

LAND USE APPLICATION

CITY OF MADISON

FOR OFFICE USE ONLY: Receipt No. 15764-000/ 215 Martin Luther King Jr. Blvd; Room LL-100 PO Box 2985; Madison, Wisconsin 53701-2985 Date Received 4/27/16 Phone: 608.266.4635 | Facsimile: 608.267.8739 Received By Parcel No. 0809 - 241 - 0100 - 6 · All Land Use Applications should be filed with the Zoning Aldermanic District __// Administrator at the above address. Zoning District The following information is required for all applications for Plan Special Requirements Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application. Review Required By: ☑ Urban Design Commission ☐ Plan Commission This form may also be completed online at: Common Council Other: www.cityofmadison.com/developmentcenter/landdevelopment Form Effective: February 21, 2013 1507 Burning Wood Way 1. Project Address: Project Title (if any): Burning Wood Estates 2. This is an application for (Check all that apply to your Land Use Application): Zoning Map Amendment from ______ ■ Major Amendment to Approved PD-SIP Zoning ■ Major Amendment to Approved PD-GDP Zoning Review of Alteration to Planned Development (By Plan Commission) ☐ Conditional Use, or Major Alteration to an Approved Conditional Use ☐ Demolition Permit ✓ Other Requests: PD-Zoning Reapproval 3. Applicant, Agent & Property Owner Information: Company: Cherokee Park, Inc. Dennis Tiziani Applicant Name: 5000 Sherman Avenue Madison, WI 53704 Street Address: _____ City/State: Zip: (608) 886-3649 dtiziani@cherokeecountryclub.net Telephone: Email: Company: Snyder & Associates Project Contact Person: Scott Anderson 5010 Voges Road Madison, WI 53718 Street Address: City/State: Zip: Telephone: (608) 838-0444 (608) 838-0445 sanderson@snyder-associates.com Fax: Email: Property Owner (if not applicant): City/State: Street Address:

4. Project Information:

Provide a brief description of the project and all proposed uses of the site:

The project will include the improvements necessary for the construction of four single family homes including stromwater management, utilities, and landscaping

Development Schedule: Commencement

Summer 2016

Completion

Fall 2016

5. Required Submittal InformationAll Land Use applications are required to include the following:Project Plans including:*

- Site Plans (<u>fully dimensioned</u> plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- · Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- Seven (7) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- Twenty Five (25) copies of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- One (1) copy of the plan set reduced to fit onto 8 ½ X 11-inch paper

Authorizing Signature of Property Owner Authorizing Signature

	* For projects requiring review by the Urban Design Commission , provide Fourteen (14) additional 11x17 copies of the plan set. In addition to the above information, <u>all</u> plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall <u>bring</u> samples of exterior building materials and color scheme to the Urban Design Commission meeting.
✓	Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:
	 Project Team Existing Conditions Project Schedule Proposed Uses (and ft² of each) Hours of Operation Building Square Footage Number of Dwelling Units Estimated Project Cost Number of Construction & Full-Time Equivalent Jobs Created Space Calculations Public Subsidy Requested
V	Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: City Treasurer.
V	Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com .
	Additional Information may be required, depending on application. Refer to the <u>Supplemental Submittal Requirements.</u>
6.	Applicant Declarations
p#	Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices; Noticed in Writing 4/22/16 Met Alder Redecca Kemble 4-26-16
	If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.
Ø	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 and Planning Division staff; note staff persons and date.
	Planning Staff: Tim Parks Date: 2-26-16 Zoning Staff: Date:
	applicant attests that this form is accurately completed and all required materials are submitted:
Name of Applicant OCHUNILLY 6n/2 17 C Relationship to Property: OWNER	

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

April 27, 2016

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

Re: Letter of Intent

1507 Burning Wood Way Rezoning Application Final Plat Application

Owner: Cherokee Park, Inc

5000 N Sherman Ave Madison, WI 53704 Contact: Dennis Tiziani

(608) 886-3649

dtiziani@cherokeecountryclub.net

Process Consultant: Bill White

WhiteFish Partners Madison, WI (608) 695-4946

wfwhite930@gmail.com

Civil Engineer: Scott Anderson, PE

Snyder & Associates 5010 Voges Road Madison, WI 53718 (608) 838-0444 Ext. 238

sanderson@snyder-associates.com

Surveyor: Adam Gross, PLS

Snyder & Associates 5010 Voges Road Madison, WI 53718 (608) 838-0444

argross@snyder-associates.com

Project Architect: Ed Linville

Linville Architects, LLC 408 East Wilson Street Madison, WI 53703 (608) 575-9496

elinville@linvillearchitects.com

Enclosed Submittals:

