

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/15/2018	DCPREZ-2018-11379
Public Hearing Date	C.U.P. Number
01/22/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WATTS FAMILY TR	PHONE (with Area Code) (608) 845-1550	AGENT NAME WYSER ENGINEERING	PHONE (with Area Code) (608) 437-1980
BILLING ADDRESS (Number & Street) 7701 W MINERAL POINT RD		ADDRESS (Number & Street) 312 E. MAIN ST.	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Mount Horeb, w 53572	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
7701 W. Mineral Point Rd.					
TOWNSHIP MIDDLETON	SECTION 30	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0708-301-8220-0					

REASON FOR REZONE			CUP DESCRIPTION	
RESIDENTIAL SUBDIVISION PLAT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RE-1 Recreational District	B-1 Local Business District	0.75		
RE-1 Recreational District	R-1 Residence District	58.4		
B-1 Local Business District	RE-1 Recreational District	2.6		
B-1 Local Business District	R-1 Residence District	0.4		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS DJE1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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SENT BY E-MAIL 11/15/18

Staff Report



Zoning and Land Regulation Committee

Public Hearing: ~~January 22, 2019~~ February 12, 2019

Zoning Amendment Requested:

RE Recreational District to GC General Commercial District; RE Recreational District to SFR-08 Single Family Residential District; GC General Commercial District to RE Recreational District; and GC General Commercial District to SFR-08 Single Family Residential District

Size: 0.75, 58.4, 2.6, & 0.4 Acres

Subdivision Plat Required? Yes

Reason for the request:

82-lot residential subdivision plat and golf course redesign

Petition 11379

Town/Section:

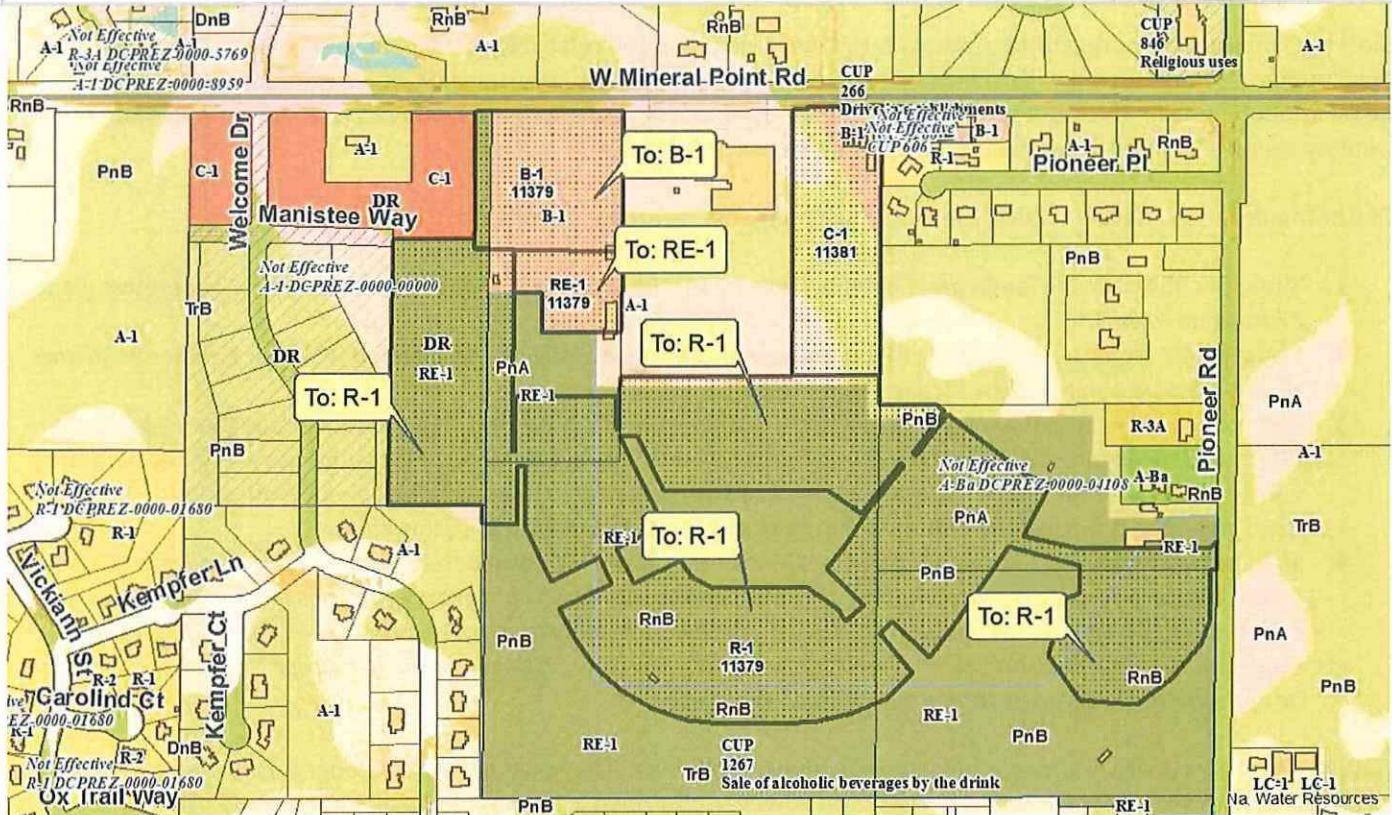
Middleton, Section 30

Applicant:

Watts Family Trust

Address:

7701 West Mineral Point Road



DESCRIPTION: The applicant proposes to create an 82-lot residential subdivision and to redesign the existing Tumbledown Trails golf course. Proposed lot sizes average approximately 1/2-acre. The golf course would be shrunk from its existing 18-hole standard format into a 13-hole par-3 "executive" course. An area of B-1 zoning would be reconfigured and serve as the location for the future golf clubhouse, which will also include a public restaurant and tavern and exercise facility available to residents of the development. The development would be called "Pioneer Pointe".

OBSERVATIONS: The property is relatively low lying and includes a number of man-made ponds that help with stormwater management on the golf course. Stormwater concerns are being addressed in concert with county and city of Madison staff. The applicant is negotiating with the city of Madison on possible extension of public sewer service to the development.

TOWN PLAN: The property is located in an area shown as "commercial recreation" in the existing town plan. A portion of the property also lies within a "transition area" as shown on the town of Middleton / City of Madison cooperative plan. The cooperative plan includes some provisions regarding development within the transition area. These are referenced in the city of Madison staff comments below.

Staff Report



Zoning and Land Regulation Committee

Public Hearing: **January 22, 2019** February 12, 2019

Zoning Amendment Requested:

RE-1 Recreational District to B-1 Local Business District; RE-1 Recreational District to R-1 Residence District; B-1 Local Business District to RE-1 Recreational District; and B-1 Local Business District to R-1 Residence District

Size: **0.75, 58.4, 2.6, & 0.4 Acres**

Subdivision Plat Required? **Yes**

Reason for the request:

82-lot residential subdivision plat and golf course redesign

Petition 11379

Town/Section:

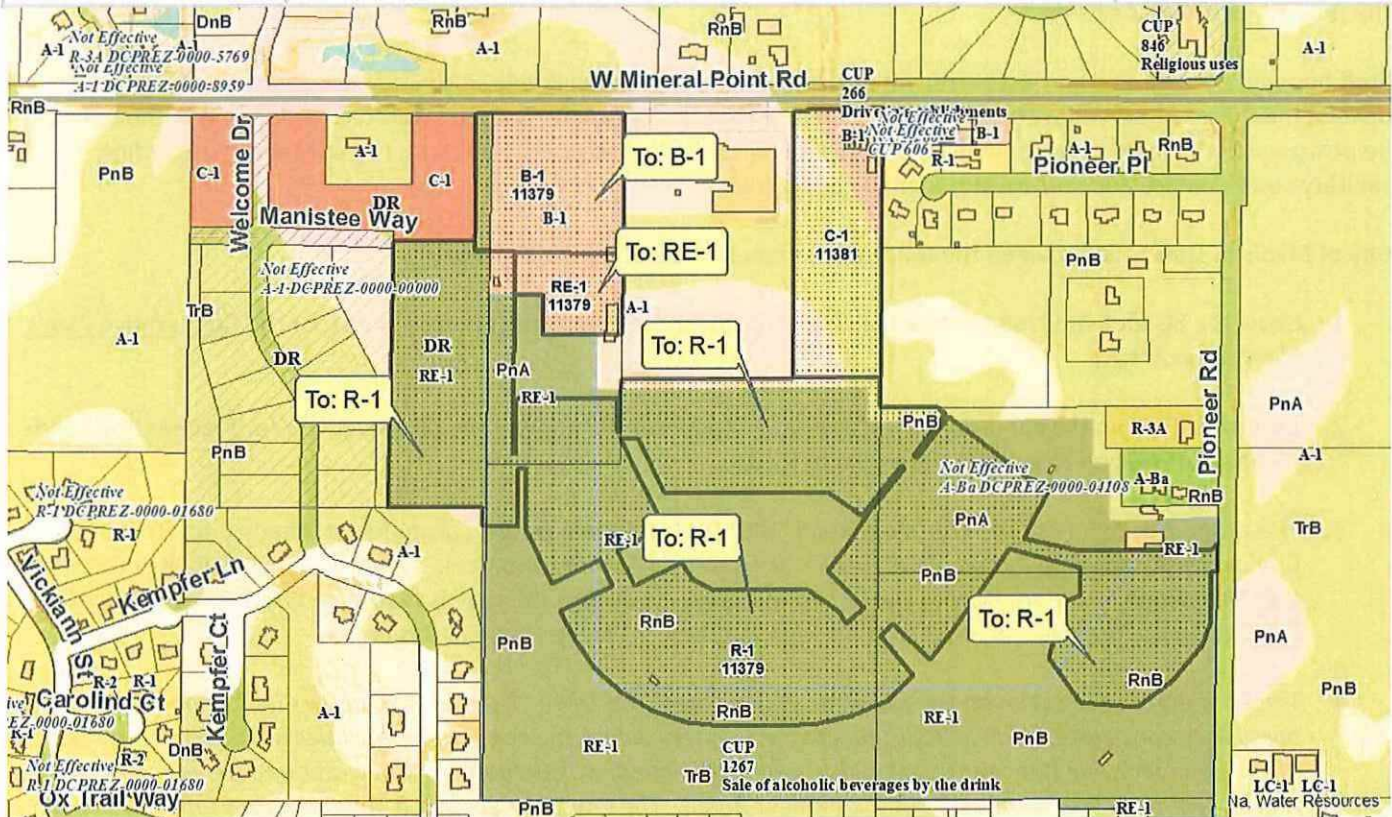
Middleton, Section 30

Applicant:

Watts Family Trust

Address:

