



City of Madison

Proposed Rezoning

Location

92 Golf Parkway

Applicant

Craig Makela - Cherokee Park, Inc

From: Temp A

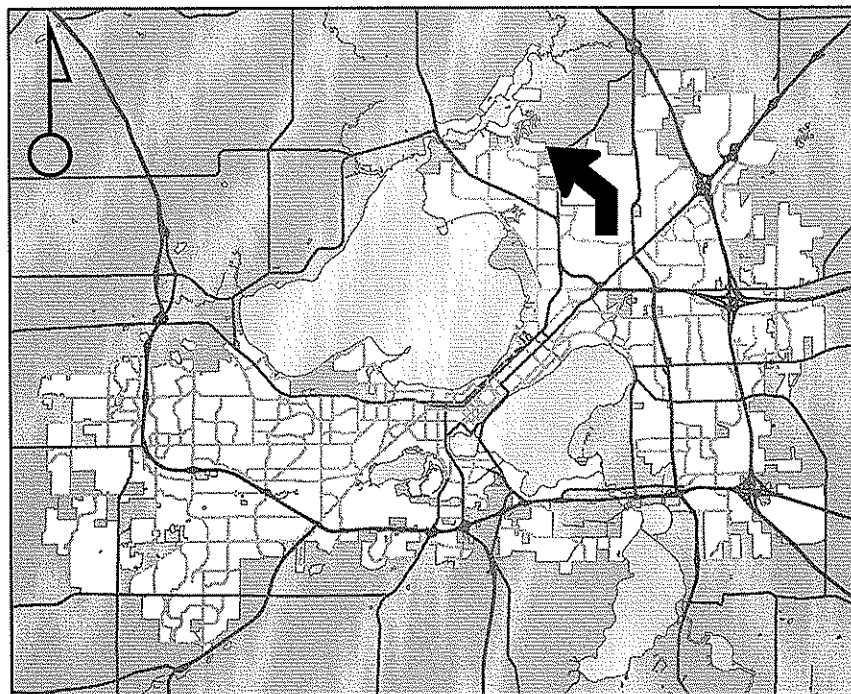
To: PUD(GDP-SIP)

