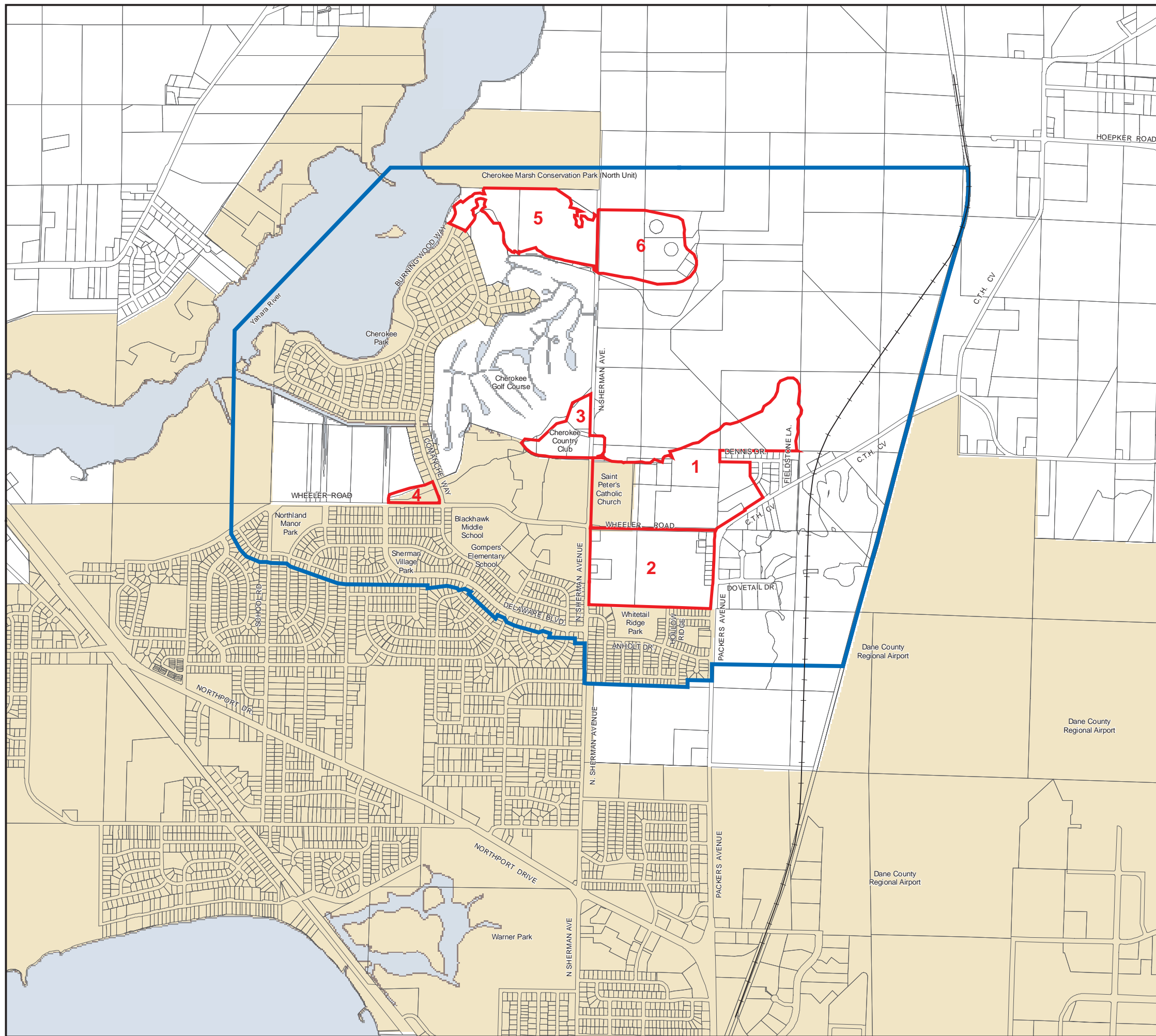







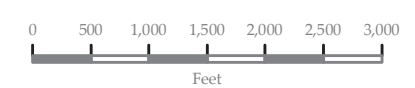


MAP 1
STUDY AREA
 Cherokee Special Area Plan
 January 2007



-  STUDY AREA
-  CORE PLANNING SUB-AREAS
- 1 Hornung Range
- 2 Hornung Woods and Field
- 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




MAP 2 MUNICIPAL JURISDICTIONS

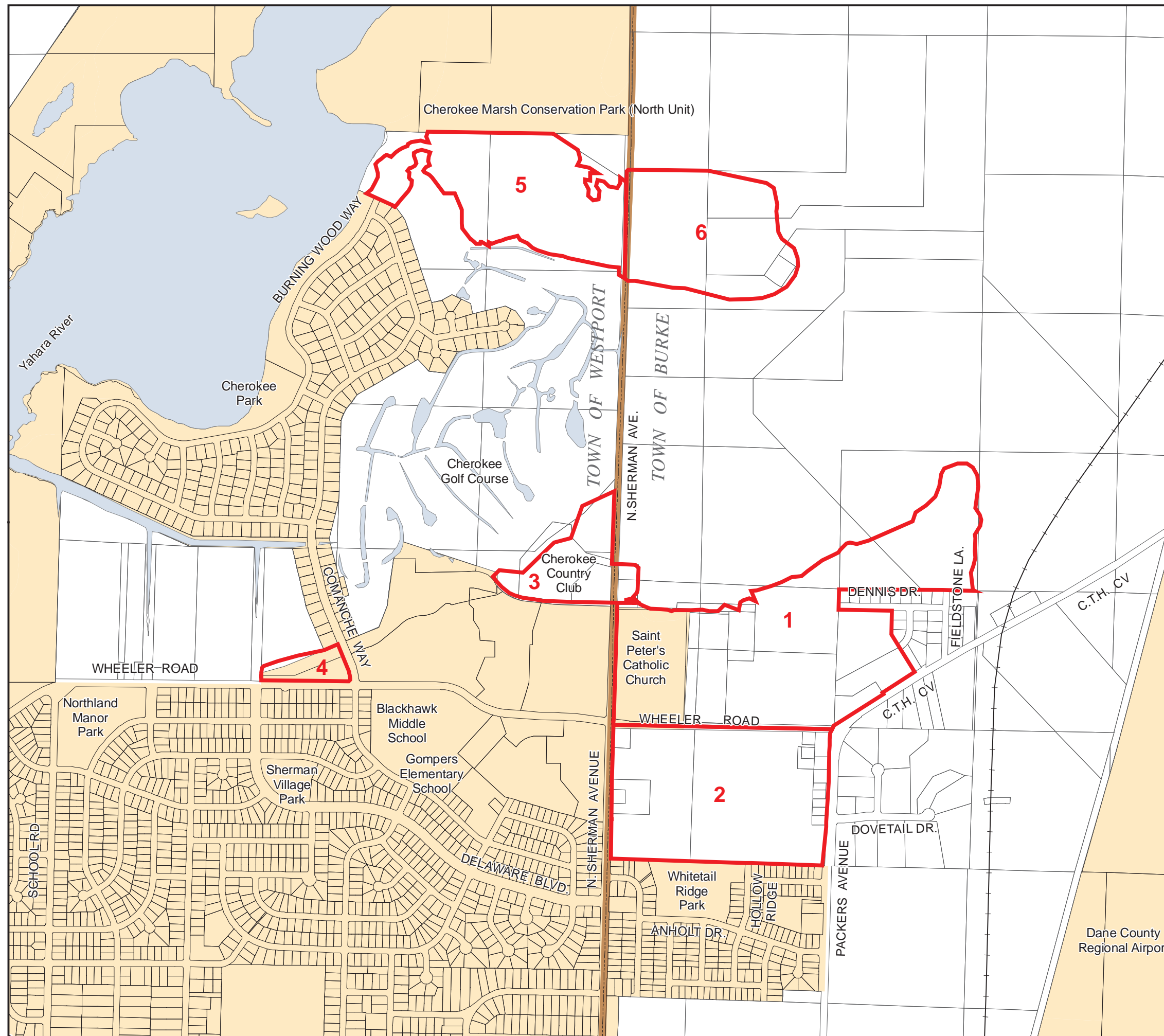
Cherokee Special Area Plan
January 2007

 CORE PLANNING SUB-AREAS

- 1 Hornung Range
- 2 Hornung Woods and Field
- 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

