



Project Addresses: 5001-5105 N Sherman Avenue and 1904 Wheeler Road

Application Type: Zoning Map Amendment, Conditional Uses, and Certified Survey Map Referral

Legistar File ID # [80830](#), [77592](#), and [80433](#)

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant: Dennis Tiziani, Cherokee Park, Inc.; 5000 N Sherman Avenue; Madison.

Property Owners: St. Peter's Catholic Church; 5001 N Sherman Avenue; Madison; and Cherokee Park, Inc.

Contact Person & Surveyor: Scott Anderson, Snyder & Associates; 5010 Voges Road; Madison.

Requested Actions:

- ID [80830](#) – Consideration of a request to rezone property located at 5001-5105 N Sherman Avenue and 1904 Wheeler Road from A (Agricultural District) and SR-C1 (Suburban Residential-Consistent 1 District) to PR (Parks and Recreation District);
- ID [77592](#) – Consideration of a conditional use in the [Proposed] Parks and Recreation (PR) District for outdoor recreation; and consideration of a conditional use for non-residential development immediately adjacent to the boundary of a City-owned public park, all to allow reconstruction and expansion of a golf driving range for TPC Wisconsin adjacent to Cherokee Marsh Conservation Park-North Unit; and
- ID [80433](#) – Consideration of a Certified Survey Map (CSM) of property owned by Cherokee Park, Inc. located at 5105 N Sherman Avenue creating two lots.

Proposal Summary: Cherokee Park, Inc., now doing business as TPC Wisconsin, is seeking approval of a request to rezone approximately 13.5 acres of land they own at 5105 N Sherman Avenue/ 1904 Wheeler Road and 6.3 acres of land owned by St. Peter's Catholic Church at 5001 N Sherman Avenue to PR and conditional uses to allow the existing outdoor driving range for the nearby TPC Wisconsin country club to be renovated and expanded. The expansion onto the St. Peter's land will be allowed under a lease, which is included in the application materials for the conditional use requests. The proposed golf facility will include construction of a one-story, 5,440 square-foot "learning facility" with four driving bays, restrooms, offices, and storage; an existing one-story 2,318 square-foot partially enclosed building containing driving bays located along the northern property line will remain. The applicant is also seeking approval of a Certified Survey Map (CSM) to divide the Cherokee Park, Inc. parcel at 5105 N Sherman into two lots.

The renovation and expansion of the driving range is part of a multi-year effort to rebrand the long-established Cherokee Country Club as TPC Wisconsin. The golf course and clubhouse complex are located northwest of the subject site across N Sherman Avenue on 159.1 acres of land recently annexed into the City of Madison from the Town of Westport. Renovation of the golf course and clubhouse complex across the street was completed in 2023. The renovation and expansion of the driving range will commence as soon as all regulatory approvals have been granted, with completion anticipated this fall.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. Table 28G-1 in Section 28.091(1) identifies outdoor recreation as a conditional use in the proposed PR district subject to the supplemental regulations in Section 28.151. Section 28.139(1) of the Zoning Code requires that non-residential development immediately adjacent to the boundary of a City-owned public park shall be reviewed as a conditional use. Section 28.183 provides the process and standards for the approval of conditional use permits. The subdivision process is outlined in Section 16.23(4)(f) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the applicable standards are met as follows:

- That the Plan Commission forward Zoning Map Amendment ID 28.022–00662, rezoning a portion of 5001 Sherman Avenue and all of 5105 N Sherman Avenue/ 1904 Wheeler Road from SR-C1 and A (respectively) to PR, to the Common Council with a recommendation of **approval**;
- That the Plan Commission find the standards for conditional uses and supplemental regulations are met to **approve** to allow reconstruction and expansion of a golf driving range for TPC Wisconsin adjacent to Cherokee Marsh Conservation Park-North Unit, subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 8**; and
- That the Plan Commission forward the Certified Survey Map to divide 5105 N Sherman Avenue/ 1904 Wheeler Road into two lots to the Common Council with a recommendation of **approval** subject to the conditions from reviewing agencies beginning on **page 13**.

Background Information

Parcel Location: Approximately 19.8 acres of land located in the northeastern quadrant of N Sherman Avenue and Wheeler Road; Alder District 18 (Myadze); DeForest Area School District.