Existing Use

Vacant Land

Proposed Use

Construct Two Duplex Buildings



Public Hearing Date

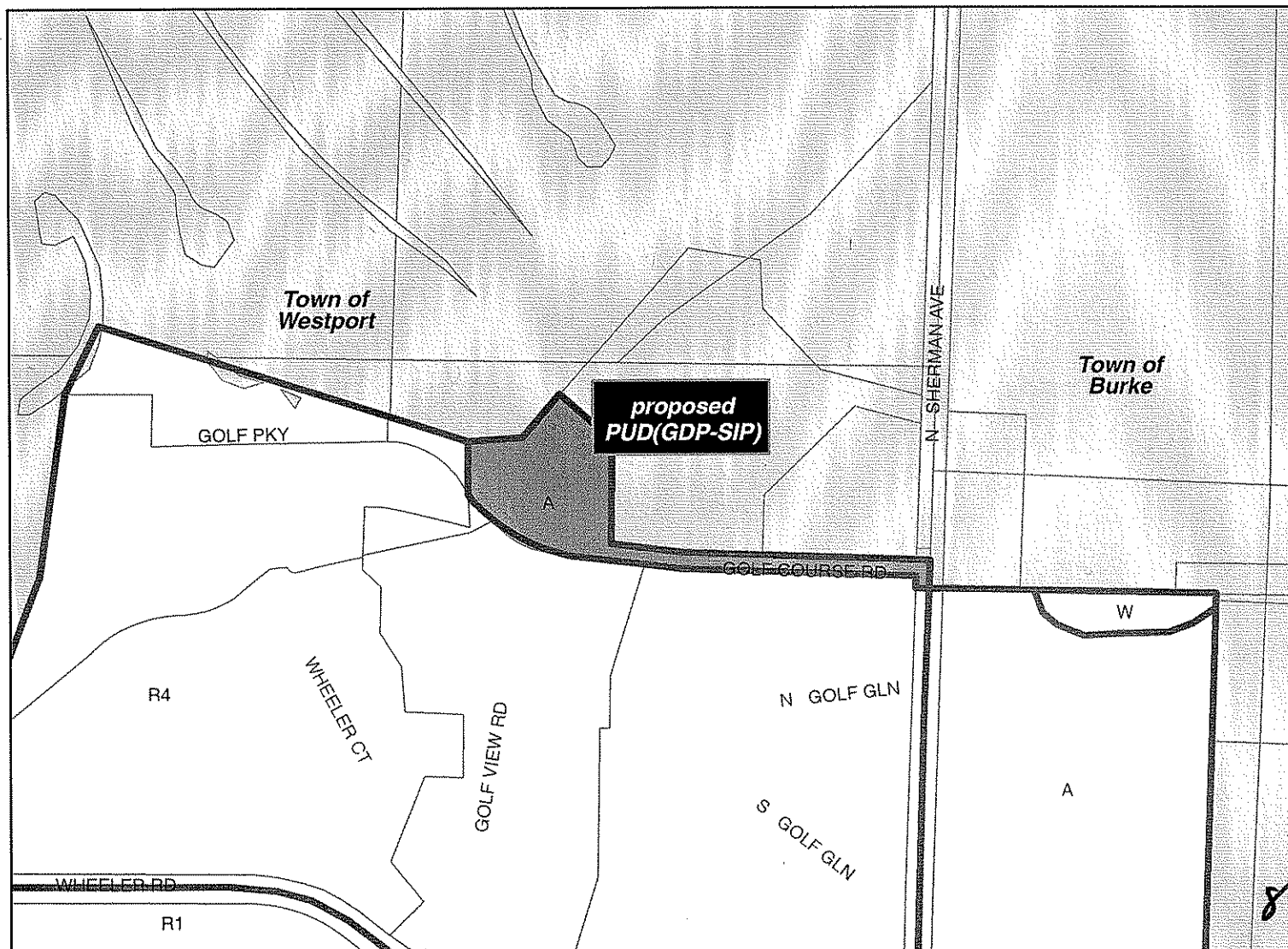
Plan Commission

02 June 2008

Common Council

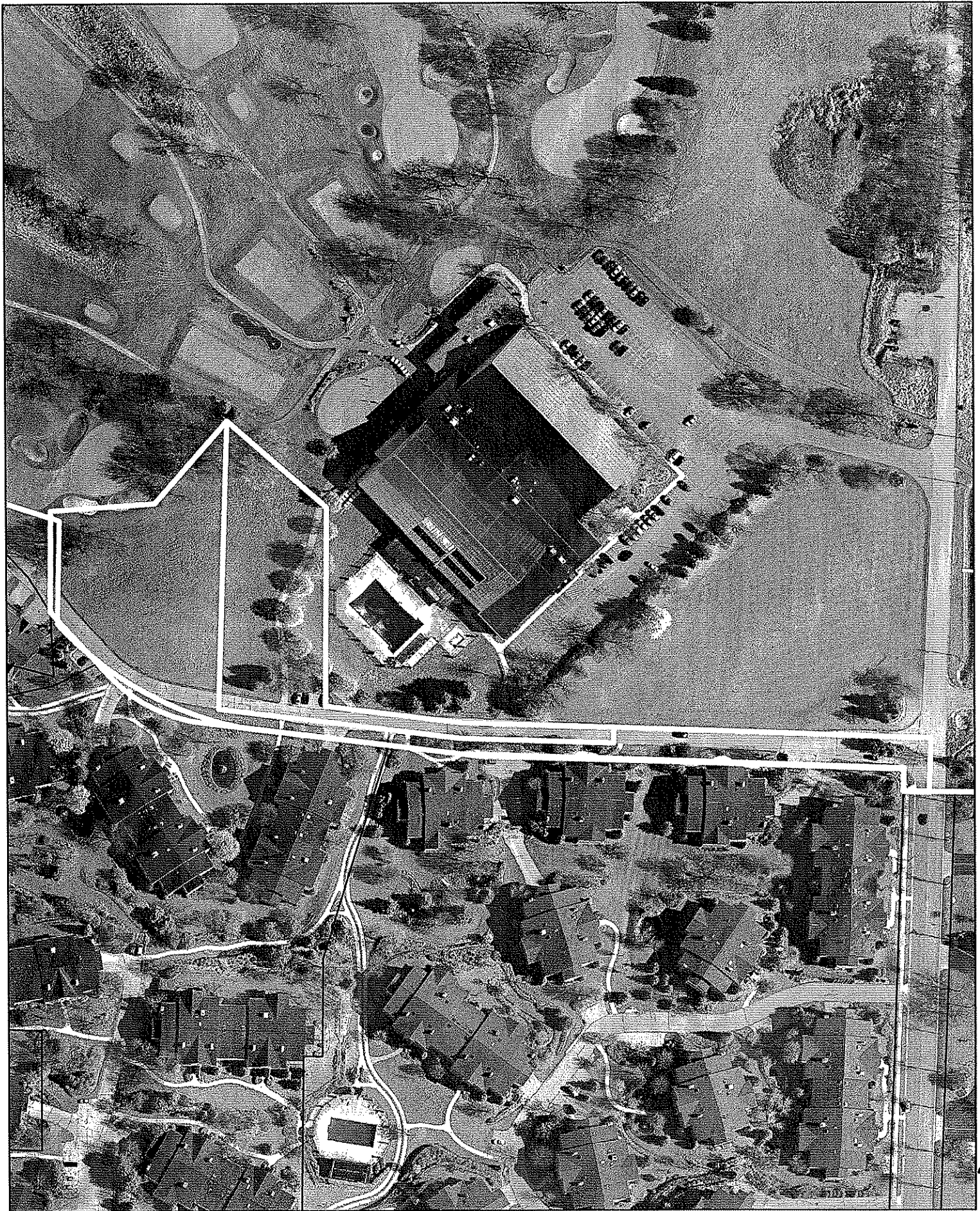
17 June 2008

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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 20 May 2008



LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid 1600 Receipt No. 89898
Date Received 4/2/08
Received By rxp
Parcel No. 0809-244-0062-7
Aldermanic District 18-MICHAEL SCHWACH
GQ ENG
Zoning District A
For Complete Submittal
Application ☒ Letter of Intent ☒
IDUP ☒ Legal Descript. ☒
Plan Sets ☒ Zoning Text ☒
Alder Notification ☒ Waiver 3/25/08
Ngrhd. Assn Not. ☒ Waiver ☒
Date Sign Issued 4/2/08

1. **Project Address:** 92 Golf Parkway **Project Area in Acres:** 3.04

Project Title (if any): Club Infill Duplexes

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>Temp AG</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Craig Makela Company: Cherokee Park, Inc
Street Address: 5000 N Sherman Ave City/State: Madison, WI Zip: 53704
Telephone: (608) 444-0207 Fax: (608) 241-8909 Email: cmakela@cherokeecountryclub.net
Project Contact Person: SAME Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () Fax: () Email: _____
Property Owner (if not applicant): Cherokee Park, Inc
Street Address: 5000 N Sherman Ave City/State: Madison, WI Zip: 53704

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Property is to be developed with (2) duplex homes. Homes are to become part of a condominium association which will eventually include more homes developed to the north of Cherokee Country Clubhouse

Development Schedule: Commencement Fall '08 Completion Summer '09

CONTINUE →

5. Required Submittals:

- ☒ **Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- ☒ **Letter of Intent:** **Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- ☒ **Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- ☒ **Filing Fee:** \$ 1600.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- ☐ For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- ☐ A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- ☒ A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- ☒ **Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
- The site is located within the limits of Cherokee Special Area Plan, which recommends:
- Medium to Low Density Housing for this property.
- ☒ **Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
- List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
- Michael Schumacher, District 18 has agreed to waive this requirement.
- If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*

- ☐ **Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner _____ Date _____ | Zoning Staff _____ Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Craig Makela Date 4.2.08

Signature  Relation to Property Owner Employee

Authorizing Signature of Property Owner _____ Date _____

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

April 2, 2008

Madison Plan Commission
215 Martin Luther King Blvd Rm LL-100
PO Box 2985
Madison, WI 53701-2985

