

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
03/19/2021	DCPREZ-2021-11696
<b>Public Hearing Date</b>	
05/25/2021	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
--------------------------	--------------------------

OWNER NAME CHEROKEE PARK INC	PHONE (with Area Code) (608) 886-3649	AGENT NAME SCOTT ANDERSON	PHONE (with Area Code) (608) 732-7105
BILLING ADDRESS (Number & Street) 5000 N SHERMAN AVE		ADDRESS (Number & Street) 5010 VOGES ROAD	
(City, State, Zip) MADISON, WI 53704		(City, State, Zip) Madison, WI 53718	
E-MAIL ADDRESS dtiziani@cherokeecountryclub.net		E-MAIL ADDRESS sanderson@snyder-associates.com	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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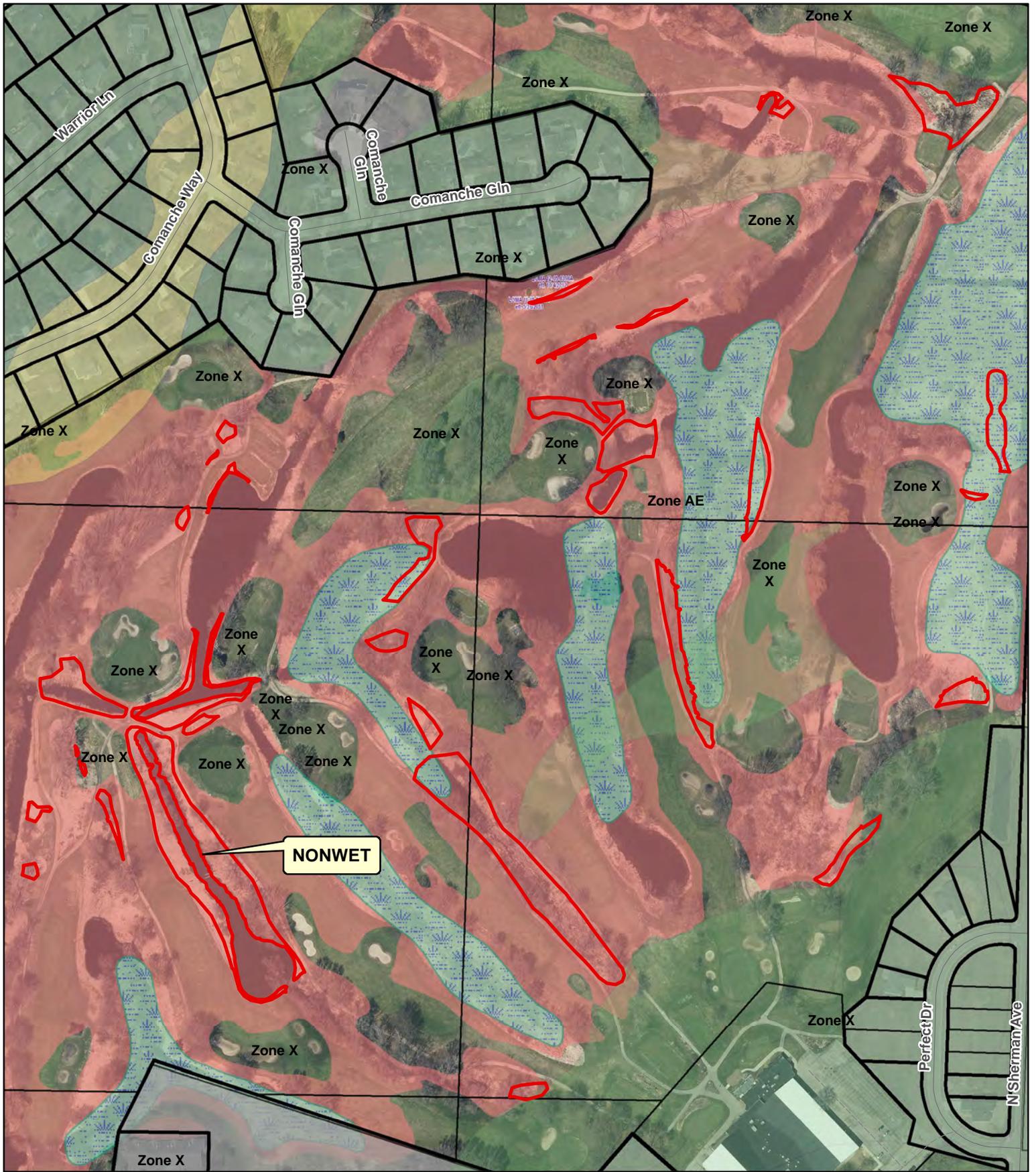
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
5000 N Sherman Avenue					
TOWNSHIP WESTPORT	SECTION 24	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0809-244-8001-0		241-8720-0, 241-8245-0, 241-9000-7, 241-9501-0, 244-8500-1, 244-9000-4			

### REASON FOR REZONE

GOLF COURSE ECOLOGICAL RESTORATION PROJECT - DECLASSIFYING WETLAND STATUS

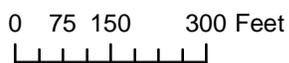
FROM DISTRICT:	TO DISTRICT:	ACRES
Wetland status	Non-wetland status	5.48

<b>C.S.M REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Applicant Initials _____	<b>PLAT REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>    <b>PRINT NAME:</b>    <b>DATE:</b>    
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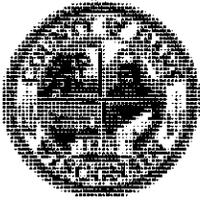


**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



Petition 11696  
**CHEROKEE PARK INC**



**Dane County**  
**Department of Planning and Development**  
 Zoning Division  
 Room 116, City-County Building  
 210 Martin Luther King Jr. Blvd.  
 Madison, Wisconsin 53703  
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Cherokee Park, Inc.	Agent Name:	Scott Anderson
Address (Number & Street):	5000 N. Sherman Avenue	Address (Number & Street):	5010 Voges Road
Address (City, State, Zip):	Madison, WI 53704	Address (City, State, Zip):	Madison, WI 53718
Email Address:	dtiziani@cheorkeecountryclub.net	Email Address:	sanderson@snyder-associates.com
Phone#:	608-886-3649	Phone#:	608-732-7105

### PROPERTY INFORMATION

Township:	Westport	Parcel Number(s):	See Attached Sheet
Section:	24	Property Address or Location:	5000 N Sherman Avenue

### REZONE DESCRIPTION

<p><b>Reason for the request.</b> In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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Cherokee Golf Course is undergoing a large renovation and modernization of the existing golf course. The 150 acre golf course will be reconstructed to modern standards. As part of this renovation, various areas of wetland will be disturbed during the construction process.

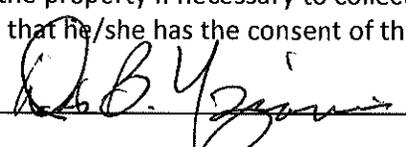
Please see the attachments for a much more detailed description of activities associated with this project.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
Wetland	Out of Wetland	5.48

**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.**

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
--	--	---	---	--

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature  Date 3-17-21

## SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

**SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

**NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.**

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

**OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

**ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.**

<b>Additional Property Owner Name(s):</b>	
<b>Address (Number &amp; Street):</b>	
<b>Address (City, State, Zip):</b>	
<b>Email Address:</b>	
<b>Phone Number:</b>	

Parcels Numbers for wetland impacts:

080924187200

080924182450

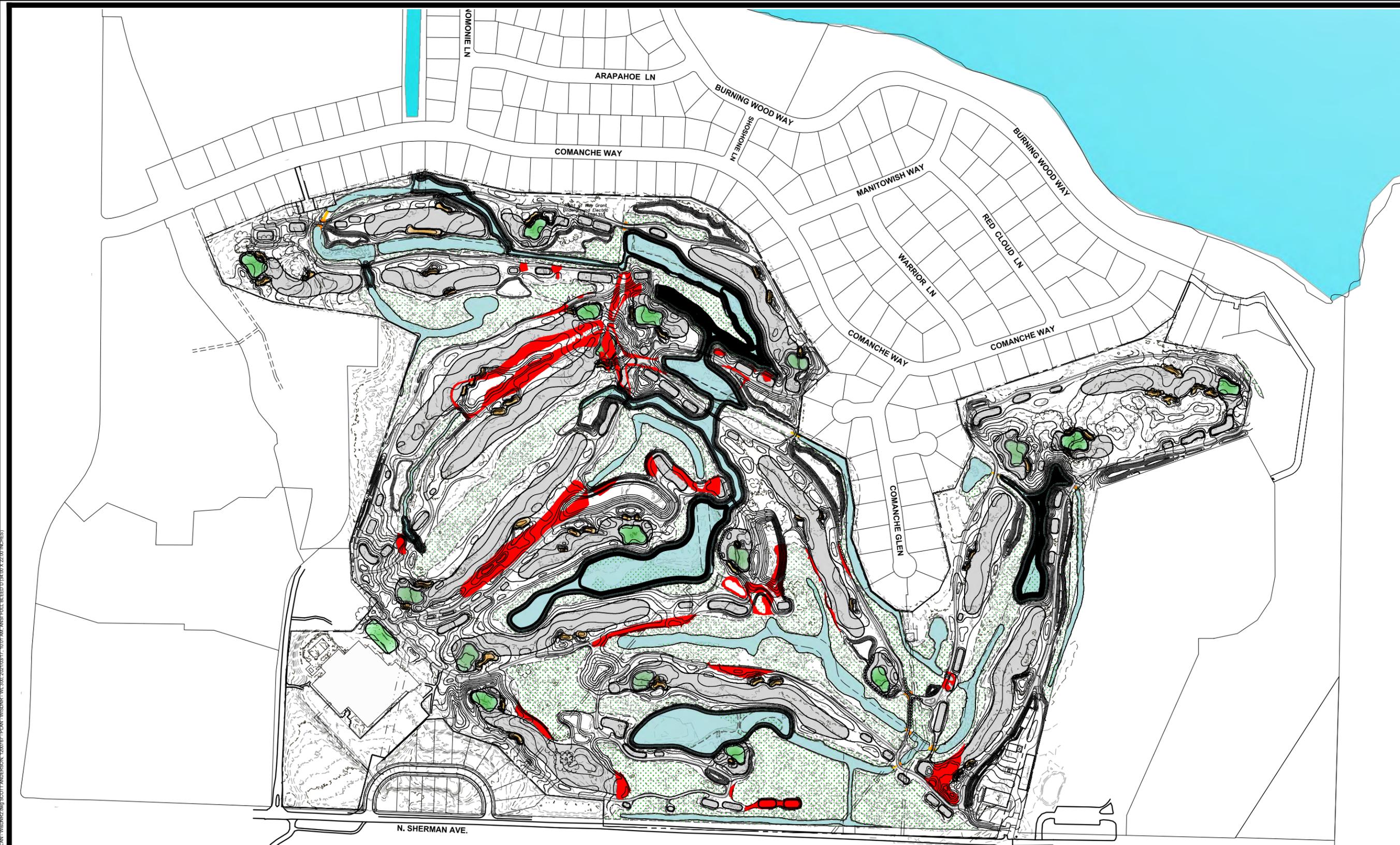
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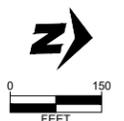
080924480010

080924490004



**LEGEND**

	PROPOSED WATER FEATURE		STRUCTURE REPLACEMENT		WETLAND TO UPLAND
	EXISTING WETLAND AREAS		WETLAND DELINEATION LINE		PROPOSED CULVERT
	PROPOSED GREENS		PROPOSED CART PATH		PROPOSED BRIDGE
	PROPOSED FAIRWAY				



MARK	REVISION	DATE	BY
	Checked By: SJA		
	Engineer: SJA		
	Technician: MW		
	Date: 2/12/2021		
	Scale: 1" = 40' ARIES		
	T-R-S: BN-9E-S 24		

**CHEROKEE C.C. COURSE IMPROVEMENTS**  
**WETLAND IMPACTS - HOLES 1 & 2**  
**SNYDER & ASSOCIATES, INC.**

MADISON, WISCONSIN  
 5010 VOICES ROAD  
 MADISON, WISCONSIN 53718  
 608-835-0444 | www.snyder-associates.com

Project No: 120.0767.30  
 Sheet WL 300





506 Springdale Street, Mount Horeb, WI 53572

March 16, 2021

Mr. Hans Hilbert  
Dane County Zoning Administrator  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703  
(608) 266-4993  
[hilbert.hans@countyofdane.com](mailto:hilbert.hans@countyofdane.com)

RE: Shoreland-Wetland Zoning Application, Cherokee Country Club – Golf Course Renovation & Modernization Plan, Town of Westport, Dane County, Wisconsin

Dear Mr. Hilbert:

On behalf of Cherokee Park, Inc., Heartland Ecological Group, Inc. ("Heartland") is submitting an application for the rezoning of shoreland wetlands associated with the proposed Cherokee **Country Club ("Cherokee CC")** golf course renovation and modernization plan (**the "Project"**). **Cherokee CC is located within the Town of Westport, Dane County, Wisconsin (Attachment 1 – Project Location Map & Alta Survey)**, and the Project is subject to Dane County Shoreland, Shoreland-Wetland and Inland-Wetland Regulations under Chapter 11. The Project includes various activities proposed within the shoreland-wetland zone including filling, dredging, grading, and ecological restoration activities.

Cherokee Park, Inc. has been working closely with the Wisconsin Department of Natural Resources (WDNR) and the U.S. Army Corps of Engineers (USACE) over the last several months to address state and federal wetland and waterway regulatory aspects of the proposed project. Cherokee recently submitted a draft permit application to the WDNR and USACE for preliminary feedback and is awaiting comments. Cherokee CC will provide the County with a copy of the WDNR/USACE permit application as soon as a finalized version is submitted.

We respectfully request that 4.32 acres of grading and excavation activities within shoreland-wetlands are permitted under Chapter 11.08 and 5.48 acres of wetlands proposed to be filled to upland are rezoned from "Wetland Zoning" to "**Out of Wetland Zoning**" per Chapter 11.10.

#### Project Description

**Cherokee Country Club's golf course** was constructed nearly 60 years ago and has not undergone any previous significant renovations. Currently, the use of the golf course is down to nearly 50% of its capacity due to the continued deterioration of turfgrass quality resulting from sustained high groundwater.



The specific Purpose and Need of the proposed project include the following:

1. Improve turf conditions by improving drainage conditions.
2. Renovate and modernize the 50+ year old golf course to meet the standards of **today's golf industry, ultimately improving the club's position in the golf course market.**
3. Incorporate design elements and features that would qualify Cherokee to host amateur golf tournaments and PGA TOUR sanctioned professional events.
4. Improve overall water quality within the Cherokee Golf Course while also improving the overall water quality benefits that are provided by the golf course property as surface water, groundwater, and urban runoff pass through to the Yahara River.
5. Improve the overall naturalized vegetative conditions within the Cherokee Golf Course property by removing invasive species and establishing desirable indigenous and native plant species.

When the golf course was constructed in the early **1960's a series of man-made** ditches were constructed along the perimeter of most of the golf holes to aid in the drainage. Most of the ditches now have wetlands associated with the outer banks. For a few decades, the waterways and ditches had clean water, but continued to deteriorate over time due to a lack of maintenance and high water. Currently, most of the ditches and wetlands are overgrown with invasive species. Most of the man-made waterways and ditches are also very shallow, diminishing the water storage capacity in rain events and further leading to poor water quality.

An assured wetland delineation was completed throughout the 153.37-acre golf course in August 2020 (Attachment 2 – Wetland Delineation Map). Approximately 36-acres of wetlands were delineated and mapped within the property consisting primarily of wet meadow, shallow marsh, shrub-carr, and lesser amounts of forested wetlands. The wetlands are heavily infested with invasive species primarily reed canary grass and cattail. The extensively constructed ditch system is associated with the majority of the wetland areas, which has also been determined to be a state navigable waterbody.

Shoreland-Wetland Zoning Approval Request

The following Tables 1 & 2 quantify the proposed wetland and waterway activities that may be subject to local, state and/or federal approvals.

Table 1. Summary of Proposed Wetland Impacts (Acres).

Wetland Type Conversion	Wetland to Upland Conversion
4.32	5.48



Table 2. Summary of Proposed Impacts to State Navigable Waterbodies below the Ordinary High Water Mark (Acres).

Maintenance Dredging (0-6.6' below OHWM)	Dredging - Sand Excavation	Waterway Enlargement (within uplands)	Waterway Enlargement (within wetlands)	Waterway Conversion to Upland	Waterway Conversion to Wetland
2.86	3.33	3.30	3.34	1.33	0.34

The proposed project may require approval from Dane County under the following:

1) 11.08 (3)(c) "Uses Which are Allowed in the Shoreland-Wetland and Inland-Wetland Districts Subject to the Issuance of a Shoreland Zoning Permit for the establishment and development of public and private parks and recreation areas, boat access sites, natural and outdoor education areas, historic and scientific areas, wildlife refuges, game preserves and private wildlife habitat areas provided that ditching, excavating, dredging, dike and dam construction may be done in wildlife refuges, game preserves and private wildlife habitat areas, but only for the purpose of improving wildlife habitat or otherwise enhancing wetland values.

- Approximately 4.32 acres of wetlands are proposed to be excavated which includes wetland enhancement and water quality improvement measures (Table 1).
- Approximately 2.86 acres of waterways are proposed to be dredged to remove sediment accumulation and improve conveyance, water quality, and aquatic habitat (Table 2).

2) **11.10 "Rezoning of Lands in the Shoreland-Wetland and Inland-Wetland Districts".**

The following summarizes the impacts resulting from the wetland rezone request as specified within 11.10(2) which includes 5.48 acres of wetlands converted to uplands through filling. Further details addressing the impacts to wetland functional values will be provided within the WDNR - USACE permit application including detailed descriptions of each individual wetland activity.