- Certified Survey Map
- Land Use Application (PD Zoning Requested)
- Project Plans
- Landscape Plan
- Project Narrative
- General Design Standards

Project Summary:

Cherokee Park, Inc (CPI) requests approvals for the development of approx 2.03 acres +/- located at 1507 Burning Wood Way. The area was approved in 2007 for (3) duplex homes on a single condominium lot, then approved again in 2008 for (3) fee-simple single family dwelling lots. Since both approvals have expired, CPI requests that this property be rezoned to allow for either of the previously approved uses to allow for flexibility in our sales process.

CPI has provided Zoning Text which requests a PD development consistent with SR-C3 zoning classification which allows for single-family detached units as a permitted use, and multi-family building complex as a conditional use.

Existing Conditions and Uses:

The development was previously approved for the construction of (3) duplex homes on a single condominium lot, then approved again for (3) fee-simple single family dwelling lots. Both approvals have expired, so CPI requests that this property be rezoned to allow for either of the previously approved uses to allow for flexibility in our sales process.

Development Schedule:

CPI intends to develop the entire site to include public utilities (nearly completed), street, landscaping, and stormwater management features in the summer of 2016, with individual lot sales and home construction to begin immediately following.

Character and Quality:

CPI will act as General Contractor in the building of the construction, and will reserve the right for architectural review.

CPI respects the natural beauty of the site and considers it as asset to developing a high-quality, urban, walkable neighborhood in a park-like setting.

Design character will be controlled with covenants and restrictions that include specific design standards for the entire development. The emphasis of these covenants will be on natural building materials and design with an 'eco-friendly' approach, as well as a strong emphasis on storm water management practices to protect the sensitive surrounding areas.

Proposed general design standards are attached.

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

April 27, 2016

Zoning Text

1507 Burning Wood Way 'Burning Wood Estates' Madison, WI 53704

Legal Description: The lands subject to this Planned Development (PD) shall include those in Exhibit A, attached hereto.

A. Statement of purpose: This zoning district is established to allow for the construction of (3) single family homes and two-family dwellings-twin on fee-simple lots or as a residential building complex. The total acreage within this plat shall be 2.03 +/-acres. We are currently proposing 4 single family homes each on their own lot.

B. Permitted Uses:

- a. Single-family detached dwellings
- b. Two-family dwelling- twin
- c. Two-family dwellings (flat)
- d. Accessory dwelling units subject to the supplemental regulations in MGO Section 28.151.
- e. Home occupations subject to the supplemental regulations in MGO Section 28 151
- C. Lot Area: As stated in Exhibit A, attached hereto.
- D. Building Size Restrictions:
 - a. Maximum lot coverage shall be 60%.
 - b. Maximum building height shall be two (2) stories/35 Feet.
- E. Yard requirements: Yard areas will be provided as shown on approved plans.
- F. Landscaping: Site landscaping will be provided as shown on approved plans.
- G. Accessory Off-Street Parking and Loading: Will be provided as shown on plans.
- H. Lighting: No exterior lighting will be provided for this development.
- I. Signage: Signage shall be limited to the maximum permitted in the SR-C3 zoning district and as approved by the Urban Design Commission or its secretary and the Zoning Administrator. No signage is anticipated at this time.
- J. Family Definition: The family definition of this PD shall coincide with the definition given in MGO Section 28.211 for the SR-C3 zoning district.
- K. Plans for Single-Family Residences and Alterations Thereto: The approved plans show envelopes where buildings may be placed. In order to provide the development with a reasonable degree of flexibility, the final design of each single-family

dwelling, including site plan, exterior elevations and color scheme shall be submitted for approval by the Secretary of the Urban Design Commission prior to the issuance of building permits for the dwelling. Any appeal of the staff decision shall be made to the Urban Design Commission for consideration using the design standards in MGO Section 28.098.