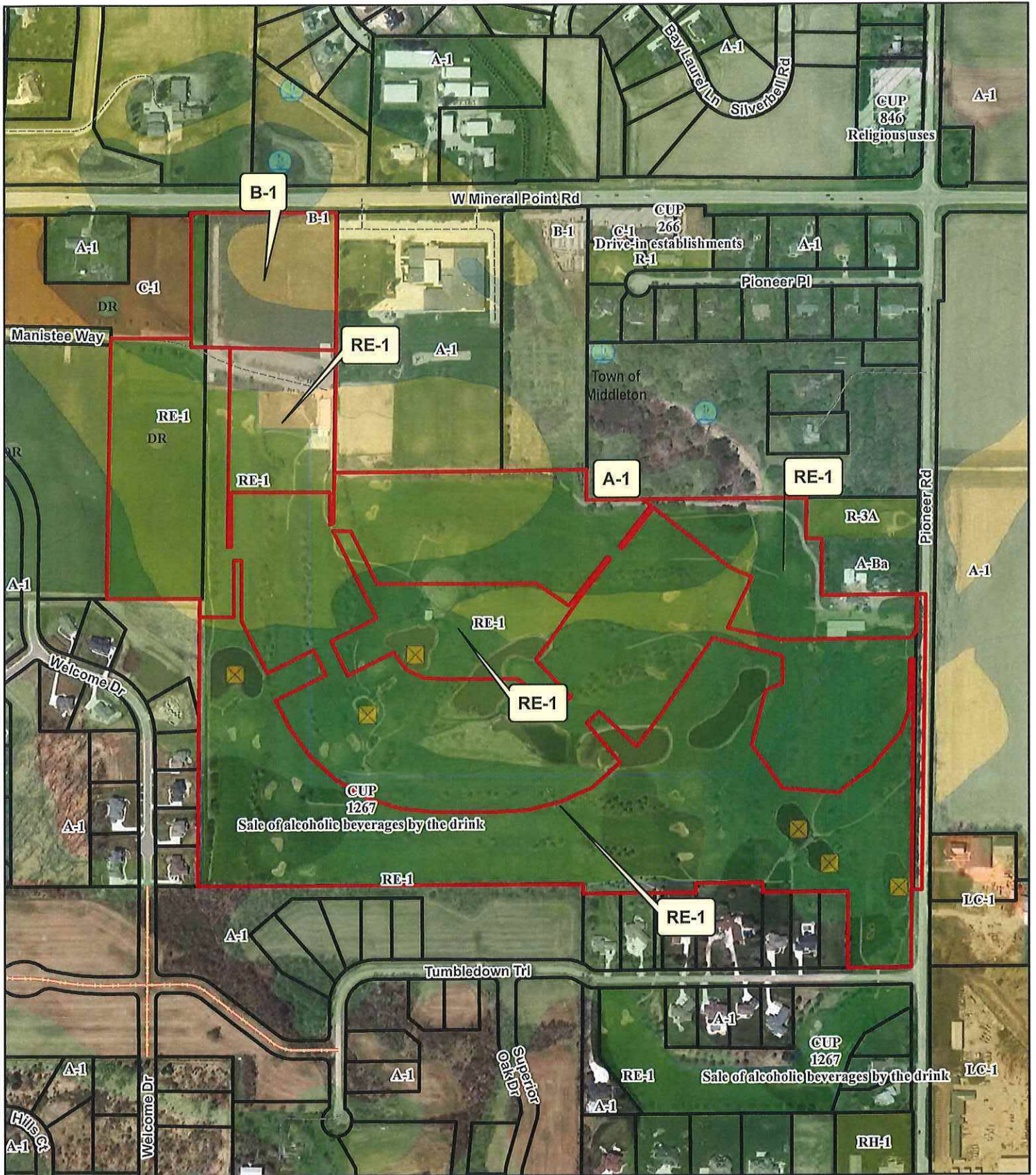
7701 West Mineral Point Road



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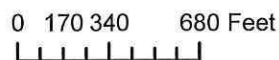
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Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Floodplain
- Class 1
- Class 2



**Petition 11379
WATTS FAMILY TR**



Zoning Change Application

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name <u>Haen Real Estate</u>	Agent's Name <u>Wyser Engineering</u>
Address <u>8201 Mayo Drive, Suite 111, Madison, WI 53719</u>	Address <u>312 East Main Street Mt. Horeb, WI 53572</u>
Phone <u>(608) 845-1550</u>	Phone <u>(608) 437-1980</u>
Email <u>jeff@haenrealestate.com</u>	Email <u>julius.smith@wyserengineering.com</u>

Town: Middleton Parcel numbers affected: 070830182200, 070829286006, 070829290108, 070829296308, 070829296700, 070829380010, 070830198902

Section: 29 Property address or location: 7701 W Mineral Point Road, Verona, WI 53593

Zoning District change: (To / From / # of acres) To R-1, RE-1 & B-1 from RE-1, A-1 & B-1

Soil classifications of area (percentages) Class I soils: 20 % Class II soils: 75 % Other: 5 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

The Owner is proposing a redevelopment of the Tumbledown Trails Golf Course, which is currently zoned A-1 & RE-1 (golf course area) and B-1 (club house facility). The redevelopment will include single family residential, new club house facility and redesign of the golf course. Therefore, a rezone application is required to establish the new zoning district boundaries to meet the proposed uses within the redevelopment. The redevelopment construction is intended to begin in Spring 2019, with the rezone petition reviewed in Winter 2018-2019.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: _____

Jeffrey J. Haen
Jeffrey J. Haen

Date: 11/14/18

TOWN BOARD ACTION REPORT – REZONE

Regarding Petition # 11379 (Haen)

Dane County Zoning & Land Regulation Committee Public Hearing Date 1/22/2019

Whereas, the Town Board of the Town of Middleton having considered said zoning petition,

be it therefore resolved that said petition is hereby (check one): Approved Denied Postponed

Town Planning Commission Vote: 5 in favor 0 opposed 0 abstained

Town Board Vote: 4 in favor 0 opposed 0 abstained

THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):

1. Deed restriction limiting use(s) in the _____ zoning district to only the following:

2. Deed restrict the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s):

3. Deed restrict the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):

4. Condition that the applicant must record a Notice Document which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s):

5. Other Condition(s). Please specify:

Please note: The following space is reserved for comment by the minority voter(s), **OR**, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

The Town is currently processing a Comprehensive Plan amendment request to amend the future land use map; the amendments would be consistent with the proposed zoning for this property. The Town's public hearing is scheduled for 1/22/2018 and action may be taken on the map amendment at the same meeting.

I, Lisa M. Pardon as Town Clerk of the Town of Middleton, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on 12/17, 2018.
Town Clerk [Signature] Date: 1/7, 2019.

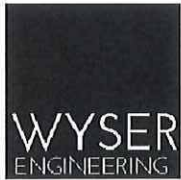
Allan, Majid

From: Wade Wyse <wade.wyse@wyserengineering.com>
Sent: Thursday, April 04, 2019 4:34 PM
To: Allan, Majid; jeff@haenrealestate.com
Cc: Allen D. Reuter (areuter@rwelaw.net); Kyle Haen (Kyle@haenrealestate.com); Lane, Roger; Adam Watkins
Subject: RE: Request for additional information on Pioneer Pointe proposal (rezone petition 11379)
Attachments: RE: Tumbledown Trails Golf Course Redevelopment

Hi Majid,

Please note our comment responses below in *red*. Jeff/Kyle...let me know if you know of any update on the Sanitary Sewer Agreement.

- Wade



Wade P. Wyse, P.E.
Principal – Project Manager
WYSER ENGINEERING
312 East Main Street
Mount Horeb, WI 53572
(608) 437-1980 / (608) 843-3388
wade.wyse@wyserengineering.com
www.wyserengineering.com

From: Allan, Majid [mailto:Allan@countyofdane.com]
Sent: Tuesday, April 02, 2019 4:28 PM
To: Wade Wyse <wade.wyse@wyserengineering.com>; jeff@haenrealestate.com
Cc: Allen D. Reuter (areuter@rwelaw.net) <areuter@rwelaw.net>; Kyle Haen (Kyle@haenrealestate.com) <Kyle@haenrealestate.com>; Lane, Roger <lane.roger@countyofdane.com>
Subject: RE: Request for additional information on Pioneer Pointe proposal (rezone petition 11379)

Hi Jeff & Wade,

Apologies I was not around last week to answer your questions. As I suspect Roger relayed to you, the committee generally requests that we avoid placing significant items like this at the end of an already lengthy public hearing agenda.

Can you give me an update on where things stand with the town / city agreement to extend sanitary sewer? Has an agreement been finalized? *Our understanding / hope was the Zoning could be conditionally approved with the final Agreement in place. I am unaware of the timing associated with the Agreement.* Will the town be submitting a Urban Service Area extension request to CARPC? *The Town / Town Engineer is in the process of formally submitting to CARPC.*

Also curious if there's been any adjustments made to the proposal based on the comments submitted by city staff (see below – particularly #3).

1. Show the 80-foot wide landscaped building setback for the area along Pioneer Road (per the Cooperative Plan's "Transition Area"). *This as has been added...see attached Final Plat.*



September 26, 2018

Chair and Members of the Town Plan Commission
Town of Middleton
7555 W. Old Sauk Road
Verona, WI 53593

Re: Pioneer Pointe Preliminary Plat
Town of Middleton

Dear Ms. Schmidt and Plan Commission Members:

The above-referenced Preliminary Plat was received in our office on September 12, 2018. The project would redevelop the existing Tumbledown Trails Golf Course in the Tumbledown Neighborhood. This Preliminary Plat proposal is being made by Haen Real Estate with assistance from Wyser Engineering, LLC.

We have completed our review of the following documents for the Preliminary Plat of Pioneer Pointe:

- Preliminary Plat (Received September 12, 2018)
- Preliminary Plat Submittal Application (Received September 12, 2018)
- Preliminary Plat Letter of Application (Received September 12, 2018)
- Preliminary Plat Plan Set (Received September 12, 2018)
- Preliminary Engineering Report (Received September 12, 2018)
- Contact Information Sheet (Received September 12, 2018)
- Soils Information Report (Received September 12, 2018)
- 60 Year Title Report (Received September 12, 2018)
- Design Requirements for Public Improvements Checklist (Received September 12, 2018)
- Variance Request Letter (Received September 12, 2018)
- Preliminary Checklist for Environmental Assessment (Received September 12, 2018)

After reviewing the above materials, we have the following comments:

Preliminary Plat

1. The Preliminary Plat was submitted two days before the new Chapter 15 took effect. As such, the previous draft Land Division Ordinance used in recent years was determined to apply to this Application. Therefore, the ordinances referenced throughout this letter are ordinances that were proposed for adoption in the Town of Middleton. In most cases, the ordinances reflect existing ordinances which require compliance by the Developer and only the numbering has been changed. In other cases, the ordinances reflect new or modified requirements for which the Town is seeking voluntary compliance as it was anticipated that these ordinances would shortly create mandates which would require compliance.
2. The Preliminary Plat consists of 83 total lots, 82 of which are single family residential lots, with one lot proposed as an improved golf course clubhouse, and accompanying facilities on 120.58 acres. Lots will be accessed by two new east-west roads, of which the main road will run from

vision to reality

43.A.(3)(c)[1] or apply for a variance for this requirement. Given the topographic and stormwater management characteristics of the site and the fact that overall density is much less than allowed, we recommend the Town should grant this variance if the Applicant elects to apply for it.

