APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: _____

UDC MEETING DATE: _____

Action Requested
___ Informational Presentation
___ Initial Approval and/or Recommendation
___ Final Approval and/or Recommendation

PROJECT ADDRESS: "Lands North of Burning Wood Way"

ALDERMANIC DISTRICT: Schumacher

OWNER/DEVELOPER (Partners and/or Principals)
Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704

ARCHITECT/DESIGNER/OR AGENT:
Dan Murray, PE
#E19305

CONTACT PERSON: Craig Makela, Project Manager
Address: 5000 N Sherman Ave
Madison WI 53704
Phone: 608 249 1000 Ext 103
Fax: 608 241 8909
E-mail address: cmakela@cherokeecountryclub.net

TYPE OF PROJECT:
(See Section A for:)
- X Planned Unit Development (PUD)
  - X General Development Plan (GDP)
  - X Specific Implementation Plan (SIP)
- ___ Planned Community Development (PCD)
  - ___ General Development Plan (GDP)
  - ___ Specific Implementation Plan (SIP)
- ___ Planned Residential Development (PRD)
- ___ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- ___ School, Public Building or Space (Fee may be required)
- ___ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- ___ Planned Commercial Site

(See Section B for:)
- ___ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
- ___ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
- ___ Comprehensive Design Review* (Fee required)
- ___ Street Graphics Variance* (Fee required)
- ___ Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

STREET ELEVATION

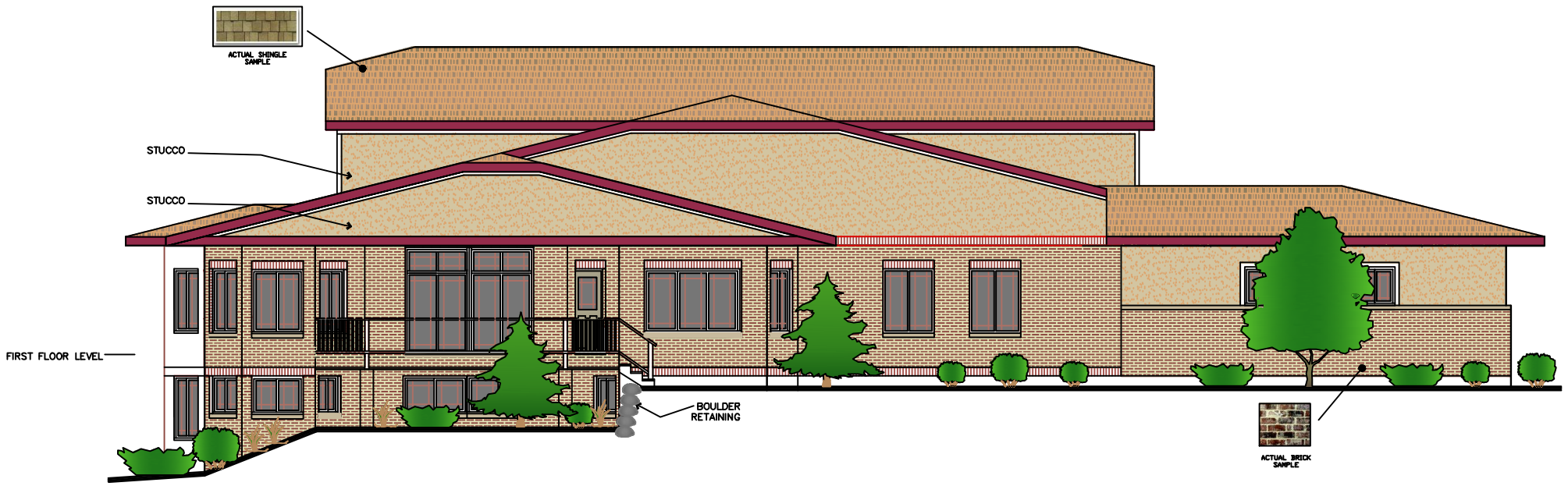
1' 3' 5'
0 2' 4'

CHEROKEE
PARK INCORPORATED
5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704
PHONE (608) 249-6417

APRIL 18, 2007
PROJECT NO. 0000

5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704
PHONE (608) 249-6417

CHEROKEE
PARK INCORPORATED



SIDE ELEVATION

1' 3' 5'
0 2' 4'

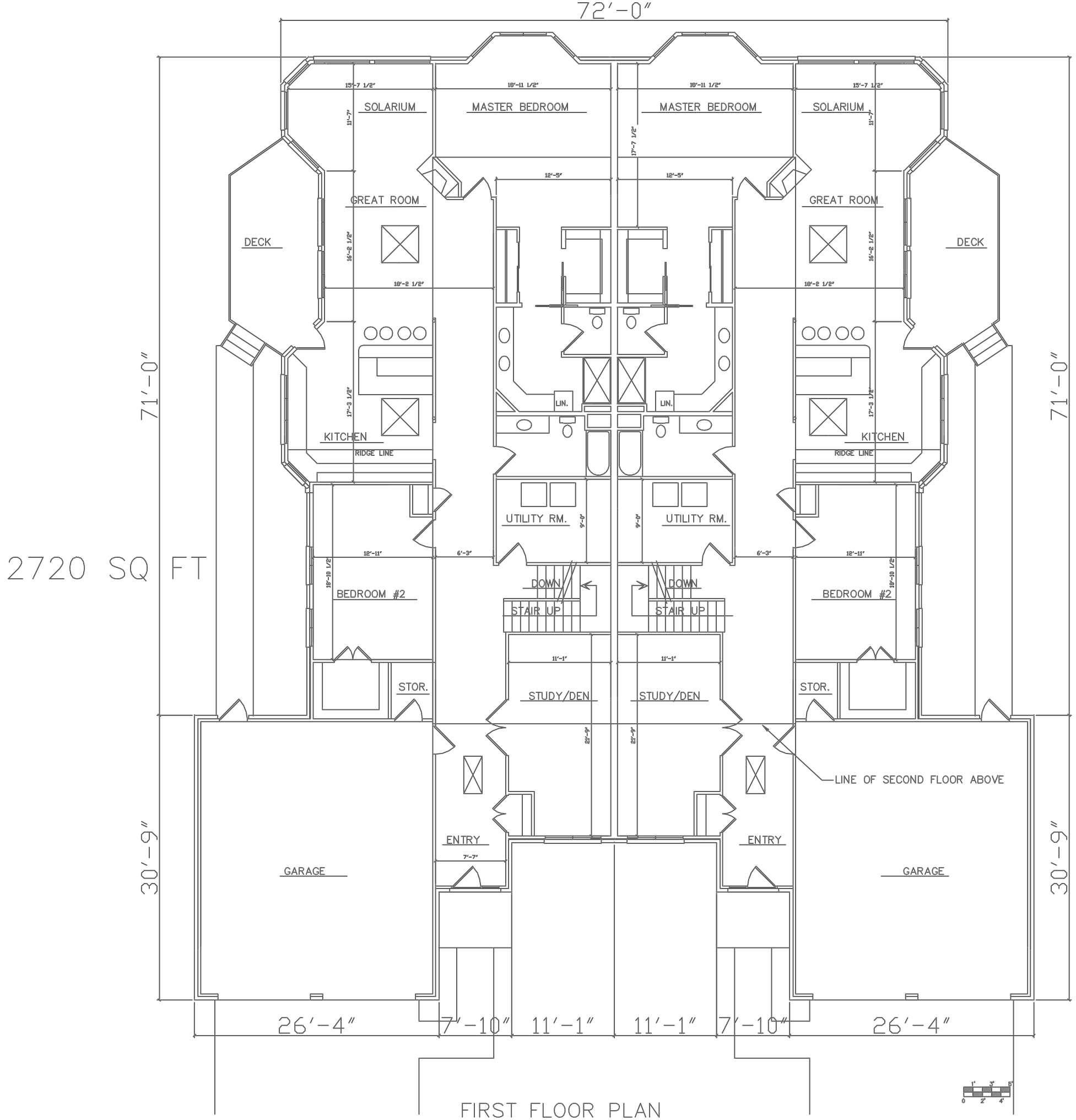
APRIL 18, 2007
PROJECT NO. 0000

A6

REAR ELEVATION

CHEROKEE
PARK INCORPORATED
75 GOLF PARKWAY
MADISON, WISCONSIN 53704
PHONE (608) 249-6417

APRIL 13 2007
PROJECT NO. 0000



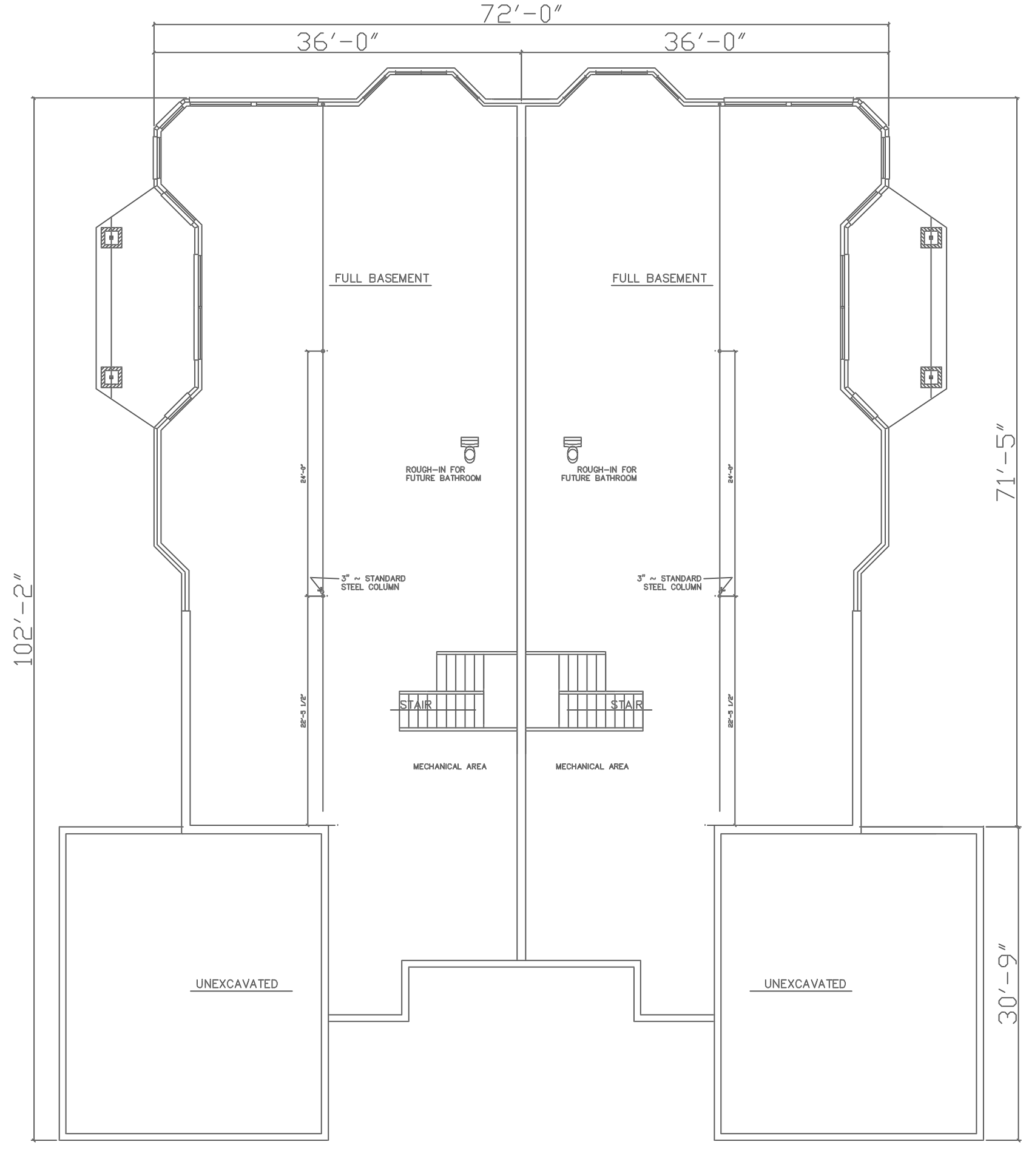
FIRST FLOOR PLAN

5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704
PHONE (608) 249-6417

CHEROKEE PARK INCORPORATED

APRIL 17, 2007
PROJECT NO. 0000

A3



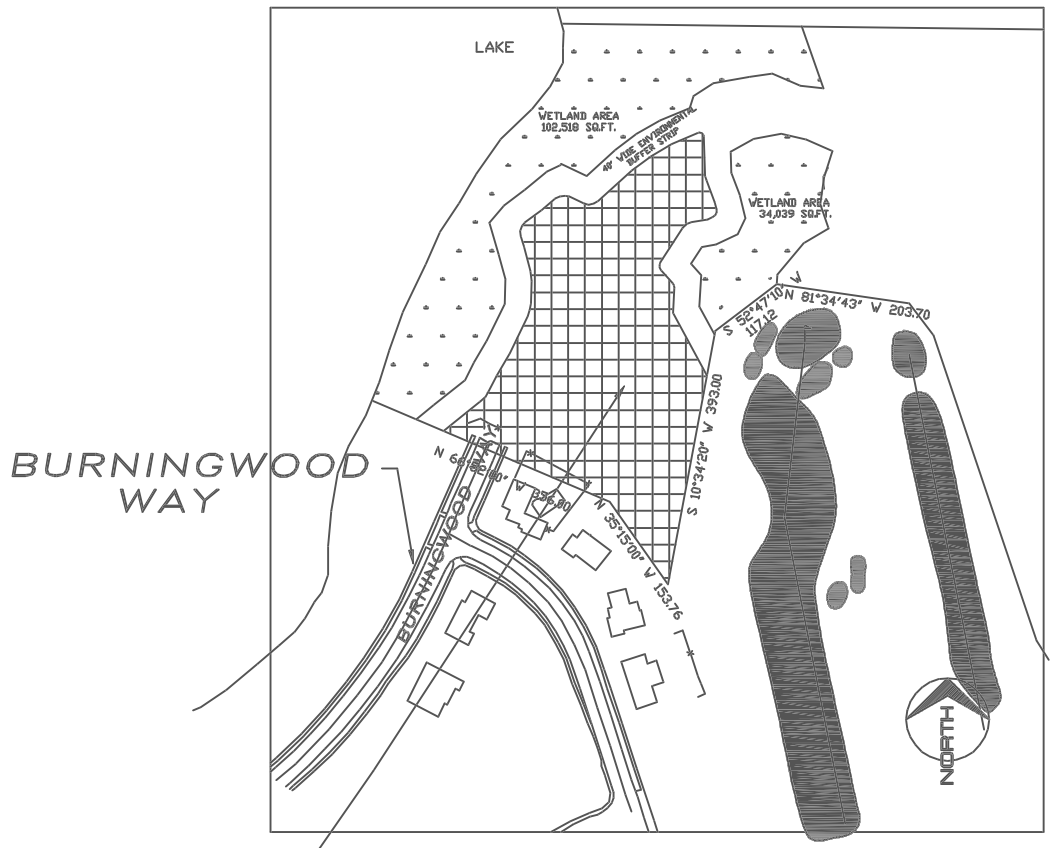
BASEMENT PLAN

CHEROKEE PARK INCORPORATED
5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704
PHONE (608) 249-6417

APRIL 17, 2007
PROJECT NO. 0000

A2

CHEROKEE CONDOMINIUM HOMES
BURNINGWOOD WAY



LOCATION SKETCH

	BEDROOMS	NUMBER OF STORIES
BLDG A	4	2
BLDG B	4	2
BLDG C	4	2
TOTAL	18	

LOT INFORMATION:

LOT AREA	154274 S.F
TOTAL BUILDING AREA	21336 S.F.
TOTAL IMPERVIOUS AREA	45231 S.F.

