

**MADISON  
PARKS**

# Odana Hills Golf Course & Park Improvements

Presented to Board of Park Commissioners



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# Task Force Recommendations - 2020

- The City should provide Municipal Golf in Madison Parks.
- The City should work with the University of Wisconsin, including the OJ Noer Ag Research Station, to develop Integrated Pest Management protocols that are at the forefront of managing public golf courses sustainably.
- The City should work to promote positive ecological outcomes at the golf courses through reducing reliance on limited natural resources and providing ecological assets.
- The City should work with stakeholders and staff to develop a specific action plan to promote equity and inclusion at all courses.
- The City should work with Residents, stakeholders, and partners to promote wider utilization by the community of the golf courses to better integrate the courses into the wider park system for uses other than golf.
- The City should ensure that if City resources are used to invest in capital projects at golf courses it is done in an equitable and fiscally responsible manner to reduce negative impact on park services across the system.



# 2025-2030 POSP Recommendations

- Create welcoming and inclusive park spaces and programming.
- Foster meaningful connections with groups and organizations that advance the vision of the Parks Division.
- Secure sufficient resources to sustain service levels across the growing and changing park system.
- Develop new parks and amenities in a fiscally sustainable manner.
- Improve the park system's capacity to adapt to environmental challenges.
- Protect and enhance natural resources.
- Pursue regional solutions to regional issues.
- Promote the physical and social health of the diverse community.



Course renovations through generous donation of Michael & Jocelyn Keiser.

Improved golfing experience:

- Larger playing areas, fewer penalties and more forgiving
- 4 tees for each hole
- Larger greens, many options for play

Improved land management:

- Increase of native plantings by over 1000%
- Provide native habitat to wildlife and insects
- Promote tree health planning and replanting in strategic areas
- Decrease reliance on water, fertilizer, and pesticides

Enhance Park Amenities:

- Create greater connection with the space and sport of golf
- Free putting green for all
- Programming Plan
- Walking trails planned to connect to surrounding park spaces





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# Recap: The Glen House Renovation

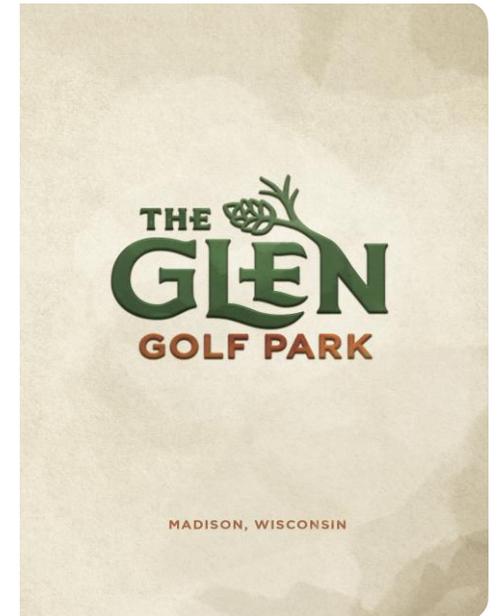
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Clubhouse Renovations donated through grassroots efforts led by Supreme Structures:

- Visual Updates to building interior, replace windows and roof
- Focus on accessibility: ADA compliant restrooms, service window
- Showcase history of the land, course, neighborhood
- Friends of The Glen donor recognition on interior spaces
- Ample retail space
- Enhanced customer experience
- Incorporates Brand Identity & Style, developed by ZEBRADOOG, throughout