Existing Conditions and Land Use: 5001 N Sherman Avenue is developed with St. Peter’s Catholic Church, zoned SR-C1 (Suburban Residential-Consistent 1 District); 5105 N Sherman Avenue is developed with a golf driving range and tennis courts in A (Agricultural District) zoning.

Surrounding Land Uses and Zoning:

North: Cherokee Marsh Conservation Park-North Unit in the Town of Burke;

South: Whitetail Ridge Park and undeveloped land in the City of Madison, zoned A (Agricultural District);

West: Cherokee Garden Condominium Homes, zoned SR-V2 (Suburban Residential–Varied 2 District); and TPC Wisconsin golf course and clubhouse complex, zoned Temp. A;

East: Cherokee Marsh Conservation Park-North Unit in the City, zoned A.

Adopted Land Use Plans:

The 2007 [Cherokee Special Area Plan](#) identifies the church as institutional, while the 5105 parcel is recommended for development with a variety of low-density residential uses and low-/medium-density residential uses in the

“Hornung Range” planning sub-area, with the northern edge of the parcel and conservation park to the north recommended for park, drainage and open space uses.

The 2023 Comprehensive Plan recommends the church for Institutional uses, while the driving range parcel is recommended for Low Residential (LR). Cherokee Marsh Conservation Park-North Unit is recommended for Park and Open Space (P) uses.

Zoning Summary: The PR (Parks and Recreation) District requires the following as it applies to the subject requests:

Requirements	Required	Proposed
Lot Area	5 acres	Will Comply
Lot Width	300'	424'
Front Yard Setback	30'	450 ft
Side Yard Setback	30'	110', 853'
Rear Yard	30'	330'
Maximum Building Height	2 stories/35'	1 story, less than 35' (see conditions)
Auto Parking	Determined by Zoning Administrator	21
Electric Vehicle (EV) Stalls	N/A	---
Accessible Stalls	1	2
Bike Parking	Determined by Zoning Administrator	4
Other Critical Zoning Items		
Yes:	Adjacent to Park, Barrier Free, Utility Easements, Floodplain	
No:	Urban Design, Waterfront Development, Wellhead Protection, Wetlands, Landmarks	
Prepared by: Jacob Moskowitz, Assistant Zoning Administrator		

Environmental Corridor Status: The northern portion of the 5105 N Sherman Avenue property recommended in the Cherokee Special Area Plan for park, drainage and open space is located in a mapped environmental corridor.

Public Utilities and Services: The overall site is served by a full range of urban services. Metro Transit provides peak-hour service along Wheeler Road and N Sherman Avenue west of the subject site.

Previous Approvals

The parcel now addressed as 5105 N Sherman Avenue was part of an area of 47.3 acres of land attached to the City from the Town of Burke on September 7, 2010. The land was zoned Temporary A (Agriculture District) [1966 Zoning Code] with the attachment, which was later mapped as [permanent] A zoning upon the effective date of the 2013 Zoning Code.

On February 19, 2018, the Plan Commission approved a Certified Survey Map of 1904 Wheeler Road to create one lot for existing golf club-related uses and one lot for public parkland. The land division was approved by the Common Council on February 27, 2018. CSM 14762 was recorded on April 6, 2018. 5105 N Sherman Avenue/ 1904

Wheeler Road is Lot 1 of that CSM, while Lot 2 was acquired by the City as an expansion of Cherokee Marsh Conservation Park.

Project Description

The applicant, Cherokee Park, Inc., is requesting approval of a request to rezone approximately 19.8 acres of land located in the northeastern quadrant of N Sherman Avenue and Wheeler Road to the PR district and approval of conditional uses to allow an existing golf driving range to be renovated and expanded. Additionally, the applicant is requesting approval of a Certified Survey Map (CSM) to divide the 13.5-acre parcel at 5105 N Sherman Avenue/1904 Wheeler Road into two lots.