ZONING ADMINISTRATOR _____

CITY ENGINEER _____

TRAFFIC ENGINEER _____

WATER UTILITY MANAGER _____

FIRE MARSHAL _____

PLANNING DEPARTMENT _____

DEVELOPER:

CHEROKEE PARK INC.
5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704

CONSTRUCTION PROJECT MANAGER

CRAIG MAKELA Phone 249-100
5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704

SUPERVISING ENGINEER:

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

SITE DEVELOPMENT

GENERAL ENGINEERING COMPANY
916 SILVER LAKE DRIVE
PORTAGE, WISCONSIN 53901

SURVEYOR:

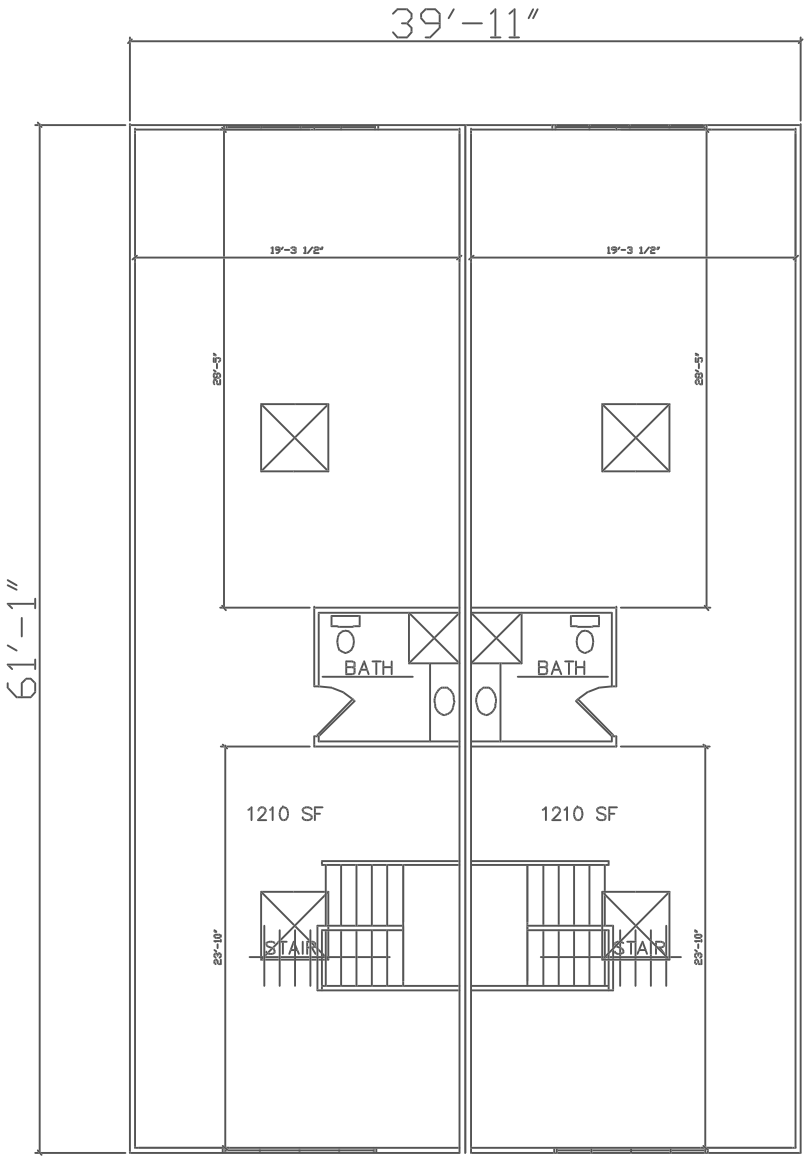
BIRRENKOTT SURVEYING
1677 N. BRISTOL STREET
SUN PRAIRIE, WISCONSIN 53590

INDEX TO DRAWINGS

APRIL 17, 2007
PROJECT NO. 0000

A1

CHEROKEE PARK INCORPORATED
5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704
PHONE (608) 249-6417



SECOND FLOOR PLAN

CHEROKEE
PARK INCORPORATED
5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704
PHONE (608) 249-6417

APRIL 17, 2007
PROJECT NO. 0000

A4

April 12, 2007

Urban Design Commission
215 Martin Luther King Jr. Blvd Rm LL-100
PO Box 2985
Madison, WI 53701-2985

Zoning Text
Burning Wood Way Project
'Lands at the end of Burning Wood Way'
Madison, WI 53704

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

A. Statement of purpose: This zoning district is established to allow for the construction of (3) duplex condominiums for a total of (6) dwellings on a 3.5416 acre lot.
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 area ratio permitted is .3
    b. Maximum building height shall be 2 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 & Loading: Provide as shown on approved 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-SIP shall coincide with the definition given in Chapter 28.03 (2) of the Madison General Ordinances for the R-2 zoning district.
K. Alterations and Revisions: No alteration or revision of this plannes unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administor 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.

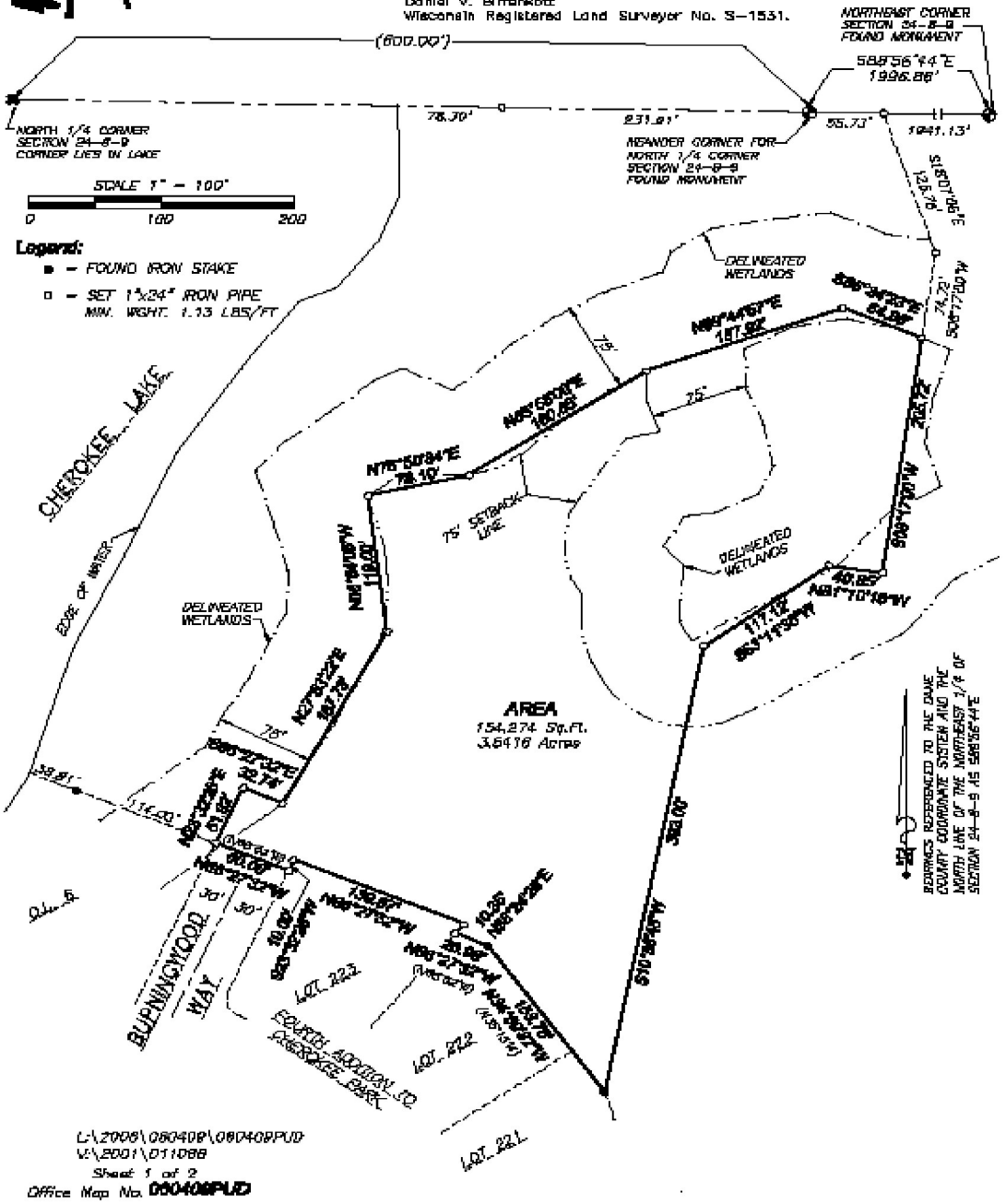
Attached: Exhibit A (Plat Of Survey Map For PUD)

PLAT OF SURVEY

BIRRENKOTT SURVEYING, INC.
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

SURVEYOR'S CERTIFICATE:
I, Daniel V. Birrenkott, hereby certify that this survey is in compliance of Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Daniel V. Birrenkott
Wisconsin Registered Land Surveyor No. S-1531.



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Sheet 1 of 2
Office Map No. 060408PUD

PLAT OF SURVEY

BIRRENKOTT SURVEYING, INC.
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

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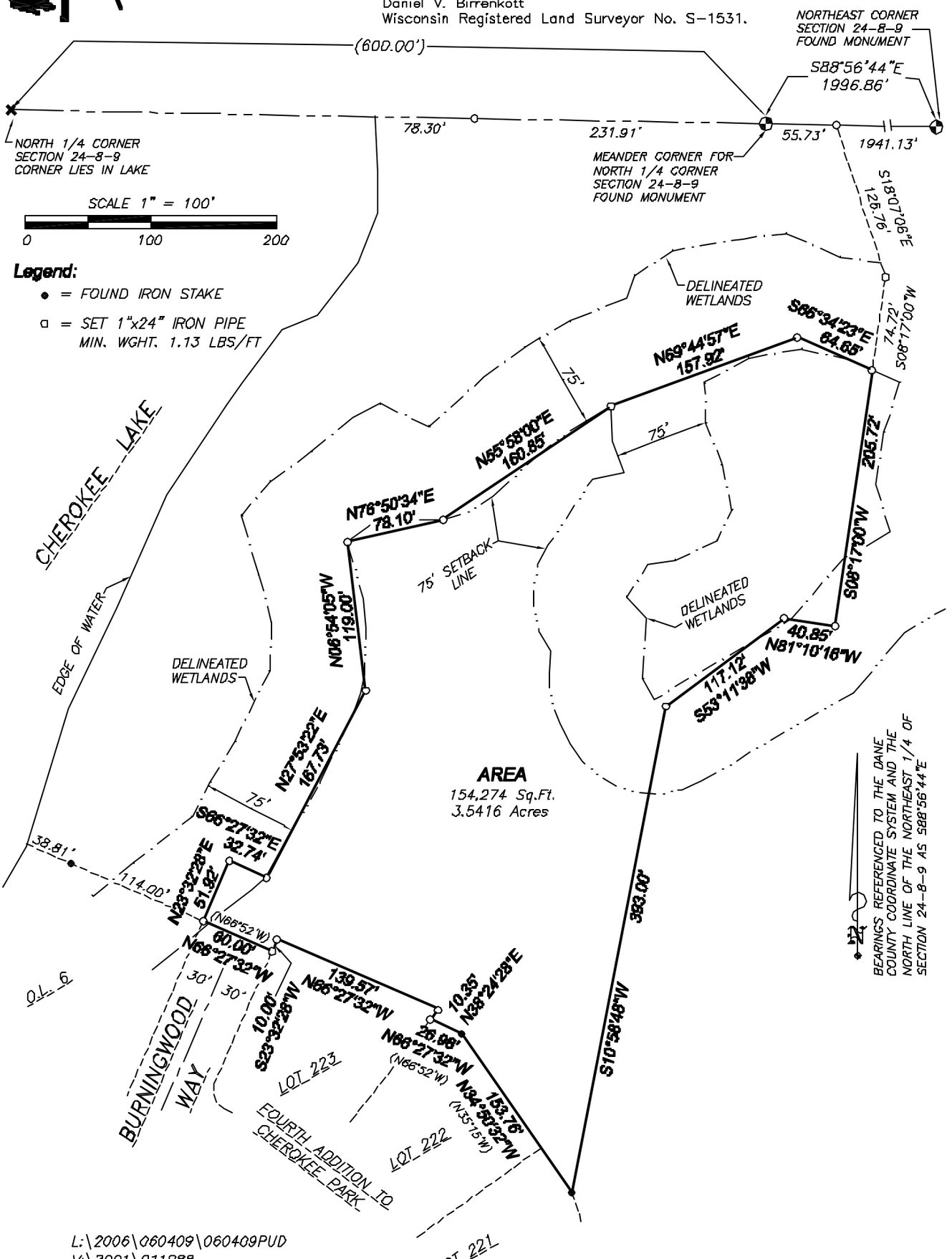

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Sheet 1 of 2
Office Map No. **060409PUD**

PLAT OF SURVEY

BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

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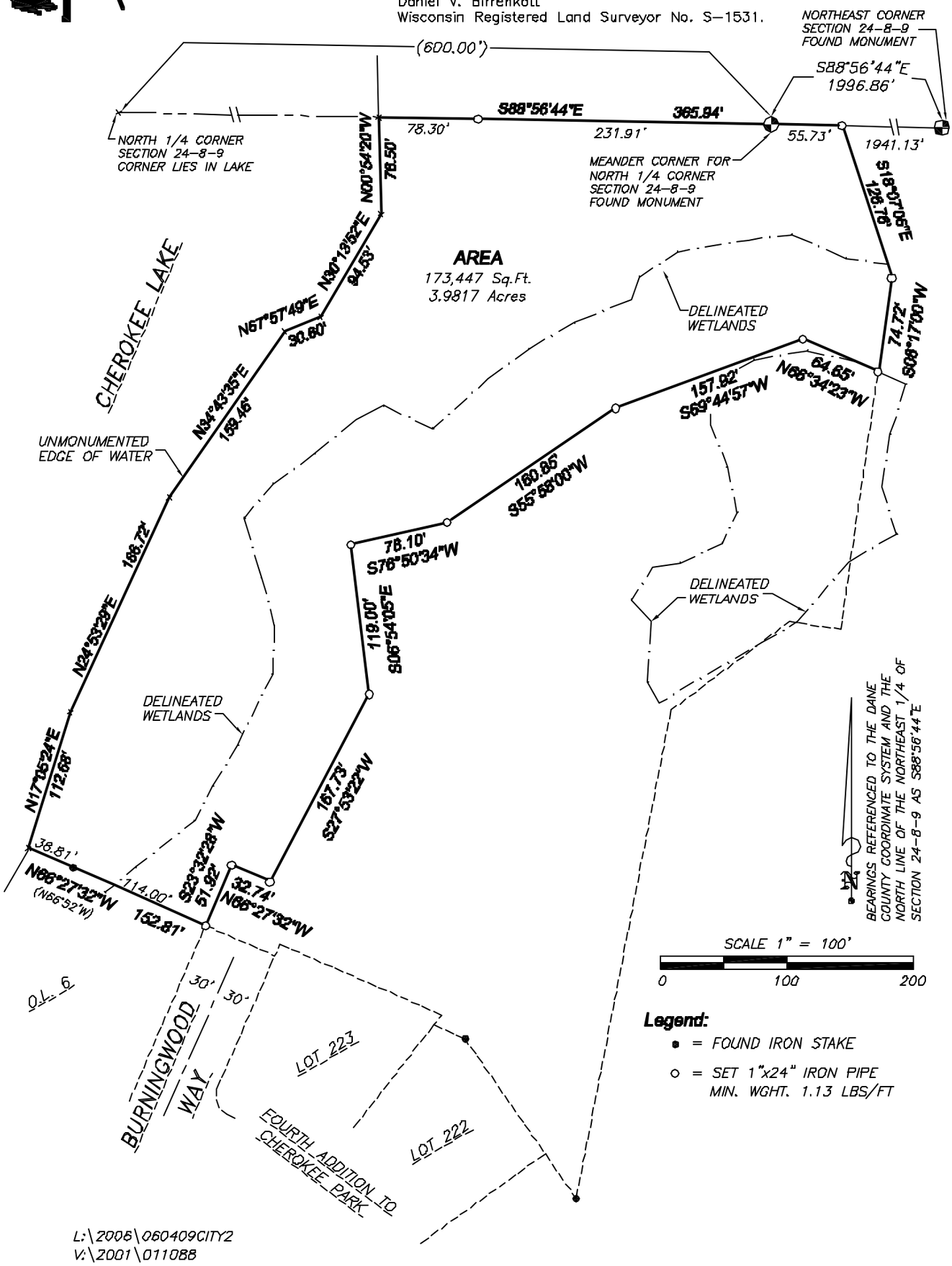

Legend:

- ● = FOUND IRON STAKE
- ○ = SET 1"x24" IRON PIPE MIN. WGHT. 1.13 LBS/FT

L:\2006\060409CITY2
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Office Map No. **060409CITY2**

NUMMELIN
TESTING SERVICES, INC.

CENTRAL WISCONSIN AREA:
3217 Whiting Avenue
P.O. Box 127
Stevens Point, WI 54481 -0127
(715) 341-7974 • Fax (715) 341-8654

MADISON AREA:
5620 Woodland Drive
Waunakee, WI 53597
(608) 849-9120 • Fax (608) 849-9122

SUBSURFACE SOIL INVESTIGATION

PROPOSED CHEROKEE PARK CONDOMINIUMS
CITY OF MADISON, DANE COUNTY
WISCONSIN

NTS 752.81

C06017

PREPARED FOR:

GENERAL ENGINEERING
916 SILVER LAKE DRIVE
PORTAGE, WI 53901
ATTENTION: MR. SCOTT ANDERSON

FIELD INVESTIGATION BY:

NUMMELIN TESTING SERVICES, INC.
MADISON/STEVENS POINT, WI

JUNE 5, 2006

SUBSURFACE SOIL INVESTIGATION

PROPOSED CHEROKEE PARK CONDOMINIUMS
CITY OF MADISON, DANE COUNTY
WISCONSIN

1. INTRODUCTION

Nummelin Testing Services, Inc. (NTS) performed this investigation for the purpose of providing design information for the proposed Cherokee Park Condominiums to be built on the lot just northwest of the Wheeler Road and Comanche Way intersection, on the lot just northeast of the Burningwood Way and Comanche Way intersection, and at 5000 North Sherman Avenue in the City of Madison, Dane County, Wisconsin. The results and recommendations reported are based upon information obtained during a field investigation with borings and the geotechnical analysis of that information.

The conclusions and recommendations reported are based on our interpretation of available subsurface and project information. The report may not represent variations that occur between or away from boring locations.

Should the scope of this project be altered, or if subsurface variations become evident during construction, it may be necessary to modify our recommendations. See the attached Geotechnical Engineering Report Information sheet for general information on NTS's geotechnical reports.

