



ODANA HILLS GOLF COURSE MASTER PLAN

MASTER PLAN REPORT



May 29, 2026

This page intentionally left blank.

ACKNOWLEDGMENTS

CITY OF MADISON PARKS DIVISION & GOLF PROGRAM

Eric Knepp, Parks Superintendent

Lisa Laschinger, Assistant Parks Superintendent

Adam Kaniewski, Planning and Development Manager

David Vetovec, Golf Operations Director

Brian Kowalski, Park Planner

CITY OF MADISON ENGINEERING

Bryan Cooper, Principal Architect

Amy Scanlon, Project Manager

William McMahon, Facilities Project Manager

MADISON PARKS FOUNDATION

Stephanie Franklin, President & Executive Director

Ty Beck, Board President

DESIGN TEAM

Aro Eberle Architects

Parkitecture + Planning

Michael & Jocelyn Keiser

Craig Haltom Golf Design

CITY OF MADISON BOARD OF PARK COMMISSIONERS

Ben D. Williams

Bethany S.C. Alwa

Alder Carmella Glenn

Chandra M. Miller Fienen

Jovan Chavez

Alder Noah L. Lieberman

Patrick M. Hasburgh



TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY	4.	MASTER PLAN CONCEPTS
1.1	Introduction	4.1	Site Program
1.2	Location Plan	4.2	Site Plan Concepts
1.3	Project Goals	4.3	Site Diagrams
1.4	Process Summary	4.4	Building Program
1.5	Proposed Solutions	4.5	Image Survey Summary
1.6	Budget Summary	4.6	Clubhouse Concept Floor Plan
1.7	Project Timeline	5.	SPECIAL PROVISIONS
2.	PLANNING PROCESS	5.1	Sustainability Strategy
2.1	Public Engagement	5.2	Equity Provisions
2.2	Interagency Collaboration	5.3	Proposed LEED Checklist
3.	EXISTING CONDITIONS	6.	CODE STATEMENT
3.1	Site Plan: Program	7.	BASIS OF DESIGN
3.2	Site Plan: Circulation	7.1	Sitework
3.3	Site Plan: Utilities	7.2	Architectural Building Systems
3.4	Existing Conditions: Clubhouse	7.3	Structural Systems
3.5	Existing Conditions: Traffic and Parking	7.4	Mechanical Systems
3.6	Existing Conditions: Bike Path	8.	MASTER PLAN COST ESTIMATE
3.7	Existing Conditions: Courts and Playground	9.	PROJECT SCHEDULE
3.8	Existing Conditions: Golf and Cross Country		
3.9	Existing Conditions: Natural Features & Stormwater		

1. EXECUTIVE SUMMARY

1.1 INTRODUCTION

The City of Madison Parks Division and City of Madison Engineering Division, in partnership with Michael and Jocelyn Keiser and the Madison Parks Foundation, has an opportunity to reimagine, redesign and reconstruct Odana Hills Golf Course, park and clubhouse.

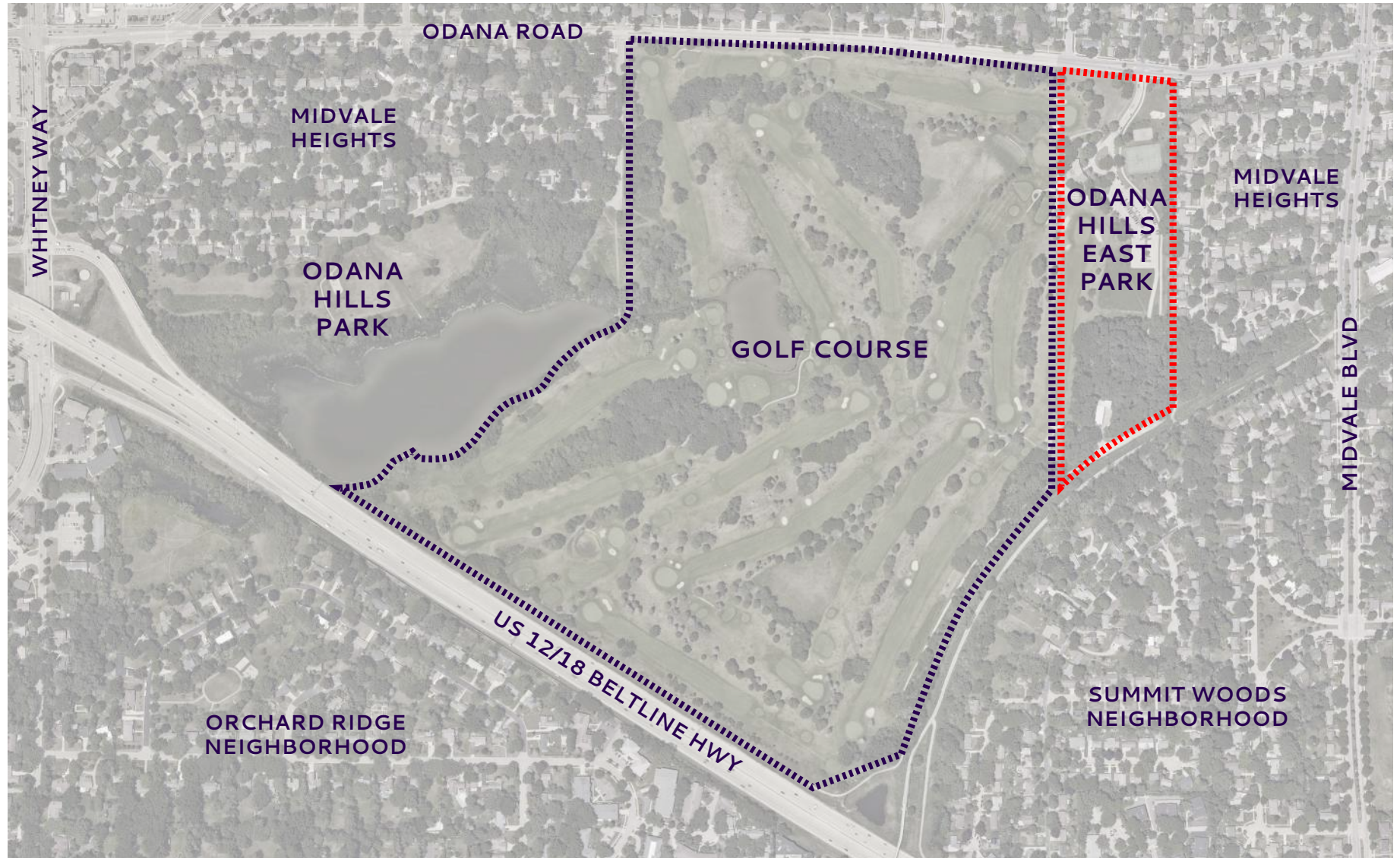
The vision for the project is to create Odana Hills Golf Park, an inclusive destination for the community to gather and recreate. The project has been subdivided into two parts including the:

- Redesign of the eighteen-hole golf course by Craig Haltom Golf Design and Michael & Jocelyn Keiser
- Redesign of Odana Hills East Park including the clubhouse, parking lot, bike path, courts, and park area (Odana Hills East Park) by Aro Eberle Architects and Parkitecture + Planning

The project also aims to incorporate necessary public infrastructure improvements to be implemented in tandem with the golf park improvements to minimize overall disruptions and downtime. Together, these improvements will create an enhanced offering of park amenities to better serve the community and park users.

To align partners and funding for the project, the master plan phase outlined within this report took place on an accelerated schedule from March – June, 2026. This report details the public engagement process, existing conditions, project goals, master plan concepts, timeline and estimated costs associated with the project.

1.2 LOCATION PLAN



1. EXECUTIVE SUMMARY

1.3 PROJECT GOALS

1. Responsibly invest Golf & City resources by leveraging private support to address golf course, building, and park infrastructure improvement needs, including stormwater and transportation improvements
2. Improve environmental outcomes and achieve a LEED Gold certification for the project
3. Create an inviting, inclusive, and ADA accessible year-round Golf Park that serves the golf community and beyond
4. Improve flow and safety of people, cars, and bikes by renovating the entry drive, parking lot, and bike path in a way that improves alignments, increases efficiency, and maintains or adds to the parking stall count
5. Upgrade park amenities including the courts and playground, and create a stronger connection between the park elements and the course
6. Establish an intuitive site plan and facility design concept that offers views of the course and park and connects all Golf Park users

1.4 PROCESS SUMMARY

The project was initiated in March of 2026. Aro Eberle proposed a 3.5 month delivery schedule around six planned interactions. The project team had six team meetings and hosted one public input session. The project team also appeared before the Board of Park Commissioners twice.

The design team created the following deliverables:

- Initial and Final program documents
- Graphic program document
- Web-based asynchronous image survey (project content website that includes all plan options and other deliverables produced for the project)
- Six master site plan options
- Facility concept floor plan

Programming

The team produced a draft program based on the Door Creek park shelter project and the existing Odana Hills clubhouse. The team also interviewed City of Madison Golf Director, Dave Vetrovec, about how the space is used now and how it could be improved. The Program was shared at Project Team meetings and at the Public Input session.

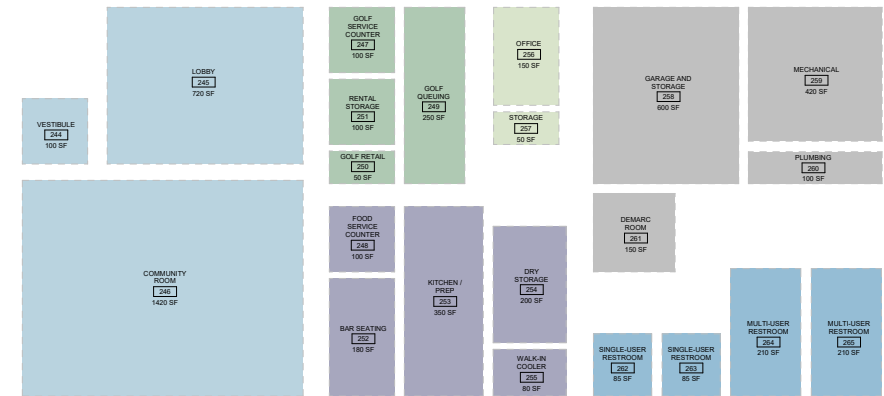
Image Survey

The Design Team populated an online tool called a “Miro Board” with a curated selection of building interior, building exterior and site image examples. The Project Team members participated by providing their feedback directly on the Miro Board.

The Image Survey allowed the Design Team to understand the preferences and consensus of the group. The results of the image survey can be used in future phases as well.

Proposed				
Function / Space	NSF per Space	No. of Spaces	Subtotal NSF	Category Total
Interior				
Vestibule / Entry	100	1	100	100
Lobby	500	1	730	730
Gathering / Community Space	1400	1	1400	1420
Trash	10	1	10	
Drinking Fountain	10	1	10	
Retail & Service Counter				500
Service Counter	100	1	100	
Queuing Space	250	1	250	
Retail Display	50	1	50	
Equipment Rental Storage Room	50	1	100	
Food & Beverage Service				910
Order / Service Counter	100	1	100	
Bar / seating counter	180	1	180	
Queuing Space	100	1	0	
Kitchen + Prep Area	350	1	350	
Dry storage	200	1	200	
Walk-in Cooler	80	1	80	
Office – Administrative	150	1	150	200
Office – Storage	50	1	50	
Restrooms				590
Men's Restroom	210	1	210	
Men's Locker Room				
Women's Restroom	210	1	210	
Women's Locker Room				
Family Restroom	85	2	170	
Service Restroom				
Storage				650
Garage	500	1	500	
Dry Storage (Other)	150	1	150	
Service / Maintenance				720
Utility / Janitorial Closet	50	1	50	
Mechanical	420	1	420	
Plumbing / Pipe Stack	100	1	100	
Demarc Room	150	1	150	
General Circulation			1077	1077
TOTAL				6897

PROGRAM EXCERPT



GRAPHIC PROGRAM

EXTERIOR INSPIRATION



IMAGE SURVEY SAMPLE

1. EXECUTIVE SUMMARY



FINAL MASTER PLAN CONCEPT - ADOPTED BY THE BOARD OF PARK COMMISSIONERS JULY 8, 2026

1.5 PROPOSED SOLUTIONS – SITE

The Design Team originated five unique park master plan layouts. Each layout provided a different approach to manage the project goals.

The Project Team originally preferred “Option C” because it was able to place the parking lot in the center of all the activities supported on site. This option was highly convenient for all park users arriving by car and created a nice arrangement of the site components. Option C was also the original preferred option reviewed by the Board of Park Commissioners.

It was discovered during the Master Plan process that a major underground transmission line was present beneath the site but not picked up in the survey. The team had to revise the option to accommodate the transmission line which could not be feasibly relocated.



MASTER PLAN OPTION C

1.5 PROPOSED SOLUTIONS – BUILDING

The purpose of the Odana Hills Golf Course Conceptual Master Plan and Clubhouse project was not to design a perfect clubhouse building, but the design team worked to create a basis for future phases. The team studied the potential site circulation patterns from all users including parks and golf staff and deliveries.

The building concepts published with this study will arrange the program into three areas: Building Support, Hospitality Areas, and Community Room.

The Community Room is being imagined as an area that could stand alone and function somewhat independently from the other spaces. This is partly due to the natural functionality desired for this space, but also because at one time it was considered that a phased approach could be needed to ensure the project could be built for the allotted budget.

The Hospitality Zone would connect spaces internally and provide access to food & beverage service, golf support, retail and restroom access. This would be an active space with the public circulating through or enjoying the bar.

Support spaces are consolidated to create efficiency and tidiness for the building while allowing access for delivery and service vehicles. It is important to consider that traffic from service and delivery vehicles should be kept separate from park user and golf course user traffic where possible.

A final component of the concept is the usable outdoor space(s) surrounding the building. We aim to wrap activated outdoor space around a majority of the building for users to access from all directions. This provides many opportunities for users to enjoy the park, helps the food service program generate revenue, and also activates the grounds around the building.

1. EXECUTIVE SUMMARY



BUILDING PLANNING DIAGRAM

1.6 BUDGET SUMMARY

The Design Team used historical data from the Door Creek Park shelter project to create an estimate of probable cost for the construction of the building portion of the project. This included using the final construction costs taken from the project schedule of values which included cost items added during construction. This is a limited data set, however the project is relatively recent and the facility basis of design is very comparable.

The estimate of probable cost for the site development was generated using a broader data set of historical project costs from the Parkitecture team's long project résumé.

Two separate versions of the estimate were created. The first version included all of the sports courts and playground within

the budget. In anticipation of a budget shortfall, a second version eliminated the sports courts and playground elements. The site work budget still includes all new driveway, parking lot and site work associated with the building.

The current total project budget (excluding design fees) was communicated to the team at **\$7,300,000.00**.

Current estimates of probable cost still forecast the total project cost of the building beyond that budget. The team will work toward reducing the scope of work in the SD phase of design as well as verify the construction cost with a third-party cost estimator at the end of the SD phase.

DESCRIPTION		QTY	UM	UNIT COST	TOTAL COST
Building Construction Sub-total					\$ 4,995,514.93
Inflation Factor	5%				\$ 249,775.75
Escalation	4%				\$ 209,811.63
Design Contingency	7.5%				\$ 409,132.67
BPW Contingency	8%				\$ 469,138.80
Total Estimated Clubhouse Bid					\$ 6,333,373.77
Sitework OPC - from Parkitecture					
General					\$ 505,000.00
Pavement					\$ 1,383,686.00
Utilities					\$ 805,500.00
Site Amenities					\$ 479,500.00
Landscaping					\$ 186,000.00
Sitework Subtotal					\$ 3,359,686.00
Design Contingency	10.0%				\$ 335,968.60
BPW Contingency	8%				\$ 295,652.37
Sitework Total					\$ 3,695,654.60
Project Construction Total					\$ 10,029,028.37

ESTIMATE OF PROBABLE COST - VERSION 1

1. EXECUTIVE SUMMARY

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Construction Sub-total				\$ 4,995,514.93
Inflation Factor 5%				\$ 249,775.75
Escalation 4%				\$ 199,820.60
Design Contingency 7.5%				\$ 374,663.62
BPW Contingency 8%				\$ 465,581.99
Total Estimated Clubhouse Bid				\$ 6,285,356.88
Sitework OPC - from Parkitecture				
General				\$ 425,000.00
Pavement				\$ 984,307.00
Utilities				\$ 476,500.00
Site Amenities				\$ 26,500.00
Landscaping				\$ 156,000.00
Sitework Subtotal				\$ 2,068,307.00
Design Contingency 10.0%				\$ 206,830.70
BPW Contingency 8%				\$ 165,464.56
Sitework Total				\$ 2,440,602.26
Project Construction Total				\$ 8,725,959.14

ESTIMATE OF PROBABLE COST - VERSION 2

1.7 PROJECT TIMELINE

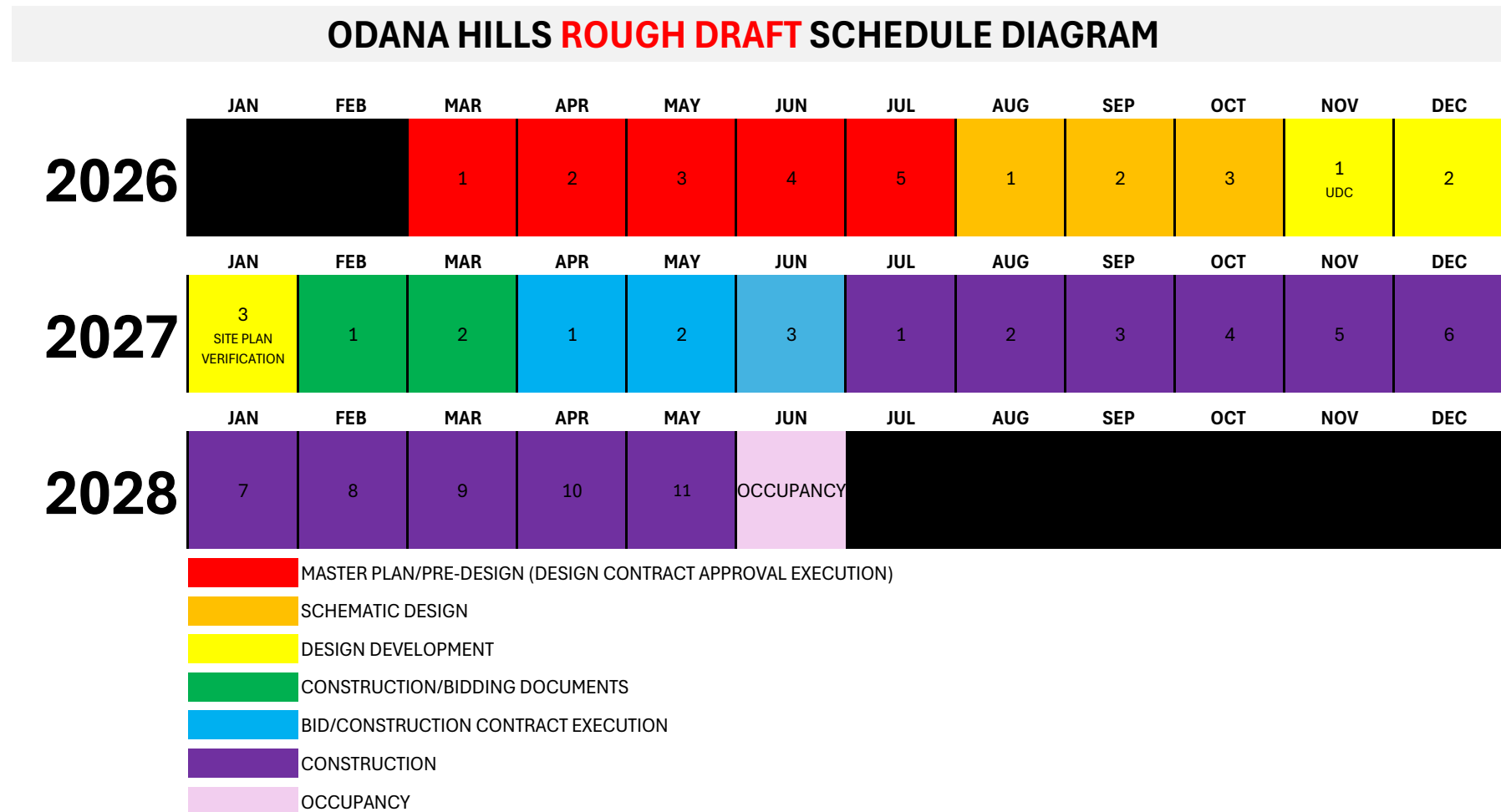
The anticipated project timeline is outlined below. This is an accelerated schedule to best leverage the private funding available and align private and public partnerships to minimize course and park disruptions during construction.

