



MEMORANDUM

To: Majid Allen – Dane County Planning & Development

From: Adam Watkins, P.E. - Wyser Engineering

Re: Pioneer Pointe – Rezone Petition 11379 Update

Project #: 18-0551

Date: 2019-07-23

Cc: Jeff & Kyle Haen - Haen Real Estate; Roger Lane – Dane County Planning & Development

This memo is intended to provide an update on the status of Rezone Petition 11379, which includes the creation of a residential subdivision and redesign of the existing Tumbledown Trails golf course; the subdivision is to be called “Pioneer Pointe.”

Previous Submittal

On November 15, 2018, the subdivision proposed to create 82 lots and shrink the golf course from its existing 18-hole format into a 13-hole, par-3 course. The public hearing for the Petition took place on February 12, 2019, where a motion was made by the Committee to postpone action on the zoning petition pending consideration and action on a town comprehensive plan amendment. The Town of Middleton approved the comprehensive plan amendment at the February 4, 2019 Town Board meeting. The Petition was then revisited at the April 9, 2019 Committee Meeting, where a motion was made to postpone action until sewer services are determined and the stormwater design is studied further.

Revised Submittal

After the Committee reviewed the Petition at the April 9, 2019 meeting, a modification was made to the development area layout that requires a revision of the zoning boundary and description. The revised layout proposes to create 91 lots; the par-3 golf course will still be incorporated into the development area on various outlots and the location of the course clubhouse is still planned for the north portion of the development area adjacent to Mineral Point Road.

It has been determined that the development area will be served by sanitary sewer service with a connection to existing Madison Metropolitan Sewerage District facilities within/adjacent to the Pioneer Road right-of-way. An agreement for sanitary sewer service between the City of Madison and Town of Middleton was finalized for the Pioneer Pointe Development on June 20, 2019. The Town of Middleton (with support from the City of Madison) also submitted an Urban Service Area Amendment Application to the Capital Area Regional Planning Commission (CARPC) on June 10, 2019 to extend sanitary service into the development area. The public hearing for the application took place on July 11, 2019 at which a presentation was made to overview the amendment and commissioner questions were discussed. The application is expected to be reviewed with action by the CARPC Executive Committee on August 5, 2019.

A stormwater management plan has been prepared for the development area to meet applicable standards and will be reviewed by Town of Middleton, Dane County Land & Water Resources, City of Madison, Wisconsin DNR, and CARPC staff. A number of meetings have been organized to discuss stormwater concerns and mitigate negative impacts to downstream properties. In addition, a flood study has been prepared for the development area to analyze the 100-year and 500-year storm events. Major drainageways through the development area have been designed to convey the 100-year storm event safely and the infrastructure throughout the development has been designed to prevent flooding in the 100-year storm event. Furthermore, the residences adjacent to the major drainageways will require a minimum low opening above the 500-year storm event as required by the City of Madison.