



City of Madison

Proposed Preliminary and Final Plat

Project Name
The Turn at Cherokee

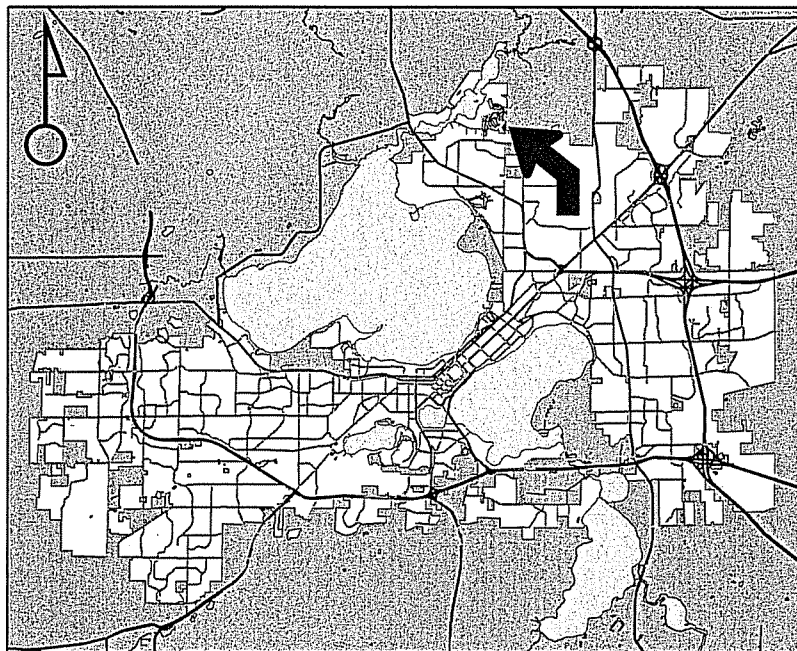
Location
5204 North Sherman Avenue

Applicant
Dennis Tiziani-Cherokee Park, Inc/
Scott Anderson-Snyder & Associates

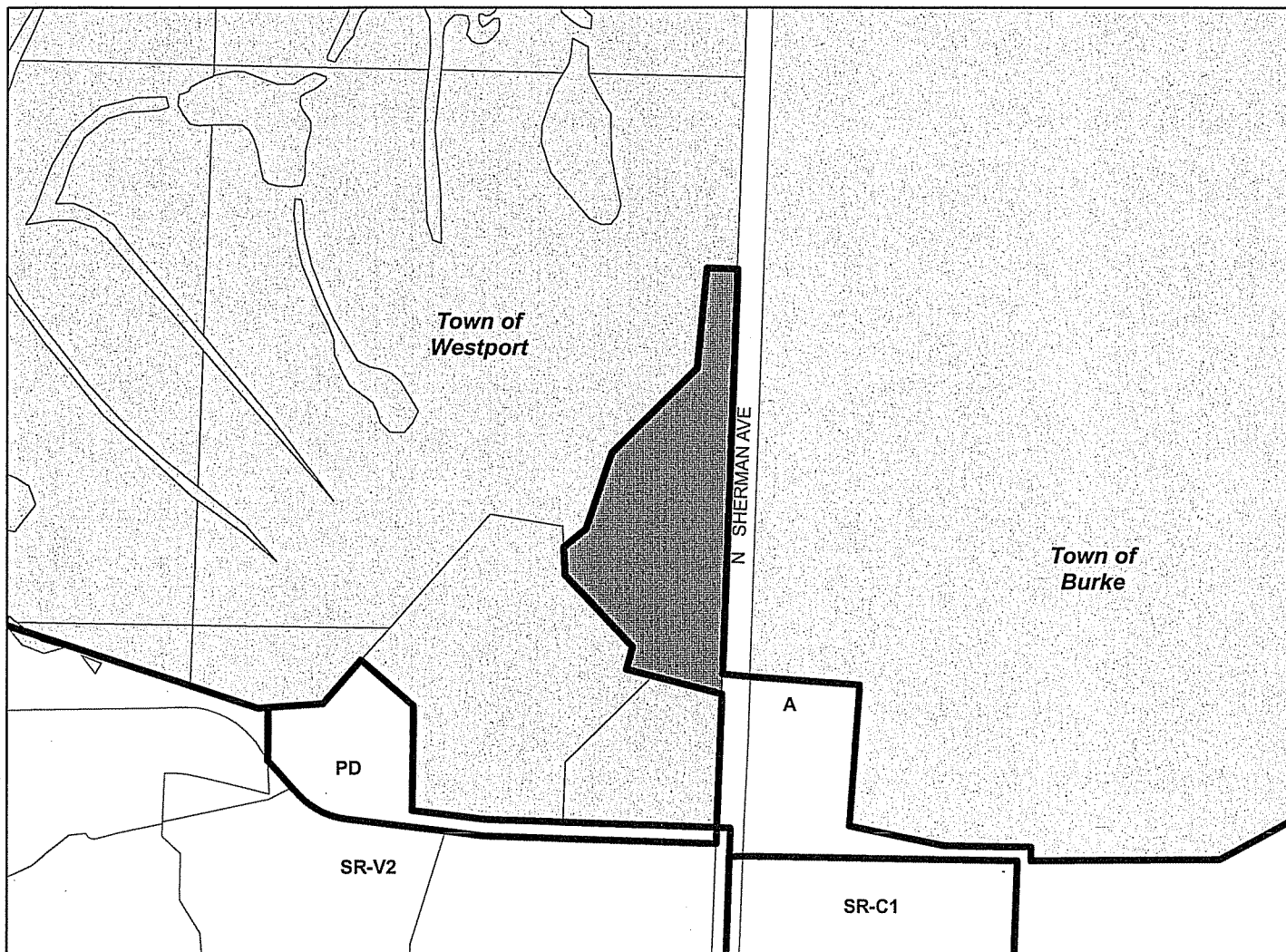
Proposed Use
Create 16 single-family lots and 2
outlots for stormwater management
and golf course use