(a) Storm and flood water storage capacity;

No significant impact anticipated. The construction will comply with State and Dane County stormwater standards, and the applicant plans to obtain a floodplain zoning permit for fill within a floodplain, these measures will be adequate to maintain storm and flood water storage capacity.

(b) Maintenance of dry season stream flow, the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland;



No significant impact anticipated. The stream channel flow will be improved with this project through various proposed activities to improve overall flow and water quality such as cleaning out sediment accumulation in the drainage system and replacing undersized, silted-in perched culverts with appropriately sized and installed culverts and bridges.

(c) Filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters;

No significant impact anticipated. At the locations where fill is proposed, the landscape is very flat, with slopes between 1% and 2% and stormwater and erosion control practices should be sufficient to keep runoff on site. Land use will continue as a golf course with limited impervious surfaces near wetlands or waterways. The project is designed to improve overall water quality within the property leading to improved water quality discharging from the property to the Yahara River. Establishment of native wetland and prairie vegetation and the proposed wetland restoration will improve filtration of runoff. Deep pools of open water will improve sediment retention.

(d) Shoreline protection against soil erosion;

No significant impact anticipated. With shallow slopes and effective construction site erosion control and stormwater measures, soil erosion from this project should be minimal. Grading activities on the site are regulated by NR 151, Wisconsin administrative code, which should also help minimize soil erosion. Vegetation within the shorelines of waterways will be improved with the incorporation of native vegetation and stabilized slopes.

(e) Fish spawning, breeding, nursery or feeding grounds;

No significant impact anticipated. The project includes plans to dredge waterways and further excavate the existing ponds within the site. In addition, the perched culverts connecting the waterways throughout the site will be replaced to improve flow/connectivity. This works is expected to improve overall fish passage and decrease the average temperature of waters within the waterways and ponds. Improved emergent vegetation conditions along the shoreline will improve potential fishery habitat.

(f) Wildlife habitat;

No significant impact anticipated. Wetlands on the property are currently degraded by infestations of invasive plant species. The proposed project includes a restoration plan that proposes to introduce upland prairie vegetation, restore degraded wetlands throughout the site, and introduce shallow marsh and aquatic vegetation along the shores of the on-site waterbodies. Additionally, the project proposes the creation of an additional 3.19 acres of wetlands within areas that are currently upland. Establishment of pollinator habitat will be a focus of the plant species selection. Given these restoration activities and ample habitat in the surrounding area, impacts to wildlife habitat is expected to be low, with a goal of improving remaining wildlife habitat through the restoration portion of the project plans.



(g) Areas of special recreational, scenic or scientific interest, including scarce wetland types.

No significant impact anticipated. Considering that the property is privately owned, and the current land use is not proposed to be changed, human use values for the public are not anticipated to be negatively impacted. While portions of wetlands within the site are proposed to be filled, the restoration portion of the project plan aims to introduce upland prairie habitat, restore degraded wetlands, and improve the diversity and aesthetic value of the remaining wetlands. Overall, the goal of the project is focused heavily on enhancing the human use value and experience by improving and highlighting the natural and ecological aesthetics throughout the property and the overall recreational experience by the club members, spectators, and other potential users of the facility.

### Environmental Benefits

In addition to the proposed activities within shoreland-wetlands subject to this zoning approval request, the project design includes a number of elements that will lead to environmental benefits including:

- Water quality improvements;
- Water conveyance improvements;
- 7.71 acres of on-site wetland enhancements;
- 3.19 acres of on-site wetland restoration; and
- 10 credits of compensatory wetland mitigation.

A draft wetland restoration plan detailing the on-site enhancements and restoration activities will be included within the WDNR/USACE permit application and provided to the County.

### Public Engagement

Cherokee Park as already actively engaged the local community in regards to this project. On the evening of March 2, 2021 a virtual public meeting was hosted by Cherokee Country Club. A pdf of that presentation along with the meeting minutes have been included as attachments with our submittal (Attachment 5).

We also anticipate holding a public hearing as part of the WDNR and USACE requirements prior to our Rezoning Public hearing for this project on May 25<sup>th</sup>, 2021. We will supply a synopsis of that meeting to Dane County Zoning as soon as we have it.

### WDNR and USAE Permitting Schedule

Our project team anticipates a full submittal to the WDNR and USACE by April 15, 2021. At that time, we will supply the entire document for your review as part of this application.



Dane County Shoreland-Wetland Rezoning Application  
Cherokee Golf Course Renovation & Modernization  
March 16, 2021

Sincerely,

Jeff Kraemer, Principal  
Heartland Ecological Group, Inc.  
[jeff@heartlandecological.com](mailto:jeff@heartlandecological.com)  
608.490.2450 Ext. 2

Cc: Dennis Tiziani, Cherokee CC  
Scott Anderson, Snyder & Associates  
Buck Sweeney, Axley Brynelson

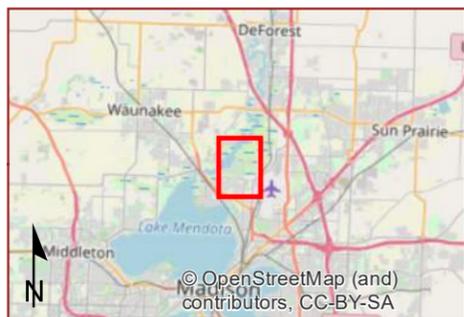
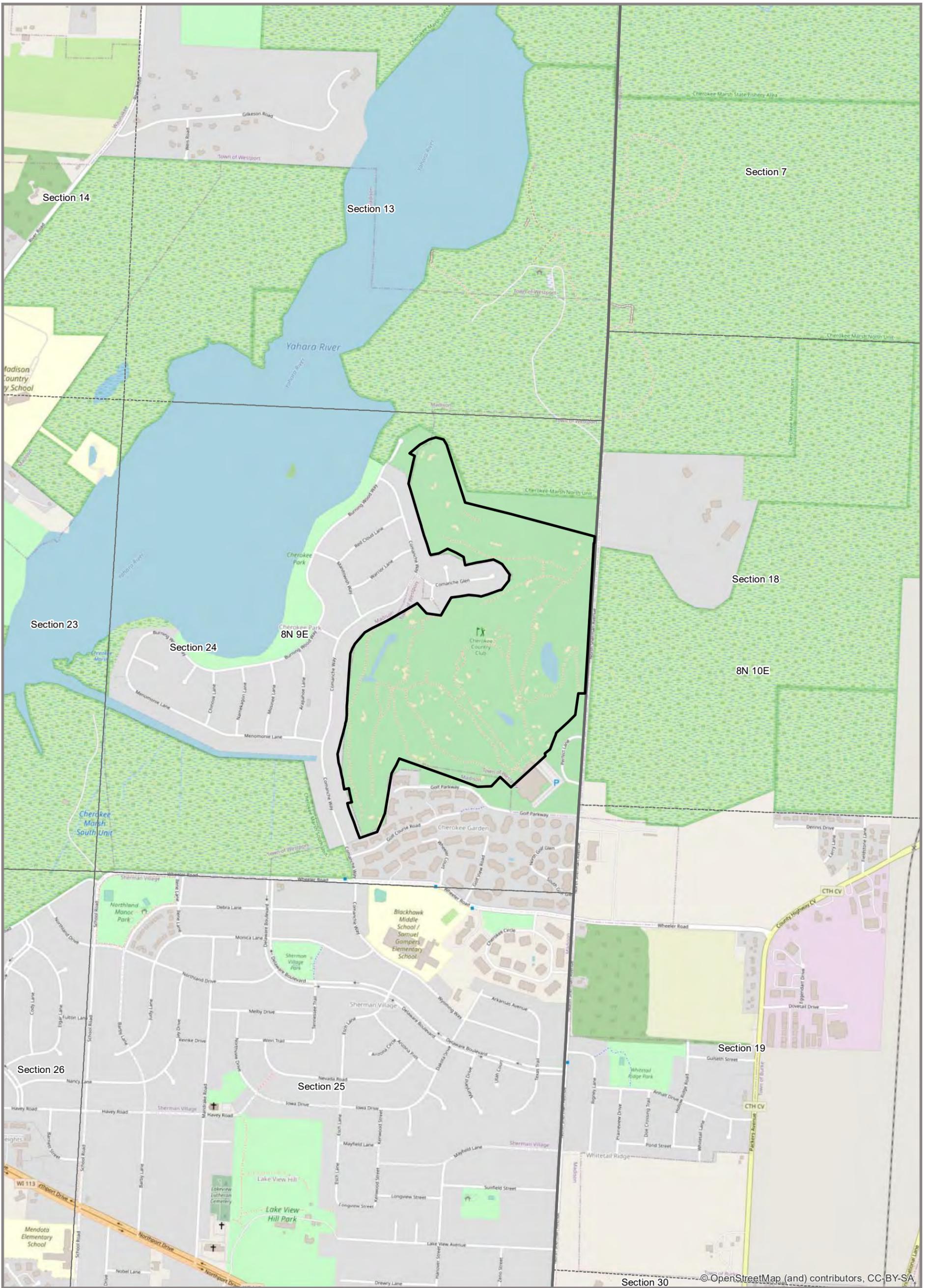
Enclosures:

- Attachment 1 – Project Location Map & **Alta Survey**
- Attachment 2 – Wetland Delineation Map
- Attachment 3 – Project Overview Map
- Attachment 4 – Wetland Impact Map
- Attachment 5 – Public Information Meeting

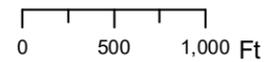


Dane County Shoreland-Wetland Rezoning Application  
Cherokee Golf Course Renovation & Modernization  
March 16, 2021

# Attachment 1 – Project Location Map & **Alta Survey Map**



- Study Area (153.37 ac)
- Township
- Section



**Heartland**  
ECOLOGICAL GROUP INC

**Figure 1. Project Location**

Cherokee Country Club  
#20200360  
T8N, R9E, S24  
T Westport, Dane Co, WI

OpenStreetMap  
Data: ESRI

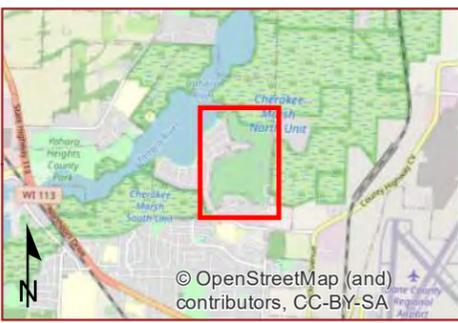
8/11/2020



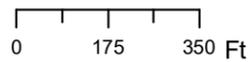


Dane County Shoreland-Wetland Rezoning Application  
Cherokee Golf Course Renovation & Modernization  
March 16, 2021

## Attachment 2 – Wetland Delineation Map



- Study Area (153.37 ac)
  - Dane Co 1' Contours
  - Culverts
  - Waterways (12.08 ac)
  - Ponds (3.90 ac)
  - Field Delineated Wetlands (36.61 ac)
- Sample Points**
- Upland
  - Wetland



**Heartland**  
ECOLOGICAL GROUP INC

**Figure 6. Field Delineated Wetlands**

Cherokee Country Club  
#20200360  
T8N, R9E, S24  
T Westport, Dane Co, WI

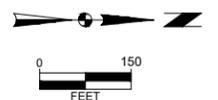
Dane Co 2017 Orthophoto  
Data: Dane County, HEG 11/18/2020

© OpenStreetMap (and contributors), CC-BY-SA



## Attachment 3 – Project Overview Map

V:\projects\2020\120.0767 - PLAN - WISDNR.dwg MKE WANIL 2/20/21 12:07:07 PM - WISDNR - C 201 - 2021/02/12 3:45 PM ANSI FULL BLEED D (34.00 X 22.00 INCHES)



- LEGEND**
- PROPOSED WATER FEATURE
  - EXISTING WETLAND AREAS
  - PROPOSED FAIRWAY & TEE BOXES
  - PROPOSED GREENS
  - PROPOSED CART PATH

MARK	REVISION	DATE	BY
	Checked By: SJA	Scale: 1"=150'	
	Engineer: SJA	Date: 2/12/2021	
	Technician: MW	T-R-S: BN-GE-S 24	
Project No: 120.0767.30			Sheet C 201

**CHEROKEE C.C. COURSE IMPROVEMENTS**

**PROPOSED OVERALL PLAN**

MADISON, WISCONSIN

**SNYDER & ASSOCIATES, INC.**

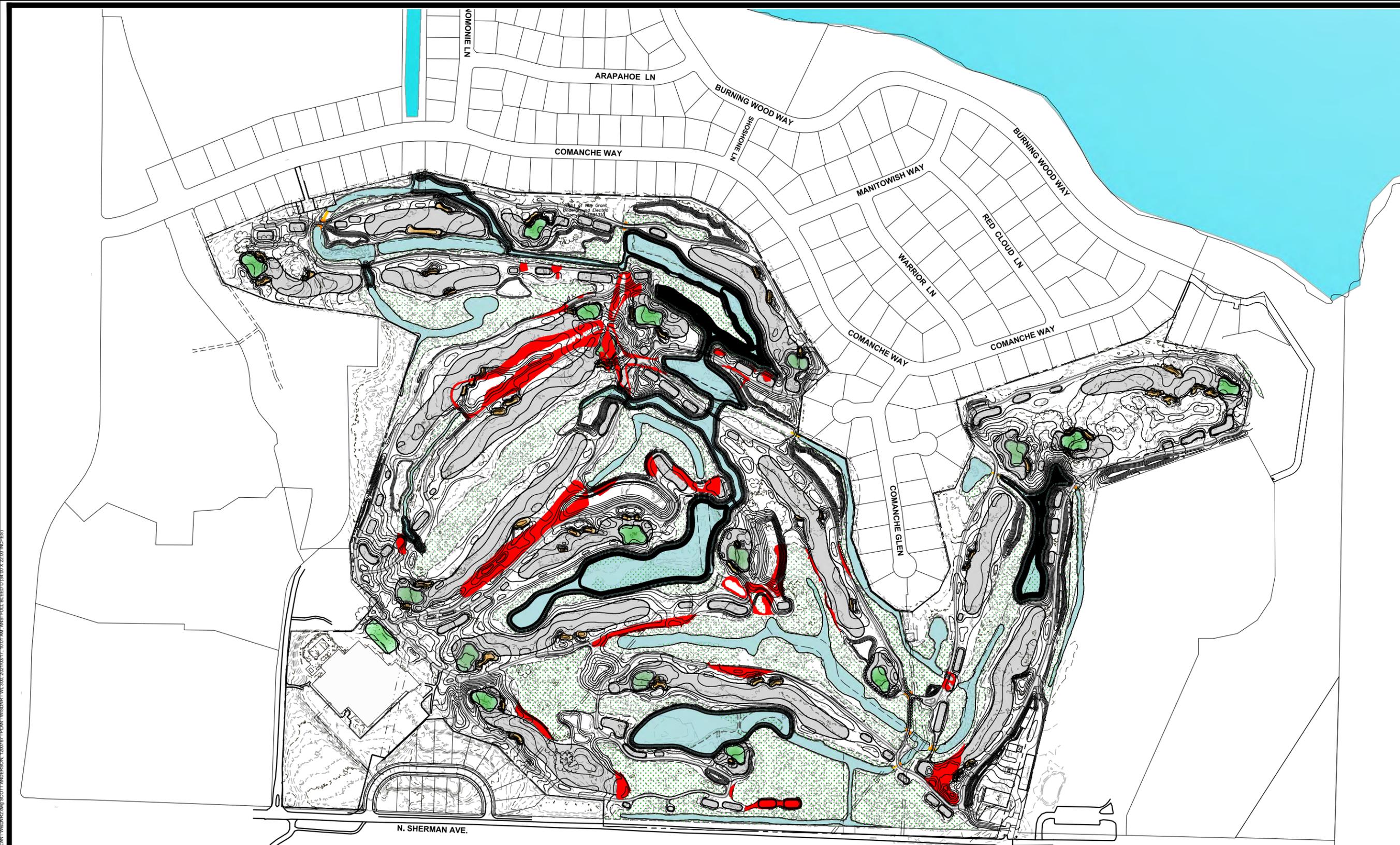


5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
608-838-0444 | www.snyder-associates.com



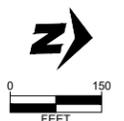
Dane County Shoreland-Wetland Rezoning Application  
Cherokee Golf Course Renovation & Modernization  
March 16, 2021

## Attachment 4 – Wetland Impact Map



**LEGEND**

- |  |                        |  |                          |  |                   |
|--|------------------------|--|--------------------------|--|-------------------|
|  | PROPOSED WATER FEATURE |  | STRUCTURE REPLACEMENT    |  | WETLAND TO UPLAND |
|  | EXISTING WETLAND AREAS |  | WETLAND DELINEATION LINE |  | PROPOSED CULVERT  |
|  | PROPOSED GREENS        |  | PROPOSED CART PATH       |  | PROPOSED BRIDGE   |
|  | PROPOSED FAIRWAY       |  |                          |  |                   |



MARK	REVISION	DATE	BY
	Checked By: SJA		
	Engineer: SJA		
	Technician: MW		
	Date: 2/12/2021		
	Scale: 1" = 40' ARIES		
	T-R-S: BN-9E-S 24		

**CHEROKEE C.C. COURSE IMPROVEMENTS**  
**WETLAND IMPACTS - HOLES 1 & 2**  
**SNYDER & ASSOCIATES, INC. |**  
 MADISON, WISCONSIN  
 5010 VOICES ROAD  
 MADISON, WISCONSIN 53718  
 608-835-0444 | www.snyder-associates.com





Dane County Shoreland-Wetland Rezoning Application  
Cherokee Golf Course Renovation & Modernization  
March 16, 2021

# Attachment 5 – Public Informational Meeting



## **Cherokee Country Club – Madison, WI**

### **Summary of Proposed Modifications**

March 2, 2021

## **Project Team**

- Owner
  - Cherokee Park, Inc
    - Dennis Tiziani
- Civil Engineer
  - Snyder & Associates
    - Scott Anderson
- Ecological Consultant
  - Heartland Ecological Group
    - Jeff Kraemer
- Golf Course Design Consultant
  - PGA TOUR Design Services
    - Steve Wenzloff

## **Project Overview**

### **➤ Goals and Objectives**

1. Improve turf conditions by improving drainage conditions.
2. Improve overall water quality within the Cherokee Golf Course while also improving the overall water quality benefits that are provided by the golf course property as surface water, groundwater, and urban runoff pass through to the Yahara River.
3. Improve the overall naturalized vegetative conditions within the Cherokee Golf Course property by removing invasive species and establishing desirable indigenous and native plant species.
4. Renovate and modernize the 60+ year old golf course to meet the standards of today's golf industry, ultimately improving the club's position in the golf course market.