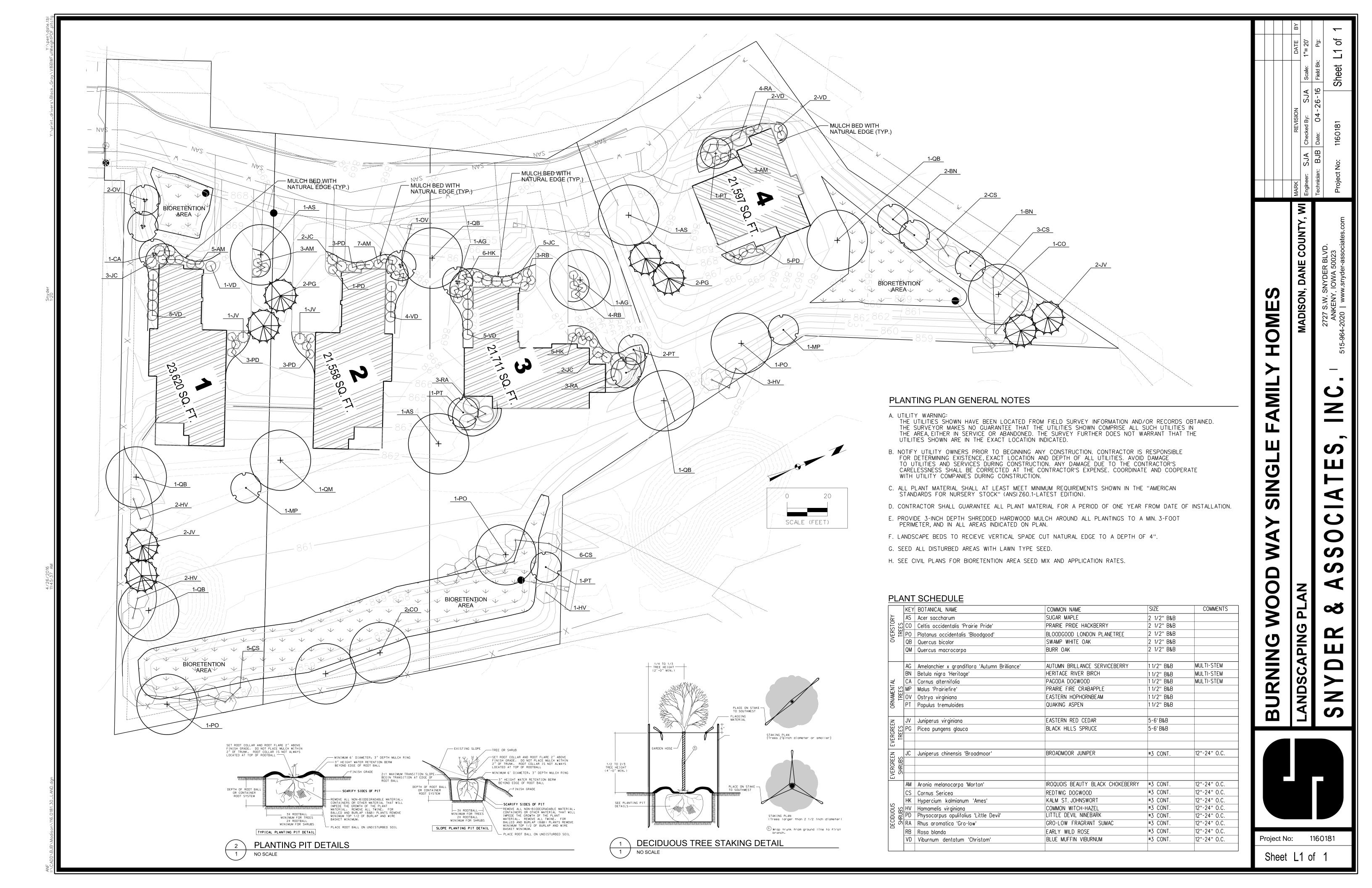
Plan submittals for each lot shall specify the proposed dwelling type and include a detailed site plan that includes final grading, utility and landscaping information, contextual site information, and detailed floorplans and building elevations with materials and colors.