Public Hearing Date
Plan Commission
22 February 2016

Common Council
01 March 2016



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 : 15 February 2016



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

December 8, 2015

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

Re: Letter of Intent
5204 N Sherman Ave
Rezoning Application
Subdivision Application

Owner: Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704
Contact: Dennis Tiziani
(608) 886-3649
dtiziani@cherokeecountryclub.net

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

Site Engineer: Snyder and Associates
Scott Anderson, PE
5010 Voges Road
Madison, WI 53718
(608) 838-0444 Ext 238
sanderson@snyder-associates.com

Storm Water Mgt: Snyder and Associates
Scott Anderson, PE
5010 Voges Road
Madison, WI 53718
(608) 838-0444 Ext 238
sanderson@snyder-associates.com

Surveyor: Snyder and Associates
Scott Anderson, PE
5010 Voges Road
Madison, WI 53718
(608) 838-0444 Ext 238
sanderson@snyder-associates.com

Enclosed Submittals:

- Subdivision Application for Preliminary and Final Plat
- Land Use Application (SR-V2 Zoning Requested)
- Required Plans and Documents
- Associated Fees

Project Summary:

Cherokee Park, Inc (CPI) requests approvals for the development of approx 6.18 acres +/- located at 5204 N Sherman Ave, which will create (16) see simple lots and (2) outlots, which are to be retained by CPI. The (16) dwelling units average 1900-SF plus an average 600-SF garage. Lot coverage and useable open space calculations are included on enclosed site plans.

Development plans are consistent with the adopted Cherokee Special Area Plan. The project area has been annexed to the City of Madison from the Town of Westport earlier in 2015.

Existing Conditions and Uses:

The project area is currently zoned Temp Ag following annexation. A portion of the area lies within the environmental corridor. The City is processing CPI's request to have this property removed from the corridor via minor alteration. The project area lies within the CUSA, but is not currently served by any public utilities. The area is adjacent to Cherokee Golf Course, and has no specific current use.

Development Schedule:

CPI intends to develop the entire site to include public utilities, streets, sidewalks, etc. in the spring of 2016, with individual lot/unit sales and home construction to begin immediately following. The City of Madison has allocated funds in the 2016 general budget to include the extension of water service to the development area. Current schedules indicate that this process shall take place in Spring 2016.

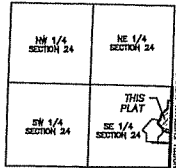
PRELIMINARY PLAT THE TURN

PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 2225, AS RECORDED IN VOLUME 9 OF CERTIFIED SURVEY MAPS, ON PAGES 16-18, AS DOCUMENT NUMBER 1494556, DANE COUNTY REGISTRY AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

TOTAL PLATTED AREA = 269,268 SQ. FT. OR 6.1815 ACRES

SURVEYED FOR:
CHEROKEE PARK INC.
6300 N. SHERMAN AVE.
MADISON, WI 53704

SURVEYED BY:
Snyder & Associates, Inc.
6310 VOGES ROAD
MADISON, WI 53718
(608) 638-0444
www.snyder-associates.com