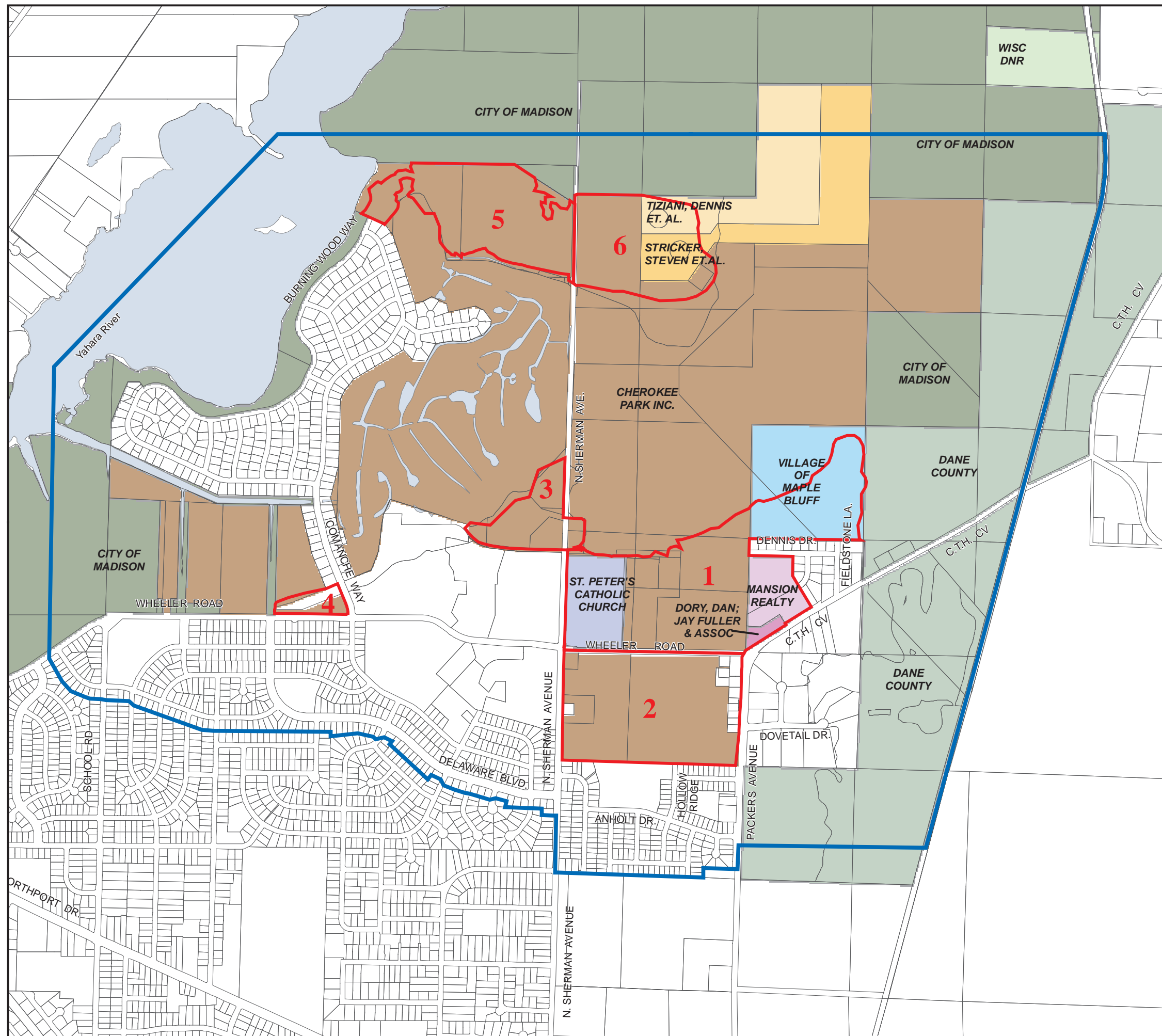


City of Madison
Dept of Planning and Development, Planning Unit

MAP 3 PROPERTY OWNERSHIP

Cherokee Special Area Plan

January 2007



- STUDY AREA
- CORE PLANNING SUB-AREAS

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



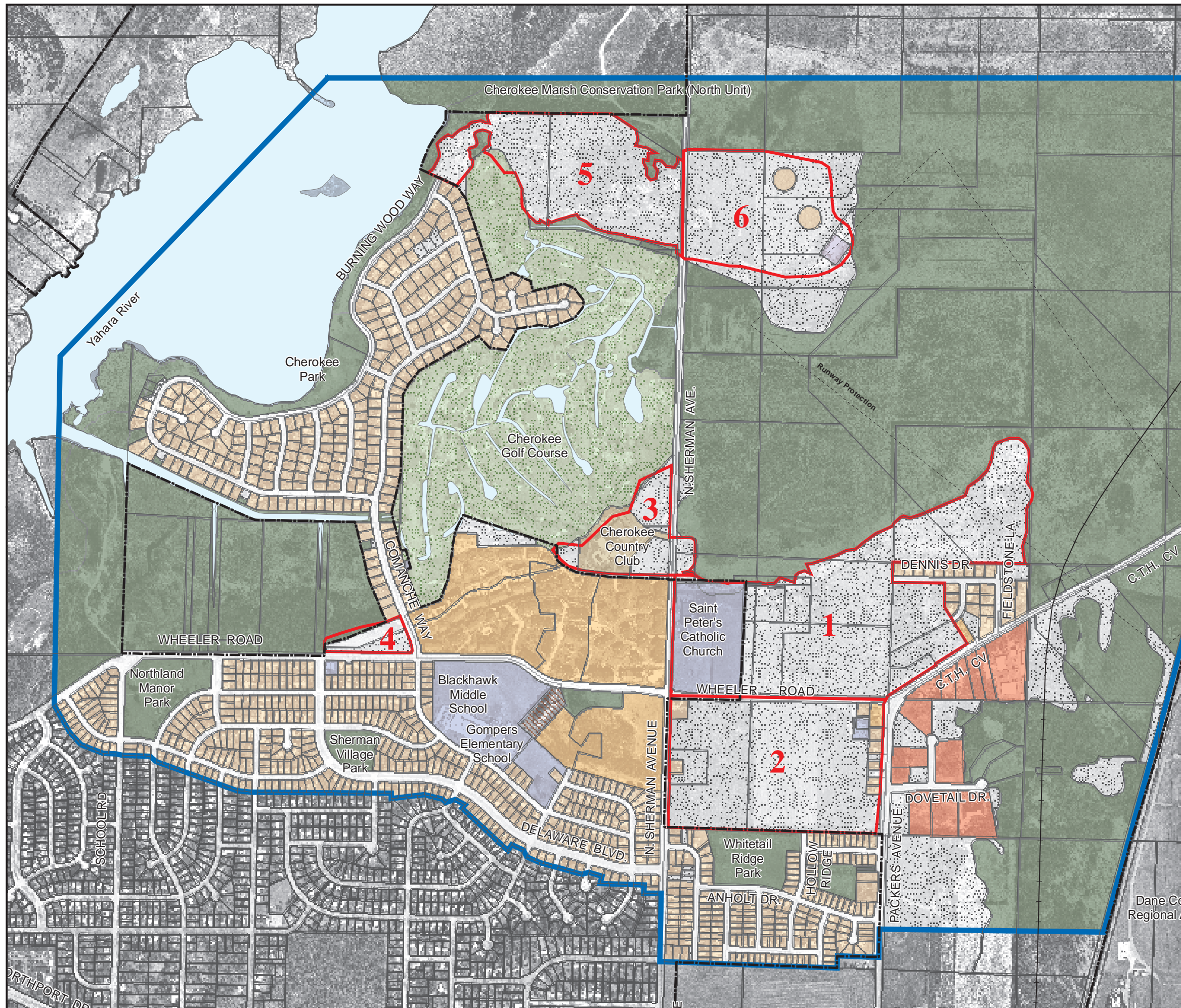
City of Madison
Dept of Planning and Development, Planning Unit

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MAP 4 EXISTING LAND USE

Cherokee Special Area Plan

January 2007



- STUDY AREA
- CORE PLANNING SUB-AREAS
 - 1 Hornug Range
 - 2 Hornung Woods and Field
 - 3 Cherokee Country Club
 - 4 Wheeler Triangle
 - 5 5th Addition
 - 6 High Hill

CITY OF MADISON LIMITS

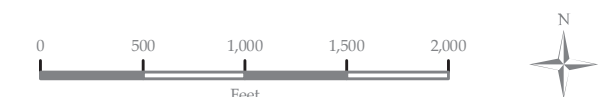
LAND USE

- 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

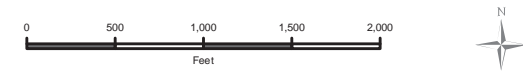
MAP 5 EXISTING ZONING DISTRICTS

Cherokee Special Area Plan

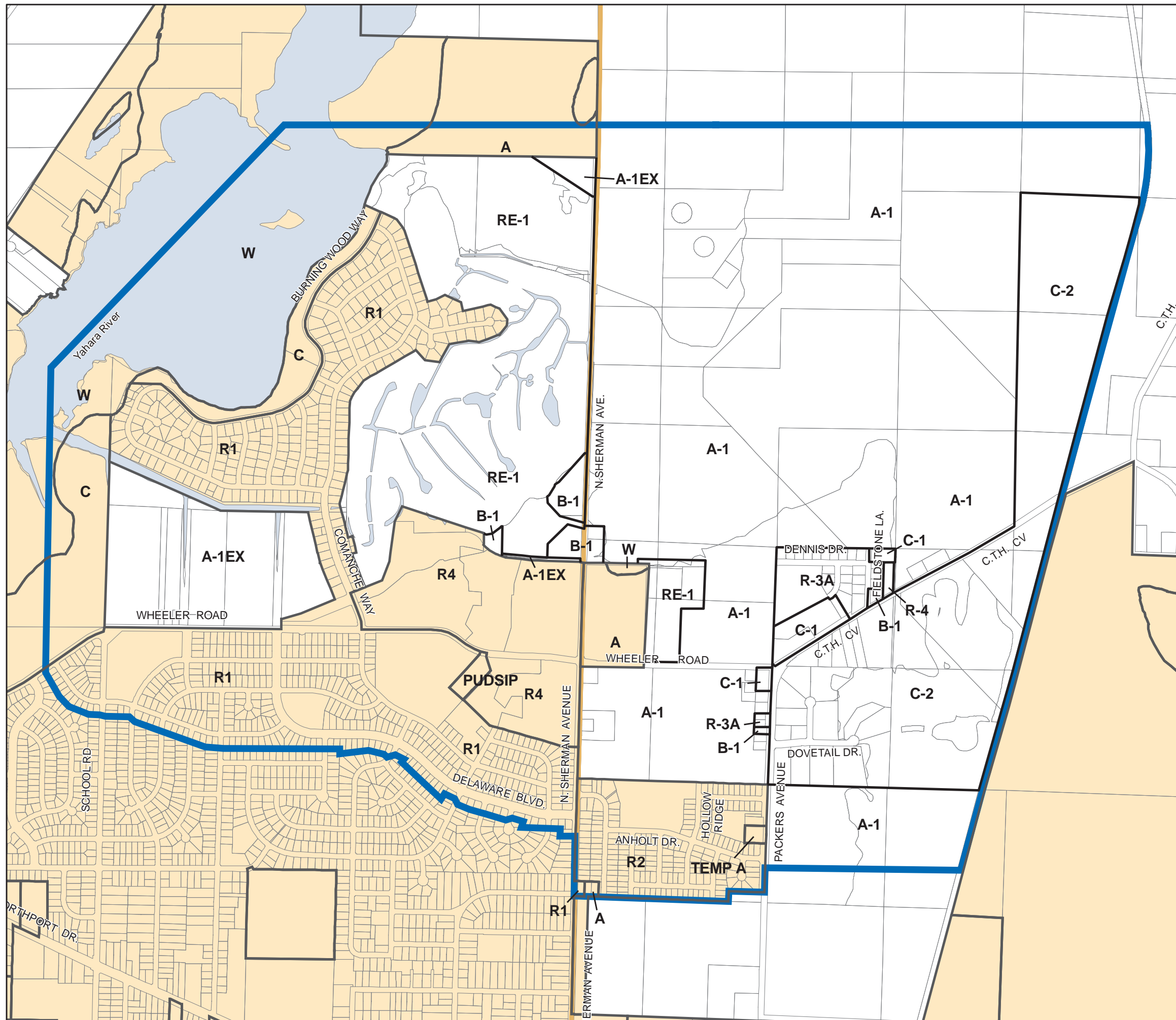
January 2007

-  STUDY AREA
-  CITY OF MADISON
-  UNINCORPORATED JURISDICTIONS
-  TOWNSHIP BOUNDARY
-  CITY OF MADISON ZONING DISTRICTS
 - Residence Districts
R1, R2, R4
 - 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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MAP 6 NATURAL FEATURES