Master Plan Approval by BPC	June, 2026
Donor & Development Agreement	June, 2026
Park & Building Design Process	July – Dec 2026
Course Construction Begins	Late Fall 2026
Park & Building Bidding	Feb 2027
Construction Begins	April 2027
Construction Complete	May 2028

The timeline includes potential impacts to the golf program and recreation which may include the following:

- Construction Start (Oct 2026): Full or partial course closure
- 2027 Season: Full closure of course, park and clubhouse
- 2026–27 and 2027–28 Winter cross country skiing may be impacted
- Master Plan implementation may impact routing of cross country skiing

PROJECT SCHEDULE



2. PLANNING PROCESS

2.1 PUBLIC ENGAGEMENT

Madison Parks staff facilitated multiple public engagement opportunities that attracted a lot of public interest and participation.

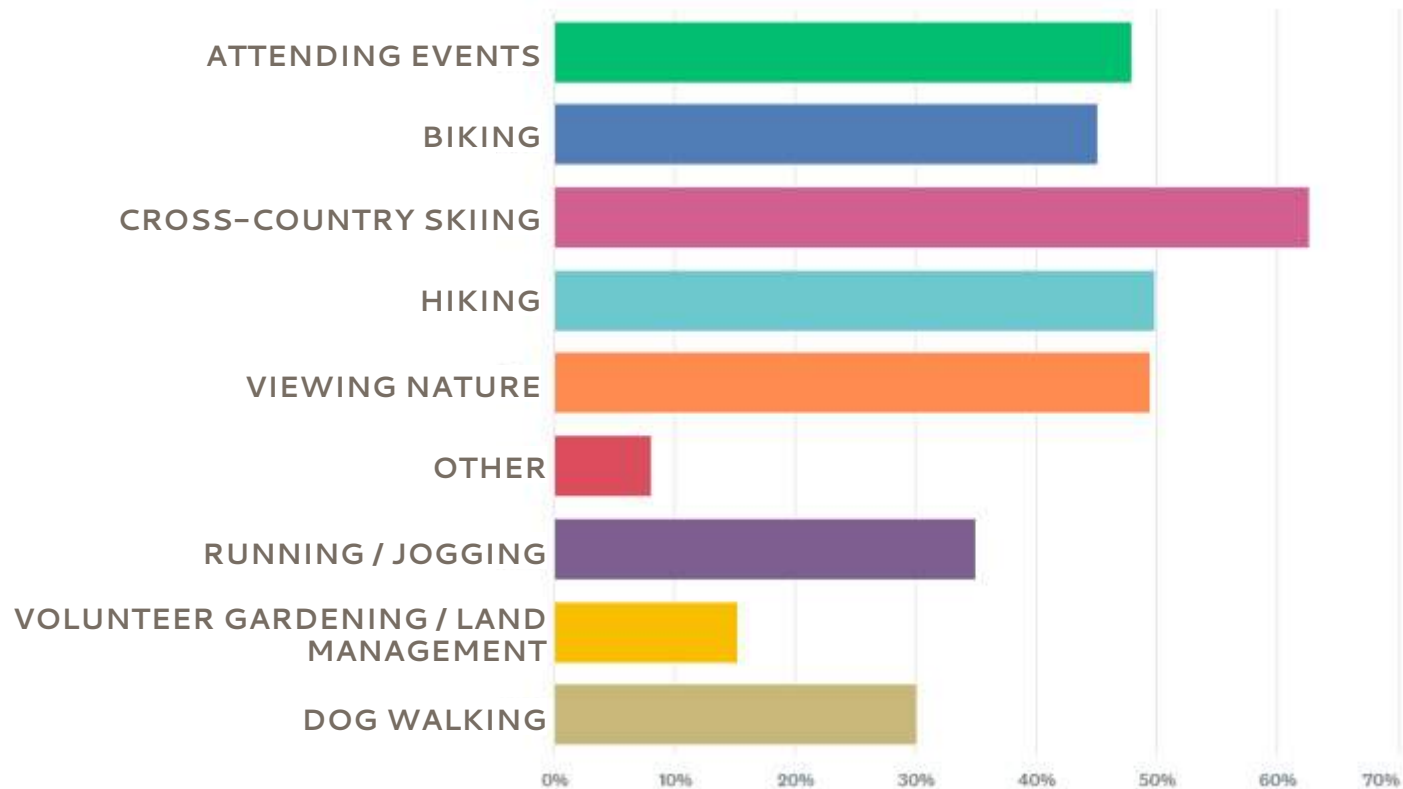
The public engagement activities and touch points were as follows:

- Three focus groups with Golfers, Youth Golfers and Neighborhood residents
- Two community-wide online surveys, one with 1297 responses and one with 224 responses
- Two open houses
- Ongoing meetings with neighborhood associations and stakeholder groups

The following pages share a sample of the survey results.

SURVEY RESULTS – MIXED RECREATION USES ON COURSE

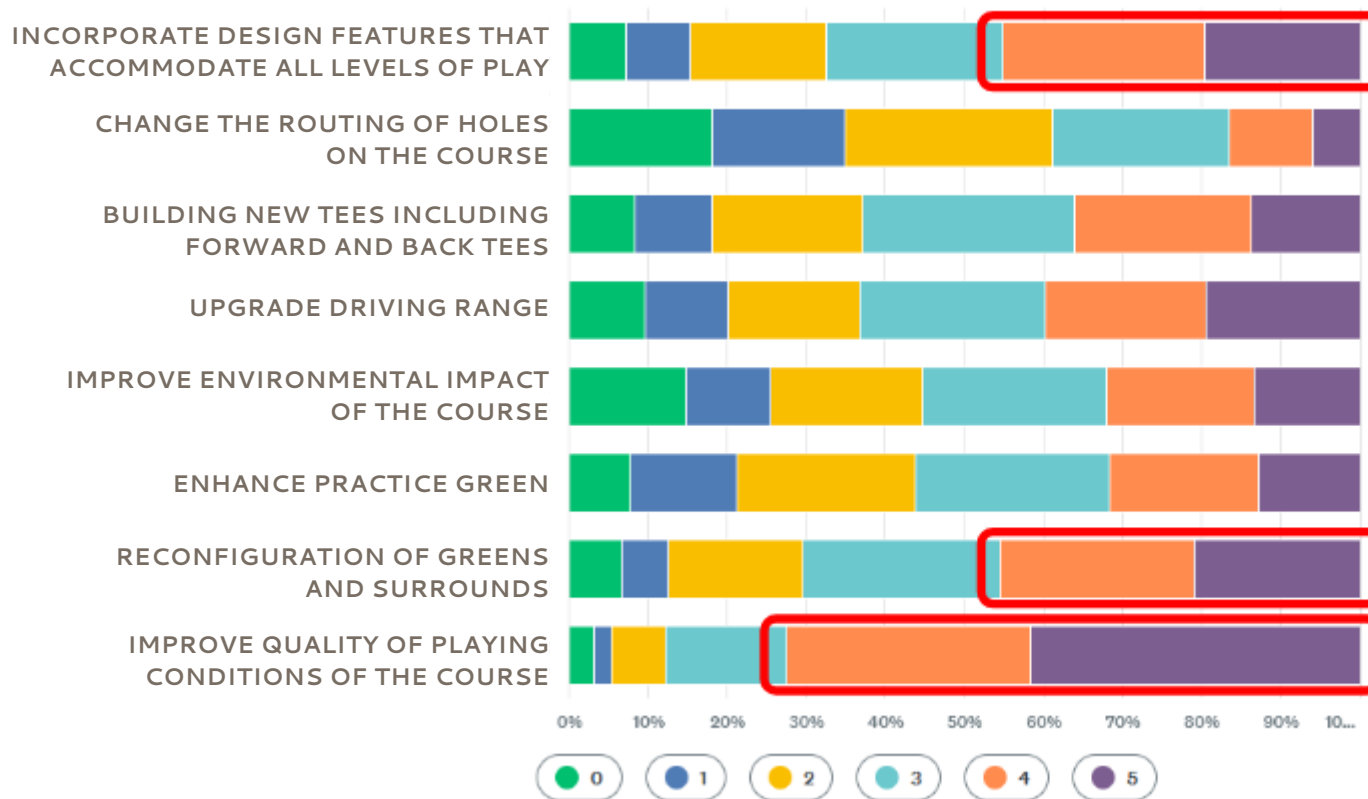
OTHER THAN GOLFING, FOR WHAT PURPOSES WOULD YOU VISIT ODANA HILLS GOLF COURSE?



2. PLANNING PROCESS

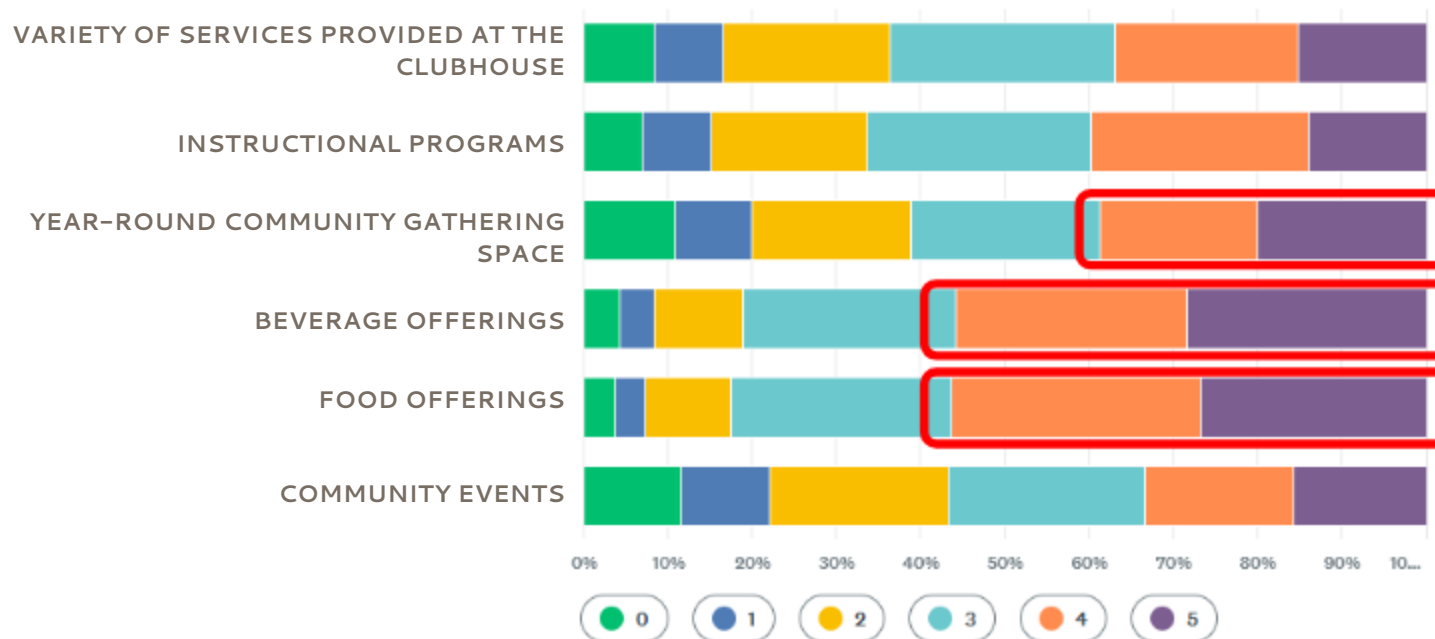
SURVEY RESULTS – COURSE IMPROVEMENTS

RATE THESE PRIORITIES FROM LOWEST (0) TO HIGHEST (5)



SURVEY RESULTS – CLUBHOUSE USES

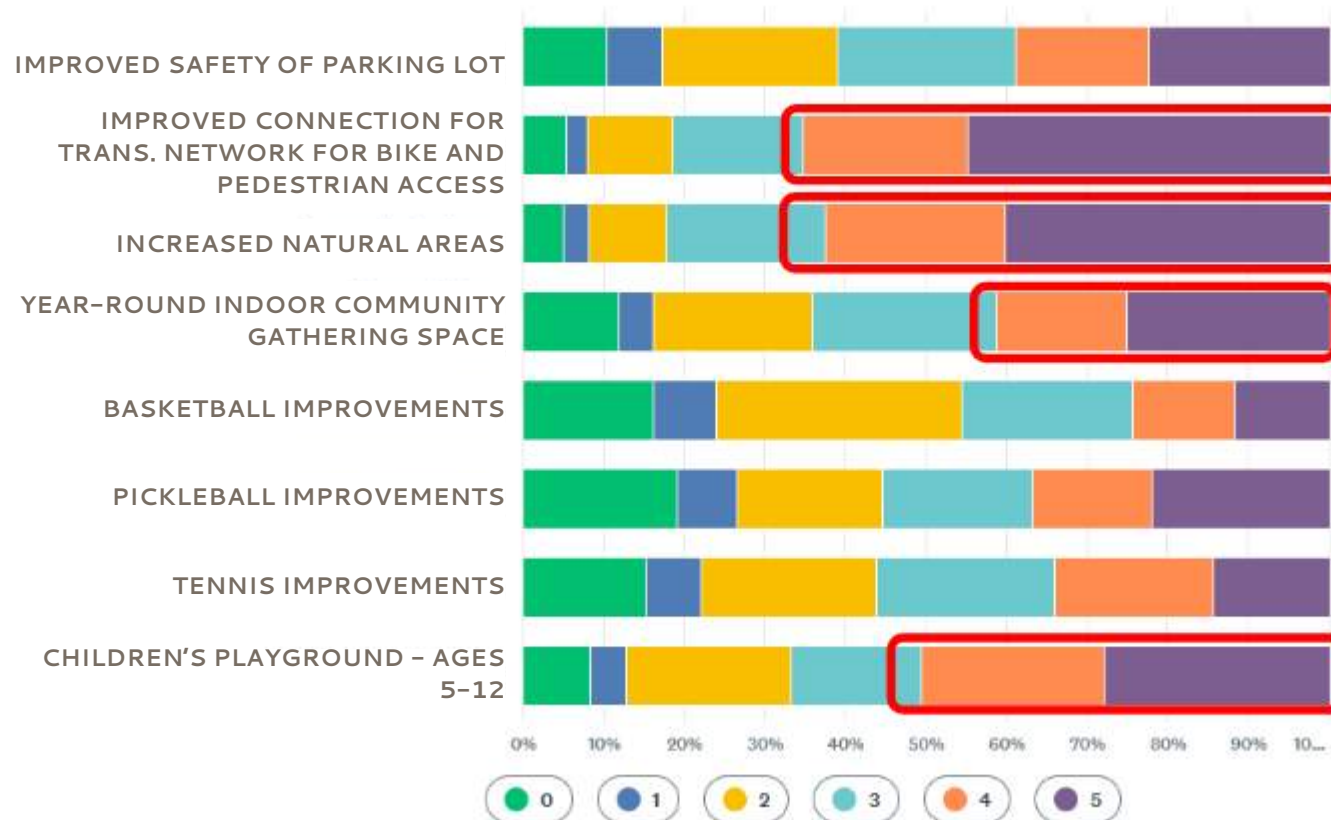
RATE IMPROVEMENTS YOU WOULD LIKE TO SEE AT THE FUTURE CLUBHOUSE FROM LOWEST (0) TO HIGHEST (5)



2. PLANNING PROCESS

SURVEY RESULTS – PARK IMPROVEMENTS

**RATE THE FOLLOWING PARK IMPROVEMENTS FROM
LOWEST (0) TO HIGHEST (5)**



2.2 INTERAGENCY COLLABORATION (TRAFFIC)

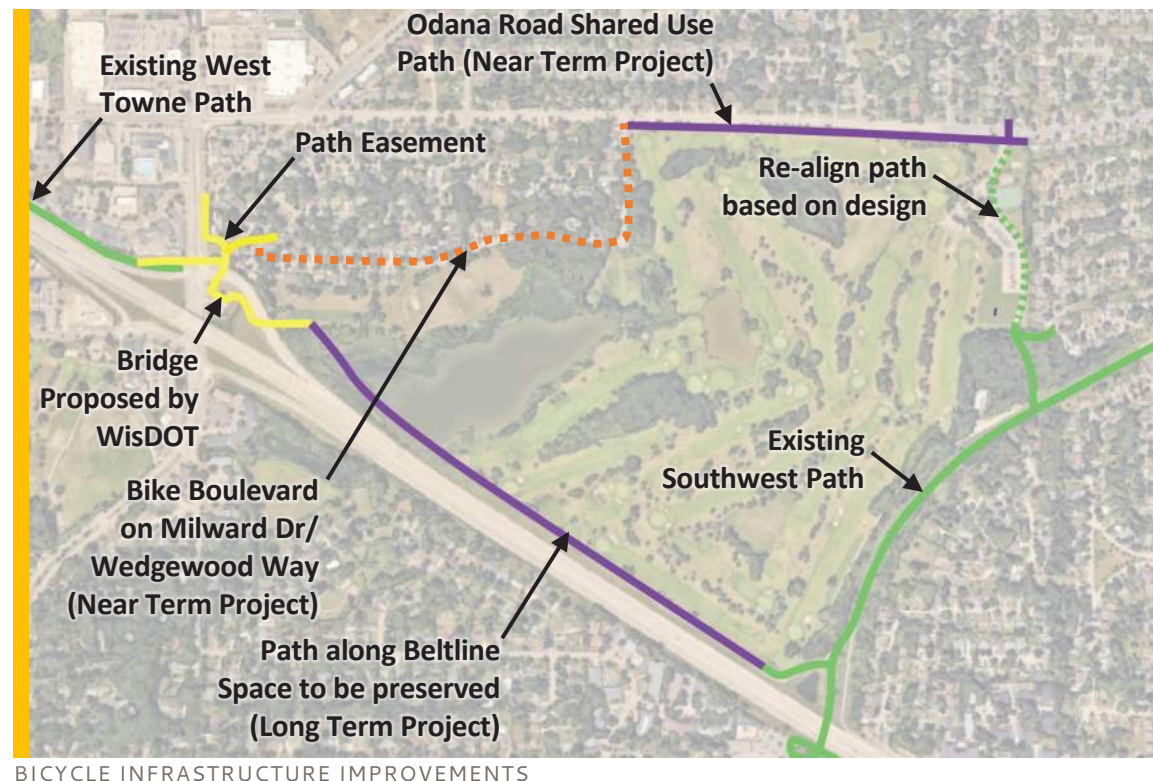
The project area includes a bike bath that connects the SW Commuter Path to Odana Road at Charles Lane. The motor vehicle driveway into the Odana Hills East Park is adjacent to the bike path.