5. Zoning: The property currently has three zoning designations on it: A-1, RE-1, and B-1. The majority of the site is A-1 and RE-1, with the existing golf course clubhouse zoned B-1. The Applicant stated in their letter of application that they anticipate applying for a rezone of the applicable residential areas to A-1 or R-1, while maintaining the RE-1 zoning on the areas that will be utilized as golf course. The Applicant also intends to maintain the current B-1 zoning on Lot 61, which is the location of the current clubhouse. We recommend that the rezone application be submitted after Preliminary Plat approval, after any changes due to this review and the review by Town Committees and the Town Board are incorporated.
6. As noted above, the Applicant is exploring the extension of a sanitary sewer from the City of Madison into the proposed development. The sanitary sewer exists in Pioneer Road immediately adjacent to the Plat. If service by a sanitary sewer system is determined feasible and acceptable by the Developer and Town, the Plat layout may be impacted in several ways including the following.
 - The lot sizes could be reduced from a minimum of 20,000 to a minimum of 12,000 square feet.
 - Lot lines may need to be adjusted to accommodate the sewer routes.
 - Easements may need to be provided to properties adjacent to Pioneer Pointe if it is determined that other properties will also be served by sanitary sewer.
7. Town Ordinance §315-43.B. states that all outlots in platted subdivisions must have frontage along a public right-of-way in order to allow access for maintenance purposes. Outlot 1 in the Plat is entirely surrounded by privately owned lots within the Pioneer Pointe Plat and outlots in surrounding plats. The Applicant shall either amend the variance letter to request a variance from this requirement, or amend the plat to allow access to this outlot from the East-West Main Road, or eliminate the outlot and incorporate it into Lots 7 and 8.
8. The eastern quarter-mile of this development lies in the area covered by the intergovernmental Cooperative Plan with the City of Madison. As we understand the agreement, the following items could impact the Preliminary Plat, as follows:
 - The maximum density in the area covered by the agreement is four Dwelling Units per acre. The proposed Plat meets this requirement.
 - Any new street on the west side of Pioneer Road (also known as the Boundary Line in the Cooperative Plan) is to be approved by the Town of Middleton. However, the plan suggests cooperation with the City of Madison in planning their street locations on the east side of Pioneer Road. It appears the planned location of the East-West Main Road in Pioneer Pointe intersects with Pioneer Road within 100 feet of the planned future connection with Shady Birch Trail, as shown on the City of Madison's Pioneer Neighborhood Development Plan. The planned intersection with Pioneer Road within the Plat shall be reviewed with the City of Madison to confirm there are no objections.
 - An 80-foot wide landscape setback buffer is required per the Cooperative Plan. Note that an 80-foot wide landscape easement with required plantings is also required per Town Ordinance §315-14.C.(1)(a)

18. Note 10 on the Plat states that all outlots are to be privately held and maintained, and easements given to the public for stormwater management across portion of them. The Preliminary Plat and Note 10 shall be revised to clearly indicate any public stormwater easements on outlots and on lots. Easement locations and widths will be evaluated now and will be verified during Final Plat review.
19. Town ordinance §315-10.B.(3) recommends a 50-foot setback from public road rights-of-way. The Town should determine if such a setback is required for this Preliminary Plat. This exceeds the 30-foot minimum front yard setback required by Dane County zoning ordinances. If required by the Town, a 50-foot building setback line shall be shown or noted on the Plat. The setback should be noted with "As required by the Town of Middleton" on the Plat.
20. Town Ordinance §315-10.B.(2) also recommends 40-foot building setbacks from Public Recreational Trail Easements and Recreational Trails. After the Town Park Commission and Town Board determine the location of Public Recreational Trails and trail easements, the Town shall determine if a 40-foot building setback line or note or some other distance shall be shown on the Plat for the Public Recreational Trails and easements. The setback should be noted with "As required by the Town of Middleton" on the Plat.
21. The Applicant submitted a variance request letter for Town Ordinance §315-12.A. in reference to disturbance of slopes $\geq 20\%$, including the construction of private roads and driveways, on hillsides with a natural or man-made slope. The Applicant states that the area of $\geq 20\%$ slopes to be disturbed exceeds 2,500 square feet. However, a large majority of these areas are slopes created as part of the Tumbledown Trails Golf Course landscaping/water features, and that it is necessary to cross these areas to access developable portions of the property. We recommend granting this variance as these slopes are all man-made.
22. The proposed plat includes 5 existing parcels. Parkland dedication and or park fee payment should be determined based on the increase of buildable parcels from 5 to 83, or 78 parcels. The Town Park Commission should determine if parkland dedication is required. If a parkland dedication is required, 5,000 square feet per additional lot or 390,000 square feet total for the 78 additional lots could be required. If no dedication is required, a fee in lieu of equal to \$2,255 per lot for 78 additional buildable lots (\$175,890) will be required. The fees for 50 lots will be due before the Town executes the Final Plat. The balance of the fees will be due to the Town within 12 months of the date the Town executes the Final Plat.
23. The Town of Middleton Bicycle and Pedestrian Route Map calls for a Public Recreational Trail crossing of Mineral Point Road in the general vicinity of the Plat. The Route Map calls for a crossing east or west of the West Middleton Elementary School. It also states that if those locations are not viable, the trail shall be routed to and from the Pioneer Road-Mineral Point Road intersection on either side of Mineral Point Road. Since the time of the map development, Dane County Highway has stated that the only possible crossing location will be at Pioneer Road. As such, in order to properly plan for this connection, the Town should evaluate trails and trail easements across the Pioneer Pointe Plat that would further develop this trail connection.

A Public Recreational Trail and easement currently ends near the northwest corner of the Pioneer Pointe Plat on the north side of Manistee Way. Preliminarily, there are two routes to connect this location to Pioneer Road and Mineral Point Road. The first route is to extend the trail across Lot 61 of Pioneer Pointe, and then along or in the Mineral Point Road right-of-way to the intersection of Pioneer Road and Mineral Point Road. This route contains numerous challenges, including conflicts with commercial businesses and driveways, and the lack of allowable right-of-way space or easements. The second route would be to extend the trail through the Pioneer Pointe Plat and connect to Pioneer Road approximately 1,500 feet south of Mineral Point Road. The second route would have to then be completed with trail construction included in the Pioneer Road reconstruction at a future date, or along the front of the properties on Pioneer

33. Given the existing traffic counts on Pioneer Road and the anticipated traffic entering Pioneer Road on the East-West Main Road from Pioneer Pointe, a DOT Type B2 intersection will be required.
34. The recently adopted Chapter 15 includes a provision that requires that a Preliminary Plat shall show the planned location for any Clustered Mailbox Units (CBUs). If necessary, easements for CBUs shall be provided. Planning for CBUs shall also be shown on the Engineering Plans. Voluntary compliance with this requirement should be requested from the Applicant.
35. Subdivision entrance sign locations shall be shown on the Preliminary Plat. Easements shall be provided as necessary. The sign design, including lighting, must be approved by the Town prior to installation.
36. It is recommended that the paper space margins between sheets 2 and 3 of the preliminary plat be modified slightly so the full lots of 45, 68, 75, and 23 are shown in total on one of the sheets.
37. The Applicant shall add the Outlot 2 notation containing the lot number and square footage to sheet 2 of the preliminary plat. Similarly the same notation for Outlot 4 should be added to sheet 3.
38. On sheet 2 of the preliminary plat along the southwesterly boundary line, the boundary bearing is masked out by a distance notation (159.1'). The Applicant should clarify if this notation should be in parentheses to indicate a recorded distance as well. The overall bearing and distance between the Center of Section 30 and the East ¼ corner of section 30 is shown but there is also a distance of 2642.71 feet. The Applicant shall clarify the purpose of including this distance (a recorded distance perhaps?). The Plat shall be modified accordingly.
39. The Applicant shall add 2 permanent benchmarks to the face of the preliminary plat per the ordinance.
40. The Applicant shall add the water elevation to the ponds shown on the preliminary plat per the ordinance.
41. The Applicant shall add a key for the soil types shown on the preliminary plat.
42. The Applicant shall provide additional details related to the proposed golf course.
 - All golf cart crossing locations shall be identified on the Preliminary Plat.
 - Proposed signage shall be provided for the crossings
 - Proposed pavement markings shall be provided for the crossings
 - Note that signage and pavement markings may also be necessary at the golf cart crossings across Tumbledown Trail.
 - The location of any maintenance access roads from the new streets shall also be identified.

Preliminary Engineering Report

The engineering report was provided as required and generally explains the methodology used to design the subdivision. As presented the report is acceptable. There are a couple of points to consider.

1. The report notes that the subdivision is planned to be unsewered. The Applicant may be seeking

accounted for in the runoff curve numbers used in the stormwater calculations.

8. The Applicant shall provide information on how the proposed stormwater management features will be incorporated into the golf course plans, such as: irrigation, water levels, well pumping, etc.
9. The stormwater management plan for the Tumbledown Trails development includes features that lie within the proposed plat of Pioneer Pointe. If these features are modified or eliminated, the need to be incorporated into the stormwater management plan for Pioneer Pointe. Note that there are additional similar features that lie within Outlot 1 of the Tumbledown Trails Plat. It is our understanding that the developer of Pioneer Pointe is also acquiring Outlot 1 of Tumbledown Trails. If any modification to these facilities in Outlot 1 are made, they will have to be re-established. We recommend that easements for these facilities may have to be provided to the Tumbledown Trails Homeowner's Association.
10. Calculations for all culvert crossings have not been provided.

Miscellaneous

1. A draft developer agreement will be prepared and forwarded to the developer after the Preliminary Plat is approved by the Town Board. This shall be approved and executed by the Town prior to Final Plat recording.

Sincerely,



Aaron Prichard

AP/ahm

Enclosures: Preliminary Plat, Preliminary Engineering Report, Preliminary Construction Plans, Preliminary Environmental Assessment, Letter of Application, Design Requirements for Public Improvements Checklist, Preliminary Plat Application, Contact Information Sheet.

cc: Town of Middleton Board
David Shaw, Administrator, Town of Middleton
Lisa Pardon, Clerk, Town of Middleton
Eileen A. Brownlee, Boardman & Clark LLP
Al Reuter, Reuter, Whitish, & Evans, S.C.
Jeff Haen, Haen Real Estate
Julius W. Smith, PLS, Wyser Engineering, LLC
Adam Watkins, PE, Wyser Engineering, LLC
Paul Dombrowski, Husch Blackwell LLP
Rod Zubella, PE, Vierbicher
Tim Schleeper, PE, Vierbicher
Sarah Church, PE, Vierbicher
Mike Ziehr, PLS, Vierbicher

Future Residential Lots to R-1

A Part of Lot 1 of Certified Survey Map No. 6405 Recorded in Volume 31 on Pages 114-116 of Certified Survey Maps of Dane County as Document No. 2263455, and a part of Lot 1 of Certified Survey Map No. 6406 Recorded in Volume 31 on Pages 117-119 of Certified Survey Maps of Dane County as Document No. 2263456 and a part of Lot 3 of Certified Survey Map No. 14062 Recorded in Volume 94 on Pages 180-182 of Certified Survey Maps of Dane County as Document No. 5180509, and other unplatted lands being located in the Northwest Quarter of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and the Northeast Quarter of the Southwest Quarter of Section 29, and the Northeast Quarter of the Northeast Quarter, and the Southeast Quarter of the Northeast Quarter of Section 30 all in Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, Being more fully described as follows:

Commencing at the Northwest Corner of aforesaid Section 29;

thence South 00 degrees 12 minutes 15 seconds West, 50.00 feet;

thence South 89 degrees 52 minutes 17 seconds East, 332.35 feet;

thence South 00 degrees 08 minutes 09 seconds West, 990.15 feet to the Point of Beginning;

thence South 89 degrees 54 minutes 21 seconds East, 988.08 feet;

thence South 00 degrees 32 minutes 47 seconds West, 132.27 feet;

thence North 89 degrees 39 minutes 54 seconds East, 214.92 feet;

thence South 51 degrees 51 minutes 30 seconds East, 44.77 feet;

thence South 38 degrees 08 minutes 30 seconds West, 200.00 feet;

thence South 51 degrees 51 minutes 30 seconds East, 15.00 feet;

thence North 38 degrees 08 minutes 30 seconds East, 200.00 feet;

thence South 51 degrees 51 minutes 30 seconds East, 375.00 feet;

thence South 65 degrees 58 minutes 36 seconds East, 97.78 feet;

thence South 26 degrees 13 minutes 45 seconds West, 218.50 feet to the beginning of a non-tangential curve;

thence along said curve turning to the left through an angle of 26 degrees 50 minutes 45 seconds, having a radius of 467.00 feet, and whose long chord bears South 77 degrees 11 minutes 37 seconds East for a distance of 216.82 feet;

thence North 89 degrees 23 minutes 01 seconds East for a distance of 503.66 feet to the beginning of a curve;

thence along said curve turning to the left through an angle of 88 degrees 49 minutes 12 seconds, having a radius of 25.00 feet, and whose long chord bears North 44 degrees 58 minutes 25 seconds East for a distance of 34.99 feet;

thence North 00 degrees 33 minutes 48 seconds East, 144.06 feet;

thence North 89 degrees 42 minutes 22 seconds East, 33.00 feet;

thence South 00 degrees 33 minutes 48 seconds West, 1116.35 feet;

thence South 00 degrees 34 minutes 26 seconds West, 30.52 feet;

thence North 89 degrees 25 minutes 34 seconds West, 33.00 feet;

thence North 00 degrees 34 minutes 26 seconds East, 30.52 feet;

thence North 00 degrees 33 minutes 48 seconds East for a distance of 855.76 feet to the beginning of a curve;

thence along said curve turning to the left through an angle of 91 degrees 10 minutes 48 seconds, having a radius of 25.00 feet, and whose long chord bears North 45 degrees 01 minutes 35 seconds West for a distance of 35.72 feet;

thence South 89 degrees 23 minutes 01 seconds West, 4.49 feet;

thence South 00 degrees 33 minutes 48 seconds West, 217.64 feet;

thence South 19 degrees 37 minutes 10 seconds West, 87.80 feet;

thence South 39 degrees 28 minutes 10 seconds West, 175.80 feet;

thence South 53 degrees 13 minutes 15 seconds West, 167.94 feet;

thence North 85 degrees 38 minutes 41 seconds West, 218.89 feet;

thence North 35 degrees 48 minutes 09 seconds West, 207.42 feet;

thence North 14 degrees 02 minutes 22 seconds East, 218.89 feet;

thence North 67 degrees 47 minutes 59 seconds East, 74.28 feet;

thence North 00 degrees 36 minutes 59 seconds West, 106.00 feet to the beginning of a non-tangential curve;

thence along said curve turning to the right through an angle of 30 degrees 33 minutes 18 seconds, having a radius of 533.00 feet, and whose long chord bears North 75 degrees 20 minutes 20 seconds West for a distance of 280.89 feet to a point of intersection with a non-tangential line;

thence South 34 degrees 32 minutes 45 seconds West, 374.32 feet;

thence South 37 degrees 46 minutes 35 seconds West, 141.10 feet;

thence North 47 degrees 00 minutes 26 seconds West, 200.00 feet to the beginning of a non-tangential curve;

thence along said curve turning to the right through an angle of 07 degrees 06 minutes 25 seconds, having a radius of 533.00 feet, and whose long chord bears South 46 degrees 32 minutes 47 seconds West for a distance of 66.07 feet to a point of intersection with a non-tangential line;

thence South 39 degrees 54 minutes 00 seconds East, 200.00 feet;

thence South 47 degrees 34 minutes 24 seconds West, 143.10 feet;

thence South 66 degrees 13 minutes 32 seconds West, 136.00 feet;

thence South 76 degrees 35 minutes 17 seconds West, 136.00 feet;

thence South 86 degrees 41 minutes 43 seconds West, 133.00 feet;

thence North 89 degrees 46 minutes 57 seconds West, 113.64 feet;

thence North 89 degrees 46 minutes 57 seconds West, 113.64 feet;

thence North 84 degrees 12 minutes 45 seconds West, 138.23 feet;

thence North 72 degrees 04 minutes 18 seconds West, 138.25 feet;

thence North 59 degrees 55 minutes 06 seconds West, 138.25 feet;

thence North 47 degrees 45 minutes 55 seconds West, 138.25 feet;

thence North 35 degrees 36 minutes 44 seconds West, 138.25 feet;

thence North 26 degrees 56 minutes 51 seconds West, 119.86 feet;

thence North 63 degrees 29 minutes 12 seconds East, 220.00 feet;

thence North 26 degrees 30 minutes 48 seconds West, 108.01 feet;

thence South 63 degrees 29 minutes 12 seconds West, 200.00 feet;

thence North 26 degrees 30 minutes 48 seconds West, 228.65 feet;

thence North 00 degrees 12 minutes 00 seconds East, 233.46 feet;

thence North 89 degrees 48 minutes 00 seconds West, 30.00 feet;

thence South 00 degrees 12 minutes 00 seconds West, 220.00 feet;

thence North 89 degrees 48 minutes 00 seconds West, 112.88 feet;

thence North 00 degrees 07 minutes 36 seconds East, 72.15 feet;

thence North 89 degrees 41 minutes 05 seconds West, 369.92 feet;

thence North 00 degrees 08 minutes 26 seconds East, 1020.94 feet;

thence South 89 degrees 42 minutes 28 seconds East, 313.97 feet;

thence South 00 degrees 08 minutes 14 seconds West, 33.15 feet;

thence South 88 degrees 30 minutes 02 seconds East, 152.07 feet;
thence South 00 degrees 08 minutes 26 seconds West, 770.73 feet;
thence South 89 degrees 48 minutes 00 seconds East, 15.00 feet;
thence North 00 degrees 08 minutes 26 seconds East, 210.00 feet;
thence South 89 degrees 48 minutes 00 seconds East, 383.86 feet;
thence South 00 degrees 08 minutes 09 seconds West, 125.68 feet to the beginning of a non-tangential curve;
thence along said curve turning to the right through an angle of 02 degrees 43 minutes 12 seconds, having a radius of 333.00 feet, and whose long chord bears North 71 degrees 44 minutes 56 seconds East for a distance of 15.81 feet to a point of intersection with a non-tangential line;
thence North 00 degrees 08 minutes 09 seconds East, 216.34 feet back to the Point of Beginning.

Excluding the below described area located within the above described area being Future Outlot 5 more fully described as follows

Commencing at the Northwest Corner of aforesaid Section 29;
thence South 00 degrees 12 minutes 15 seconds West, 50.00 feet;
thence South 89 degrees 52 minutes 17 seconds East, 332.35 feet;
thence South 00 degrees 08 minutes 09 seconds West, 990.15 feet;
thence South 01 degrees 03 minutes 18 seconds West, 288.09 feet to the beginning of a non-tangential curve, also being the Point of Beginning;
thence along said curve turning to the right through an angle of 03 degrees 14 minutes 09 seconds, having a radius of 267.00 feet, and whose long chord bears North 69 degrees 15 minutes 51 seconds East for a distance of 15.08 feet to a point of intersection with a non-tangential line;
thence South 26 degrees 30 minutes 48 seconds East, 229.44 feet;
thence South 89 degrees 51 minutes 00 seconds East, 629.54 feet;
thence South 84 degrees 56 minutes 42 seconds East, 91.29 feet;
thence South 55 degrees 27 minutes 15 seconds East, 151.21 feet;
thence North 38 degrees 08 minutes 30 seconds East, 240.19 feet;
thence South 51 degrees 51 minutes 30 seconds East, 15.00 feet;
thence South 38 degrees 08 minutes 30 seconds West, 200.00 feet;
thence South 34 degrees 32 minutes 45 seconds West, 183.06 feet;

thence South 37 degrees 42 minutes 24 seconds West, 102.75 feet;

thence South 43 degrees 37 minutes 47 seconds East, 200.00 feet to the beginning of a non-tangential curve;

thence along said curve turning to the right through an angle of 10 degrees 44 minutes 00 seconds, having a radius of 467.00 feet, and whose long chord bears South 51 degrees 44 minutes 13 seconds West for a distance of 87.36 feet to a point of intersection with a non-tangential line;

thence North 32 degrees 53 minutes 46 seconds West, 55.38 feet;

thence North 54 degrees 56 minutes 56 seconds West, 136.15 feet;

thence North 89 degrees 46 minutes 57 seconds West, 69.08 feet;

thence North 89 degrees 46 minutes 57 seconds West, 235.00 feet;

thence North 87 degrees 24 minutes 07 seconds West, 101.73 feet;

thence North 63 degrees 32 minutes 14 seconds West, 77.00 feet;

thence North 36 degrees 25 minutes 00 seconds West, 81.86 feet;

thence South 63 degrees 29 minutes 12 seconds West, 200.00 feet;

thence North 26 degrees 30 minutes 48 seconds West, 149.00 feet;

thence North 63 degrees 29 minutes 12 seconds East, 200.00 feet;

thence North 26 degrees 30 minutes 48 seconds West, 380.00 feet back to the Point of Beginning.



Future Lot 61 to B-1

A Part of Lot 1 of Certified Survey Map No. 6405 Recorded in Volume 31 on Pages 114-116 of Certified Survey Maps of Dane County as Document No. 2263455 and a part of Lot 3 of Certified Survey Map No. 14062 Recorded in Volume 94 on Pages 180-182 of Certified Survey Maps of Dane County as Document No. 5180509, being located in the Northwest Quarter of the Northwest Quarter of Section 29, and the Northeast Quarter of the Northeast Quarter of Section 30 all in Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, Being more fully described as follows:

Commencing at the Northwest Corner of aforesaid Section 29;

thence South 00 degrees 12 minutes 15 seconds West, 50.00 feet to the Point of Beginning;

thence South 89 degrees 52 minutes 17 seconds East, 332.35 feet; ✓

thence South 00 degrees 08 minutes 09 seconds West, 534.46 feet; ✓

thence North 88 degrees 30 minutes 02 seconds West, 413.93 feet; ✓

thence North 88 degrees 30 minutes 02 seconds West, 152.07 feet; ✓

thence North 00 degrees 08 minutes 14 seconds East, 33.15 feet; ✓

thence North 00 degrees 08 minutes 14 seconds East, 32.87 feet; ✓

thence North 00 degrees 08 minutes 14 seconds East, 455.52 feet; ✓

thence South 89 degrees 43 minutes 12 seconds East, 233.48 feet back to the point of beginning

✓

Future Outlot 2 to RE-1

A part of Lot 1 of Certified Survey Map No. 6406 Recorded in Volume 31 on Pages 117-119 of Certified Survey Maps of Dane County as Document No. 2263456 and other unplatted lands being located in the Southwest Quarter of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and the Northeast Quarter of the Southwest Quarter of Section 29, and the Southeast Quarter of the Northeast Quarter of Section 30 all in Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, Being more fully described as follows:

Commencing at the Northwest Corner of aforesaid Section 29;

thence along the West line of the aforesaid Northwest Quarter of Section 29 South 00 degrees 31 minutes 46 seconds West, 2676.82 feet to the West Quarter Corner of said Section 29, also being the Point of Beginning; ✓

- thence North 89 degrees 40 minutes 13 seconds West, 159.12 feet; ✓
- thence North 00 degrees 07 minutes 36 seconds East, 1045.03 feet; ✓
- thence South 89 degrees 48 minutes 00 seconds East, 112.88 feet; ✓
- thence North 00 degrees 12 minutes 00 seconds East, 220.00 feet; ✓
- thence South 89 degrees 48 minutes 00 seconds East, 30.00 feet; ✓
- thence South 00 degrees 12 minutes 00 seconds West, 233.46 feet; ✓
- thence South 26 degrees 30 minutes 48 seconds East, 228.65 feet; ✓
- thence North 63 degrees 29 minutes 12 seconds East, 200.00 feet; ✓
- thence South 26 degrees 30 minutes 48 seconds East, 108.01 feet; ✓
- thence South 63 degrees 29 minutes 12 seconds West, 220.00 feet; ✓
- thence South 26 degrees 56 minutes 51 seconds East, 119.86 feet; ✓
- thence South 35 degrees 36 minutes 44 seconds East, 138.25 feet; ✓
- thence South 47 degrees 45 minutes 55 seconds East, 138.25 feet; ✓
- thence South 59 degrees 55 minutes 06 seconds East, 138.25 feet; ✓
- thence South 72 degrees 04 minutes 18 seconds East, 138.25 feet; ✓
- thence South 84 degrees 12 minutes 45 seconds East, 138.23 feet; ✓
- thence South 89 degrees 46 minutes 57 seconds East, 113.64 feet; ✓
- thence South 89 degrees 46 minutes 57 seconds East, 113.64 feet; ✓
- thence North 86 degrees 41 minutes 43 seconds East, 133.00 feet; ✓