2. PROJECT DESCRIPTION

The proposed project is the construction of several condominiums. The buildings are proposed to be single-story with below ground parking garages. Standard spread footings are anticipated. Some site grading is expected to reach final grades. At the time of the investigation, most of the site was covered with sparse vegetation near a golf course.

3. FIELD INVESTIGATION

Sixteen (16) soil borings were performed. Representatives of General Engineering determined of the scheduled depths and locations. Representatives of General Engineering also staked the borings and determined ground elevations at the boring locations. Borings 1 through 11 were performed for geotechnical purposes, and Borings 12 through 16 were performed for infiltration information. Boring 1 was moved 28 feet south of the staked location; all other borings were drilled at the staked locations. Borings 1 through 11 were terminated at their scheduled depth of 20.0 feet. Borings 12 through 16 were terminated at the scheduled depth of 10.0 feet.

Representative soil samples were obtained from Borings 1 through 11 using the Standard Penetration Test (SPT) method in general accordance with ASTM Test Procedure D1586 at the depths indicated on the boring logs. The SPT samples were transferred to clean, glass jars immediately after retrieval and transported to the laboratory after completion of field operations. The soils were visually classified in general accordance with the Unified Soil Classification System (USCS) by a technician at the time the borings were performed. Soil samples taken from the site have also been examined in the laboratory by this writer. Samples retrieved from Borings 12 through 16 were examined by a soil scientist.

After completion of the borings, the bore holes were backfilled with bentonite chips to comply with WDNR requirements, and the last few inches were patched with native soils.

Copies of the soil boring logs, soil evaluation forms, and location sketches are appended to this report.

4. SUBSURFACE CONDITIONS

4. 1. Area Geology

The subsoils in this area are mapped as ground moraine deposits. Ground moraine soils typically consist of an unstratified mixture of sand, silt, clay, gravel, cobbles, and boulders (glacial till). The underlying rock is mapped as sandstone with some dolomite and shale that is present at depths of less than 100 feet below the average surface terrain. A soil survey of Dane County maps the near-surface soils in this area as Wacousta silty clay loam and St. Charles silt loam. Note that mapped soil and bedrock conditions are provided for additional information only. We do not recommend basing any design on mapped or assumed conditions.

Although the borings did not encounter any landfill waste, be aware that there has been some 'land filling' of various types in this area in the past.

4. 2. Soils at the Boring Locations

The general soil profile encountered by the borings at this site was clay over silty fine sand with some gravel. Some surface vegetation was encountered at all boring locations.

Borings 1 through 4 were performed in the lot at the northwest corner of the intersection of Wheeler Road and Commanche Way. Borings 5 through 7 were performed in the lot near the northeast end of Burningwood Way. Borings 8 through 11 were performed at 5000 North Sherman Avenue.

Borings 1 through 4 encountered stiff to very stiff, dark brown clay from the surface to depths of 2.75 to 9.75 feet. Boring 1 encountered loose, light brown

clayey silt beneath the clay to a depth of 9.5 feet. Loose to medium-dense sand with varying amounts of silt and gravel was encountered beneath the silt in Boring 1 and beneath the clay in Borings 2 through 4. Borings 1 through 4 were terminated at 20.0 feet in this sand.

Boring 5 encountered brown/black sandy/clayey fill from the surface to depths of 2.0 and 3.0 feet, respectively. Borings 6 and 7 encountered medium to very stiff clay from the surface to depths of 14.75 and 3.75 feet, respectively. Loose to dense, tan/brown sand with varying amounts of silt and gravel was encountered beneath the fill in Boring 5 and beneath the clay in Borings 6 and 7. Borings 5 through 7 were terminated at 20.0 feet in this sand. Boring 5 may have encountered a boulder near the surface.

Boring 8 encountered brown/black, sandy/clayey fill from the surface to a depth of 3.0 feet. Borings 9 through 11 encountered 1.0 to 3.0 feet of stiff, brown/dark brown silty clay at the surface. Loose to dense, tan/brown sand with varying amounts of silt, gravel, and cobbles was encountered beneath the fill in Boring 8 and beneath the clay in Borings 9 through 11. Borings 8 through 11 were terminated at 20.0 feet in this sand. The gravel encountered at 18.5 feet in Boring 8 appeared to be weathered sandstone.

It appears that some sandy soils encountered, which were saturated, may have been liquefied during the standard penetration test. These sands are probably not as loose as the standard penetration value indicates.

See individual boring logs for the soil characteristics in a specific area.

Please refer to the attached soil evaluation forms for information regarding soils in Borings 12 through 16 for stormwater infiltration.

4. 3. Water Level Measurements

Water was encountered in Borings 1 and 11 at depths of 5.7 and 9.5 feet, respectively, at completion of those borings. Wet cave-ins were noted in Borings 2 through 5 and 7 through 9 at depths ranging from 7.0 to 14.0 feet. Wet cave-ins usually occur at or near the water table. Soils in all borings were noted as wet or saturated below depths of 3.5 to 10.0 feet. These water level measurements should be considered as representative of site conditions at the time of boring only. Be aware that the groundwater table elevation will fluctuate throughout the year.

5. DISCUSSION AND RECOMMENDATIONS

5. 1. General

Groundwater was encountered at depths as shallow as 5.7 feet, and soils in some borings were noted as wet at depths of 3.5 feet. Therefore, unless the sites receive

substantial amounts of grade-raising fill, groundwater may be a problem for underground parking garages.

Fill, 2.0 to 3.0 feet in depth, was encountered at the surface at the locations of Borings 5 and 8. Fill placed by unknown methods is generally considered unsuitable for foundation support, and should be removed from beneath proposed foundation locations.

Plan to strip all topsoil prior to further site grading. The average depth of topsoil at this site can be considered as 1.0 feet, but may be as much as 2.5 feet in some areas.

After removing the topsoil, it is recommended that proof-rolling be performed in the areas of the site that will be paved. This will help increase the density of the near-surface soils and possibly identify weak areas not suitable for foundation, slab, or pavement support. An acceptable proof-roller for clay would be a fully loaded, tandem axle dump truck. An acceptable proof-roller for sand would be a large, vibratory compactor. This proof-rolling must be done prior to adding any fill where the grade is to be raised. Plan to undercut where weak soils/zones are found.

Be aware that the clayey soils encountered may soften if they become wet and are exposed to construction traffic. A layer of breaker run or base course is recommended in driveways and staging areas to reduce the potential for subgrade disturbance during construction.

Most soils encountered appeared suitable for foundation and pavement support. See the sections below for recommendations.

5. 2. Foundations

Continuous spread footings appear to be a suitable foundation type for the buildings. Use a presumptive allowable bearing capacity of 3,000 pounds per square foot (psf) in the design of foundations placed on the native soils encountered, or in the design of foundations placed on compacted fill above the native soils. Be aware that wet, softer clay, which may not be suitable for support of 3,000 psf, was encountered in Boring 6 around 10.0 feet. If soft or loose soils are encountered during foundation excavation, undercutting may be required.

Water was encountered at depths as shallow as 5.7 feet. Be aware that if soils are not suitably dewatered, the bearing capacity of the soils may be significantly lower. If soils are loosened by upward flow of water, they will probably have to be undercut and replaced with compacted fill. See section 5. 3. "Compaction and Fill Requirements" for information regarding compacted fill.

The bearing capacity of the soils on which the foundations will rest should be field verified at the time of construction by NTS, Inc. or another qualified engineering firm. This firm should provide alternate recommendations if adequate bearing capacity is not present. This may include undercutting or compacting existing soils. If undercutting is required, use the sixty-degree approximation to determine the resulting pressure at the base of the undercut. The recommended width of undercut is twice the undercut depth plus the width of the footings. If the footing locations are accurately marked and centered in the base of the undercut, then the minimum width of the undercut is the depth of undercut below the footing plus the width of footing, measured at the bottom of the undercut. A good practice is to add at least one foot to this width. Replace all undercut soils with properly compacted fill (see section 5. 3. "Compaction and Fill Requirements").

If the recommendations in this report are followed, the total and differential settlements of the soils beneath the floor and foundations are not expected to exceed one inch and one-half inch, respectively.

Consider installing a vapor barrier beneath the floor of the lowest level and sealing walls which are below ground to prevent moisture from entering the building through the floor and walls.

Because of the high water table elevation, we do not recommend including below ground levels unless a substantial amount of grade-raising fill is added to the site. If a lower level is to be included, the floor of this level should be placed at the highest elevation possible. The risk and severity of a water problem will increase with depth of the lower level at this site. The excavation for the lower level will probably need to be de-watered, and an extensive underdrain system will need to be included with any underground floors.

5. 2. 1. Drainage System

If a lower level is built near or below the highest anticipated groundwater elevation, consider installing an extensive, permanent, underdrain system. Place drain tile beneath the floor at a frequency no less than one drain per 15 feet. Place several inches of sand conforming to ASTM C33 as a filter around the drain tile and a layer beneath the basement floor. Clear stone or pea gravel does not work well as a filter, and drain tile with sock alone tends to rapidly plug up. All drain tiles should be part of one system. Consider using two sump pits in this drain system, with one of the pits being outside the house (exterior pit). The exterior pit should be accessible through a manhole and be deep enough to allow continuous pumping with a large capacity pump. A permanent pump is not required in the exterior pit. A portable pump may be used during periods when the water table is high or the water table is to be temporarily lowered. Also consider using a backup power source, which will turn on automatically if the main power is lost.

5. 2. 2. Corrosion Potential

Any construction materials that will be placed in contact with organic soils should be protected against corrosion.

5. 3. Compaction and Fill Requirements

The native sands encountered, if not too wet, are acceptable as structural fill. Most of the clay encountered beneath the topsoil, if not too wet, is acceptable as structural fill. Be aware these clays may be difficult to compact. It may be better to place these clayey soils in 'green' areas.

If imported fill is required, we recommend using clean, unsaturated, granular soil. At the time of construction, NTS or another qualified soils engineering firm should verify that the proposed fill soils are acceptable. This firm should verify that the moisture content is appropriate for proper compaction and that the fill contains no deleterious materials. Frozen soil should not be used as structural fill.
Any required fill should be placed in lifts not exceeding 1 foot (uncompacted).

Compact all fill placed to at least 95% of the maximum dry density (Modified Proctor method - ASTM D-1557). Site or soil conditions at the time of construction may warrant a change in the recommended compaction levels. However, no changes should be made without review by NTS or another qualified soils engineering firm.

5. 4. Excavation

Highly weathered sandstone bedrock may have been encountered in Boring 8 at a depth of approximately 18.5 feet. Bedrock was not encountered in any of the other borings. Therefore, bedrock is not expected to be encountered during foundation excavation. Most common excavation equipment (backhoes) should be able to perform the necessary excavations.

A boulder may have been encountered in Boring 5, and cobbles were encountered in some borings. Soil maps of the area suggest that boulders and cobbles may be found in these soils. Boulders and cobbles may make excavation difficult. Any boulders or large cobbles disturbed during excavation should be removed and the surrounding soil compacted.

All excavations should comply with OSHA standards.

Groundwater and wet cave-ins were noted in the borings at depths as shallow as 5.7 feet. Soils at 3.5 feet in some borings were noted as wet. Therefore, excavations deeper than 3.5 feet may encounter groundwater.

5. 4. 1. Excavation Dewatering

Use of a dewatering system, for excavations which are expected to extend below the water table, is recommended prior to excavating or where water is

encountered during excavation. When dewatering, avoid pumping water from within the excavation. Pumping from within the excavation may loosen the surrounding soil because of water-flow into the excavation. Use of deep wells or well points from outside the excavation is recommended. Loosening of the deeper soils because of excessive water pressure at the bottom of excavations must be avoided.

Be aware that compacting soils near the water table may cause loose sands to become quick (liquefaction). Therefore, it is very important that the subsoils are not allowed to loosen because of upflow of water during excavation. If compaction is required near or below the water table, utilize light compaction equipment.

Where the base of any excavation is at or slightly below the water table, roughly twelve inches of well-graded, breaker-run rock (less than 10 percent P200 material) should be placed at the base of the excavation. This breaker run will help provide a stable working platform. The breaker run should be placed and compacted immediately following excavation below or near the water table to avoid loosening of the lower soils because of upward flow of the groundwater. Undercut and backfill small areas at a time. Breaker run should be stockpiled within reach of the backhoe. Backfilling immediately after excavation may result in wasting some rock when an adjacent area is undercut.

5. 5. Lateral Earth Pressures

The following earth pressures are for moist (unsaturated) soils.

The sands encountered and firm, clean sand (imported fill) will exert approximately 40 pounds per cubic foot (pcf) equivalent fluid pressure in the active state and 360 pcf equivalent fluid pressure in the passive state.

The clays encountered will exert approximately 70 pounds per cubic foot (pcf) equivalent fluid pressure in the active state and 200 pcf equivalent fluid pressure in the passive state.

A saturated soil may exert up to three times as much pressure as a non-saturated soil. Successive passes of a compactor will build up pressures significantly higher than those presented above.

At rest pressures can be assumed to be roughly equal to 0.55 times the vertical pressure.

5. 6. Site Classification for Seismic Design

To classify a site for seismic design, the 2002 Wisconsin Enrolled Commercial Building Code requires knowledge of the standard penetration value or 'N' value of the upper 100 feet. The maximum depth of boring at this site was only 20.0

feet. Based on the average 'N' values in the 11 standard penetration borings performed, the site classification for this site would be Site Class 'E' according to Table 1615.1.1 of the 2002 Wisconsin Enrolled Commercial Building Code.

5. 7. Pavement Design Considerations

The borings encountered silty clay at or near the surface. We anticipate the subgrade in some paved areas may consist of this silty clay. The silty clay should be considered as the limiting subgrade soil type. The silty clay is a poor soil type for pavement support. The silty clay is in the F-4 frost group and is highly frost susceptible. A CBR test was not performed; however, the CBR factor for the silty clay is estimated to be 3.0 based on the soil description. A subgrade modulus of not more than 50 pounds per cubic inch should be used for pavement and slab design on these soils.

For residential traffic, consider using a minimum of 8 inches of crushed aggregate base course with a minimum of 3 inches of asphaltic concrete.

Consider using rigid (Portland cement concrete) pavement at locations of trash dumpsters or other stationary heavy loads.

A prime requirement for successful pavement is preparation of the subgrade soil. At the time the base course is being place, the subgrade should be firm when proof-rolled. An acceptable proof-roller for sand would be a large, smooth-drum, vibratory compactor. An acceptable proof-roller for clay would be a large, fully loaded, tandem axle, dump truck. The subgrade may yield slightly to the proof-roller, but after base course placement, the base grade should be unyielding to the fully-loaded, tandem-axle, dump trucks. This requirement also applies after the completion of any undercut.

It may be necessary to undercut and replace soft or loose soils with crushed rock or breaker-run rock. Any rock used to stabilize a soft subgrade should not be considered as part of the base course thickness.

Respectfully,

Benjamin K. Nummelin

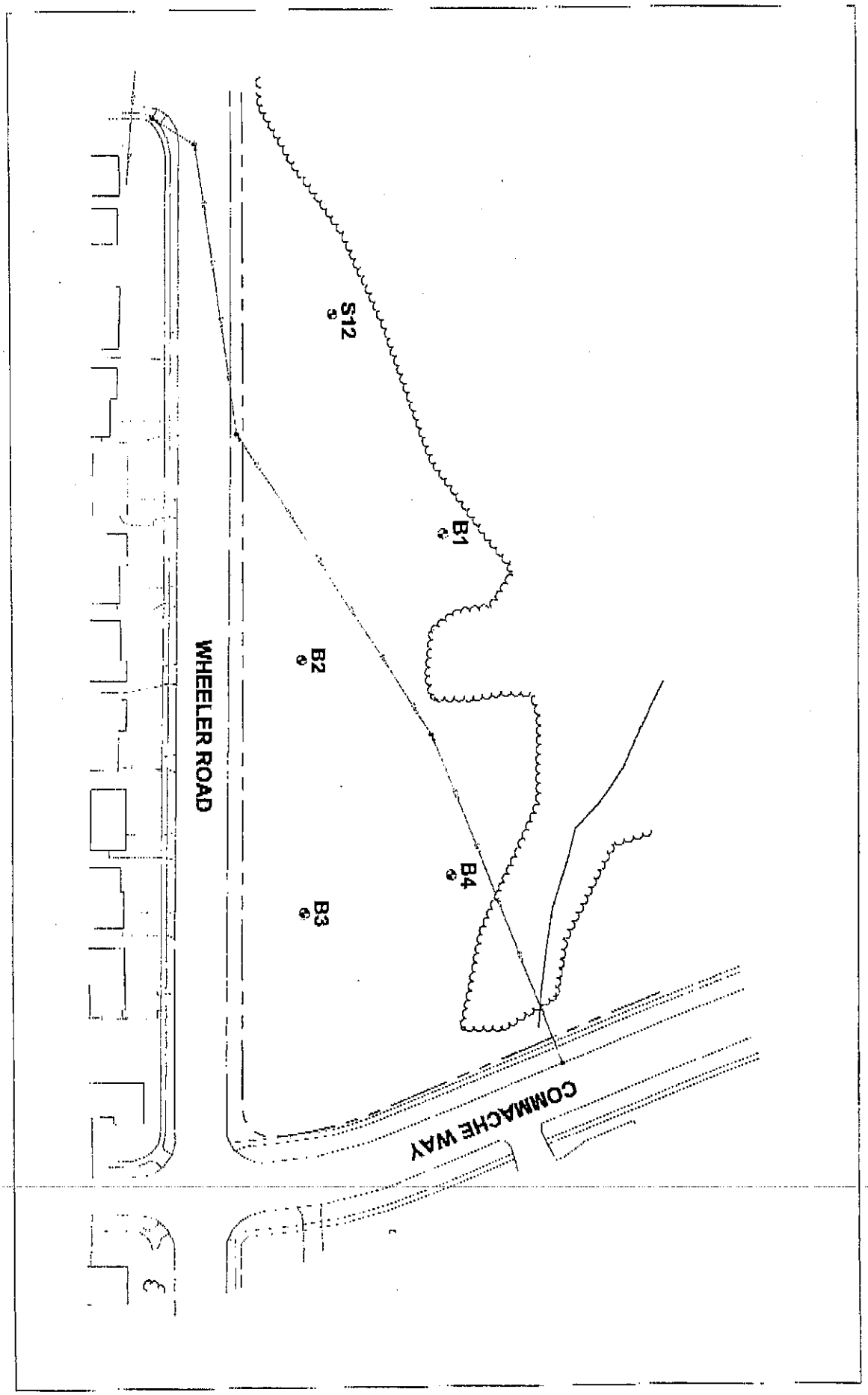
Clifton E R Lawson (KK)