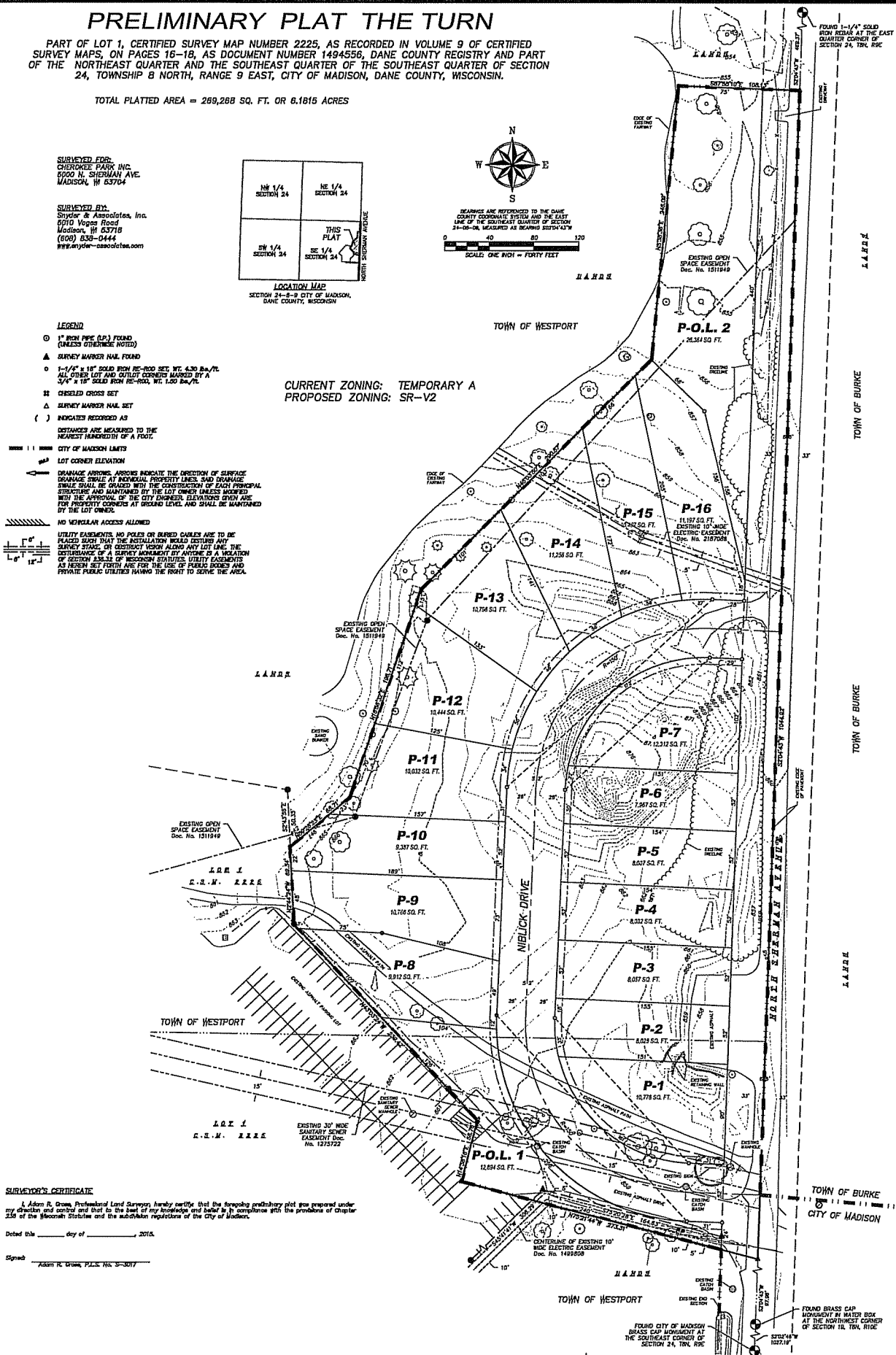


LOCATION MAP
SECTION 24-8-9 CITY OF MADISON,
DANE COUNTY, WISCONSIN

LEGEND

- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- ▲ SURVEY MARKER NAIL FOUND
- 1-1/4" x 1/4" SOLID IRON ROD SET, WT. 4.30 LB./FT. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 1/4" x 1/4" SOLID IRON ROD, WT. 1.50 LB./FT.
- ≡ CHISELED CROSS SET
- ▲ SURVEY MARKER NAIL SET
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- CITY OF MADISON LIMITS
- LOT CORNER ELEVATION
- DRAINAGE ARROWS. ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE. DRAINAGE DITCHES, DRAINAGE SWALES, AND DRAINAGE STRUCTURES SHALL BE MAINTAINED BY THE LOT OWNER (UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER). ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.
- NO VEHICULAR ACCESS ALLOWED
- UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR CONTRADICT ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 43.05 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

CURRENT ZONING: TEMPORARY A
PROPOSED ZONING: SR-V2



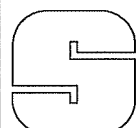
SURVEYOR'S CERTIFICATE

I, Adam R. Olson, Professional Land Surveyor, hereby certify that the foregoing preliminary plat was prepared under my direction and control and that to the best of my knowledge and belief it is in compliance with the provisions of Chapter 230 of the Wisconsin Statutes and the subdivision regulations of the City of Madison.

