



City of Madison

Proposed Rezoning

Location
9002 McKee Rd, 2002-2602 S. Pleasant
View Rd, 2501 Woods Rd, 8701 Midtown Rd

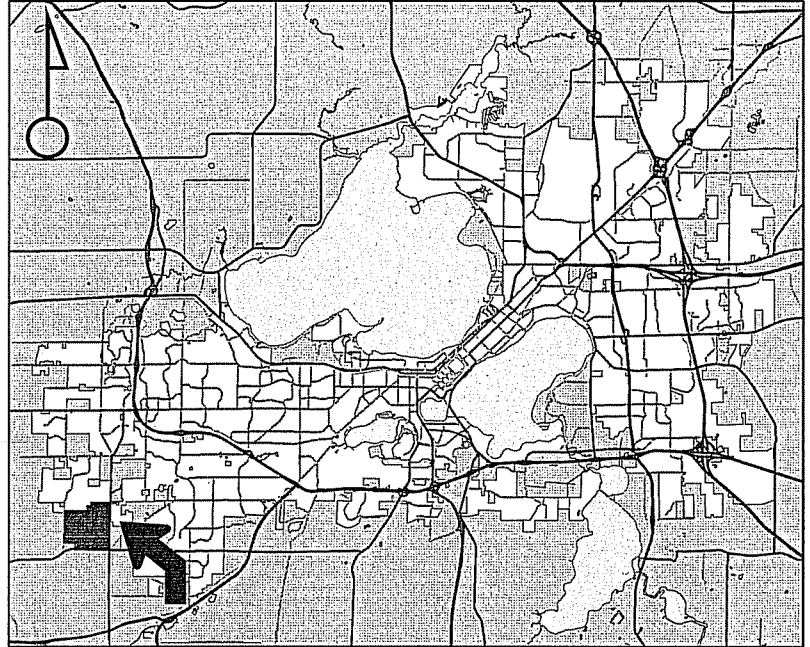
Applicant
Board of Regents, UW System/
Gary A. Brown - UW Madison