## **Project Activities**

- **Working with Federal, State, and Local authorities on permitting issues**
- **Proposed Construction from Fall '21 – Fall '22 (pending permit approval)**
  1. Improve turfgrass conditions
    - Excavate sand from onsite below the peat to utilize as fill to raise the golf course higher above the groundwater
  2. Renovation - Infrastructure Rebuild
    - Rebuild greens, tees, bunkers, irrigation and cart path systems
    - Grass with new improved species
  3. Modernize
    - Improve design strategy due to technological advances in the game of golf
    - Desire to host significant amateur events and even a professional event sanctioned by the PGA TOUR
  4. Water Quality Improvements
    - Dredge/expand waterways to remove sedimentation and vegetative buildup
    - Reduce water temperature for more diverse fish habitat
  5. Wetland Habitat
    - Restoration activities to remove invasive species and replace with more diverse native plant communities
    - Some conversion of existing wetlands to other wetland plant communities and some wetland conversion to uplands
    - Create riparian buffers

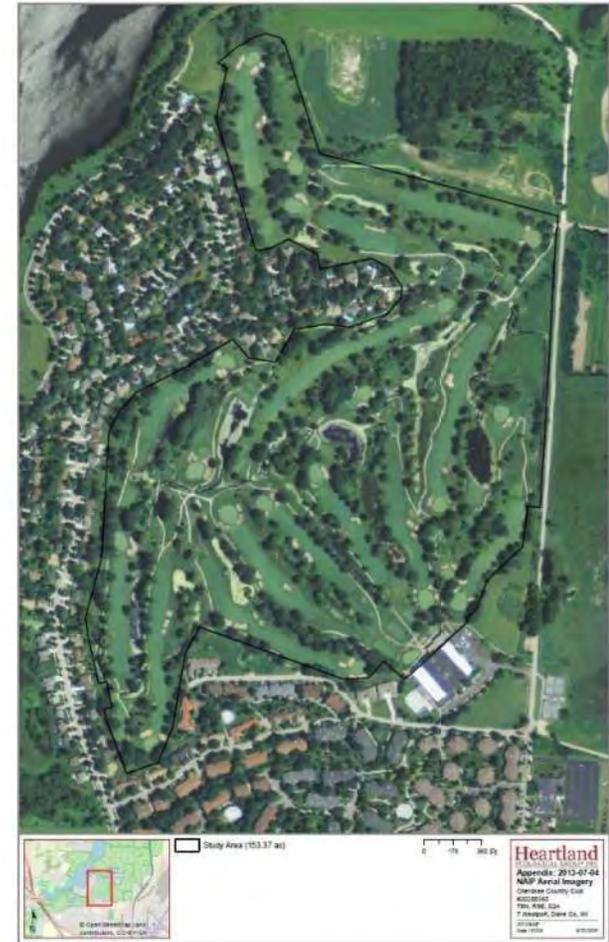
Historical Conditions

Cherokee Country Club 1968



September 18, 2020  
 Dane County Mask  
 Dane County Mask  
 Parcels

0 250 500 1,000 Feet



Study Area (153.37 ac)

0 75 150 Feet

**Heartland**  
 AERIAL IMAGERY  
 Appendix: 2013-01-04  
 Cherokee Country Club  
 153.37 ac  
 7/18/2020, Dane Co, WI  
 475-0000

## Existing Conditions

- 153.37 ac Site
  - 12.08 ac Waterways
  - 3.90 ac Ponds
  - 36.61 ac Wetlands
  - 100.78 ac Uplands



# Existing Conditions

## Challenges:

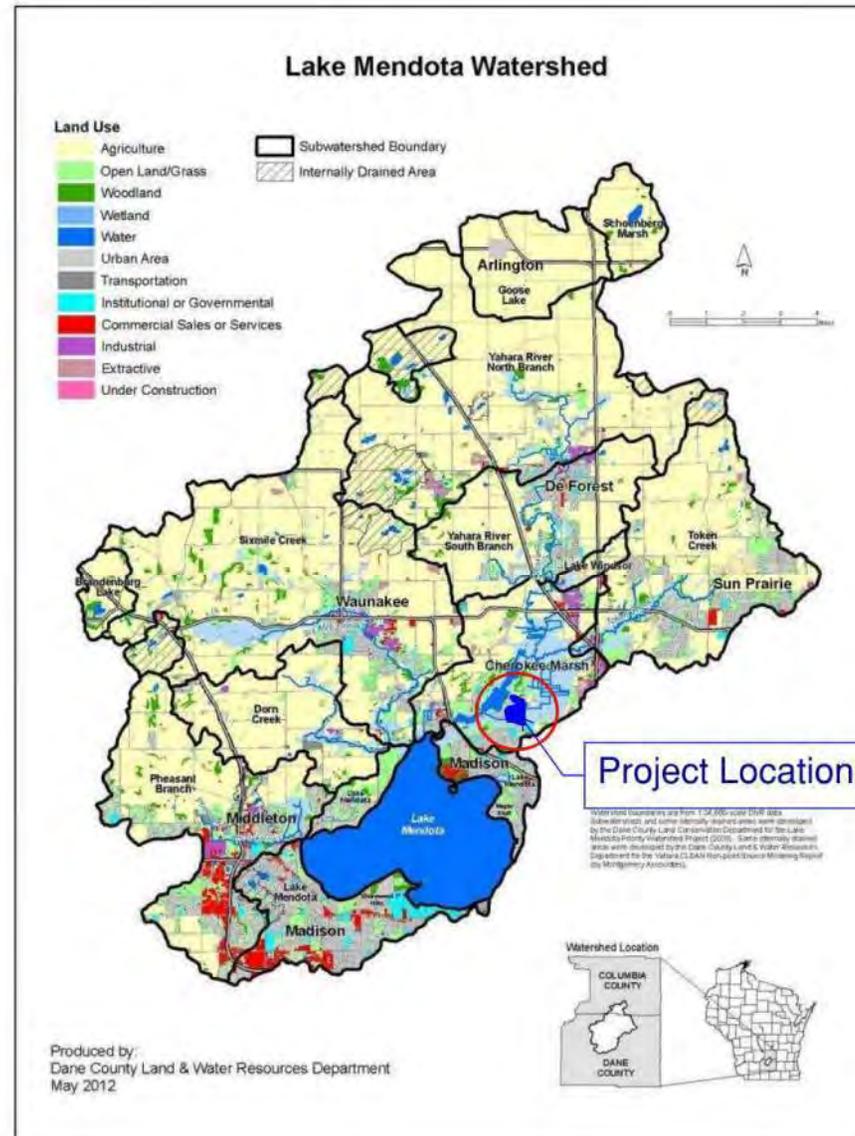
- No significant renovation since constructed in the early 60's
- Built on peat/muck soils
- Minimal topographic relief
- Groundwater too close to the surface due to ever increasing normal water elevations of Lake Mendota and the Yahara River
- Deferred maintenance has allowed wetland vegetation to expand into originally designed turf playing surfaces
- Undergrowth and emergent trees overgrown and blocks visibility and airflow throughout the course
- Sedimentation deposits reducing waterway depths and water quality
- Undesirable invasive plant species have overtaken most of the wetlands
- Routing has some lengthy and cumbersome green-to-tee walks