The City of Madison Traffic Engineering Division has identified the current entry into the Odana Hills Golf Course off Odana Road as a safety hazard due to the proximity of the bike path connection and the motor vehicle driveway. A meeting between all relevant City of Madison departments, Parkitecture + Planning, and Aro Eberle Architects was held on March 20, 2026 to discuss preferred options.

The selected driveway realignment option relocates the vehicular entry farther west, separating it from the bike path.

The project area includes a bike bath that connects the SW Commuter Path to Odana Road at Charles Lane. A near-term Traffic Engineering project will create a new shared-use path along Odana road connecting to a Bike Boulevard on Milward Drive.

A long-term future project may also connect the SW Commuter Trail to a proposed bridge along the south side of the golf course. It should be noted that the route of the connector path from Odana Road to the Southwest Commuter path is also followed by a buried 69KV transmission line easement running across the site.



BICYCLE INFRASTRUCTURE IMPROVEMENTS

2. PLANNING PROCESS

2.2 INTERAGENCY COLLABORATION (STORMWATER)

The Project Team will be working with City Engineers to coordinate with their stormwater improvement project to provide relief to the existing overburdened stormwater features on the site. The stormwater improvements are intended

to mitigate the constant flooding of the golf course that sometimes limits the functionality of the space. Course users report that flooding is a regular impediment to their enjoyment of the golf course.



STORMWATER INFRASTRUCTURE IMPROVEMENTS

This page intentionally left blank.

3. EXISTING CONDITIONS

3.1 EXISTING SITE CONDITIONS

This report will discuss the site conditions in the specified project area, typically identified as Odana Hills East Park. This area includes the clubhouse and clubhouse patio, but excludes golf cart parking and path infrastructure.

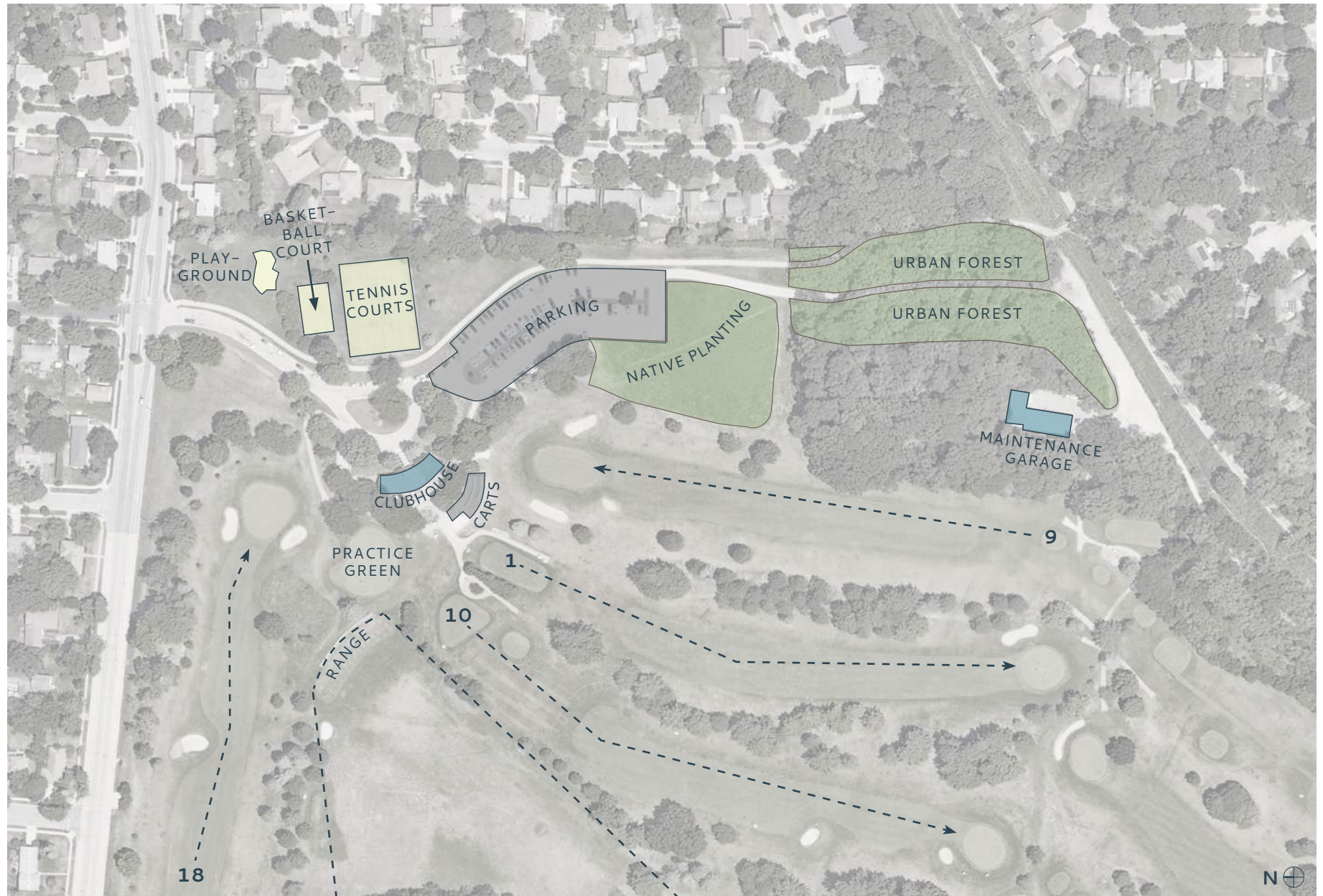
The Odana Hills East Park is showing its age and as use patterns change, it has shortcomings that this project aims to address.

Vehicular circulation is one challenge. There are many different users of this park space and there are often conflicts with pedestrians, bicycles, golf carts and cars. The intersection at Charles Lane brings all of these modalities together in an unsafe cluster.

Sports court surfaces are aging and cracked and are generally starting to show their age. As with many park spaces, there is demand for other court sports beyond basketball and tennis as well.

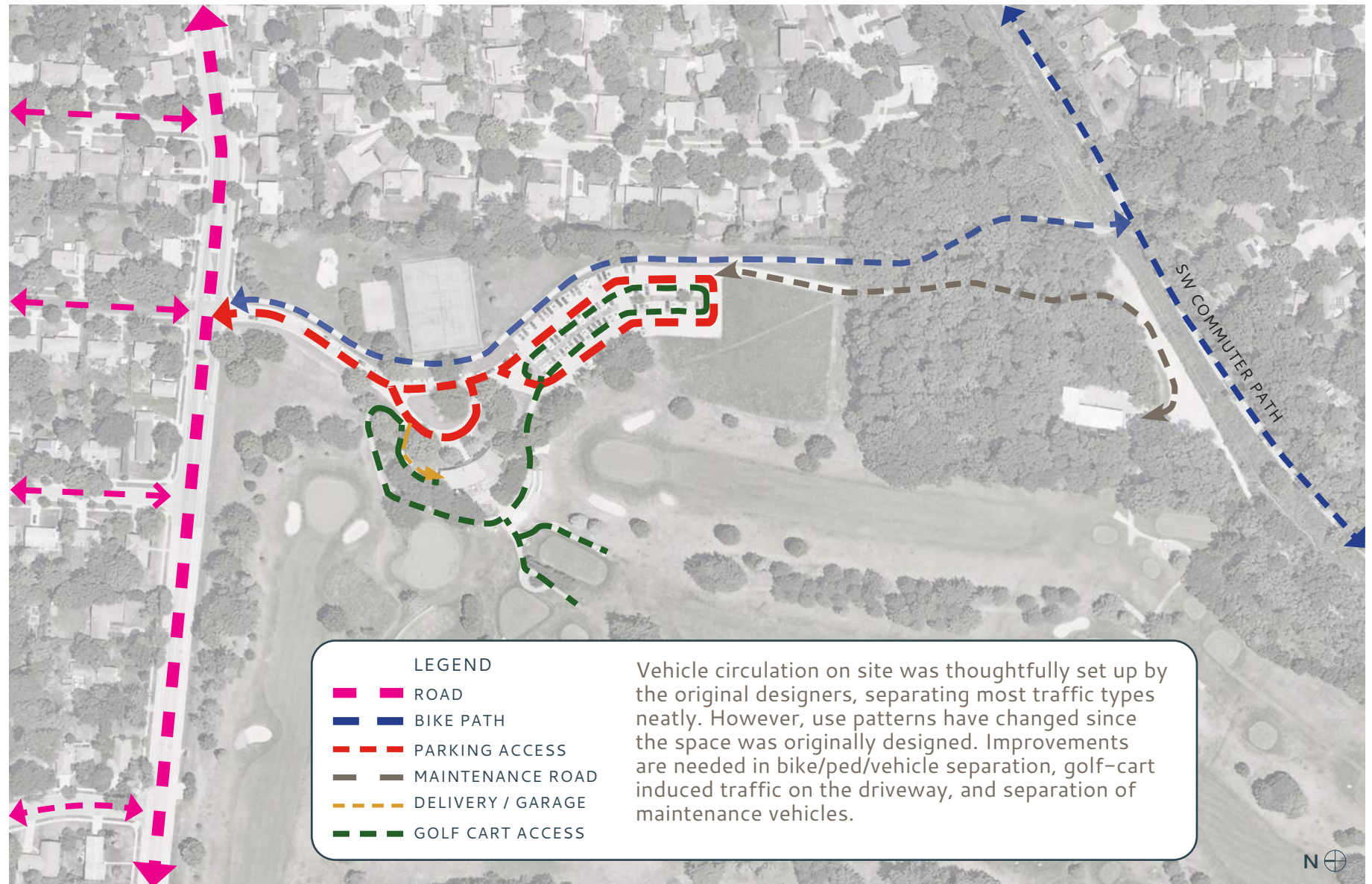
The natural beauty of the site is intact and users of all kinds come to enjoy the native plantings, wooded areas, mature trees and open spaces for golf and non-golf activities. The popularity and activation of the site is a desirable feature and though our master plan intends to make sure traffic patterns are harmonious and safe, there will always be a lot of activity on site which should not be considered an indication of malfunction.

3.1 SITE PLAN – EXISTING PROGRAM



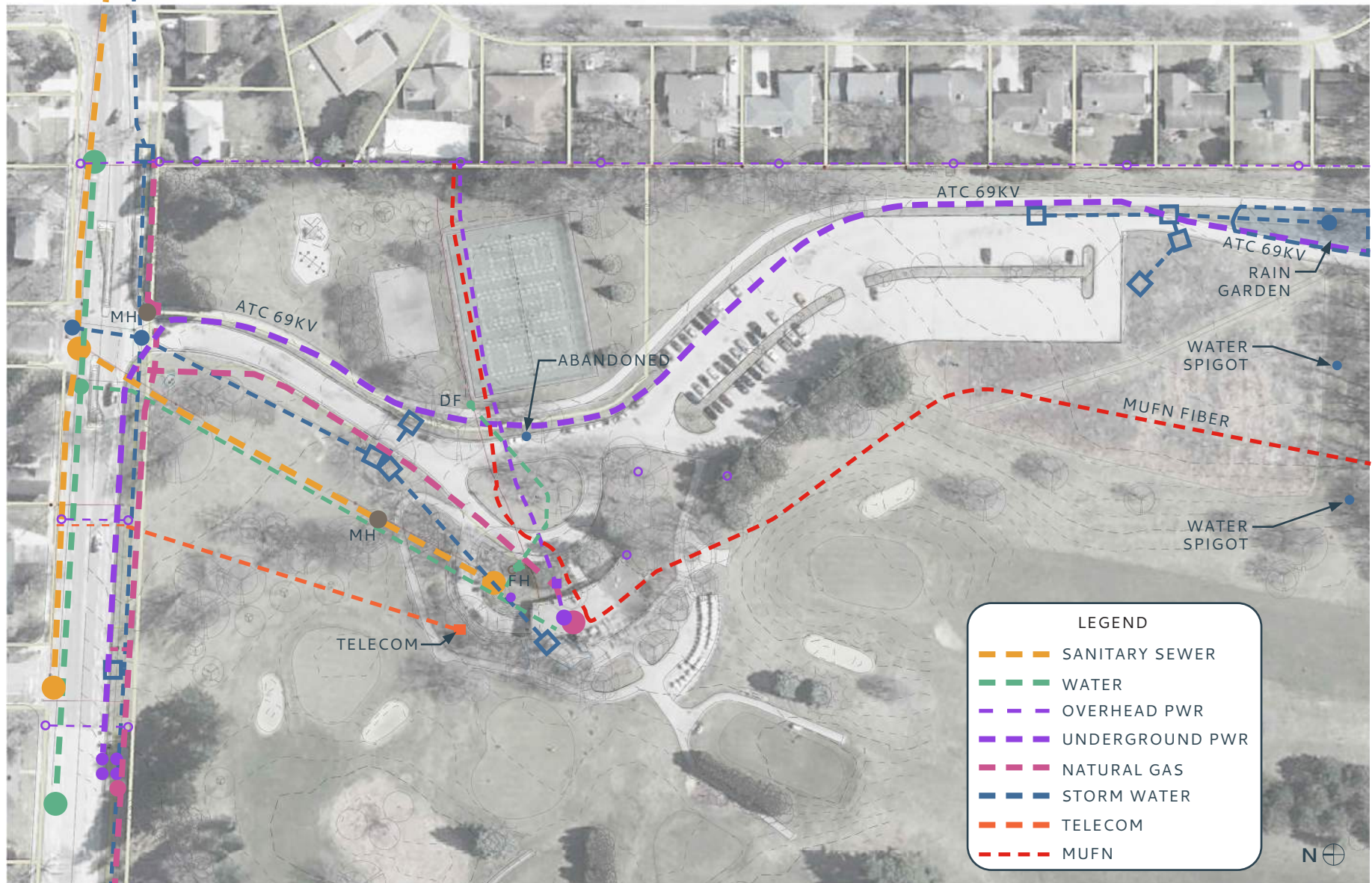
3. EXISTING CONDITIONS

3.2 SITE PLAN – CIRCULATION



3. EXISTING CONDITIONS

3.3 SITE PLAN UTILITIES

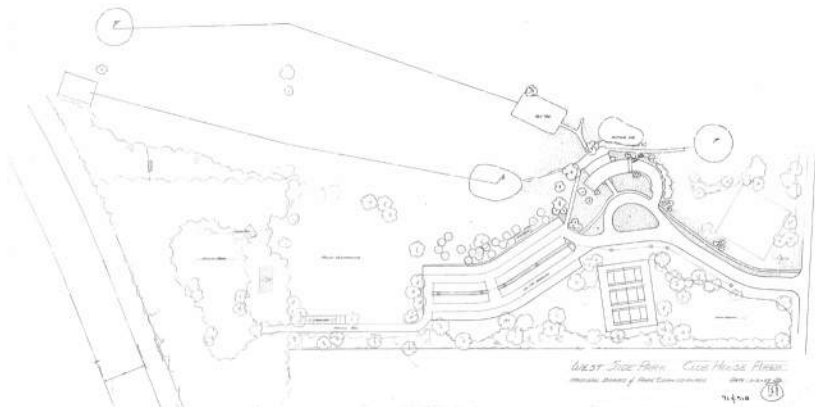


3. EXISTING CONDITIONS

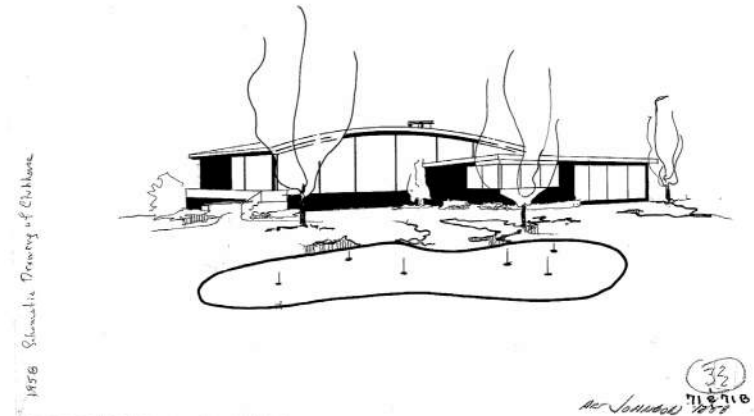
3.4 CLUBHOUSE: HISTORIC SUMMARY

Designed in 1956 (constructed in 1957) by John J. Flad & Associates, the Odana Hills Clubhouse is a mid-century modern building designed to match the aesthetic of the surrounding neighborhoods which are mainly 2-story Cape Cod style and single-story Ranch style homes. Up until the 1940's, this area of Madison was farmland and oak filled prairie land. The post WWII boom saw demand for housing on Madison's west side. In 1948 the City annexed the land and started infrastructure improvements on Midvale Boulevard and Tokay Boulevard. Midvale School was opened in the early 1950's. At the time of the construction of this site, "The West side Recreation Area", Madison widened Odana Road to accommodate cross city traffic and developed commercial hubs on the West Side of the city.