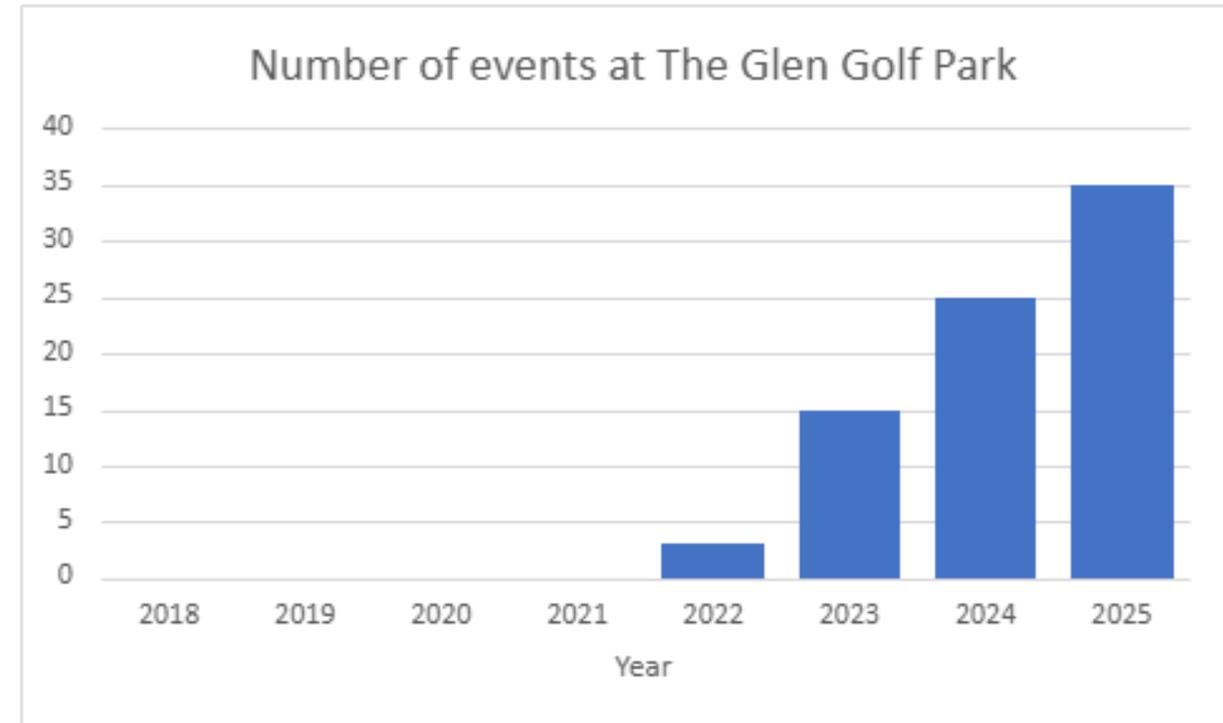
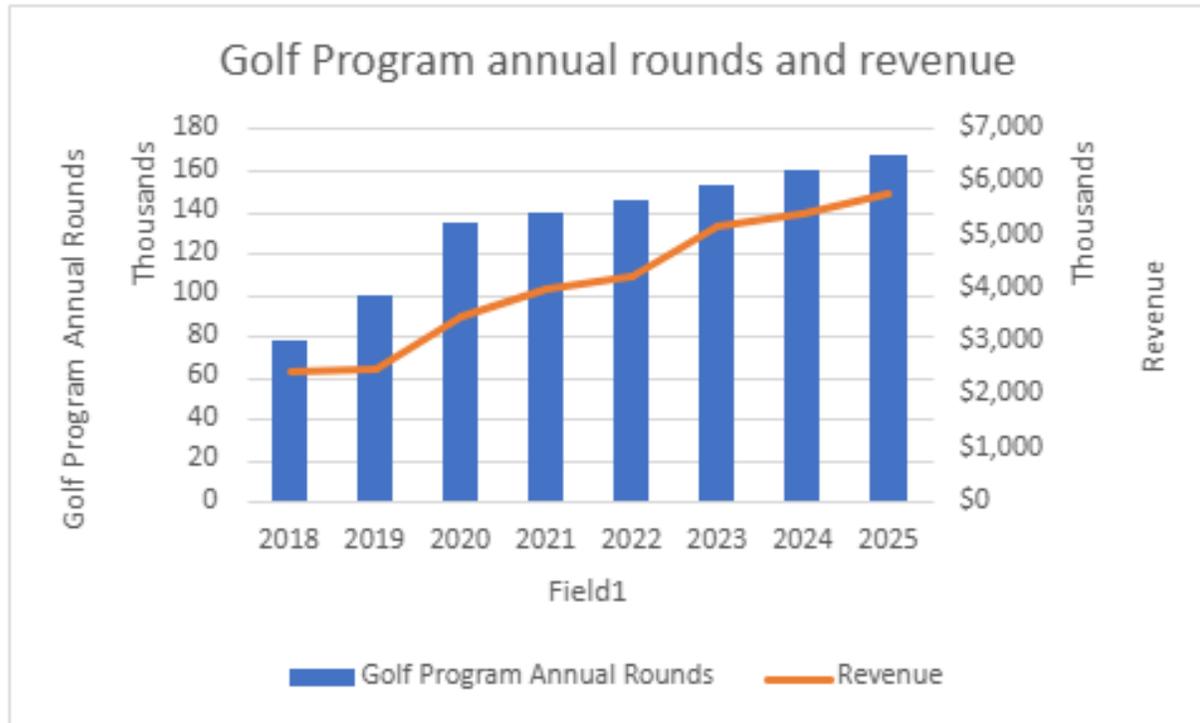