Benjamin K. Nummelin, E.I.T.
Nummelin Testing Services, Inc.
bkn/cerl/bn/kk

Clifton E.R. Lawson, P.E.
Consulting Engineer

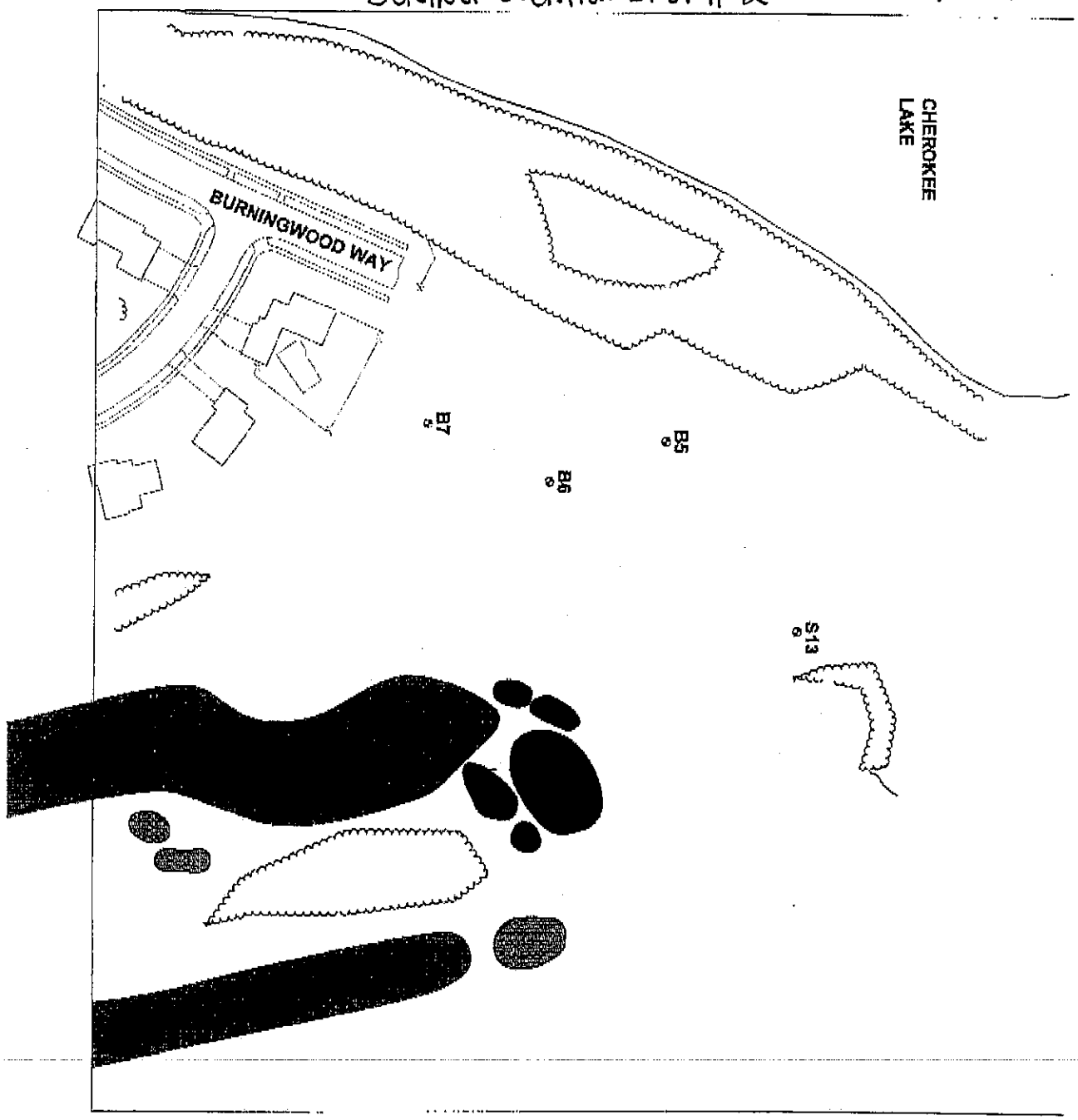
752.81

BORING LOCATION SKETCH 1 . 752.81

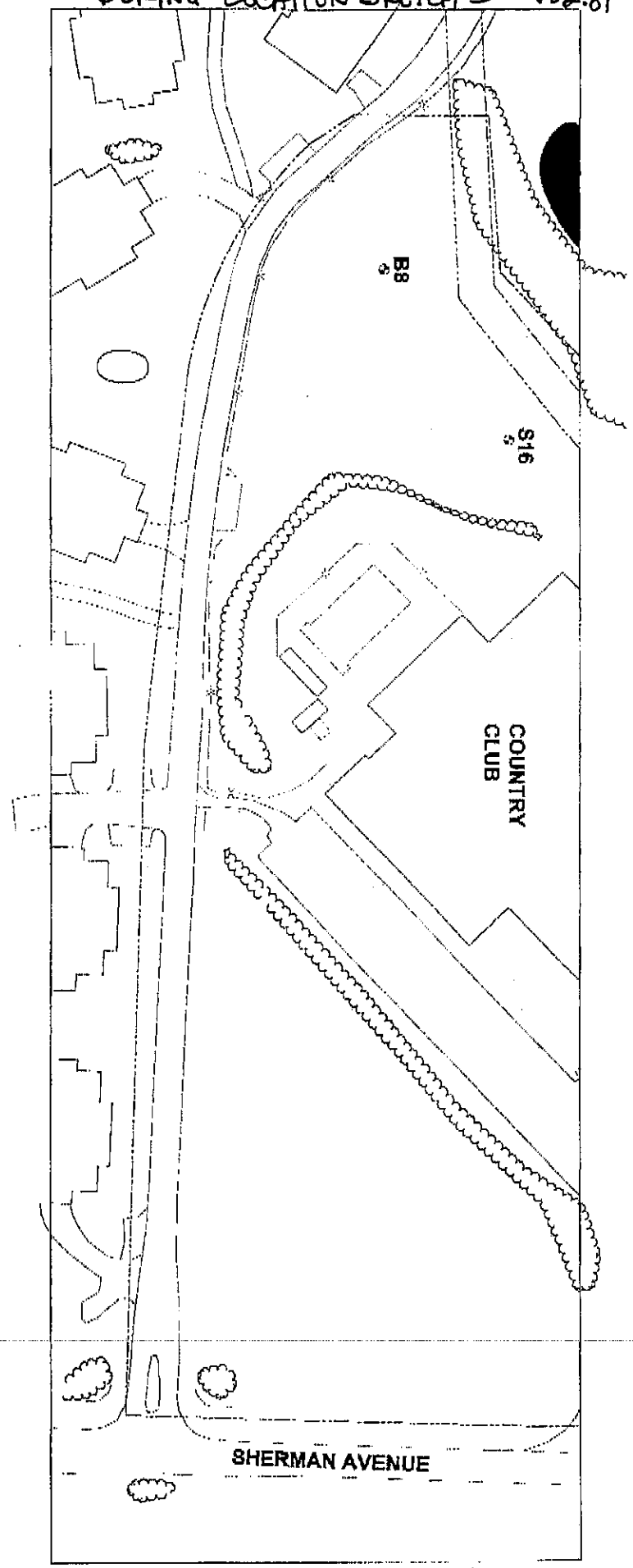


BORING LOCATION SKETCH 2

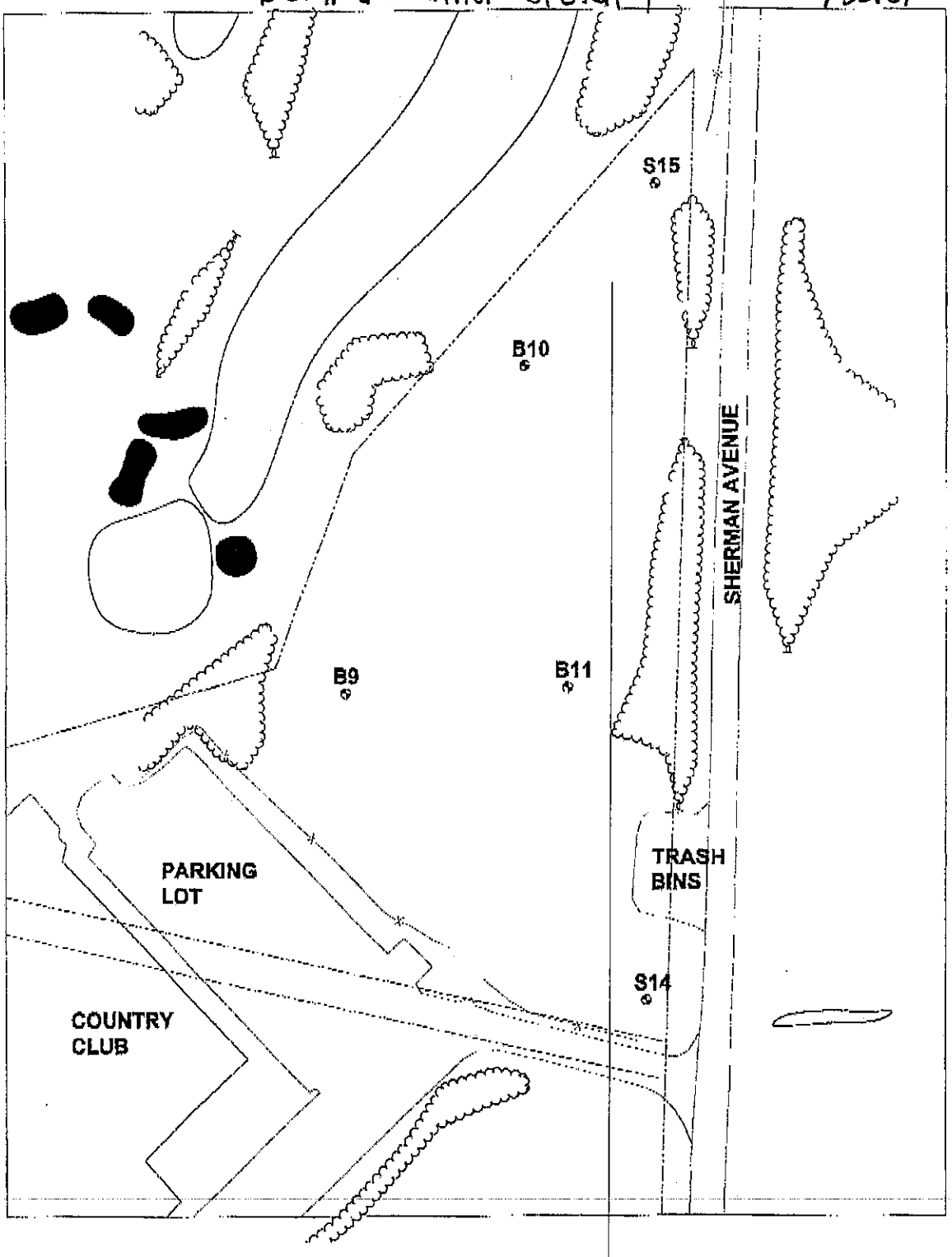
752.81



BORING LOCATION SKETCH 3 752.81



BORING LOCATION SKETCH 4 752.81



BORING LOG NOTES

DESCRIPTIVE TERM, GRANULAR SOIL (% BY DRY WEIGHT)

Trace	0% - 5%
Little	5% - 12%
Some	12% - 35%
And	35% - 50%

Q_P = Estimated Unconfined Compressive Strength (by pocket penetrometer) expressed in tons per square foot (t/sf).

Q_U = Estimated Unconfined Compressive Strength (by ASTM 2166) expressed in tons per square foot (t/sf).

NM = Natural Moisture

M = MOISTURE

D = Dry F = Frozen
M = Moist W = Wet
S = Saturated

LOI = Loss on Ignition (Organic Content)

N (Standard Blow Count) = blows per foot, as shown. Performed in general accordance with Standard Penetration Test Specifications (ASTM D-1586).

NR = No Recovery WOH = Weight of Hammer # = Sample Number

SOIL CLASSIFICATION

F = Fine
M = Medium
C = Coarse
W.L. = Water Level

LL = Liquid Limit, percent
PL = Plastic Limit, percent
PI = Plasticity Index (LL-PL)

SOIL STRENGTH CHARACTERISTICS

CONSISTENCY (Cohesive Soils)

Term	Q_u tons/sq.ft.
Very Soft	0.0 to 0.25
Soft	0.25 to 0.50
Firm	0.50 to 1.0
Stiff	1.0 to 2.0
Very Stiff	2.0 to 4.0
Hard	Over 4.0

RELATIVE DENSITY (Granular Soils)

Term	"N" Value
Very Loose	0 - 4
Loose	4 - 10
Medium-Dense	10 - 30
Dense	30 - 50
Very Dense	Over 50

SOIL BORING LOG

Boring By: Nummelin Testing Services, Inc.

Project: Horning Property Development
Location: Cherokee Park Condo
Moved 28'S of Stake (See Sketch)

Boring: 1
Auger: 2 1/4" HSA
Page: 1 of 1
Drillers: NH/MS
Date: 5/25/06
Elevation:

Depth (ft.)	Classification/Description	#	Sample Depth(ft.)	N	Rec (in.)	M	Qp (tsf)	Notes
	Grass							
1	Dark Brown Lean Clay							
	------1.0'------	1	1.0 - 2.5	5	14	M	2.0	
2								
	Brown/Gray Mottled Lean Clay							
3								
		2	3.5 - 5.0	6	8	W	1.75	
4	------3.75'------							
5								
	------Water @ 6.5 Hrs 5.7' ------							
6		3	6.0 - 7.5	8	14	W/S		
	Light Brown Clayey Silt							
7								
8								
9		4	9.0 - 10.5	10	18	S		
	------9.5'------							
10								
11								
12								
13								
14	Gray Silty/Clayey Fine Sand	5	14.0 - 15.5	7	18	S		
15								
16								
17								
18								
		6	18.5 - 20.0	12	18	S		
19								
20	------ E.O.B. 20.0'------							
21								
22								
23								
24	------Bore Hole Filled w/Bentonite Chips------							

Nummelin Testing Services, Inc. **NTS #** **752.81**

SOIL BORING LOG

Boring By: Nummelin Testing Services, Inc.

Project: Horning Property Development
Location: Cherokee Park Condo
As Staked (See Sketch)

Boring: 2
Auger: 2 1/4" HSA
Page: 1 of 1
Drillers: NH/MS
Date: 5/25/06
Elevation:

Depth (ft.)	Classification/Description	#	Sample Depth(ft.)	N	Rec (in.)	M	Qp (tsf)	Notes
	Grass							
1		1	1.0 - 2.5	7	18	M	2.5	
2	Dark Brown Lean Sandy Clay							
3		2	3.5 - 5.0	5	18	W		
4	------4.0'------							
5								
6		3	6.0 - 7.5	7	12	S		
7	------Wet Cave-in @ 7.5'------							
8								
9	Brown Mostly Fine Sand, Little Silt	4	9.0 - 10.5	8	18	S		
10								
11								
12								
13								
14		5	14.0 - 15.5	14	18	S		
15	------14.75'------							
16								
17	Brown Silty Fine Sand Trace Gravel							
18		6	18.5 - 20.0	19	18	S		
19								
20	------ E.O.B. 20.0'------							
21								
22								
23								
24	------Bore Hole Filled w/Bentonite Chips------							

Nummelin Testing Services, Inc. **NTS #** **752.81**

SOIL BORING LOG

Boring By: Nummelin Testing Services, Inc.

Project: Horning Property Development
Location: Cherokee Park Condo
As Staked (See Sketch)

Boring: 3
Auger: 2 1/4" HSA
Page: 1 of 1
Drillers: NH/MS
Date: 5/25/06
Elevation:

Depth (ft.)	Classification/Description	#	Sample Depth(ft.)	N	Rec (in.)	M	Qp (tsf)	Notes
1	Grass							
2	Dark Brown Sandy Lean Clay	1	1.0 - 2.5	4	1	M		
3		2	3.5 - 5.0	4	18	M	1.5	
4	------4.0'------							
5								
6	Brown Lean Clay	3	6.0 - 7.5	9	18	M	2.0	
7								
8								
9		4	9.0 - 10.5	20	18	M		
10	------9.75'------ ------Wet Cave-in @ 10.0'------							
11								
12								
13								
14	Brown Fine to Coarse Sand Little to Some Gravel, Little Silt	5	14.0 - 15.5	14	18	S		
15								
16								
17								
18	------ 18.0' ------- Light Brown Silty Fine Sand	6	18.5 - 20.0	20	18	S		
19	Some Gravel							
20	------ E.O.B. 20.0'------							
21								
22								
23								
24	------Bore Hole Filled w/Bentonite Chips------							

Nummelin Testing Services, Inc. **NTS #** **752.81**

SOIL BORING LOG

Boring By: Nummelin Testing Services, Inc.

