

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
10/22/2021	DCPCUP-2021-02546
Public Hearing Date	
12/28/2021	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JEKY GOLF LLC	Phone with Area Code (608) 845-1550	AGENT NAME JEFF HAEN	Phone with Area Code (608) 845-1550
BILLING ADDRESS (Number, Street) 88 HAWKS LANDING CIR		ADDRESS (Number, Street) 88 HAWKS LANDING CIRCLE	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Verona, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS jeff@haenrealestate.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
3730 Manistee Way					
TOWNSHIP MIDDLETON	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0708-292-2502-0		---		---	

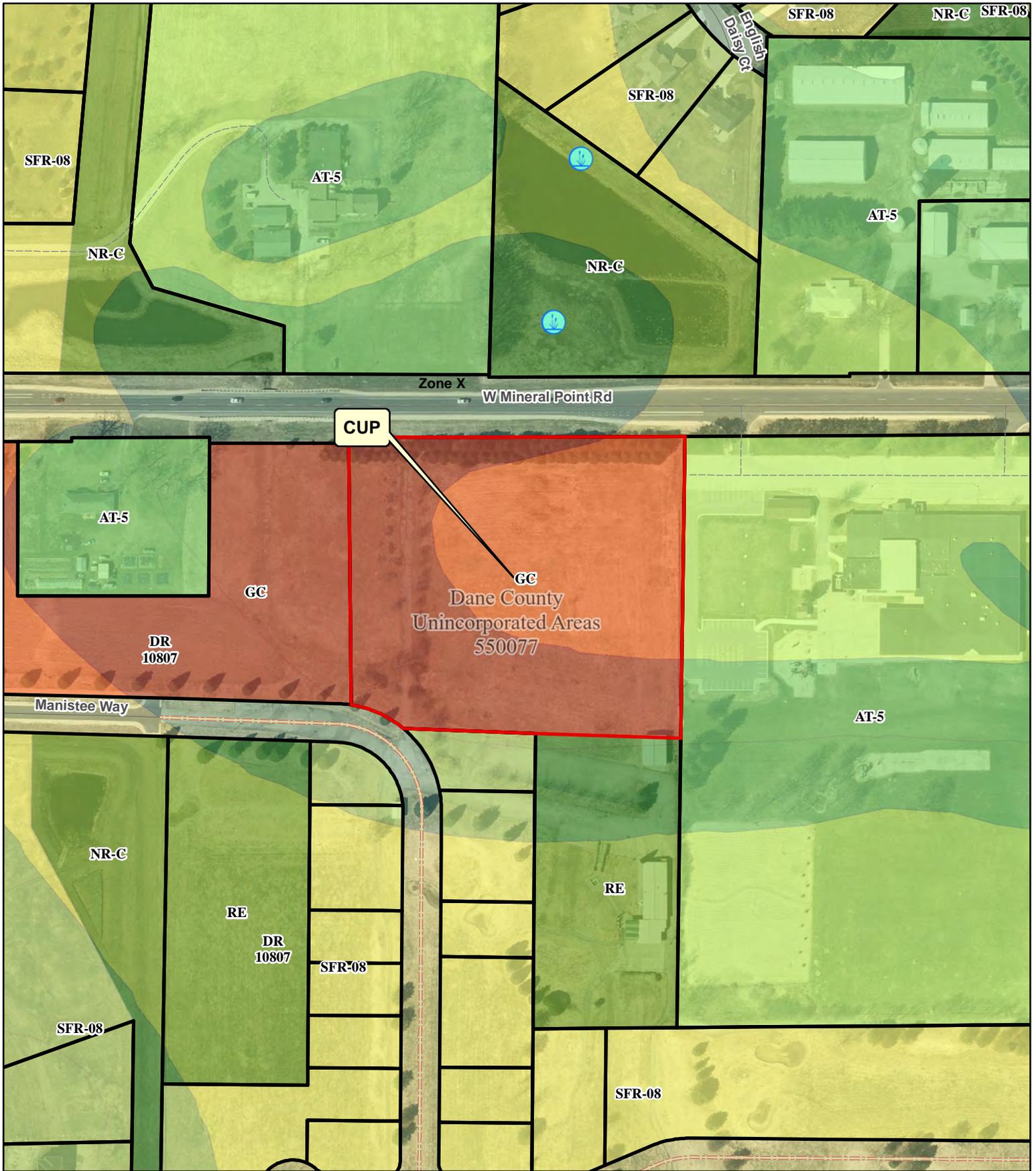
CUP DESCRIPTION

Outdoor Active Recreation (swimming pool, tennis courts, pickle ball courts) and Outdoor Entertainment (outdoor seating for bar/restanurant)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.272(3)	6.45
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DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	RWL1	
		PRINT NAME:
		DATE:



Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



CUP 02546
JEKY GOLF LLC



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:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	JEKY Golf LLC	Agent Name:	Jeff Haen
Address (Number & Street):	88 Hawks Landing Cir	Address (Number & Street):	88 Hawks Landing Cir
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Verona, WI 53593
Email Address:	jeff@haenrealestate.com	Email Address:	jeff@haenrealestate.com
Phone#:	608-845-1550	Phone#:	608-845-1550

SITE INFORMATION			
Township:	Middleton (T07N)	Parcel Number(s):	0708-292-2502-0
Section:	29	Property Address or Location:	Lot 2 Pioneer Pointe
Existing Zoning:	GC	Proposed Zoning:	GC
		CUP Code Section(s):	

DESCRIPTION OF PROPOSED CONDITIONAL USE

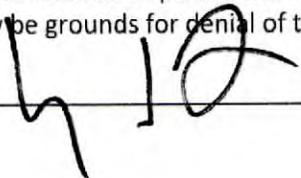
<p>Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):</p> <p>Outdoor active recreation and outdoor entertainment</p>	<p>Is this application being submitted to correct a violation?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Provide a short but detailed description of the proposed conditional use:</p> <p>The proposed development on Lot 2 of Pioneer Pointe is a clubhouse facility to support the golf course constructed as part of the overall subdivision. The facility will include an outdoor patio (outdoor entertainment) that is a conditional use for the existing GC zoning.</p>	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined 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 particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: 

Date: 7/15/21

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The restaurant area, swimming pool and ball courts will be operated and maintained consistent with all public health and safety guidelines. Any outdoor lighting and noise levels will comply with local standards and outdoor activities will be consistent with historical uses on the site.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

The conditional use is expected to improve the use, value and enjoyment of other property in the neighborhood as a location for entertainment and recreation and will fit in the neighborhood as support for the constructed Pioneer Pointe Golf Course. The facilities will be professionally operated and maintained.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The recreational and entertainment uses established by the conditional use will be expected to support development and improvement of surrounding properties due to the added benefits of entertainment and recreation. The proposed land use will not interfere with development of surrounding property as it is consistent with historical use on the site.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

The overall site improvements indicated on the included site plans (utilities, parking, storm water management, etc) are being constructed to support the use.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

A site access driveway will be constructed per Town of Middleton driveway requirements to provide ingress and egress.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The restaurant area, swimming pool and ball courts will be operated and maintained consistent with all applicable associated regulations. Any outdoor lighting and noise levels will comply with local standards and outdoor activities will be consistent with historical uses on the site.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

The site has been historically operated as a golf course and has been identified as such on comprehensive plans. The conditional use will be for operation of the golf course, which is consistent with the plans.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

N/A

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

N/A

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

N/A

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

N/A

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

N/A

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

Proposed improvements on the 6.46-acre lot include a clubhouse facility (9,350 SF) to accompany the Pioneer Pointe Golf Course, accessory structure (3,120 SF) to house golf carts when not in use, pool/activity center, tennis/pickleball court area and associated parking area. The clubhouse facility will also include a restaurant area with outdoor patio. The improvements will be phased with the pool/activity center, court area and a portion of parking intended for future construction.

List the proposed days and hours of operation.

Pool / Golf Course: 7 AM - 9 PM, 7 days a week; Restaurant: 11 AM - Midnight Monday-Friday, 10 AM - Midnight, Saturday/Sunday

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

20 employees for golf course, 20 employees for restaurant, 5 employees for pool (45 total employees maximum)

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

Noise may be associated with the outdoor entertainment (pool area, restaurant patio), but the noise will not be in excess of the historical noise levels for the site from golf course activity.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

Swimming pool area, tennis and pickle ball will involve activities outside of an enclosed building.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.