Cherokee Park, Inc. currently maintains a driving range and tennis courts associated with their nearby country club on the 13.5-acre parcel. The golf course and clubhouse complex occupy a 159.1-acre parcel located across N Sherman Avenue from the northwestern corner of the subject site. The 13.5-acre parcel surrounds a 16.34-acre parcel owned by St. Peter's Catholic Church at 5001 N Sherman Avenue and includes 286 feet of frontage N Sherman Avenue and 700 feet of frontage along Wheeler Road. The City's Cherokee Marsh Conservation Park-North Unit borders the 13.5-acre parcel on the north and east. The tennis courts are located on the portion of the parcel located north of the church and are connected to the nearby clubhouse by a cart path that crosses N Sherman Avenue opposite Cherokee Club Lane; the driving range occupies the remainder of the property east of the church parcel. The two distinct areas of the 13.5-acre parcel are connected by a 33-foot wide strip of land located between the park property line and northeastern corner of the church parcel. The existing driving range includes a long, one-story approximately 2,318 square-foot building with driving bays, which is located along the northern property line. Parking for the driving range is provided in a parking lot located north of the driving bay building; access to the parking is provided by a driveway from N Sherman Avenue, which crosses onto the adjacent church property to avoid an area of wetlands located along the northern property line.

In addition to the 13.5-acre parcel owned by Cherokee Park, Inc., the land use requests will include the eastern approximately 6.3 acres of the 16.34-acre St. Peter's parcel. The church building, 200-stall parking lot, and one-story rectory occupy the northwestern portion of the parcel, while the remainder of the property is undeveloped. The applicant proposes to lease 6.3 acres of the church parcel for continuous one-year terms as outlined in the lease agreement provided with the application materials. The leased area comprises the eastern approximately 245 feet of the church parcel roughly bordered on the west by a line of mature coniferous trees located along the church's access drive from Wheeler Road. The leased area also extends westerly along the northern property line of the church to include the access drive that serves the existing driving range parking lot.

Plans for the renovated and expanded driving range call for a new one-story, 5,440 square-foot learning academy building to be built west of the existing driving bay building on the land to be leased from St. Peter's. The new building will include four south-facing driving bays, restrooms, offices, and storage. Three outdoor tee boxes will be constructed south of the buildings. The existing parking lot will remain, and a new 20-stall parking lot will be constructed south of the tennis courts, which will be accessed by a relocated driveway from N Sherman Avenue.

The applicant proposes to light the expanded driving range using five fixtures that will be mounted to a 70-foot tall pole located adjacent of the new learning academy building. The lighting plan provided suggests that three fixtures will be mounted 70 feet above grade, with the other two to be mounted at a height of 28 feet. The letter of intent indicates that the hours of operation for the driving range will be 7:00 AM to 9:00 PM seven days a week.

from April to November and 8:00 AM to 8:00 PM December to March and that the lighting of the driving range will coincide with the proposed hours of operation.

Additional Regulations

Section 28.139 of the Zoning Code states that “non-residential development immediately adjacent to the boundary of a City-owned public park shall be reviewed as a conditional use. The purpose of this requirement is to assess the impact of proposed development on natural resources, drainage patterns, pedestrian traffic and recreational uses of the park. Conditional use applications shall include the following:

- a) A complete inventory of vegetation in any area proposed for development within 100 feet of the park boundary.
- b) Any proposed cutting of trees or removal of vegetation within 100 feet of the park boundary. Removal of vegetation may be limited within 35 feet of the park boundary.
- c) Grading and drainage within 35 feet of the park shall be reviewed for its effect on drainage patterns and vegetation within the park.”

Section 28.151 of the Zoning Code includes the following supplemental regulations for Outdoor Recreation:

- a) A minimum twenty-five (25) foot setback area maintained as open space shall be provided along the perimeter of the site wherever it abuts a residential district.
- b) If the use will be available to the general public, an arterial or collector street of sufficient capacity to accommodate the traffic that the use will generate shall serve the site. Ease of access to the site by automobiles, transit, bicycles, and pedestrians shall be considered as a factor in the review of any application.
- c) The site shall be designed in such a way as to minimize the effects of lighting and noise on surrounding properties. Hours of operation may be restricted and noise and lighting limits imposed as part of the conditional use approval.
- d) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

Analysis

The applicant is requesting approval of a zoning map amendment to rezone 19.8 total acres of land to PR, approval of conditional uses for outdoor recreation to allow the renovation and expansion of an existing driving range adjacent to Cherokee Marsh Conservation Park–North Unit, and approval of a two-lot CSM of the 13.5-acre 5105 N Sherman Avenue parcel.