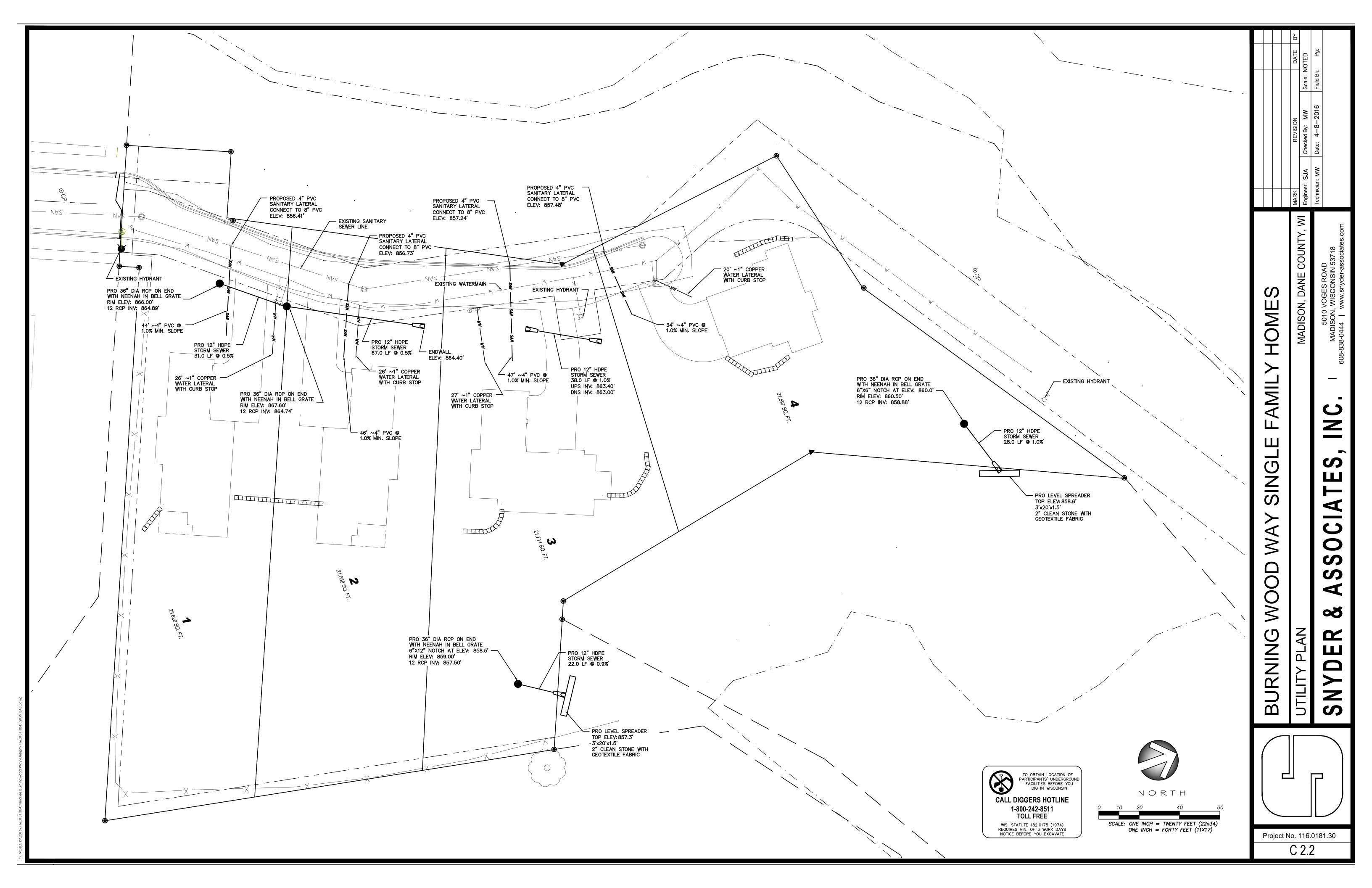
The dwellings within this development shall have a variety of exterior themes and colors in an effort to create overall variety. Window and door openings and designs shall vary and shall be distributed across all four building facades. Any street-facing garages shall be limited to no more than 50% of the area of the street-facing façade and shall be set back 2 feet from the street-facing (typically "front") elevation.