Cherokee Special Area Plan

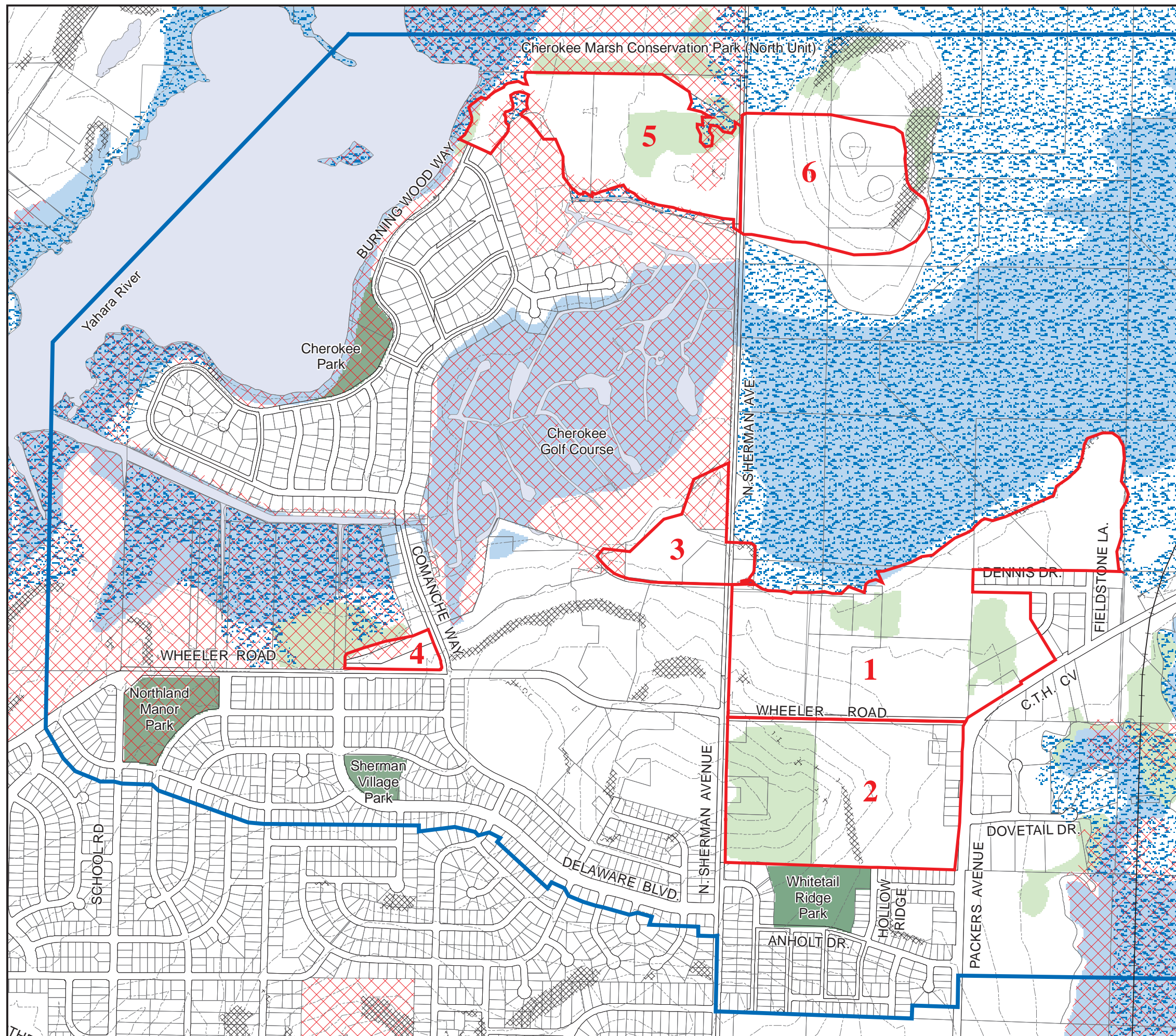
January 2007

-  STUDY AREA
-  CORE PLANNING SUB-AREAS
 - 1 Hornung Range
 - 2 Hornung Woods and Field
 - 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

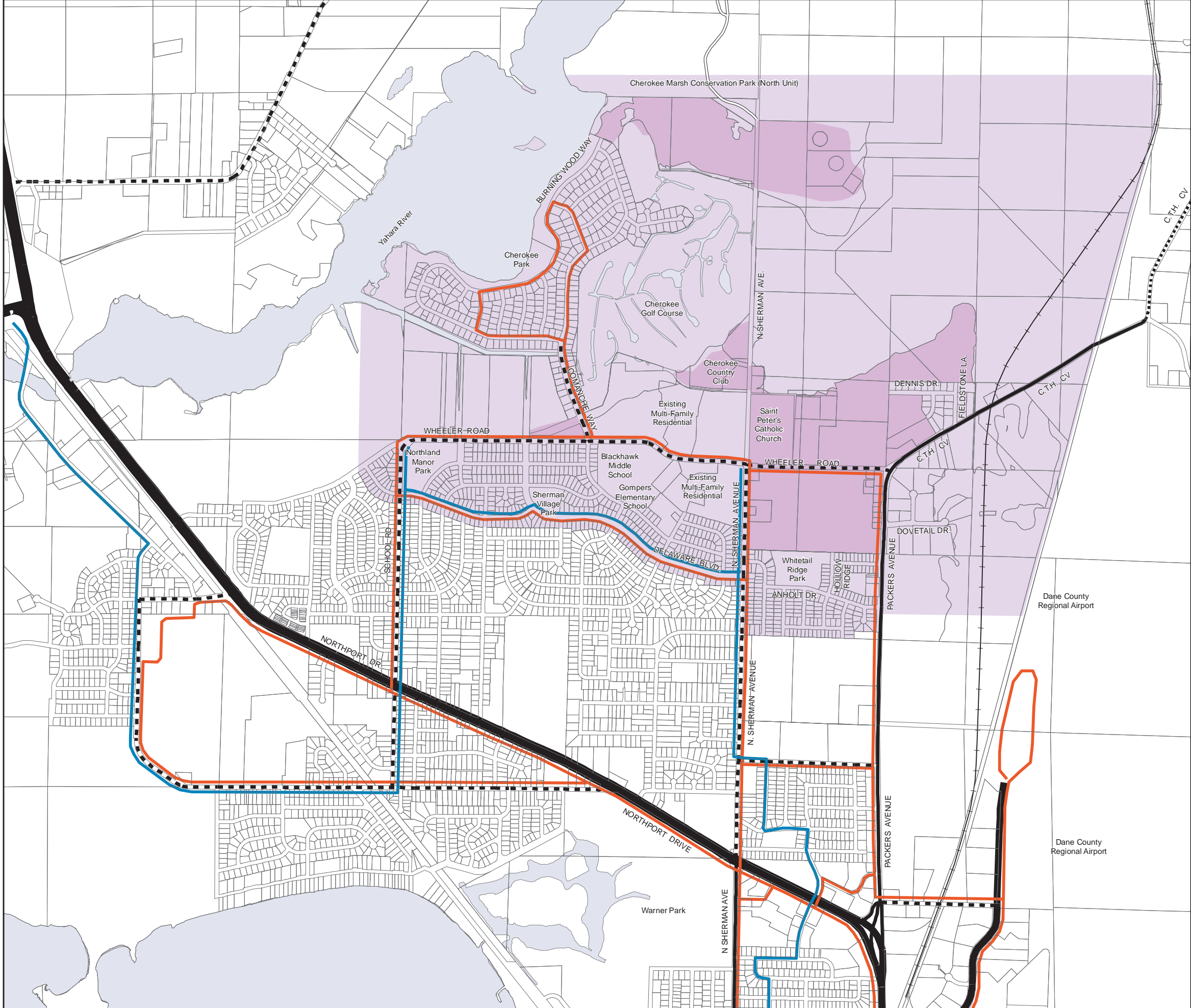


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MAP 7 EXISTING TRANSPORTATION FACILITIES