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thence North 76 degrees 35 minutes 17 seconds East, 136.00 feet; ✓

thence North 66 degrees 13 minutes 32 seconds East, 136.00 feet; ✓

thence North 47 degrees 34 minutes 24 seconds East, 143.10 feet; ✓

?
thence South 39 degrees 54 minutes 00 seconds East, 0.00 feet; ✓

?
thence North 39 degrees 54 minutes 00 seconds West, 0.00 feet; ✓

thence North 39 degrees 54 minutes 00 seconds West, 200.00 feet to the beginning of a non-tangential curve; ✓

thence along said curve turning to the left through an angle of 07 degrees 06 minutes 25 seconds, having a radius of 533.00 feet, and whose long chord bears North 46 degrees 32 minutes 47 seconds East for a distance of 66.07 feet to a point of intersection with a non-tangential line; ✓

thence South 47 degrees 00 minutes 26 seconds East, 200.00 feet; ✓

thence North 37 degrees 46 minutes 35 seconds East, 141.10 feet; ✓

thence North 34 degrees 32 minutes 45 seconds East, 374.32 feet to the beginning of a non-tangential curve; ✓

thence along said curve turning to the left through an angle of 30 degrees 33 minutes 18 seconds, having a radius of 533.00 feet, and whose long chord bears South 75 degrees 20 minutes 20 seconds East for a distance of 280.89 feet to a point of intersection with a non-tangential line; ✓

thence South 00 degrees 36 minutes 59 seconds East, 106.00 feet; ✓

thence South 67 degrees 47 minutes 59 seconds West, 74.28 feet; ✓

thence South 14 degrees 02 minutes 22 seconds West, 218.89 feet; ✓

thence South 35 degrees 48 minutes 09 seconds East, 207.42 feet; ✓

thence South 85 degrees 38 minutes 41 seconds East, 218.89 feet; ✓

thence North 53 degrees 13 minutes 15 seconds East, 167.94 feet; ✓

thence North 39 degrees 28 minutes 10 seconds East, 175.80 feet; ✓

thence North 19 degrees 37 minutes 10 seconds East, 87.80 feet; ✓

thence North 00 degrees 33 minutes 48 seconds East, 217.64 feet; ✓

thence North 89 degrees 23 minutes 01 seconds East for a distance of 4.49 feet to the beginning of a curve; ✓

thence along said curve turning to the right through an angle of 91 degrees 10 minutes 48 seconds, having a radius of 25.00 feet, and whose long chord bears South 45 degrees 01 minutes 35 seconds East for a distance of 35.72 feet; ✓

thence South 00 degrees 33 minutes 48 seconds West, 855.76 feet; ✓

- thence South 00 degrees 34 minutes 26 seconds West, 30.52 feet; ✓
- thence North 89 degrees 25 minutes 34 seconds West, 7.00 feet; ✓
- thence South 00 degrees 34 minutes 26 seconds West, 299.82 feet; ✓
- thence South 89 degrees 47 minutes 40 seconds West, 256.09 feet; ✓
- thence North 00 degrees 30 minutes 41 seconds East, 299.85 feet; ✓
- thence South 89 degrees 48 minutes 28 seconds West, 336.04 feet; ✓
- thence North 00 degrees 30 minutes 41 seconds East, 30.00 feet; ✓
- thence South 89 degrees 48 minutes 28 seconds West, 260.61 feet; ✓
- thence South 00 degrees 30 minutes 41 seconds West, 30.00 feet; ✓
- thence South 89 degrees 48 minutes 28 seconds West, 433.93 feet; ✓
- thence North 00 degrees 21 minutes 10 seconds East, 30.00 feet; ✓
- thence South 89 degrees 48 minutes 28 seconds West, 1327.11 feet back to the Point of Beginning. ✓

Future Outlot 3 to RE-1

A part of Lot 1 of Certified Survey Map No. 6406 Recorded in Volume 31 on Pages 117-119 of Certified Survey Maps of Dane County as Document No. 2263456 being located in the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter, of Section 29, all in Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, Being more fully described as follows:

Commencing at the Northwest Corner of aforesaid Section 29;

thence South 00 degrees 12 minutes 15 seconds West, 50.00 feet; ✓

thence South 89 degrees 52 minutes 17 seconds East, 332.35 feet; ✓

thence South 00 degrees 08 minutes 09 seconds West, 990.15 feet; ✓

thence South 89 degrees 54 minutes 21 seconds East, 988.08 feet; ✓

thence South 00 degrees 32 minutes 47 seconds West, 132.27 feet; ✓

thence North 89 degrees 39 minutes 54 seconds East, 214.92 feet to the Point of Beginning; ✓

thence continuing North 89 degrees 39 minutes 54 seconds East, 642.60 feet; ✓

thence South 00 degrees 33 minutes 48 seconds West, 169.26 feet; ✓

thence North 89 degrees 38 minutes 17 seconds East, 64.79 feet; ✓

thence South 00 degrees 33 minutes 48 seconds West, 215.00 feet; ✓

thence North 89 degrees 42 minutes 22 seconds East, 372.29 feet; ✓

thence South 00 degrees 33 minutes 48 seconds West for a distance of 144.06 feet to the beginning of a tangent curve; ✓

thence along said curve turning to the right through an angle of 88 degrees 49 minutes 12 seconds, having a radius of 25.00 feet, and whose long chord bears South 44 degrees 58 minutes 25 seconds West for a distance of 34.99 feet to a point of tangent;

thence South 89 degrees 23 minutes 01 seconds West for a distance of 503.66 feet to the beginning of a tangent curve; ✓

thence along said curve turning to the right through an angle of 26 degrees 50 minutes 45 seconds, having a radius of 467.00 feet, and whose long chord bears North 77 degrees 11 minutes 37 seconds West for a distance of 216.82 feet to a point of intersection with a non-tangential line; ✓

thence North 26 degrees 13 minutes 45 seconds East, 218.50 feet; ✓

thence North 65 degrees 58 minutes 36 seconds West, 97.78 feet; ✓

thence North 51 degrees 51 minutes 30 seconds West, 375.00 feet; ✓

thence South 38 degrees 08 minutes 30 seconds West, 200.00 feet;

thence North 51 degrees 51 minutes 30 seconds West, 15.00 feet;

thence North 38 degrees 08 minutes 30 seconds East, 200.00 feet;

thence North 51 degrees 51 minutes 30 seconds West, 44.77 feet back to the Point of Beginning

Future Outlot 4 to RE-1

A Part of Lot 1 of Certified Survey Map No. 6405 Recorded in Volume 31 on Pages 114-116 of Certified Survey Maps of Dane County as Document No. 2263455 being located in the Northwest Quarter of the Northwest Quarter of Section 29, and the Northeast Quarter of the Northeast Quarter, and the Southeast Quarter of the Northeast Quarter of Section 30, all in Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, Being more fully described as follows:

Commencing at the Northwest Corner of aforesaid Section 29;

thence South 00 degrees 12 minutes 15 seconds West, 50.00 feet;

thence South 89 degrees 52 minutes 17 seconds East, 332.35 feet;

thence South 00 degrees 08 minutes 09 seconds West, 534.46 feet to the Point of Beginning;

thence continuing South 00 degrees 08 minutes 09 seconds West, 455.68 feet;

thence South 00 degrees 08 minutes 09 seconds West, 216.34 feet to the beginning of a non-tangential curve; this has been edited to one entry below 672.03' long

Thence South 00 degrees 08 minutes 09 seconds West, 672.03 feet to the beginning of a non-tangential curve;

thence along said curve turning to the left through an angle of 02 degrees 43 minutes 12 seconds, having a radius of 333.00 feet, and whose long chord bears South 71 degrees 44 minutes 56 seconds West for a distance of 15.81 feet to a point of intersection with a non-tangential line;

thence North 00 degrees 08 minutes 09 seconds East, 125.68 feet;

thence North 89 degrees 48 minutes 00 seconds West, 383.86 feet;

thence South 00 degrees 08 minutes 26 seconds West, 210.00 feet;

thence North 89 degrees 48 minutes 00 seconds West, 15.00 feet;

thence North 00 degrees 08 minutes 26 seconds East, 770.73 feet;

thence South 88 degrees 30 minutes 02 seconds East, 413.93 feet back to the Point of Beginning.

? ✓

Future Outlot 4 to RE-1

A Part of Lot 1 of Certified Survey Map No. 6405 Recorded in Volume 31 on Pages 114-116 of Certified Survey Maps of Dane County as Document No. 2263455 being located in the Northwest Quarter of the Northwest Quarter of Section 29, and the Northeast Quarter of the Northeast Quarter, and the Southeast Quarter of the Northeast Quarter of Section 30, all in Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, Being more fully described as follows:

Commencing at the Northwest Corner of aforesaid Section 29; ✓

thence South 00 degrees 12 minutes 15 seconds West, 50.00 feet; ✓

thence South 89 degrees 52 minutes 17 seconds East, 332.35 feet; ✓ ?

MISSING LINE TO THE WEST +/- 100'

thence South 00 degrees 08 minutes 09 seconds West, 534.46 feet to the Point of Beginning; ✓

thence continuing South 00 degrees 08 minutes 09 seconds West, 455.68 feet; ✓

thence South 00 degrees 08 minutes 09 seconds West, 216.34 feet to the beginning of a non-tangential curve; ✓

thence along said curve turning to the left through an angle of 02 degrees 43 minutes 12 seconds, having a radius of 333.00 feet, and whose long chord bears South 71 degrees 44 minutes 56 seconds West for a distance of 15.81 feet to a point of intersection with a non-tangential line; ✓

thence North 00 degrees 08 minutes 09 seconds East, 125.68 feet; ✓

thence North 89 degrees 48 minutes 00 seconds West, 383.86 feet; ✓

thence South 00 degrees 08 minutes 26 seconds West, 210.00 feet; ✓

thence North 89 degrees 48 minutes 00 seconds West, 15.00 feet; ✓

thence North 00 degrees 08 minutes 26 seconds East, 770.73 feet; ✓

thence South 88 degrees 30 minutes 02 seconds East, 413.93 feet back to the Point of Beginning.

**SEE
REVISED**

?