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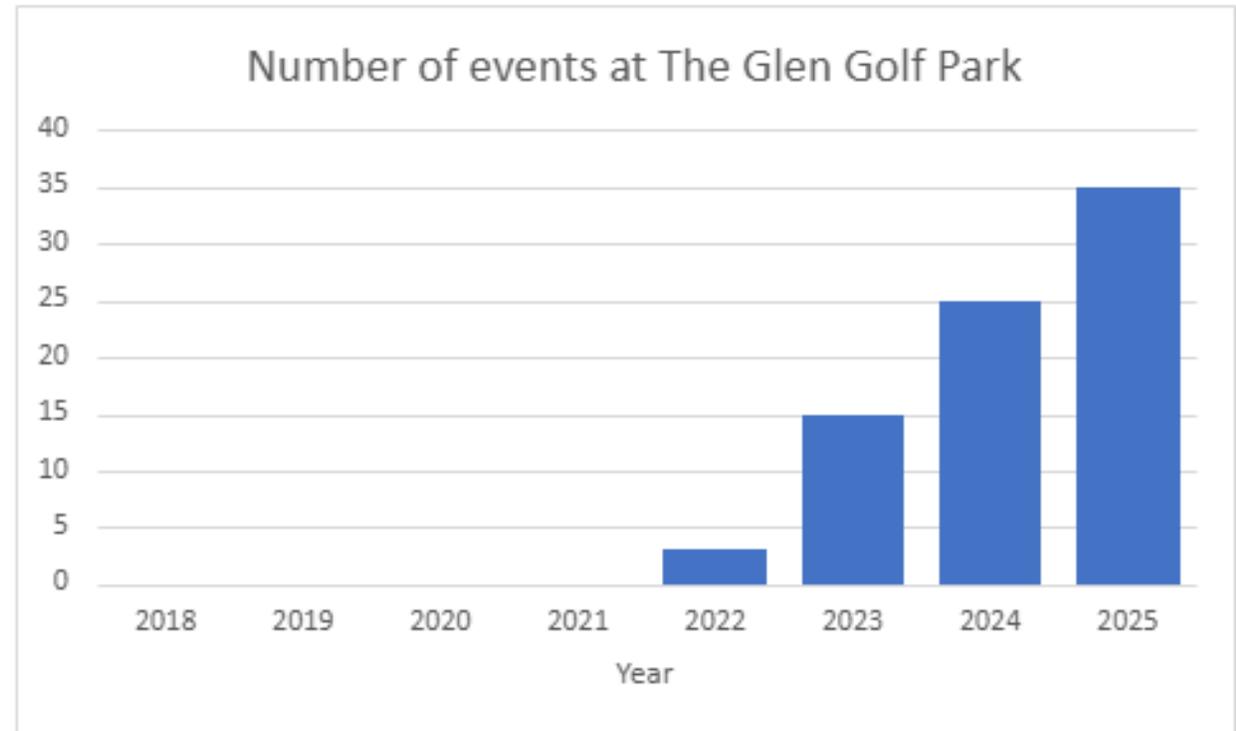
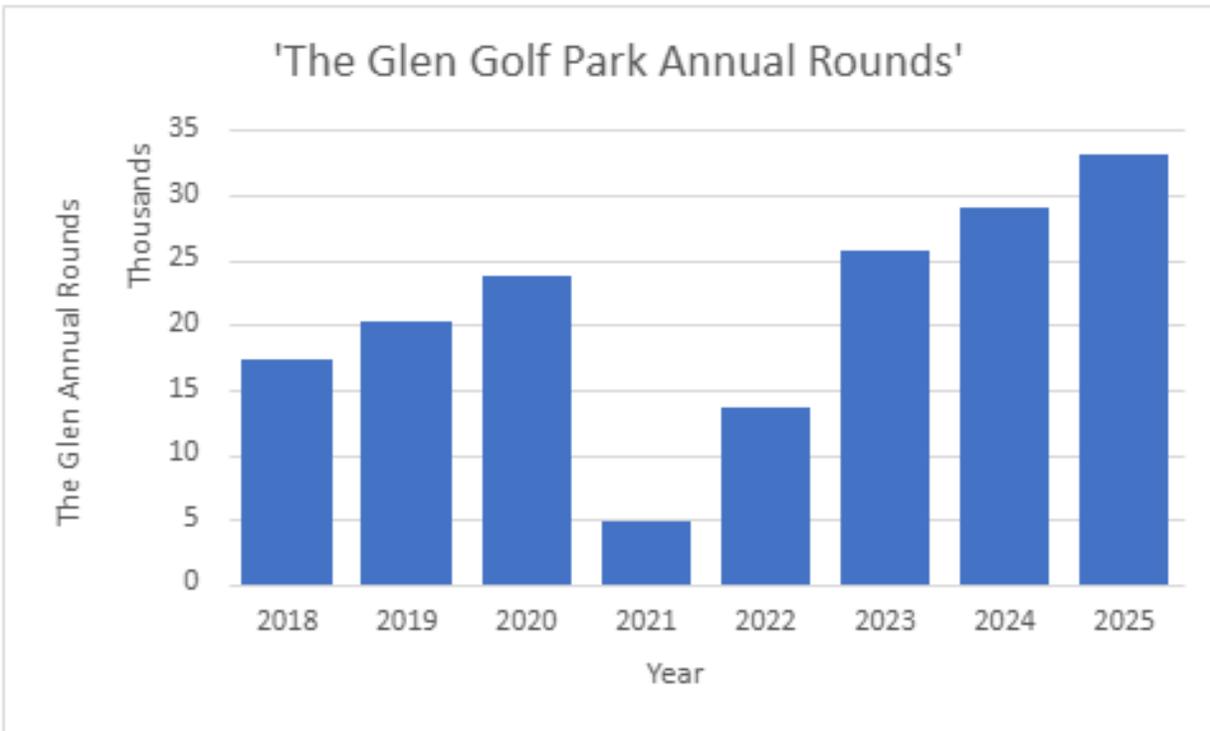