Cherokee Special Area Plan
January 2007

-  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

MAP 8 OTHER PLANNING CONSIDERATIONS

Cherokee Special Area Plan

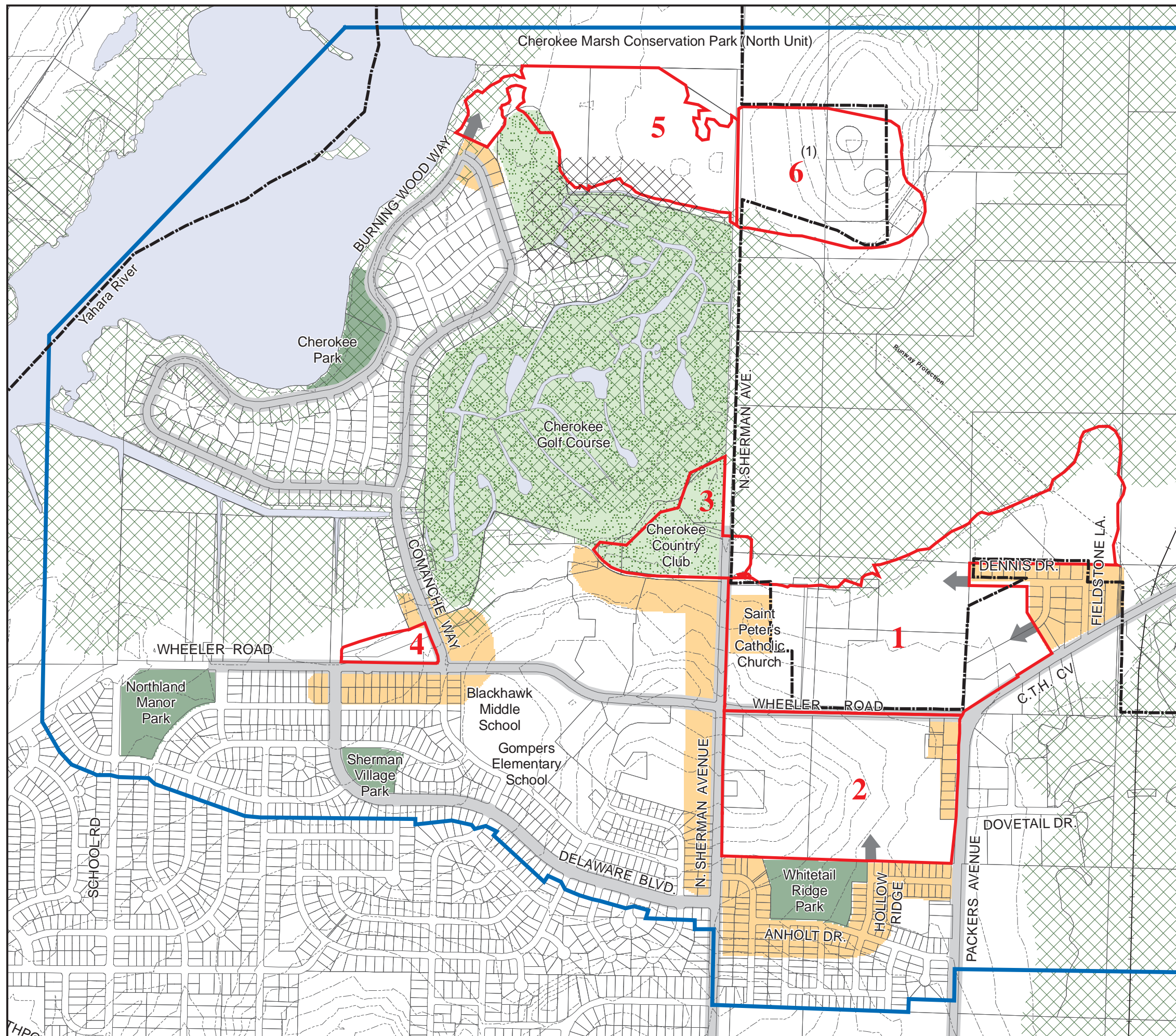
January 2007

-  STUDY AREA
-  CORE PLANNING SUB-AREAS
 - 1 Hornung Range
 - 2 Hornung Woods and Field
 - 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

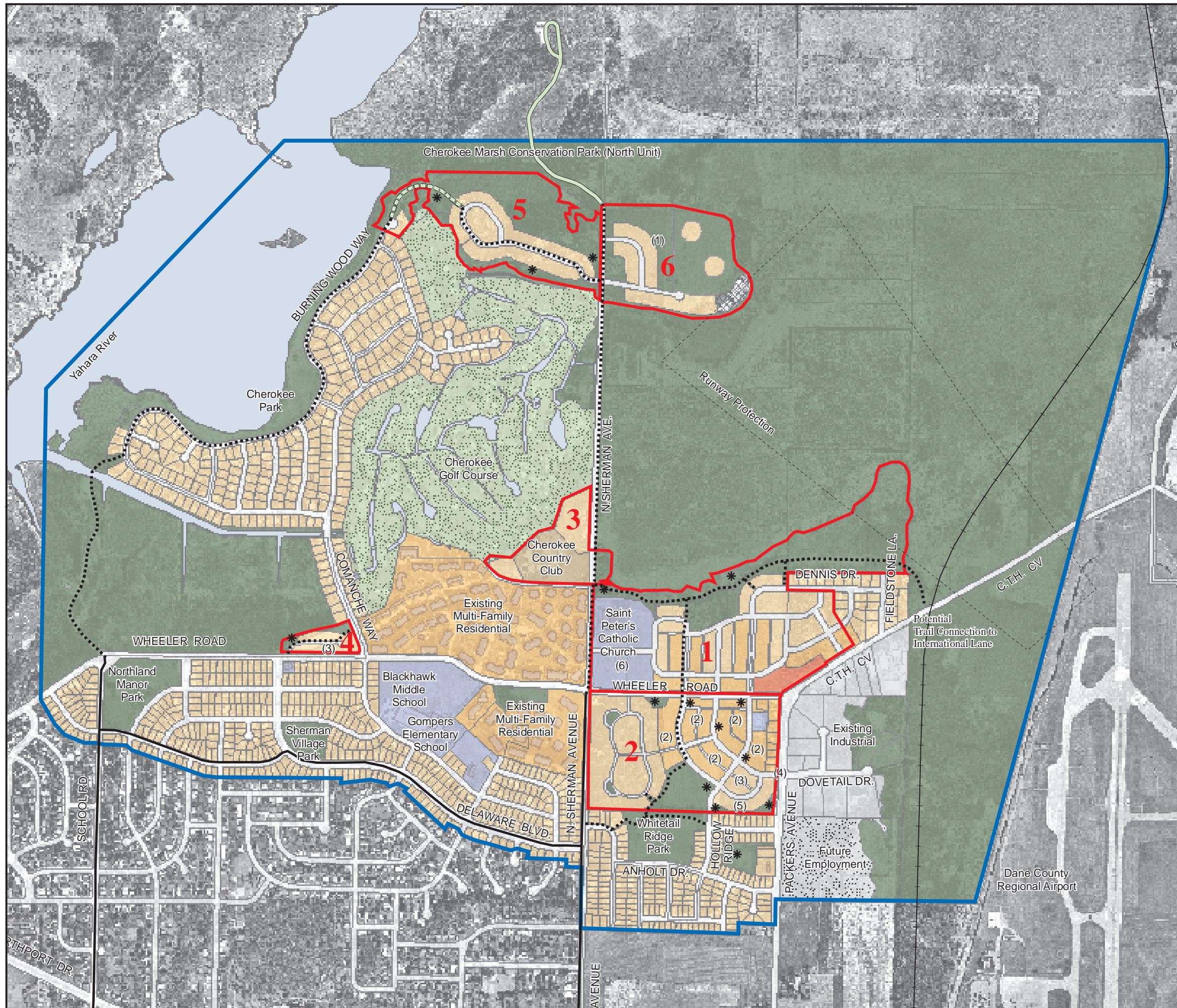
Data Source:
City of Madison Dept of Planning and Development, Planning Unit
Dane County Regional Airport



City of Madison
Dept of Planning and Development, Planning Unit



MAP 9 RECOMMENDED LAND USE Cherokee Special Area Plan January 2007



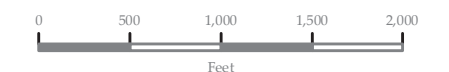
- STUDY AREA
- CORE PLANNING SUB-AREAS
- RESIDENTIAL
 - Low Density Residential
Density Range (<8 du/net ac)
 - Density Range (8-15 du/net ac)
 - Medium Density Residential (16-25 du/net ac)
- COMMERCIAL/EMPLOYMENT/MIXED USE
 - Neighborhood Mixed Use
 - Industrial
 - Employment
 - Cherokee Country Club
- INSTITUTIONAL
 - Institutional
- PARK, OPEN SPACE, AND STORMWATER MANAGEMENT
 - Park Drainage and Open space
 - Golf Course
- * Proposed Stormwater Detention
- XXXX POTENTIAL FUTURE DEVELOPMENT AREA

LAND USE NOTES

- (1) "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)
- (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.