From: Temp A To: A

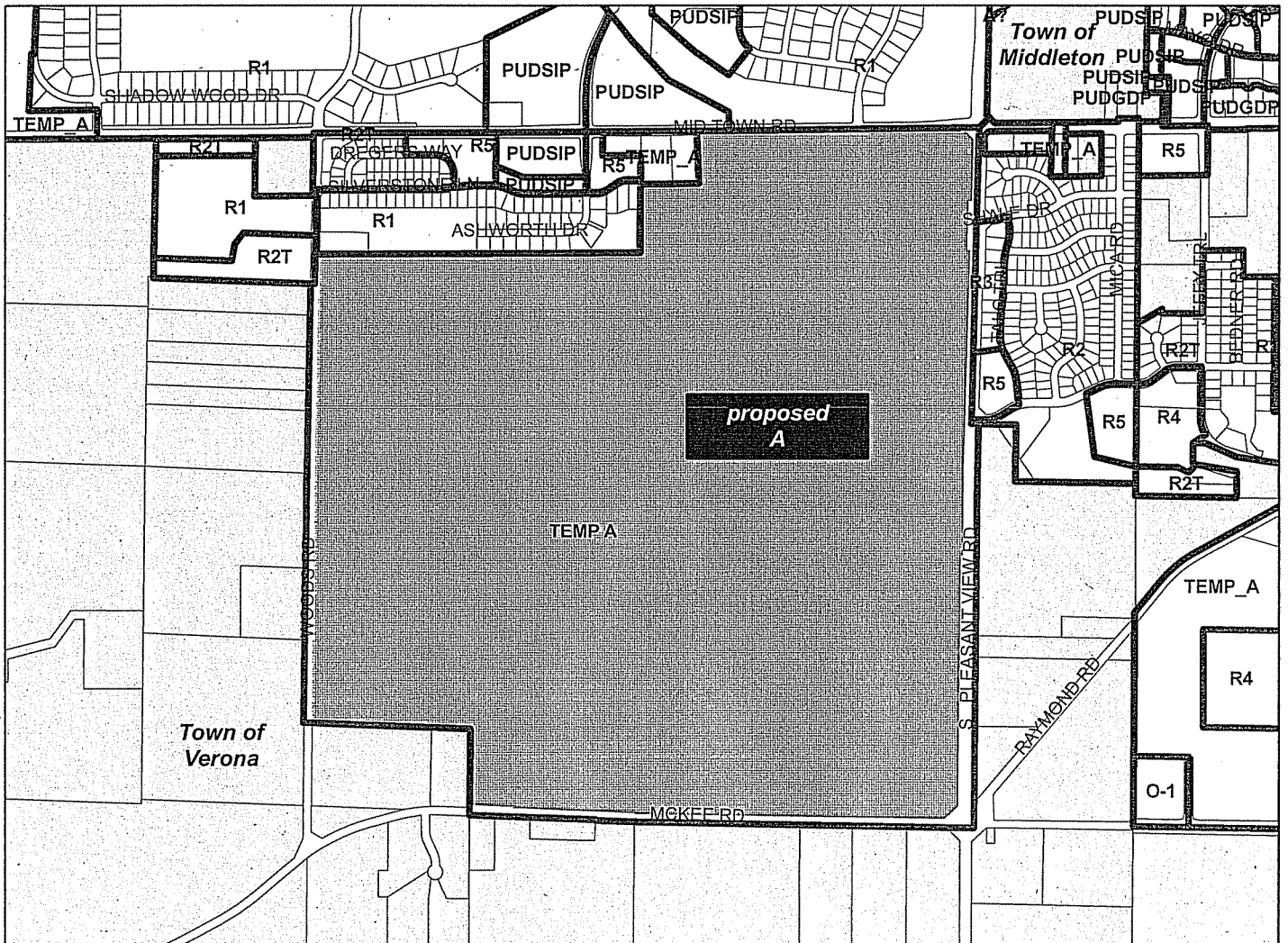
Existing Use
University Ridge Golf Course & OJ
Noer Turf Facility

Proposed Use
Assign permanent City zoning to University
properties; no new construction is proposed
with this request

Public Hearing Date
Plan Commission
20 February 2012
Common Council
28 February 2012