The Clubhouse design uses natural stone and painted wood in both the exterior and interior construction. The plan of the building is a half-arc, the sweeping roof line of the dining area meets the sky with an elegant gesture while the flat roofed areas of the building contain the bar and service areas of the building. Expansive areas of glass face the golf course, while the entry side is mostly solid with little indication of openness. The original screen porch was later retrofitted to be an enclosed space for the pro shop.



SITE PLAN 1959



CONCEPT SKETCH 1958



HISTORIC PHOTO 1957



HISTORIC INTERIOR

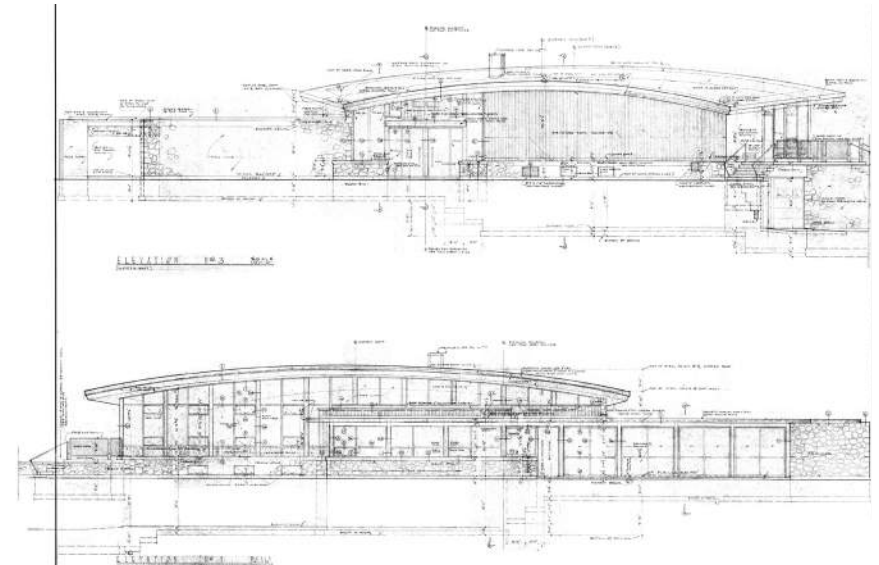
3. EXISTING CONDITIONS

3.4 CLUBHOUSE

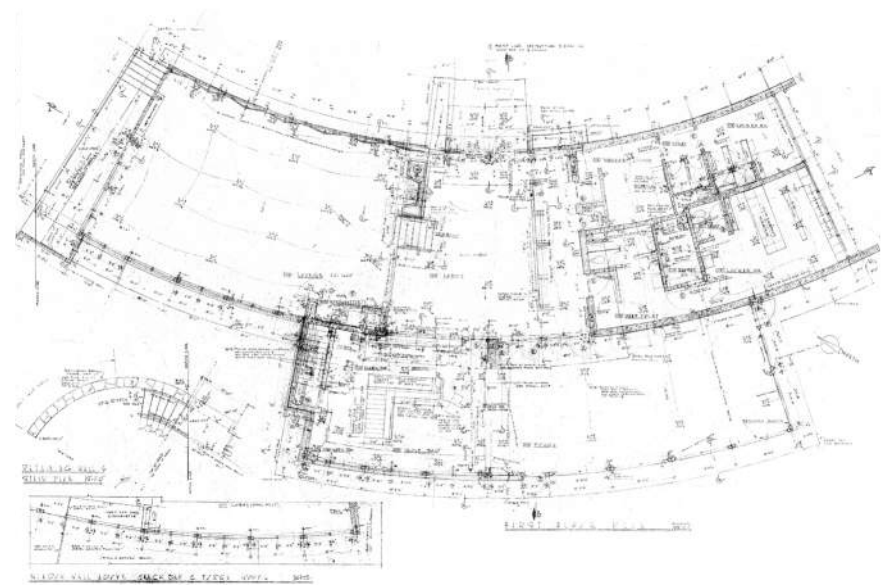
The current clubhouse is planned for demolition in conjunction with the golf course reconstruction. Due to poor existing conditions related to accessibility, environmental performance, and water infiltration, the building is not a good fit for re-use. The split level first floor plan raises the dining room area 3 feet above the lobby to accommodate the garage below. While this makes the floor plan dynamic and gives a great view of the course from this raised height, it also limits accessibility and use.

There is currently a well-concealed driveway with a boulder retaining wall down to the garage area. This driveway cuts off pedestrian access around one side of the building while also creating a condition that promotes water infiltration into the lower level. This excavated driveway is also used for garbage storage, parking, golf ball washing, beverage cart access, and deliveries. This arrangement creates functionality issues for employees having to navigate multiple levels and travel from one side the building to the other multiple times per day.

The building has poor temperature control due to the single-pane, west-facing windows with no solar control and a boiler system that creates very hot conditions in mild weather. The roof and enclosure leaks at the original screen porch area, possibly due to the design being modified to an enclosed space. While the original design is charming it is unfeasible to re-use the structure given the many problematic conditions.



DRAFTED ELEVATIONS 1956



DRAFTED PLAN 1956

3. EXISTING CONDITIONS

3.4 CLUBHOUSE (CONTINUED)

The existing clubhouse has an original charm and character that any new building should meet or exceed in both design and materiality. Paths are well landscaped and shaded, and views from the building of the course are picturesque, especially from the elevated dining area. The outdoor dining area is well-used and appreciated but could be improved through solar control and shelter from rain.

The clubhouse can be seen from Odana Road, and the shape of the building and reflections from the glass draw patrons to the site. The original building is clearly a golf-course-first design. There is desire to create a multi-purpose Golf Park for the new era, and the new design should speak to this purpose and be representative of the era in which it is built.



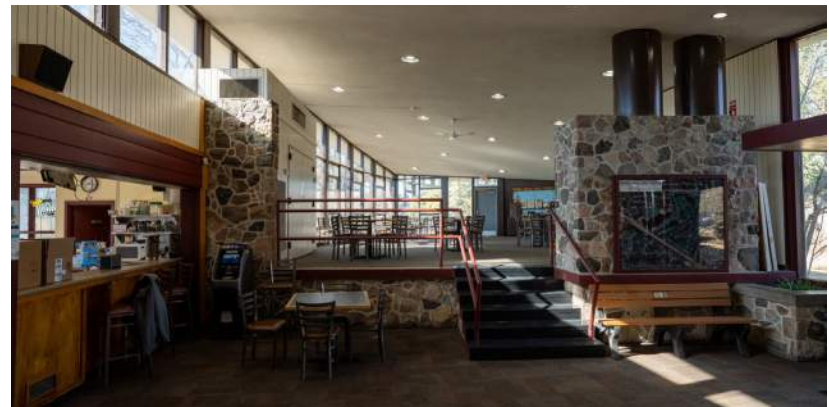
OUTDOOR DINING 2026



ENTRY FACADE 2026



GOLF COURSE FACING FACADE 2026



INTERIOR - LOBBY & DINING 2026

3. EXISTING CONDITIONS

3.5 TRAFFIC & PARKING: PARKING & CARTS

Park amenities, the golf course, and parking lot are accessible via the main driveway off of Odana Road. The roadway and parking lot are all curbed to manage stormwater and contain traffic to paved areas. Curb damage locations are numerous as a result of snow plow damage. A central curbed island contains several small ornamental trees and separates the two main parking bays. Extensive alligator cracking is visible on the pavement surface and some areas have been temporarily repaired throughout the recent years.

The majority of parking occurs in the main parking lot. This lot has a shaded, golf course side, and an unshaded side along the bike path, creating a heat island. The parking lot area also provides access to golf carts, for patrons to load and unload equipment, as well as access to service vehicles to the maintenance service path.

The number of patrons in the park exceeds the amount of spaces in the parking lot so the entry drive is regularly occupied by vehicles parallel parking on the East side of the drive. Golf carts are parked in their own paved surface adjacent to the clubhouse.



GOLF CART PARKING



PARKING – SHADED CONDITION



PARKING – UNSHADED HEAT ISLAND



DRIVEWAY PARKING

3. EXISTING CONDITIONS

3.5 TRAFFIC & PARKING: MAINTENANCE PATH

The existing maintenance path runs adjacent to the bike path connector through a wooded area. The wooded area attracts the public for hiking and foraging.

These uses are not necessarily promoted however, and closing access to the wooded area is likely unfeasible. The maintenance building is surrounded by a chain-link fence.

Future design phases will look at access control measures for the maintenance drive and determine if these measures are desired or appropriate.



SERVICE VEHICLE ON MAINTENANCE PATH



WIDE PAVING AT MAINTENANCE BUILDING



PUBLIC USE ALONG MAINTENANCE PATH



MAINTENANCE BUILDING

3. EXISTING CONDITIONS

3.6 BIKE PATH

A bicycle path provides riders access from Odana Road and the neighborhoods to the north a connection to the Southwest Commuter path through the park area. The path alignment provides a separation between the park elements and the parking areas.

While this does provide centralized circulation, potential user conflicts exist for park visitors crossing the path and adjacent green spaces. The south end of the path extends through the wooded area of the park to connect with the heavily trafficked Southwest Commuter Path. A bike rack is located adjacent to the path by the court and playground area, but is of an antiquated design that no longer meets the City standards.

The bike path route closely matches that of the underground utility easement that houses a 69KV transmission line. The bike path route is therefore considered mostly fixed since discussions with the utility owner highly discouraged relocation of the transmission line. Any improvements along bike path or within ATC easement will require coordination and approval from ATC



BIKE PATH AT ODANA INTERSECTION



BIKE PATH AT FORESTED AREA



BIKE PATH AT SW COMMUTER PATH

3. EXISTING CONDITIONS

3.7 TENNIS COURTS

The tennis court complex consists of 3 full size tennis courts with pickleball overlay striping. Court surfacing is fading and in poor/fair condition. Surface cracks are present throughout the court area, some with large weed growth. The net post systems are in relatively good condition for their age, but of an older design style than modern court standards. The perimeter fencing is galvanized chain-link and exhibits rust and areas of disrepair.

BASKETBALL COURT

A single basketball court provides park visitors with a full court amenity but does not appear to be heavily used. The pavement is in poor condition and in need of replacement. No accessible pathway exists from public parking or the bike path.



BASKETBALL COURT



TENNIS COURTS - NETS



TENNIS COURTS - IN USE



TENNIS COURTS - PLAY SURFACE CONDITION

3. EXISTING CONDITIONS

3.9 PLAYGROUND

The existing playground includes a small play structure for ages 2–5, an overhead trackride, 4 swings (2 belt, 2 bucket), and a pull up bar. The equipment is in poor condition and has exceeded the life expectancy for public play facilities. The current surfacing is made up of pea gravel and does not have a container border system in place. Pea gravel is not a desirable safety surface for modern playgrounds.

The City of Madison typically utilizes Engineered Wood Fiber (EWF) loose fill rubber mulch, or recycled shredded rubber mulch on new installations. There is no ADA compliant access to the playground from parking areas or the bike path.



PLAYGROUND – PLAY EQUIPMENT



PLAYGROUND – PLAY EQUIPMENT



PLAYGROUND – DRINKING FOUNTAIN & PICNIC

3. EXISTING CONDITIONS

3.8 GOLF & CROSS COUNTRY SKIING

Odana Hills Golf course is one of the busiest golf courses in the State of Wisconsin with the 2025 season logging over 50,000 rounds played. It is a scenic course that offers a challenge to golfers of all skill levels. Odana Hills also hosts golf tournaments throughout the year including junior events and the Madison Public Links Tournament. Course amenities include a large putting green, driving range, clubhouse, pro shop, locker rooms, indoor dining, and outdoor patio.

In the Winter months the course offers cross country skiing on groomed trails. A ski permit is required, either daily or annual. The clubhouse is staffed for equipment rentals when conditions allow.



CROSS COUNTRY SKIING



#1 TEE BOX



DRIVING RANGE – PRACTICE AREA



GOLF COURSE

3. EXISTING CONDITIONS

3.9 NATURAL FEATURES & STORMWATER

The site contains several areas of interesting natural features. A pollinator garden consisting of native species has been established south and west of the main parking lot by local volunteers. This area has been a successful demonstration of how continued efforts to manage invasive species and promote native wildflowers can occur in public spaces. There are areas of mature tree clusters throughout the park and clubhouse open space, however many of them are at or beyond average life expectancy. Additionally, many of the existing trees are evergreen and non-native species.

The existing highpoint of the park is in the middle of the court area running east/west which splits the drainage basins into a north and south half. The southern parking areas surface drain across paved areas and are collected in curb inlets along parking lot edges and are piped south to a small basin, and then into the woods beyond. The north half of the site is collected in several curb inlets and piped offsite to the municipal storm sewer system on Odana Road. These current systems are extremely undersized compared to current design requirements.



NATIVE PLANTING AREA



URBAN FOREST BETWEEN PATHS



STORM WATER - RAIN GARDEN



GOLF COURSE - NATIVE WILDLIFE

4. MASTER PLAN CONCEPTS

4.1 SITE PROGRAM

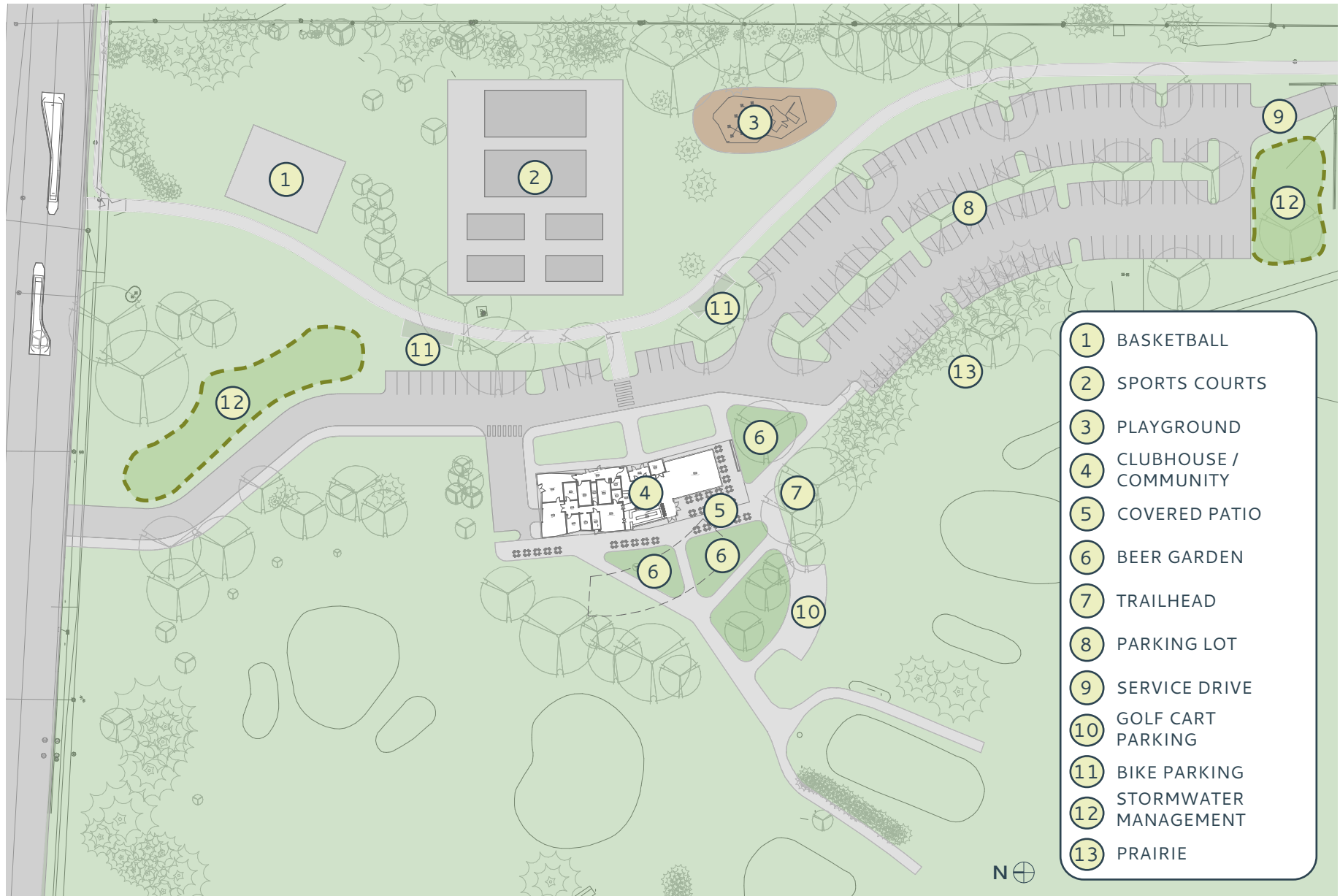
The adopted Master Plan concept considers all of the site elements illustrated in the Program Elements diagram on the following page. This concept site plan gives one example of how the elements may be laid out, however alternatives are still being considered.

The elements shown are the important features that the project team identified during the planning process. Implementation of all the program elements may occur at different times and not all elements may be included in future phases of this project.

Integration with the new golf course design will be paramount and collaboration with the golf course design team will be important as the site plan for the East Park is developed. Current diagrams show the golf course in its existing condition.

In the following pages the report introduces several of the master plan concepts that were considered during this phase. The preferred option which best represented the project goals was reviewed and adopted by the Board of Park Commissioners on July 8, 2026.

