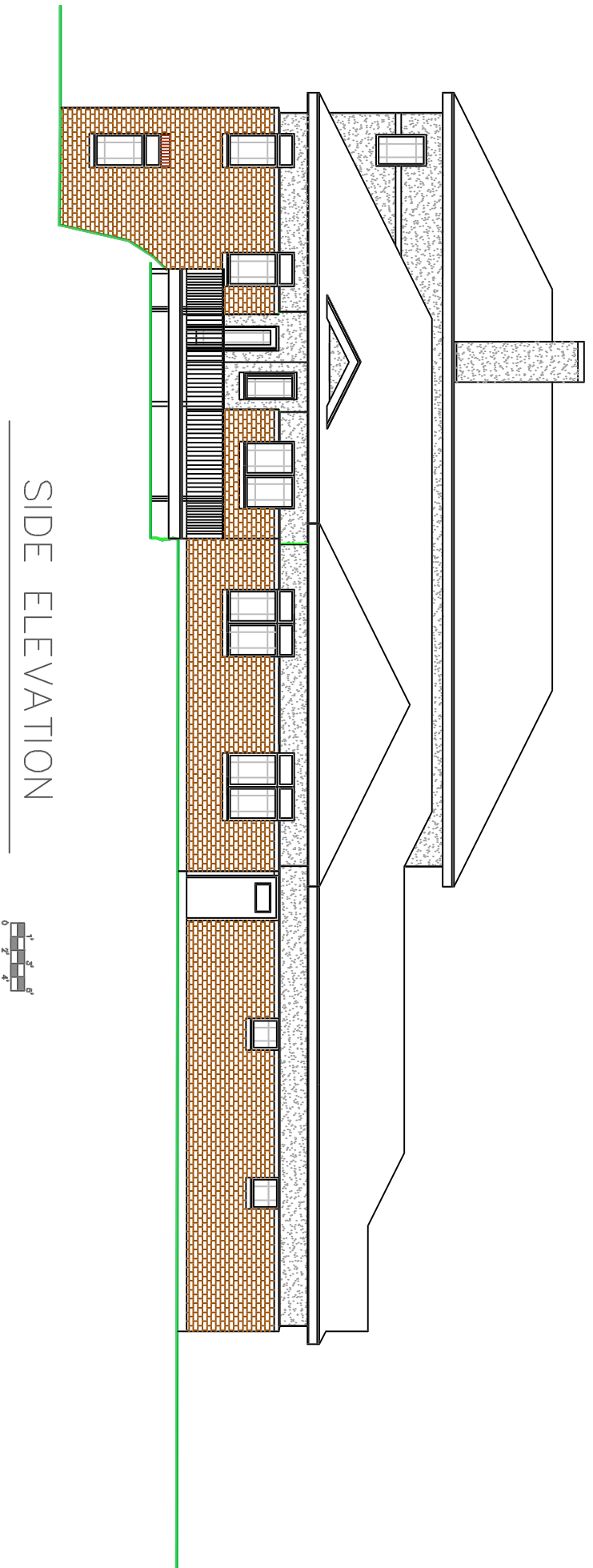
TOTAL GROSS SQUARE
FOOTAGE OF (3) BUILDINGS
(FOOTPRINT): APPROX. 17,500 SF

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



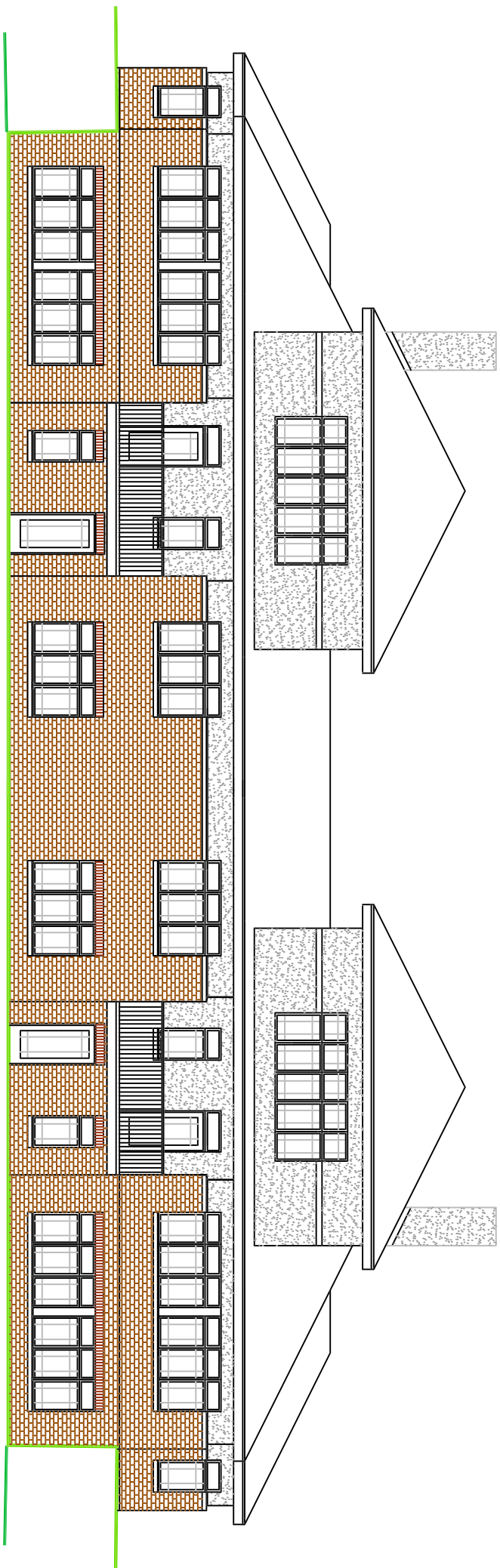
SIDE ELEVATION



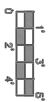
MAY 30, 2007
PROJECT NO. 0000