Future Outlot 5 to RE-1

A Part of Lot 1 of Certified Survey Map No. 6405 Recorded in Volume 31 on Pages 114-116 of Certified Survey Maps of Dane County as Document No. 2263455, and a part of Lot 1 of Certified Survey Map No. 6406 Recorded in Volume 31 on Pages 117-119 of Certified Survey Maps of Dane County as Document No. 2263456, and other unplatted lands being located in the Northwest Quarter of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter, and the Southeast Quarter of the Northwest Quarter of Section 29 all in Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, Being more fully described as follows:

Commencing at the Northwest Corner of aforesaid Section 29;

thence South 00 degrees 12 minutes 15 seconds West, 50.00 feet; ✓

thence South 89 degrees 52 minutes 17 seconds East, 332.35 feet; ✓

thence South 00 degrees 08 minutes 09 seconds West, 990.15 feet; ✓

thence South 01 degrees 03 minutes 18 seconds West, 288.09 feet to the beginning of a non-tangential curve, also being the Point of Beginning; ✓

thence along said curve turning to the right through an angle of 03 degrees 14 minutes 09 seconds, having a radius of 267.00 feet, and whose long chord bears North 69 degrees 15 minutes 51 seconds East for a distance of 15.08 feet to a point of intersection with a non-tangential line;

thence South 26 degrees 30 minutes 48 seconds East, 229.44 feet; ✓

thence South 89 degrees 51 minutes 00 seconds East, 629.54 feet; ✓

thence South 84 degrees 56 minutes 42 seconds East, 91.29 feet; ?

thence South 55 degrees 27 minutes 15 seconds East, 151.21 feet; ✓

thence North 38 degrees 08 minutes 30 seconds East, 240.19 feet; ✓

thence South 51 degrees 51 minutes 30 seconds East, 15.00 feet;

thence South 38 degrees 08 minutes 30 seconds West, 200.00 feet;

thence South 34 degrees 32 minutes 45 seconds West, 183.06 feet;

thence South 37 degrees 42 minutes 24 seconds West, 102.75 feet;

thence South 43 degrees 37 minutes 47 seconds East, 200.00 feet to the beginning of a non-tangential curve;

thence along said curve turning to the right through an angle of 10 degrees 44 minutes 00 seconds, having a radius of 467.00 feet, and whose long chord bears South 51 degrees 44 minutes 13 seconds West for a distance of 87.36 feet to a point of intersection with a non-tangential line;

thence North 32 degrees 53 minutes 46 seconds West, 55.38 feet;
thence North 54 degrees 56 minutes 56 seconds West, 136.15 feet;
thence North 89 degrees 46 minutes 57 seconds West, 69.08 feet;
thence North 89 degrees 46 minutes 57 seconds West, 235.00 feet;
thence North 87 degrees 24 minutes 07 seconds West, 101.73 feet;
thence North 63 degrees 32 minutes 14 seconds West, 77.00 feet;
thence North 36 degrees 25 minutes 00 seconds West, 81.86 feet;
thence South 63 degrees 29 minutes 12 seconds West, 200.00 feet;
thence North 26 degrees 30 minutes 48 seconds West, 149.00 feet;
thence North 63 degrees 29 minutes 12 seconds East, 200.00 feet;
thence North 26 degrees 30 minutes 48 seconds West, 380.00 feet back to the Point of Beginning

Pioneer Pointe

Town of Middleton, Wisconsin

12/14/18

Pioneer Pointe, previous 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.”

Preliminary City of Madison Staff comments

Tim Parks (City of Madison Planning) and I reviewed the proposed Pioneer Pointe plat and provide the following comments:

1. Show the 80-foot wide landscaped building setback for the area along Pioneer Road (per the Cooperative Plan's "Transition Area").
2. Dedicate 40' from the centerline of Pioneer Road to be consistent with the planned ROW for Pioneer Road and recent plats (Aspen Meadow Estates, Eagle Trace).
3. The proposed alignment of "E-W Main Road" is offset from the proposed alignment of Shady Birch Trail in the City's recently adopted Pioneer NDP (see attached Map 7 Future Land Use). Please discuss feasibility of moving E-W Main Road to the south with the City of Madison—to ensure the road is feasible on both sides of Pioneer Road given the drainageway that runs through/cuts across Pioneer Road in this area.
4. The Cooperative Plan (15B on the top of p. 19) indicates: *The Town also agrees to apply City standards whenever possible to construction and installation of storm water control and conveyance facilities in Town territory west of the Boundary Line [Pioneer Road] which, when developed, will discharge storm water into the Boundary Adjustment Area [Madison's side of the Pioneer Road]. The City Engineer and a Town representative shall meet as appropriate to discuss coordination of such facilities.*

Times-Tribune

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Tree Lighting Party Season



Michelle Phillips-Times Tribune
gathered for Christmas and receive a tree lighting ceremony, Nov. 17. The event also included cookie decorating, hot chocolate and pizza. The event was held at Middleton Library with the tree lighting. For more photos of the event, turn to page 10.

Developer Plans to Reconfigure Tumbledown Trails, Add Subdivision

By Kevin Murphy

Times-Tribune

A developer's plan to reconfigure the 18-hole Tumbledown Trails Golf Course to a 13-hole Par 3 layout surrounded by 82 homes is being billed as "the last chance to live (in a new house) on a golf course in the county."

Jeff Haen, of Haen Real Estate, told Town of Middleton board supervisors last month that he plans to break ground next spring on the proposed Pioneer Pointe project. The development would add a new clubhouse, swimming pool and tennis and pickleball courts and homes to the 120-acre golf course property located west of Pioneer Rd. and south of W. Mineral Point Rd.

While many golf courses are struggling to stay open, Haen said the Par 3 course can be played in less time than a conventional course and would be more welcoming to younger players.

"It will be a family fun area. We'll get 'em hooked on golf and have them join Hawk's Landing," a nearby country club which Haen Real Estate also owns.

The project was presented

as an unsewered subdivision at the board's Oct. 29 meeting. The board approved the project's preliminary plat, but Haen said the project may be changed to a sewer subdivision before he seeks final approval.

A sanitary sewer line along Pioneer Rd. ends adjacent to the golf course, and Haen is negotiating with the city of Madison continue the line to his project.

"The talks continue to be positive. Neither the town nor the city has said no to the project," he said.

If the city agrees to extend sewer to the property, engineers will add laterals and mains to the plans, Haen said. The housing density will be the same whether the development is sewer or not, he said.

Some supervisors asked why any homeowner would want sewer instead of a septic tank as sewer costs more in the long run.

Haen said the sewer service was probably more environmentally sound than having so many homes on septic tanks, which can fail over time.

The project's plans also include private wells.

Storm water runoff has been a concern over time at the golf course, and neighboring resident, David Foster, asked "where would the water go," when 82 more homes are built.

"Storm water has been an issue there because it's practically the low spot of the town," Haen said.

However, detention ponds and swales would be added to control the runoff, making conditions "better for the neighbors than before," Haen said.

The town's density requirements would allow 102 lots on the property but 82 would be built in about three phases, he said.

Asked why there wouldn't be fewer lots, Haen said, they needed 82 "to make the project work."

With all approvals obtained, construction of the reconfigured course would begin next spring and completed by the end of next year. The first 25 to 30 lots would be available next fall, he said.

Building would continue at a pace the market determines, he said.

No specifics on the square foot or price of the houses are available yet, Haen said.

City Board Presentations on 2019 Budget

sub-officer position, \$13,000 for public lands seasonal employees, \$12,580 for public works seasonal employees, a net shift in recreation wages, acting forester compensation, increase in part-time court clerk hours and additional hours for the substit-

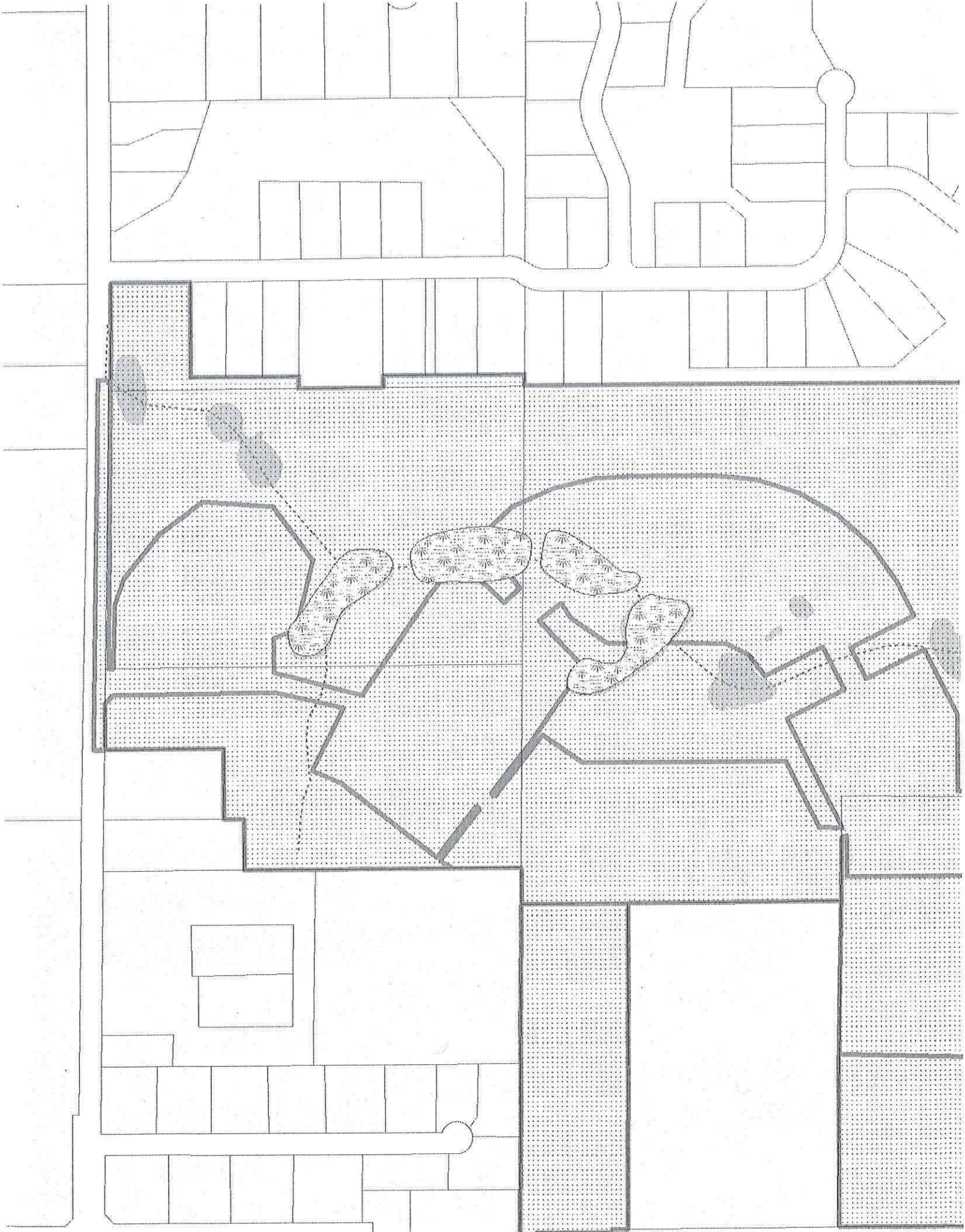
would fully fund the city's vehicle replacement program.

Burns said the budget would qualify for the state's expenditure restraint program while also remaining within the city's levy limit. The allowable increase in the expenditure re-

the public fire protection water utility fee. The mill rate would be the second lowest for a city in Dane County behind Verona. Madison is the highest at about \$9 per \$1,000 of property value, while Middleton comes in at \$5.94 per \$1,000 of prop-

each home individually. The last reevaluation was in 2015.