MASTER PLANNED SITE PROGRAM ELEMENTS



4. MASTER PLAN CONCEPTS

4.2 SITE PLAN CONCEPT A

This Master Plan concept prioritizes reuse of the existing paving area, and keeps major programmatic elements in the same relative spatial arrangement while improving the driveway entry.

CLUBHOUSE:

In this concept the clubhouse remains in the same relative location but can be moved East, into the current drop off area to give more space to a future practice area and enlarged patio / beer garden.

COURT SPORTS:

The racket sports area remains in the same relative location but is enlarged to include a variety of sport options, including tennis, padel, and pickleball. This concept removes basketball from the site in favor of open, unprogrammed area. 90-degree parking is located off the driveway and adjacent to the courts and is intended for sport court use.

PLAYGROUND:

The playground area remains in the same relative location and will be replaced with new equipment and landscaping that meets current City standards. Pedestrian access is improved via additional bike / walking trail access and improved separation of vehicular access.

PARKING:

The parking lot is intended to remain in the same relative location but would see extensive work to improve accessibility to current standards. There will be improvements to the landscaping to reduce the heat island effect of the paving.

BIKE / WALK:

The bike path maintains the current intersection locations at both Odana Road and the SW Commuter path. The main trail will be modified to align with new programmatic elements. The path includes new access points to the site and improves the amount of bicycle parking near park and clubhouse programs to improve access via non-vehicular means.

NATIVE PLANTING AREA:

The native planting area will be kept in its current location and impacts from construction should be mitigated.

CROSS COUNTRY SKIING TRAILHEAD:

The trailhead remains in the same location.

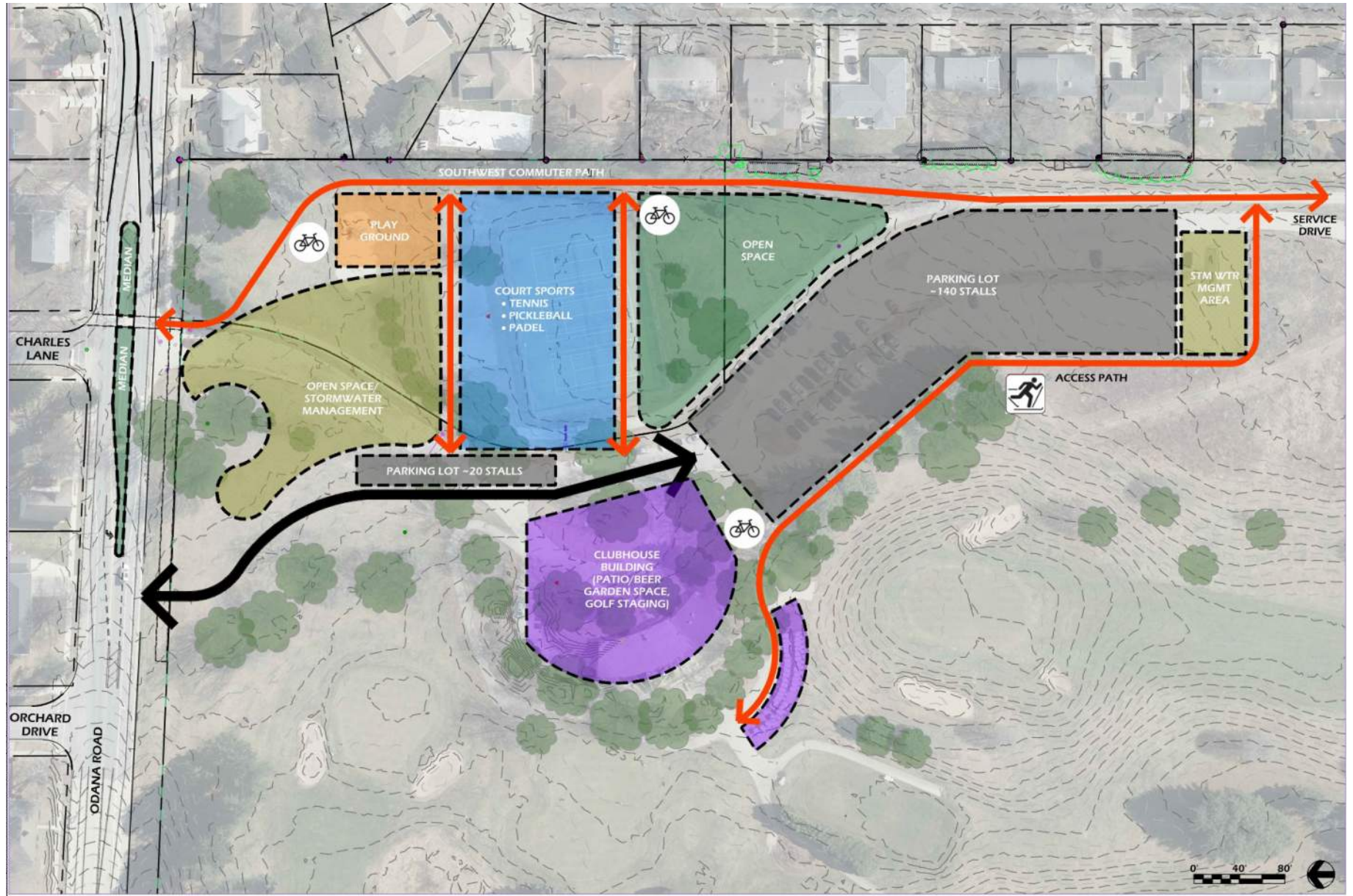
STORMWATER IMPROVEMENTS:

The design team will plan to improve stormwater management on the site. Surface locations used for storm water are intended to be dry infiltration basins or rain gardens.

MAINTENANCE DRIVE:

The maintenance drive retains the same access point through the parking lot. The urban forest located between the drive and the bike path should remain untouched with any construction impacts being mitigated.

OPTION A



4. MASTER PLAN CONCEPTS

4.2 SITE PLAN CONCEPT B

Master Plan Concept B prioritizes the scenic entry and vistas of the clubhouse. The paved parking area is optimized for maximum parking. Major programmatic elements are kept in the same relative spatial arrangement while improving the driveway entry sequence.

CLUBHOUSE:

In this concept the clubhouse remains in a similar relative location but can be moved east or ESE, into the current drop off area to give more space to a future practice area and enlarged patio / beer garden. This concept offers the best option to rotate the building for a better solar angle to the south.

COURT SPORTS:

The racket sports area remains in the same relative location but is enlarged to include a variety of sport options, including tennis, padel, and pickleball. This concept removes basketball from the site in favor of open, unprogrammed area. There is 90-degree parking located off the driveway and adjacent to the courts that is intended for court sport use.

PLAYGROUND:

The playground area remains in the same relative location and will be replaced with new equipment and landscaping that meets current City standards. Pedestrian access is improved via additional bike / walking trail access and improved separation of vehicular access.

PARKING:

The parking lot is both lengthened and widened, and it has shifted to the east to give more space to the park and golf program. Landscaping will be implemented to reduce the heat island effect of the paving. Accessibility and parking standards will be improved.

BIKE / WALK:

The bike path maintains the current intersection locations at both Odana Road and the SW Commuter path. The main trail will be modified to align with new programmatic elements. The path includes new access points to the site and improves the amount of bicycle parking near park and clubhouse programs to improve access via non-vehicular means.

NATIVE PLANTING AREA:

The native planting area will be kept in its current location and impacts from construction should be mitigated.

CROSS COUNTRY SKIING TRAILHEAD:

The trailhead relocates slightly in a similar location.

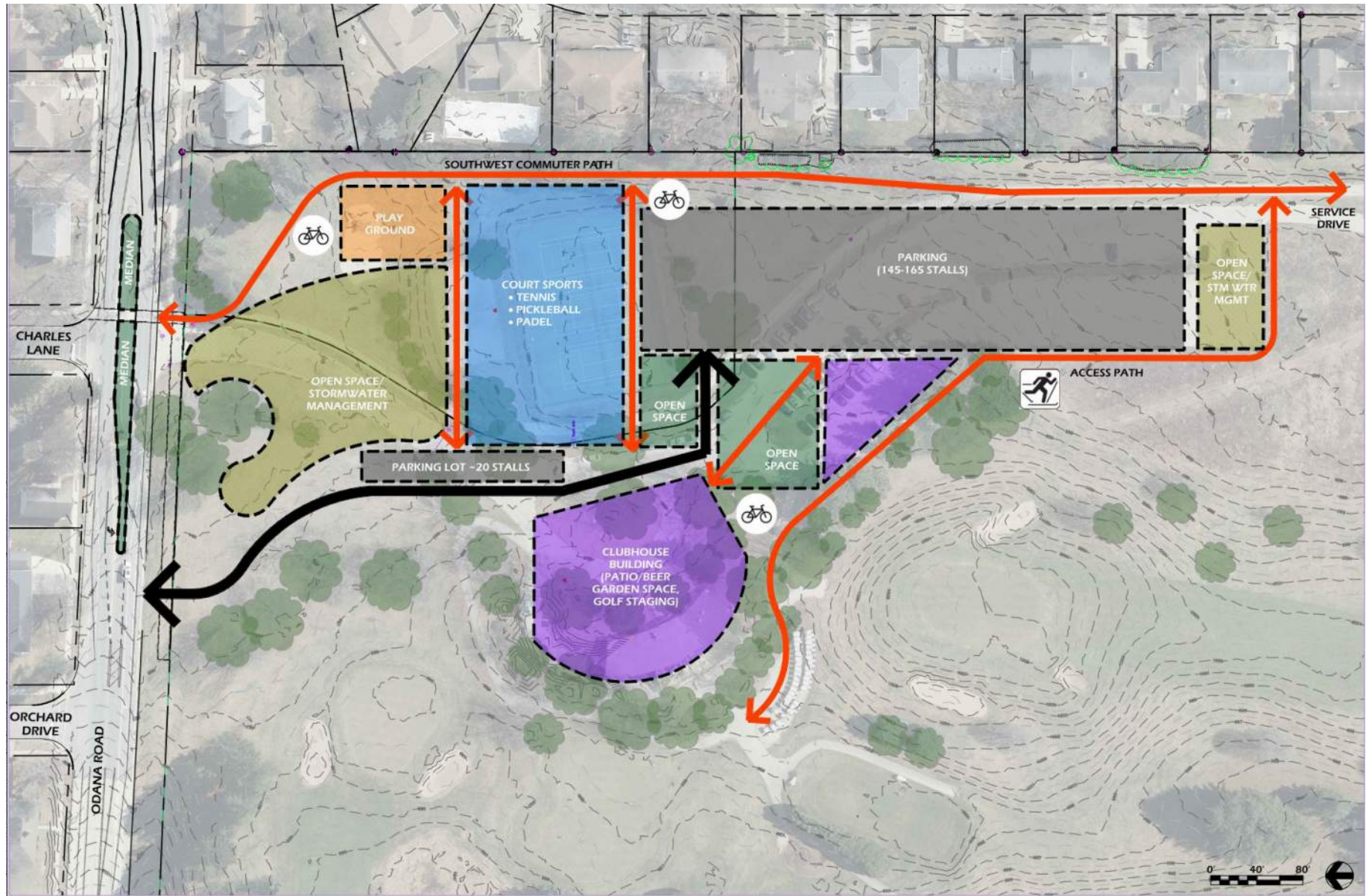
STORMWATER IMPROVEMENTS:

The design team will plan to improve stormwater management on the site. Surface locations used for storm water are intended to be dry infiltration basins or rain gardens.

MAINTENANCE DRIVE:

The maintenance drive is still accessed through the parking lot but will be moved slightly. The urban forest located between the drive and the bike path should remain untouched with any construction impacts being mitigated.

OPTION B



4. MASTER PLAN CONCEPTS

4.2 SITE PLAN CONCEPT C

Concept C prioritizes central parking access for both the park and the clubhouse. The paved parking area is optimized for maximum parking. Major programmatic elements are split to the north and south sides of the lot, while improving the driveway entry sequence. This option was the preferred option prior to the discovery of the existing transmission line.

CLUBHOUSE:

In this concept the clubhouse remains in a similar relative location but can be moved east, into the current drop off area to give more space to a future practice area and enlarged patio / beer garden. This concept offers the most accessible, vehicle oriented access.

COURT SPORTS:

The racket sports area moves north and is enlarged to include a variety of sport options, including tennis, padel, and pickleball. This concept reduces basketball from full-court to half-court. 90-degree parking is located off the driveway and adjacent to the courts and is intended for sport court use.

PLAYGROUND:

The playground area moves to the south side of the parking area and will be replaced with new equipment and landscaping that meets current City standards. Pedestrian access is further from Odana Rd. and is accessed via the bike / walking trail. An enlarged picnic area is added to this scheme.

PARKING:

The parking lot configuration becomes more square and is centered on the clubhouse east / west axis. Accessibility and parking standards will be improved in the design. Landscaping should decrease the heat island effect.

BIKE / WALK:

The bike path maintains the current intersection locations at both Odana Road and the SW Commuter path. The main trail will be modified to align with new programmatic elements. The path includes new access points to the site and improves the amount of bicycle parking near park and clubhouse programs to improve access via non-vehicular means.

NATIVE PLANTING AREA:

The native planting area will be kept in its current location and impacts from construction should be mitigated.

CROSS COUNTRY SKIING TRAILHEAD:

The trailhead relocates slightly.

STORMWATER IMPROVEMENTS:

The design team will plan to improve stormwater management on the site. Surface locations used for storm water are intended to be dry infiltration basins or rain gardens.

MAINTENANCE DRIVE:

The maintenance drive is now accessed from the southwest side of the parking lot, creating a new driveway along the current parking lot line and tree line. The urban forest located between the drive and the bike path should remain untouched with any construction impacts being mitigated.

OPTION C



4. MASTER PLAN CONCEPTS

4.2 SITE PLAN CONCEPT D

The preferred option, Concept D, elaborates on the Concept A layout with strategic improvements. Utilizing the existing general footprints of the parking area allows for the most cost effective solution and with the least disruption to the site. This alignment also allows the underground ATC infrastructure to remain in place and avoids a costly relocation plan. The entry sequence is proposed to be realigned to further improve circulation patterns.

CLUBHOUSE:

Concept D maintains the existing location of the clubhouse to minimize tree disturbance and optimize views onto the course while improving pedestrian access from parking areas. The orientation of the building should follow cues from the new course layout to maximize efficient golfer circulation and enhance general visitor access to amenities such as the food and beverage areas.

COURT SPORTS:

The sport court area retains the current footprint but is expanded to accommodate a variety of court types. The final mix is yet to be determined. New parking stalls are proposed directly adjacent to the courts to provide quick access.

PLAYGROUND:

The playground area is relocated to the south side of the courts providing a safer location away from the entry drive and Odana Road. This playscape is situated directly adjacent to the bike path connection providing improved user access.

PARKING:

The new parking lot utilizes the current footprint with expanded edges to achieve standard parking stall geometry which is currently not present. Islands and central median with trees and other landscape enhancements will help to green up

the parking lot and potentially provide green infrastructure and stormwater management enhancements. ADA parking should be situated to allow for accessible parking for each of the main park uses and not solely gathered by the golf clubhouse.

BIKE/WALK:

The bike path connection from the SW Commuter path to Odana retains the current alignment and preserves the intersection with the Odana Road bike lanes. New bicycle parking is proposed to be located by the clubhouse/beer garden area, playground, and new sport courts.

NATIVE PLANTING AREA:

The existing native planting area will be kept in its current location and potentially expanded adjacent to a new stormwater management facility on the south end of the parking lot.

CROSS COUNTRY SKIING TRAILHEAD:

A new trailhead is proposed adjacent to the south end of the clubhouse to encourage interaction with the building amenities such as potential equipment rentals and a 4-season restroom. This new entry also coincides with the realignment of several golf fairways.

STORMWATER IMPROVEMENTS:

New stormwater management facilities will be installed on both the north and south ends of the park space to accommodate the impervious surface flows. The site has a natural breakpoint at the proposed building location and courts area.

MAINTENANCE DRIVE:

The service drive accessing the maintenance building will retain its location in the southwest corner of the parking lot. It is recommended to install a gate or removable bollards to discourage park patrons from exploring these areas. At a minimum, new signage should be installed delineating off limits areas.

OPTION D – APPROVED OPTION



4. MASTER PLAN CONCEPTS

4.3 SITE DIAGRAMS

The design team created a series of diagrams to illustrate ideal design considerations for the placement of the building and site elements.

VEHICULAR CIRCULATION

At a very busy site, it is critical to consider the circulation of all travel modalities and their functions. The diagram in this report illustrates the desired separation of circulation types and the consideration of how design might inform them. It may also indicate where friction between users may occur to allow the design team to pay special attention to those areas.

In architectural planning parlance, we use the term “front of house / back of house” to describe the ideal standard of separation of services from building functions. This is generally understood to mean that those that care for the operations of the space and maintain its functionality can do so easily and discretely without interference from the other users. Likewise, the awareness of the behind the scenes operations is minimized by the public users of the space.

We employ these distinctions in site planning as well, designing circulation paths to allow freedom of movement to and from the various points of interest without blending conflicting traffic patterns.

BUILDING ACCESS POINTS

The entrances and points of access to the building should relate to the natural traffic patterns set up by the site. The bar cart, for example, should not have to drive through a group of people queued up at a service counter, and the trash collection truck should not have to park in front of the main entrance to collect the trash.

Furthermore, the points of access should be intuitive to their intended users. Main entrances should be prominent and appear welcoming. Services entrances should be discrete and blend in or be screened. Entrances should be positioned to accommodate users’ access needs and be located close to accessible parking and drop-off areas.