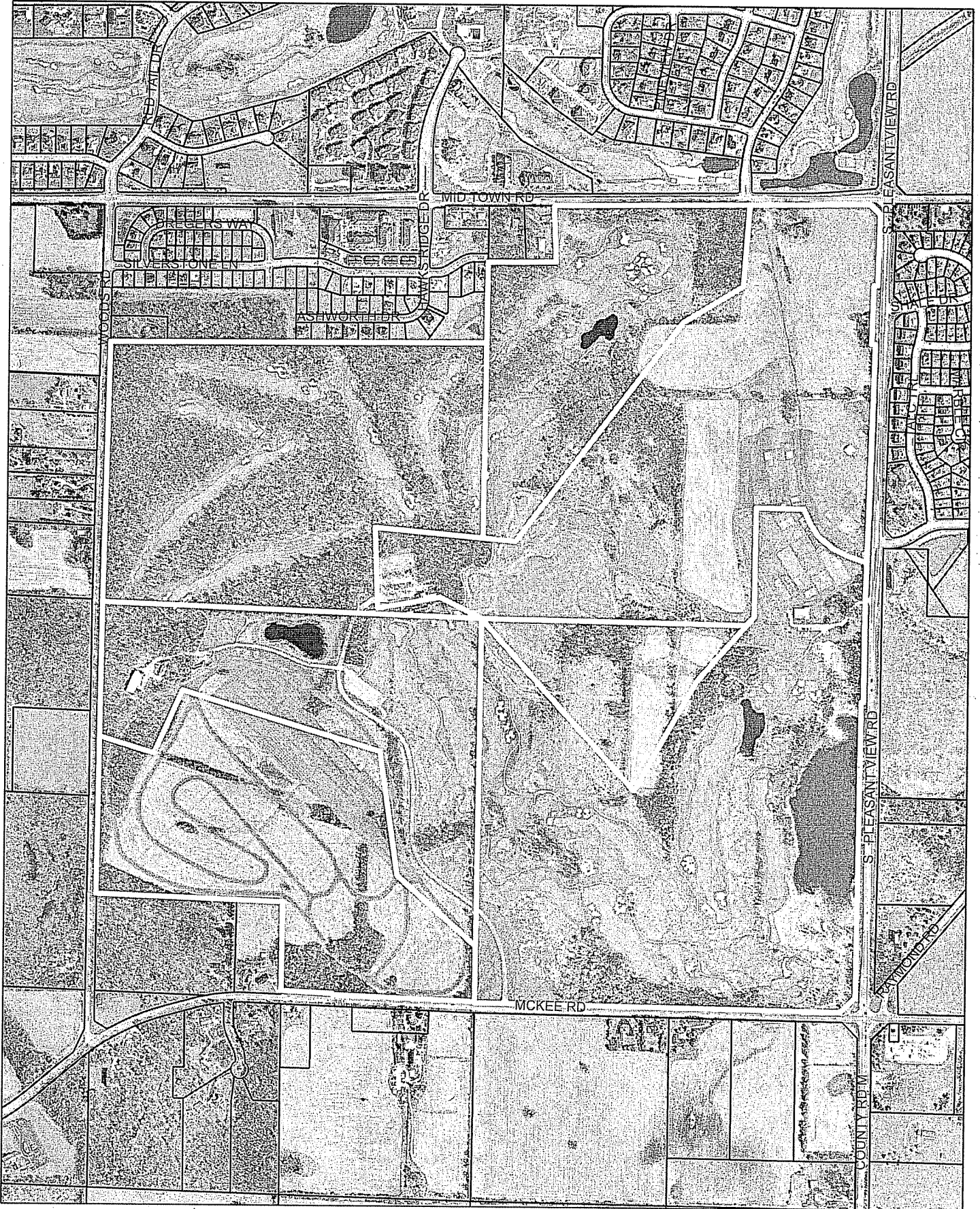


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 1300'

City of Madison, Planning Division : RPJ : Date : 06 February 2012





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

OR OFFICE USE ONLY:	
Amt. Paid <u>NA</u>	Receipt No. _____
Date Received <u>11/4/12</u>	Received By <u>JLK</u>
Parcel No. _____	Aldermanic District <u>1-Lisa Subeck</u>
GQ <u>Eng Hold</u>	Zoning District <u>Temp Ag</u>
For Complete Submittal	
Application <input checked="" type="checkbox"/> Letter of Intent	<input checked="" type="checkbox"/>
IDUP <u>NA</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>NA</u>
Alder Notification <u>11/3/12</u>	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued <u>11/4/12</u>	_____

1. Project Address: 9002 McKee Rd, 2602 Pleasant View Rd, etc. **Project Area in Acres:** 584.8
Project Title (if any): University Ridge Golf Course and OJ Noer Turf Grass Institute

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

Rezoning to a Non-PUD or PCD Zoning Dist.:
Existing Zoning: Temporary Agriculture to _____
Proposed Zoning (ex: R1, R2T, C3): Agriculture

Rezoning to or Amendment of a PUD or PCD District:
 Ex. Zoning: Temporary Agriculture to PUD/PCD-GDP
 Ex. Zoning: Temporary Agriculture to PUD/PCD-SIP
 Amended Gen. Dev. Amended Spec. Imp. Plan

