



Annexation Name  
**Cherokee 1 Annexation**

Location  
**1507 Burning Wood Way**

Petitioner  
**Dennis Tiziani - Cherokee Park, Inc**

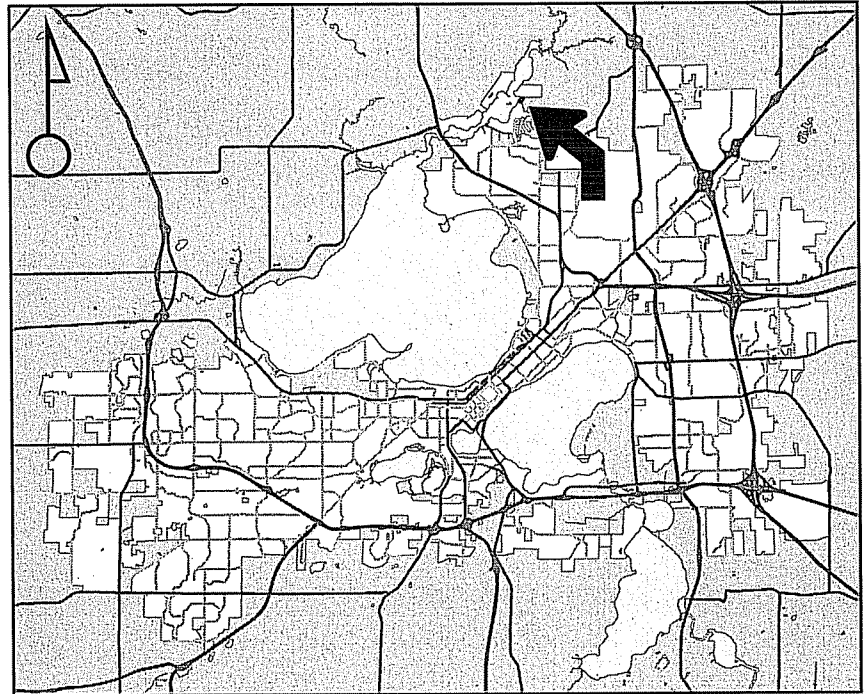
Existing Use  
**Vacant Land and Golf Course**

