



Report to the Plan Commission

March 5, 2012

Legistar I.D. #25479

9002 McKee Rd. & 2002 S. Pleasant View Rd.

Conditional Use

Report Prepared By:

Timothy M. Parks, Planner

Planning Division

Requested Action: Approval of a conditional use to allow construction of an all-season golf practice facility at 9002 McKee Road & 2002 S. Pleasant View Road on University Ridge Golf Course.

Applicable Regulations & Standards: Section 28.07(3)(c) identifies golf courses, including golf driving ranges and clubhouses, as conditional uses in the Agriculture District. Section 28.12(11) provides the guidelines and regulations for the approval of conditional uses.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the conditional use standards met and **approve** a conditional use to allow construction of a golf practice facility on University Ridge Golf Course at 9002 McKee Road & 2002 S. Pleasant View Road, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Applicant & Property Owner: University of Wisconsin–Madison, c/o Gary Brown, University Facility Planning & Management; 614 Walnut Street; Madison.

Proposal & Existing Conditions: The University of Wisconsin-Madison is requesting approval to construct an all-season golf practice facility immediately east of the University Ridge Golf Course clubhouse in the center of their 585-acre property generally bounded by S. Pleasant View Road (CTH M) on the east, Mid Town Road on the north, Woods Road on the west and McKee Road (CTH PD) on the south. In addition to the golf course, which occupies most of the 585 acre site, the property is developed with the OJ Noer Turf Facility and related research facilities located on the eastern edge of the site adjacent to S. Pleasant View Road, and the Zimmer Championship Cross Country Course, which is located in the southwestern quadrant of the property. The entire site is located in Aldermanic District 1 (Subeck) and the Verona Area School District.

Surrounding Land Use and Zoning: Land uses surrounding the University property varies. The Hawks Landing Golf Club golf course and residential development are located north of the property across Mid Town Road in the City. Additional nearby residential developments include the Hawks Ridge Estates and Hawks Meadow subdivisions located adjacent to the northwestern corner of the subject property, and the Stone Crest Estates subdivision located across S. Pleasant View Road from the northeastern corner of the University property. Most of the properties located adjacent to the boundaries of the subject site are large, undeveloped parcels or large-lot single-family parcels located in the Town of Verona.

Adopted Land Use Plan: The Comprehensive Plan recommends the subject site for Park and Open Space uses. The University property is not located within the boundaries of an adopted neighborhood development plan.

Public Utilities and Services: The University property is located in the Central Urban Service Area but is currently not served by municipal water or sanitary sewer. The proposed practice facility will be connected to City water and may be required to connect to City sanitary sewer based on separate

related approvals required by the Madison-Dane County Department of Public Health and City Board of Public Works.

Environmental Corridor Status: Most of the University property and golf course are located in a mapped environmental corridor. The property includes areas of steep slope greater than 12%, heavy woodlands, an intermittent stream, and mapped floodplains and wetlands. The golf course clubhouse, parking and proposed practice facility are not located in the mapped environmental corridor.

Zoning Summary: Existing A (Agriculture District) zoning:

Requirements	Required	Proposed
Lot Area	5 acres	Existing, adequate
Lot Width	300'	Existing, adequate
Usable open space	N/A	---
Front Yard	60'	Adequate
Side Yards	80' for each side yard	Adequate
Rear Yard	100'	Adequate
Building Height	2 stories, 35' in height	1 story above grade
No. Auto Parking Stalls	To be determined by Zoning Administrator	267 standard & 8 accessible stalls existing; 1 new acc. stall proposed
No. Bike Parking Stalls	1 per 10 auto spaces	To be determined
Other Critical Zoning Items		
Yes:	Utility Easements, Barrier Free	
No:	Landmark, Urban Design, Adjacent to Park, Wellhead Protection, Floodplain, Waterfront Dev.	
<i>Prepared by: Planning and Zoning staff</i>		

Previous Approval

On February 28, 2012, the Common Council approved a request to rezone approximately 585 acres located at 9002-9202 McKee Road, 2002-2602 S. Pleasant View Road, 2501 Woods Road, and 8701 Mid Town Road from Temp. A (Agriculture District) to A to provide permanent zoning to University Ridge Golf Course and the OJ Noer Turfgrass Research and Education Facility.

Project Review, Analysis & Conclusion

The University of Wisconsin–Madison is requesting approval of a conditional use to allow construction of an all-season golf practice facility at University Ridge Golf Course, 9002 McKee Road & 2002 S. Pleasant View Road. The proposed golf practice facility will be located east of the golf course’s clubhouse near the center of the 585-acre University-owned property generally bounded by S. Pleasant View Road (CTH M) on the east, Mid Town Road on the north, Woods Road on the west and McKee Road (CTH PD) on the south. The golf course opened in 1991 and includes 18 competition holes, the existing 11,310 square-foot clubhouse, and outdoor practice facilities. In addition to the golf course, which occupies 225 acres of the 585-acre overall University property, the property is developed with the OJ Noer Turfgrass Research and Education Facility located on 26 acres adjacent to S. Pleasant View Road, and the Zimmer Championship Cross Country Course, which is located in the southwestern

quadrant of the site. Access to the golf course, clubhouse, practice facility, and cross country course is provided by an existing driveway located approximately midway along the site's frontage along McKee Road; access to the Noer facility is provided separately by a driveway from S. Pleasant View Road south of Flagstone Drive. The entire 585-acre property was annexed to the City from the Town of Verona in 1999 and was recently assigned permanent A (Agriculture District) zoning.