## Existing Conditions



## Existing Conditions

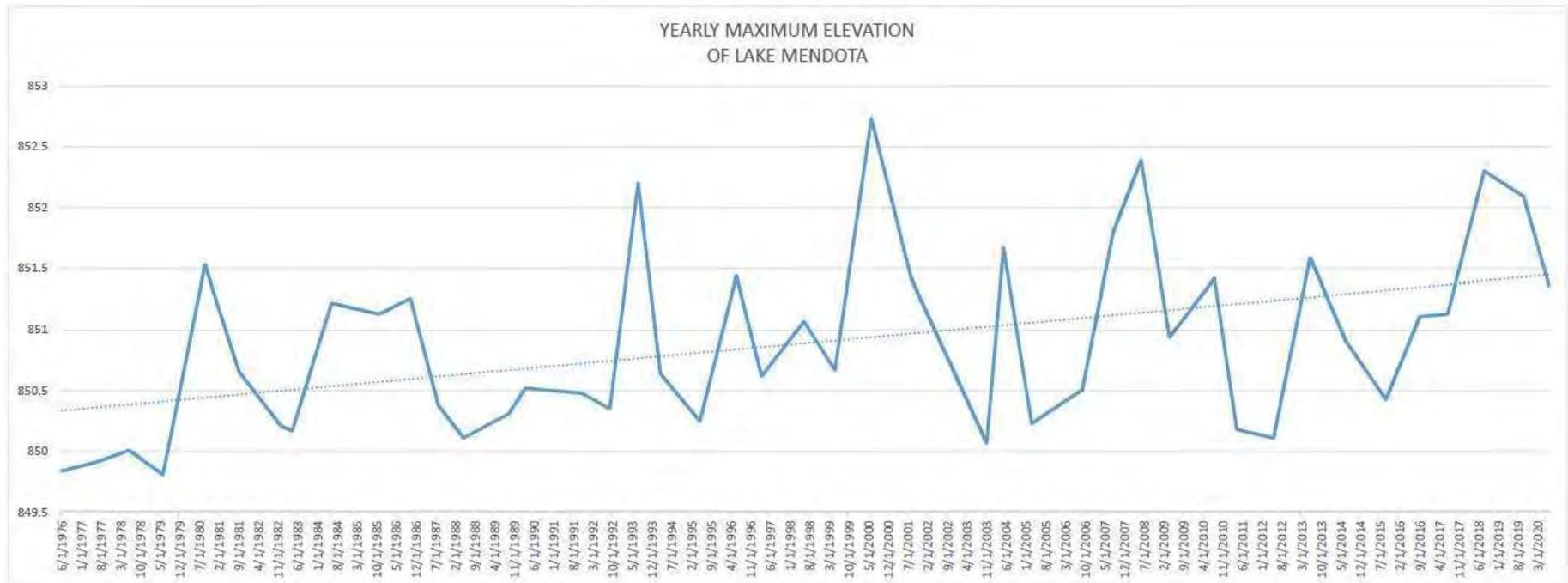
- In the Lake Mendota Watershed
- Directly affected by the rising levels of Lake Mendota
- Rising lake levels raises groundwater, raises the level of the ponds, lakes, and drainage ways within the golf course



## Existing Conditions

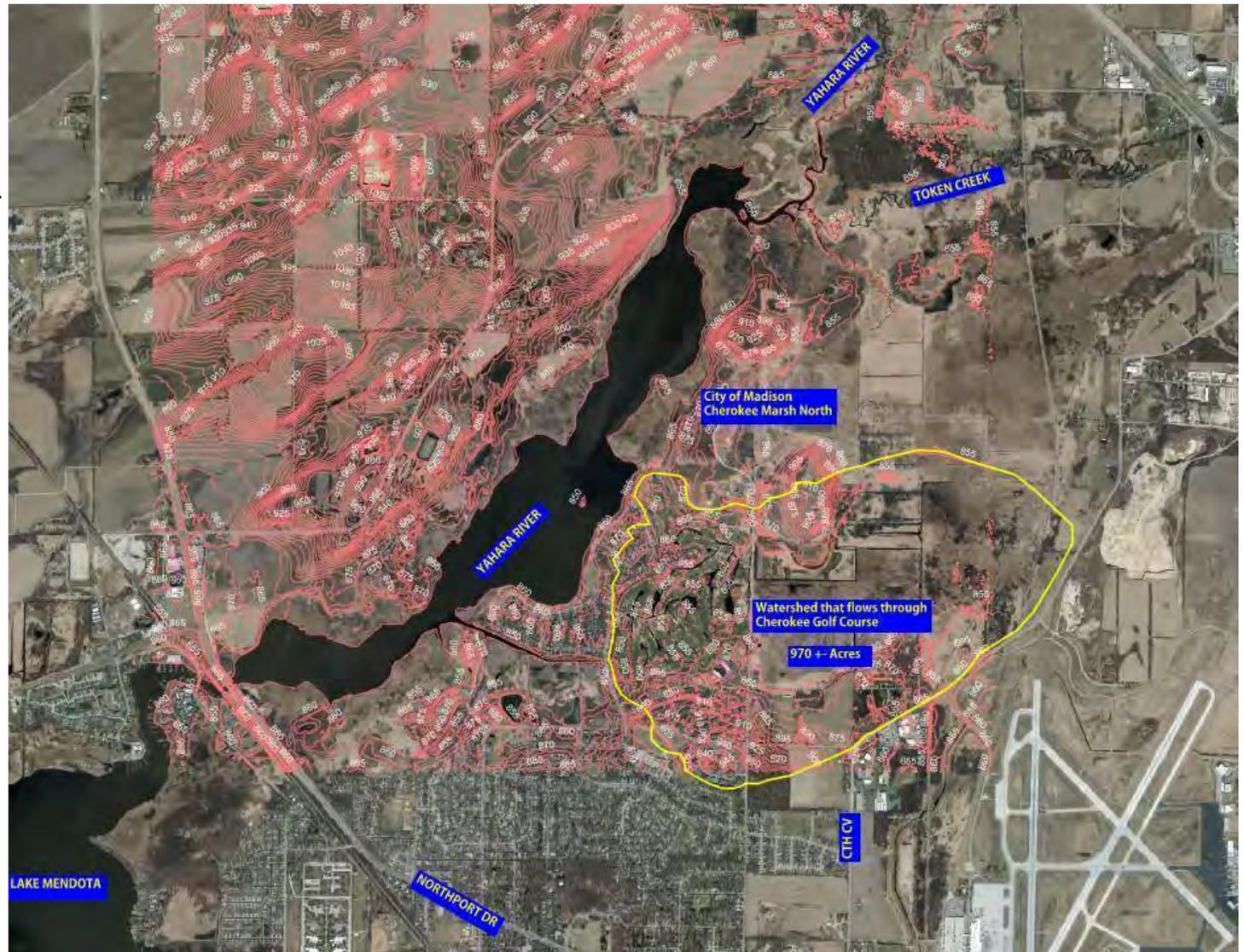
### ➤ Lake Mendota and Yahara River Historical Data

- Since 1976 the Yearly Maximum Elevation has risen 1.2' from 850.3 to 851.5



## Existing Conditions

- Local Watershed Area
- East of the Yahara River
- Approx. 970 Acres



### **Existing Ponds**

- Stagnant and shallow water
- Elevated water temperatures in summer
- No banks

### **Proposed Ponds**

- Create larger bodies of water with deep pools
- Create cooler bodies of water
- Create banks



Pond at Cherokee



Pond at TPC Twin Cities

### Existing Culverts

- Undersized for waterways
- Create choke points
- Not deep enough for fish and wildlife passage

### Proposed Culverts & Bridges

- Improve waterways with larger culverts, bridges, and arches
- Remove choke points
- Remove stagnant water and create fish and wildlife passage



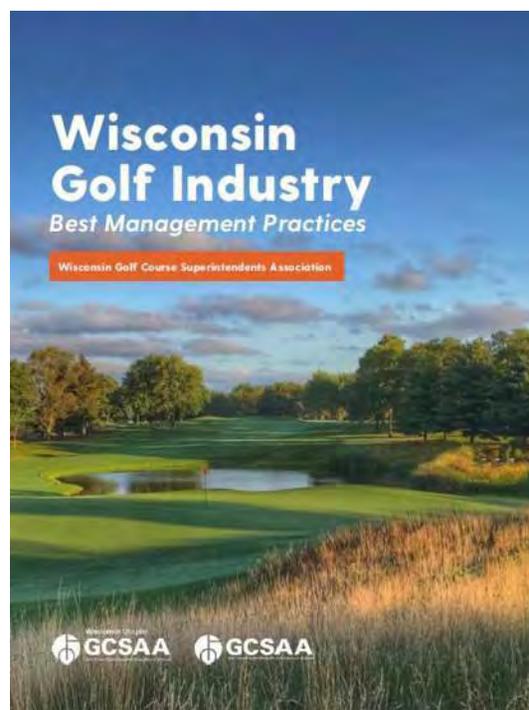
Culvert at Cherokee



Examples

## Course Management

- Adherence to Wisconsin's Golf Industry Best Management Practices (BMP) prepared by Wisconsin Chapter Golf Course Superintendents Association (GCSAA)
  - Incorporates recommendations by WisDNR and Wisconsin Dept of Agriculture Office of Sustainability
  - Includes:
    - Integrated Pest Management (IPM)
    - Nutrient Management
    - Water Management
    - Pollinator Protection and Wildlife Habitat
- Compliance with the WDNR Turf Nutrient Management Technical Standard (1100) and any local regulations.
- Goal to be a Certified Audubon Cooperative Sanctuary



## Proposed Conditions

- Convert 5.48 ac of wetlands to uplands
- Convert 4 ac of wetlands to another wetland type
- Convert 3.19 ac of uplands into wetlands
- Convert 1.33 ac of waterway to uplands
- Create 3.30 ac of waterways in uplands
- Restore 10 acres of existing degraded wetlands
- Purchase wetland mitigation bank credits



## **Schedule and Permitting**

We are currently in the process of coordinating with regulatory agencies for obtaining necessary permits for the project. The following permits will be obtained prior to the start of any construction activities.