Proposed Use  
**Residential**

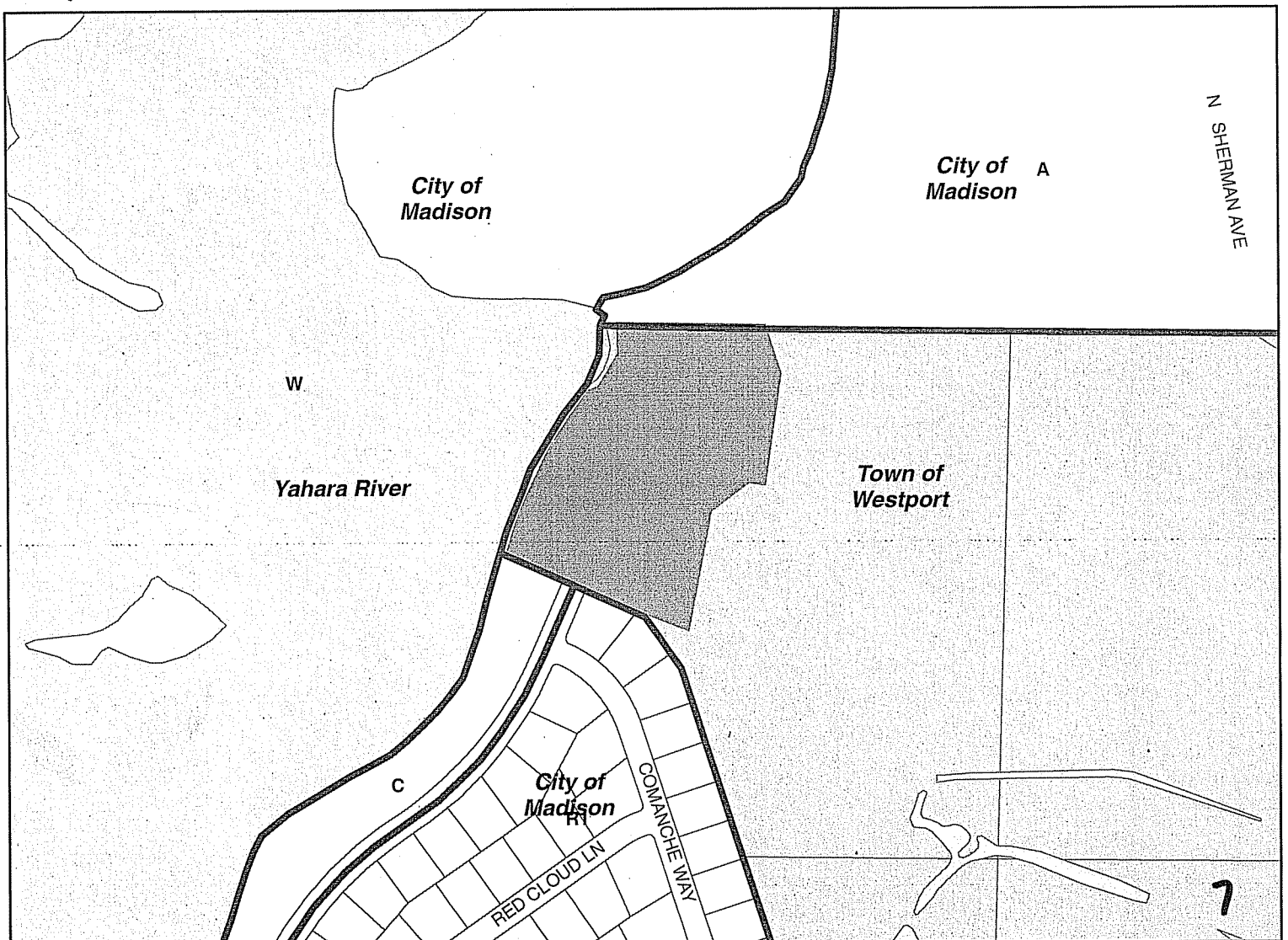
Public Hearing Date

Plan Commission  
**18 June 2007**

Common Council  
**19 June 2007**



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







Annexation Name  
**Cherokee 2 Annexation**

Location  
**West of N Sherman Avenue**

Petitioner  
**Dennis Tiziani – Cherokee Park, Inc**

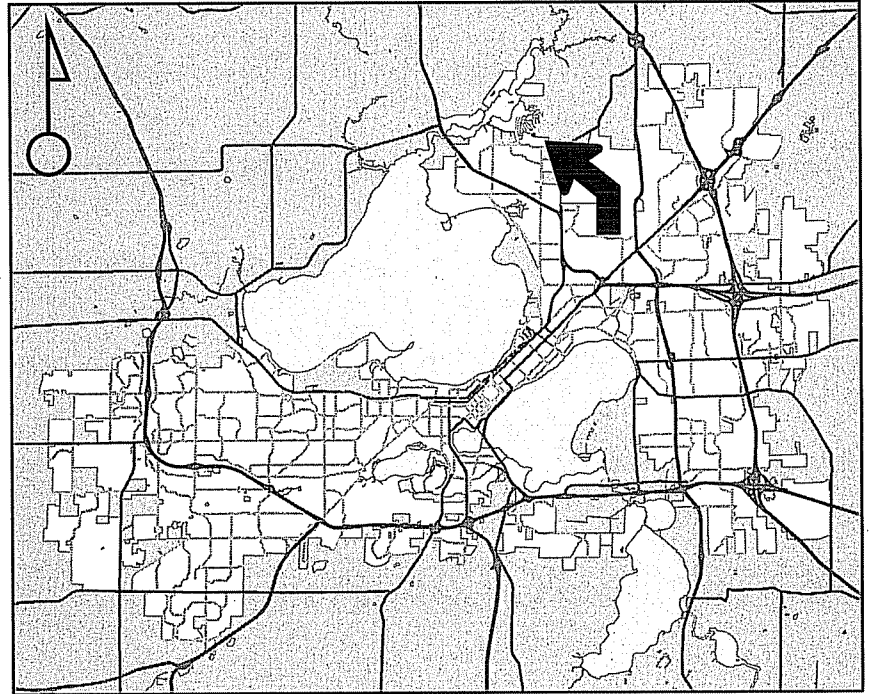
Existing Use  
**Vacant Land and Golf Course**

