MAP 3
PROPERTY OWNERSHIP
Cherokee Special Area Plan
January 2007

STUDY AREA
CORE PLANNING SUB AREAS
1. Hornung Range
2. Hornung Woods and Field
3. Cherokee Country Club
4. Wheeler Triangle
5. 5th Addition
6. High Hill

PUBLIC OWNERSHIP
City of Madison
Dane County
Wisconsin Dept. of Natural Resources
Village of Maple Bluff

PRIVATE OWNERSHIP
Cherokee Park Inc.
Stricker, Steven et. al.
Tiziani, Dennis et. al.
St. Peter’s Catholic Church
Dory, Dan; Jay Fuller and Associates
Mansion Realty Inc.

Data Source:
City of Madison, Dept. of Planning and Development, Planning Unit

Last edited: January 24, 2007
**MAP 4**
EXISTING LAND USE
Cherokee Special Area Plan
January 2007

**EXISTING LAND USE**

**STUDY AREA**

**CORE PLANNING SUB-AREAS**
1. Hornung Range
2. Hornung Woods and Field
3. Cherokee Country Club
4. Wheeler Triangle
5. 5th Addition
6. High Hill

**CITY OF MADISON LIMITS**

**LAND USE**

**RESIDENTIAL**
- Low Density
  - Density Range (<8 du/net ac)
  - Density Range (8-15 du/net ac)
- Other Residential (assisted living)

**COMMERCIAL**

**INSTITUTIONAL**

**OPEN WATER**
- PARK, OPEN SPACE, DRAINAGE, WETLAND AND FLOODPLAIN

**GOLF COURSE**

**AGRICULTURE / VACANT**

**SPECIAL FEATURES**
- Runway Protection
- Railroad Realignment

**Source:**
City of Madison Dept. of Planning and Development
**MAP 5**

**EXISTING ZONING DISTRICTS**

Cherokee Special Area Plan

January 2007

- **STUDY AREA**
- **CITY OF MADISON**
- **UNINCORPORATED JURISDICTIONS**
- **TOWNSHIP BOUNDARY**
- **CITY OF MADISON ZONING DISTRICTS**
  - Residence Districts: R1, R2, R4
  - Special Districts: C Conserving, W Wetland, A Agriculture (TEMP = Temporary), PUD Planned Unit Development, SIP Specific Implementation Plan
- **DANE COUNTY ZONING DISTRICTS**
  - Residence Districts: R-1, R-3A, R-4
  - Commercial Districts: C-1, C-2
  - Recreation District: RE-1
  - Local Business District: B-1
  - Agriculture Districts: A-1, A-1EX

**Data Source:**
City of Madison Department of Planning and Development, Planning Unit

Dane County parcel files

City of Madison
Department of Planning and Development

Last Edited: January 24, 2007*
MAP 6
NATURAL FEATURES
Cherokee Special Area Plan
January 2007

STUDY AREA
CORE PLANNING SUB-AREAS
1 Hornung Range
2 Hornung Woods and Field
3 Cherokee Country Club
4 Wheeler Triangle
5 5th Addition
6 High Hill

WHITETAIL RIDGE PARK
Also Northland Manor, Sherman Village
and Cherokee Parks

OPEN WATER
FLOODPLAIN (100 Year Flood)
WETLAND
ENVIRONMENTAL CORRIDOR
WOODED AREAS
TOPOGRAPHY (10' contours)
STEEP SLOPE (>12%)

Data Source:
City of Madison Dept of Planning and Development, Planning Unit

Last edited: January 24, 2007

City of Madison
Dept of Planning and Development, Planning Unit
OTHER PLANNING CONSIDERATIONS
Cherokee Special Area Plan
January 2007

STUDY AREA

CORE PLANNING SUB-AREAS
1  Hornung Range
2  Hornung Woods and Field
3  Cherokee Country Club
4  Wheeler Triangle
5  5th Addition
6  High Hill

CENTRAL URBAN SERVICE BOUNDARY

SHORELAND AREAS

TRAVEL CORRIDORS

POTENTIAL STREET EXTENSION

EXISTING DEVELOPMENT

CHEROKEE GOLF COURSE

WHITETAIL RIDGE PARK
Also Northland Manor, Sherman Village
and Cherokee Parks

TOPOGRAPHY 10' contours

Land Use Note

"It is recommended that there be no additional development on the top portion of the hill. Future development may be allowed around the lower portions of this hill only if such development is done with sensitivity to the topography in a manner that preserves open space and views to the hill, from surrounding properties, and provides adequate vegetative buffers from the existing park property."