The proposed all-season practice facility will principally stand one story above grade with a partially exposed lower level along the eastern facade. The proposed facility will contain 11,600 square feet of gross floor area and will include various practice spaces on the lower level and team office and locker room facilities on the upper level. The eastern façade of the new building will include coiling doors on the lower level to allow the practice facility to open onto adjacent outdoor golf practice facilities. The new building will be used exclusively by the University's men's and women's golf teams and will not be open to the public. The golf course and clubhouse are currently served by 267 standard parking stalls and 8 accessible parking stalls; 1 additional accessible stall is proposed to serve the new practice facility.

Golf courses, including golf driving ranges and clubhouses, are allowed as conditional uses in the A district. Any clubhouses are required to be 100 feet from any lot in a residence district. The existing clubhouse and proposed practice facility are roughly 1,500 feet from the nearest lots in a residence district, which are located to the north in the Hawks Ridge Estates subdivision south of Mid Town Road.

The Planning Division believes that the construction of a golf practice facility at University Ridge Golf Course can meet the standards of approval for conditional uses. The new facility should have little or no impact on the uses, values and enjoyment, or the normal and orderly development of surrounding properties. The proposed facility will be located near the center of a very large recreational property and many hundreds of feet from the nearest residential properties. The proposed golf practice facility is also generally consistent with the Park and Open Space uses recommended for the subject site in the Comprehensive Plan; the University property and University Ridge Golf Course are not located within the boundaries of a City-adopted neighborhood development plan.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the conditional use standards met and **approve** a conditional use to allow construction of a golf practice facility at University Ridge Golf Course at 9002 McKee Road and 2002 S. Pleasant View Road, subject to input at the public hearing and the conditions from reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

1. If the onsite sewerage treatment system is increased or modified, it will require a permit from Madison-Dane County Public Health, which is subject to the approval by the Board of Public Works. If the Board of Public Works deems that sewer is available to this property, the developer shall be required to install public sanitary sewer to serve the development. Due to the topography, a force main may be required on an interim basis if sewer would be routed to the north until gravity sewer becomes available.

2. If new sanitary sewer main is required, the applicant shall provide proof of abandonment of the existing onsite sewerage treatment system as required by Dane County.
 3. Coordinate all necessary updates for Address-Parcel-Owner land record information with City Engineering-Mapping Section (Lori Zenchenko 266-5952 – lzenchenko@cityofmadison.com), Fire Department (Bill Sullivan 261-9658 – bsullivan@cityofmadison.com), and the City Assessor's Office (Maureen Richards 266-4845 – mrichards@cityofmadison.com) for all University Ridge properties.
 4. The proposed site appears to create more than 20,000 square feet of new impervious area as part of the new development (gravel is considered impervious by ordinance). The proposed improvements will trigger the requirement for stormwater management.
 5. The developer is proposing the installation of new public water main to serve the site. A development agreement will be required and additional topographic survey information and coordination with the City Engineering Division and Water Utility will be necessary to determine the appropriate route and easements to serve this development.
 6. The University shall coordinate the installation of the water service with the OJ Noer Turfgrass Research and Education Facility property as water service for the property at 2502 S. Pleasant View Road is being installed for fire protection under a different project. It may be advantageous to review the proposed route of the new water service for the Noer property to determine if routing the water main to the east of the practice facility would be more beneficial than routing it to the north.
 7. Any work conducted for public improvements shall require the contractor to be prequalified by the City of Madison.
8. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City/ Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
 9. The applicant shall demonstrate compliance with MGO Section 37.07 and 37.08 regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
 10. Prior to approval, this project shall comply with Section 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2, 10, & 100-year storm events; control 80% TSS (5 micron particle) off of new paved surfaces; provide infiltration in accordance with Section 37 of the Madison General Ordinances, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Section 37 of the Madison General Ordinances.
 11. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies

shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.

12. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
13. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
14. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
15. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Traffic Engineering Division (Contact Bryan Walker, 267-8754)

This agency submitted a response with no conditions of approval for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

16. With the extension of the new water main to the west side of the clubhouse, a second fire hydrant shall be installed along the fire lane west of the clubhouse.

17. The Madison Fire Department supports this project with the addition of fire sprinklers in the new building and the new water service and fire hydrants to the site.

Water Utility (Contact Dennis Cawley, 261-9243)

18. Water main and service lateral extensions shall be in accordance with standard City of Madison policies and procedures.

19. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Zoning Administrator (Contact Pat Anderson, 266-5978)

20. The University shall work with the Zoning Administrator prior to final approval of the conditional use to provide an appropriate amount of bicycle parking to serve the proposed practice facility and existing golf course and clubhouse per Section 28.11 of the Zoning Code.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit conditions of approval for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit conditions of approval for this request.