Erosion control and storm water management permits have been approved by Land and Water Resources.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

The development will be served by public sanitary sewer installed with the Pioneer Pointe subdivision.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

A trash enclosure is proposed in the northeast corner of the parking area. The enclosure will be screened.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

Anticipated daily traffic will consist of standard vehicles with occasional light truck use for delivery.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

Hazardous, toxic or explosive materials are not expected to be stored on site.

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

Light poles for parking areas, bollard lighting and building lighting are proposed with requirements per Town of Middleton Chapter 16.20.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

On-building signage is proposed on the north, west and south facades of the clubhouse building. A ground monument sign will be located near the site entrance and will meet the County's sign ordinance requirements.

Briefly describe the current use(s) of the property on which the conditional use is proposed.

The site has been historically operated as a golf course and clubhouse, but is currently undeveloped.

Briefly describe the current uses of surrounding properties in the neighborhood.

The zoning to the west is the same as the clubhouse site. To the east, the West Middleton Elementary site is zoned AT-5. To the south, single-family residential lots are zoned SFR-08.



October 21, 2021

Roger Lane
Planning and Development, Zoning Administrator
City County Building, Room 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Pioneer Pointe Lot 2 Conditional Use Permit

Dear Mr. Lane:

On behalf of our Client, JEKY Golf LLC (Jeff & Kyle Haen), we are hereby submitting the Conditional Use Permit application materials for Lot 2 of Pioneer Pointe. Proposed improvements on the 6.46-acre lot include a clubhouse facility to accompany the Pioneer Pointe Golf Course, accessory structure to house golf carts when not in use, pool/activity center, tennis/pickleball court area and associated parking area. The clubhouse facility will also include a restaurant area. All of the proposed indoor uses are permitted, but the outdoor activities require a Conditional Use Permit. Note that the improvements will be phased with the pool/activity center, court area and a portion of parking intended for future construction. Refer to the information below for additional details:

Parking requirements have been calculated per the following from Dane County Chapter 10:

- Golf course (defined as outdoor active recreation per DC 10.004(7))
 - 1 stall per every 1.3 employees, plus 1 per every 4 spectators and participants at capacity
 - Required stalls: 31 (20 employees plus 60 golf participants at capacity)
- Clubhouse Facility (including restaurant – defined as indoor entertainment or assembly per DC 10.004(75))
 - 1 stall per every 1.3 employees, plus 1 per every 6 occupants at capacity
 - Required stalls: 91 (20 employees plus 450 occupants at capacity)
- Swimming Pool Area (defined as (defined as outdoor active recreation per DC 10.004(7))
 - 1 stall per every 1.3 employees, plus 1 per every 4 occupants at capacity
 - Required stalls: 60 (5 employees plus 225 pool capacity)
- Tennis / Pickleball Courts (defined as outdoor active recreation per DC 10.004 (7))
 - 1 stall per every 1.3 employees, plus 1 per every 4 spectators and participants at capacity
 - Required stalls: 10 (40 participants at capacity – 10 courts with 4 participants per court)
- **Total Stalls Required: 192 (122 Phase 1, 70 Phase 2)**
- **Total Stalls Provided: 199 (161 Phase 1, 38 Phase 2)**



The parking calculations provided are assumed to be a conservative approach based on a summation of all land uses. There will be some overlap in attendees and employees (for example, clubhouse employees may also staff pool or restaurant) and bike parking is also provided so the stalls within the parking area are expected to be sufficient.

Hours of operation for the proposed improvements are anticipated to be as follows:

- Pool / Golf Course: 7 AM – 9 PM
- Restaurant: 11 AM – Midnight, Monday-Friday; 10 AM – Midnight, Saturday/Sunday

Please do not hesitate to contact our office if you have any questions regarding the submittal materials or if you require any additional information.

Respectfully,

WYSER ENGINEERING, LLC

A handwritten signature in black ink, appearing to read "Adam Watkins", with a stylized flourish at the end.

Adam Watkins, P.E.