Re: Letter of Intent
Golf Parkway (Club Infill)
Rezoning Application (PUD)
UDC Application

Owner: Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704
Contact: Craig Makela
(608) 444-0207
cmakela@cherokeecountryclub.net

Project Manager: Craig Makela
Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704
(608) 444-0207
cmakela@cherokeecountryclub.net

Project Engineer: Dan Murray, PE
Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704
(608) 575-6927
dmurray@charter.net

Site Engineer: General Engineering
Scott Anderson, PE
916 Silver Lake Drive
PO Box 340
Portage, WI 53901
(608) 742-2169
sanderson@generalengineering.net

Storm Water Mgt: Montgomery Associates: Resource Solutions, LLC
Ann-Marie E Kirsch, PE
2820 Walton Commons West, Suite 135
Madison, WI 53718
(608) 223-9585
ann-marie@ma-rs.org

Surveyor: Birrenkott Surveying, Inc
Patrick Cowell
PO Box 237
1677 N Bristol St
Sun Prairie, WI 53590
(608) 837-7463
birrenkott@spwl.net

Enclosed Submittals:

- Land Use Application (PUD Zoning Requested)
- Site Plan
- Landscape Plan
- Project Narrative
- General Design Standards
- Associated Fees

Project Summary:

Cherokee Park, Inc (CPI) is seeking PUD Zoning for the property located at 92 Golf Parkway, Madison, WI. The property has been recently annexed into the city, and the CSM is currently under consideration for approval. CPI plans to construct (2) duplex homes.

Existing Conditions and Uses:

The property is currently a vacant field adjacent to Cherokee Golf Course and the Cherokee Country Clubhouse. Located across Golf Parkway is the Cherokee Townhouse and Condominium neighborhood.

Development Schedule:

CPI intends to develop the entire site to include public utilities in the summer of 2008, with construction to begin immediately following.

Character and Quality:

CPI will act as General Contractor in the building of the duplex homes and will work with Urban Design to develop a architectural flavor to fit the neighborhood.

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

April 2, 2008

City Of Madison
215 Martin Luther King, Jr. Blvd
Madison, WI 53701

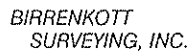
Zoning Text
92 Golf Parkway
'Club Infill Project'
Madison, WI 53704

Legal Description: The lands subject to this planned unit development shall include those in Exhibit A, attached hereto.

- A. Statement of purpose: This zoning district is established to allow for the construction of (2) duplex condominiums for a total of (4) dwellings on 3.02+/- acres.
- B. Permitted Uses:
 - a. Those that are stated in the R-2 zoning district, while allowing multi-family low density dwellings.
- C. Lot Area: As stated in Exhibit A, attached hereto.
- D. Floor Area Ratio:
 - a. Maximum floor ratio permitted is .3
 - b. Maximum building height shall be two stories or as shown on approved plans.
- E. Yard requirements: Yard areas will be provided as shown on approved plans.
- F. Landscaping: Site landscaping will be provided as shown on approved plans.
- G. Accessory Off-Street Parking and Loading: Provide as shown on plans.
- H. Lighting: Provided as shown on approved plans.
- I. Signage: Signage will be provided as approved on recorded plans.
- J. Family Definition: The family definition of this PUD shall coincide with the definition given I Chapter 28.03 (2) of the MGO for the R-2 zoning district.
- K. Alterations and Revisions: No alteration or revision of this planned unit developments shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Craig Makela
Construction Project Manager
Cherokee Park, Inc

Attached: Exhibit A (CSM for PUD)



CERTIFIED SURVEY MAP

NOTES:

- Legend:*

- [illegible]

CERTIFIED SURVEY MAP NO.

VOLUME _____ PAGE _____

DOCUMENT NO.

L:\2007\070086_CHEROKEE\070086_CSM2

J:\2006\060406

Sheet 1 of 2
Office Map No. 070086_CSM2

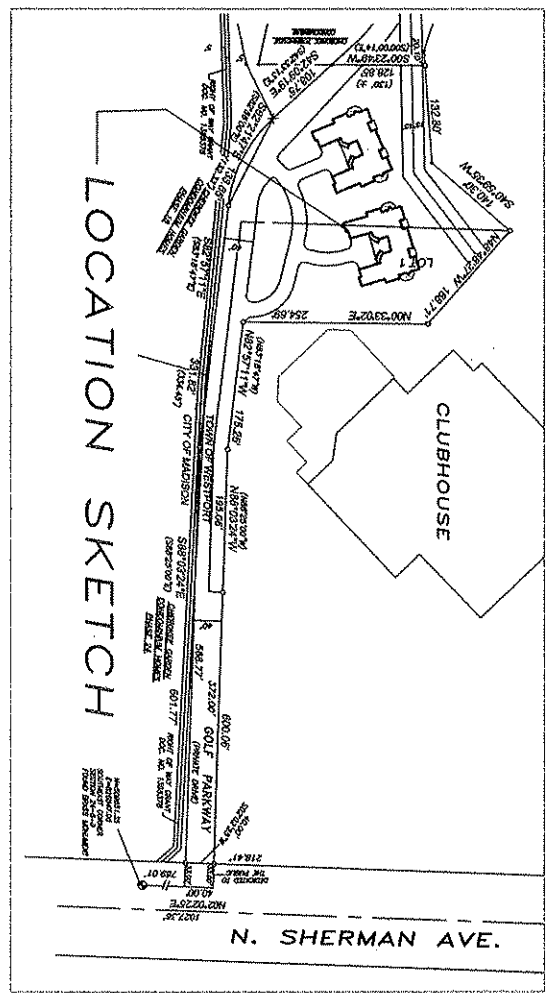
Surveyed For:

Cherokee Park Inc.
13 Cherokee Circle
Madison, WI 53704
608-241-8788

COUNTRY CLUB INFILL CHEROKEE PARK INC.

LOT INFORMATION:

LOT AREA	132580 S.F.
TOTAL IMPERVIOUS BUILDING AREA	14016 S.F.
TOTAL IMPERVIOUS DRIVE/WALK AREA	9622 S.F.
TOTAL IMPERVIOUS AREA	23638 S.F.