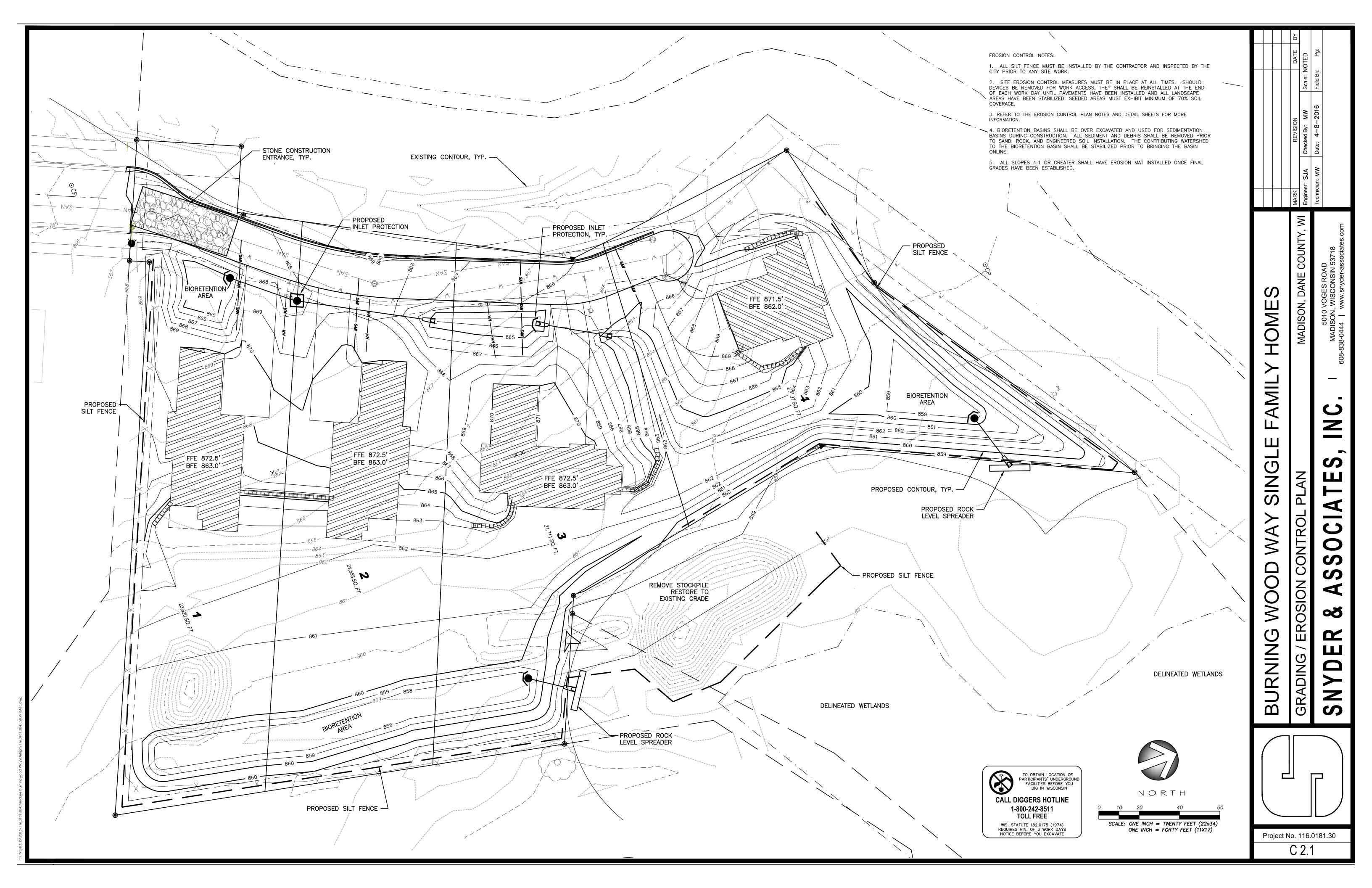
L. Alterations and Revisions: No alteration or revision of this Planned Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of the Department of Planning and Community and Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