Project: Horning Property Development
Location: Cherokee Park Condo
As Staked (See Sketch)

Boring: 4
Auger: 2 1/4" HSA
Page: 1 of 1
Drillers: NH/MS
Date: 5/25/06
Elevation:

Depth (ft.)	Classification/Description	#	Sample Depth(ft.)	N	Rec (in.)	M	Qp (tsf)	Notes
	Grass							
	Dark Brown Sandy Lean Clay, Trace Gravel	1	1.0 - 2.5	8	10	M	2.0	
	------2.75'------							
		2	3.5 - 5.0	8	18	M		
		3	6.0 - 7.5	16	18	M		
	------Wet Cave-in @ 8.0'------							
		4	9.0 - 10.5	12	18	M		
	Brown Fine to Medium Sand, Little Silt Trace Gravel							
		5	14.0 - 15.5	17	18	S		
		6	18.5 - 20.0	14	18	S		
	------ E.O.B. 20.0'------							
	------Bore Hole Filled w/Bentonite Chips------							

Nummelin Testing Services, Inc. **NTS #** **752.81**

SOIL BORING LOG

Boring By: Nummelin Testing Services, Inc.

Project: Horning Property Development
Location: Cherokee Park Condo
(As Staked)

Boring: 5
Auger: 2 1/4" HSA
Page: 1 of 1
Drillers: NH/MS
Date: 5/25/05
Elevation:

Depth (ft.)		Classification/Description	#	Sample Depth(ft.)	N	Rec (in.)	M	Qp (tsf)	Notes
	-	Grass							
1	-	Dark Brown Lean Clay (Possible Fill)							
	-	------1.0'------	1	1.0 - 2.5					Hit Boulder
2	-	Brown Lean Clay, Some Gravel (Possible Fill)							
	-	------2.0'------							
3	-								
	-	Brown Silty Sand, Some Gravel	2	3.5 - 5.0	15	10	M		
4	-								
	-								
5	-								
	-	------ 5.5' ------							
6	-		3	6.0 - 7.5	8	18	M		
	-								
7	-	------Wet Cave-in @ 7.0' -------							
	-								
8	-								
	-								
9	-		4	9.0 - 10.5	6	18	S		
	-								
10	-	Tan Fine Sand, Trace to Some Silt							
	-	Trace Gravel							
11	-								
	-								
12	-								
	-								
13	-								
	-								
14	-	---------- 14.0' ----------	5	14.0 - 15.5	4	18	S		
	-								
15	-								
	-								
16	-	Tan Fine to Coarse Sand, Little Gravel							
	-	Trace Silt							
17	-								
	-								
18	-								
	-		6	18.5 - 20.0	8	18	S		
19	-								
	-								
20	-	------ E.O.B. 20.0'------							
	-								
21	-								
	-								
22	-								
	-								
23	-								
	-								
24	-	------Bore Hole Filled w/Bentonite Chips------							

Nummelin Testing Services, Inc. **NTS #** **752.81**

SOIL BORING LOG

Boring By: Nummelin Testing Services, Inc.

Project: Horning Property Development
Location: Cherokee Park Condo
(As Staked)

Boring: 6
Auger: 2 1/4" HSA
Page: 1 of 1
Drillers: NH/MS
Date: 5/25/05
Elevation:

Depth (ft.)	Classification/Description	#	Sample Depth(ft.)	N	Rec (in.)	M	Qp (tsf)	Notes
	Grass							
1		1	1.0 - 2.5	5	18	M	2.0	
2	Dark Brown Lean Clay							
3	------3.5'------	2	3.5 - 5.0	8	18	M	2.25	
4								
5								
6		3	6.0 - 7.5	5	18	W	1.5	
7								
8	Brown Lean Clay							
9		4	9.0 - 10.5	5	18	W	1.0	
10								
11								
12								
13								
14		5	14.0 - 15.5	15	6	S		
15	---------- 14.75' ----------							
16								
17	Brown Silty Fine Sand Some Gravel							
18		6	18.5 - 20.0	12	18	S		
19								
20	-------E.O.B. 20.0' -------							
21								
22								
23								
24	---------Bore Hole Filled w/Bentonite Chips----							

Nummelin Testing Services, Inc.

NTS # **752.81**

SOIL BORING LOG

Boring By: Nummelin Testing Services, Inc.

Project: Horning Property Development
Location: Cherokee Park Condo
(As Staked)

Boring: 7
Auger: 2 1/4" HSA
Page: 1 of 1
Drillers: NH/MS
Date: 5/25/05
Elevation:

Depth (ft.)		Classification/Description	#	Sample Depth(ft.)	N	Rec (in.)	M	Qp (tsf)	Notes
	-	Grass							
1	-	Dark Brown Lean Clay							
	-	---------1.0' ---------	1	1.0 - 2.5	6	18	M	2.25	
2	-								
	-	Brown Lean Clay							
3	-								
	-	------3.75'------	2	3.5 - 5.0	4	18	M		
4	-								
	-								
5	-								
	-								
6	-		3	6.0 - 7.5	9	18	M		
	-	Brown Fine Sand							
7	-								
	-								
8	-								
	-								
9	-	--------9.0'--------	4	9.0 - 10.5	22	18	M		
	-	Brown Sandy Silt							
10	-	(Occasional Seams of Fine Sand)							
	-	----Wet Cave In @ 10.5' ------							
11	-	----------11.0'----------							
	-								
12	-								
	-								
13	-								
	-								
14	-		5	14.0 - 15.5	26	18	S		
	-								
15	-	Brown Silty Fine Sand							
	-	Some Gravel							
16	-								
	-								
17	-								
	-								
18	-								
	-		6	18.5 - 20.0	30	18	S		
19	-								
	-								
20	-	-------E.O.B. 20.0' -------							
	-								
21	-								
	-								
22	-								
	-								
23	-								
	-								
24	-	---------Bore Hole Filled w/Bentonite Chips----							

Nummelin Testing Services, Inc. **NTS #** **752.81**

SOIL BORING LOG

Boring By: Nummelin Testing Services, Inc.

Project: Horning Property Development
Location: Cherokee Park Condo
(As Staked)

Boring: 8
Auger: 2 1/4" HSA
Page: 1 of 1
Drillers: NH/MJM
Date: 5/26/06
Elevation:

Depth (ft.)		Classification/Description	#	Sample Depth(ft.)	N	Rec (in.)	M	Qp (tsf)	Notes
	-	Grass/Dark Brown Silty Clay (Fill)							
1	-	---------1.0' ---------							
	-	Black Sand & Gravel (Fill)	1	1.0 - 2.5	11	10	M		
2	-	------1.5'------							
	-	Brown Sandy Clay (Fill)							
3	-	-------3.0'-------							
	-		2	3.5 - 5.0	7	16	M		
4	-								
	-								
5	-								
	-	Brown Silty Fine Sand							
6	-	Little Gravel	3	6.0 - 7.5	7	0	-		
	-								
7	-								
	-								
8	-								
	-								
9	-	--------9.0'--------	4	9.0 - 10.5	34	8	M		
	-								
10	-								
	-								
11	-	Brown Silty Fine Sand							
	-	Little Gravel							
12	-								
	-								
13	-								
	-								
14	-	----Wet Cave-in @ 14' ------	5	14.0 - 15.5	22	14	M		
	-	----------14.0' ----------							
15	-								
	-								
16	-								
	-	Tan Silty Fine Sand							
17	-								
	-								
18	-								
	-	(Some Gravel @ 18.5')	6	18.5 - 20.0	34	10	W		
19	-								
	-								
20	-	-------E.O.B. 20.0' -------							
	-								
21	-								
	-								
22	-								
	-								
23	-								
	-								
24	-	---------Bore Hole Filled w/Bentonite Chips----							

Nummelin Testing Services, Inc. **NTS #** **752.81**

SOIL BORING LOG

Boring By: Nummelin Testing Services, Inc.

Project: Horning Property Development
Location: Cherokee Park Condo
(As Staked)

Boring: 9
Auger: 2 1/4" HSA
Page: 1 of 1
Drillers: NH/MJM
Date: 5/26/06
Elevation:

Depth (ft.)		Classification/Description	#	Sample Depth(ft.)	N	Rec (in.)	M	Qp (tsf)	Notes
	-	Grass/Dark Brown Silty Clay							
1	-	---------1.0' ---------							
	-		1	1.0 - 2.5	10	10	M		
2	-								
	-								
3	-								
	-		2	3.5 - 5.0	29	6	M		Hit Cobble
4	-								
	-								
5	-								
	-								
6	-	Brown Silty Fine Sand	3	6.0 - 7.5	16	12	M		
	-	Some Gravel, Cobbles							
7	-								
	-								
8	-								
	-								
9	-		4	9.0 - 10.5	25	16	W		
	-	---------Wet Cave in @ 9.5'---------							
10	-								
	-								
11	-								
	-								
12	-								
	-								
13	-								
	-								
14	-	-------14.5'--------	5	14.0 - 15.5	9	14	S		
	-								
15	-								
	-								
16	-	Brown Fine to Coarse Sand							
	-	Little Gravel							
17	-								
	-								
18	-								
	-		6	18.5 - 20.0	12	18	S		
19	-								
	-								
20	-	-------E.O.B. 20.0' -------							
	-								
21	-								
	-								
22	-								
	-								
23	-								
	-								
24	-	---------Bore Hole Filled w/Bentonite Chips----							

SOIL BORING LOG

Boring By: Nummelin Testing Services, Inc.

Project: Horning Property Development
Location: Cherokee Park Condo
(As Staked)

Boring: 10
Auger: 2 1/4" HSA
Page: 1 of 1
Drillers: NH/MS
Date: 5/25/06
Elevation:

Depth (ft.)		Classification/Description	#	Sample Depth(ft.)	N	Rec (in.)	M	Qp (tsf)	Notes
	-	Grass/Dark Brown Lean Clay							
1	-	---------1.0' ---------							
	-		1	1.0 - 2.5	5	18	M	2.0	
2	-	Brown Lean Clay							
	-								
3	-	----------3.0'--------							
	-		2	3.5 - 5.0	22	18	M		
4	-								
	-								
5	-								
	-								
6	-		3	6.0 - 7.5	19	18	M		
	-								
7	-								
	-								
8	-								
	-								
9	-		4	9.0 - 10.5	18	10	S		
	-								
10	-								
	-								
11	-	Brown Silty Sand, Some Gravel							
	-	Cobbles							
12	-								
	-								
13	-								
	-								
14	-		5	14.0 - 15.5	24	18	S		
	-								
15	-								
	-								
16	-								
	-								
17	-								
	-								
18	-								
	-		6	18.5 - 20.0	19	18	S		
19	-								
	-								
20	-	-------E.O.B. 20.0' -------							
	-								
21	-								
	-								
22	-								
	-								
23	-								
	-								
24	-	---------Bore Hole Filled w/Bentonite Chips----							

Nummelin Testing Services, Inc. **NTS #** **752.81**

SOIL BORING LOG

Boring By: Nummelin Testing Services, Inc.

Project: Horning Property Development
Location: Cherokee Park Condo
(As Staked)

Boring: 11
Auger: 2 1/4" HSA
Page: 1 of 1
Drillers: NH/MJM
Date: 5/26/06
Elevation:

Depth (ft.)		Classification/Description	#	Sample Depth(ft.)	N	Rec (in.)	M	Qp (tsf)	Notes
	-	Grass/Black Silty Clay, Little Sand							
1	-	---------1.0' ---------							
	-		1	1.0 - 2.5	12	12	M		
2	-								
	-	Brown Clayey Fine Sand							
3	-								
	-		2	3.5 - 5.0	10	12	M		
4	-								
	-	----------4.5'---------							
5	-	Light Brown Mostly Fine Sand							
	-	Little Gravel							
6	-	-------- 6.0' --------	3	6.0 - 7.5	9	18	W		
	-								
7	-								
	-								
8	-								
	-								
9	-		4	9.0 - 10.5	21	18	W		
	-	--------Water @ Completion 9.5'--------							
10	-								
	-								
11	-	Brown Silty Fine Sand							
	-	Little Gravel, Cobbles							
12	-								
	-								
13	-								
	-								
14	-		5	14.0 - 15.5	47	16	W		
	-								
15	-								
	-								
16	-								
	-								
17	-								
	-								
18	-								
	-		6	18.5 - 20.0	9	18	S		
19	-	----------19.0'--------							
	-	Brown Fine to Coarse Sand & Gravel							
20	-	-------E.O.B. 20.0' -------							
	-								
21	-								
	-								
22	-								
	-								
23	-								
	-								
24	-	---------Bore Hole Filled w/Bentonite Chips----							

Nummelin Testing Services, Inc. **NTS #** **752.81**

Wisconsin Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION -STORM

in accordance with Comm 82.365, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not be limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and BM referenced to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1)(m)).

County	Dane
Parcel I.D.	752.81
Reviewed By / Date	

Property Owner: Cherokee Park, Inc.			Property Location: N. Sherman Ave	
Property Owner's Mailing Address: 13 Cherokee Circle			Govt Lot / 1/4 / 1/4 S T N R E (or) W	
			Lot #	Block # / Subdivision Name or CSM#: Cherokee Park
City: Madison	State: WI	Zip Code: 53704	Phone Number	☑ City ☐ Village ☐ Town / Nearest Road: Madison / Wheeler Rd

Drainage Area _____ ☐ Sq Ft ☐ Acres
Optional

Test Site Suitable for (Check All That Apply)

☐ Irrigation ☐ Bioretention Trench ☐ Infiltration Trench
☐ Rain Garden ☐ Grassed Swale ☐ Reuse
☐ Trench(es) ☐ SDS (>15' Wide) ☐ Other _____

Hydraulic Application Test Method

☑ Morphological Evaluation
☐ Double-Ring Infiltrometer
☐ Other (Specify) _____

12 Obs # ☑ Boring ☐ Pit

Ground Surface Elevation: _____ ft. Depth to Limiting Factor: 12 in.

Horizon	Depth (in)	Dominant Color (Munsell)	Redox Description (Qu. Sz. Cont. Color)	Texture	Structure (Gr.Sz.Sh.)	Consistency	Boundary	% Rock Frag.	Hydraulic App. Rate (in/hr)
1	0 - 6"	10YR3/2		cl	1fsbk	mfr	GS	0	0.03
2	6 - 12"	10YR4/3		c	2mabk	mfi	CS	2	0.07
3	12 - 30"	10YR4/2 10YR4/4	f1f 10YR 4/6	sicl	2msbk	mfi	CS	2	0.04
4	30 - 78"	10YR4/3	f1f 10YR 4/6	scl	m	-	CS	15	0.11
5	78 - 96"	10YR4/3	c1f 10YR 4/6 f2p 10YR 2/1	c	m	-	CS	10	0.07
6	96 - 120"	10YR4/3	c1f 10YR 4/6	scl	m	-	-	-	0.11

13 Obs # ☑ Boring ☐ Pit

Ground Surface Elevation: _____ ft. Depth to Limiting Factor: 12 in.