ZONING ADMINISTRATOR _____
CITY ENGINEER _____
TRAFFIC ENGINEER _____
WATER UTILITY MANAGER _____
FIRE MARSHAL _____
PLANNING DEPARTMENT _____

BLDG. A	1
BLDG. B	1

NUMBER OF STORIES

INDEX TO DRAWINGS

- A1 COVER SHEET
- A2 BASEMENT PLAN
- A3 FIRST FLOOR PLAN
- A4 DUPLEX ELEVATIONS
- A5 DUPLEX ELEVATIONS
- C1.0 EXISTING SITE PLAN
- C1.1 PROPOSED SITE PLAN
- C2.0 PROPOSED EROSION CONTROL AND GRADING PLAN
- C3.0 BOULDER WALL DETAILS
- C4.0 STORM SEWER CONSTRUCTION DETAILS
- C5.0 EROSION CONTROL DETAILS
- C5.1 EROSION CONTROL SPECIFICATIONS
- C6.0 PROPOSED LANDSCAPE PLAN

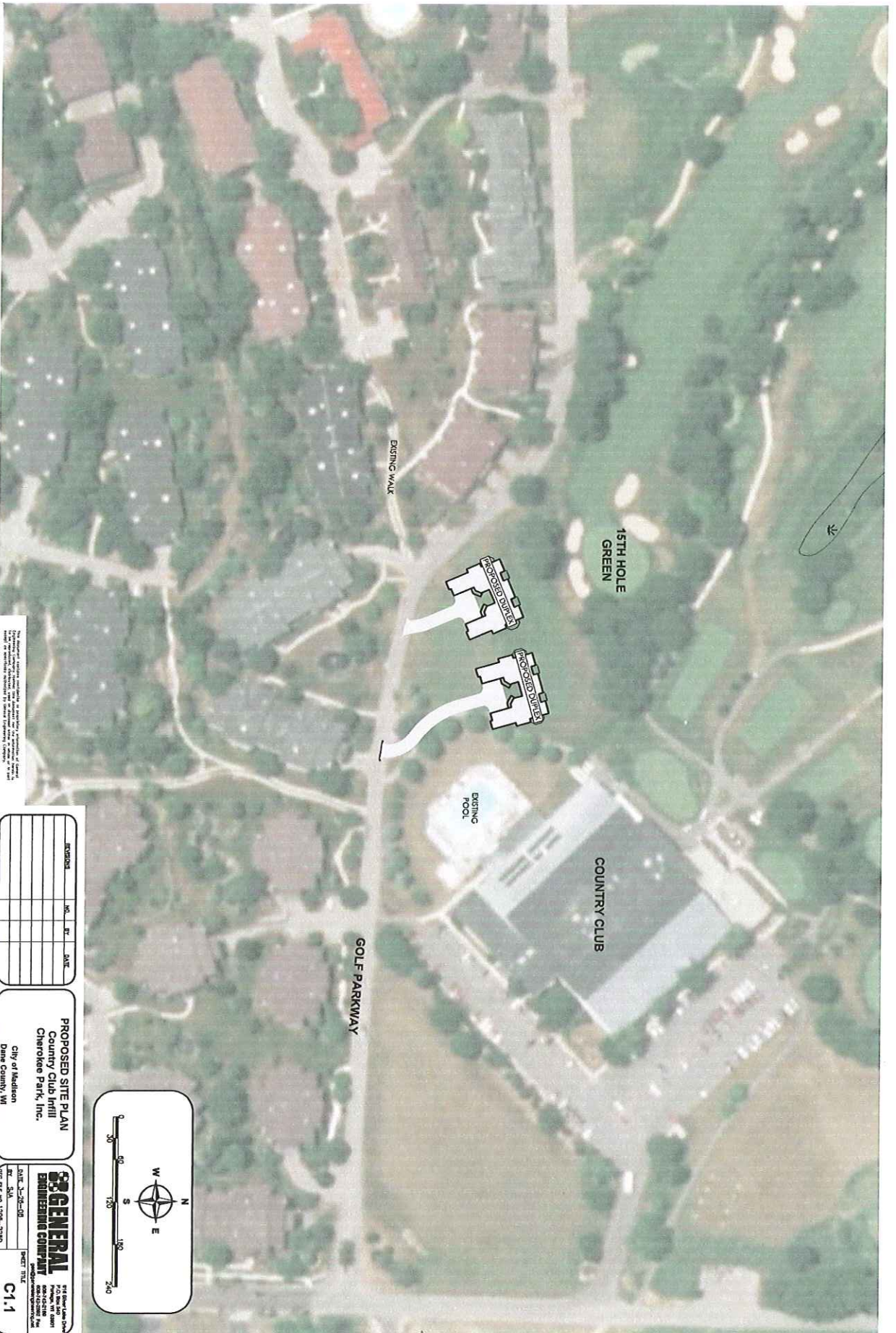
MARCH 26, 2008
PROJECT NO. 0000

A1



5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704
PHONE (608) 249-1000





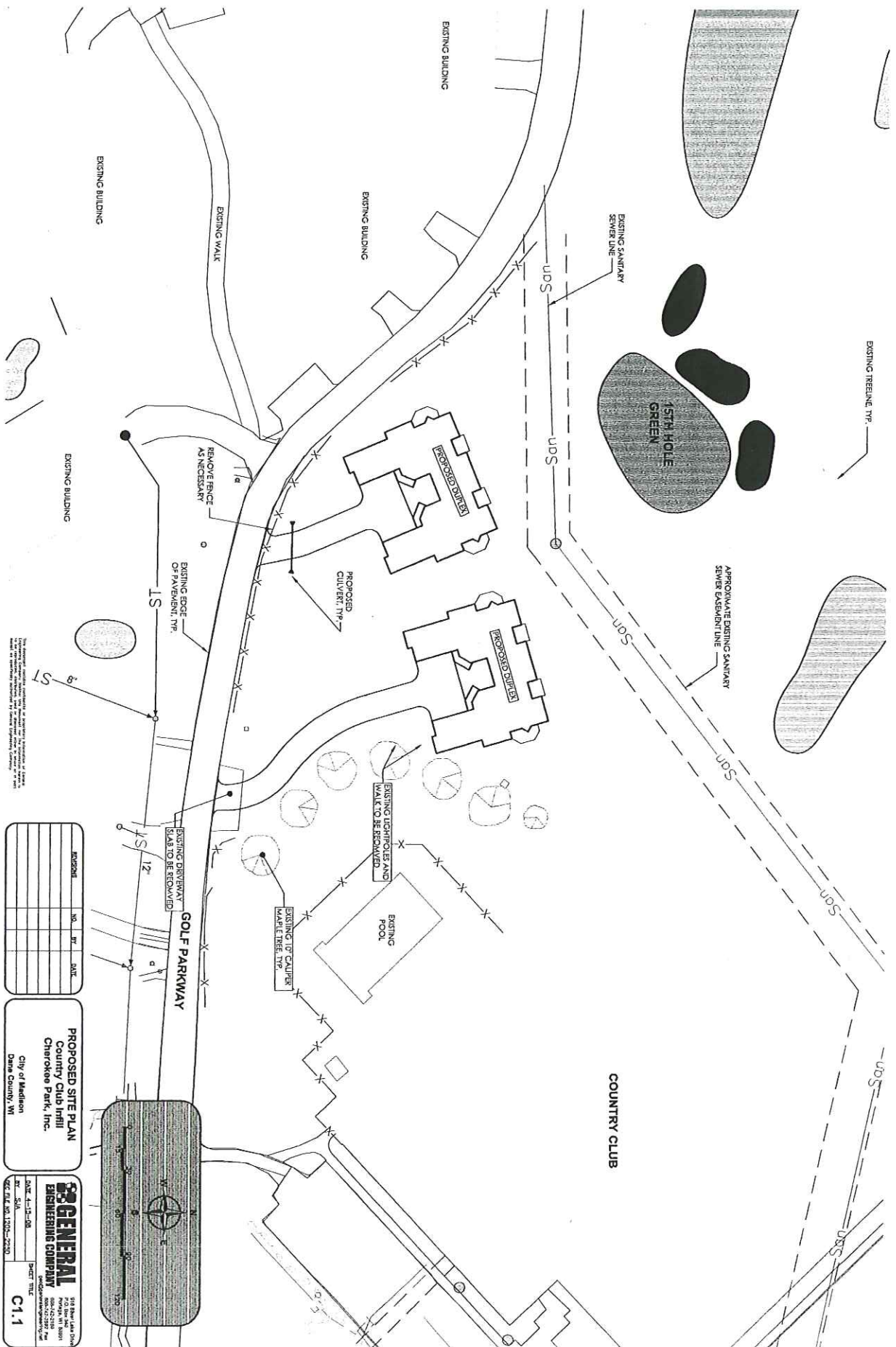
This document is a preliminary site plan. It is not intended to be used for construction. It is for informational purposes only. The City of Madison is not responsible for the accuracy of this information. The City of Madison is not responsible for the accuracy of this information.

REVISION	NO.	BY	DATE

PROPOSED SITE PLAN
Country Club Infill
Charotte Park, Inc.
City of Madison
Dane County, WI

GENERAL ENGINEERING COMPANY
1110 State Lane, Suite 100
Madison, WI 53703
Phone: 608-261-1110
Fax: 608-261-1111
www.geneng.com

DATE: 3-26-08
