

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  
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**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.

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.