Project Engineer

300 East Front Street

Mount Horeb, WI 53572

adam.watkins@wyserengineering.com

608-437-1864

LEGEND (PROPOSED)

	PROPERTY BOUNDARY
	EASEMENT
	BUILDING FOOTPRINT
	18" STANDARD CURB AND GUTTER
	18" REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	STORMWATER TREATMENT FACILITY



WYSER
ENGINEERING

Sketchworks
architecture llc

SUPREME
STRUCTURES
INCORPORATED

ECHOLON
STRUCTURES LLC



GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE TOWN'S/COUNTY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH TOWN OF MIDDLETON SPECIFICATIONS OR CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

SITE INFORMATION BLOCK:

SITE ADDRESS: MANISTEE WAY
 SITE ACREAGE: 6.46 AC
 USE OF PROPERTY: COMMERCIAL
 ZONING: GENERAL COMMERCIAL (GC)

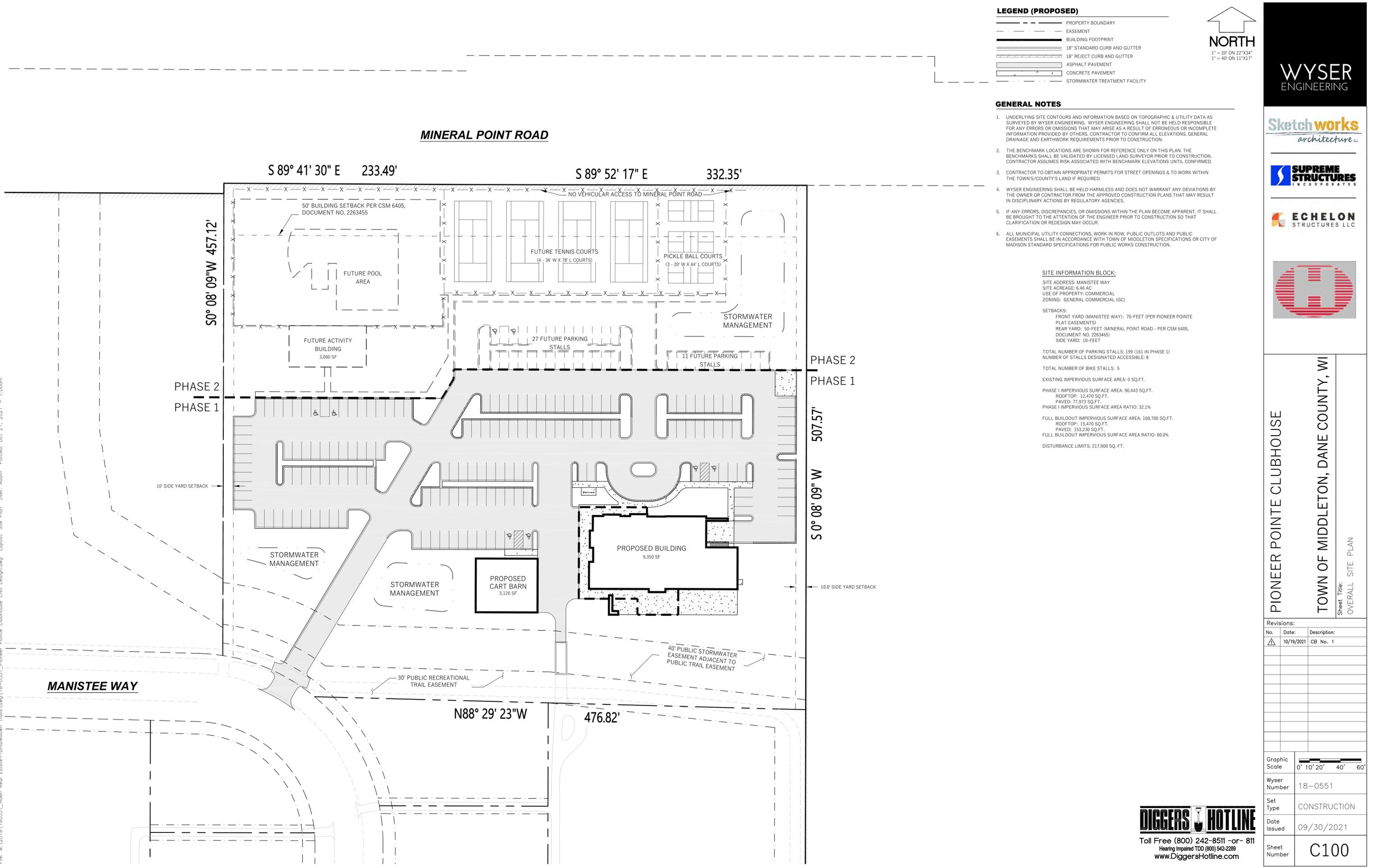
SETBACKS:
 FRONT YARD (MANISTEE WAY): 70- FEET (PER PIONEER POINTE PLAT EASEMENTS)
 REAR YARD: 50- FEET (MINERAL POINT ROAD - PER CSM 6405, DOCUMENT NO. 2263455)
 SIDE YARD: 10- FEET