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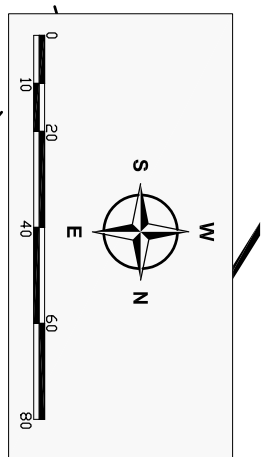
REAR ELEVATION



MAY 30, 2007
PROJECT NO. 0000

A4





REVISIONS	NO.	BY	DATE

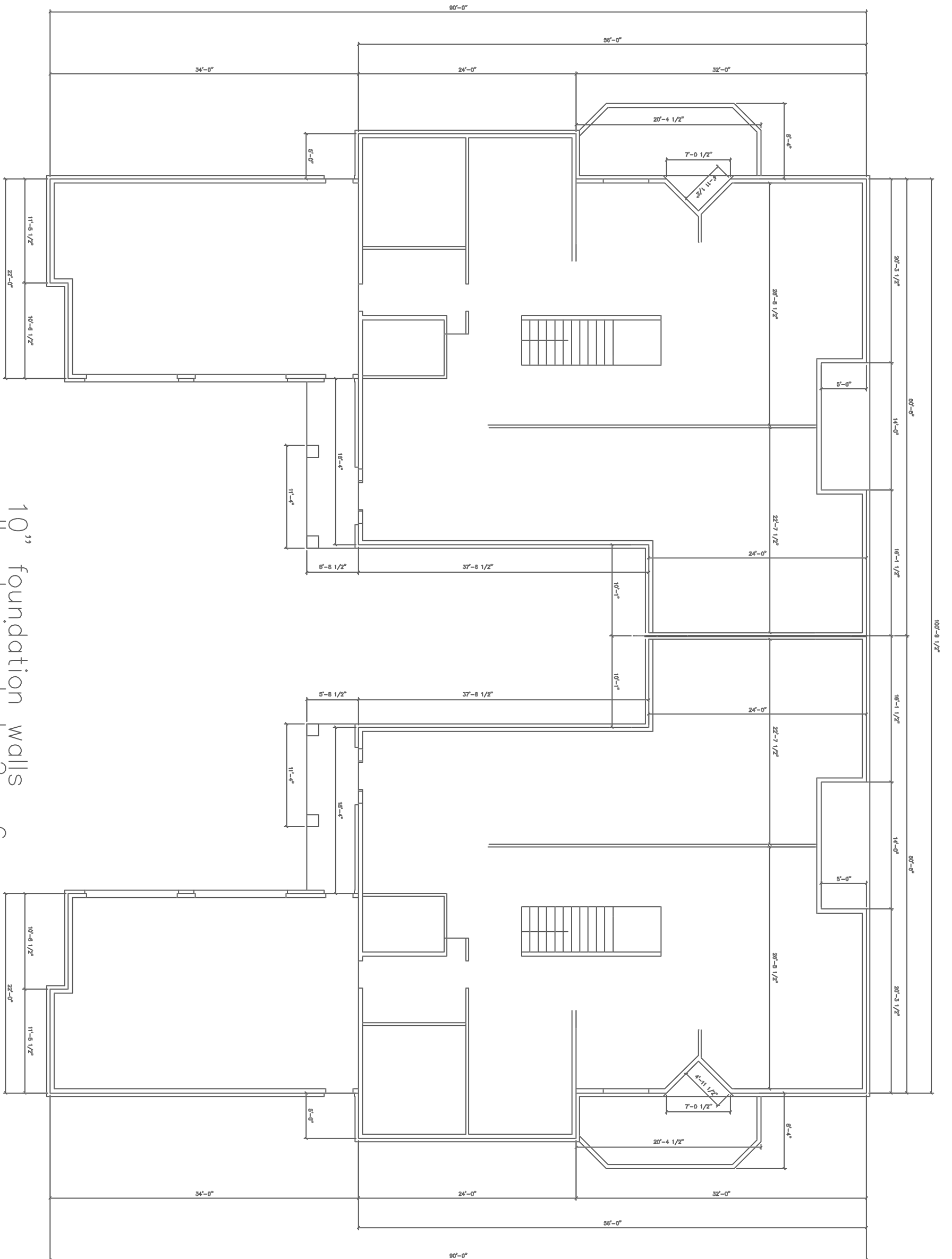
PRELIMINARY SITE PLAN
 Burningswood Way Proposed
 Residential Development
 Cherokee Park, Inc.
 City of Madison
 Dane County, WI

