

Pioneer Pointe

Town of Middleton, Wisconsin

12/14/18

Pioneer Pointe, previously known as Tumbledown Trails golf course, is set to become a brand new golf course residential community with amenities that are unparalleled to the surrounding golf courses. The subdivision will feature 82 single family lots intertwined throughout a 13 hole par three golf course. Each hole on the course will vary in length and difficulty but will still allow golfers of all abilities the opportunity to get out and enjoy a truly unique experience. Many have asked where the number 13 comes from and the answer is simple. Jerry Kelly, a long time PGA tour member and current Champions staple, has teamed up with the developer to create a niche in the golfing world to grow the game of golf in a short course atmosphere. Nationally, the total number of golf rounds has been on a slight decline for various reasons. However, Pioneer Pointe golf course presents an opportunity for families, couples, or even single golfers to get out and still enjoy a round of golf in a shorter time frame compared to the traditional 18 hole round. There are various courses throughout the country that are creating "short course" or par three courses that have been well received by golfers around the country. The Champions Tour, formerly known as the Senior tour, even plays a scheduled event down in Branson, Missouri at a par three course. As the current owners of Hawks Landing golf course, we have the background, knowledge, and staff to take on a project like this. The superintendent at Hawks Landing golf course will oversee the care and maintenance of the course ensuring that the conditions will be second to none.

Pioneer Pointe will also be home to a brand new full service clubhouse that will feature a bar and restaurant open to the public and a state of the art fitness center for lot owners. Fitness centers are the number one requested amenity that golf courses and country clubs throughout the country are installing and Pioneer Pointe will be following suite. With the primary focus on a family friendly atmosphere, the exterior portion of the clubhouse will feature both pickle ball and tennis courts as well as a pool. The development will be an all-encompassing entity loaded with amenities for everyone of all ages to utilize and enjoy. We are confident that the clubhouse will serve as a great meeting location for lot owners and their families to enjoy.

We are currently investigating sanitary sewer service to the new development and talks between the Town of Middleton and the City of Madison have progressed well. The Town has created a draft agreement that they should be sending to the City very soon. The agreement follows an outline that has already been agreed upon by the two municipalities and we believe that the agreement will be signed by both parties in the very near future.

"The development team has been working closely with a Certified Floodplain Manager to analyze the existing stormwater drainage patterns (including off-site watershed areas) and determine sufficient means of routing the stormwater through the development area. A flood study has been prepared to meet the requirements of the Town of Middleton for safely conveying the 100-year storm event through the site with no adverse impacts to downstream hydrologic conditions. This conveyance is intended to occur in a large drainage swale that will meander through the site in a pattern similar to existing

conditions. The results of the flood study to date have indicated that the conveyance can be contained within the areas currently designated as outlots within the Pioneer Pointe Preliminary Plat.

In regards to the overall site development, stormwater management facilities are intended within the outlots to meet applicable requirements in accordance with Town of Middleton, Dane County and Wisconsin DNR standards. These facilities will be a mixture of detention ponds/infiltration basins located on the upstream side of the drainage swale and will ultimately discharge into the swale after the required treatment is provided for continued downstream conveyance. The intent of the stormwater management plan will be to analyze the stormwater facilities and drainage swale in conjunction to evaluate the interaction between the two for assurance of a continued fluidity within the system. The preliminary calculations to this point have indicated that sufficient area has been provided within the outlot areas for constructing the stormwater management facilities independent of the drainage swale.”