- Wisconsin DNR Individual Permit to Impact Wetlands and Waterways
- US Army Corp Individual Permit to Discharge Dredge or Fill Materials into Waters of the U.S.
- Wisconsin DNR WPDES for Construction Site Stormwater Runoff
- Dane County Erosion Control and Stormwater Management Permit
- Dane County Floodplain Development Application
  
- Construction is scheduled to start in the late fall/early winter of 2021

Questions?

Any further follow up or questions can be directed to:

Dave Olesczuk – Vice President Operations  
Cherokee Park Inc

[dolesczuk@cherokeecountryclub.net](mailto:dolesczuk@cherokeecountryclub.net)

## **3/2/21 Cherokee Public Meeting Summary**

97 people were on the call. Transcription is edited for brevity and clarity.

### **Project Team**

- Owner
  - Cherokee Park, Inc
    - Dennis Tiziani
- Civil Engineer
  - Snyder & Associates
    - Scott Anderson
- Ecological Consultant
  - Heartland Ecological Group
    - Jeff Kraemer
- Golf Course Design Consultant
  - PGA TOUR Design Services
    - Steve Wenzloff

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- **Schedule and Permitting**

### **Q&A, and Comments**

Q: Currently at Cherokee CC every hole has water on both sides with the exceptions of holes 4 and 5. Do you plan on removing some of the canals that run parallel to the holes to improve tournament spectator movement.

A: Answered by Steve Wenzloff. Yes, that is part of the wetland and/or waterway conversion. Those activities will be primarily focused on the holes that interact with the clubhouse. We

made some routing modifications on holes 1, 10, and 15 to improve the holes and some of the green to tee walks. Part of that is the creation of some uplands between some of those golf holes. But at the same time we are leaving a very large wetland area in between those golf holes those will be filtered into. But those activities of those fills are focused on the holes around the golf course from a potential tournament perspective.

Q: Does the plan for dredging include the waterway that runs along Menomonee Lane into the Yahara River?

A: That waterway goes under Comanche Way and goes to the west to the Yahara River. Cherokee's property is just to the east of where that starts. We will not be doing dredging there, that is City of Madison property. I have been there and it does look stagnate but unfortunately that is outside of our project limits.

Q: How might houses that share a border with the golf course be affected? Or how may they benefit by raising or lowering the land? This person has lived in their home for 20 years and has seen the soggy buildup of the golf land right outside the gate over the last 10 years.

A: Answering from a flood plain perspective, most of Cherokee CC is in a flood plain so it is a little lower than neighboring properties. So we ran a hec ras analysis and we cannot raise the flood plain at all. For every foot we are raising the course we are subtracting somewhere else. From a flood plain perspective, it should not impact the houses.

As far as turf grass goes, it is a balanced strip work. All of the fill is generated by onsite cut, therefore not affecting the overall flood plain. The sand cap areas will exist just in the turf grass playing surfaces. Where we near the residential property, some of that will stay untouched. The residential boundaries along holes 4, 12, 13, for the most part those boundaries will be left undisturbed. But within the golf course there will be some conversion of uplands into wetlands. The sand capped areas will exist primarily where we want to have irrigated turf. We will be converting some of the turf grass into fescue areas that are less maintenance, irrigation and fertilizer to have a better footprint on the environment.

From a drainage point of view, it will be a major improvement. We will be increasing the culvert sizes. That will improve water flow throughout the course. We will increase the size of waterways for better water storage. Right now it is long and singular drainage channels. We are trying to increase the water flow by making the bodies of water larger.

Within those water bodies will also be wetland plant communities.

Q: When you are taking out the invasive species, if there is a spillover of that on private property and we want to get rid of that also, is there a way to subsidize the planting of non-invasive reeds to replace it? Or are you going to leave the invasive species on private property next where you took yours out?

A: We are certainly not able to work on other people's property. So, our plans are specific to Cherokee property.

Q: How long will the proposed changes to the golf course persist? This wetland on which the golf course is constructed is dynamic and continuously changing.

A: From a construction standpoint, pending permit approval, we plan on starting fall of this year. And that construction season will go a full year to early fall of 2022. During that time we will begin restoration of the wetlands and ultimately replanting of the wetland conversions. But that may also spill over into the 2023 season before the golf course reopens. And there will be a 3-5 year plan to continue with maintenance of those areas and control and eradicate the invasive species that try to reemerge while the newly planted areas are stabilizing.

Comment: Design looks much improved, thank you.

Q: What will be the impact of the proposed changes on the course from the waterways that flow from the course to the Yahara River? This waterway is already extremely silted and becoming more shallow every year.

A: We kind of spoke to that but we will be dredging out the waterways and connecting them through more open channels instead of smaller culverts. Adding bridges. So it should be a dramatic improvement. Right now so of those drainage ways are 18 inches to 3 feet in depth. They get hot in the summer and bake in the sun. We are going to have much deeper bodies of water that are 8-25 ft deep that can sustain that cooler water for more diverse biological wildlife.

Q: Clarifying from previous question, after the course so from the course where it hits Comanche Way, from that to down to the Yahara River, how will these changes impact that waterway?

A: Again, we can't change the floodplain as part of this project. That water along Menomonee Lane and Comanche Way, is directly connected to the Yahara River. So we are at the mercy of the Yahara River and Lake Mendota water elevation. We are improving the waterways that get to that point, if that makes sense.

Q: Follow Up. Will it increase the amount of water going down that waterway potentially?

A: No, I would not say the amount of water. We are not adding any impervious surfaces. The grass will still remain grass. We are creating larger bodies for the water to be stored on site. Right now they are long, narrow drainage ways, there are much larger lakes for the water to be stored in.

Q: Follow Up. Does that have the potential for increasing flooding along the waterway?

A: No. The flood plain along this area is a giant tailwater situation that spills underneath Sherman Ave and goes all the way up to the north unit of Cherokee Marsh. The stuff we are doing is not going to impact that. And we have to prove that hydrologically by using an engineering method that Dane County and DNR have to sign off on.

Comment: We should de-silt the entire Menomonee Canal also. All the increased outflow runs through it.

A: That is out of our scope but with this project and what people see we are doing with the water quality, the people that own that and the city may want to follow through on some of the things we are doing. And we can encourage that but we certainly cannot control that because it is outside of the project scope. The permits we get are only for the land we own. But we can encourage others to improve that Cherokee Marsh and some of those things as well.

Q: What is the plan for Cherokee Creek? That is the creek along Menomonee Lane. The creek that runs along the edge of the golf course on 12 and 13.

A: Is that the creek that runs right up along the houses, in the backyard?

Q: Yes, and then it runs through the culvert under Comanche Way and then it flows along Menomonee Way. Clarifying, when you enter Cherokee off of Wheeler Road on Comanche Way, on the tee box on 12, when you leave the tee box, going down the fairway, the waterway wraps around the back of about 6 homes where it turns and goes due west off of Comanche Way. So she is talking about that section that backs up to those few homes that are there.

A: That particular section is left undisturbed. But what we have done, if you can see in the graphic on your screen, is we created another waterway that strategically improves the golf value of the 12<sup>th</sup> hole. But ultimately it is where water wanted to go historically which is bisecting across the 12<sup>th</sup> hold, ultimately tying into the property line at that point of discussion. So that will take some of the flow away from where it has been flowing but that waterway will also still remain in tact.

Q: Can you talk about the traffic impact on the community? Will you be using contractors from Dane County to do this work? We live in a very mixed income area. What changes do you feel will happen to attract the tourneys you mentioned e.g. restaurants, lodging, etc.

A: With the way Cherokee is surrounded by the residential community, there are not a lot of regress and egress points except around the clubhouse and off of Sherman Ave. We intend to have as much construction traffic come in on Sherman Ave down near the existing 6<sup>th</sup> green. But once we get into the additional permits that need to be submitted for construction and stormwater management, we will identify where those construction regress and egress activities will occur. I don't know what type of noise ordinances are in place with the community but we will be working as much as we can within those noise ordinances and have a regulated construction schedule and be cognizant of the fact there are residential homesites

around the golf course. From a contractor standpoint, we do intend to use some local contractors and local or regional golf course specialty contractors using as many trades from the region as possible.

Q: Clarifying, I mean when the mentioned tournaments happen when the golf course is full and running. The construction traffic is temporary. The other traffic is long-term.

A: If there are any tournaments that ultimately come to Cherokee they will be hosted with traffic controlled plans. The host entity of the tournament is ultimately responsible for preparing those plans.

Q: Where will the 10 acres in the watershed be improved?