Proposed Use  
**Residential**

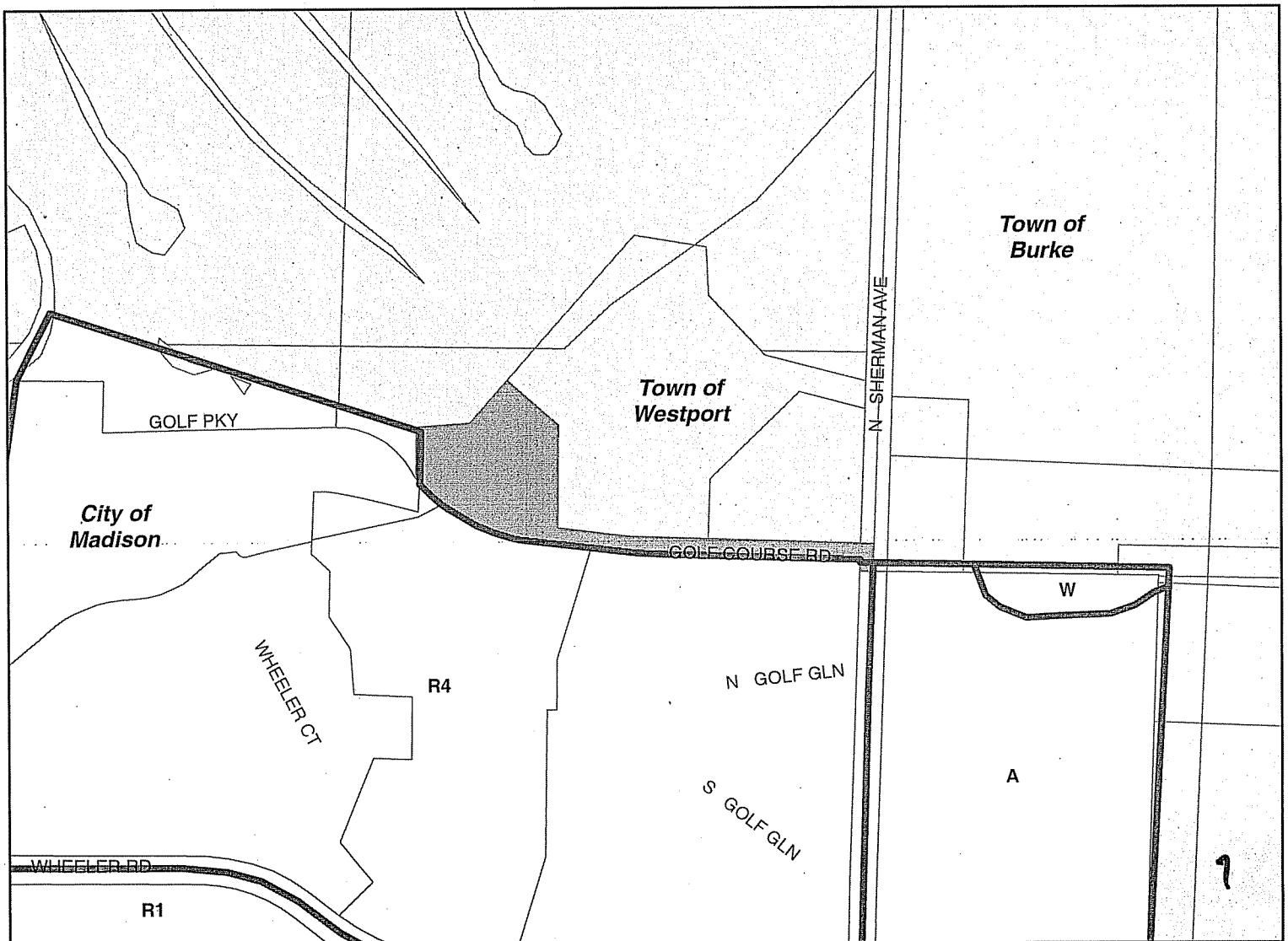
Public Hearing Date

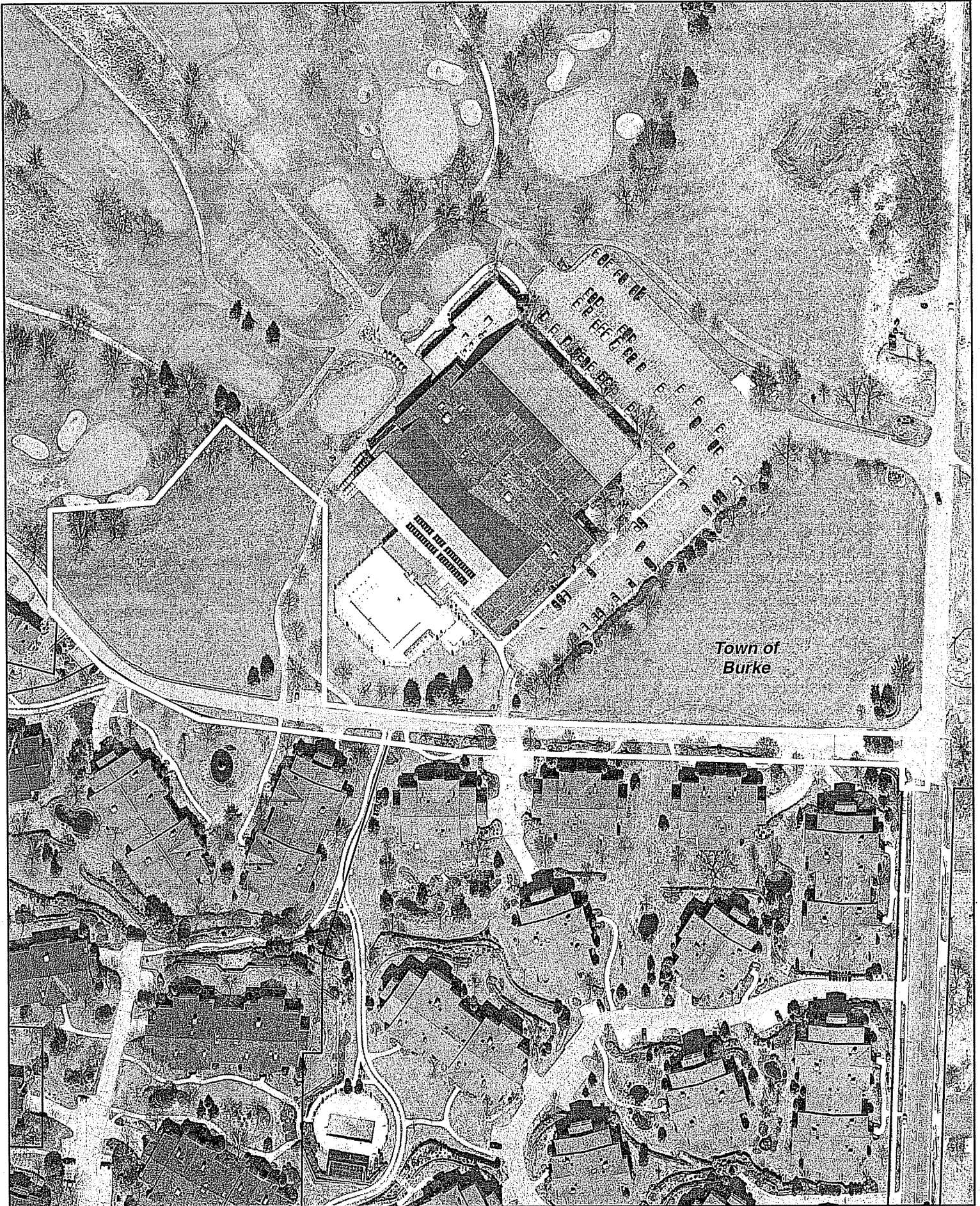
Plan Commission  
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**PLANNING DIVISION REPORT  
DEPARTMENT OF PLANNING AND COMMUNITY  
AND ECONOMIC DEVELOPMENT  
Of June 13, 2007**

**RE: I.D. # 006590 – 06655, Direct Annexation of Property from the Town of Westport to the City of Madison**

1. Requested Action: Approval of Petition #06655 and Ordinance #06590, annexing two properties owned by Cherokee Park, Inc. from the Town of Westport to the City of Madison.
2. Applicable Regulations: Section 66.021 of the Wisconsin Statutes outlines the process for annexation of land to municipalities in the State of Wisconsin.
3. Report Prepared By: Timothy M. Parks, Planner

**GENERAL INFORMATION:**

1. Applicants/ Petitioners: Dennis Tiziani, President; Cherokee Park, Inc.; 13 Cherokee Circle, Madison.

Status of Applicants: Property owner. There are no electors on the property.