Conditional Use **Demolition Permit** **Other Requests (Specify):** _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Gary A. Brown Company: University of Wisconsin-Madison
Street Address: 610 Walnut Street City/State: Madison, WI Zip: 53726
Telephone: (608) 263-3023 Fax: (608) 265-3139 Email: gbrown@fpm.wisc.edu

Project Contact Person: Gary A. Brown Company: University of Wisconsin-Madison
Street Address: 610 Walnut Street City/State: Madison, WI Zip: 53726
Telephone: (608) 263-3023 Fax: (608) 265-3139 Email: gbrown@fpm.wisc.edu

Property Owner (if not applicant): Board of Regents, Univ of Wisc System
Street Address: 1220 Linden Drive City/State: Madison, WI Zip: 53706

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
Change zoning from "Temporary Agriculture" to "Agriculture" at the Univ Ridge Golf Course and adjoining UW property.

Development Schedule: Commencement Existing Completion Existing

5. Required Submittals:

Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent (12 copies): describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.

Filing Fee: \$ DNA See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

For any applications proposing demolition or removal of existing buildings, the following items are required:

- Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
- A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
- Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.

Zoning Text (12 copies): must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
→ The site is located within the limits of _____ Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Ald. Lisa Subeck, District 1 - waiver request submitted § attached

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Brad Murphy Date: various Zoning Staff: Matt Tucker Date: 3/23/11

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name GARY A. BROWN Date 01/03/12
Signature Gary A Brown Relation to Property Owner owner's rep.

Authorizing Signature of Property Owner Gary A Brown Date 01/03/12



January 4, 2012

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

**RE: REZONING APPLICATION – UNIVERSITY RIDGE GOLF COURSE & SURROUNDS
9002 McKee Road (Hwy PD), 2501 Woods Road, 8701 Midtown Road, 2602 S. Pleasant View Road
University of Wisconsin-Madison**

Dear Mr. Tucker,

This is an application for a rezoning request from “Temporary Agriculture” to “Agriculture” for the University Ridge Golf Course, its surrounds and the O.J. Noer Turfgrass Research and Education Facility on the southwest side of Madison. All land is owned by the Board of Regents of the University of Wisconsin System. When annexed into the city of Madison in 1999 from the Town of Verona, the city of Madison provided a temporary zoning designation of “Temporary Agriculture”. This application provides a final recommended zoning designation of “Agriculture” for these lands which follows what is proposed in the new zoning code map for this area under the new, proposed zoning code for the City of Madison.

Application Materials

Zoning Application
Letter of Intent & Site Map (12 copies)
Legal Description

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

Facilities Planning & Management

Land Use, Area, and Occupancy

University Ridge Golf Course derived its name from the landscape features left by the last retreating glacier. The course sits on the terminal moraine, where the Wisconsin Glacier stopped, forming the backbone of the ridge that separates the land into groups of rolling hills and valleys. The natural ridge dictated course construction with the designers following the contours of the land creating a natural setting that overlooks the City of Madison. Course designer Robert Trent Jones, Jr., considered to be among one of world's foremost golf course architects, had broad versatility in mind when designing the course. At the same time, he was extremely conscious of preserving the integrity of the land to bring out its natural beauty. Over the last decade University Ridge has received national attention and has become one of the top 50 public golf courses in the country. The superior service and pristine course conditions have brought forth numerous awards and other recognitions. University Ridge has been a top-10 golf course in Wisconsin since the doors opened in June 1991. Currently the golf course is a 18-hole facility with future expansion possible for an additional 9 holes.

The existing property is approximately 585 acres and generally includes the land west of South Pleasant View Road (County Highway M), north of McKee Road (County Highway PD), south of Midtown Road and east of Woods Road less the small residential area just off Midtown Road in the northwest corner of the property. In 1999, the land was annexed from the Town of Verona into the City of Madison and given the "Temporary Ag" zoning designation.