BY: SJA
SHEET: 1110
C1.1





PLANTS TO BE USED LIST
COUNTRY CLUB INFILL

KEY	COMMON NAME	BOTANICAL NAME	SIZE
BB	BURNING BUSH	(Euonymus alatus)	6'-8' Ht.
BN	BLADDERNUT	(Sapindus trifoliolus)	5'-8' Ht.
FH	FALSE HEATHER	(Hudsonia tomentosa)	15'-18'
IB	INDIGO BUSH	(Amorpha fruticosa)	4'-5' Ht.
NJ	NEW JERSEY TEA	(Canethus americanus)	15'-16'
RB	RIVER BIRCH	(Betula nigra)	10'-12' Ht.
SC	SHRUBBY CINQUEFOIL	(Potentilla fruticosa)	15'-16'
SO	SWAMP WHITE OAK	(Quercus macrocarpa)	2.5' cal.
WH	WITCH HAZEL	(Hamamelis virginiana)	5'-9' Ht.

ALL PLANTS ARE NATIVE TO DAKE COUNTY ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

RAINGARDEN & NATIVE VEGETATION
PLANTING SCHEDULE

RAIN GARDEN AREAS SHALL BE PLANTED WITH THE FOLLOWING KITS PROVIDED FROM ACRECOL:
30% SHORT STATURE KIT
30% MEDIUM STATURE KIT
30% TALL STATURE KIT
OR AS APPROVED BY BRICKNER
NATIVE VEGETATION BUTTERS SHALL BE PLANTED WITH CENTERS OR AS APPROVED BY BRICKNER

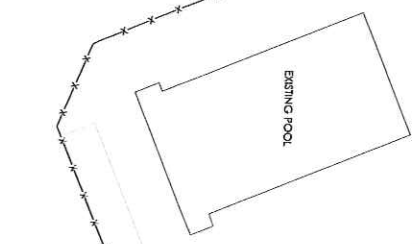
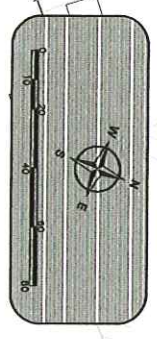
- NOTES:
1. BUILDING DOWN SPOUTS SHALL BE CONVERTED TO RAIN GARDEN & DETENTION AREA TO THE SOUTH.
 2. GARAGE DOWN SPOUT SHALL BE CONVERTED TO RAIN GARDEN TO THE SOUTH.
 3. LANDSCAPER SHALL BE PRESENT AT ALL TIMES DURING CONSTRUCTION TO MONITOR PLANTING OF PLANTS TO THE PROPOSED RAINGARDENS.