TOTAL NUMBER OF PARKING STALLS: 199 (161 IN PHASE 1)
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 8
 TOTAL NUMBER OF BIKE STALLS: 5

EXISTING IMPERVIOUS SURFACE AREA: 0 SQ.FT.
 PHASE I IMPERVIOUS SURFACE AREA: 90,443 SQ.FT.
 ROOFTOP: 12,470 SQ.FT.
 PAVED: 77,973 SQ.FT.
 PHASE I IMPERVIOUS SURFACE AREA RATIO: 32.1%

FULL BUILDOUT IMPERVIOUS SURFACE AREA: 168,700 SQ.FT.
 ROOFTOP: 15,470 SQ.FT.
 PAVED: 153,230 SQ.FT.
 FULL BUILDOUT IMPERVIOUS SURFACE AREA RATIO: 60.0%

DISTURBANCE LIMITS: 217,900 SQ. FT.



PIONEER POINTE CLUBHOUSE
 TOWN OF MIDDLETON, DANE COUNTY, WI
 Sheet Title: OVERALL SITE PLAN

Revisions:

No.	Date:	Description:
1	10/19/2021	CB No. 1

Graphic Scale: 0' 10' 20' 40' 60'

Wyser Number: 18-0551
 Set Type: CONSTRUCTION
 Date Issued: 09/30/2021

Sheet Number: C100

DIGGERS HOTLINE
 Toll Free (800) 242-8511 -or- 811
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

File: W:\2018\180551_Hden Real Estate-Tumbledown Trails\wg\18-0551_Pioneer Pointe Clubhouse Civil Design.dwg Layout: Site Plan User: Adam Plotted: Oct 21, 2021 - 7:00am



WYSER
ENGINEERING

Sketchworks
architecture llc

SUPREME
STRUCTURES
INCORPORATED

ECHOLON
STRUCTURES LLC



PIONEER POINTE CLUBHOUSE
TOWN OF MIDDLETON, DANE COUNTY, WI
Sheet Title:
PHASE 1 SITE PLAN

Revisions:

No.	Date:	Description:
1	10/19/2021	CB No. 1

Graphic Scale: 0' 5' 10' 20' 40'