Horizon	Depth (in)	Dominant Color (Munsell)	Redox Description (Qu. Sz. Cont. Color)	Texture	Structure (Gr.Sz.Sh.)	Consistency	Boundary	% Rock Frag.	Hydraulic App. Rate (in/hr)
1	0 - 6"	10YR2/1 10YR4/1		cl	m	-	CS	5	0.03
2	12 - 32"	10YR2/1	f2p 5YR 3/4	mk	1mgr	mvfr	GS	0	-
3	32 - 42"	5G5/1	c2p 7.5YR 4/4	sic	m	-	CS	0	0.07
4	42 - 70"	7.5YR 2.5/1	c2p 5YR 4/3	sicl	1fsbk	mvfr	GS	2	0.04
5	70 - 92"	5GY 4/1	c3p 5YR 4/6 c3p5YR 2.5/1	sic	m	-	DS	0	0.07
6	92 - 120"	5BG 4/1	c3p 2.5Y 5.6	c	m	-	-	1	0.07

CST Name: Bruce Nummelin	Signature: Bruce Nummelin	CST Number:
Address: P.O. Box 127 Stevens Point, WI 54481	Date Evaluation Conducted: 5/25/06	Telephone Number: 715-341-7974

14 Obs # ☑ Boring ☐ Pit Ground Surface Elevation: _____ ft. Depth to Limiting Factor: 7 in.

Horizon	Depth (in)	Dominant Color (Munsell)	Redox Description (Qu. Sz. Cont. Color)	Texture	Structure (Gr.Sz.Sh.)	Consistency	Boundary	% Rock Frag.	Hydraulic App. Rate (in/hr)
1	0 - 7"	10YR 3/2		sicl	1fsbk	mvfr	GS	0	0.04
2	7 - 18"	10YR 3/2	f1f 10YR 4/6	sicl	2mabk	mvfr	GS	0	0.04
3	18 - 40"	10YR4/2 10YR5/2	f2p 10YR 2/1 f1p 5YR 4/4	sicl	1fsbk	mvfr	CS	0	0.04
4	40 - 62"	N 2.5/		sicl	1fsbk	mvfr	GS	0	0.04
5	62 - 84"	10YR 5/1	f2p 10YR 2/1 c2d 10YR 5/8	c	m	-	DW	0	0.07
6	84 - 120"	10YR 5/3	f1d 10YR 5/6	s	sg	-	-	0	3.60

15 Obs # ☑ Boring ☐ Pit Ground Surface Elevation: _____ ft. Depth to Limiting Factor: 10 in.

Horizon	Depth (in)	Dominant Color (Munsell)	Redox Description (Qu. Sz. Cont. Color)	Texture	Structure (Gr.Sz.Sh.)	Consistency	Boundary	% Rock Frag.	Hydraulic App. Rate (in/hr)
1	0 - 10"	10YR 3/2		sil	1fsbk	mvfr	CS	2	0.13
2	10 - 38"	10YR 4/3	c2d 10YR 5/8	sic	2msbk	mvfr	DS	0	0.07
3	38 - 60"	5GY 71	m3p 5yr 5/6	c	m	-	GS	5	0.07
4	60 - 120"	7.5YR 6/4	c3d 10yr 6/6	sil	m	-	-	8	0.13

16 Obs # ☑ Boring ☐ Pit Ground Surface Elevation: _____ ft. Depth to Limiting Factor: 8 in.

Horizon	Depth (in)	Dominant Color (Munsell)	Redox Description (Qu. Sz. Cont. Color)	Texture	Structure (Gr.Sz.Sh.)	Consistency	Boundary	% Rock Frag.	Hydraulic App. Rate (in/hr)
1	0 - 8"	10YR 3/2		sicl	1fsbk	mvfr	CI	0	0.04
2	8 - 50"	10YR 4/3	f2p 10YR 2/1 c3p 5YR 4/6	sic	2msbk	mfi	DW	2	0.07
3	50 - 120"	10YR 4/4	f2p 10YR 2/1 c2d 10YR 5/6	grls	2mgr	mfr	-	16	1.63
4									
5									
6									

Test Results and/or Summary Comments

On Observation #12 -Water at depth of 64"

Observation #14 - Layers of sand & silt loam from 84" to 120"

Subsurface soil conditions are responsible for many of the construction problems encountered at building sites. In order to help you, our client, manage your risks, we offer you the following information and suggestions.

Geotechnical engineering reports are based on observations of specific soil conditions existing at the time of the subsurface soil investigation. As these conditions may change over time, construction decisions should be made with the timeliness of the report in mind. Further testing may be advisable if subsurface soil conditions are effected by natural events (flooding, spring thaws, etc.) and construction (drilling, blasting, surcharges, etc.) on-site or adjacent to it. Talking to your geotechnical professional before construction begins will help keep one informed if further tests are recommended.

The recommendations included in your geotechnical engineering report are based on a limited number of samples/tests. These recommendations assume that subsurface conditions throughout the site will be similar to those observed. As all recommendations are preliminary when based on limited testing, it is important to have your geotechnical professional observe the actual conditions during construction. This allows him/her to note any differences that may not have been revealed by the limited samples/tests and/or that are more abrupt than reported in the preliminary report. It is this geotechnical professional, using his/her knowledge and familiarity of site history, as well as construction observations, who will be able to determine if there is adequate and appropriate support to consider these recommendations final. He/she will also be able to document that the contractor is following these recommendations. Be aware that this geotechnical professional can not assume responsibility and/or liability for his/her recommendations based on observations and determinations by others.

Professional judgement, based on experience and observations, is at the heart of our geotechnical recommendations. Geotechnical reports use information from a limited number of samples/tests to predict conditions regarding your overall site. No one may say with certainty what subsurface conditions really exist without actual observation. The conditions away from sample/test areas may vary from what is predicted. It is important to identify variations as early as possible. This is why we encourage you to take advantage of our knowledge and experience during the construction phase of your project. Working together we can help minimize the impact when unexpected variations occur.

Geotechnical reports are written for a specific client, purpose, project and set of conditions. They are not intended to be a generalized, generic report for a proposed site. They are for the sole use of our client for the express purpose indicated to us. Should the scope of the project be altered, or if subsurface variations become evident during construction, it may be necessary to modify our recommendations. Early communication with your geotechnical professional can help you avoid expensive problems that may occur when changes to a project's purpose, structure, size, usage, site orientation, elevation, etc. are made after a report is written.

Following these guidelines, your geotechnical subsurface report should provide informed and accurate information to assist in the planning and construction of your project.

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

April 12, 2007

Urban Design Commission
215 Martin Luther King Jr. Blvd Rm LL-100
PO Box 2985
Madison, WI 53701-2985

Ladies and Gentlemen-

Please find enclosed our application for review by the Urban Design Commission along with attachments. On Friday, April 13, 2007, we met with Tim Parks of the Planning Division, Matt Tucker of the Zoning Staff, and Bill Fruhling of Urban Design to informally discuss our upcoming application. Their input was greatly appreciated, and information from this meeting was used to change our original design somewhat to incorporate some of their suggestions.

The project consists of (3) duplex units located on a 3.5416 Acres at the end of Burning Wood Way. Each duplex will contain (2) approximately 3400-sf 1-½ story units for a total of (6) dwelling units.

We are sensitive to the location of the development in relationship to the marsh and Cherokee Lake, and our enclosed storm water management plan clearly shows our intent to filter the water before it reaches these areas, while creating attractive landscaping features.

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

We look forward to meeting with the committee next week, and hope to have full approval from Urban Design before we go before the Plan Commission on June 18, 2007.

Thank you for your consideration.

Craig Makela
Construction Project Manager
Cherokee Park, Inc.

Narrative & Description.pdf

PLAT OF SURVEY

BIRRENKOTT
SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 N88°56'44"W, 1941.13 FEET; THENCE S18°07'06"E, 126.76 FEET; THENCE S08°17'00"W, 74.72 FEET TO THE POINT OF BEGINNING; THENCE S08°17'00"W, 205.72 FEET; THENCE N81°10'16"W, 40.85 FEET; THENCE S53°11'38"W, 117.12 FEET; THENCE S10°58'48"W, 393.00 FEET TO THE NORTHERLY LINE OF FOURTH ADDITION TO CHEROKEE PARK; THENCE ALONG SAID NORTHERLY LINE N34°50'32"W (RECORDED AS N35°15'W), 153.76 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE N66°27'32"W (RECORDED AS N66°52'W), 26.98 FEET; THENCE N38°24'28"E, 10.35 FEET; THENCE N66°27'32"W, 139.57 FEET; THENCE S23°32'28"W, 10.00 FEET TO THE SAID NORTHERLY LINE OF FOURTH ADDITION TO CHEROKEE PARK; THENCE ALONG SAID NORTHERLY LINE N66°27'32"W (RECORDED AS N66°52'W), 60.00 FEET; THENCE N23°32'28"E, 51.92 FEET; THENCE S66°27'32"E, 32.74 FEET; THENCE N27°53'22"E, 167.73 FEET; THENCE N06°54'05"W, 119.00 FEET; THENCE N76°50'34"E, 78.10 FEET; THENCE N55°58'00"E, 160.85 FEET; THENCE N69°44'57"E, 157.92 FEET; THENCE S66°34'23"E, 64.65 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 154,274 SQUARE FEET OR 3.5416 ACRES.

Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present, have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Surveyed For:

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

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Sheet 2 of 2
Office Map No. 060409PUD

PLAT OF SURVEY

BIRRENKOTT
SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 N88°56'44"W, 1941.13 FEET TO THE POINT OF BEGINNING; THENCE S18°07'06"E, 126.76 FEET; THENCE S08°17'00"W, 74.72 FEET; THENCE N66°34'23"W, 64.65 FEET; THENCE S69°44'57"W, 157.92 FEET; THENCE S55°58'00"W, 160.85 FEET; THENCE S76°50'34"W, 78.10 FEET; THENCE S06°54'05"E, 119.00 FEET; THENCE S27°53'22"W, 167.73 FEET; THENCE N66°27'32"W, 32.74 FEET; THENCE S23°32'28"W, 51.92 FEET TO THE NORTHERLY LINE OF FOURTH ADDITION TO CHEROKEE PARK; THENCE ALONG SAID NORTHERLY LINE N66°27'32"W (RECORDED AS N66°52'W), 152.81 FEET TO THE WATER LINE OF CHEROKEE LAKE; THENCE ALONG SAID WATER LINE N17°05'24"E, 112.68 FEET; THENCE CONTINUING ALONG SAID WATER LINE N24°53'29"E, 186.72 FEET; THENCE CONTINUING ALONG SAID WATER LINE N34°43'35"E, 159.46 FEET; THENCE CONTINUING ALONG SAID WATER LINE N67°57'49"E, 30.60 FEET; THENCE CONTINUING ALONG SAID WATER LINE N30°13'52"E, 94.53 FEET; THENCE CONTINUING ALONG SAID WATER LINE N00°54'20"W, 76.50 FEET TO THE SAID NORTH LINE OF THE NORTHEAST 1/4; THENCE ALONG SAID NORTH LINE S88°56'44"E, 365.94 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 173,447 SQUARE FEET OR 3.9817 ACRES.

Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present, have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Surveyed For:

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

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Sheet 2 of 2
Office Map No. 060409CITY2

ADDENDUM

Partial listing of meetings and other communications Cherokee Park Inc. has had with neighborhood groups and city staff regarding the Cherokee Park development project.

Neighborhood:

- December 14, 2005
- February 28, 2006
- April 25, 2006

Plan Commission:

- September 19, 2005
- September 22, 2005
- June 27, 2006
- September 18, 2006
- October 25, 2006
- December 4, 2006
- December 18, 2006
- January 8, 2007

Whitetail Ridge Neighborhood Association:

- February 22, 2006
- December 30, 2006

Friends of Cherokee Marsh:

- June 20, 2006 – Property Walk
- November 9, 2006
- December 2, 2006
- November and December 2006 – various phone calls between Friends of Cherokee Marsh and Water Resource Engineers at Montgomery and Associates: Resource Solutions.

Parks Commission:

- December 13, 2006

Long Range Transportation and Parking Commission:

- December 21, 2006

More than 26 meetings with city staff, Wisconsin Department of Natural Resources and Town of Burke between November 2004 to the present.

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

April 12, 2007

Urban Design Commission
215 Martin Luther King Jr. Blvd Rm LL-100
PO Box 2985
Madison, WI 53701-2985

This is a letter of intent for development of a P.U.D on the property described as The Burning Wood Project, ("The Development"). The project currently lies within the boundaries of the Town of Westport, Wisconsin, but has been petitioned for annexation into the City of Madison, Wisconsin ("the City") per the Annexation/Attachment Agreement between Cherokee Park, Inc ("CPI, Inc.") and the City. Within the Attachment Agreement, the property is described as the "lands at the end of Burning Wood Way".

CPI, Inc. intends to develop 3 duplex condominium homes (6 total dwelling units) on a 3.5416 acre parcel (approximately 154,274-sf) as described further in this letter of intent. These units are proposed to be single family, privately owned condominiums under condominium bylaws created by CPI, Inc.

CPI, Inc. intends to maintain through the condominium association garbage collection, snow removal, lawn and plant maintenance, and the basic upkeep of the area as described within these condominium bylaws.

The condominium association further intends to maintain and 'police' the 75' wetland buffer zone as described in the attached property description so as to conform to regulations set forth by wetlands regulations.

The condominium association will maintain the fire lane and pedestrian path adjacent to The Development in accordance with the other standards in The Development, including snow removal, lawn and plant maintenance, and basic upkeep. CPI, Inc. agrees to pay for the initial cost of installing the fire lane and pedestrian path. Any replacement or repair of the fire lane and pedestrian path shall be the financial responsibility of The City.

CPI, Inc. intends to construct said structures and sites using methods described within "The Green Built Home" New Home Checklist to the extent reasonably feasible.

CPI, Inc. intends to design the condominiums in what would be best described as 'Prairie Style' as shown in the enclosed elevations. Color schemes and landscape features will be chosen to blend the homes into the surrounding landscape. Brick and stucco will make up the majority of the exterior facade, and recycled products will be used where practical, such as the decking material.

Thank You for Your Consideration-

Craig Makela
Construction Project Manager
Cherokee Park, Inc.

PROJECT INFORMATION

PROJECT NAME:	BURNINGWOOD WAY PROJECT
DEVELOPER:	CHEROKEE PARK, INC 5000 N SHERMAN AVE MADISON, WI 53704
GENERAL CONTRACTOR:	CHEROKEE PARK, INC
ENGINEER:	DAN MURRAY, PE
SURVEYOR:	BIRENKOTT SURVEYING
PROJECT COORDINATOR:	CRAIG MAKELA, PROJECT MANAGER CHEROKEE PARK, INC
SITE ENGINEER:	GENERAL ENGINEERING
TOTAL GROSS SQUARE FOOTAGE OF (3) BUILDINGS (FOOTPRINT):	APPROX. 17,500 SF
SQUARE FOOTAGE OF (ACERAGE) OF SITE):	154,274-SF (3.5416 ACRES)
# OF DWELLING UNITS TOTAL:	6
# OF UNITS PER BUILDING:	2
# OF BEDROOMS PER DWELLING UNIT/TOTAL PER BUILDING/PER LOT:	4/8/24

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

April 12, 2007

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

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CPI, Inc. intends to develop 3 duplex condominium homes (6 total dwelling units) on a 3.5416 acre parcel (approximately 154,274-sf) as described further in this letter of intent. These units are proposed to be single family, privately owned condominiums under condominium bylaws created by CPI, Inc.

CPI, Inc. intends to maintain through the condominium association garbage collection, snow removal, lawn and plant maintenance, and the basic upkeep of the area as described within these condominium bylaws.

The condominium association further intends to maintain and 'police' the 75' wetland buffer zone as described in the attached property description so as to conform to regulations set forth by wetlands regulations.

The condominium association will maintain the fire lane and pedestrian path adjacent to The Development in accordance with the other standards in The Development, including snow removal, lawn and plant maintenance, and basic upkeep. CPI, Inc. agrees to pay for the initial cost of installing the fire lane and pedestrian path. Any replacement or repair of the fire lane and pedestrian path shall be the financial responsibility of The City.

CPI, Inc. intends to construct said structures and sites using methods described within "The Green Built Home" New Home Checklist to the extent reasonably feasible.

Thank You for Your Consideration-

Craig Makela
Construction Project Manager
Cherokee Park, Inc.

PROJECT INFORMATION

PROJECT NAME:	BURNINGWOOD WAY PROJECT
DEVELOPER:	CHEROKEE PARK, INC 13 CHEROKEE CIRCLE MADISON, WI 53704
GENERAL CONTRACTOR:	CHEROKEE PARK, INC
ENGINEER:	DAN MURRAY, PE
SURVEYOR:	BIRENKOTT SURVEYING
PROJECT COORDINATOR:	CRAIG MAKELA, PROJECT MANAGER CHEROKEE PARK, INC
SITE ENGINEER:	GENERAL ENGINEERING
TOTAL GROSS SQUARE FOOTAGE OF (3) BUILDINGS (FOOTPRINT):	APPROX. 17,500 SF
SQUARE FOOTAGE OF (ACERAGE) OF SITE):	154,274-SF (3.5416 ACRES)
# OF DWELLING UNITS TOTAL:	6
# OF UNITS PER BUILDING:	2
# OF BEDROOMS PER DWELLING UNIT/TOTAL PER BUILDING/PER LOT:	4/8/24
ESTIMATED POTENTIAL # OF SCHOOL CHILDREN GENERATED BY PROJECT:	18
DESCRIPTION OF TRASH REMOVAL AND STORAGE, SNOW REMOVAL, AND MAINTENANCE EQUIPMENT:	CHEROKEE PARK, INC. WILL COLLECT AND DISPOSE OF ALL HOUSEHOLD TRASH GENERATED BY DEVELOPMENT. CPI WILL ALSO BE RESPONSIBLE FOR SNOW REMOVAL FOR THE DEVELOPMENT.

CONSTRUCTION SCHEDULE:	DEVELOPER PLANS TO BEGIN CONSTRUCTION IMMEDIATELY FOLLOWING APPROVAL. FORMAL TIMELINE TO BE DETERMINED UPON APPROVAL. ESTIMATED TIME FOR COMPLETION IS APPOX. 6 MONTHS AFTER COMMENCEMENT, WEATHER PERMITTING.
EXISTING CONDITIONS:	SITE IS 80% CLEARED FOR CONSTRUCTION. EXISTING GRADES ARE TO BE USED AS CLOSELY AS POSSIBLE, WITH CUT/FILL QUANTITIES AND FINAL GRADES TO BE DETERMINED UPON FINAL APPROVAL OF APPLICATION. SUBSURFACE EXPLORATION REPORT ATTACHED.

ATTACHMENTS:

- SUBSURFACE EXPLORATION REPORT
- LOCATION SKETCH
- P.U.D MAP(S)
- ANNEXATION MAP(S)
- BUILDING ELEVATIONS IN 1/8” SCALE
- DIMENSIONED FLOOR PLANS OF EACH LEVEL
- GROSS SQUARE FOOTAGE OF EACH BUILDING
- EROSION CONTROL AND STORM WATER DETENTION PLAN
- PLAN OF ON-SITE FIRE HYDRANTS AND HYDRANTS WITHIN 500FT OF PROPERTY

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**: $ 1850.00 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:*

Low Density Residential *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:*

Alder Schumacher was sworn in on Tuesday, April 17 at noon. Attached is list of neighborhood meetings.