The area also includes the O.J. Noer Turfgrass Research and Education facility, an arm of the UW College of Agricultural and Life Sciences. What gets studied at O.J. Noer touches the lives – or rather the feet – of virtually everyone in the state. Wisconsin has an estimated 300,000 acres of turfgrass, covering yards, parks, roadsides, golf courses, athletic fields and sod farms. In acreage, it's the state's fifth biggest crop. Wisconsin's turfgrass is the base of a nearly one-billion-dollar-a-year industry that employs more than 30,000 people in the state.

The O.J. Noer facility was developed by the Wisconsin Turfgrass Association in partnership with the UW Foundation and the UW Agricultural Research Stations in 1992. The station started with 13 acres; 3 additional acres were added in the late 1990s and an additional 10 were added in the early 2000s to accommodate a growing need for research space. Current total acreage is approximately 26 acres of the approximate 585 acres noted above that encompass the university's land holdings in this area west of County Highway M. The main research building is approximately 6,000 gross square feet in size. A smaller 1,300 GSF chemical management facility and other small outbuildings are also nearby. A small 18-space surface parking lot is located south of the main research building.

The mission of the O.J. Noer facility is dedicated to the testing, development, and promotion of turfgrasses and turfgrass management technologies. The facility provides the physical base necessary to conduct high quality research and offer educational opportunities to UW-Madison students and the turfgrass industry at large. The facility is named after Oyvind Juul Noer, a UW-Madison alumnus and internationally respected turfgrass agronomist.

Researchers use the O.J. Noer facility to compare different turfgrass varieties, mowing practices, equipment and strategies for fertilizer, irrigation and pest management. There are typically 70-80 or more projects conducted at the facility each year. Many of the projects are aimed at providing short-term information for Wisconsin's turf industry (sod production, golf courses, lawn care, sports fields, etc.). A growing number of the studies are aimed at mid- to long-term objectives aimed at providing information for science-based regulations and a more sustainable society.

Part of the land in the southwest corner of the property associated with University Ridge is also defined as the Thomas Zimmer Championship Cross Country Course, a facility of UW Athletics used by the Cross Country running team completed in 2009. Land in the northeast corner of the property is currently used for farming purposes but is included as additional growth space for an additional 9-hole addition to University Ridge. No timeline or funding has been established for this proposed expansion.

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. The turfgrass research facility is open typical university business hours of 7:45 AM to 4:30 PM weekdays. Maintenance of the facilities are all provided by university staff on a regular basis. Trash and recycling is handled by a private contractor.

A proposed 11,600 gross square foot all-season, private practice facility for the UW Men's and Women's golf teams is currently in development. The University will be requesting a conditional use approval for this new building (see separate request and letter of intent).

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.

Building and site signage exists currently both at University Ridge and at the O.J. Noer facility. From a fire protection standpoint, the land and its buildings are served by the City of Madison Fire Department.

Legal Description of Site - See attached.