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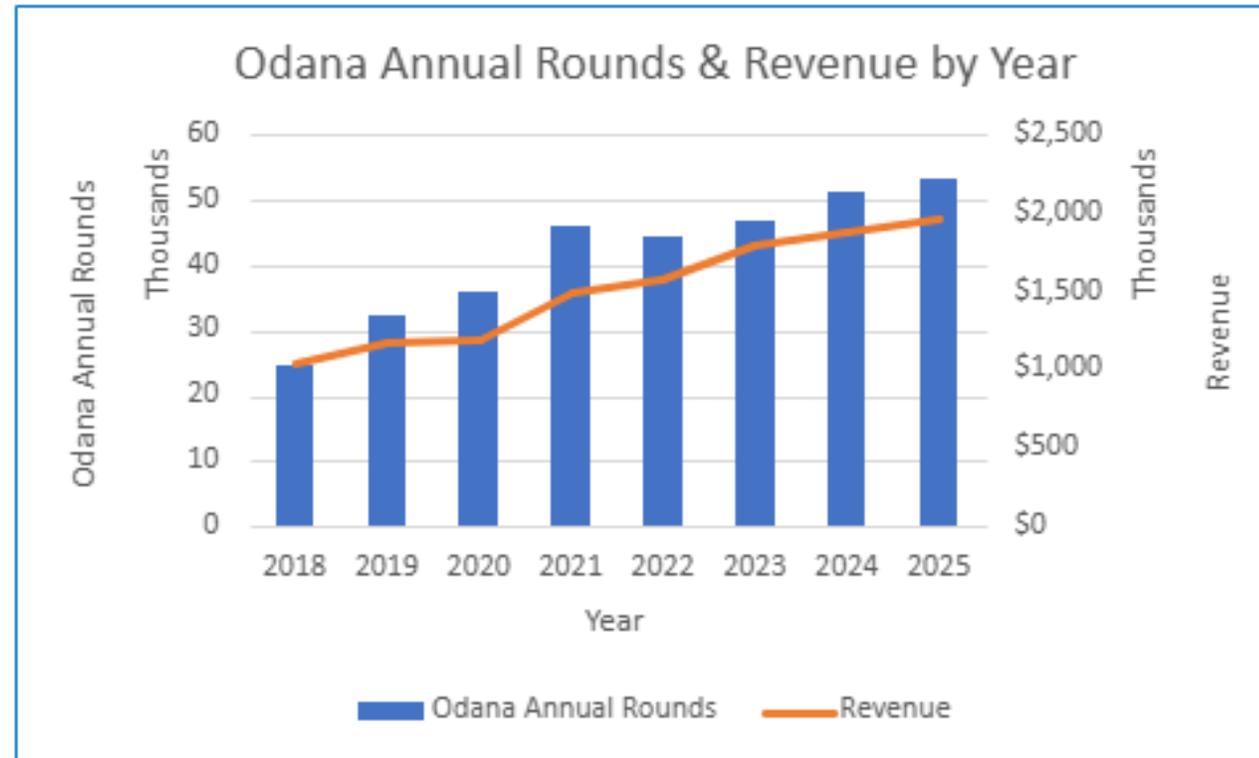
# Golf Enterprise Performance