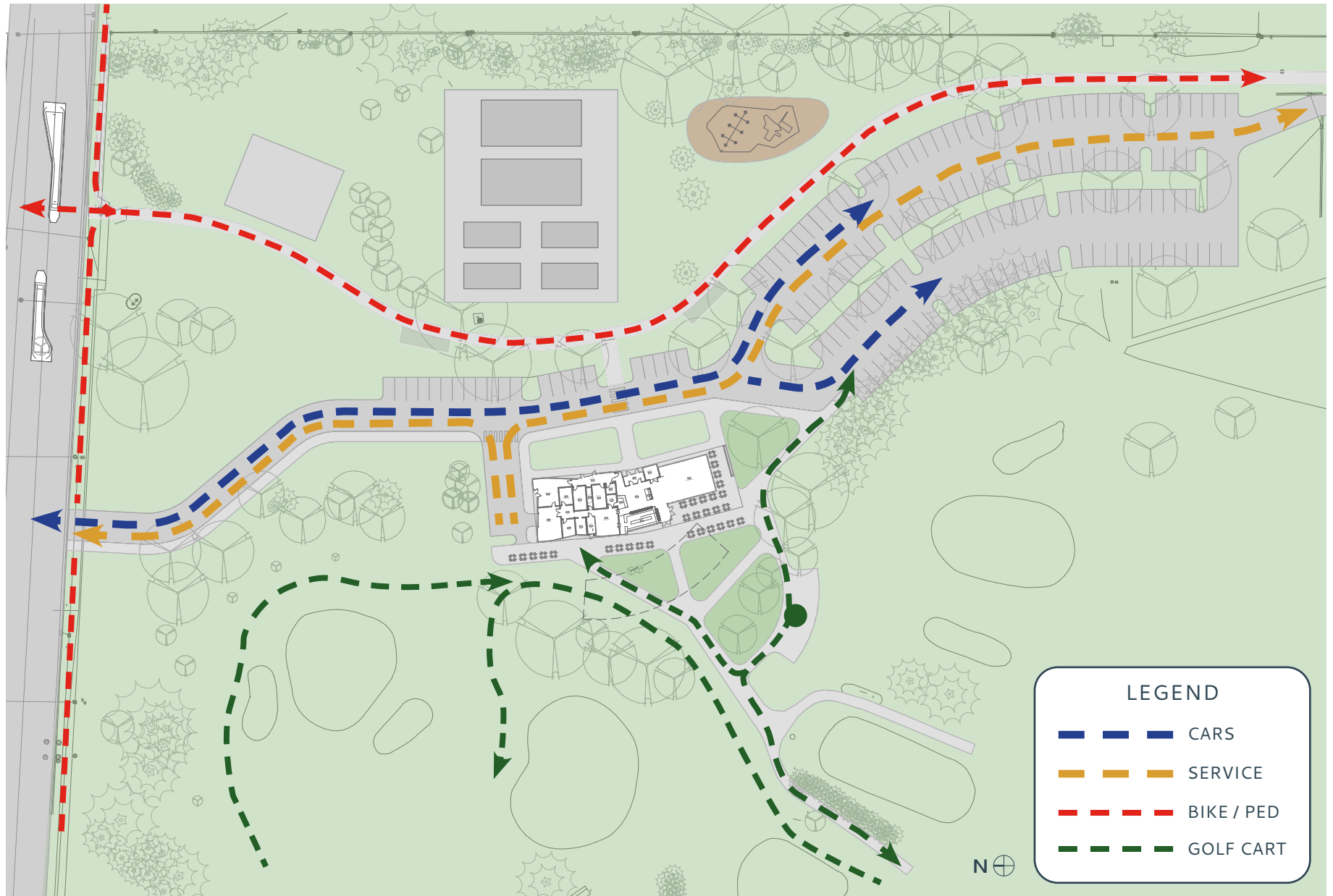
MAJOR FUNCTIONAL ADJACENCIES

Traffic patterns and access points also inform the major functional adjacencies of the building program. Placing the Community space so that it is visible, prominent and takes advantage of good views is important to this project. The building layout also has to facilitate the various users and provide them easy access to the amenities they need without interfering with the experiences of other users.

The building program should be organized around the same theory of separation of front of house / back of house. This allows for ease of operations and maintenance, security, and a good hospitality experience.

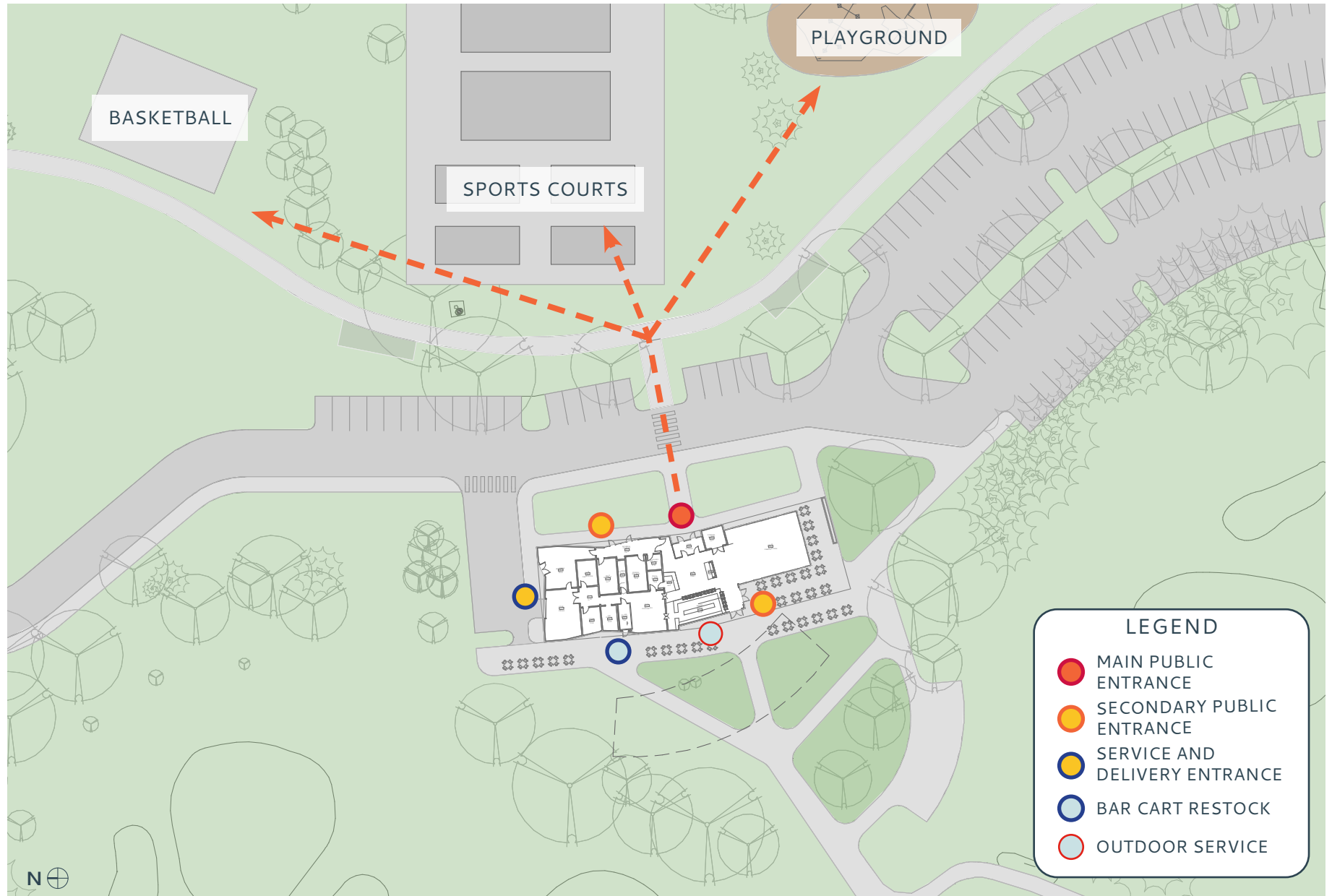
The orientation of these features also considers solar orientation and prevailing weather and should provide adequate protection of the glazing in addition to comfortable outdoor seating areas that are visible from most areas surrounding the site.

VEHICULAR CIRCULATION



4. MASTER PLAN CONCEPTS

4.3 BUILDING ACCESS POINTS



4.3 MAJOR FUNCTIONAL ADJACENCIES



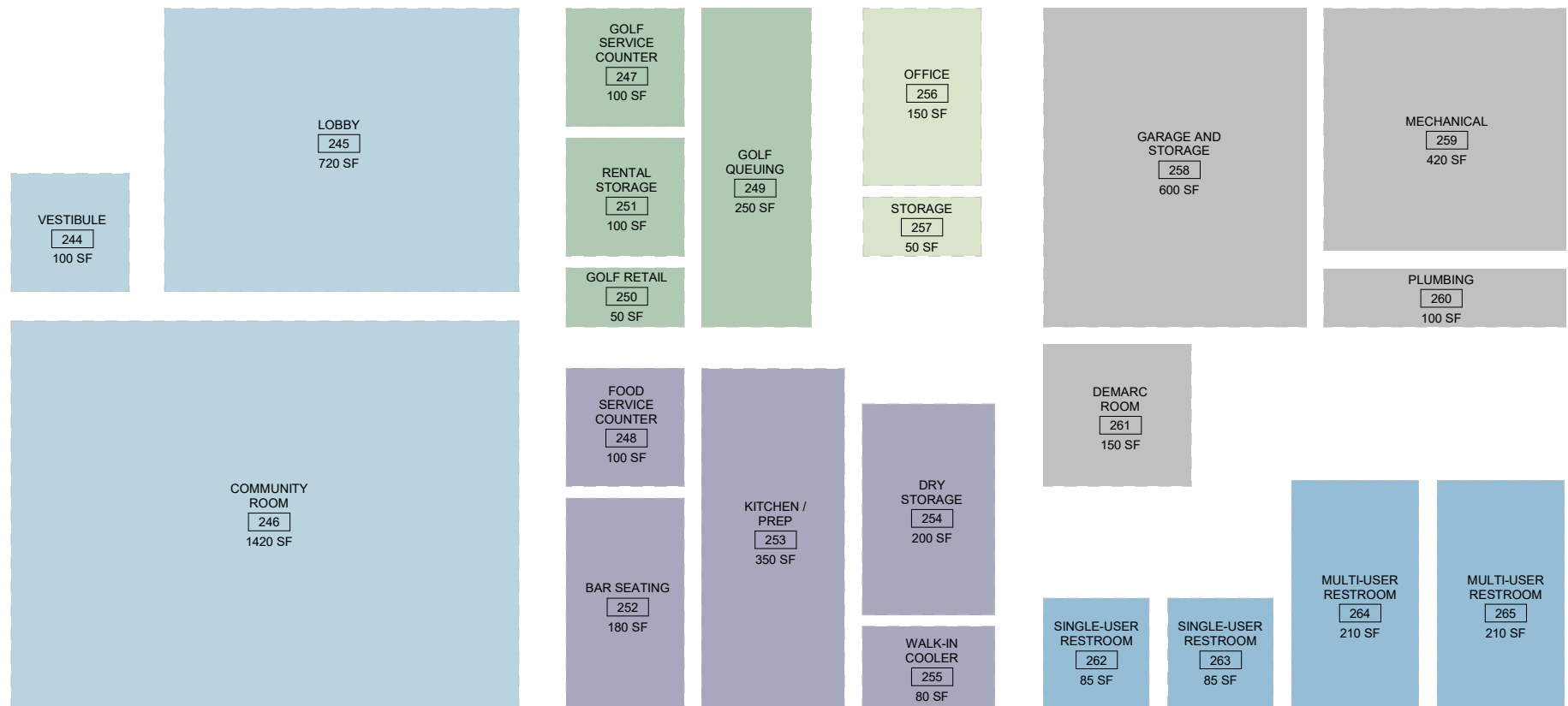
4. MASTER PLAN CONCEPTS

4.4 POTENTIAL BUILDING PROGRAM

Function / Space	Existing			Proposed					Category Total	Notes
	No. of Spaces	Total NSF	Notes	No. of Occupants	NSF per Occupant	NSF per Space	No. of Spaces	Subtotal NSF		
Interior										
Vestibule / Entry						100	1	100	100	Located at primary entrance
Lobby	1	730	Includes 20 SF for storage			500	1	730	730	Central to all spaces, include donor display area
Gathering / Community Space	1	1188	Includes fireplace, seating for 60	70	20	1400	1	1400	1420	Banquet / social seating for 60-70
Trash						10	1	10		
Drinking Fountain						10	1	10		
Retail & Service Counter									500	
Service Counter	1	150				100	1	100		Service counter, workspace, and storage cabinets
Queuing Space	1	250		15	5	250	1	250		Standing room for 15 people
Retail Display	1	60				50	1	50		Wall based retail display
Equipment Rental Storage Room			Currently part of office			50	1	100		Golf club storage, ski rentals
Food & Beverage Service	1	497							910	
Order / Service Counter						100	1	100		Includes counter and work area
Bar / seating counter				10	18	180	1	180		Seating for 10; bar w/ taps, ready made beverages
Queuing Space	1	100		15	5	100	1	0		Standing room for 15 people
Kitchen + Prep Area						350	1	350		Includes equipment, dishwashing, hood, etc.
Dry storage						200	1	200		Locate adjacent to kitchen area
Walk-in Cooler	1	80				80	1	80		8x10 walk-in cooler
Office – Administrative	1	172				150	1	150	200	(1) occupant, up to (2) guests, safe
Office – Storage						50	1	50		Storage closet adjacent to office
Restrooms									590	
Men's Restroom	1	188				210	1	210		
Men's Locker Room	1	344								No longer needed
Women's Restroom	1	192				210	1	210		
Women's Locker Room	1	144								No longer needed
Family Restroom						85	2	170		Adult changing station – TBD
Service Restroom	1	34	Lower level							No longer needed
Storage									650	
Garage	1	816				500	1	500		See equipment list tab
Dry Storage (Other)	1	420				150	1	150		
Service / Maintenance									720	
Utility / Janitorial Closet	1	12				50	1	50		Adjacent to restrooms, include mop sink
Mechanical	1	205				420	1	420		
Plumbing / Pipe Stack	1	11				100	1	100		Between restrooms for access to plumbing fixtures
Demarc Room						150	1	150		Ground floor, secure door
General Circulation	18.5%	1034.705						1077	1077	Open layout, minimal hallway circulation
TOTAL		6628							6897	

Function / Space	Existing			Proposed					Category Total	Notes
	No. of Spaces	Total NSF	Notes	No. of Occupants	NSF per Occupant	NSF per Space	No. of Spaces	Subtotal NSF		
Exterior										
Open Air Outdoor Gathering Space				300	15	4500	1	4500		250-300 people; Include outdoor trash
Covered Outdoor Area								2000	2000	
Trash enclosure						50	1	50		
Maintenance storage										Existing to remain; out of scope
	NSF	0		Outdoor Spaces				6,550		
Interior Gross Square Footage									6,897	
Total Building Gross Square Footage									8,897	

POTENTIAL GRAPHIC PROGRAM



4. MASTER PLAN CONCEPTS

4.5 IMAGE SURVEY SUMMARY – EXTERIOR

The Design Team prepared an asynchronous online activity that allowed project stakeholders to consider various design ideas and select the images that they found most compelling. Examples included in this section summarize some of the feedback and compile the imagery that the group coalesced around.

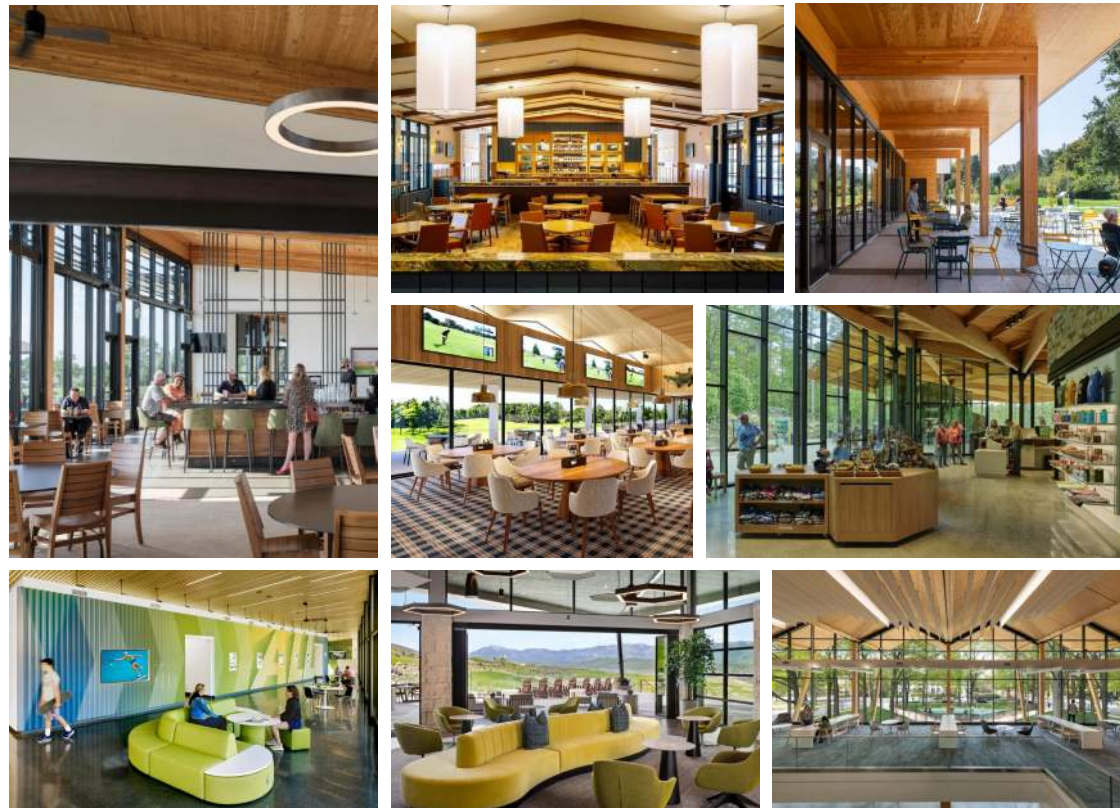
This activity will be revisited in the Schematic Design Phase and may include public participation in some capacity as well.