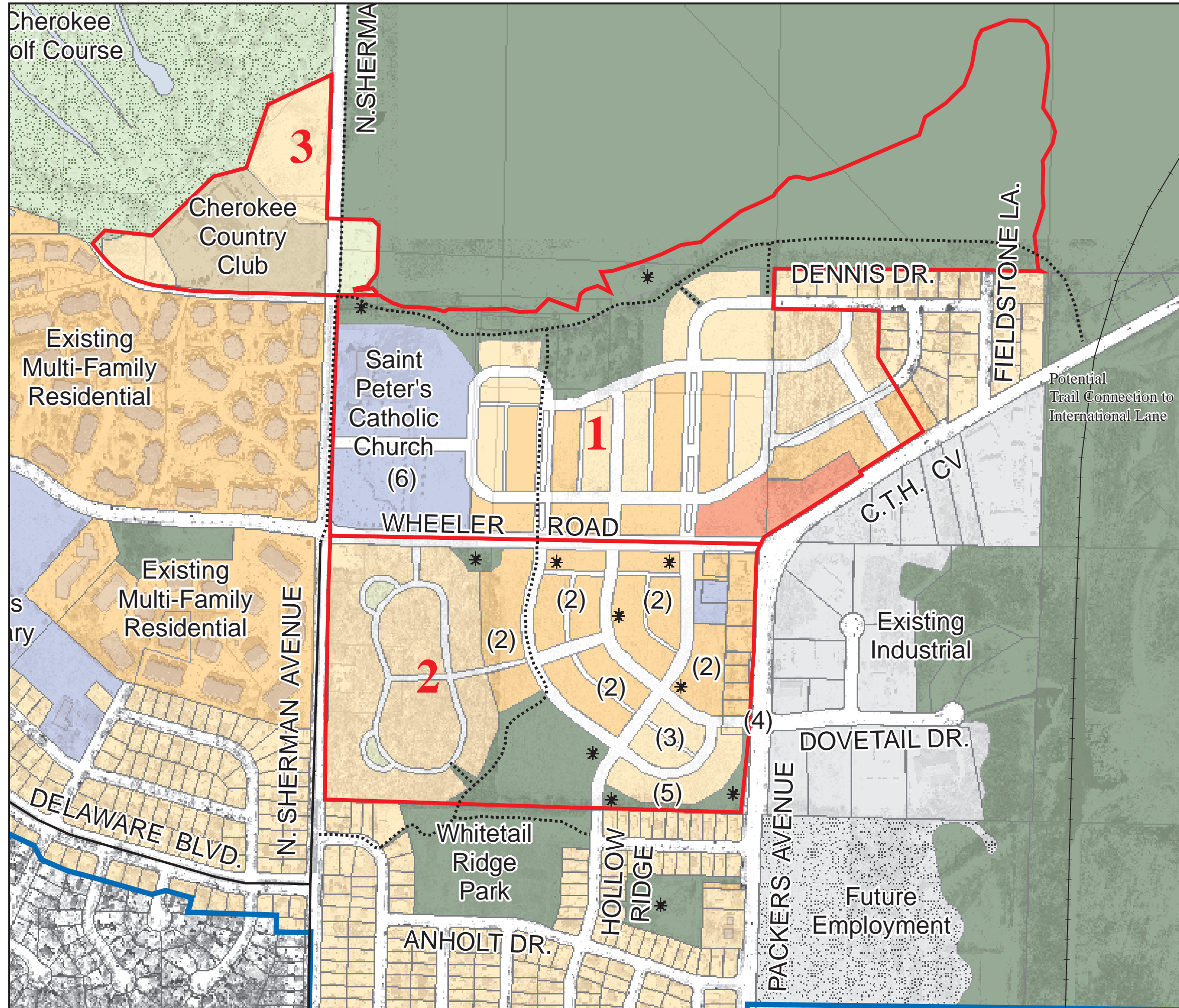
- STREET ROW (Public and Private)
- SPECIAL FEATURES
 - Runway Protection
 - Railroad Realignment
 - Cherokee Marsh Cons. Park Access Road
 - Trail/Emergency Access Road
 - Existing Bike Routes
 - Proposed Routes, Paths and Trails

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



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





MAP 9A
**RECOMMENDED
 LAND USE**
 Cherokee Special Area Plan
 January 2007

- STUDY AREA
- CORE PLANNING SUB-AREAS
- RESIDENTIAL**
- Low Density Residential
Density Range (<8 du/net ac)
- Medium Density Residential (16-25 du/net ac)
- COMMERCIAL/EMPLOYMENT/MIXED USE**
- Neighborhood Mixed Use
- Industrial
- Employment
- Cherokee Country Club
- INSTITUTIONAL**
- PARK, OPEN SPACE, AND
STORMWATER MANAGEMENT
Park Drainage and Open space
- Golf Course
- * Proposed Stormwater Detention
- XXXX 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)**
- SPECIAL FEATURES**
- Runway Protection
- Railroad Realignment
- Cherokee Marsh Cons. Park Access Road
- Trail/Emergency Access Road
- Existing Bike Routes
- Proposed Routes, Paths and Trails

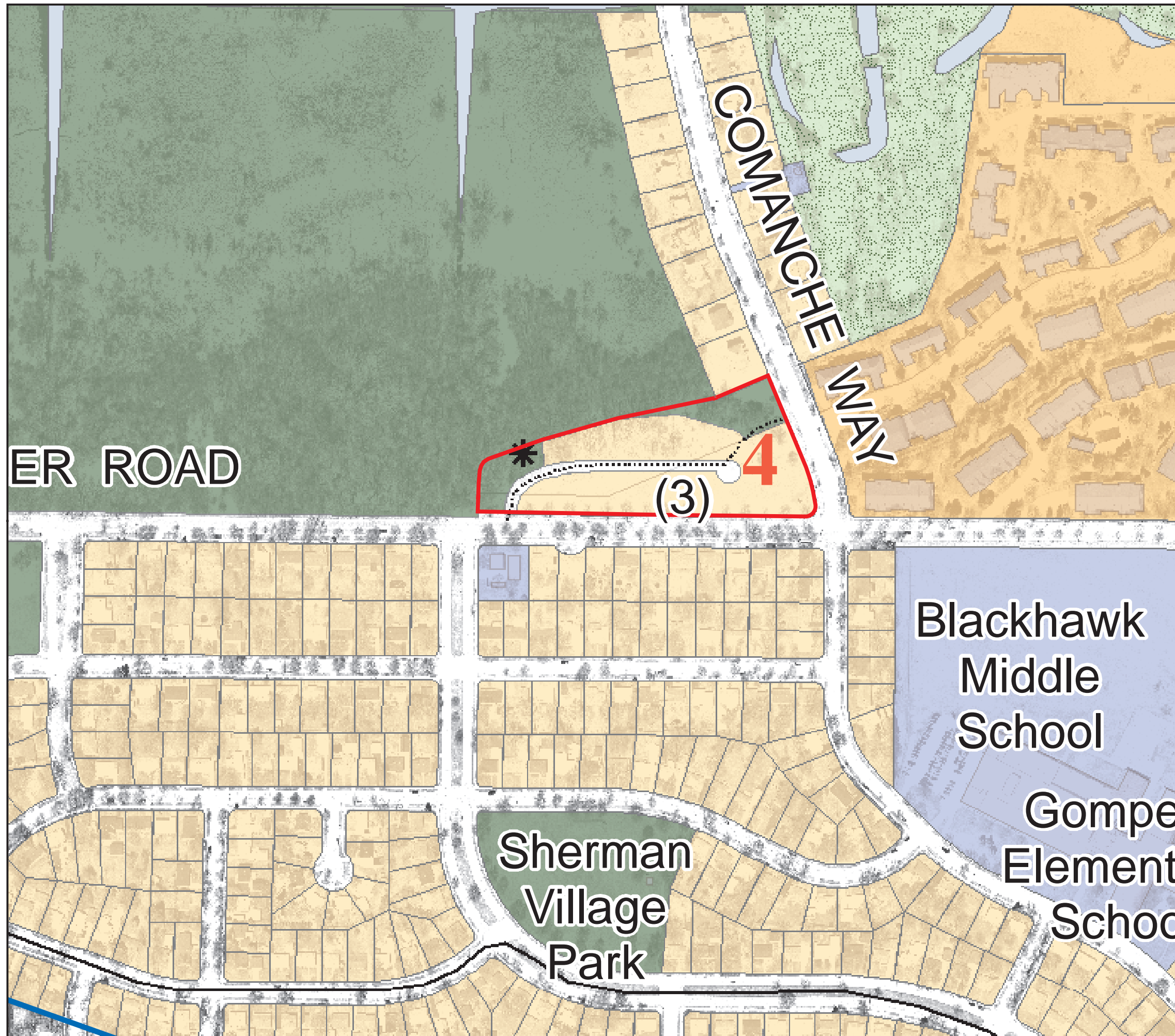
Data Source:
 City of Madison, Dept. of Planning and Development

City of Madison
 Dept of Planning and Development, Planning Unit



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MAP 9B
**RECOMMENDED
 LAND USE**
 Cherokee Special Area Plan
 January 2007