# Snapshot of The Glen Performance



# Odana Golf Course Performance



Note: Revenue totals reflect season pass sales typically bought at Odana, but used at all courses (approximately \$214k per year).

# Opportunities at Odana Hills Golf Course





# Odana Hills Project Overview

## 1. Odana Hills Golf Course & Park Master Plan & Development

- One conceptual Master Plan of Odana Hills Golf Park –a community gathering space
  - 18 Hole Course Redesign –Tees and greens & surrounding areas, hole configuration
    - Consistent with Task Force Recommendations
    - Funded through generous donation led by Michael and Jocelyn Keiser and with the support of the Madison Parks Foundation.
  - Reconfigure Clubhouse, Parking & Odana Hills Park- East Area

## 2. Opportunity for Interagency Collaboration

- Transportation Division
- Engineering Division - Stormwater & Facilities



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# Odana Hills Golf Course & Park Master Plan

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# Existing Conditions: Course



## MAJOR CONCERNS:

- Wear due to extreme play impacts playability
- Infrastructure is failing and needs to be addressed
- Drainage issues
- Completely reliant on City water sources

# Existing Conditions: Clubhouse



## MAJOR CONCERNS:

- Built in 1956
- Not accessible for individuals with disabilities
- Failing infrastructure, prone to water issues
- Failing/inefficient building mechanicals