Dated this _____ day of _____, 2015.

Signed _____
Adam R. Olson, P.L.S. No. S-3017

Project No: 113.0244.30
Sheet 1 of 1



THE TURN

PRELIMINARY PLAT

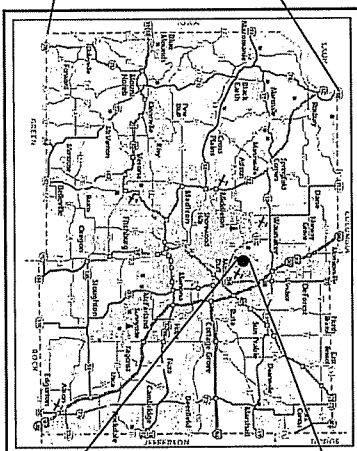
SNYDER & ASSOCIATES, INC.

MADISON, WISCONSIN

6010 VOGES ROAD
MADISON, WISCONSIN 53718
608-638-0444 | www.snyder-associates.com

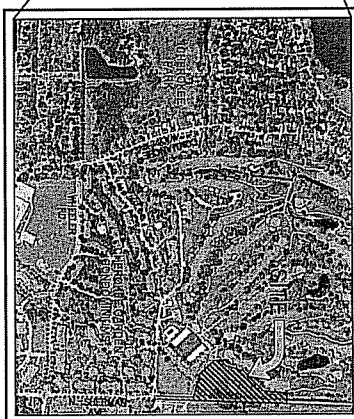
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Engineer: ENG	Checked by: CHD	Scale: 1" = 40'	
Technician: ARG	Date: 11-30-15	Field Bk: Pgr	
Project No: 113.0244.30		Sheet 1 of 1	

REGIONAL MAP



DANE COUNTY

DANE COUNTY, WISCONSIN



SITE LOCATION MAP

CITY OF MADISON,
DANE COUNTY, WISCONSIN

SHEET #		SHEET TITLE
GI.0		TITLE SHEET
CI.0		EXISTING SITE PLAN
CD.0		PROPOSED SITE PLAN
CD.1		GRADING PLAN
CD.3		PLAN / PROFILE SHEET
CD.0		EROSION CONTROL DETAILS

BENCHMARK
TOP NUT OF HYDRANT @ NW CORNER OF
??? AND ???
ELEVATION = ???

CAUTION: CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. FOR EXACT LOCATION CONTACT DIGGERS HOTLINE 1-800-242-8511



G 1.0

THE TURN
TITLE SHEET

SNYDER & ASSOCIATES, INC.