A: I am assuming that question is related to the wetland mitigation aspect of the project. The 10 credits are purchased from a wetland that has already been restored within the watershed. So it is a wetland mitigation bank. There is a couple existing mitigation banks in southeastern Dane County which is most likely where those mitigation credits will be purchased from.

Q: Are there plans for more paved parking areas for the hoards of cars coming. That may defeat many of the water quality improvement plans.

A: Steve: At this point, there is no net increase in impervious surface proposed. And at this point there is not a particular tournament identified. Going back to the previous question, once one is and the needs of that particular tournament are identified, there will be discussions with the surrounding land owners and whatever it may take to host that event for the week.

Buck: I think people are getting a little confused. When you look at this the large bodies of water that are being graded, now when we say the water is being improved, the water is going from the course into those larger bodies of water. It is not changing or like flushing everything down into the Yahara River or Lake Mendota. These ponds actually hold the water and allow it to go out at pace that will not be changing everything even though the surfaces have come up. That is an important consideration and Scott, maybe you can comment further on that.

Scott: Yeah, just like you said, these are larger ponds that can hold more water for a longer period of time, rather than a series of shallow small drainage canals which is essentially what it is now. So again we are not adding any impervious area, just improving the water quality and the volume and depth of the ponds that will be on the course.

Buck: You are seeing no increased run-off into the Yahara River with this design, correct?

Scott: Correct, we are not adding any impervious surface. We are replacing grass with grass. We are not building a parking lot, we are not building a mall or anything like that.

Steve: Our plans are not finalized but the intention is a reduction of the irrigated acreage. So from that standpoint, that will be a benefit. But from just a storm event, there should be additional storage within this property before it leaves the property.

Q: Can you please tell me what the stakes are measuring on the waterway on the 13<sup>th</sup> fairway?

A: They are doing an ALTA survey so they are relocating the exterior boundary of the entire golf course. Part of that is they have to locate the property pins so I am assuming that is what they are doing, identifying the property pins.

There's also pins that are installed or placed near the edges of the water bodies that marks the ordinary high-water mark. I think there are a number of different flags in place there.

Q: How will this benefit the community and not just golfers?

A: Jeff - As far as we have laid out the permitting process with the DNR and Army Corps of Engineers, part of their actual view of wetland impacts being proposed with the project is the ultimate benefit to the public with the project. Without getting into details, I believe there is economic benefit to the community that would result from improvements to the course.

Buck – I think this will be a huge economic benefit. The course needs a lot of work. I think with the plan that Dennis and the group put together, they put together a plan where this will potentially be the premier course in Dane County and Wisconsin. And that's going to add some additional benefit. It is going to improve the area around the course and their property value will increase. This property will be a gem and people will want to live by it and be members of the course. It is an investment they are making so that this will be for a long time, not only with the golf course but the other activities that Cherokee brings to it, it is going to improve that. If and only if the PGA comes in or some of these tournaments, that is going to have the normal effect of restaurants and hotels in the area having more business. On the golf course we don't have room to put up a hotel obviously, but hotels in Madison and Sun Prairie and the area around it will have a benefit. Those are short windows and not very often. But the course itself will improve everything in the neighborhood and everyone's property value in my view.

Q: What does bringing up sand mean and how will that affect houses on the golf course?

A: Bringing up sand means excavating onsite versus bringing the sand in from offsite. We did 20-30 soil borings throughout the property to map the underlying soils. Fortunately, there is a silty sand layer underneath, and that sand will be placed at a about a one foot depth over the top of the playing surfaces once the subgrade has been regraded to improve the design strategy as well as overall topographic desired changes. That will have no effect on the surrounding property.

Q: Could you describe some of the course elevation changes that will be made adjacent to the periphery of the golf course?

A: Along the periphery, most of that remains unchanged. The exception of maybe along holes 5 and 6, with the landscape berm. All the other grades tie in either at or prior to the existing property boundaries.

Q: What about some of the giant, twisted willows along some of the canals?

A: In many cases out there the willows are in a declined state and they are dying off. A high percentage of the branches are dying and declining living through some of their life expectancy. As part of this process, yes, some of those willow trees will be removed. In some cases if there is a great desirable effect and positive impact, the tree will remain. Exact amount of trees that will be removed or left in place has not been finalized yet.

Q: If the creek behind Menomonee is not cleaned out by the city, surely there is nowhere for the water on the golf course to go, could the course still be flooded?

A: Scott: There will be a continuous body of water on this course. Again, we are raising the tees, raising the greens and raising the fairways in certain areas to create elevation from the groundwater. Those bodies of water will still be there. We are trying not to flood out the tees, fairways and greens when it rains.

Steve: We are looking at elevating the main playing surfaces but yet still allowing Cherokee proper do what it was designed to do and that is act like a flood plain. And we are doing so but we doing in a manner that protects the high value features that are being improved on the golf course. So that is why there are acres worth of uplands converting to wetlands as part of this process in conjunction with the wetlands offsite. Our ultimate goal is to leave this property in a better state when we are done.

Buck: By having these ponds we are going to have cooler water going into the Cherokee Marsh. But have cleaner water, probably less water because we have these larger ponds to hold it for a longer period of time. Even though we still have sedimentation where it goes into because it is a marsh, it will spread out and still go through that area. With time it might go a little slower which isn't all bad because you don't want to move that water quickly anyway. But in my view, it is going to greatly improve Cherokee Marsh as well as the golf course.

Steve: It will still be the filtration basin that it is ultimately designed to be. It should function in a significantly improved state.

Q: Will the parking lot at the country club be enlarged?

A: No

Q: What about the portion of the creek adjacent to #2?

A: The exiting pond adjacent to those homeowners along #2, some of that waterway is being improved. But we are also creating via conversion of uplands into wetlands in the oxbow of that creek, I am not sure what lot that may be nearby, but a lot of that remains intact. But vegetation along the periphery golf side will be restored and remove as much of the negative species as possible.

Q: Are you increasing any of the volume of water that exists on the golf course by expanding or adding any discharges?

A: Scott: No, we are not increasing the volume, again we are increasing the capacity of the waterways. They should be able to hold more water during extreme storm events. We are not adding any impervious area.

Jeff: I will just add to that. They also should be able to convey water more readily than it does not with the new culverts and bridges being put in place.

Q: If we want to remove the invasive species on private property using private help, would it be possible to plan ahead and dovetail the work when the golf course is being done. That way there would be only one time big time mess.

A: We are working on developing a pretty comprehensive restoration plan that details invasive species removal and re-establishment of desirable species. So certainly that document can be shared with the public. I am sure there would be ways to time things appropriately based on that plan.

Q: Are there any plans to fence in some of the boundaries to the golf course?

A: No

Q: Is anything changing around the lagoon area by the hole #3 tee boxes?

A: Wetland restoration activities. Further down the fairway there will be a new water body created to (cut out on sound).

Q: If these new water plans workout, it sounds like we will have nicer water features to look at versus these scummy ponds for the next 6 months of the year?

A: Yes

Q: Will there be construction remodeling of the existing clubhouse building?

A: Yes, that will be remodeled. It is separate from the purposes of this meeting but that will be a fall project as well.

Q: Expected impact on membership calls. Concerned that neighborhood residents will be priced off the course.

A: That question is not for the purposes of this call. If you are a member, we would be happy to talk to you at the club about any potential changes with your membership.

Q: What product will be used on the improved course? What chemicals may drain off from it into the waterway.

A: Our intention is compliance with the Wisconsin Best Management Practices. And that works with a lot of particular needs versus blanket needs. And targeted use of fertilizers, targeted use of slow release fertilizers versus quick release fertilizers. Understanding some of the phosphate concerns and run off concerns. Everything is done basically with the intention of compliance with the best management practices.

Q: Is there some way this project can assist the community in recommendations to the city in to dredge or increase the capacity of the adjacent creek?

A: That is outside of our property boundaries. But if the residents are looking at that, communications to the city would help. We plan to sit down with the city so they are aware of what we are doing. And we can mention that that they may want to it. With COVID and everything I am not sure how much they will have the ability to do that.

Comment: This couple lives on the 4<sup>th</sup> tee and love the idea of improving the golf course. We have been here 40 years and it is a beautiful neighborhood, thank you.

Q: What kind of climate modeling have you done and how will continued rising of groundwater affect these changes in the coming decades?

A: We have done what is called the 100-year flood plain and that is a published elevation by FEMA. That is where all the flood insurances for single family homes. As far as the continued rising of groundwater, there has been a movement to have ever increasing stormwater roles. Dane County is releasing a new, more stringent ordinance in the next couple months. Again, we don't have control over the whole watershed we are in. We are raising some parts in the area 2-3 feet so we hope this will be an elegant course the next 30-40-50 years.

Q: Will the fairway just south of the 11<sup>th</sup> green extend to the edge of the property?

A: No, it will not. There are always safety setbacks that are always taken into consideration. Will that fairway shift some? More than likely. It will not be in its exact location.

Many complimentary comments at the end in the chat box that were not recorded in the video.