(City of Madison Comprehensive Plan)

Runway Protection
Proposed Railroad Realignment

Data Source:
City of Madison Dept of Planning and Development, Planning Unit
Dane County Regional Airport

City of Madison
Dept of Planning and Development, Planning Unit

Last edited: January 24, 2007
(1) It is recommended that there be no additional development on the top portion of the hill. Future development may be allowed at lower portions of the hill only if such development is done with sensitivity to the topography in a manner that preserves open space and views to the hill from surrounding properties, and provides adequate vegetative buffers from the existing park property.

(City of Madison Comprehensive Plan)

(2) A variety of type and size of structure is sought in these areas.

(3) Smaller scale structures are sought in these areas.

(4) Street alignment planning will continue to examine a connection to Packers Avenue at Dovetail Drive as a preferred option.

(5) Single-family detached housing is recommended for this area.

(6) The St. Peter’s Church institutional use will continue. Should portions redevelop, residential at 8-15 dwelling units per net acre is recommended.

STUDY AREA

CORE PLANNING SUB-AREAS

RESIDENTIAL

Low Density Residential  Density Range (<8 du/net ac)

Density Range (8-15 du/net ac)

Medium Density Residential  (16-25 du/net ac)

COMMERCIAL/EMPLOYMENT/MIXED USE

Neighborhood Mixed Use

Industrial

Employment

Cherokee Country Club

INSTITUTIONAL

PARK, OPEN SPACE, AND STORMWATER MANAGEMENT

Park Drainage and Open Space

Golf Course

Proposed Stormwater Detention

POTENTIAL FUTURE DEVELOPMENT AREA

LAND USE NOTES

(1) It is recommended that there be no additional development on the top portion of the hill. Future development may be allowed at lower portions of the hill only if such development is done with sensitivity to the topography in a manner that preserves open space and views to the hill from surrounding properties, and provides adequate vegetative buffers from the existing park property.

(City of Madison Comprehensive Plan)

(2) A variety of type and size of structure is sought in these areas.

(3) Smaller scale structures are sought in these areas.

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(4) Street alignment planning will continue to examine a
connection to Packers Avenue at Dovetail Drive as a
preferred option.
(5) Single-family detached housing is recommended for this area.
(6) The St. Peter’s Church institutional use will continue. Should
portions redevelop, residential at 8-15 dwelling units per net
acre is recommended.

STUDY AREA
CORE PLANNING SUB-AREAS
RESIDENTIAL
Low Density Residential
Density Range (<8 du/net ac)
Density Range (8-15 du/net ac)
Medium Density Residential (16-25 du/net ac)
COMMERICAL, EMPLOYMENT/MIXED USE
Neighborhood/Mixed Use
INDUSTRIAL
Employment
Cherokee Country Club

INSTITUTIONAL
PARK, OPEN SPACE, AND STORMWATER MANAGEMENT
Park Drainage and Open space

Golf Course
Potential Stormwater Detention

STREET ROW (Public and Private)
SPECIAL FEATURES
Runway Protection
Railroad Realignment
Cherokee Marsh/Care, Park Access Road
Trail/Emergency Access Road
Existing Bike Routes
Proposed Routes/Paths and Trails

LAND USE NOTES
1. A variety of typological size of structures is sought in these areas.
3. Smaller scale structures are sought in these areas.
4. Street alignment planning will continue to examine a
connection to Packers Avenue at Dovetail Drive as a
preferred option.
5. Single-family detached housing is recommended for this area.
6. The St. Peter’s Church institutional use will continue. Should
portions redevelop, residential at 8-15 dwelling units per net
acre is recommended.

