

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  
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Project Architect: Ed Linville  
Linville Architects, LLC  
408 East Wilson Street  
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**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.