



**WISCONSIN**  
UNIVERSITY OF WISCONSIN-MADISON

January 18, 2012

Mr. Matthew Tucker  
City of Madison Zoning Administrator  
215 Martin Luther King Jr. Blvd  
Rm. LL-100, Municipal Bldg  
Madison, WI 53710

**RE:    CONDITIONAL USE APPLICATION – Letter of Intent  
UNIVERSITY RIDGE ALL-SEASON GOLF PRACTICE FACILITY  
9002 McKee Road (Hwy PD)  
University of Wisconsin-Madison**

Dear Mr. Tucker,

This is an application for a conditional use request for a proposed 11,600 gross square foot, two-story building at the University Ridge Golf Course located at 9002 McKee Road (Hwy PD). The property, including the University Ridge Golf Course, its surrounds and the O.J. Noer Turfgrass Research and Education Facility, is being rezoned from “Temporary Agriculture” to “Agriculture” under a separate request. Golf courses and related buildings within an Agriculture district are considered a conditional use. Construction of the new facility is scheduled to March, 2012. All land is owned by the Board of Regents of the University of Wisconsin System

**Application Materials**

- Zoning Application
- Plans (7full size copies, 7 reduced size 11” x 17” copies, 1 letter size copy)
- Letter of Intent (12 copies)
- Legal Description
- District Alder Waiver of 30 day notice

**Project Participants**

**Owner:**                                   **State of Wisconsin**  
**Agency: University of Wisconsin System**  
Board of Regents  
Room 1860 Van Hise Hall  
1220 Linden Drive  
Madison, Wisconsin 53706

**Owner’s Contact:**                   **University of Wisconsin – Madison**  
Facilities Planning and Management  
919 WARF Building  
610 Walnut Street  
Madison, Wisconsin 53726  
Phone: 608-263-3023  
Fax: 608-265-3139  
Attn: Gary Brown  
E-Mail: [gbrown@fpm.wisc.edu](mailto:gbrown@fpm.wisc.edu)

**Facilities Planning & Management**

9<sup>th</sup> Floor WARF Building    610 Walnut Street    Madison, Wisconsin 53726-2397  
(608) 263-3000            FAX (608) 265-3139    TTY (608) 265-5147

**Architect:** **Potter Lawson, Inc.**  
15 Ellis Potter Court  
P.O. Box 44964 (53744-4964)  
Madison, Wisconsin 53711  
Phone: 608-274-2741  
Fax: 608-274-3674  
Attn: Paul Ament  
E-Mail: [paula@potterlawson.com](mailto:paula@potterlawson.com)

**Civil Consultant:** **Strand Associates, Inc.**  
**Water Service**  
910 W. Wingra Drive  
Madison, WI 53715  
Phone: 608-251-4843  
Fax: 608-251-8655  
Attn: Pat Rank  
E-Mail: [patrick.rank@strand.com](mailto:patrick.rank@strand.com)

**Civil Consultant:** **Ken Saiki Design**  
**Site Work**  
303 S. Paterson St, Ste 1  
Madison, Wisconsin 53703  
Phone: 608-251-3600  
Fax: 608-251-2330  
Attn: Ken Saiki  
E-Mail: [ksaiki@ksd-la.com](mailto:ksaiki@ksd-la.com)

**Structural Consultant:** **Pierce Engineers, Inc.**  
10 W. Mifflin Street, Suite 205  
Madison, Wisconsin 53703  
Phone: 608-256-7304  
Attn: Robert Corey  
E-Mail: [rbc@pierceengineers.com](mailto:rbc@pierceengineers.com)

**Plumbing, HVAC:** **JDR Engineering, Inc.**  
5525 Nobel Drive, Suite 110  
Madison, Wisconsin 53711  
Phone: 608-277-1728  
Attn: Tim Meeker  
E-Mail: [meeker@jdrengineering.com](mailto:meeker@jdrengineering.com)

### **Building Use, Area, and Occupancy**

The University of Wisconsin – Madison is proposing to construct an All-Season Golf Practice Facility at the University Ridge Golf Course located at 9002 County Road PD in Madison, Wisconsin. The proposed facility will be an approximately 11,600 gross square foot, two-story building that is intended for the sole use of the UW-Madison’s Men’s and Women’s Golf Teams. The proposed practice facility is centrally located within the University Ridge Golf Course, approximately 280 feet east of the existing University Ridge Clubhouse. The 225-acre University Ridge Golf Course is part of a 585-acre property owned by the University of Wisconsin. Other land uses on the overall property include the UW-Madison’s Men’s and Women’s Cross Country Facility, UW-Madison OJ Noer Turf Grass Facility, and portions of the Ice Age Trail. The 585-acre property is bordered by County Highway PD on the south; County Highway M on the east; Midtown Road on the northeast; and a residential development on the northwest.