2. Development Schedule: The annexation petition includes two separate parcels being attached to the City containing 10.43 acres. An application to rezone a portion of the westernmost parcel containing 7.39 acres located off the northern end of Burning Wood Way to PUD-GDP-SIP for three duplex condominiums has been filed for review on July 23, 2007. There is no development proposal at this time for the eastern parcel containing 3.04 acres.
3. Parcel Location: The western 7.39 acres are located adjacent to the northern end of Burning Wood Way, while the eastern 3.04 acres includes a 40-foot wide peninsula extending west from N. Sherman Avenue into a 2.33-acre area located approximately 800 feet west of the road. Both sites are adjacent to Aldermanic District 18 and are presently in the Waunakee School District.
4. Adopted Land Use Plan: The Cherokee Special Area Plan identifies the western area off Burning Wood Way as part of the "Fifth Addition" planning sub-area with future low-density residential uses up to eight dwelling units per acre and park, open space and stormwater management uses envisioned. The eastern annexation area is included in the "Cherokee Country Club" planning sub-area and is identified primarily for low-density residential uses up to eight dwelling units per acre except for a small portion of the area, which is identified as part of the adjoining golf course.

## **PUBLIC UTILITIES AND SERVICES:**

The subject properties are not served at this time by either public sewer or public water, though both utilities are reasonably close to both properties. The Central Urban Service Area boundary winds its way through both parcels to be annexed. An amendment to the Central Urban Service Area is ongoing to include the developable lands defined in the Cherokee Special Area Plan and not already identified with the CUSA boundaries. City services will be provided prior to any further development of this property. The properties will receive other customary City services upon annexation.

## **ANALYSIS, EVALUATION AND CONCLUSION**

The property owner, Cherokee Park, Inc., is requesting direct annexation of two parcels totaling approximately 10.43 acres to the City of Madison from the Town of Westport.

The first area to be annexed is a 7.39-acre parcel located north of the current terminus of Burning Wood Way on land generally bounded by Cherokee Lake on the west, the Cherokee Country Club on the east, City-owned Cherokee Marsh on the north and single-family homes in the Fourth Addition to Cherokee Park subdivision to the south. This property was identified in the recently adopted Cherokee Special Area Plan as part of the "Fifth Addition" planning sub-area. The portion of this annexation area located west of Burning Wood Way extended is identified in the plan for park, open space and stormwater management uses adjacent to the lake and will be purchased by the City of Madison following annexation and approval of a land division. The part of the annexation area east of the future City greenspace is generally identified for low-density residential uses up to eight units per acre, and a development proposal has been submitted for review that calls for three duplex condominium buildings to be constructed on 3.4 acres of land. The planned unit development for the residential development is scheduled for Plan Commission review on July 23, 2007 pending the successful annexation of this land into the City.

The second area being annexed is an approximately 3.04-acre flag parcel generally located west of N. Sherman Avenue between the Cherokee Country Club and clubhouse to the north and east and the Cherokee Garden Condominium Homes to the south and west. The parcel consists of an approximately 40-foot wide, 800-foot long peninsula of land that extends west from N. Sherman Avenue and connects to an oddly shaped mass of roughly 2.33 acres. The Cherokee Special Area Plan identified this annexation area as part of the "Cherokee Country Club" planning sub-area for future low-density residential use up to eight units an acre, though a small section of the parcel is identified as part of the golf course. No development plans have been submitted for this parcel at this time, though the Cherokee Plan does identify this area as a possible first phase of development.

Both parcels to be annexed about the City of Madison and both parcels will be zoned Temporary Agriculture upon annexation into the City. The annexations are in keeping with the annexation agreement entered into between the City and Cherokee Park Inc. as part of the development of the Cherokee Special Area Plan.

**RECOMMENDATION**

The Planning Division recommends that the Plan Commission forward this petition and annexation ordinance for direct annexation of two parcels to the City of Madison to the Common Council with a favorable recommendation.