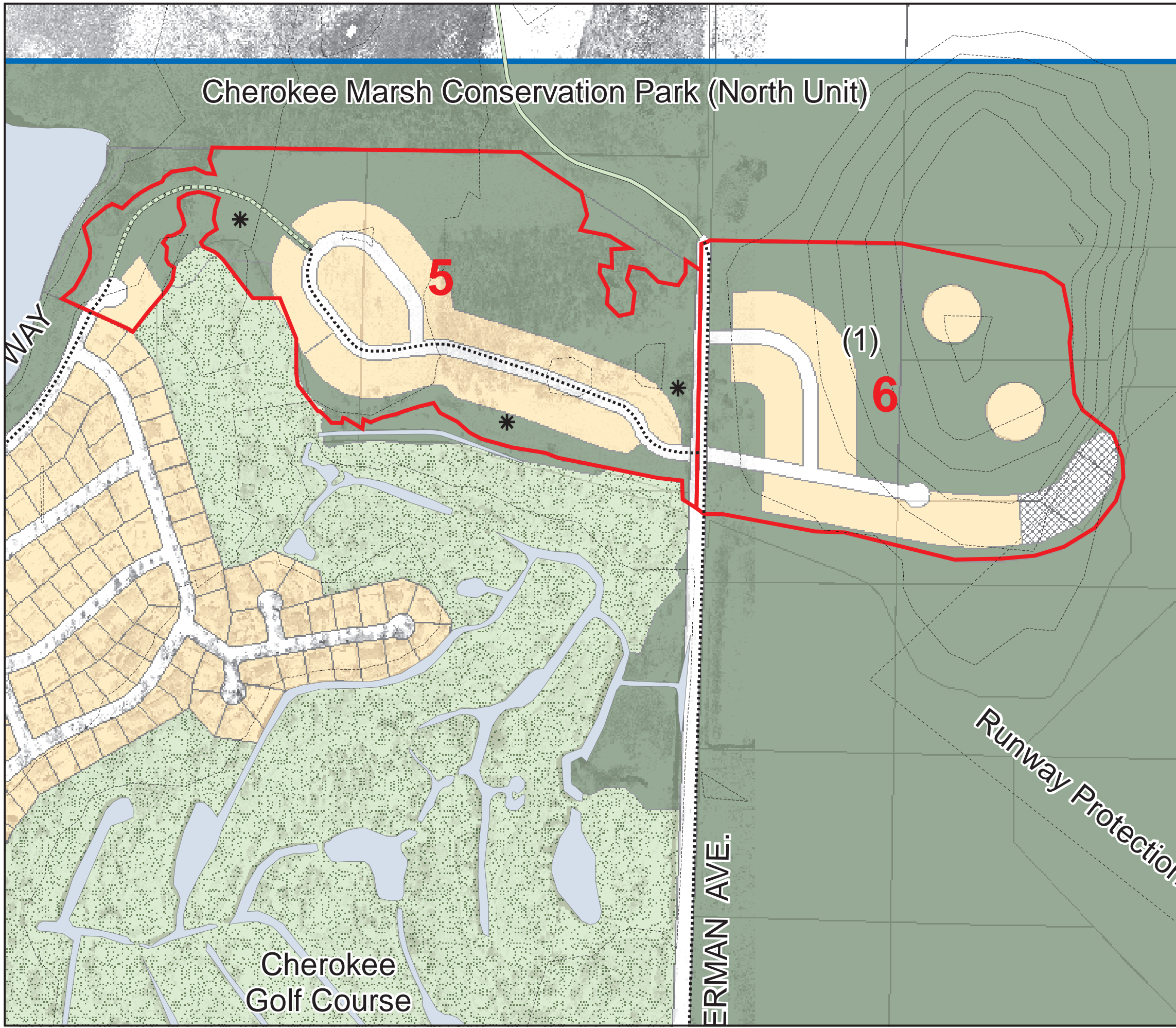
-  STUDY AREA
-  CORE PLANNING SUB-AREAS
- RESIDENTIAL
 -  Low Density Residential
Density Range (<8 du/net ac)
 -  Density Range (8-15 du/net ac)
 -  Medium Density Residential (16-25 du/net ac)
-  COMMERCIAL/EMPLOYMENT/MIXED USE
Neighborhood Mixed Use
-  Industrial
-  Employment
-  Cherokee Country Club
-  INSTITUTIONAL
-  PARK, OPEN SPACE, AND
STORMWATER MANAGEMENT
Park Drainage and Open space
-  Golf Course
-  Proposed Stormwater Detention
-  POTENTIAL FUTURE DEVELOPMENT AREA
- LAND USE NOTES
 - (3) Smaller scale structures are sought in these areas.
-  STREET ROW (Public and Private)
- 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



City of Madison
 Dept of Planning and Development, Planning Unit

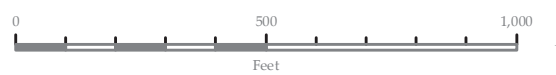
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MAP 9C
**RECOMMENDED
 LAND USE**
 Cherokee Special Area Plan
 January 2007




- 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
- Employment
- Cherokee Country Club
- INSTITUTIONAL**
- PARK, OPEN SPACE, AND
STORMWATER MANAGEMENT**
Park Drainage and Open space
- Golf Course
- Proposed Stormwater Detention
- POTENTIAL FUTURE DEVELOPMENT AREA
- LAND USE NOTES**
 - (1) "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)
- STREET ROW (Public and Private)
- SPECIAL FEATURES**
 - Runway Protection
 - Railroad Realignment
 - Cherokee Marsh Cons. Park Access Road
 - Trail/Emergency Access Road
 - Existing Bike Routes
 - Proposed Routes, Paths and Trails

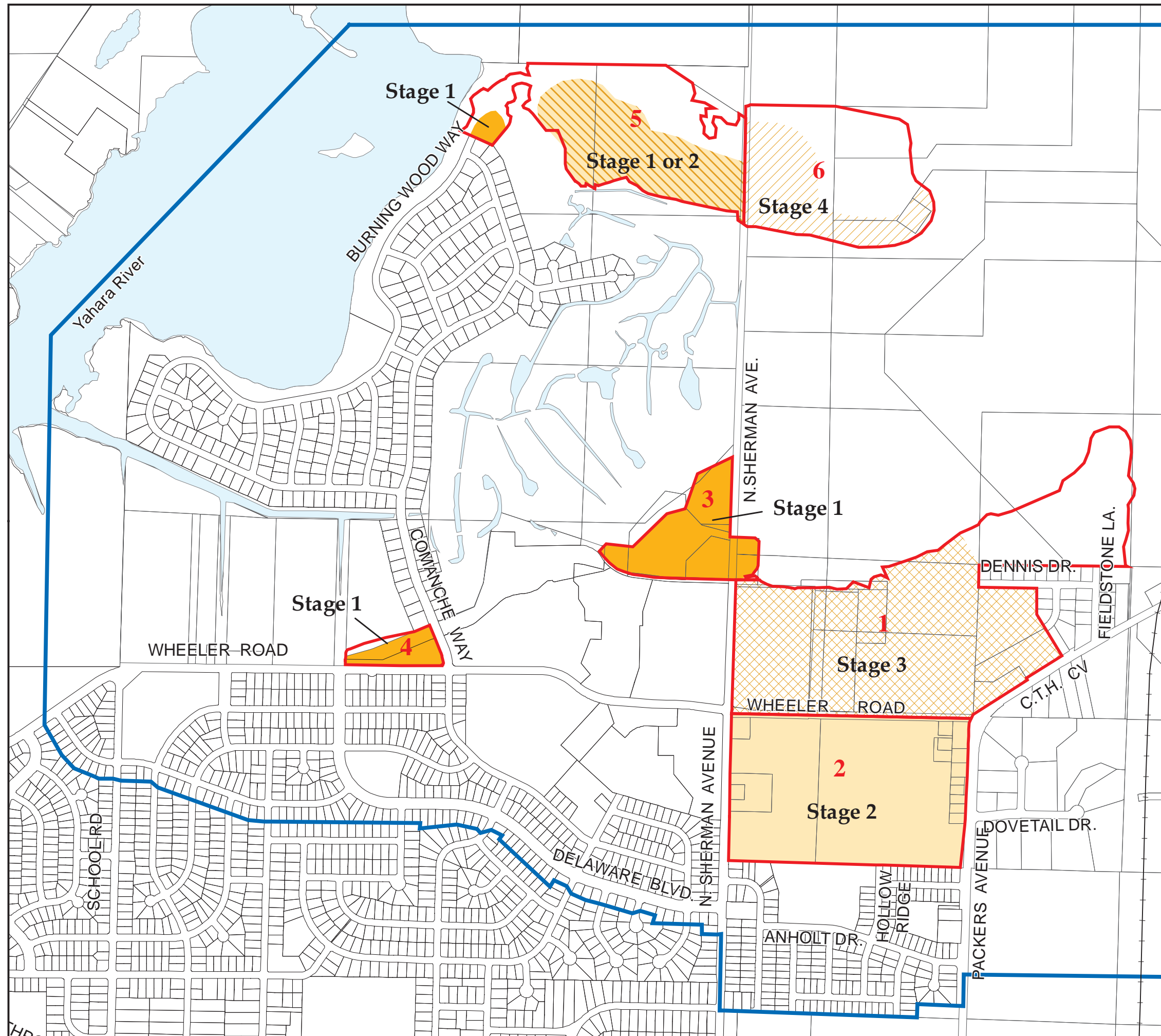
Data Source:
 City of Madison, Dept. of Planning and Development



City of Madison
 Dept of Planning and Development, Planning Unit

MAP 10
DEVELOPMENT STAGING
 Cherokee Special Area Plan
 January 2007

-  PLANNING AREA
-  CORE PLANNING SUB-AREAS
- 1 Hornung Range
- 2 Hornung Woods and Field
- 3 Cherokee Country Club
- 4 Wheeler Triangle
- 5 5th Addition
- 6 High Hill
- DEVELOPMENT STAGING**
-  Stage 1
-  Stage 1 or 2
-  Stage 2
-  Stage 3
-  Stage 4