Consistency with Adopted Plans

In order to approve the zoning map amendment, the Common Council shall find that the zoning map amendment is *consistent with* the City’s Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. “Consistent with” is defined as “furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan.”

The land to be rezoned is located with the boundaries of the [Cherokee Special Area Plan](#), which was adopted in 2007 to provide land use, park and open space, utility, and transportation recommendations for the existing and future portions of the City of Madison located between Dane County Regional Airport and the Yahara River north of a line generally formed by Delaware Boulevard. The plan was developed in particular to guide the development of lands owned by Cherokee Park, Inc. surrounding the former Cherokee Country Club, which has recently been rebranded as TPC Wisconsin. The special area plan identifies St. Peter's Catholic Church as institutional, while the driving range parcel is recommended for development with a variety of low-density residential uses and low-/medium-density residential uses in the Hornung Range planning sub-area. The northern edge of the parcel and conservation park to the north recommended for park, drainage and open space uses. At the time the plan was approved, it was thought that the driving range on the subject property might be relocated to a parcel owned by the Village of Maple Bluff located north of Fieldstone Lane and CTH CV in the northeastern corner of planning area.

However, subsequent to the adoption of the special area plan, much of the land planned for development has been acquired for park and open space uses, including land in the Wheeler Triangle, Hornung Woods, and Fifth Addition sub-areas, as well as the 30.56 acres acquired to the east of the subject site on land previously planned for residential development in the Hornung Range sub-area. While those acquisitions were considered consistent with goals and objectives in the special area plan to preserve and protect Cherokee Marsh and to generally expand the open space adjacent, those acquisitions were largely inconsistent with the plan's land use recommendations.

The 2023 updates to the [Comprehensive Plan](#) recommend the church for Institutional uses, while the driving range parcel is recommended for Low Residential (LR). The lands acquired for park and open space since 2007, including the adjacent Cherokee Marsh Conservation Park-North Unit, are recommended for Park and Open Space (P) uses.

The Planning Division believes that the Plan Commission may find that the proposed rezoning of 5105 N Sherman Avenue/1904 Wheeler Road and the eastern 6.3 acres of 5001 N Sherman Avenue for the expansion of the existing driving range is generally consistent with the recommendations for the site in the [Cherokee Special Area Plan](#) and [Comprehensive Plan](#). While those plans recommend the 19.8 acres to be rezoned for institutional and residential uses, the proposed PR zoning will allow an existing use of the land to remain and be modestly expanded. Staff also feels that the PR zoning for the continuation of the outdoor recreation use should not preclude development of the site in the future with residential uses consistent with the plan recommendations.

The proposed rezoning will create split zoning for the St. Peter's parcel. While the creation of split-zoned properties through the zoning map amendment process is rare, there is nothing in the Zoning Code that precludes it. As a result of the proposed zoning of the 5001 N Sherman parcel to be SR-C1 and PR, the property will be subject to Section 28.145 of the Zoning Code, Lots with Split Zoning, which states that *"for any lot with two or more zoning district designations, each portion of said lot shall be subject to the requirements of the district in which it is located."*

Consideration of the Conditional Use Standards

Similarly, the Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: "The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or

special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met].”

The Planning Division believes that the Plan Commission may also find that the standards are met to approve the conditional use for outdoor recreation in the proposed PR zoning district, as well as the conditional use for non-residential development immediately adjacent to the boundary of a City-owned public park. The renovation and expansion of the golf driving range should not have an adverse impact on the uses, values, and enjoyment or normal and orderly development of surrounding properties, and staff has received no comments from reviewing agencies that would suggest that the City will be unable to provide services to the property. Further, the Parks Division has reviewed the request and submitted no comments or recommended conditions of approval.

Staff does not oppose the lighting of the expanded driving range or the proposed hours of operation. However, prior to final approval of the conditional use request and issuance of building permits, Planning staff is requesting to review a final lighting plan for the driving range. The revised plan shall include an elevation/ profile of the proposed 70-foot pole that shows the location and type of lighting fixtures to be installed as well as a single aggregate lighting summary showing the footcandles at all property lines at full operation, including the eastern property line adjacent to Cherokee Marsh Conservation Park.