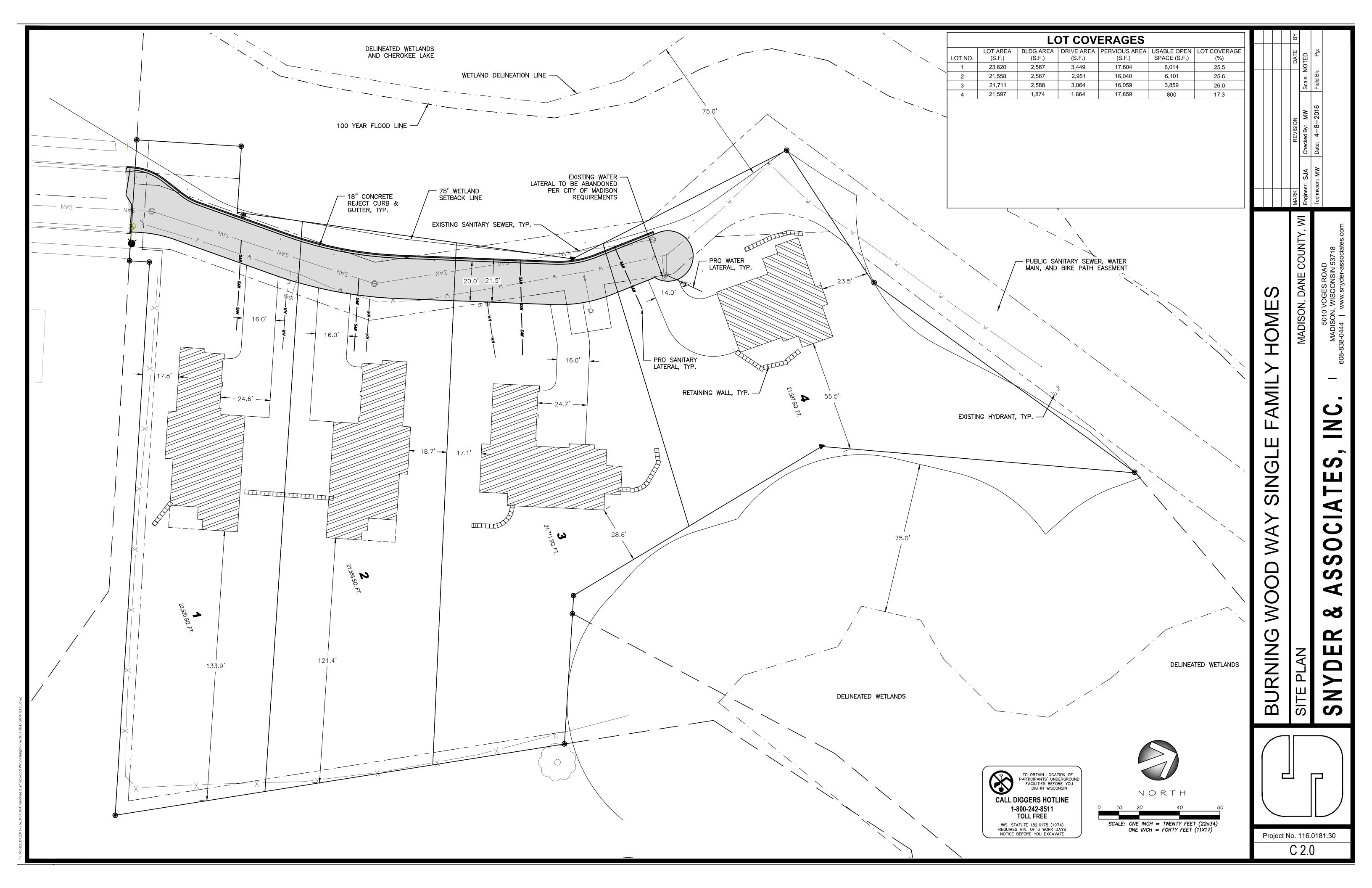
Scott Anderson, P.E. Snyder & Associates 5010 Voges Road Madison, WI 53718