- Outdoor, covered patio with views desired
- Angled rooflines add interest and are welcomed
- Open & inviting
- Materials:
 - Warm wood
 - Glass
 - Contrasting, dark gray or black



4.5 IMAGE SURVEY SUMMARY – INTERIOR

- Indoor / outdoor connections
- Modern but comfortable
- Welcoming / family friendly
- Warm materials
- Some color to add interest and feel less traditional / more inviting

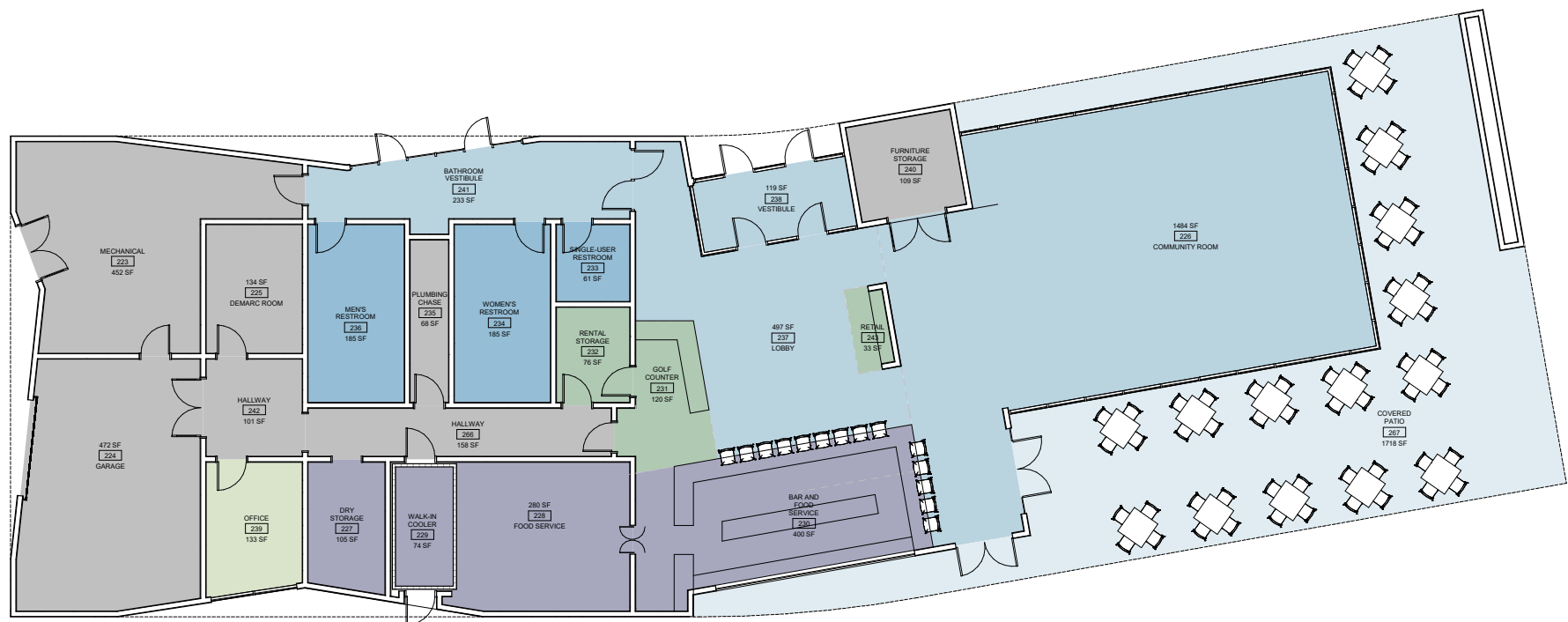
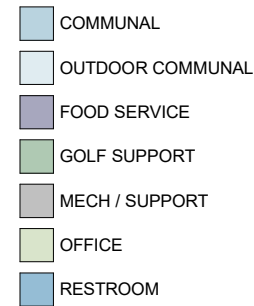


4. MASTER PLAN CONCEPTS

4.6 CLUBHOUSE CONCEPT FLOOR PLAN / MASSING DIAGRAMS

A preliminary floor plan was created to test the program feasibility and assess square footage for the project. It served as a testing platform for adjacencies and operational concepts.

The floor plan was based on the Major Functional Adjacency diagram discussed in section 4.3



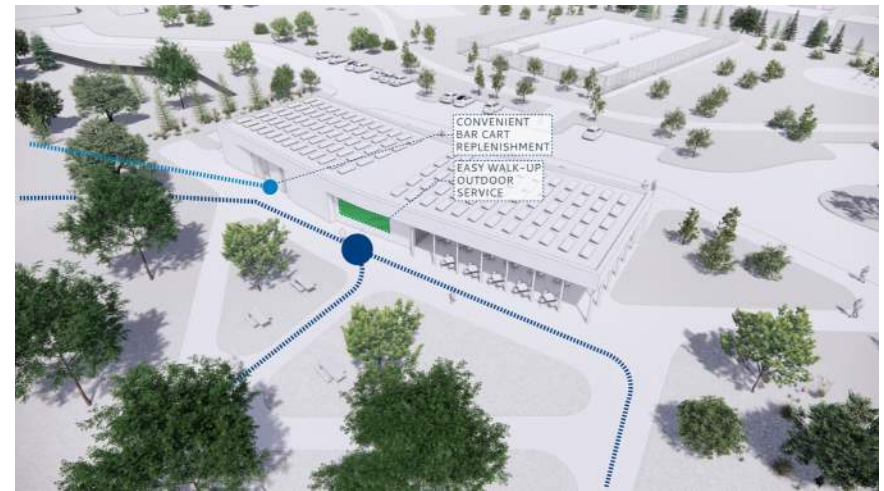
PRELIMINARY FLOOR PLAN - NOT TO SCALE

4.6 CLUBHOUSE CONCEPT FLOOR PLAN / MASSING DIAGRAMS

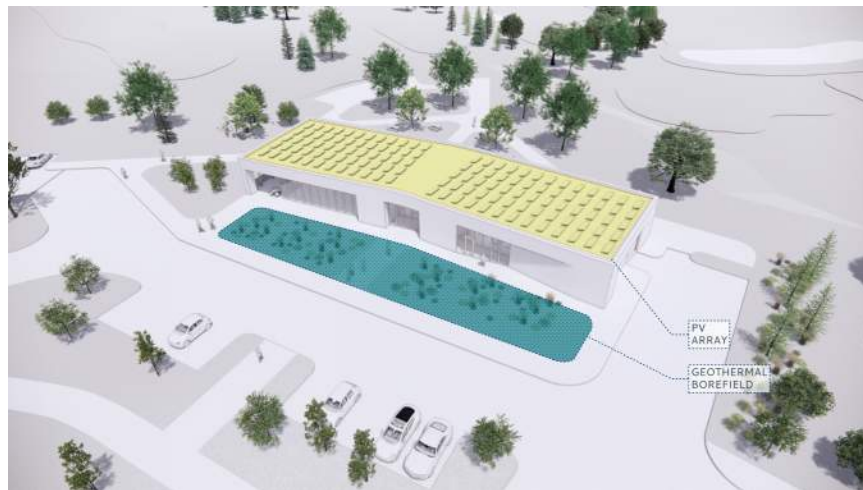
IMAGES BELOW ARE CONCEPTUAL ONLY AND DO NOT REPRESENT FINAL PROPOSED DESIGNS



SITE CIRCULATION



SITE CIRCULATION



SUSTAINABILITY FEATURES



COVERED OUTDOOR SPACE

5. SPECIAL PROVISIONS

5.1 SUSTAINABILITY STRATEGY

Intentional design aims at creating spaces that are mindful of the user, environment, and the context around it. Instead of treating sustainability as an add-on, the team aims to integrate sustainability into the design approach from the beginning. The City of Madison and the project team are committed to integrating sustainable principles at every scale, from site planning and landscape restoration, to building systems and material selection.

The City of Madison requires a minimum of LEED Gold certification on new projects, and the Odana Hills Golf Course Master Plan has been developed with that standard in mind. LEED v5, the most current iteration of the rating system, brings a more integrated approach to sustainability.

By aligning design decisions with LEED v5 Gold requirements early in the process, the project ensures that environmental performance, long-term operational efficiency, and community wellbeing are woven into the fabric of the facility rather than addressed as afterthoughts. The result is a design that is both responsible and resilient.

LEED v5 uses a 110-point scoring framework across all credit categories, with certification awarded at four levels: Certified (40–49 points), Silver (50–59 points), Gold (60–79 points), and Platinum (80–110 points).

The City of Madison's standard targets LEED Gold, requiring Odana Hills to achieve a minimum of 60 points.



LEED v5 Framework Overview

A defining feature of LEED v5 is its point weighting. Approximately 50% of available points are tied to decarbonization strategies, with the remaining points distributed between quality of life (25%) and ecological conservation and restoration (25%). The following goals guide the project's sustainability framework:

- **Reduce Carbon and Energy Use:** Design high performance building systems and infrastructure that minimize energy consumption and support the City's broader decarbonization commitments.
- **Conserve Water:** Implement efficient irrigation, stormwater management, and water reuse strategies suited to the demands of a golf course and associated facilities.
- **Promote Sustainable Materials:** Prioritize low embodied carbon, regionally sourced, and recycled materials throughout construction to reduce environmental impact.
- **Support Site Ecology:** Restore and enhance the natural landscape through native plantings, habitat connectivity, and responsible land management practices that benefit both the environment and the golf course setting.
- **Advance Equity and Community Wellbeing:** Ensure the facility is accessible, welcoming, and healthy for all users, reflecting the City of Madison's commitment to inclusive public spaces.
- **Build for Resilience:** Plan for long-term climate adaptability, including stormwater resilience, heat mitigation, and durable infrastructure that reduces lifecycle costs.

The following provides an overview of each LEED v5 credit category and how it is being addressed within the Odana Hills Golf Course Master Plan.

By evaluating these categories at the master planning stage, the City of Madison and the project team hope to establish a clear sustainability framework that will guide all future phases of design, construction, and operation.

Integrative Process (IP)

The integrative process credit category emphasizes early collaboration and systems based thinking across the entire project team. In v5, integrative process changes from a point on the scorecard to a prerequisite to drive project success.

The team including the architects, engineers, landscape architects, and City staff have collaborated from the outset of master planning to set shared sustainability goals, identify synergies between building and site systems, and align design decisions with LEED v5 Gold certification requirements before commitments are made. This coordinated approach ensures that sustainability is a driver of design rather than a response to it. LEED charrettes will continue during the future design phases to ensure continued alignment between all team members.

Location and Transportation (LT)

The location and transportation category addresses how the facility connects to the broader community and reduces transportation related environmental impacts. The team will continue to evaluate pedestrian and bicycle access to and within the site, proximity to transit, electric vehicle charging infrastructure, and parking strategies that minimize the site's overall transportation footprint. These decisions, made early, shape the long-term accessibility and sustainability of the facility.

Sustainable Sites (SS)

The sustainable sites category is one of the most significant credit opportunities for a golf course project. Master planning decisions about building placement, stormwater management, turf reduction, native landscape restoration, and habitat connectivity all contribute directly to this category. The Master Plan will prioritize minimizing site disturbance, enhancing ecological value across the property, and implementing stormwater strategies that improve water quality and reduce runoff. The opportunities will continue to be explored throughout pre-design and schematic design.

Water Efficiency (WE)

Water conservation is a critical priority given the significant irrigation demands of a golf course facility. At the master planning level, the team is identifying opportunities to reduce maintained turf acreage, plan for stormwater capture and reuse systems, and establish a framework for high-efficiency irrigation infrastructure. These strategies, coordinated early, position the project to achieve meaningful reductions in potable water consumption and irrigation requirements.

Energy and Atmosphere (EA)

LEED v5 focuses heavily on reducing reliance on fossil fuels and strongly encourages full building electrification. The team will evaluate full electrification of all building systems, photovoltaic solar systems, and geothermal ground-source heat pump infrastructure among the broader energy goals. Establishing these commitments at the early stages of design and planning, ensures that site layout, building orientation, and utility infrastructure are planned to support these systems from the beginning, maximizing both performance and cost-effectiveness.

5. SPECIAL PROVISIONS

Materials and Resources (MR)

While detailed material selection is set to occur in later design phases, the Master Plan establishes the foundation for responsible material use across the project. Decisions about which existing structures to retain and reuse, how to minimize site disturbance, and how to plan for construction waste management all begin at this stage. The project will pursue low-embodied carbon materials and establish an embodied carbon baseline in alignment with LEED v5 prerequisites.

Indoor Environmental Quality (IEQ)

The indoor environmental quality category focuses on creating healthy, comfortable spaces for building occupants. At the master planning level, this means locating the built environment and supporting facilities to maximize natural daylight, views, and natural ventilation opportunities. These early decisions aim to reduce the reliance on mechanical systems and lay the groundwork for interior environments that support the health and well-being of staff and users.

Project Priorities and Innovation (IP)

The project in the coming stages will be evaluated to identify where it can exceed standard LEED v5 requirements and pursue innovation credits. The project's commitment to geothermal energy, photovoltaic energy production, and ecological restoration represent areas of potential exemplary performance. By flagging these opportunities early, the project team can develop the documentation and design strategies needed to formalize these initiatives as innovation credits as the project advances through subsequent design phases.

5.2 DESIGN EXPLORATION AND EQUITY PROVISIONS

The team aims to create sustainability in the pure sense of the word. In order to create good design that creates a welcoming facility and positively impacts future users and the greater community, a few essential questions were posed.

1. What is the project's greater reach? How can this project contribute to creating a diverse, accessible, and just community?
2. Who is being forgotten? How can the design process remove barriers and promote inclusion and social equity, particularly with respect to vulnerable communities?
3. What opportunities exist to include, engage, and promote community connections?
4. How can the design support health and resilience for the community during times of need?

The following focus topics can help move the conversation further along.

Walkability/Human Scale/Alternative Transportation

Maintain diverse, visually interesting environments along the site edges with plantings, landscape furniture, and building articulation to encourage visitors to stop and linger.

Provide adequate lighting for safety. Limit dead ends to increase safety for the users.

The primary building entrance should be designed for pedestrians. Those arriving by vehicle should access the main entrance via a pedestrian walkway.

Provide ramps and wide doors for easy access.

Provide a bicycle entrance sequence, with racks that are covered, secure, and designed to prevent bike damage.

Social Equity

Provide a comfort room in addition to family and gender-specific restrooms.

Provide access to public transportation connections to enhance park shelter access for surrounding communities.

Provide Alternative Fuel Refueling Stations: 5% (1 point) or 10% (2 points) of the total vehicle capacity of the site for alternative fuel refueling stations is needed for LEED.

Health + Happiness of the Occupants and Space

Maximize daylight and views to communal spaces.

Select materials from manufacturers that are transparent about their composition and origin, including materials which list HPDs and EPDs.

Select low emitting materials to further reduce exposure of harmful gases and substances for users within the building.

Enhance indoor environmental quality.

Conserve water and energy.

Provide vegetation and landscaping which focus on native planting.

Indoor air circulation with high or enhanced filtration to prevent spread of pathogens (bipolar ionization).

Tenets of Placemaking

Rather than fall back on architectural norms and traditions, consider allowing the site, project goals, sustainable practices, and new thinking to inform the design.

The Project for Public Spaces has identified the qualities below that create successful public spaces:

Access and Linkages

You can judge the accessibility of a place by its connections to its surroundings, both visual and physical. A successful public space is easy to get to and get through; it is visible both from a distance and up close. The edges of a space are important as well. For instance, a row of shops along a street is more interesting and generally safer to walk by than a blank wall or empty lot. Accessible spaces have a high parking turnover and, ideally, are convenient to public transit.

Comfort and Image

Whether a space is comfortable, presents itself well, and has a good image is key to its success. Comfort includes perceptions about safety, cleanliness, and the availability of places to sit. The importance of giving people the choice to sit where they want is generally underestimated.

Sociability

This is a difficult quality for a place to achieve, but once attained it becomes an unmistakable feature. When people see friends, meet and greet their neighbors, and feel comfortable interacting with strangers, they tend to feel a stronger sense of place or attachment to their community and to the place that fosters these types of social activities.

5. SPECIAL PROVISIONS

5.3 PROPOSED LEED CHECK LIST

			Integrative Process, Planning and Assessments (IP)	1	1		
☒	☐	☐	IPp1 Climate Resilience Assessment		Required		
☒	☐	☐	IPp2 Human Impact Assessment		Required		
☒	☐	☐	IPp3 Carbon Assessment		Required		
1	0	0	IPc1 Integrative Design Process	1	1		
			Location and Transportation (LT)	15	11		
1	0	0	LTc1 Sensitive Land Protection	1	1		
0	2	0	LTc2 Equitable Development	2	2		
0	4	2	LTc3 Compact and Connected Development	6	4		
0	2	0	LTc4 Transportation Demand Management	4	2		
0	2	0	LTc5 Electric Vehicles	2	2		
			Sustainable Sites (SS)	11	7		
☒	☐	☐	SSp1 Minimize Site Disturbance		Required		
2	0	0	SSc1 Biodiverse Habitat	2	2		
1	0	0	SSc2 Accessible Outdoor Space	1	1		
1	1	1	SSc3 Rainwater Management	3	2		
0	0	2	SSc4 Enhanced Resilient Site Design	2	0		
0	1	1	SSc5 Heat Island Reduction	2	1		
1	0	0	SSc6 Light Pollution Reduction	1	1		
			Water Efficiency (WE)	9	4		
☒	☐	☐	WEp1 Water Metering and Reporting		Required		
☒	☐	☐	WEp2 Minimum Water Efficiency		Required		
1	0	0	WEc1 Water Metering and Leak Detection	1	1		
0	3	5	WEc2 Enhanced Water Efficiency	8	3		
			Energy and Atmosphere (EA)	33	26		
☒	☐	☐	EAp1 Operational Carbon Projection and Decarbonization Plan		Required		
☒	☐	☐	EAp2 Minimum Energy Efficiency		Required		
☒	☐	☐	EAp3 Fundamental Commissioning		Required		
☒	☐	☐	EAp4 Energy Metering and Reporting		Required		
☒	☐	☐	EAp5 Fundamental Refrigerant Management		Required		
0	3	2	EAc1 Electrification	5	3		
5	0	0	EAc2 Reduce Peak Thermal Loads	5	5		
4	3	3	EAc3 Enhanced Energy Efficiency	10	7		
3	0	2	EAc4 Renewable Energy	5	3		
4	0	0	EAc5 Enhanced Commissioning	4	4		
1	1	0	EAc6 Grid Interactive	2	2		
1	1	0	EAc7 Enhanced Refrigerant Management	2	2		

5. SPECIAL PROVISIONS

			Materials and Resources (MR)	18	13		
☒	☐	☐	MRp1 Planning for Zero Waste Operations	Required			
☒	☐	☐	MRp2 Quantify and Assess Embodied Carbon	Required			
1	1	1	MRc1 Building and Materials Reuse	3	2		
4	1	1	MRc2 Reduce Embodied Carbon	6	5		
2	0	0	MRc3 Low-Emitting Materials	2	2		
3	0	2	MRc4 Building Product Selection and Procurement	5	3		
1	0	1	MRc5 Construction and Demolition Waste Diversion	2	1		
			Indoor Environmental Quality (EQ)	13	8		
☒	☐	☐	EQp1 Construction Management	Required			
☒	☐	☐	EQp2 Fundamental Air Quality	Required			
☒	☐	☐	EQp3 No Smoking or Vehicle Idling	Required			
0	0	1	EQc1 Enhanced Air Quality	1	0		
4	0	3	EQc2 Occupant Experience	7	4		
1	0	0	EQc3 Accessibility and Inclusion	1	1		
1	0	1	EQc4 Resilient Spaces	2	1		
0	2	0	EQc5 Air Quality Testing and Monitoring	2	2		
			Project Priorities (PR)	10	0		
			PRc1 Project Priorities	9	0		
0	0	0	Project Priority 1: <i>Insert credit name</i>		0		
0	0	0	Project Priority 2: <i>Insert credit name</i>		0		
0	0	0	Project Priority 3: <i>Insert credit name</i>		0		
0	0	0	Project Priority 4: <i>Insert credit name</i>		0		
0	0	0	Project Priority 5: <i>Insert credit name</i>		0		
0	0	0	Project Priority 6: <i>Insert credit name</i>		0		
0	0	0	Project Priority 7: <i>Insert credit name</i>		0		
0	0	0	Project Priority 8: <i>Insert credit name</i>		0		
0	0	0	Project Priority 9: <i>Insert credit name</i>		0		
0	0	0	PRc2 LEED AP	1	0		
43	27	28	Total	110	70		

The LEED score card is a working document. The design and engineering team will work with the City of Madison to explore all potential credit categories in detail to create a score card that allows the team to meet the LEED v5 Gold goal.