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 Tim Parks *Date* 04/13/07 | *Zoning Staff* Matt Tucker *Date* 04/13/07

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

Printed Name Craig Makela **Date** 04/17/07

Signature [signature] **Relation to Property Owner** Employee

Authorizing Signature of Property Owner [signature] **Date** 04/17/07

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 _____ Receipt No. _____

Date Received _____

Received By _____

Parcel No. _____

Aldermanic District _____

GQ _____

Zoning District _____

For Complete Submittal

Application _____ Letter of Intent _____

IDUP _____ Legal Descript. _____

Plan Sets _____ Zoning Text _____

Alder Notification _____ *Waiver* _____

Ngbrhd. Assn Not. _____ *Waiver* _____

Date Sign Issued _____

1. Project Address: 'Lands at the end of Burning Wood Way' **Project Area in Acres:** 3.5416

Project Title (if any): Burning Wood Way Project

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

☒ **Zoning Map Amendment** *(check only ONE box below for rezoning and fill in the blanks accordingly)*

☐ *Rezoning from* _____ *to* _____

☐ *Rezoning from* _____ *to PUD/ PCD–GDP*

☒ *Rezoning from* AG *to PUD/ PCD–SIP*

☐ *Rezoning from PUD/PCD–GDP to PUD/PCD–SIP*

☐ **Conditional Use** ☐ **Demolition Permit** ☐ **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) 249-1000 x103 Fax: (608) 241-8909 Email: cmakela@cherokeecountryclub.net

Project Contact Person: Craig Makela Company: Cherokee Park, Inc

Street Address: 5000 N Sherman Ave City/State: Madison, WI Zip: 53704

Telephone: (608) 249-1000 x103 Fax: (608) 241-8909 Email: cmakela@cherokeecountryclub.net

Property Owner (if not applicant): _____

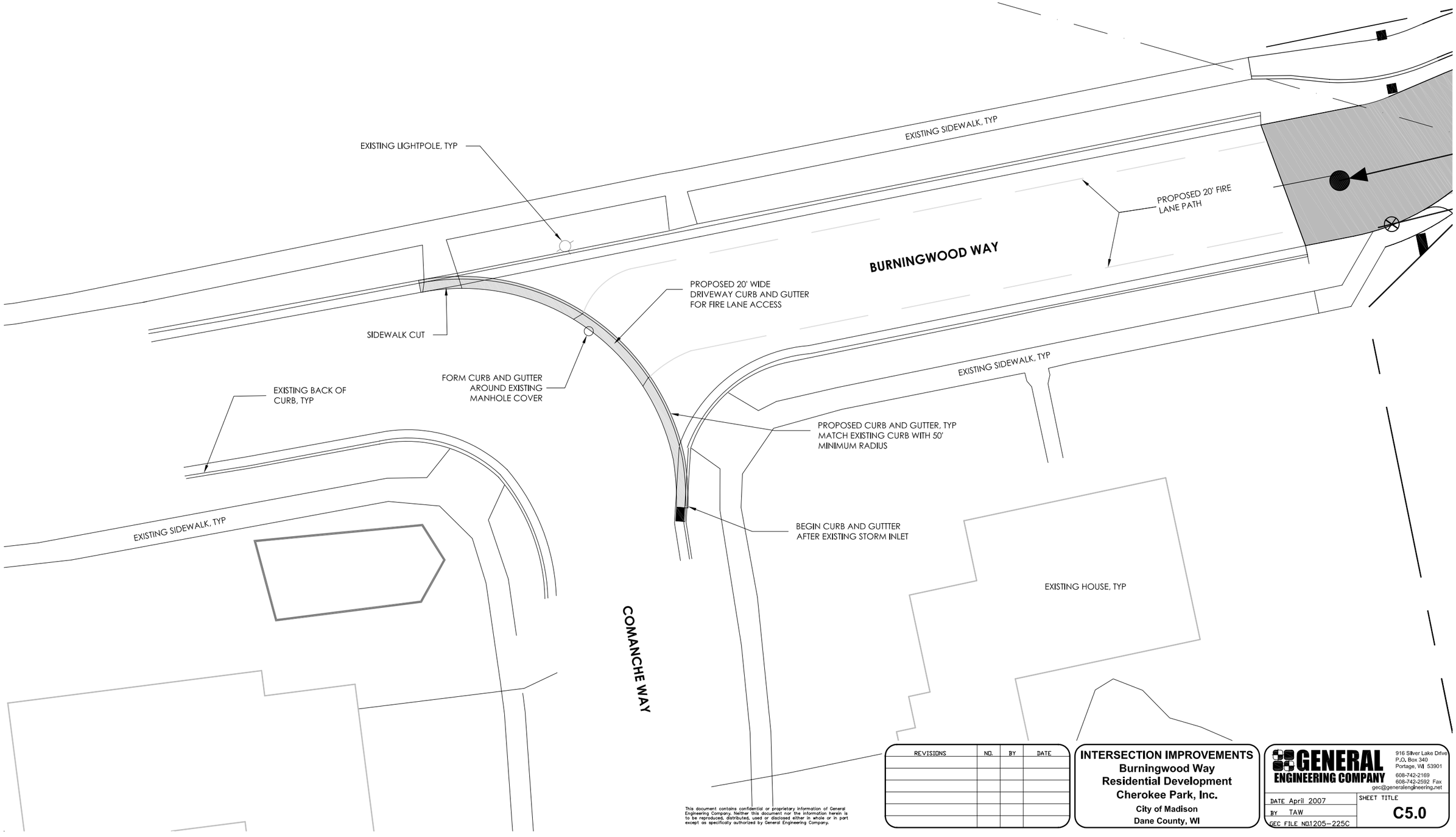
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Construct (3) duplex type single family units for a total of (6) dwelling units.

Development Schedule: *Commencement* Upon Aprroval *Completion* 6 Months after approval

CONTINUE→



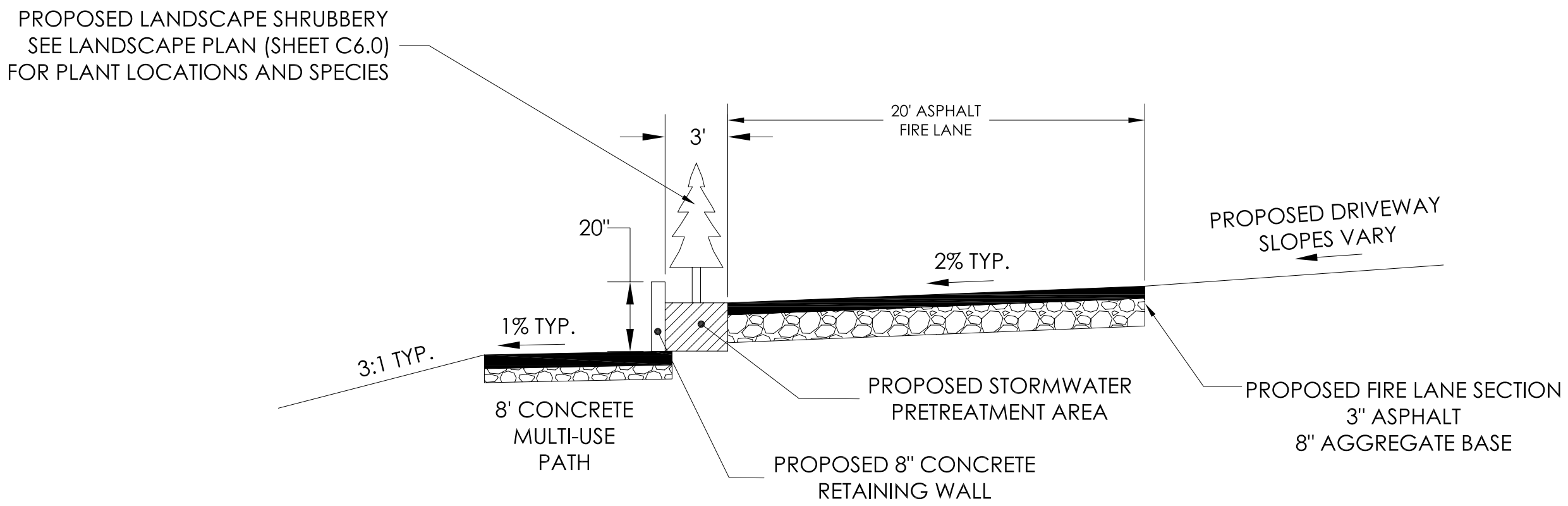
REVISIONS	NO.	BY	DATE

INTERSECTION IMPROVEMENTS
Burningwood Way
Residential Development
Cherokee Park, Inc.
City of Madison
Dane County, WI

GENERAL ENGINEERING COMPANY
916 Silver Lake Drive
P.O. Box 340
Portage, WI 53901
608-742-2169
608-742-2592 Fax
gec@generalengineering.net

DATE April 2007
BY TAW
GEC FILE NO1205-225C

SHEET TITLE
C5.0



SECTION A-A

NOT TO SCALE

REVISIONS	NO.	BY	DATE

FIRE LANE CROSS SECTION
Burningwood Way
Residential Development
Cherokee Park, Inc.
City of Madison
Dane County, WI

GENERAL ENGINEERING COMPANY
916 Silver Lake Drive
P.O. Box 340
Portage, WI 53901
608-742-2169
608-742-2592 Fax
gec@generalengineering.net

DATE April 2007
BY SJA
GEC FILE NO.1205-225C

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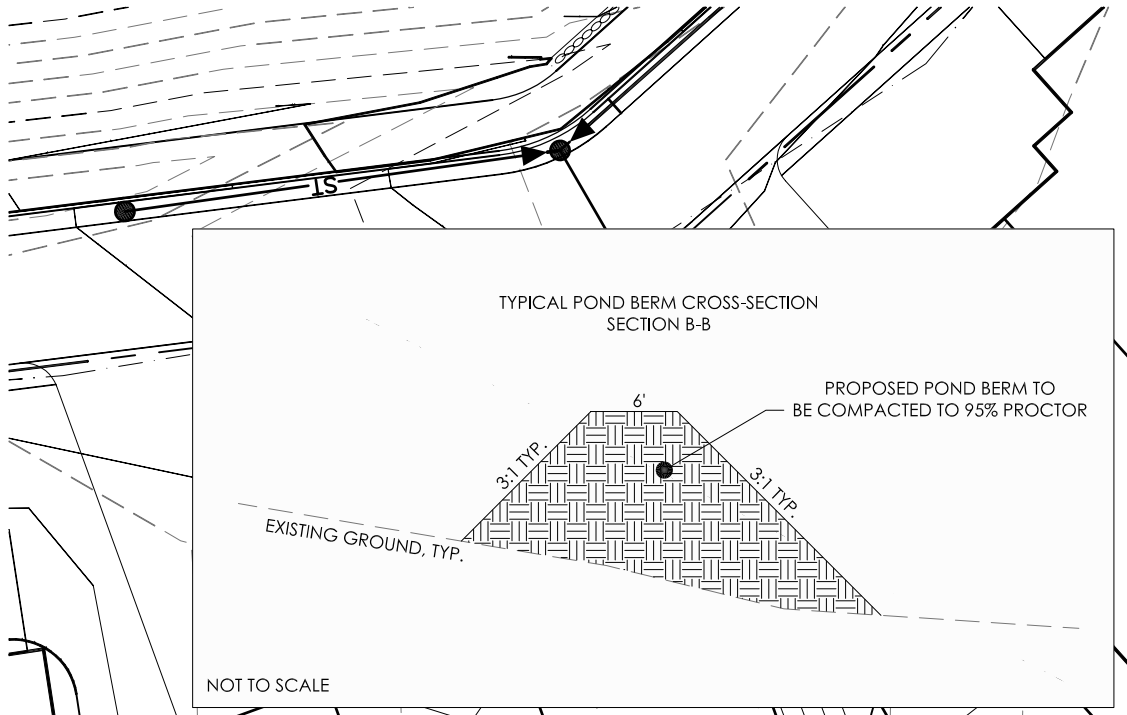


To Obtain Location of Participants Underground Facilities Before You Dig In Wisconsin

CALL DIGGERS HOTLINE
1-800-242-8511

Wis Statute 182.0175 (1974)
Requires Min. 3 Work Days
Notice Before You Excavate

PROPOSED VEGETATED BUFFER
NATURAL GRASS PLANTINGS
SEE PROPOSED LANDSCAPE PLAN
(SHEET C6.0) FOR DETAILS

PROPOSED BUILDING

EXISTING 75' WETLAND SETBACK, TYP.

EXISTING PROPERTY LINE, TYP.

PROPOSED PROPERTY LINE, TYP.

PROPOSED STORM SEWER, TYP.

PROPOSED DETENTION POND

PROPOSED 6' WIDE BERM

PROPOSED EMERGENCY OVERFLOW
BROAD CRESTED WEIR
15'

EXISTING WETLAND

PROPOSED VEGETATED BUFFER
NATURAL GRASS PLANTINGS
SEE PROPOSED LANDSCAPE PLAN
(SHEET C6.0) FOR DETAILS

EXISTING PROPERTY LINE, TYP.

857 858 859 860 860 859 858 859 858 857 860 858 857 856

0 7.5 15 30 45 60

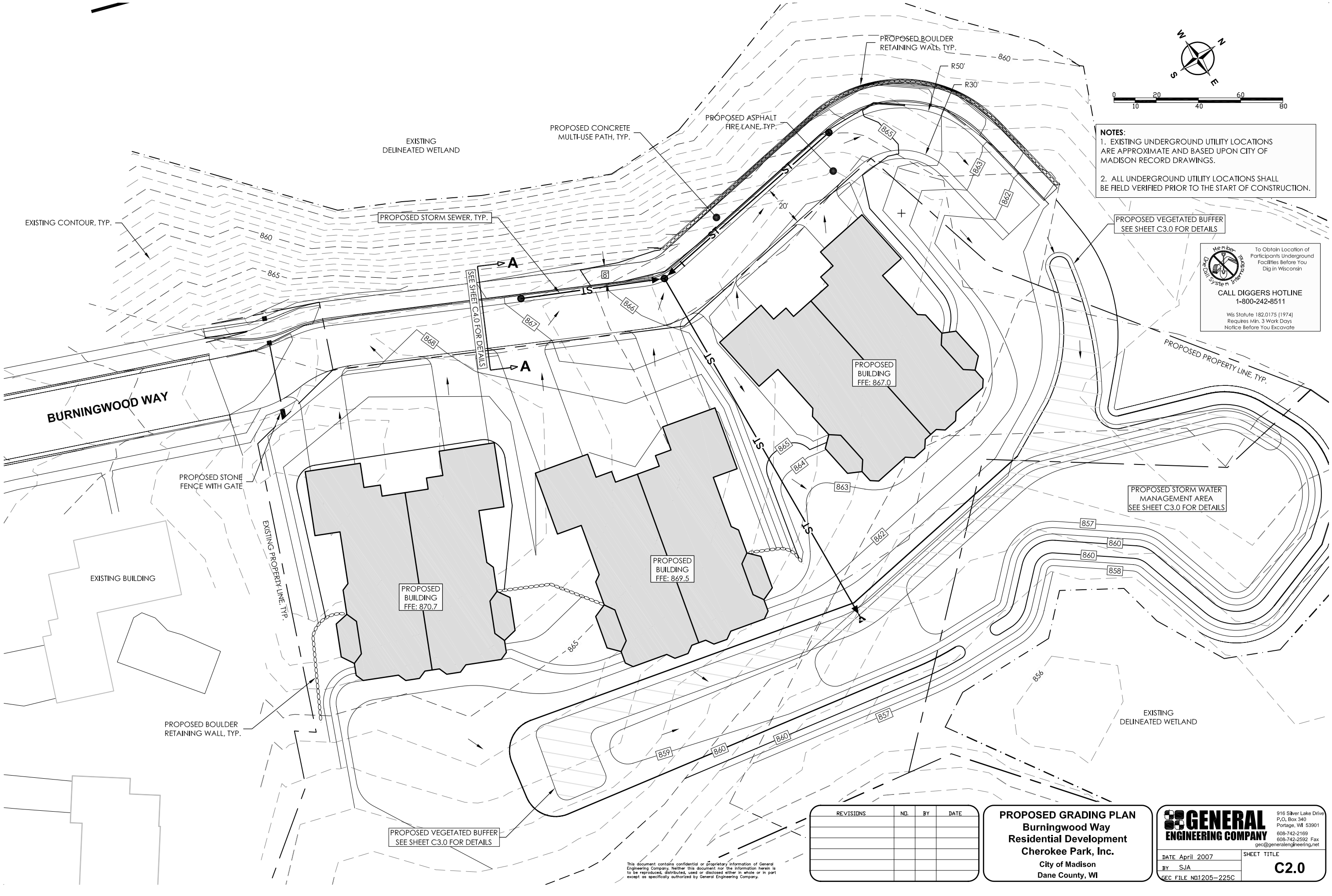
REVISIONS	NO.	BY	DATE

DETENTION POND DETAILS
Burningwood Way
Residential Development
Cherokee Park, Inc.
City of Madison
Dane County, WI

GENERAL ENGINEERING COMPANY
916 Silver Lake Drive
P.O. Box 340
Portage, WI 53901
608-742-2169
608-742-2592 Fax
gec@generalengineering.net

DATE April 2007
BY SJA
GEC FILE NO. 1205-225C

SHEET TITLE
C3.0



NOTES:
1. EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND BASED UPON CITY OF MADISON RECORD DRAWINGS.