DATA SOURCE:
City of Madison, Dept. of Planning and Development
Planning Unit

Last edited: January 24, 2007
**RECOMMENDED LAND USE**

Cherokee Special Area Plan

January 2007

**STUDY AREA**

**CORE PLANNING SUB-AREAS**

**RESIDENTIAL**
- Low Density Residential
  - Density Range: (<8 du/net ac)
  - Density Range: (8-15 du/net ac)
- Medium Density Residential (16-25 du/net ac)

**COMMERCIAL/EMPLOYMENT/MIXED USE**
- Neighborhood Mixed Use
- Industrial

**INSTITUTIONAL**

**PARK, OPEN SPACE, AND STORMWATER MANAGEMENT**
- Park Drainage and Open Space
- Golf Course
- Proposed Stormwater Detention

**POTENTIAL FUTURE DEVELOPMENT AREA**

**LAND USE NOTES**
- Smaller scale structures are sought in these areas.

**STREET ROW (Public and Private)**

**SPECIAL FEATURES**
- Runway Protection
- Railroad Realignment
- Cherokee Marsh Cons. Park Access Road
- Trail/Emergency Access Road
- Existing Bike Routes
- Proposed Routes/Paths and Trails

*Last edited: January 24, 2007*

*Data Source: City of Madison, Dept. of Planning and Development*

Scale: 1:1,200

City of Madison
Dept. of Planning and Development, Planning Unit

*City of Madison, Dept. of Planning and Development*
RECOMMENDED LAND USE
Cherokee Special Area Plan
January 2007

STUDY AREA
CORE PLANNING SUB-AREAS
RESIDENTIAL
Low Density Residential
Density Range (<4 du/net ac)
Density Range (4-8 du/net ac)
Medium Density Residential (9-15 du/net ac)
High Density Residential (16-25 du/net ac)
COMMERCIAL/EMPLOYMENT/MIXED USE
Neighborhood Mixed Use
Industrial
Employment
Cherokee Country Club
INSTITUTIONAL
PARK, OPEN SPACE, AND STORMWATER MANAGEMENT
Park Drainage and Open Space
Golf Course
Proposed Stormwater Detention
POTENTIAL FUTURE DEVELOPMENT AREA

LAND USE NOTES
(1) It is recommended that there be no additional development on the top portion of the hill. Future development may be allowed around the lower portions of the hill if it is in a manner that preserves open space and views of the hill from surrounding properties, and provides adequate vegetative buffers from the existing park property.

STREET ROW (Public and Private)
SPECIAL FEATURES
Runway Protection
Railroad Realignment
Cherokee Marsh Conn. Park Access Road
Trail/Emergency Access Road
Existing Bike Routes
Proposed Routes, Paths and Trails

Data Source:
City of Madison, Dept. of Planning and Development

Last edited: January 24, 2007
(13) It is recommended that there be no additional development on the top portion of the hill. Future development may be allowed around the lower portions of the hill only if such development is done with sensitivity to the topography in a manner that preserves open space and views to the hill from surrounding properties, and provides adequate vegetative buffers from the existing park property. (City of Madison Comprehensive Plan)
APPENDIX MAP 2
PUBLIC WASTEWATER SYSTEM
Cherokee Special Area Plan
January 2007

City of Madison Department of Planning and Development, Planning Unit
Data Source:
Madison Metropolitan Sewerage District
City of Madison Department of Public Works, Engineering Division

STUDY AREA
CORE PLANNING SUB-AREAS
EXISTING WASTEWATER FACILITIES
CITY OF MADISON
Gravity Wastewater Interceptor
Forced Wastewater Main
Wastewater Pumping Station
MADISON METRO SEWERAGE DISTRICT
Gravity Wastewater Interceptor
Forced Wastewater Main
Wastewater Pumping Station

POTENTIAL FUTURE WASTEWATER FACILITIES
GRAVITY WASTEWATER INTERCEPTOR
City of Madison
FORCED WASTEWATER MAIN
City of Madison
WASTEWATER PUMPING STATION
City of Madison

Data Source:
City of Madison Department of Planning and Development, Planning Unit
Madison Metropolitan Sewerage District
City of Madison Department of Public Works, Engineering Division

City of Madison
Department of Planning and Development
Last edited: January 24, 2007