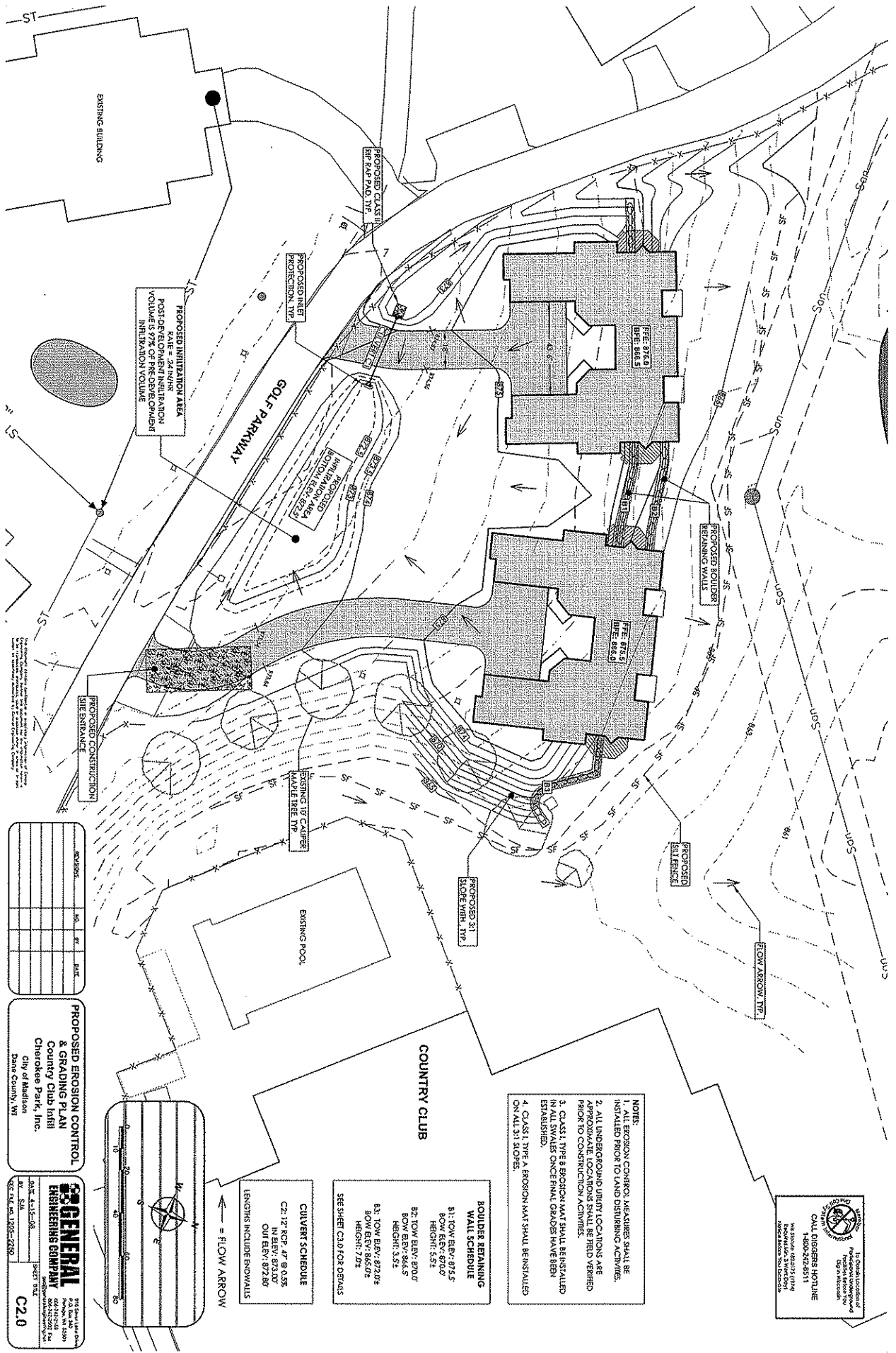
COUNTRY CLUB

REVISION	NO.	BY	DATE

PROPOSED
LANDSCAPE PLAN
Country Club Infill
Cherokee Park, Inc.
City of Madison
Dane County, WI

GENERAL ENGINEERING COMPANY
P.O. Box 3400
Madison, WI 53703
608-261-2000 Fax
608-261-2001
DATE: 4-13-08
BY: SPH
SHEET TITLE: 2.0
CADD FILE NO: 1300-2200



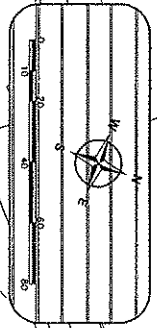


NO.	DATE	REVISION
1	10/1/00	ISSUED FOR PERMIT
2	10/1/00	REVISED FOR COMMENTS
3	10/1/00	REVISED FOR COMMENTS
4	10/1/00	REVISED FOR COMMENTS
5	10/1/00	REVISED FOR COMMENTS
6	10/1/00	REVISED FOR COMMENTS
7	10/1/00	REVISED FOR COMMENTS
8	10/1/00	REVISED FOR COMMENTS
9	10/1/00	REVISED FOR COMMENTS
10	10/1/00	REVISED FOR COMMENTS

PROPOSED EROSION CONTROL & GRADING PLAN
 Country Club Infill
 Cherokee Park, Inc.
 City of Madison
 Dane County, WI

GENERAL ENGINEERS COMPANY
 1000 E. Main Street
 Madison, WI 53703
 608.261.1234
 FAX 608.261.1235

PROJECT
 C2.0



CULVERT SCHEDULE
 C1: 12" RCP 47' @ 0.5%
 IN ELEV: 873.00'
 OUT ELEV: 872.80'