6. CODE SUMMARY

Applicable Building Code Provisions

Applicable codes

Wisconsin Uniform Commercial Building Code Effective November 1, 2025 (Based On 2021 International Building Code With Wisconsin Amendments – Sps 361 & 366)

2021 International Energy Conservation Code With Wisconsin Amendments (Sps 363)

2021 International Mechanical Code With Wisconsin Amendments (Sps 364)

2021 International Fuel Gas Code With Wisconsin Amendments (Sps 365)

2015 Wisconsin Plumbing Code – Sps 381–387

Wisconsin State Electrical Code – Sps 316 incorporating the 2017 National Electrical Code (NEC) and NFPA 70

Building Use And Occupancy Classification

Group A–3

Construction Type

Type IIB; IIIB; IVB or VB, With NFPA 13 Sprinkler

Project Work Area = Approx. 6,500 SF

Rated Construction

Primary Structural Frame: Not Rated

Bearing Walls: Not Rated

Floor Construction: Not Rated

Roof Construction: Not Rated

Occupant Load

Total: 290 Occupants

Means Of Egress

Section 1010.1.1

Door Width = 32" Min Width

Door Width Provided = 32" Min

Egress Component Width Requirement: 43.5"

Provided Egress Width (Cumulative): TBD

Plumbing Fixtures

A3 Occupancy

Water Closets: 1 Per 125 Men / 1 Per 65 Women

Lavatories: 1 Per 200 Required

Drinking Fountain: 1 Per 500

Service Sink: 1 Required

Indoor Users: 145 Men / 145 Women

Outdoor Users (est): 96 Men / 96 Women

Fire Access

Fire Lane Access is required within 150' of all sides of the building if not equipped with an automatic fire suppression system.

7. BASIS OF DESIGN

7.1 SITEWORK

Site improvements related to the Odana Hills Clubhouse include:

- Relocation of the vehicular entry drive
- Pedestrian access to the building
- Parks maintenance access to the building
- Erosion control measures
- Stormwater upgrades
- Sanitary lateral replacement
- Water lateral replacement
- Concrete flatwork, curb and gutter
- Asphalt pavement
- Site restoration

Soil Conditions on site are assumed to be suitable for supporting the building loads typical with the proposed building.

Generalized parameters for design of pavement section:

AASHTO Classification	A6
Frost Group Index	F-3
Design Group Index	14
Soil Support Value	4.0
Subgrade Modulus, k(pci)	125
Estimated percent shrinkage	20-30
Estimated CBR value	2-5

Total estimate site disturbance area = 70,200sf

Estimated sanitary – 535’ 6” pipe

2 CO

Estimated water lateral – 535’ 6” pipe

2 valves

Estimated storm – 1200’ 8” pipe

4 MH, 4 EW

7.2 ARCHITECTURAL SYSTEMS

EXTERIOR ENVELOPE AND CLADDING

At the time of this report, specifics regarding the envelope are not yet established; however, because the cost estimate is based on the systems used at Door Creek Park, those systems create the Basis of Design below.

Wall Structure / Back-up

Concrete Masonry Units (CMU) – The most common back-up material for recreational structures due to its undeniable durability is CMU. CMU is attractive because, especially in 3-season structures that don’t require insulation, both the interior and exterior surface are essentially the finished surface. However on our project, additional thermal layers will be required to provide the required thermal value for the project. Typically applied to the exterior, these layers leave the interior of the block exposed. A burnished and sealed interior finish is specified for this application.

7. BASIS OF DESIGN

The environmental drawback to CMU is its embodied carbon, which is the result of an energy intensive process to make Portland cement used in the blocks. Its durability and simplicity could be considered its advantages, as block walls can last a very long time.

Wall Exterior Finish / Envelope Systems

Masonry

Clay brick masonry is a desirable choice for many reasons. It comes in many different configurations, including stone, brick and concrete block. It can also be quarried or produced regionally to meet the regional materials criteria in the LEED checklist.

Masonry walls shall be installed as a ventilated rainscreen system.

The basis of design should accommodate 4" of rigid mineral wool insulation installed over a fluid applied membrane air barrier which acts as the air barrier and vapor barrier.

INTERIOR CHARACTER AND MATERIALS

Partitions

Interior partitions shall be constructed of burnished concrete masonry units of 6" width or greater. Corners and wing walls shall be treated with a bullnose to reduce the likelihood of damage.

All electrical boxes, plumbing and other infrastructure shall be run within the cavities of block walls and installed flush with the surface.

Ceilings

Roof framing in most areas will remain exposed and unfinished.

The restrooms and support spaces will have a dropped ceiling with a drywall finish.

RESTROOMS

Restrooms shall have porcelain tile wall finishes at full height.

Floors – see Flooring.

Handwashing sinks shall be vitreous china with sensor operated faucets hung from floor mounted steel carriers.

All restrooms to have gypsum wall board hard ceilings with recessed lighting.

Provide baby-changing stations with stainless steel finish.

Provide 100% recycled content HDPE toilet partitions.

DOORS

Interior Doors

Interior door types may be hollow metal, aluminum, wood or other metal that is complimentary to its intended use and occupancy. Types, finishes, and hardware shall be approved by City staff during the design process.

Latch-sets will be lever operated, heavy-duty mortise type units, compatible with City standards for keying. Material will be chrome-plated brass with satin finish or stainless steel with satin finish. Typical lock function will be storeroom style.

Hinges: Heavy duty stainless steel hinges; Five knuckle, full mortise type with non-removable pin.

Provide concealed overhead stops where applicable; provide cam-action door closers with internal stops where applicable.

Closers and hold-opens shall be provided at all interior aluminum entrances.

Where latching or security is required, doors shall be provided with mortise-style dead-latches or latch bolts with lever style operators on both sides. Storeroom style operation is preferred.

Exterior Doors

Vestibules are desired to control air infiltration. All door assemblies installed in the means of egress must meet the requirements of the relevant building code.

Entrance doors may be aluminum and/or glass of heavy duty construction.

Aluminum frames must have thermal breaks.

Aluminum frames and glazing shall be used at all public entrances.

Hollow Metal doors and frames must meet the requirements of SDI Grade III with a G-90 galvanic zinc coating.

HM entrance doors and frames will be used at service entrances, mechanical rooms and other related back of house locations.

WINDOWS

Exterior Windows

Aluminum windows must meet the requirements of ANSI/AAMA Standard 101-85. The City prefers Kawneer 451 UT, AA 250, AA 425 (Glazing U=0.19; SHGC=0.26; VT=0.6) or equal. Only optimal performance classes may be used.

- Aluminum frames must have thermal breaks.

Metal windows other than aluminum must meet the requirements and standards of the following:

- National Association of Architectural Metal Manufacturers
- Steel Window Institute

Window mullions, where applicable, should be located on the floor-planning grid to permit the abutment of interior partitions.

CEILINGS

See Interior Character and Materials.

FLOORING

Entry Mats: recessed extruded aluminum walk-off mat.

Walk-off Carpet: BOD Interface "Step Repeat".

Rubber Flooring: Nora, 2x2, colors and locations as selected by project.

Tile: colors and locations as selected by project.

Sealed Concrete (with non-slip additives as appropriate) in maintenance, janitorial, mechanical, shop, and storage rooms. Epoxy coatings with a urethane topcoat (with non-slip additives as appropriate) may be used as an alternate where budget or need allows. Painted floors are not permitted.

CASEWORK

Cabinet Construction

Cabinets to be constructed to industry standards.

Provide doweled and clamped construction.

Provide high pressure laminate finishes on exterior, white melamine interior.

7. BASIS OF DESIGN

Countertop Construction

Typical countertop construction: high pressure horizontal grade laminate, solid surface material or quartz.

Food-service locations: custom fabricated stainless steel counters.

Grommets to be provided where countertop equipment or technology cables pass beneath the counter to receptacles or other equipment.

SIGNAGE

Provide interior room signage, directories, and wayfinding graphics throughout the building.

This page intentionally left blank.

8. PRE-DESIGN COST ESTIMATE

NOTES REGARDING PREPARATION OF ESTIMATE

This estimate was prepared based on project costs from the Door Creek park shelter.

ASSUMED CONSTRUCTION PARAMETERS

Pricing is based on the following project parameters:

1. A construction start date of Spring 2027.
2. A construction period of 11 months.
3. The contract will be competitively bid to multiple contractors.
4. Labor rates are based on the local prevailing wage.
5. The contractors will have full access to the site during normal working hours.

EXCLUSIONS

The following are excluded from the cost of this estimate:

1. Professional Design Fees
2. Testing Fees
3. Owner Contingencies / Scope Changes
4. Construction Contingency
5. Premium Time / Restrictions on Contractor Working Hours
6. Finance and Legal Charges
7. Contaminated Soil Removal
8. Temporary Facilities
9. Equipment (Owner Furnished / Installed)
10. Artwork / Monument Signs
11. Window Furnishings

COST ESTIMATE SPREADSHEET

CITY OF MADISON
ODANA HILLS CLUBHOUSE ESTIMATE OF PROBABLE COST

		COST BASIS					PROGRAMMED INTERIOR GSF (GSF)		6897
		DOOR CREEK GSF INTERIOR (GSF)			4615				
		DOOR CREEK COVERED AREA (CSF)			6860			TOTAL PROGRAMMED COVERED AREA (CSF)	
								8897	
DESCRIPTION						QTY	UM	UNIT COST	TOTAL COST
01000	GENERAL REQUIREMENTS								
	DC BID	\$	237,466.50	\$	51.46	6897	CSF	\$	51.46
								\$	354,887.64
02000	DEMOLITION								
						1	LS	\$	75,000.00
								\$	75,000.00
03000	Concrete								
03100	Concrete Formwork								
03200	Concrete Reinforcement								
03300	Cast-in-place Concrete								
	DC BID	\$	271,735.00	\$	39.61	8897	CSF	\$	39.61
								\$	352,423.66
04000	Masonry								
04100	Exterior Masonry								
04200	Interior Masonry								
	DC BID	\$	669,488.00	\$	145.07	6897	GSF	\$	145.07
								\$	1,000,532.77
05000	Metals								
05100	Structural Steel								
05400	Metal Fabrications								
	DC BID	\$	255,754.00	\$	37.28	8897	CSF	\$	37.28
								\$	331,697.28
06000	Woods, Plastics & Composites								
06100	Structural Wood								
06200	Rough Carpentry								
	DC BID	\$	279,944.00	\$	40.81	8897	CSF	\$	40.81
								\$	363,070.23

8. PRE-DESIGN COST ESTIMATE

COST ESTIMATE SPREADSHEET CONT.

CITY OF MADISON

ODANA HILLS CLUBHOUSE ESTIMATE OF PROBABLE COST

		COST BASIS				PROGRAMMED INTERIOR GSF (GSF)		6897	
		DOOR CREEK GSF INTERIOR (GSF)		4615					
		DOOR CREEK COVERED AREA (CSF)		6860		TOTAL PROGRAMMED COVERED AREA (CSF)		8897	
DESCRIPTION						QTY	UM	UNIT COST	TOTAL COST
07000	Thermal and Moisture Protection								
07100	Dampproofing and Waterproofing								
07200	Thermal Insulation								
07400	Roofing								
07500	Roofing Speciaties								
07600	Metal Panel Systems								
07800	Caulking and Sealants								
	DC BID	\$	249,588.00	\$	36.38	8897 CSF	\$	36.38	\$ 323,700.36
08000	Openings								
08200	Curtainwall & Storefront		\$	102,592.00					
08300	Exterior Doors, Frames & Hardware		\$	15,930.00					
08400	Interior Doors, Frames & Hardware		\$	15,000.00					
08600	Special Doors, Frames & Hardware		\$	72,443.00					
	DC BID	\$	205,965.00	\$	44.63	6897 GSF	\$	44.63	\$ 307,809.45
09000	Finishes								
08200	Gypsum Board		\$	46,436.00					
08300	Floor Finishes		\$	69,315.00					
08400	Paints & Coatings		\$	20,333.00					
	DC BID	\$	136,084.00	\$	29.49	6897 GSF	\$	29.49	\$ 203,374.07
10000	Specialties								
10400	Toilet Accessories								
10900	Miscellaneous Specialties								
	DC BID	\$	18,491.00	\$	4.01	6897 GSF	\$	4.01	\$ 27,634.33
12000	Furnishings								
12200	Manufactured Casework								
						7245 LS		\$	40,000.00

COST ESTIMATE SPREADSHEET CONT.

ODANA HILLS CLUBHOUSE ESTIMATE OF PROBABLE COST

COST BASIS			
DOOR CREEK GSF INTERIOR (GSF)	4615	PROGRAMMED INTERIOR GSF (GSF)	6897
DOOR CREEK COVERED AREA (CSF)	6860	TOTAL PROGRAMMED COVERED AREA (CSF)	8897

DESCRIPTION		QTY	UM	UNIT COST	TOTAL COST
21000	Fire Protection				
21200	Fire Sprinkler Equipment & Specialties				
21300	Sprinkler Heads & Piping				
21400	Testing & Commissioning				
	DC BID	\$	62,967.00	\$ 9.18	8897 GSF \$ 9.18 \$ 81,664.34
22000	Plumbing				
22200	Plumbing Fixtures				
22300	Plumbing Equipment & Specialties				
22400	Domestic Water, Waste & Vent, & Storm Drainage Piping				
	DC BID	\$	112,648.00	\$ 24.41	6897 GSF \$ 24.41 \$ 168,349.57
23000	HVAC				
23200	Ventilation & Exhaust				
23400	Heating & Ventilation Terminals				
23600	Temperature Controls				
23700	Testing, Balancing & Commissioning				
23900	Special HVAC (Geothermal)			\$ 125,000.00	\$ 125,000.00
	DC BID	\$	212,555.00	\$ 46.06	6897 GSF \$ 46.06 \$ 317,658.04
26000	ELECTRICAL				
26200	Main Power Distribution				
26400	Grounding and Lightning Protection				
26500	Lighting				
26600	Branch Power Distribution & Devices				
26700	Mechanical Equipment Connections & Feeders				
	Solar Array	\$	62,992.00	\$ 9.18	1 LS \$ 65,000.00 \$ 65,000.00
	DC BID	\$	217,985.00	\$ 31.78	8897 GSF \$ 31.78 \$ 282,713.20

COST ESTIMATE SPREADSHEET CONT.

CITY OF MADISON

ODANA HILLS CLUBHOUSE ESTIMATE OF PROBABLE COST

COST BASIS

DOOR CREEK GSF INTERIOR (GSF) 4615

DOOR CREEK COVERED AREA (CSF) 6860

PROGRAMMED INTERIOR GSF (GSF)

6897

TOTAL PROGRAMMED COVERED AREA (CSF)

8897

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
28000 ELECTRONIC SAFETY & SECURITY				
28200 Fire Alarm Systems				
IT / Security	1	LS	\$ 200,000.00	\$ 200,000.00
DC BID	0	GSF	\$ -	\$ -
31000 EARTHWORK				
31200 Site Grading				
31300 Foundation Excavation and Fill				
31600 Erosion & Sediment Control				
Included in Site Utilities				
32000 EXTERIOR IMPROVEMENTS				
32100 Site Grading				
32300 Foundation Excavation and Fill				
32600 Erosion & Sediment Control				
32700 Site Furnishings				
32600 Erosion & Sediment Control				
Included in Site Utilities				
33000 SITE UTILITIES				
33200 Site Water Service	0	LF	\$ 120.00	\$ -
33300 Site Sanitary				
33400 Erosion & Sediment Control				
DC BID	\$ 362,663.00	\$ 78.58	1 LS	\$ 375,000.00
				\$ 375,000.00

COST ESTIMATE SPREADSHEET CONT.

ODANA HILLS CLUBHOUSE ESTIMATE OF PROBABLE COST

		COST BASIS			
		DOOR CREEK GSF INTERIOR (GSF)	4615	PROGRAMMED INTERIOR GSF (GSF)	6897
		DOOR CREEK COVERED AREA (CSF)	6860	TOTAL PROGRAMMED COVERED AREA (CSF)	8897
DESCRIPTION		QTY	UM	UNIT COST	TOTAL COST
Construction Sub-total					\$ 4,995,514.93
Inflation Factor	5%				\$ 249,775.75
Escalation	4%				\$ 199,820.60
Design Contingency	7.5%				\$ 374,663.62
BPW Contingency	8%				\$ 465,581.99
Total Estimated Clubhouse Bid					\$ 6,285,356.88
Sitework OPC - from Parkitecture					
General					\$ 425,000.00
Pavement					\$ 984,307.00
Utilities					\$ 476,500.00
Site Amenities					\$ 26,500.00
Landscaping					\$ 156,000.00
Sitework Subtotal					\$ 2,068,307.00
Design Contingency	10.0%				\$ 206,830.70
BPW Contingency	8%				\$ 165,464.56
Sitework Total					\$ 2,440,602.26
Project Construction Total					\$ 8,725,959.14

Exclusions:

- Excludes Professional Services Fees
- Excludes FF&E / OFOI Items
- Excludes Temporary Facilities

9. PROJECT SCHEDULE