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

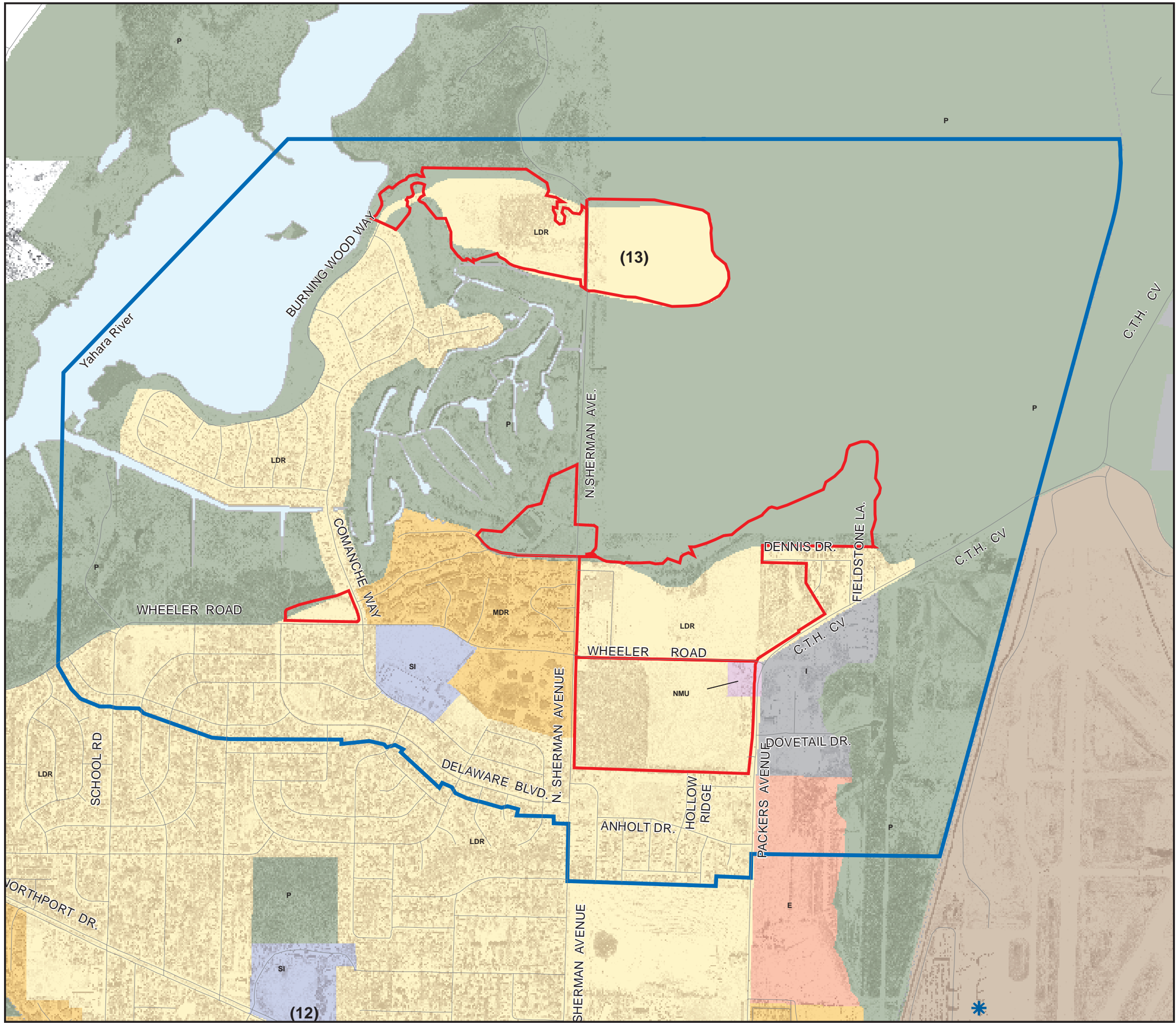


City of Madison
 Dept of Planning and Development, Planning Unit

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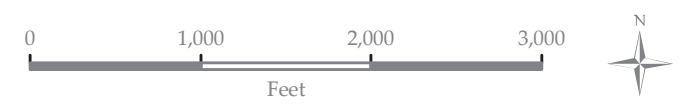
APPENDIX MAP 1 GENERALIZED FUTURE LAND USE PLAN

City of Madison
January 2007
Cherokee Special Area Plan



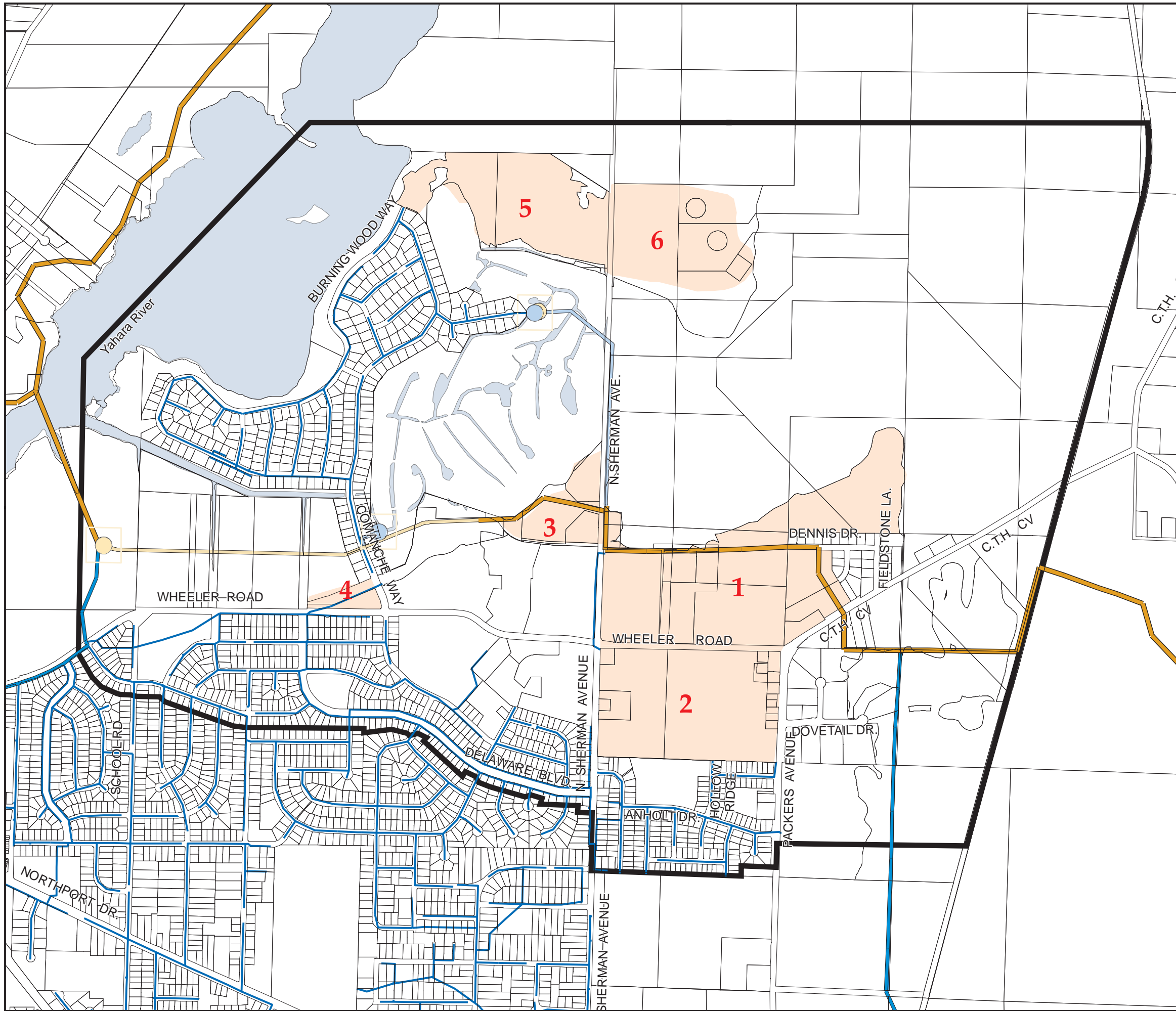
- STUDY AREA
- CORE PLANNING SUB-AREAS
- RESIDENTIAL DISTRICTS**
 - LDR Low Density (0 - 15 units/acre)
 - MDR Medium Density (16 - 40 units/acre)
 - HDR High Density (41 - 60 units/acre)
- MIXED USE DISTRICTS**
 - NMU Neighborhood Mixed Use
 - CMU Community Mixed Use
 - RMU Regional Mixed Use
- COMMERCIAL/EMPLOYMENT 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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






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APPENDIX MAP 2 PUBLIC WASTEWATER SYSTEM

Cherokee Special Area Plan

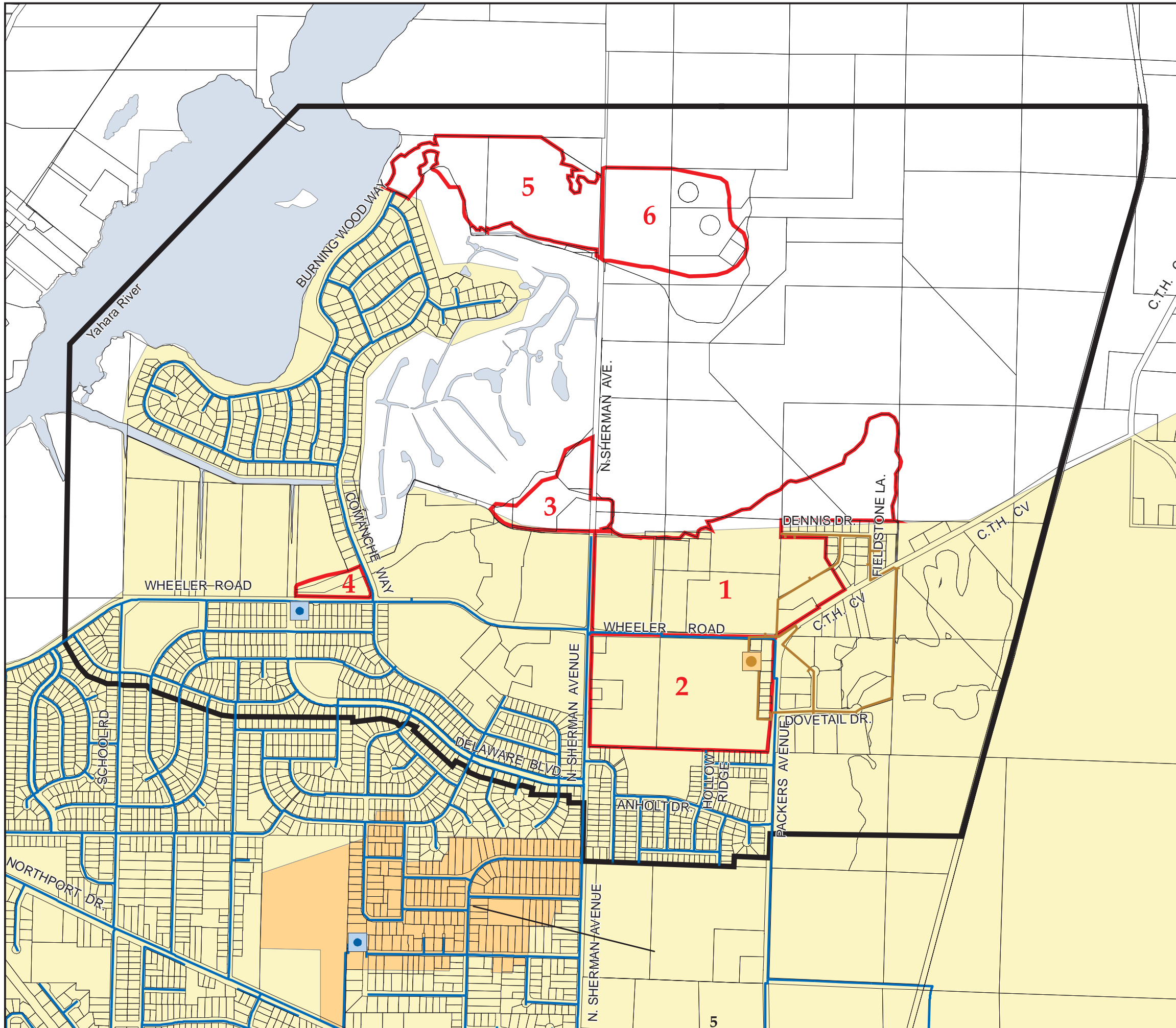
January 2007

-  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











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



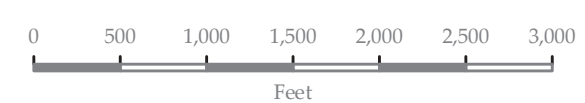
City of Madison
 Department of Planning and Development