He included that the state restricts municipalities from raising levy limit beyond net new construction in a given community, unless otherwise approved by referendum. He said while



TUMBLEDOWN TRAILS GOLF COURSE LLC
7701 W MINERAL POINT RD
VERONA WI 53593

OWNERS OF CHERRYWOOD FOREST INC
2412 AMHERST RD
MIDDLETON WI 53562

WILLIAM H WEBER JR & LAURA A WEBER
3960 VILAS HOPE RD
COTTAGE GROVE WI 53527

SAUK POINT ESTATES HOMEOWNERS ASSOC
801 S KLEIN DR
WAUNAKEE WI 53597

MIDDLETON, TOWN OF
7555 W OLD SAUK RD
VERONA WI 53593

11381

KIG PROPERTIES LLC
801 S KLEIN DR
WAUNAKEE WI 53597

WATTS FAMILY TR
7701 W MINERAL POINT RD
VERONA WI 53593

DINGCHENG REN & ZHENGSHEN YIN
3783 BAY LAUREL LN
VERONA WI 53593

WELCOME DEVELOPMENT LLC
6200 NESBITT RD STE 7
FITCHBURG WI 53719

ZEN BALA
3408 AMHERST RD
MIDDLETON WI 53562

JOANNA KUSMIREK
3773 BAY LAUREL LN
VERONA WI 53593

JAMIE L FIEBER
9407 ANCIENT OAK LN
VERONA WI 53593

11380

MREC VH MADISON LLC
6801 SOUTH TOWNE DR
MADISON WI 53713

STEVEN JAMES LEROY & DENISE SHARI
LEROY
3668 WELCOME DR
VERONA WI 53593

EUGENE HOMBURG & DIANE HOMBURG
605 N MAIN ST
COTTAGE GROVE WI 53527

SPRUCE HOLLOW HOMEOWNERS
ASSOCIATION INC
6801 SOUTH TOWNE DR
MADISON WI 53713

BRENT P BURG & BOBBI A BURG
3676 WELCOME DR
VERONA WI 53593

WINDSOR QUARRY LLC
4607 OAK SPRINGS CIR
DEFORREST WI 53532

MEIER REV LIVING TR, ROGER J
7616 W MINERAL POINT RD
VERONA WI 53593

TONYA L SCHRAM
7700 KEMPFER LN
VERONA WI 53593

RANDALL J GABER & MAUREEN F GABER
3895 VILAS HOPE RD
COTTAGE GROVE WI 53527

NIDIA ARGENTINA JIMENEZ OSORIO
7562 PIONEER PL
VERONA WI 53593

ANDREW BALL & KELLY BALL
3667 WELCOME DR
VERONA WI 53593

VICTORY HMONG ALLIANCE CHURCH
602 ACEWOOD BLVD
MADISON WI 53714

CHARLES A MORKRI
7567 PIONEER PL
VERONA WI 53593

STEVEN J PAULS & COURTNEY PAULS
416 LITTLE BEAR DR
MADISON WI 53562

DEBRA W TOMESH
3990 VILAS HOPE RD
COTTAGE GROVE WI 53527

MICHAEL W PHILLIPS & TRACEY S PHILLIPS
7575 PIONEER PL
VERONA WI 53593

RECEIPT

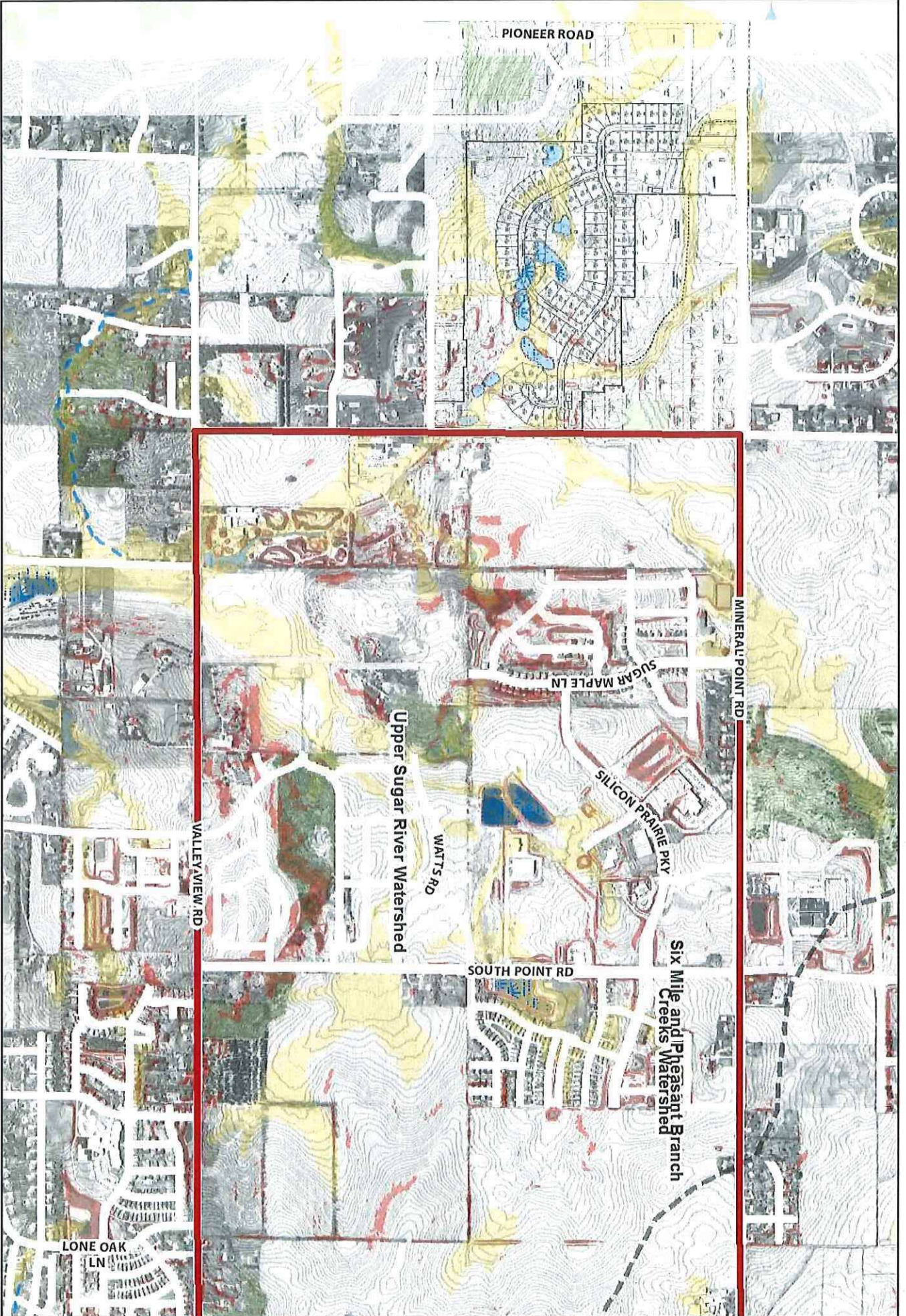
MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPREZ-2018-11379
Application Type: DaneCounty/Zoning/Rezone/NA
Address:

Receipt No.	887920					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	11045	\$3,186.00	11/15/2018	DJE1		

Owner Info.: WATTS FAMILY TR
7701 W MINERAL POINT RD
VERONA, WI 53593

Work Description: Redevelopment of golf course and single family residential development



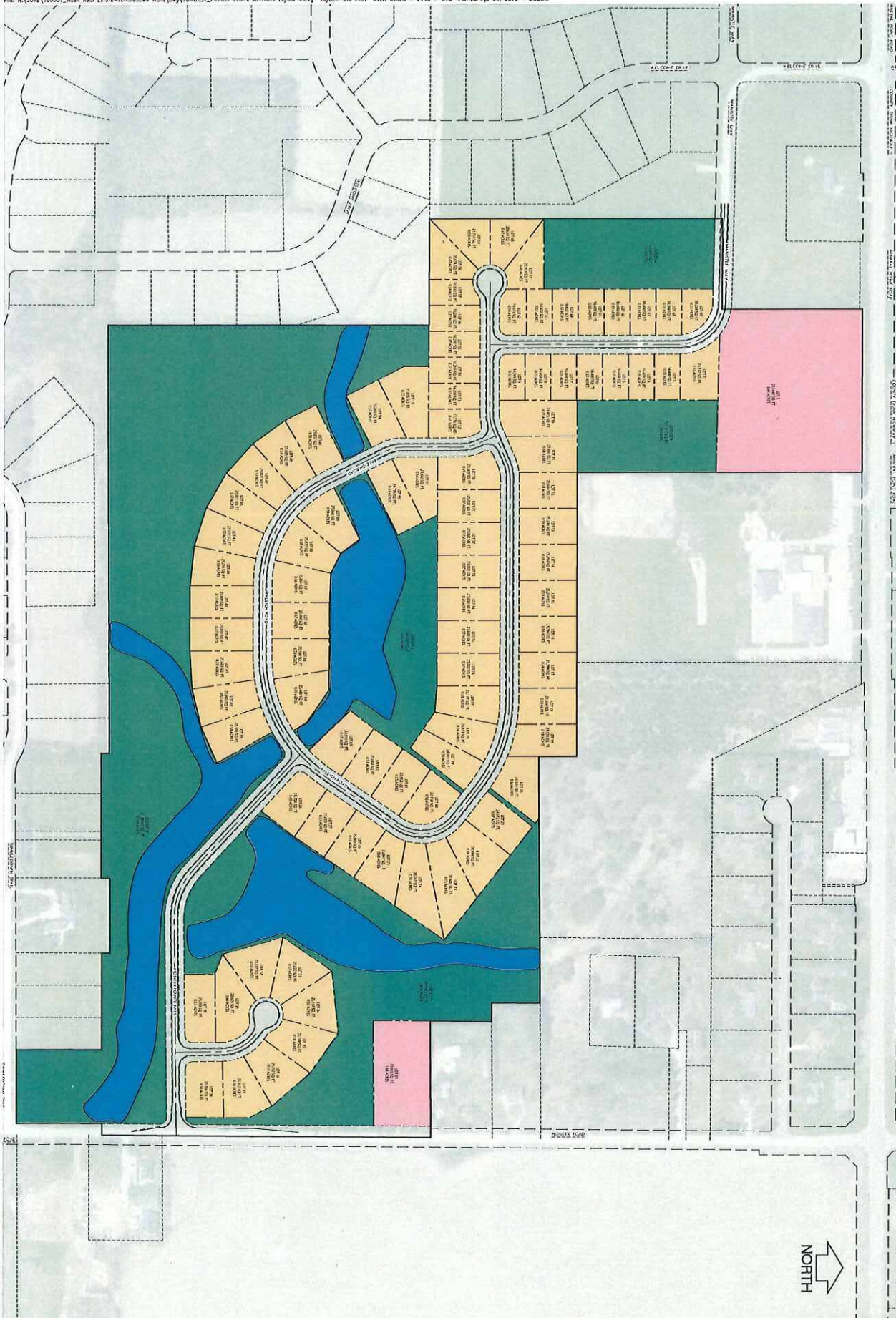
Map 3: Natural Features

Research Highlighted
 Approved by City Council
 Approved by Planning Board

	Planning Area		Wetland
	Major Ridgeline		Soils with Hydric Inclusions
	10' Elevation Contour		Slopes 12% to 20%
	2' Elevation Contour		Slopes 20% or Greater
	Surface Water		Wooded Area
	Intermittent Stream		

Scale: 1" = 500'