2. ALL UNDERGROUND UTILITY LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.

Member One Call System International

To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin

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1-800-242-8511

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Requires Min. 3 Work Days
Notice Before You Excavate

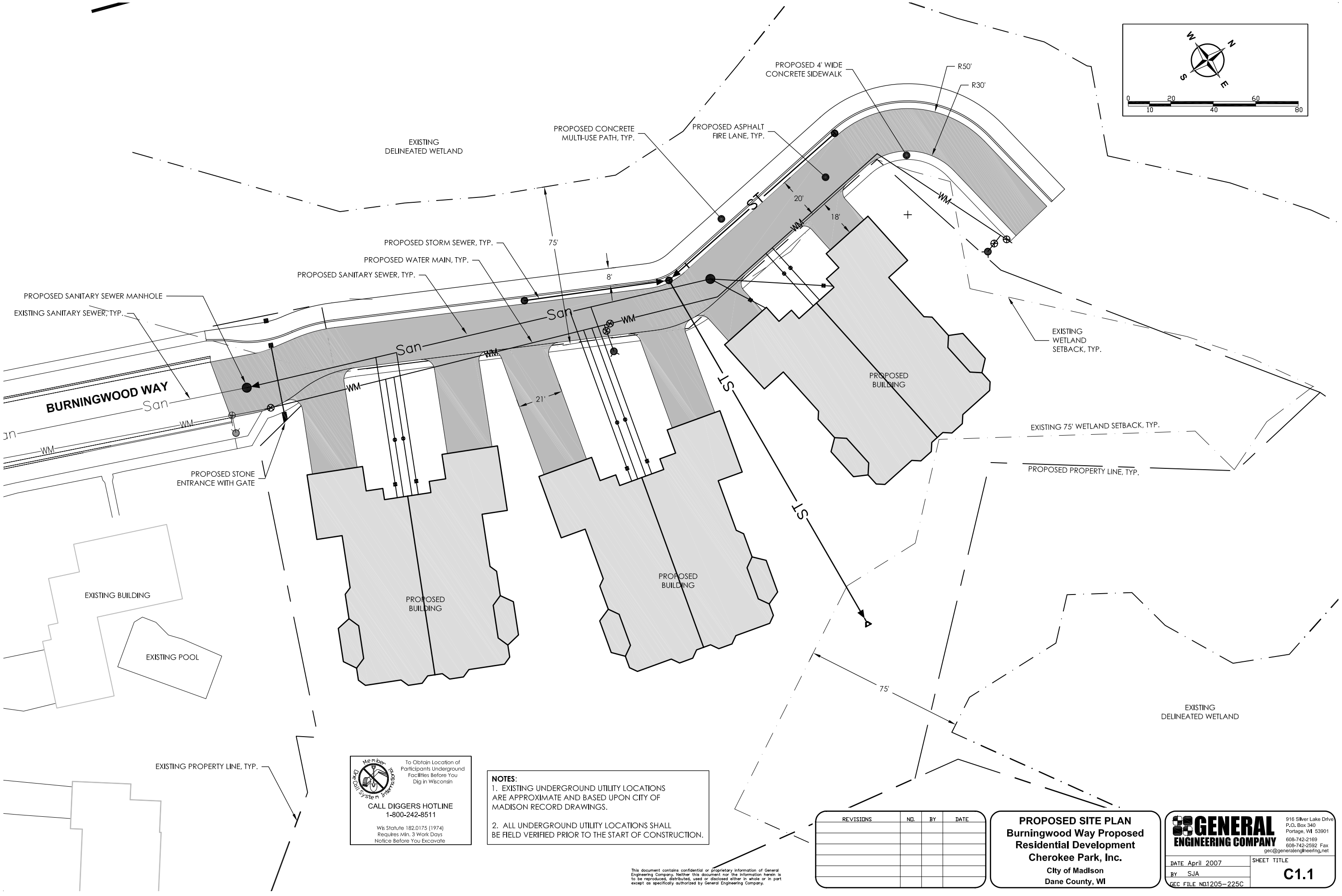
REVISIONS	NO.	BY	DATE

PROPOSED GRADING PLAN
Burningwood Way
Residential Development
Cherokee Park, Inc.
City of Madison
Dane County, WI

GENERAL ENGINEERING COMPANY
916 Silver Lake Drive
P.O. Box 340
Portage, WI 53901
608-742-2169
608-742-2592 Fax
gec@generalengineering.net

DATE April 2007
BY SJA
GEC FILE NO.1205-225C

SHEET TITLE
C2.0



To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin

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1-800-242-8511

Wis Statute 182.0175 (1974)
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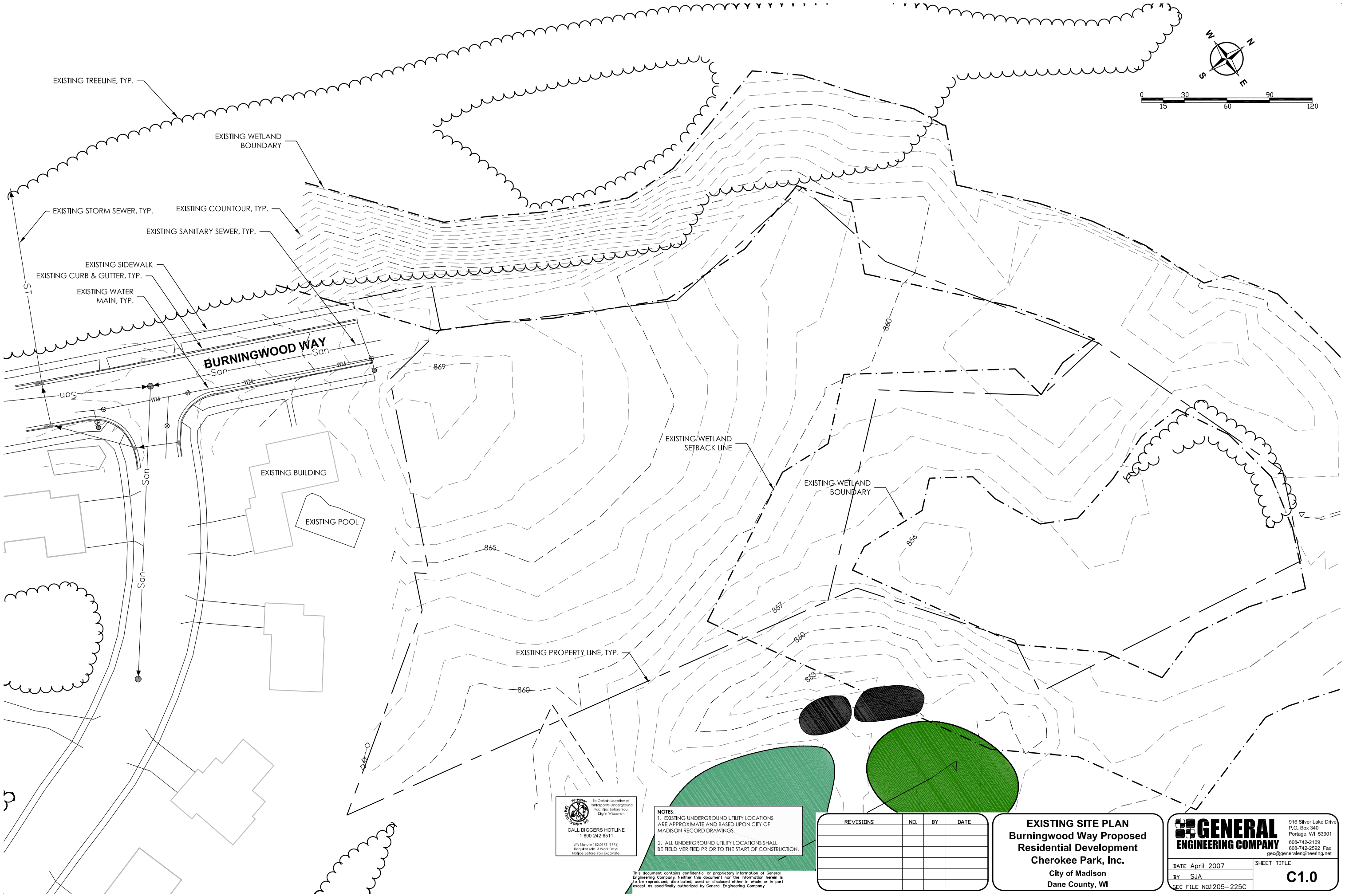
REVISIONS	NO.	BY	DATE

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

GENERAL ENGINEERING COMPANY
916 Silver Lake Drive
P.O. Box 340
Portage, WI 53901
608-742-2169
608-742-2592 Fax
gec@generalengineering.net

DATE April 2007
BY SJA
GEC FILE NO1205-225C

SHEET TITLE
C1.1



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REVISIONS	NO.	BY	DATE

EXISTING SITE PLAN
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DATE April 2007
BY SJA
GEC FILE NO. 1205-225C

SHEET TITLE
C1.0

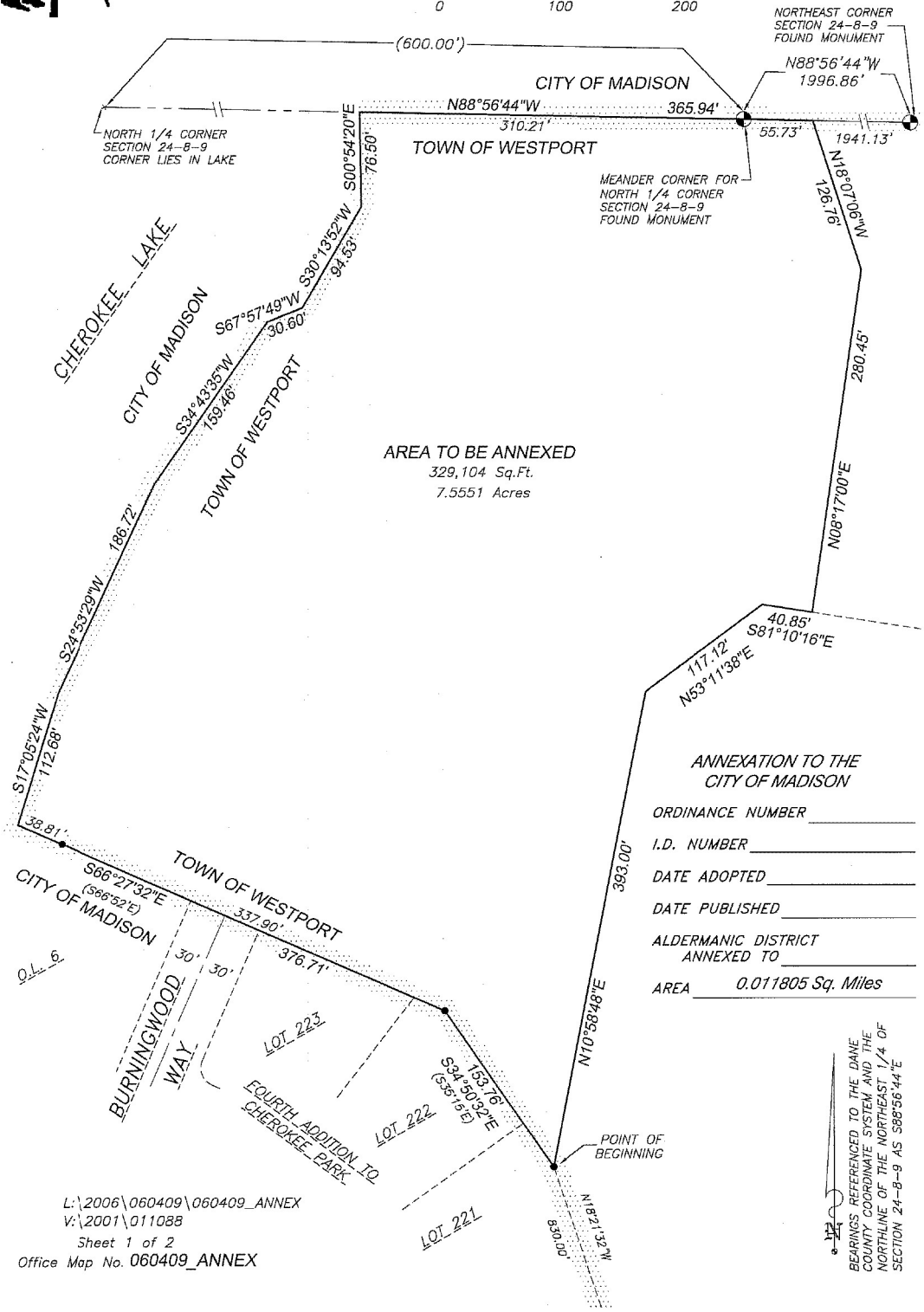
BIRRENKOTT
SURVEYING, INC.
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

ANNEXATION MAP

PART OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 24, T8N, R9E,
TOWN OF WESTPORT, DANE COUNTY,
WISCONSIN

SCALE: 1" = 100'

0 100 200



ANNEXATION TO THE
CITY OF MADISON

ORDINANCE NUMBER _____

I.D. NUMBER _____

DATE ADOPTED _____

DATE PUBLISHED _____

ALDERMANIC DISTRICT
ANNEXED TO _____

AREA 0.011805 Sq. Miles

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

L:\2006\060409\060409_ANNEX
V:\2001\011088

Sheet 1 of 2

Office Map No. 060409_ANNEX

BIRRENKOTT
SURVEYING, INC.
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

ANNEXATION MAP

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

ANNEXATION DESCRIPTION:

Part of the Northwest 1/4 of the Northeast 1/4 of Section 24, T8N, R9E, Town of Westport, Dane County, Wisconsin being more particularly described as follows: Beginning at a point on the Northerly line of Fourth Addition to Cherokee Park; thence N10°58'48"E, 393.00 feet; thence N53°11'38"E, 117.12 feet; thence S81°10'16"E, 40.85 feet; thence N08°17'00"E, 280.45 feet; thence N18°07'06"W, 126.76 feet to the North line of the said Northeast 1/4 of Section 24; thence along said North line N88°56'44"W, 365.94 feet to the Easterly shoreline of Cherokee Lake; thence along said Easterly line S00°54'20"E, 76.50 feet; thence continuing along said Easterly line S30°13'52"W, 94.53 feet; thence continuing along said Easterly line S67°57'49"W, 30.60 feet; thence continuing along said Easterly line S34°43'35"W, 159.46 feet; thence continuing along said Easterly line S24°53'29"W, 186.72 feet; thence continuing along said Easterly line S17°05'24"W, 112.68 feet to the said Northerly line of Fourth Addition to Cherokee Park; thence along said Northerly line S66°27'32"E (recorded as S66°52'E), 376.71 feet; thence continuing along said North line S34°50'32"E (recorded as S35°15'E), 153.76 feet to the point of beginning. The above described parcel contains 329,104 square feet, or 7.5551 acres, or 0.011805 square miles.

I. INTRODUCTION

The purpose of this report is to provide a summary for the planned stormwater management facilities for the proposed Burningwood Way condominium homes at Cherokee Park. The proposed project consists of the construction of 3 mutli-family condominium homes, fire lane, multi-use path, and landscaping and grading associated with such a residential development.

II. STORMWATER MANAGEMENT CRITERIA

The planned stormwater management facilities incorporated into the Burningwood Way Condominium development are designed to meet the following City of Madison (Chapter 37) and State of Wisconsin (NR 151) general requirements:

- The 2-year and 10-year, 24-hour post-development peak discharge is less than or equal to the pre-development 2-year and 10-year, 24-hour peak discharge.
- 80% total suspended solids reduction for the project during the construction phase and post-development.
- Infiltration of 90% of the pre-development runoff volume or dedicate at most 1% of the total project area.
- Oil and grease runoff will be minimized thru pre-treatment areas
- Thermal impact of runoff will be minimized by utilizing disconnected impervious area through water gardens and vegetated overland flow
- Safe conveyance of the 50-year and 100-year storm event.

III. STORMWATER MANAGEMENT FACILITIES

The incorporated stormwater management facilities that meet the above criteria are as follows:

- **Detention Pond** – A pond approximately 10,000 sq. ft. in size will achieve the necessary post-development peak flow rates and total suspended solids reduction
- **Vegetative Swales** – Several onsite vegetative swales will encourage infiltration of storm water while filtering out pollutants, insolubles, and minimizing the thermal impacts of stormwater runoff
- **Pretreatment Area** – Oil and grease runoff will be minimized through the use of a stormwater pretreatment area, thermal impacts will be minimized by these areas as well
- **Water Garden** – Rooftop runoff will directed to several proposed water gardens onsite. These facilities will promote infiltration and reduce the thermal impact of runoff
- **Landscape Vegetation** – Native species of grasses and shrubbery will help minimize thermal impacts of runoff and provide a habitat for wildlife

IV. CONCLUSION

All of the above mentioned stormwater management facilities will be incorporated into the development plans for the proposed Burningwood Way Condominiums. These facilities will meet all the City of Madison and State of Wisconsin regulatory stormwater management requirements. A full stormwater management plan with supporting calculations will be submitted as part of the future approval process.