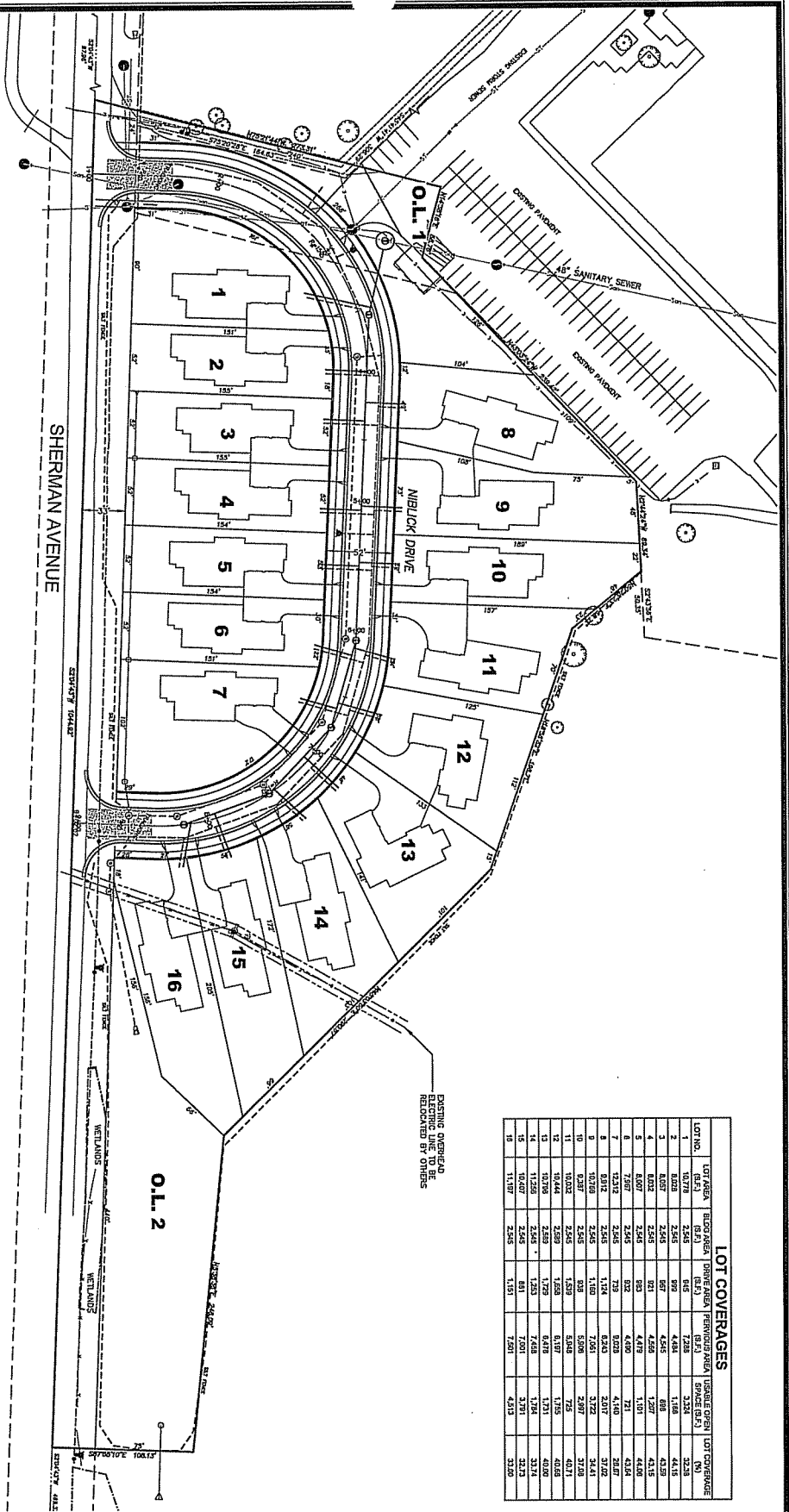
MADISON, , WISCONSIN

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

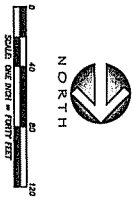
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Engineer: SJA	Checked By: LO	Scale: NOTED	
Technician: MW	Date: 11-28-13	Field Ofc:	Pr:

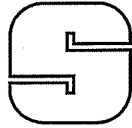
BARRO JEITO 2017 113 0241 3D CAD DESIGN CRO1 Auto Drawing sheet

NO OTHER LOCATING OF
FACILITIES BEFORE YOU
DO IT YOURSELF.
CALL DIGGERS HOTLINE
1-800-242-3511
TOLL FREE
M.S. STAFFER (P/PA)
P/PA STAFFER (P/PA)
P/PA STAFFER (P/PA)
P/PA STAFFER (P/PA)
P/PA STAFFER (P/PA)



LOT COVERAGES									
LOT NO.	BLDG AREA	DRIVE AREA	PERVIOUS AREA	USABLE OPEN	LOT COVERAGE	BLDG AREA	DRIVE AREA	PERVIOUS AREA	USABLE OPEN
1	8,521	2,545	8,521	8,521	51	8,521	2,545	8,521	8,521
2	8,521	2,545	8,521	8,521	51	8,521	2,545	8,521	8,521
3	8,521	2,545	8,521	8,521	51	8,521	2,545	8,521	8,521
4	8,521	2,545	8,521	8,521	51	8,521	2,545	8,521	8,521
5	8,521	2,545	8,521	8,521	51	8,521	2,545	8,521	8,521
6	8,521	2,545	8,521	8,521	51	8,521	2,545	8,521	8,521
7	8,521	2,545	8,521	8,521	51	8,521	2,545	8,521	8,521
8	8,521	2,545	8,521	8,521	51	8,521	2,545	8,521	8,521
9	8,521	2,545	8,521	8,521	51	8,521	2,545	8,521	8,521
10	8,521	2,545	8,521	8,521	51	8,521	2,545	8,521	8,521
11	8,521	2,545	8,521	8,521	51	8,521	2,545	8,521	8,521
12	8,521	2,545	8,521	8,521	51	8,521	2,545	8,521	8,521
13	8,521	2,545	8,521	8,521	51	8,521	2,545	8,521	8,521
14	8,521	2,545	8,521	8,521	51	8,521	2,545	8,521	8,521
15	8,521	2,545	8,521	8,521	51	8,521	2,545	8,521	8,521
16	8,521	2,545	8,521	8,521	51	8,521	2,545	8,521	8,521





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THE TURN

PROPOSED SITE AND EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC.