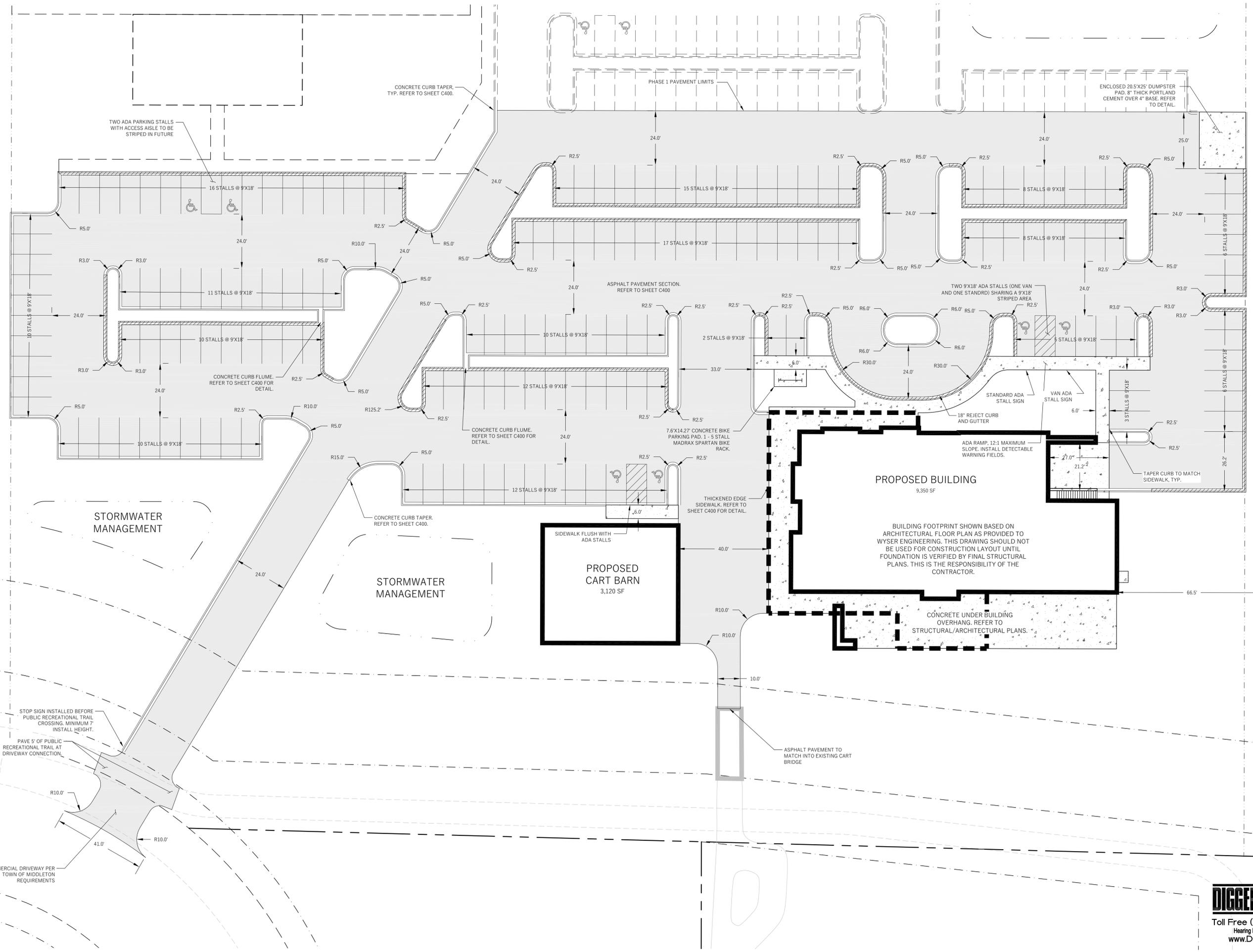
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Set Type: CONSTRUCTION