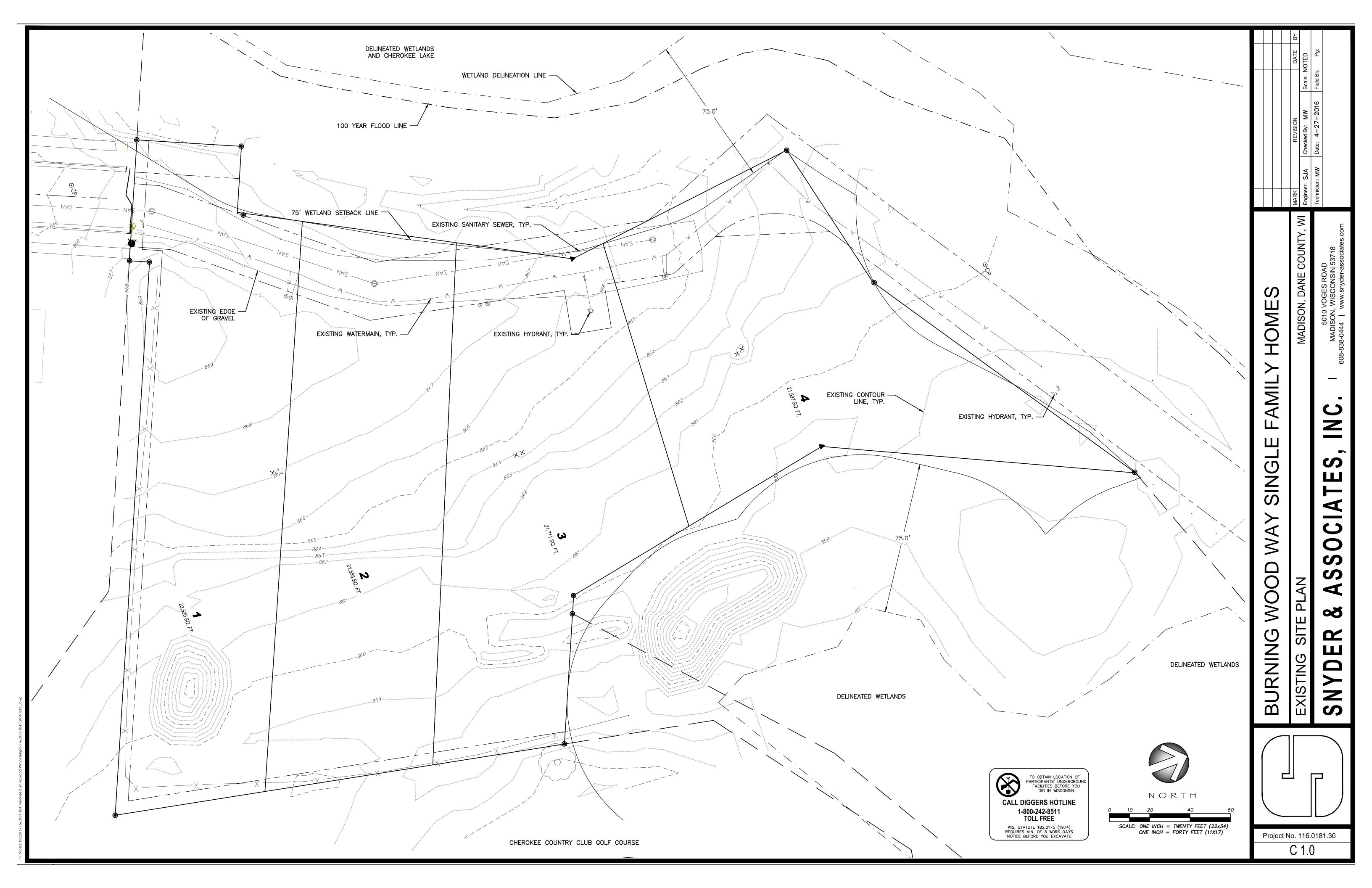
Attached: Exhibit A

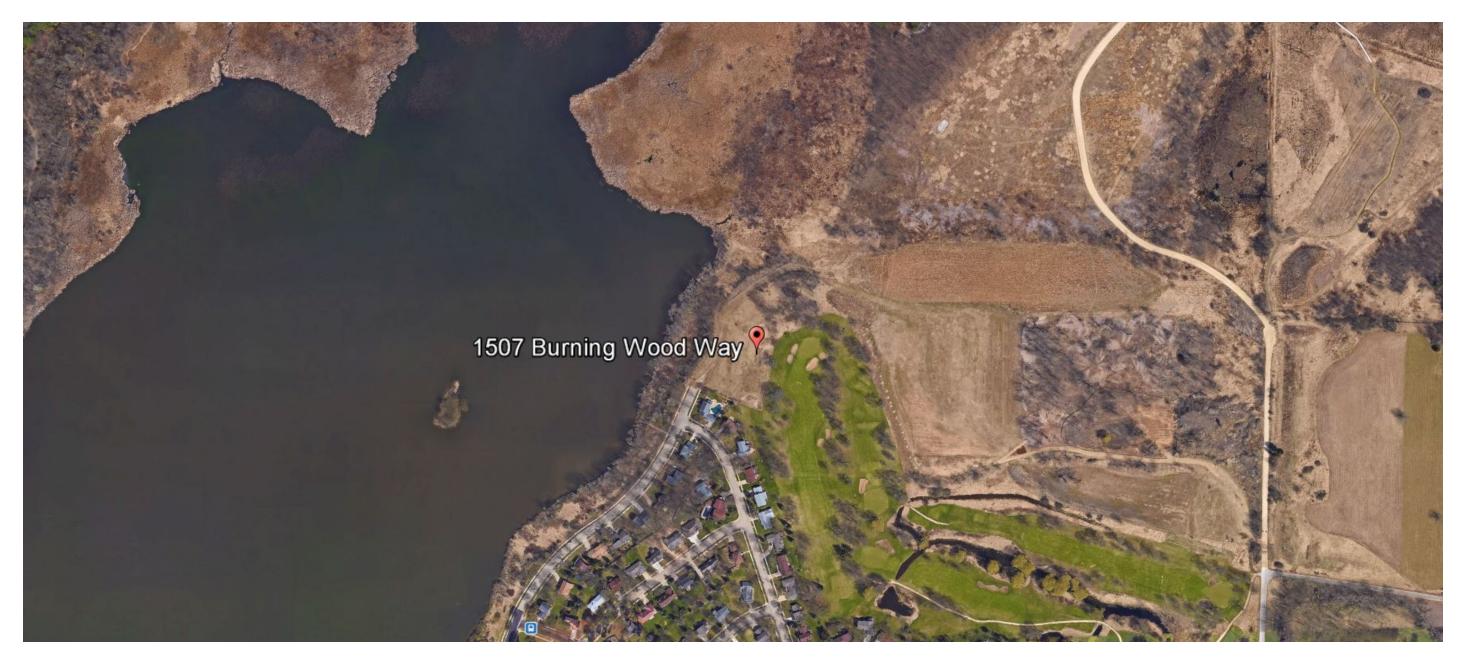












The project site is bounded by the Cherokee Country Club Golf Course to the east, the existing Cherokee Park neighborhood to the south, Cherokee Lake to the west, and undeveloped lands owned by the City of Madison to the north.











BURNING WOOD WAY - PROJECT NARRATIVE

Cherokee Park, Inc. (CPI) intends to develop a high-quality, low density residential development 1507 Burning Wood Way, located at the north end of Burning Wood Way. We are currently proposing 4 single family lots.

Consistency with Adopted Plans

The proposed 4 lot residential development is consistent with the recommendations of the Cherokee Park Special Area Plan adopted by the Common Council on January 16, 2007. The proposed development is also consistent with the Memorandum of Understanding executed between Cherokee Park, Inc. and the City of Madison that allows for the conveyance of Cherokee lands to the City of Madison for public park purposes.

Design Character

The proposed development will be designed with an "eco-friendly" approach for private lots, common areas and public streets. Design character will be controlled by covenants and restrictions which will include general design standards for the entire development area and will be consistent with the Neighborhood Development and Design Principles identified in the Cherokee Special Area Plan (page 16 – 17).

Building Design

CPI will act as the General Contractor in the construction of single family homes. CPI will reserve the right for architectural review based on covenants and design guidelines that will be prepared. The design of homes will focus on Prairie and Bungalow vernacular styles and will allow architectural freedom of expression within these architectural frameworks. The design of single family lots will focus on lot coverage, drainage, contours, and landscaping with an emphasis on "green" site and native vegetation requirements.