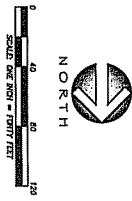
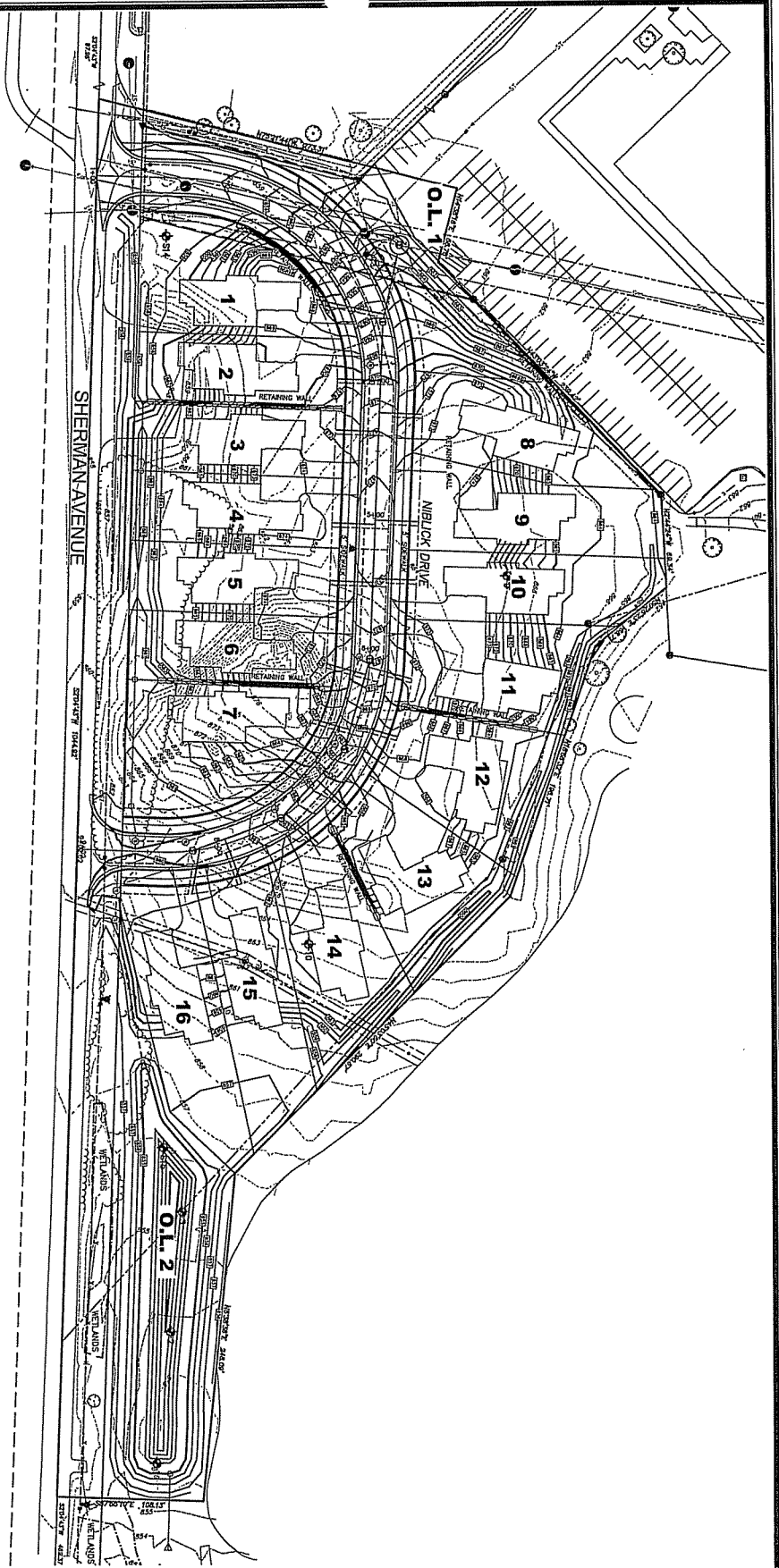
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

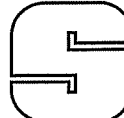
MADISON, WISCONSIN

Engineer: SJA Checked by: LLO Scale: NOTED

Technician: MW Date: 11-20-13 Plot Dn: Pg: 4


 TO OBTAIN LOCATION OF
 FACILITIES BEFORE YOU
 DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-5511
 TOLL FREE
 MS. STATE REG. 1974
 PROPOSED USE OF EARTH
 MUST BE REPORTED TO DEPARTMENT