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

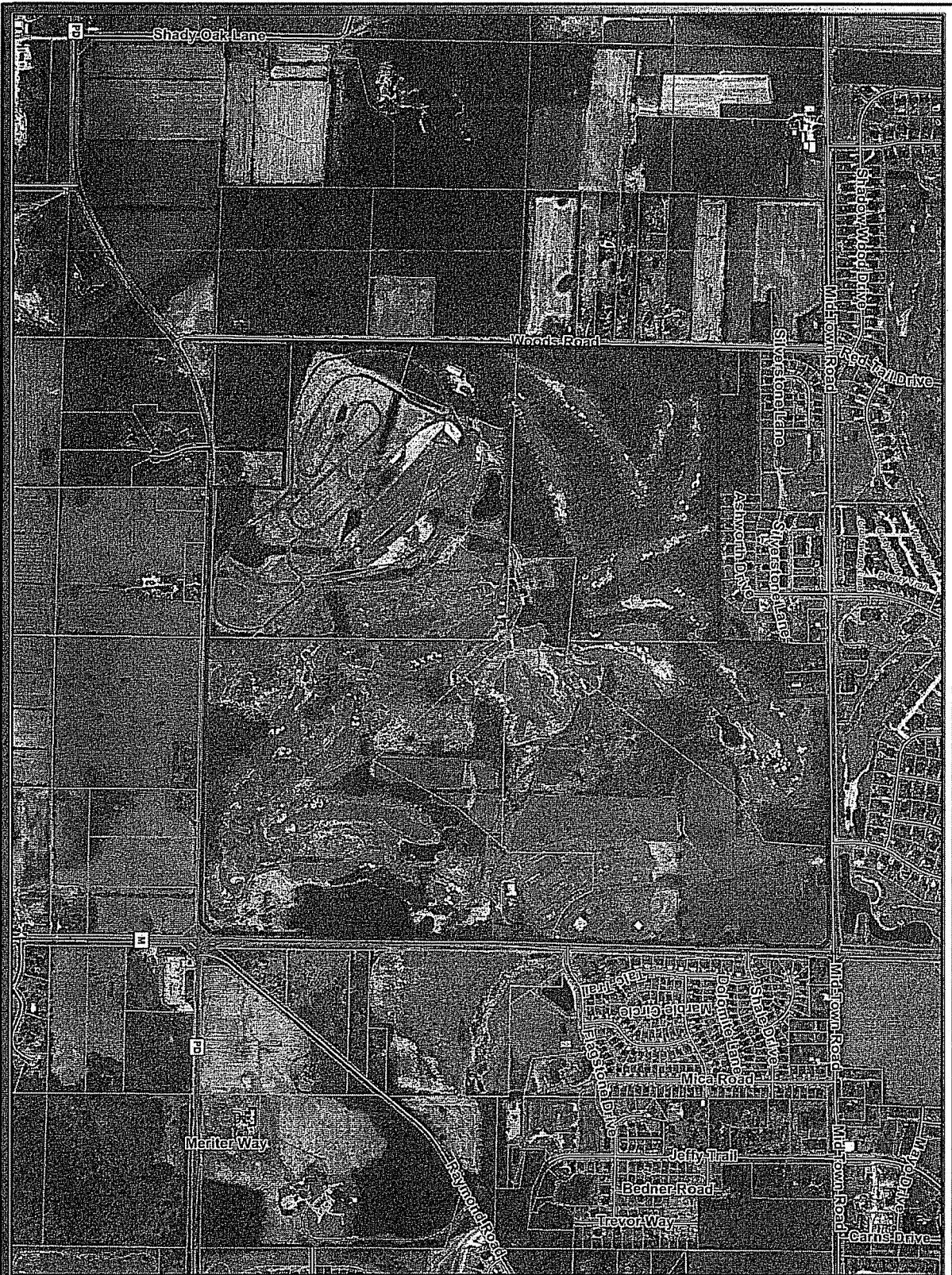
Thank you,



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

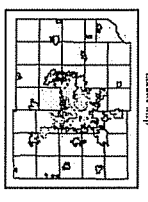
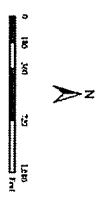
Xc: Ann Hayes, UW-Madison FP&M Project Manager
Tim Luttrell, DOA/DSF Project Manager
John Chadima, UW Athletics

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



**University Ridge
Golf Course &
Surrounds
University of
Wisconsin-
Madison**

**Rezoning from
"Temp Ag" to
"Agriculture"**



This map was prepared by the Dane County Land Information System from aerial photography and data provided to the office by the University of Wisconsin-Madison. The map is intended to be a general guide only. It does not constitute a warranty or representation of any kind. The University of Wisconsin-Madison is not responsible for any errors or omissions on this map. For more information, please contact the Dane County Land Information System at 201 West Washington Street, Madison, WI 53703.