

# Yahara Hills Golf Course Update



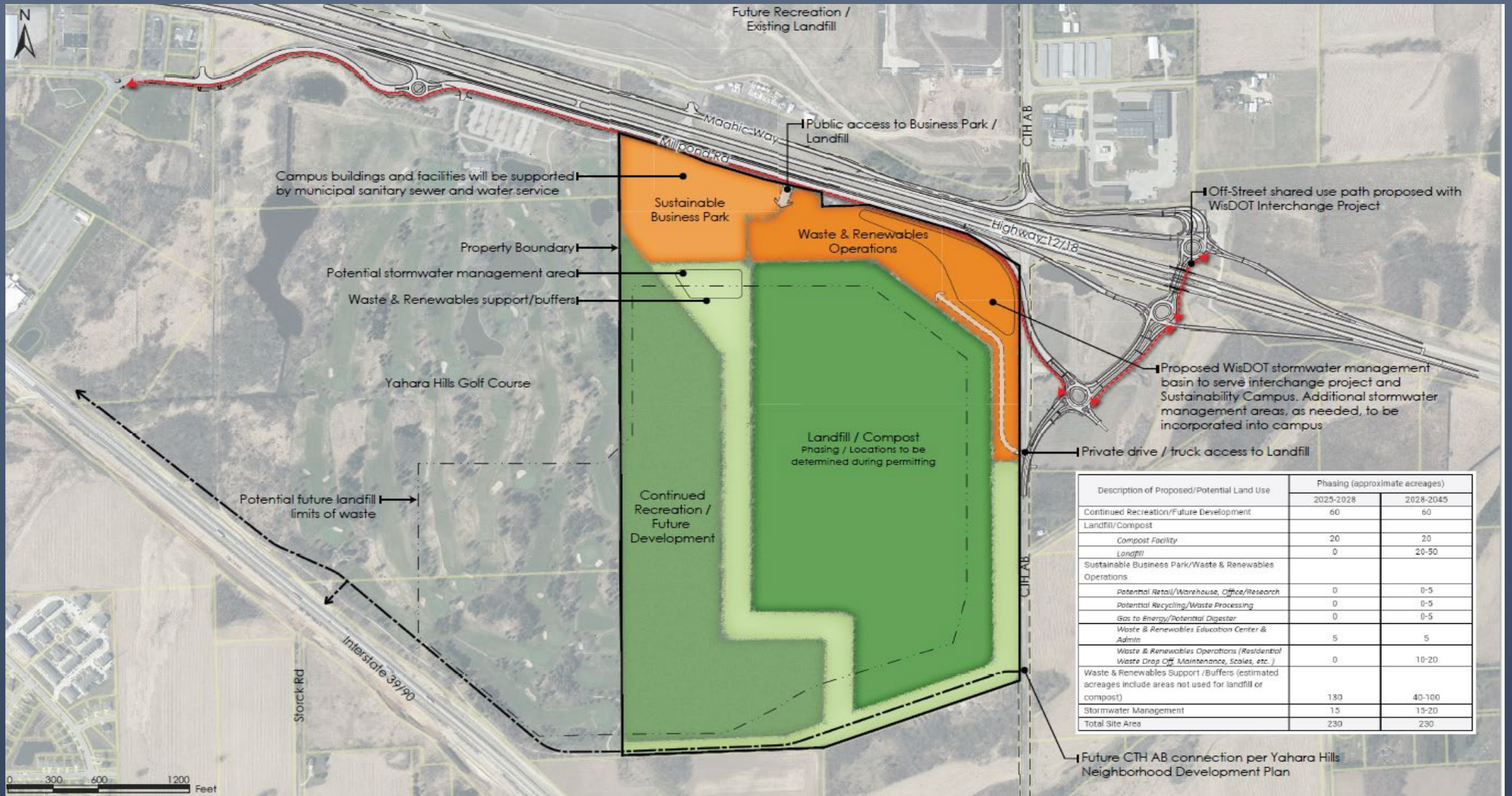
# Overview of Land Sale & Agreements

- Land Sale Agreement between City of Madison Public Works and Dane County Waste & Renewables
- 232 Acres of golf course land
  - Expand landfill, serve community for at least 70 years
  - Expand sustainability practices through Sustainable Business Park
  - Compost facility
  - Disposal of dredging materials
  - Ultimately restore to more natural state for future recreational uses
  - Future purchase option approximately 100 acres if conditions are met
  - Opportunity to invest in Capital needs of Golf Enterprise Program

# Project Timeline

- Neighborhood Meetings Held – March 17 & April 21, 2022
- Land Sale and Agreements with Dane County (RES-22-00319) (Leg File #70597)
  - Board of Public Works – April 6th (recommended adoption)
  - Board of Parks Commission – April 13<sup>th</sup> (recommended adoption)
  - Finance Committee – April 25<sup>th</sup> (recommended adoption)
  - Common Council Approved on May 10, 2022
- Review NDP amendment with various City committees (RES-22-00361) (Leg File #70654)
  - Board of Parks Commission – April 13<sup>th</sup> (recommended adoption)
  - Transportation Policy and Planning Board - April 18<sup>th</sup> (recommended adoption)
  - Plan Commission - April 25<sup>th</sup> (recommended adoption)
  - Adopted by Common Council Adopted on May 10, 2022
- Due Diligence Period Complete
- Closing on Sale in Early 2023