LENGTHS INCLUDE BORDERS

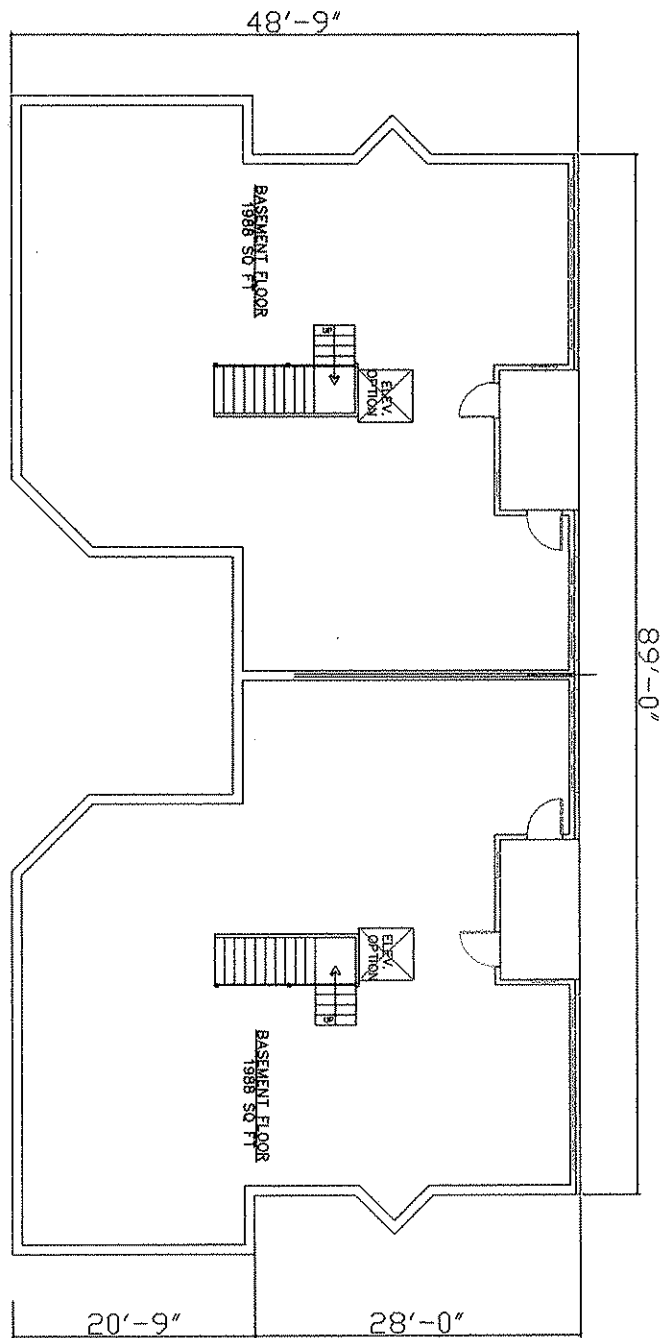
BOULDER RETAINING WALL SCHEDULE
 B1: TOW ELEV: 875.5'
 BOW ELEV: 870.0'
 HEIGHT: 5.5'
 B2: TOW ELEV: 870.0'
 BOW ELEV: 864.5'
 HEIGHT: 5.5'
 B3: TOW ELEV: 872.0'
 BOW ELEV: 865.0'
 HEIGHT: 7.0'

SEE SHEET C3.0 FOR DETAILS

- NOTES:**
1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
 2. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
 3. CLASS 1 TYPE B EROSION MAT SHALL BE INSTALLED IN ALL AREAS WHERE FINAL GRADERS HAVE BEEN ESTABLISHED.
 4. CLASS 1 TYPE A EROSION MAT SHALL BE INSTALLED ON ALL 3:1 SLOPES.

SMALL DANGERS NOTICE
 THE ABOVE REVISIONS (IF ANY) ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CHANGE TO THE ORIGINAL PLAN.
 1-800-424-4511