University Ridge is the practice and competition golf course of the Badger Men’s and Women’s Golf Teams. University Ridge provides one of the nation’s best courses for student athletes; however, the golf teams are not able to practice on site during the winter months or periods of inclement weather. The lack of a functional all-season practice facility at University Ridge hinders the student golfers’ ability to improve their skills year round without weather constraints. This has had a negative impact on recruitment efforts and the achievable performance of individual golfers and the golf teams as a whole. The proposed All-Season Golf Practice Facility will provide the year round capability for student athletes to practice chipping, putting, and indoor hitting/driving. The 2011 – 2012 UW-Madison Men’s Golf Team roster included 8 student athletes and 2 coaches. The 2010-2011 UW-Madison Women’s Golf Team roster included 11 student athletes and 2 coaches. The potential success of these and future

UW golfers on and off the course can be maximized by the year round practice made possible by this project. In addition, the All-Season Golf Practice Facility will take advantage of the significant donations made to UW-Madison for the specific purpose of constructing an All-Season Golf Practice Facility. The All-Season Golf Practice Facility will be funded with Gift Funds.

Currently, the University Ridge property includes an 11,310 gross square foot clubhouse which includes a golf pro shop; a small dining facility (The W Grill, opened in 2009); an adjacent outdoor pavilion/dining area (opened in 2010 seating 250 people) and associated small outdoor patio areas; and a 33-acre outdoor golf practice facility. Other small garages and golf course maintenance storage buildings are also included on the property.

Operating hours of the golf course facility are typically 6:00 AM to 9:00 PM daily during the season. Maintenance of the facilities is provided by university staff on a regular basis. Trash and recycling is handled by a private contractor.

Since the UW Golf Teams currently practice at University Ridge, no net increase in traffic is anticipated after construction is completed. Parking at University Ridge is accommodated by an 150-space surface parking lot adjacent to the clubhouse and an overflow lot of approximately 104 spaces in a developed surface lot south and west of the clubhouse. The two parking areas have a total of 267 stalls and 8 ADA accessible stalls. The proposed All-Season Golf Practice Facility includes an additional ADA accessible parking stall near the new building.

A proposed natural gas main is planned to be installed along the University Ridge entrance drive and will replace the propane tanks currently used by the clubhouse. The gas main will also serve the new practice facility. The clubhouse's potable water source is currently an on-site well.

The land and its buildings are served by the City of Madison Fire Department. The building will be sprinklered. The Madison Fire Department has requested that the proposed project include a connection to the municipal water system and a fire hydrant be installed near the existing clubhouse and proposed practice facility. The proposed fire/access lane to the proposed building will cross an existing golf cart path. The finished fire/access lane will include bollards with removable chains to prevent golf cart operation on the lane.

Exterior building materials are similar to the existing club house and include wood siding, aluminum windows and an asphalt roof.

Building and site signage exists currently both at University Ridge and at the O.J. Noer facility. New building mounted and Campus standard ground mounted building signs near the entrance will be included as part of the project.

Lighting will be provided along the entrance walk, on the building and for the outside chipping/putting area. The lighting fixtures will be in conformance with Campus standards.

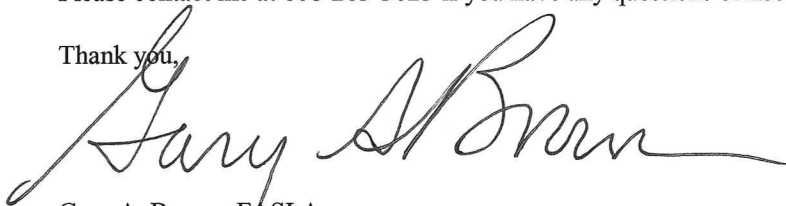
The overall project will be designed to a minimum LEED Silver rating but LEED certification will not be pursued.

The project was presented to the City of Madison Development Assistance Team on March 24, 2011.

**Legal Description of Site** - See attached.

Please contact me at 608-263-3023 if you have any questions or need further information.

Thank you,



Gary A. Brown, FASLA  
Director, Campus Planning & Landscape Architecture  
Facilities Planning & Management, University of Wisconsin-Madison

Xc: Ann Hayes, UW-Madison FP&M Project Manager  
Tim Luttrell, DOA/DSF Project Manager  
Tim Wise, UW Athletics

Alder Lisa Subeck, District 1, City of Madison Common Council