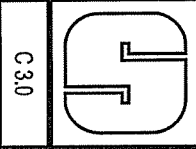
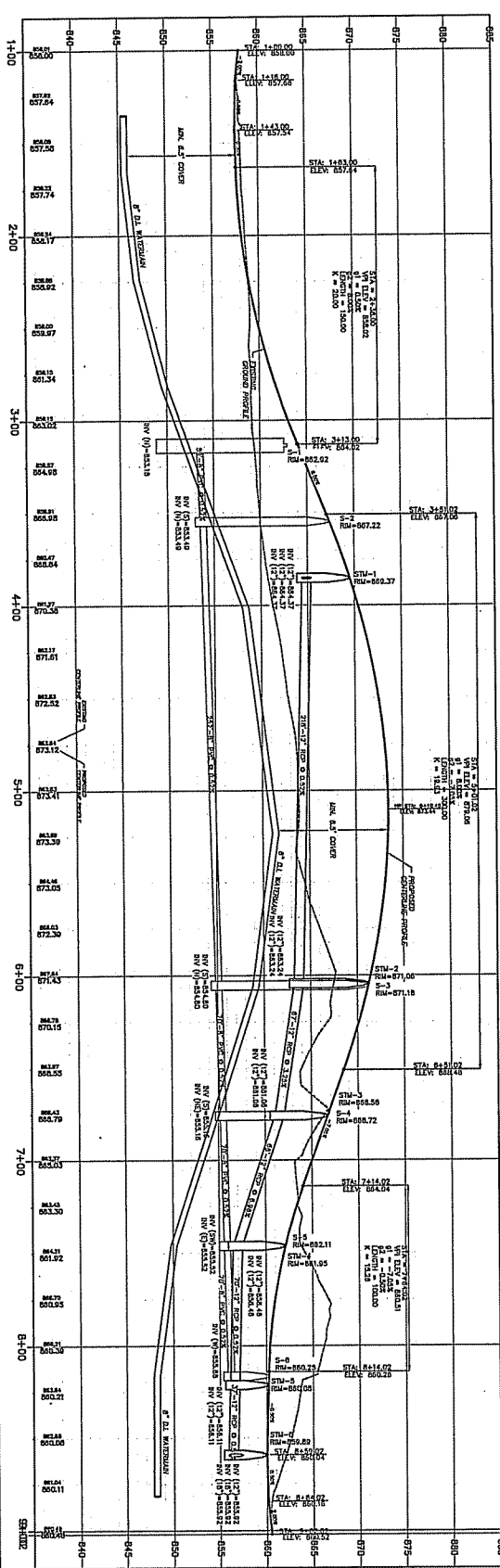
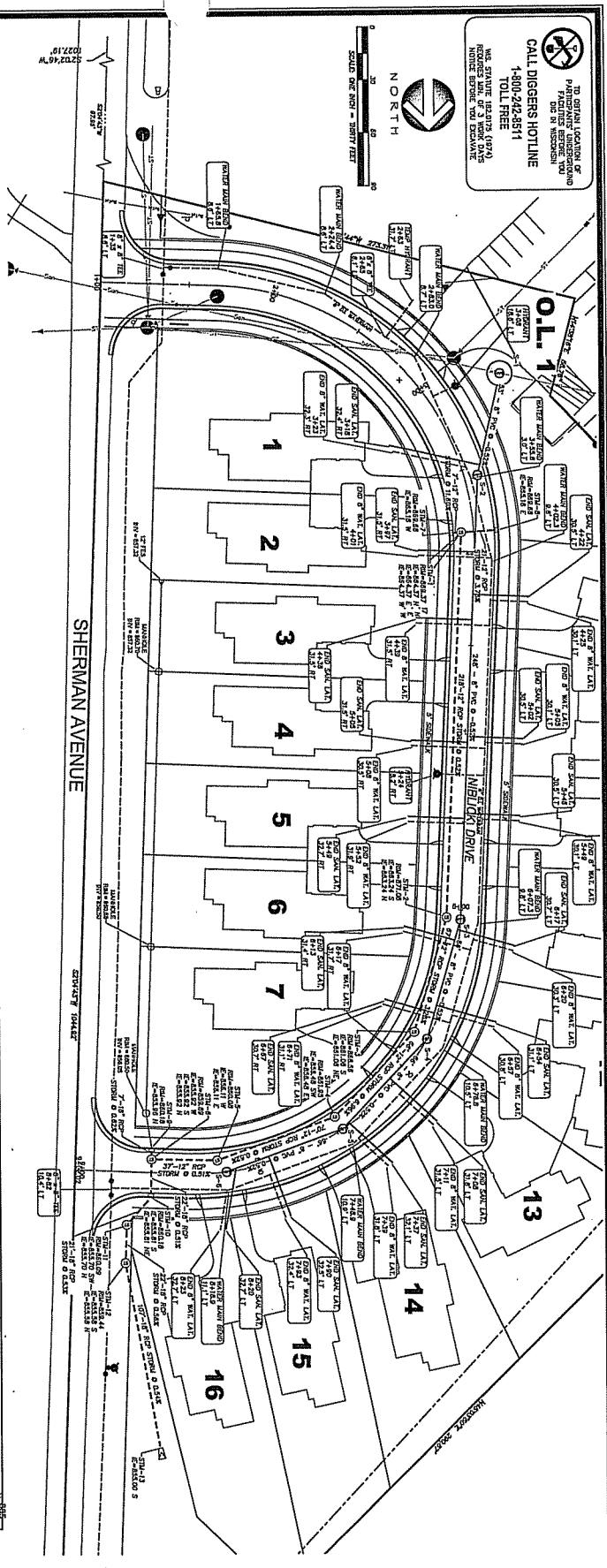
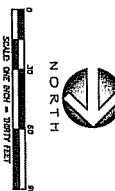