BASEMENT PLAN



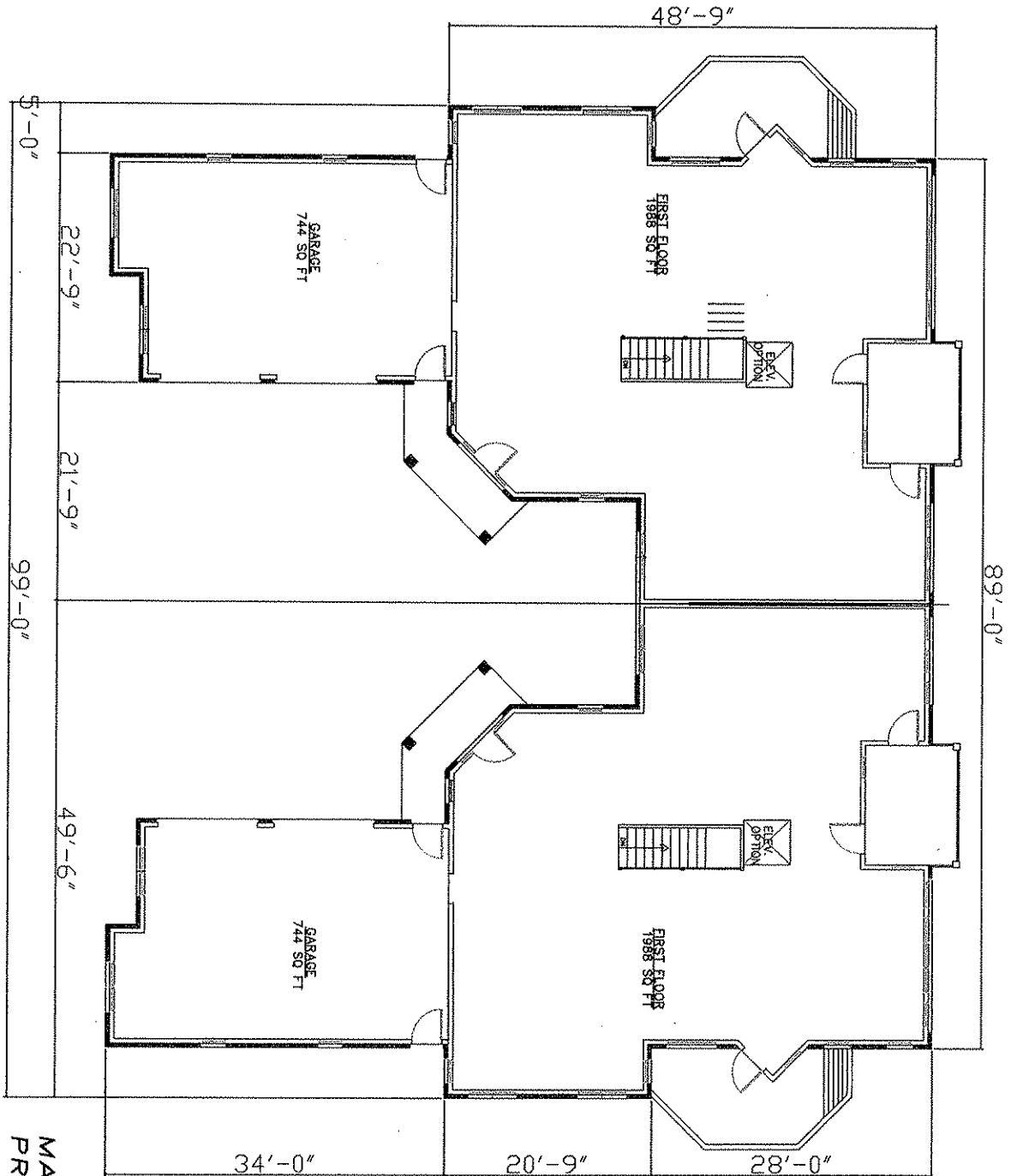
MARCH 26, 2008
PROJECT NO. 0000

A2

CHEROKEE
PARK INCORPORATED

5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704
PHONE (608) 249-1000





FIRST FLOOR PLAN

MARCH 26, 2008
PROJECT NO. 0000

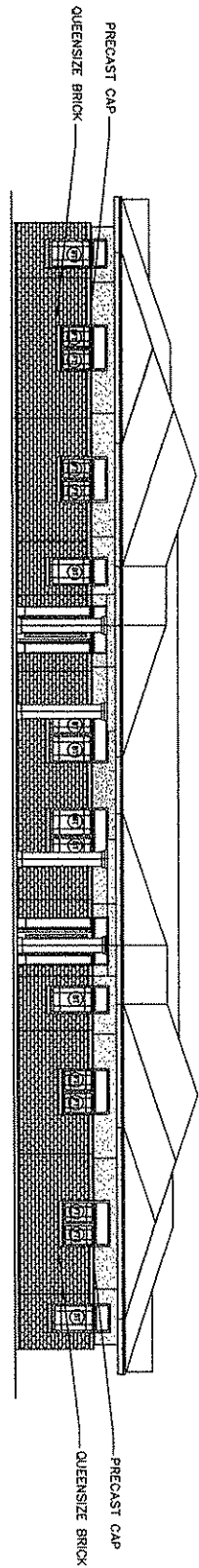
A3



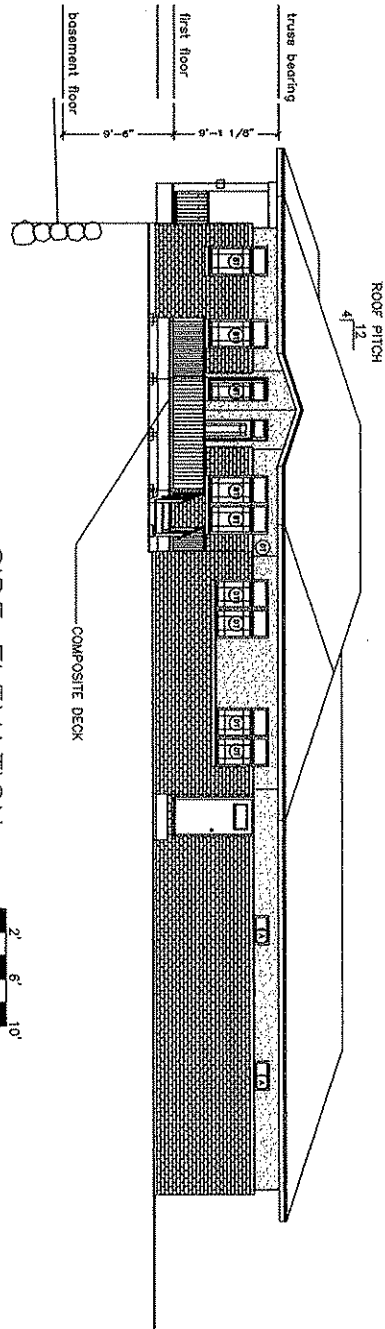
CHEROKEE
PARK INCORPORATED

5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704
PHONE (608) 249-1000





STREET ELEVATION



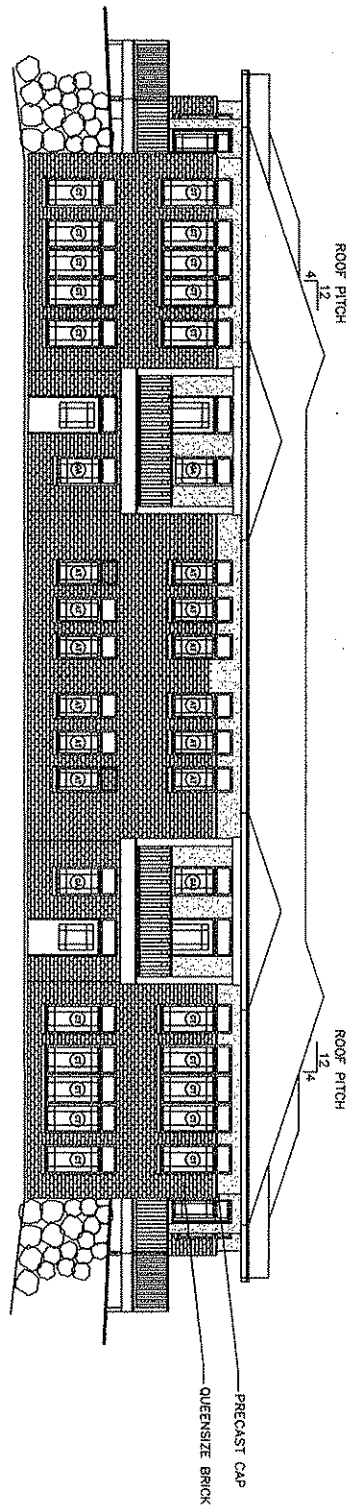
SIDE ELEVATION



MARCH 26, 2008
PROJECT NO. 0000

A4





REAR / GOLF COURSE ELEVATION



MARCH 26, 2008
PROJECT NO. 0000

A5

CHEROKEE
PARK INCORPORATED

5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704
PHONE (608) 249-1000