Description of Proposed/Potential Land Use	Phasing (approximate acreages)	
	2025-2028	2028-2045
Continued Recreation/Future Development	60	60
Landfill/Compost		
Compost Facility	20	20
Landfill	0	20-50
Sustainable Business Park/Waste & Renewables Operations		
Potential Retail/Warehouse, Office/Research	0	0-5
Potential Recycling/Waste Processing	0	0-5
Gas to Energy/Potential Digester	0	0-5
Waste & Renewables Education Center & Admin	5	5
Waste & Renewables Operations (Residential Waste Drop Off, Maintenance, Scales, etc.)	0	10-20
Waste & Renewables Support / Buffers (estimated acreages include areas not used for landfill or compost)	130	40-100
Stormwater Management	15	15-20
<b>Total Site Area</b>	<b>230</b>	<b>230</b>



## Preliminary Site Plan

Dane County Department of Waste & Renewables  
Dane County Sustainability Campus  
February 28, 2022

**vierbicher**  
planners | engineers | advisors

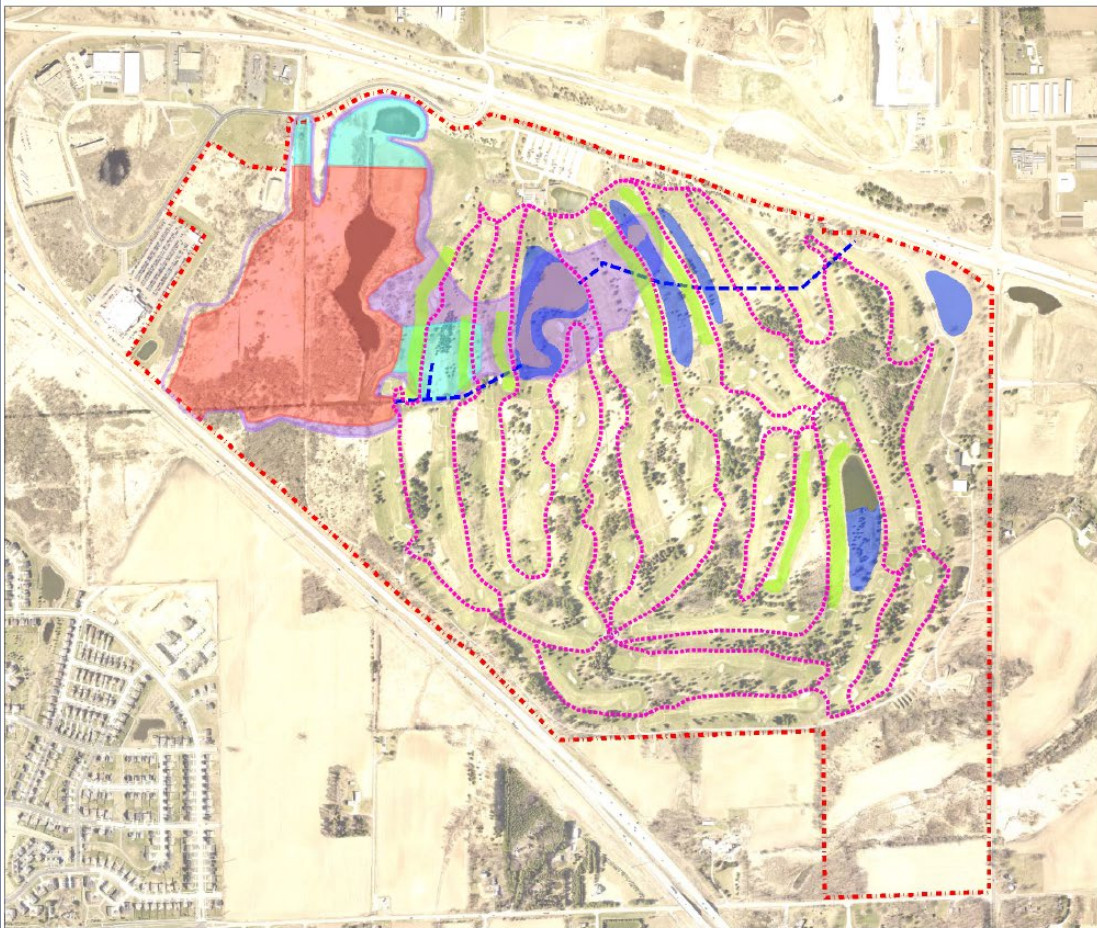


# Golf Enterprise Impact

Ongoing Preliminary site inspection work through Temp Land Use Permit with Parks

- Golf Operations Leases
  - 2022-2024: 36 holes of golf
  - Through 2025: 27 holes of golf
  - 2026-2042: 18 holes of golf
- Irrigation Easement: remove/relocate irrigation through end of 2026
- Facility Lease: Use of current Maintenance Facility through 2028





## Yahara Hills Golf Course Capital Needs Assessment

01/07/2020

### Legend

- Proposed Fairway Restoration
- Proposed Pond Improvements
- ⋯ Proposed Cart Path
- - - Proposed Storm Pipe Improvements
- - - Park Boundary
- FEMA 500 yr Flood Zone
- FEMA 100 yr Flood Zone
- FEMA Floodway

Additional items not shown on plan include:

- Pumphouse replacement
- Bunker renovation
- Renovate existing tees
- Install new tees

Graphical Scale  
0 1000 ft



2022 Land Sale/Lease Area

# Capital Investment

- Pay-off remaining debt (approximately \$700K)
- Developing plan for long-term investment
  - Address recommendations from Task Force
  - LTE Crew to perform improvements in-house
    - Greens/Tees/Bunker across system
    - Natural areas
    - Tree care improvements
  - Address irrigation issues
  - New maintenance facility at Yahara
  - Address buildings and parking lots
  - Playable 18 hole course at Yahara, working with nature

# Next Steps

- Determine Improvement Plan for Yahara
  - Opportunity for Public Input—format TBD
- Recruit and Hire LTE Team
- Begin Course Improvement Work (2<sup>nd</sup> half of 2023)



Questions?