# Existing Conditions: Parking Lot



## MAJOR CONCERNS:

- Pavement is degrading
- Inefficient flow
- Not built to current code



# Existing Conditions: Park



Built in 1978



Built in 1996

## MAJOR CONCERNS

- Aging infrastructure
- Accessibility concerns

## Stormwater- Flood Mitigation Improvements

### Modified Golf Course / Odana Pond NWL = 975.65'

**Details**

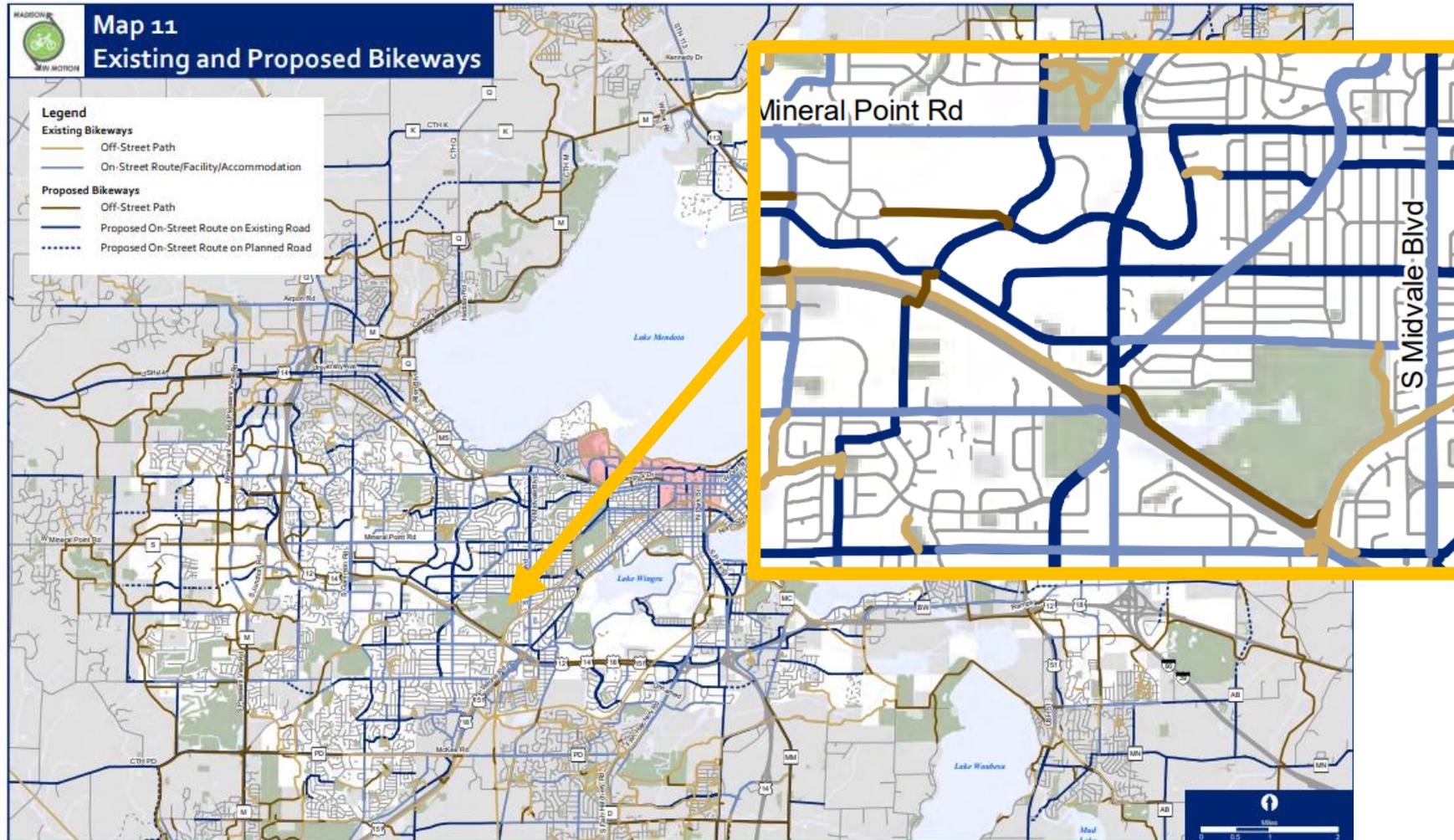
- Outlet pipe remains in place
- Weir plate removed on Odana Pond
- All ponds expanded and dredged
- Significant permitting hurdles
- Concept used to size storage and develop cost estimate, pond footprint flexible