No alder, public, or neighborhood association comments have been received as of the writing of this report that would suggest that the Plan Commission could not approve the request as submitted subject to the proposed conditions. As with any conditional use, the Plan Commission retains continuing jurisdiction in the event that complaints are received about any of the conditional uses associated with the subject site, which could result in more restrictive conditions being applied if deemed necessary.

Criteria for Land Divisions

Finally, the Plan Commission may find that the proposed division of N Sherman Avenue/ 1904 Wheeler Road into two lots meets the standards and criteria for approval. The proposed lots will meet the minimum lot area and width required in the proposed PR zoning district and are generally appropriate for the outdoor recreation uses contemplated.

Conclusion

The applicant is requesting rezoning and conditional use approvals to allow an existing golf driving range to be renovated and expanded as well as approval of a two-lot land division of one of the subject parcels. Staff believes that the proposed PR zoning requested for the expanded driving range is not inconsistent with the institutional and residential land uses recommended for the subject site in the Cherokee Special Area Plan and Comprehensive Plan and that the standards for conditional uses and land divisions can be met subject to the conditions in the following sections of the report.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the applicable standards are met as follows:

- That the Plan Commission forward Zoning Map Amendment ID 28.022–00662, rezoning a portion of 5001 Sherman Avenue and all of 5105 N Sherman Avenue/ 1904 Wheeler Road from SR-C1 and A (respectively) to PR, to the Common Council with a recommendation of **approval**;
- That the Plan Commission find the standards for conditional uses and supplemental regulations are met to **approve** to allow reconstruction and expansion of a golf driving range for TPC Wisconsin adjacent to Cherokee Marsh Conservation Park-North Unit, subject to input at the public hearing and the conditions from reviewing agencies that follow; and
- That the Plan Commission forward the Certified Survey Map to divide 5105 N Sherman Avenue/ 1904 Wheeler Road into two lots to the Common Council with a recommendation of **approval** subject to the conditions from reviewing agencies beginning on **page 13**.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. Revise the lighting plan for final approval by the Director of the Planning Division prior to issuance of permits to include an elevation/ profile of the proposed 70-foot pole ('P1') and which includes the location and type of lighting fixtures to be installed. The final plan shall include a single aggregate lighting summary showing the footcandles at all property lines at full operation, including the eastern property line adjacent to Cherokee Marsh Conservation Park. All lighting shall conform with the requirements for outdoor lighting in MGO Section 29.36. Light trespass onto the adjacent park property shall be avoided.
2. The hours of operation for the driving range shall be 7:00 AM to 9:00 PM seven days a week from April 1 to November 30 and 8:00 AM to 8:00 PM from December 1 to March 31 consistent with the letter of intent. Lighting of the driving range shall end no later than 30 minutes after the closing times above. In the future, the Director of the Planning Division may consider a minor alteration to the conditional use to further modify the hours of operation following a recommendation by the district alder.
3. The final plans shall show the wetlands as depicted in the 2023 delineation and provide a 75-foot wetland setback for those wetlands. Consistent with the conditions outlined in CARPC Resolution 2008-15, the buffer/ setbacks shall be no-mow and fertilizer/pesticide-free to prevent discharge of nutrients into Cherokee Marsh.

4. The final plans shall show the stall layout and dimensions for the existing parking lot.

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

5. A Storm Water Management Report and Storm Water Management Permit is required for this project.

6. Proposed lateral plan appears to be in conflict vertically with the existing 48" diameter MMSD sewer. Applicant shall provide evidence that MMSD has reviewed the proposed sanitary sewer lateral connection as a condition for plan approval.
7. Obtain a Street Terrace Permit for the proposed work (installation of the driveway apron, landscaping, etc.). The permit application is available on the City Engineering Division website.
8. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
9. The proposed sewer connection to the MMSD sewer access structure shall conform to all MMSD connection specification criteria. The contractor is responsible for taking out the MMSD connection permit as well as the permit connection fee if applicable. Add the following note to the plans: "The Contractor shall notify Ray Schneider (608)347- 3628, rays@madsewer.org, five (5) days prior to making the connection to the MMSD manhole to arrange for inspection of the connection."
10. An Erosion Control Permit is required for this project.
11. A Storm Water Maintenance Agreement (SWMA) is required for this project..
12. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue its permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at (608) 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or the Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
13. A portion of this project may come under the jurisdiction of the US Army Corp of Engineers (USACOE) and WDNR for wetland, floodplain, or navigable waterway issues. A permit for these items may be required prior to construction. Contact the WDNR and USACOE for a jurisdictional determination. Provide a digital copy of the wetland delineation. Wetland delineations shall be less than five (5) years old.
14. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- x 17-inch copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
15. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

16. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
17. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).
18. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan & Report shall include compliance with the following:
 - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
 - Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering.
 - Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post development rates to predevelopment rates and using the design storms identified in MGO Chapter 37.
 - Provide infiltration of 90% of the pre-development infiltration volume.
 - Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.
 - Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.

City Engineering Division – Mapping Section (Contact Julius Smith, (608) 264-9276)

19. Show and label the existing 30-foot wide sanitary sewer easements per Document No. 1275734, 1275735 (MMSD) and also those granted on Certified Survey Map 14762 that exist within this proposed site development, most specifically needed is the North-South portion over the westerly side of the site near N. Sherman Avenue.
20. Label the existing 30-foot wide Sanitary Sewer Easement per Document No. 1275733 (MMSD) that exists over the current St. Peter's lands.
21. The site plan indicates a private water lateral line encroaching/crossing into the N Sherman Avenue right of way. An amendment to the existing encroachment agreement per Document No. 5323045 is in process as Real Estate Project No. 11201. Note the proposed new encroachment area within N Sherman Avenue on the plans. The amended agreement shall be recorded prior to final site plan sign-off.
22. Upon approval of the parking lots, private irrigation lines, private storm sewer and cart paths/parking lying within the City of Madison Easement for Sanitary Sewer per CSM 14762 - Document No. 5400337, a Consent

to Occupy Easement document shall be drafted and recorded by City of Madison Office of Real Estate Services defining responsibilities and requirements in conjunction with the proposed improvements. Coordinate with Jeff Quamme at jrquamme@cityofmadison.com. Only access drives that cross the easements are permitted within the easements per current easement text.

23. Provide the copy of the final ground lease from the City of Madison for the leased lands area prior to final site plan sign off (if applicable).
24. Provide a copy of the lease of lands from St. Peter's Catholic Church prior to final sign-off.
25. Show and label the entire length of the proposed private irrigation line through this entire site.
26. All sheets of the Civil plans shall show the proposed leased land from the parish that is part of this proposed development plan.
27. Revised plans indicate that the range building will remain and will not be moved to the south side of the site. The proposed new Golf Academy building will use the address of 5103 N Sherman Avenue. The existing range building will now use the address of 5123 N Sherman Avenue. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
28. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits for new construction or early start permit.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

29. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
30. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
31. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
32. All parking facility design shall conform to the standards in MGO Section 10.08(6).

33. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
34. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by the Traffic Engineering Division.
35. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all Class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
36. The applicant shall show the dimensions for the proposed Class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
37. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4560)

38. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
39. Revise the project plans to provide a complete inventory of vegetation in any area proposed for development within 100 feet of the park boundary and any proposed cutting of trees or removal of vegetation within 100 feet of the park boundary. Removal of vegetation may be limited within thirty-five (35) feet of the park boundary. Grading and drainage within thirty-five (35) feet of the park shall be reviewed for its effect on drainage patterns and vegetation within the park.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

40. Provide a sidewalk from the second exit from the Learning Academy out to the public way or provide a plan to ensure snow removal from the grass.
41. Provide an updated fire access plan.

Parks Division (Contact Kathleen Kane, (608) 261-9671)

This agency has reviewed the request and recommended no conditions of approval.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

42. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water

service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size and obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed the request and recommended no conditions of approval.

Certified Survey Map – Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Timothy M. Parks, (608) 261-9632)

1. The final CSM shall show the wetlands as depicted in the 2023 delineation and provide a 75-foot wetland setback for those wetlands. Consistent with the conditions outlined in CARPC Resolution 2008-15, the buffer/setbacks shall be no-mow and fertilizer/pesticide-free to prevent discharge of nutrients into Cherokee Marsh.