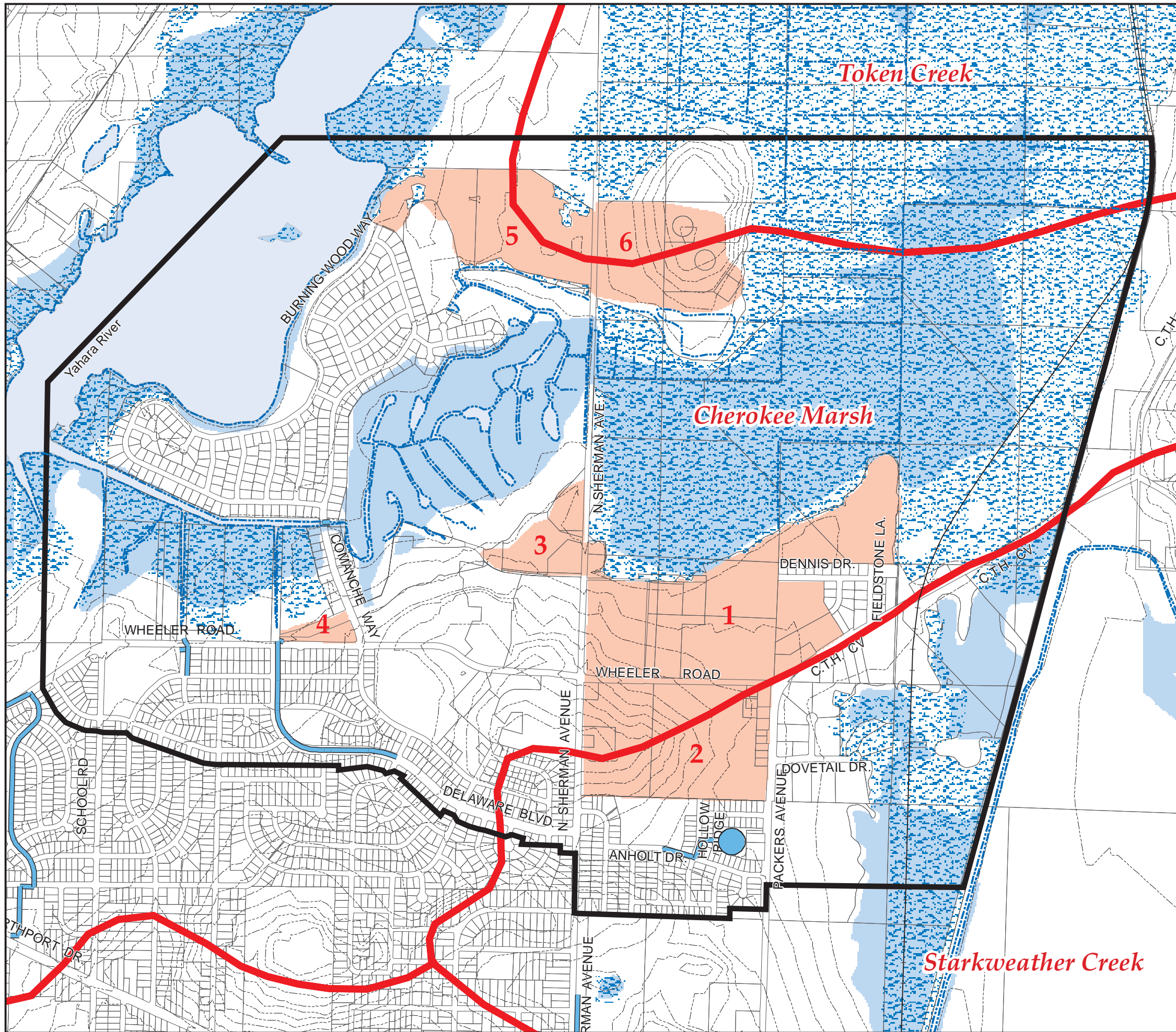
APPENDIX MAP 3
**PUBLIC
 WATER SUPPLY**
 Cherokee Special Area Plan
 January 2007

-  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



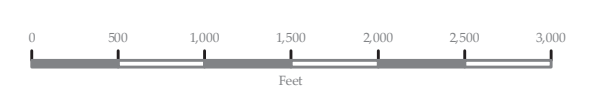
APPENDIX MAP 4 STORMWATER MANAGEMENT

Cherokee Special Area Plan

January 2007

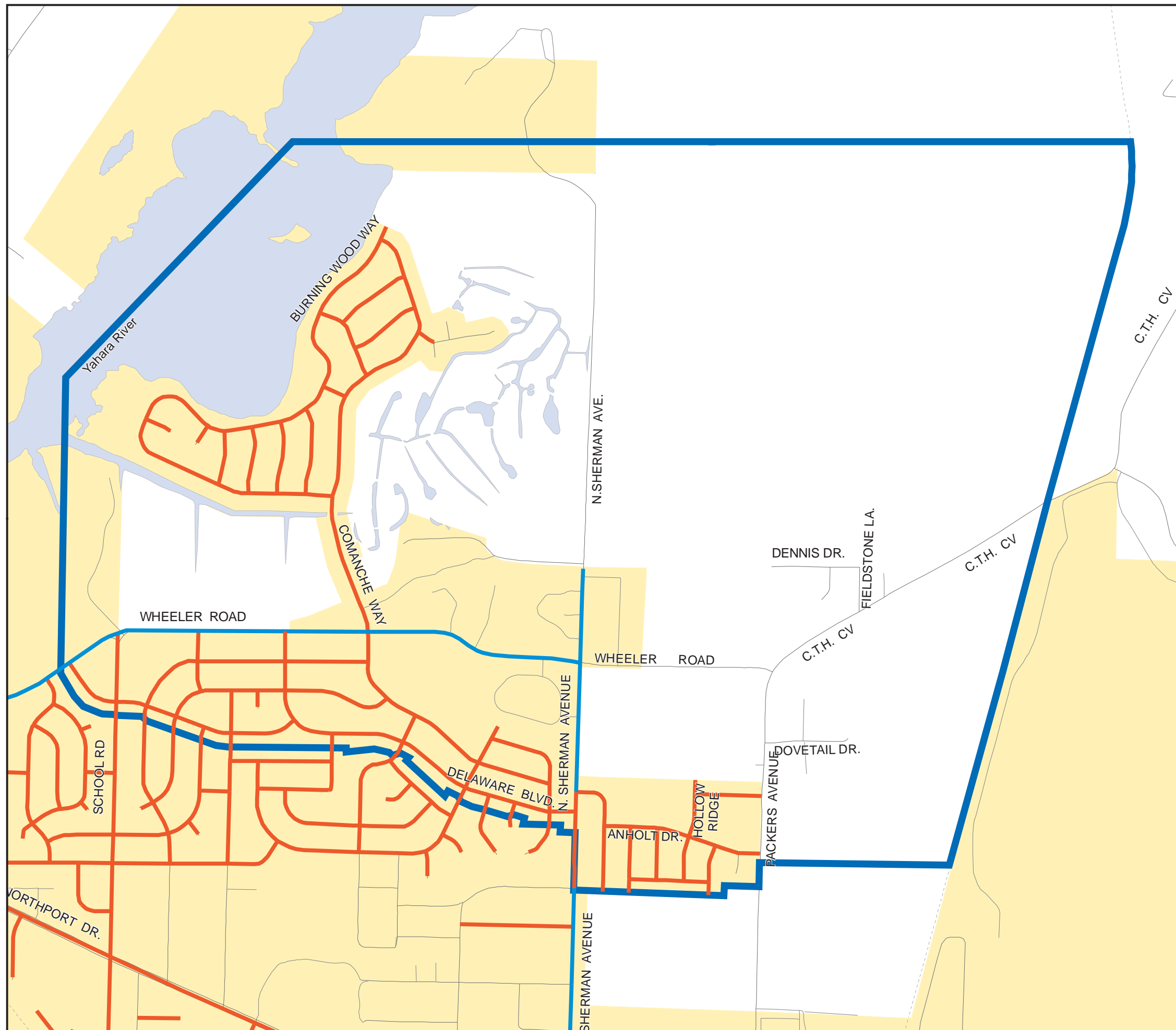
-  STUDY AREA
-  CORE PLANNING SUB-AREAS
- EXISTING STORMWATER DRAINAGE FACILITIES**
 -  Open Drainage Greenways
 -  Storm Pipe over 36 inches
 -  Detention Facilities
-  WATERSHED BASIN
-  WETLAND
-  FLOODPLAIN
-  LAKES
-  STREAMS

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

APPENDIX MAP 6
 PEDESTRIAN FACILITIES
 Cherokee special Area Plan
 January 2007



-  STUDY AREA
- EXISTING SIDEWALKS *
-  Sidewalk Both Sides
-  Sidewalk One Side Only
-  No Sidewalks
-  City of Madison
-  Other Cities and Villages
-  Unincorporated Areas

* Does Not Include
 Multi-Functional Bicycle Paths

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



April 14, 2006 4:00pm