West Wingra Watershed Study – Adopted 2022

### MAJOR BENEFITS:

- Relieve pressure during storms – reduce flooding for surrounding neighborhood
- Will help with course drainage issues

## Madison In Motion: Transportation Improvements



### MAJOR BENEFITS:

- Secure safe east/west connection to Southwest Commuter Path
- Enhanced experience for commuters and park users

# Summary of Project Goals

- Responsibly invest Golf & City resources by leveraging private support
  - Address golf course, clubhouse and park infrastructure needs
  - Integrate stormwater and transportation improvements
- Improve environmental outcomes
  - Install well, reducing reliance on City water source
  - Increase native plantings, reduce intensively managed turf areas
  - Construct flood mitigation improvements
  - Build energy efficient clubhouse and parking lot to meet current codes & goals
- Set course up to be a valued community asset for generations to come
  - Serve community beyond golf as a seasonal community gathering space



# Project Teams:

## Master Plan Design Team

- Keiser Design Team
- Parks Planning & Golf
- City Engineering - Facilities Management
- City Engineering-Stormwater
- City Transportation
- Madison Parks Foundation

## Turfgrass Science Team

- OJ Noer
- Golf Course Superintendent Staff

## Ecological Resources Team

- Well & Irrigation Pumphouse Consultants
- Volunteers from Pollinator Demonstration Area
- Parks Ecology Team

## Program and Park User Team

Golfers

Year-Round Park Users

Pedestrian/bike path users



# Tentative Approval Timeline & Meetings:



Image Credit: Brian Shore

- Introduction of Project:
  - BPC – March 11
  
- Public Engagement:
  - Public Input Meeting – April
  - Focus Group Meetings – April
  - Neighborhood Association Meetings- April

# Tentative Approval Timeline & Meetings (cont'd)

- Conceptual Master Plan
  - Review of Draft by BPC May 13
  - Review of Final by BPC June 10
- Donor & Development Agreement
  - Introduce Resolution– June 9th
  - Board of Park Commissioners- June 10th
  - Finance Committee – June 15th
  - Common Council – June 23rd



# Project Timeline: Course Improvements

## Course Improvements

- June-October 2026- Obtain permits
- Late Fall 2026- Groundbreaking, begin construction
- Spring 2028 – Construction complete

## Concurrent Collaboration TBD

- Stormwater improvements
- Bike/Pedestrian Improvements



Change Golf instruction session at Odana Hills

# Project Timeline: Park & Clubhouse



Pollinator demonstration area at Odana Hills Golf Course

- Park Improvements
  - March- Secure Planning Consultant
  - July-Dec 2026- Design Park Improvements
  - 2027-2028- Construction
- Clubhouse Replacement
  - July 2026- Secure Design Consultant
  - July-Dec 2026- Design & Construction drawings
  - Feb 2027- Bid BPW Project
  - April 2027 – April 2028 Construction
  - May 2028- Open

# Impacts to Golf Program & Recreation

- Construction Start: October 2026, may require full or partial early closure
- Operation of 36 holes total (Yahara Hills, The Glen & Monona) for the 2027 season
- Closure of Odana Hills Golf Course for the 2027 Season
- Cross Country skiing may be impacted for 2026-2027 and 2027-2028 seasons
- Course & Clubhouse reopen during 2028 Season
- Master Plan implementation may impact routing of cross country skiing

# Questions?

For ongoing project updates, visit:

[Odana Hills Golf Course & Park Project Website](#)



Youth golfers walking with bags- Photo provided by First Tee



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