GENERAL ENGINEERING COMPANY
 316 Silver Lake Dr.
 P.O. Box 340
 Portage, WI 53901
 608-742-2168
 608-742-2592 Fax
 gen@generalengineering.net

DATE: May 2007
 BY: TRS
 REC. FILE: N01205-225C

SHEET TITLE
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10" foundation walls
 all exterior studs 2 x 6
 dimensions stud to stud

PRELIM FLOOR PLAN

CHEROKEE 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 249-1000
5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704

SUPERVISING ENGINEER:

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

SITE DEVELOPMENT

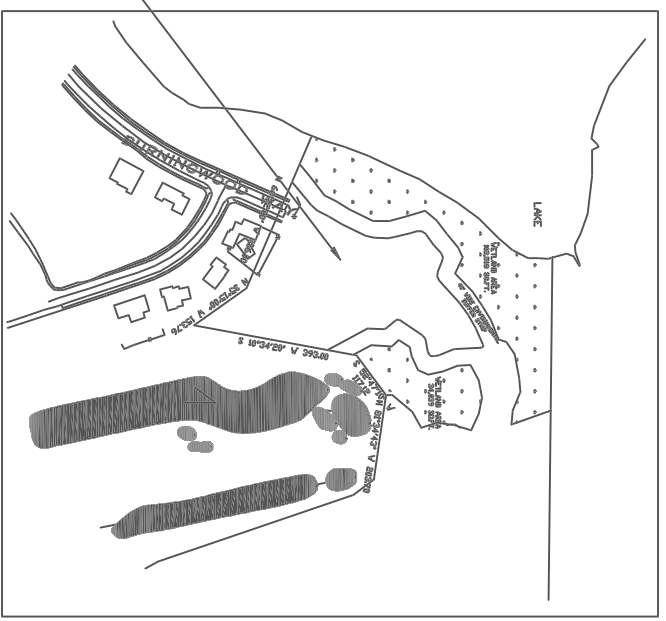
GENERAL ENGINEERING COMPANY
916 SILVER LAKE DRIVE
PORTAGE, WISCONSIN 53901

SURVEYOR:

BIRRENKOTT 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

	BEDROOMS	NUMBER OF STORIES
BLDG A		2
BLDG B		2
BLDG C		2
TOTAL		

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