The design guidelines will identify ecologically sound building and site design principles. These principles will emphasize natural or recycled materials, energy efficiency, indoor air quality, and environmental impact. A basic priority ranking system will be developed to review proposed designs. The CPI Architectural Review Committee will identify how proposed designs adhere to the established design principles.

Exterior Materials and Details

The predominant exterior materials will be brick, natural stone, and cement board siding. Elevations may be accented with E.F.I.S. No aluminum or vinyl siding is allowed. A design with hip roofs and broad overhangs will create individual homes that recognize the natural beauty of the site. Consistent authentic architectural details will be used throughout to develop a cohesive neighborhood while allowing for individual choice.

Protection of Natural Features

The proposed development is designed to protect the existing natural features within the site and surrounding the site. Stormwater management facilities have been designed to protect the Cherokee Marsh to the greatest degree possible. The proposed development character will complement the natural character of the site including the landscaping and grading of common areas and the design of the interface between the residential development and the Cherokee Marsh Conservation Park. The development will be designed to comply with all applicable environmental corridor regulations.

Existing Infrastructure

The water and sanitary sewer got installed as part of the previous project approvals. The sanitary and water laterals were set up for duplex units. These will be reconfigured for single family lot service. The site was rough graded with the subgrade aggregate base course installed for the roadway. The proposed design matches the previous one as much as possible to re-use materials that area already in place. As part of the project proposal, we are requesting to remove the stockpile that was left behind by the previous phase of construction. The necessary erosion controls will be in place at all times to protect Cherokee Lake and the nearby wetlands.