City of Sugar Creek, Wisconsin
 Planning Department
 11/15/2011



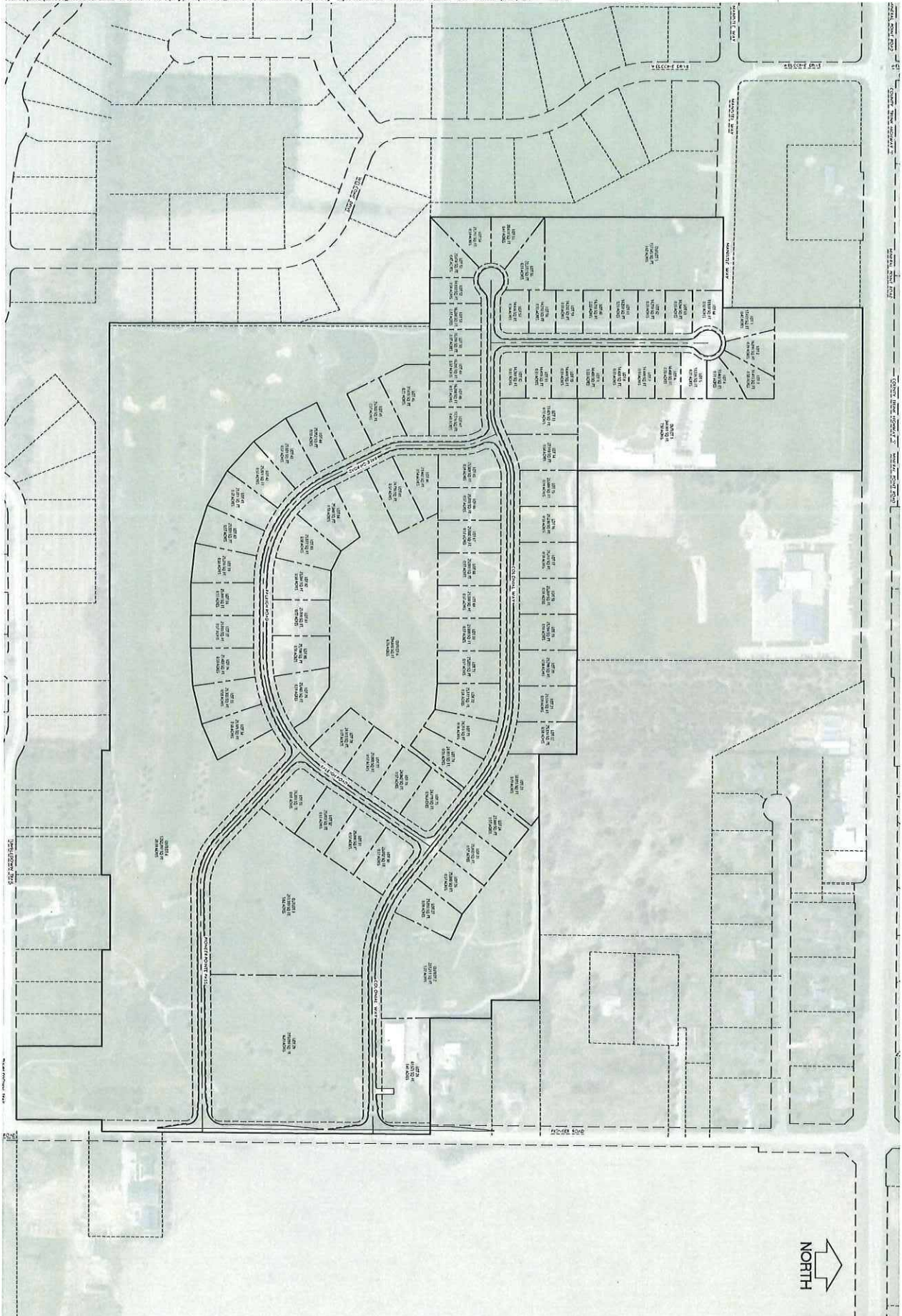
Project	075' 150' 225'
Scale	
WYSER Number	18-0551
SA	SCHEMATIC
DATE	04/24/2019
Sheet Number	EXHIBIT

REVISION	NO.	DATE	DESCRIPTION

PIONEER POINTE
 TOWN OF MIDDLETON, DANE COUNTY, WI
 Sheet Title:
 ALTERNATIVE SITE PLAN 4

HAEN REAL ESTATE
 7701 W MINERAL POINT ROAD
 VERONA, WI 53593



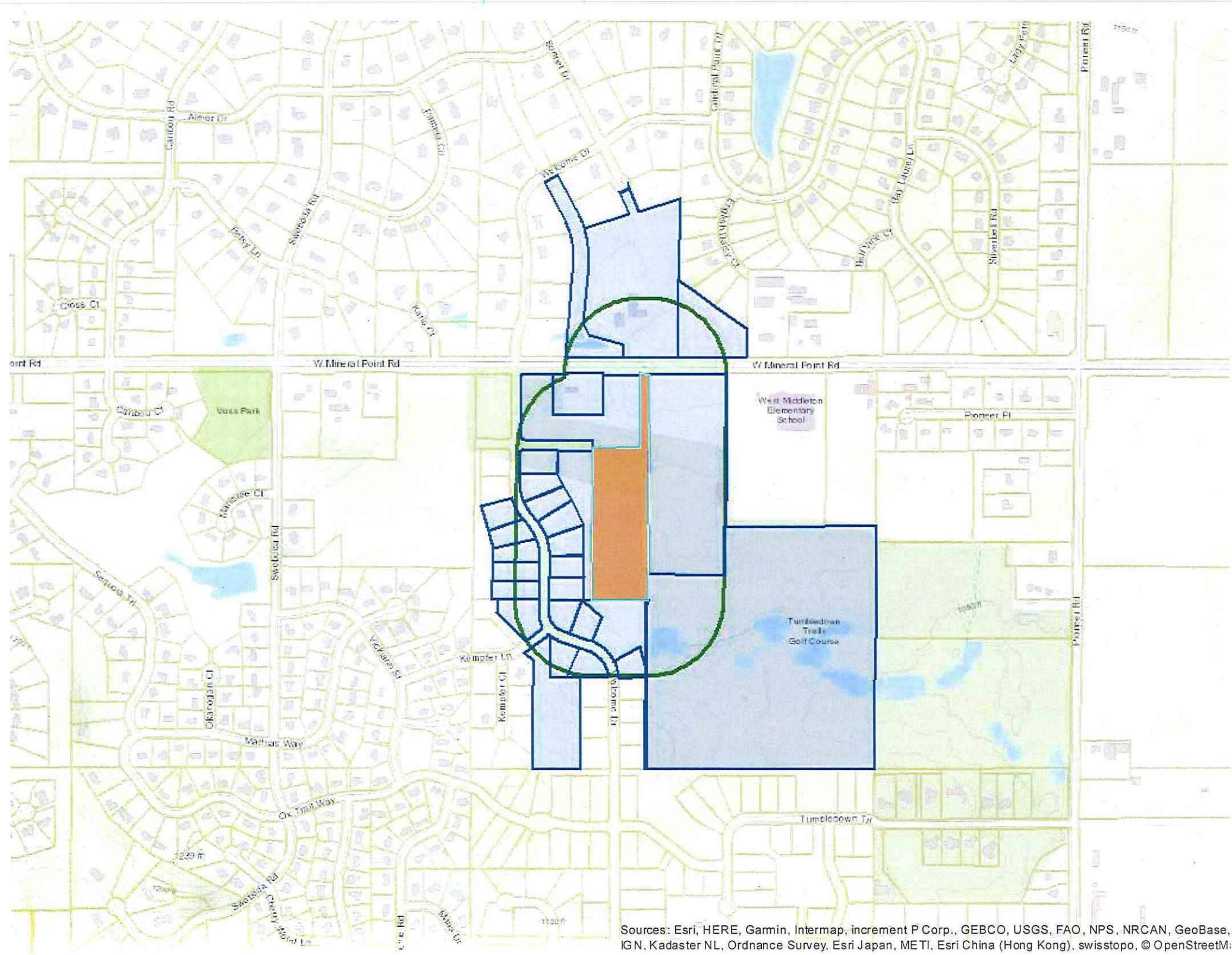


Sheet Number	EXHIBIT
Date	04/03/2019
Scale	AS SHOWN
Year	18-0551
Project	SCHEMATIC
Drawn	
Checked	
Reviewed	
Approved	
Scale	1" = 100'
Graphic Scale	

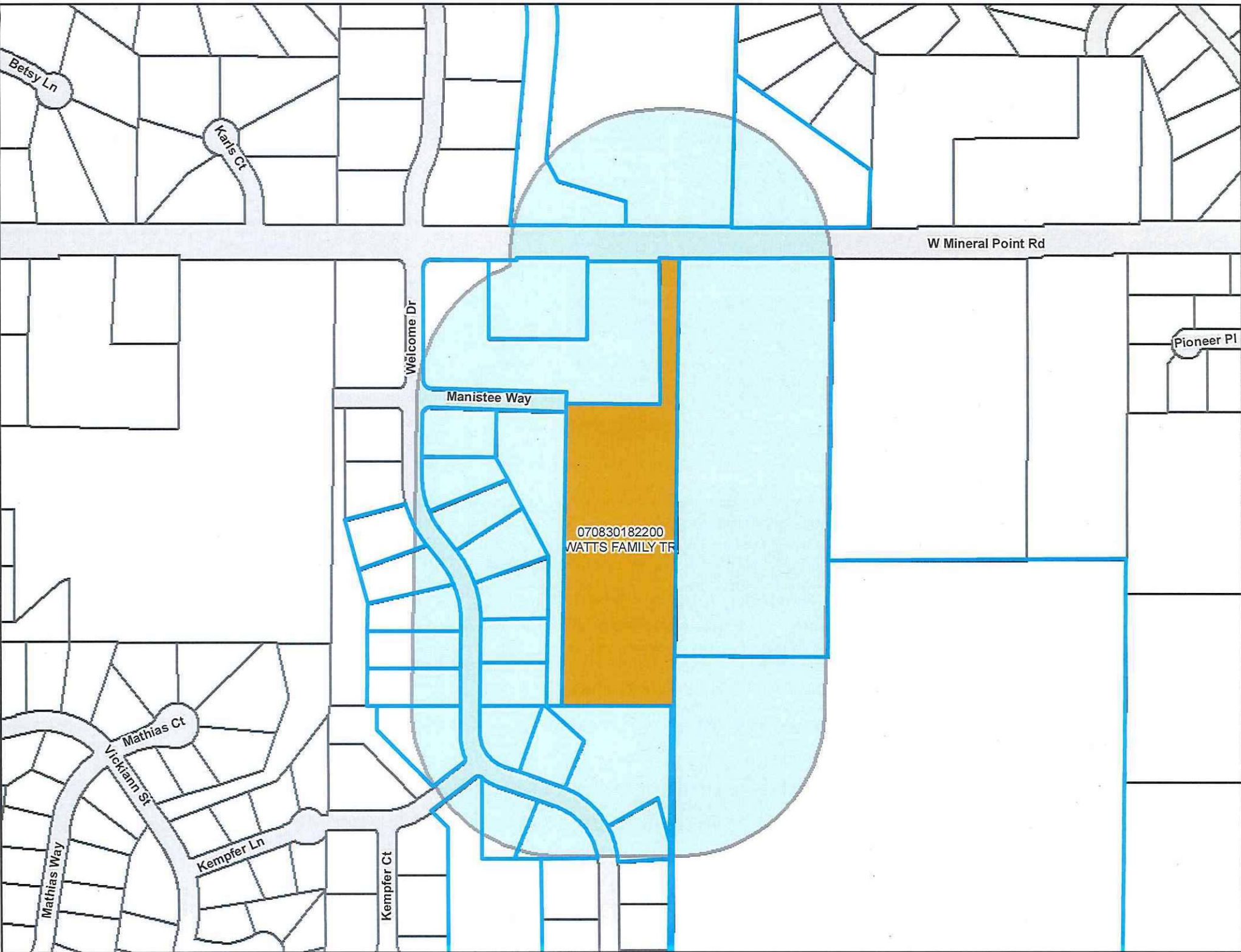
PIONEER POINTE
 TOWN OF MIDDLETON, DANE COUNTY, WI
 Sheet Title:
 ALTERNATIVE SITE PLAN

HAEN REAL ESTATE
 7701 W MINERAL POINT ROAD
 VERONA, WI 53593





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetM:



Betsy Ln

Karl's Ct

W Mineral Point Rd

Welcome Dr

Manistee Way

Pioneer Pl

070830182200
WATTS FAMILY TR

Mathias Ct

Vickiann St

Kempfer Ln

Kempfer Ct

Mathias Way