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

2. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
3. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, contact either Tim Troester (West) at (608) 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at (608) 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
4. Each proposed lot shall be served by a separate sanitary sewer lateral.
5. Add the following note to the CSM: "Each lot shall be individually responsible for compliance with Madison Ordinance Chapter 37 requirements."
6. Add the following note to the CSM: "No change in grades shall be allowed without the approval of the City Engineer."

City Engineering Division – Mapping Section (Contact Jeffrey Quamme, (608) 266-4097)

7. Show and label the existing 30-foot wide sanitary sewer easements per Document No. 1275734, 1275735 (MMSD) and also those granted on Certified Survey Map 14762 that exist within this proposed site development, most specifically needed is the North-South portion over the westerly side of the site near N. Sherman Avenue.

8. Grant a 15-foot wide Permanent Limited Easement for grading and sloping along N Sherman Avenue. Insert the same text for the easement terms as were used on CSM 14762 on this CSM.
9. There is an existing Encroachment agreement for a water lateral within N Sherman Avenue per Document No. 5323045. An amendment to the existing encroachment agreement per Doc No 5323045 is in process as Real Estate Project No. 11201. Note the existing or new encroachment area on the Certified Survey Map dependent on the status of the amendment execution and recording.
10. Provide proper Corporate Owners Certificate on the Certified Survey Map.
11. Provide a completed Consent of Corporate Mortgagee Certificate on the CSM.
12. Show the north line of Section 19 on Sheet 2 to delineate the two separate easement areas of the sewer easement areas for Document Nos. 1275735 and 1275734. Also show the sides/extents of the sewer easements on Sheet 2.
13. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com).
14. Prior to Engineering final sign-off by main office for Certified Survey Maps, the final CSM shall be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal shall occur a minimum of two working days prior to final Engineering Division sign-off.
15. Conditions of approval noted herein are not intended to be construed as a review determining full compliance with City of Madison Ordinances and State of Wisconsin Statutes. The licensed professional preparing the land division is fully responsible for full compliance with all Ordinances and Statutes regulating this proposed land division.
16. Show and label the existing adjoining street of Country Club Lane west of the CSM.
17. Add text to the label for map on Sheet 2 to include "Site Improvements".
18. Correct the existing north right of way of Wheeler Road west of this CSM to the existing 66-foot right of way. The current CSM shows the previous proposed dedicated right of way. Also label the centerline of Wheeler Road.
19. There is a new wetland delineation from 2023 provided as part of the development plan for lands within this CSM. This CSM should utilize the most current delineation boundary and related buffer areas and make revisions as appropriate.
20. Change the Secretary of the Plan Commission to Matthew Wachter.

21. This pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or early start permit.
22. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject CSM, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

23. The applicant shall dedicate seven (7) feet of right of way along their frontage of Wheeler Road for a total of 40 feet from the centerline.

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4560)

This agency has reviewed the request and recommended no conditions of approval.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

This agency has reviewed the request and recommended no conditions of approval.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

24. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right of way (per PSC 185.52 (2)). A water lateral is not required if the parcel remains undeveloped.

Parks Division (Contact Kathleen Kane, (608) 261-9671)

This agency has reviewed the request and recommended no conditions of approval.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed the request and recommended no conditions of approval.

Forestry Division (Contact Jeffrey Heinecke, (608) 266-4890)

This agency has reviewed the request and recommended no conditions of approval.

Office of Real Estate Services (Lance Vest, (608) 245-5794)

25. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report. When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain final approval sign-off.
26. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s).
27. Revise the Plan Commission certificate as follows:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matthew Wachter, Secretary of the Plan Commission

28. As of March 29, 2024, the 2023 real estate taxes are due for the subject property. There are no special assessments reported. Per 236.21(3) Wis. Stats. and MGO Section 16.23, the property owner shall pay all real estate taxes and special assessments that are due and payable prior to CSM recording. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off.
29. Pursuant to MGO Section 16.23(4)(f), the owner shall furnish an updated title report to Lance Vest (lvest@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. The surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.
30. Depict, name, and identify by document number all existing easements cited in record title and the title report. In particular, depict or include a reference to the easement recorded as Document No. 2278981.

Parking Division (Contact Trent W. Schultz (608) 246-5806)

This agency has reviewed this request and recommended no conditions of approval.