Date Issued: 09/30/2021

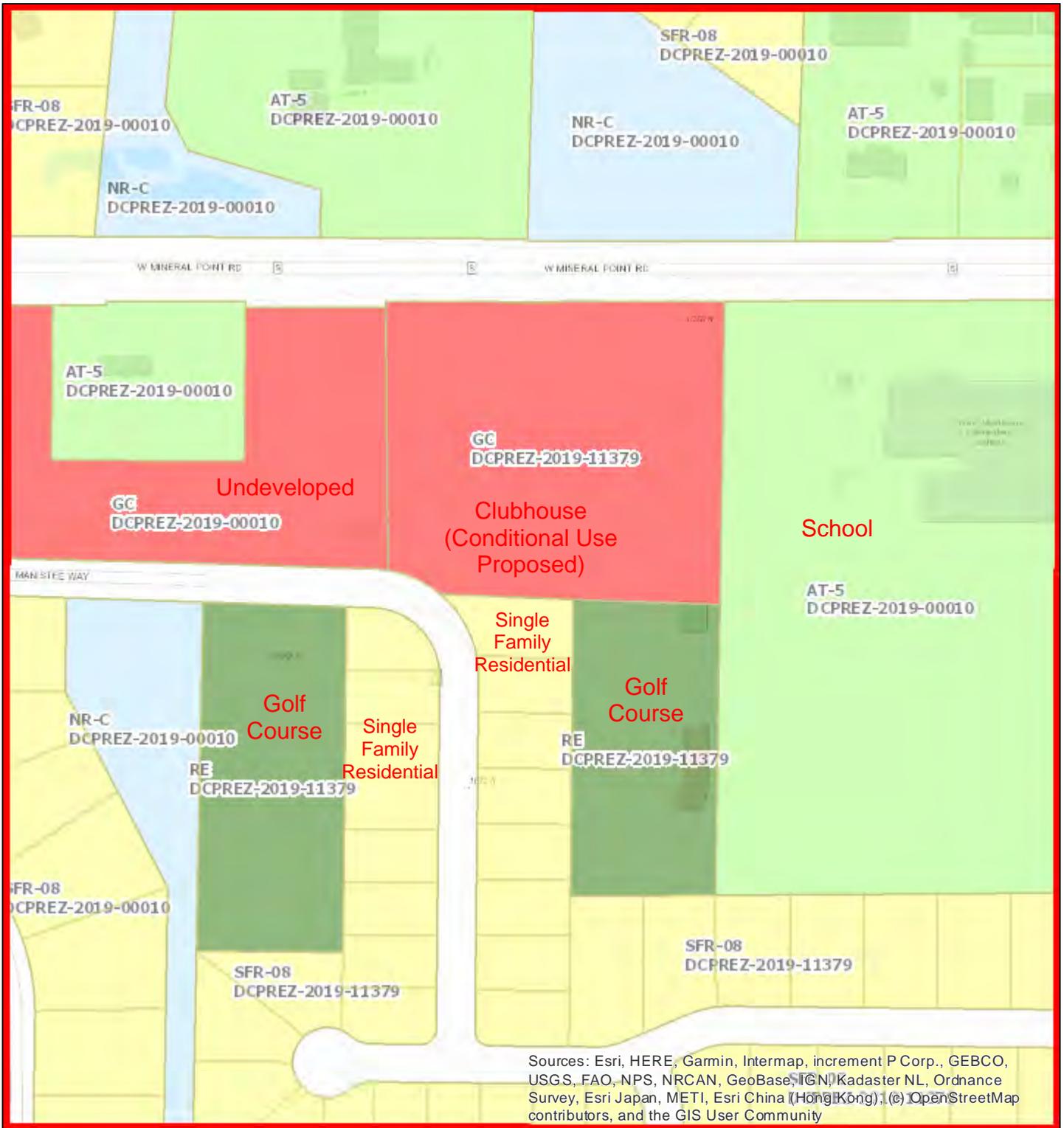
Sheet Number: C101

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

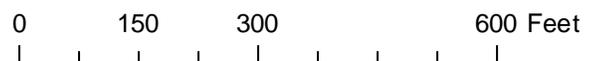


File: W:\2018\180551-Hen Real Estate-Tumbledown Trails\18-0551-Pioneer Pointe Clubhouse Civil Design.dwg Layout: Site Plan (2) User: Adam Plotfile: Oct 21, 2021 - 7:00am

Dane County Map: Zoning



June 30, 2021



Dane County Mask

- Dane County Mask
- Parcels



EXTERIOR MATERIAL SCHEDULE

#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	COMMENTS
1	ASPHALT SHINGLES			DARK GREY	
2	FASCIA BOARD			DARK GREY	
3	BOARD & BATTEN SIDING			LIGHT GREY	
4	EPD MEMBRANE ROOF			DARK GREY	
5	STANDING SEAM METAL ROOF			DARK GREY	
6	METAL GUTTER			DARK GREY	
7	TIMBER FRAMING			MEDIUM STAIN	
8	WEATHER VANE			BY MANUFACTURER	
9	SHEET METAL ROOF			COPPER	
10	COMPOSITE CUPOLA			TBD	
11	BOARD & BATTEN SIDING			DARK GREY	
12	PRECAST STONE CAP			SANDSTONE	
13	STONE MASONRY			MEDIUM BLEND	
14	DECORATIVE WOOD TRUSS			MEDIUM STAIN	
15	TRIM BOARD			WHITE	
16	PRE-FINISHED METAL COPING			DARK GREY	
17	PRE-FINISHED METAL GUARDRAIL			DARK GREY	



C1 WEST COLOR ELEVATION
1/8" = 1'-0"



A1 SOUTH COLOR ELEVATION
1/8" = 1'-0"

PIONEER POINTE
NEW CONSTRUCTION
LOT 2, MANISTEE WAY
MIDDLETON, WI 53593

Project Status

2021.06.16	PLAN COMMISSION
2021.06.30	FTG & FND IFC

PROJ. #: 21069-01

© SKETCHWORKS ARCHITECTURE 2021

EXTERIOR ELEVATIONS

A202

FOR CONSTRUCTION