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THE TURN
GRADING PLAN
 MADISON, WISCONSIN
SNYDER & ASSOCIATES, INC.
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

DATE	REVISION	DATE BY
Engineer: SJA	Checked By: LD	Scale: NOTED
Technician: MW	Draw: T1-28-13	Field Bk: Pgt:

P:\PROJECTS\2013\1130143\30143\CAD-DESIGN\DWG\Site Drawing.dwg


NO DIGGING
 ANYONE WHO
 DIGGERS BEFORE YOU
 CALL US
 1-800-242-8511
 TOLL FREE
 WE HAVE 24 HOURS
 NOTICE BEFORE YOU
 NOTICE BEFORE YOU
 NOTICE BEFORE YOU



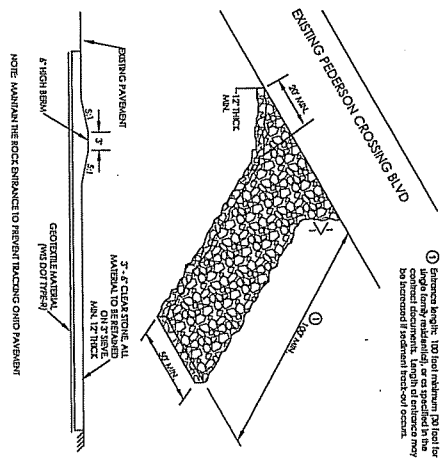
THE TURN
 PLAN / PROFILE NIBLICK DRIVE
SNYDER & ASSOCIATES, INC.
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

MARK	REVISION	DATE BY
Engineer: SJA	Checked By: LD	Scale: NOTED
Technician: MW	Date: 11-26-13	Field Dr: Pp

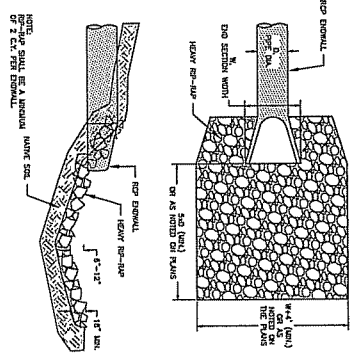
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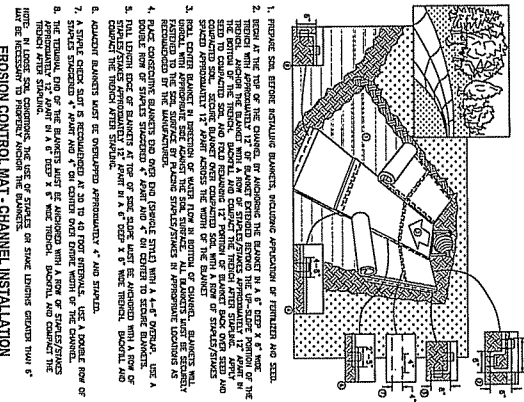
 TO OBTAIN LOCATION OF
 PROJECTS, CONTACT
 THE STATE OF WISCONSIN
 DEPT. OF TRANSPORTATION
 4800 WEST WISCONSIN AVE.
 MADISON, WI 53706
 1-800-222-5511
 TOLL FREE
 WE STAFF STATION (874)
 RECORDS UNIT OF 2 WORK DAYS
 BEFORE STARTING THE PROJECT



ROCK ENTRANCE DETAIL

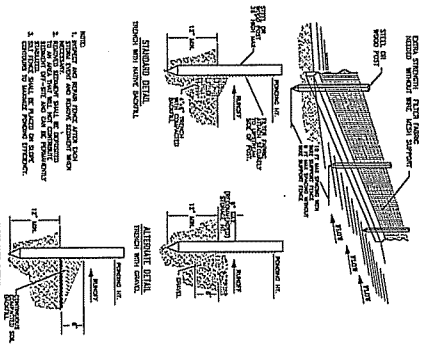


ENDWALL RIP-RAP DETAIL

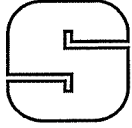


SILT FENCE INSTALLATION DETAIL

EROSION CONTROL MAT - CHANNEL INSTALLATION



C4.0



THE TURN

EROSION CONTROL DETAILS

SNYDER & ASSOCIATES, INC.

MADISON, WISCONSIN

6010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: SJA	Checked By: LD	Scale: NOTED	
Technician: MW	Date: 11-26-13	Field Use:	Pg.

FW\PROJECTS\2013\113024\30\CAO\DESIGN\CPRI_Road_Drawing.dwg

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