



Department of Planning & Community & Economic Development

Planning Division

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VIA HAND DELIVERY

April 27, 2016

Mike Rupiper, PE
Director of Environmental Resources Planning
Capital Area Regional Planning Commission
210 Martin Luther King Jr. Blvd., Room 362
Madison, Wisconsin 53703

Dear Mr. Rupiper;

The City of Madison is hereby requesting to amend the Environmental Corridor Map to remove a 6.2-acre parcel located on the west side of N. Sherman Avenue adjacent to Cherokee Country Club. The property to be removed from the corridor was recently approved for development as "The Turn at Cherokee" subdivision, which will include 16 single-family residential lots and an outlot to be dedicated to the public for stormwater management, Outlot 2.

The existing corridor boundary includes most of the Cherokee Country Club property west of the subject 6.2 acres. The subject parcel was recommended for future development with low- to medium-density residential uses as part of Sub-Area 3 of the 2007 Cherokee Special Area Plan. In approving the subdivision, the City's Plan Commission and Common Council found the development to be consistent with adopted plan recommendations. We are requesting approval of an amendment to remove the 16 future residential lots, the Outlot 1 access to the golf course clubhouse, and public rights of way from the corridor. However, proposed Outlot 2 stormwater management tract would remain in the corridor. A copy of the approved subdivision is included for your reference.

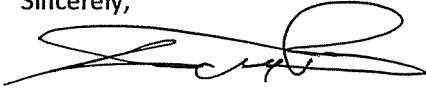
Within the area of the proposed stormwater management outlot, the City and subdivider are aware that a 0.05-acre area of wetlands exists adjacent to N. Sherman Avenue. The City Engineer has determined that proposed Outlot 2 cannot be constructed without grading closer than 30 feet of the wetland edge. Therefore, the City of Madison is also requesting an exception to the Capital Area Regional Planning Commission policy that no grading be allowed within 30 feet of the wetland edge and vegetative buffer in order to allow construction of the public stormwater management facility. While the facility will primarily manage stormwater from the proposed subdivision, it will also manage stormwater from N. Sherman Avenue, which the City will be improving from a rural section to an urban section later this year.

As part of the final approval and recording of The Turn at Cherokee subdivision, the City has required the subdivider to establish a building setback line on Lot 16 of the plat coterminous with the 75-foot

setback for the wetland. The boundary of the 75-foot setback is shown on the "Pond Grading Plan" exhibit included with this request.

If you have any questions about the above requests, please do not hesitate to contact me at 261-9632.

Sincerely,



Timothy M. Parks
Planner

cc: Ald. Rebecca Kemble, District 18
Greg Fries, City Engineering Division
Chris Petykowski, City Engineering Division
Rob Phillips, City Engineer
Brian Grady, Planning Division
Natalie Erdman, Director, Dept. of Planning & Community & Economic Development
Dennis Tiziani, Cherokee Park, Inc.
Bill White on behalf of Cherokee Park, Inc.