



## Letter of Intent

April 12, 2021

4145 Country Club Road – Nakoma Golf Course Pool and Tennis Complex

### Project Team:

Owner:	Nakoma Golf Club
Architect:	Potter Lawson, Inc.
Pool Architect:	Ramaker and Associates
Civil Engineer:	Vierbicher and Associates
Landscape Architect:	Vierbicher and Associates
General Contractor:	JH Findorff & Son Inc.

### Project Overview and Design Narrative:

Located on the grounds of the 107-acre Nakoma Golf Club the development consists of replacing the existing pool and pool house and adding 2 new platform tennis courts. Three new pools; an expanded lap pool, diving pool, and a young children's wading pool will replace the existing lap pool and diving pool. Additionally, two new platform tennis courts will be located South of the existing grade tennis courts intended for year-round use. The project will require the demolition of the existing pool house, pool deck, and regrading of the site to accommodate the increased footprint of the pool deck and new platform tennis courts.

The intent is to provide a new building in keeping with the design expression of the existing club house and Nakoma Neighborhood. It will update the existing facilities to allow more amenities and space for the pool users as well as those using the tennis facilities and the golf course. The new pool house will include a check-in area and expanded locker room facilities, a multipurpose room for tennis and golf members, and a dedicated locker area for tennis players. It will also include an expanded kitchen accessible from the pool deck and the multipurpose room to offer service to all three user groups. A second story deck has been added above the pool deck outdoor eating area to provide additional outdoor seating and a viewing platform for both the tennis courts and the pool deck.

The new building is in the same area as the current pool house with increased width and height to accommodate the new uses and amenities. Articulation of the roof plane and exterior walls helps to decrease the perceptible increase in volume while affording additional design expression, in keeping with the main building. The main entrance is located on the South West corner of the building easily located from the new main pedestrian access path. The exterior materials are made up of highly durable red brick and a mix of grey and white fiber cement panel to provide a high ware long lasting façade capable of standing up to all the main uses of the building. Mechanical equipment will be located

on the roof. A flat area in the center of the roof is provided for the mechanical equipment, the flat section is recessed and screened by the sloped roof portions.

The site is zoned PR, Parks and Recreation. The zoning designation is intended for golf courses, swimming pools and recreation complexes. The project requires conditional use approval based on the following uses: golf course, restaurant, private club, reception hall and outdoor eating. A demolition permit will also be required for demolition of the existing pool and pool house.

The project site area is approximately 59,731 SF, the new pool house is approximately 5,950 SF. The seasonal employment for the Pool, Snack Bar and Tennis Courts is approximately 70 people.

**Project Construction Schedule:**

Construction Start: September 2021  
Construction Complete: May 2022

**Hours of Use:**

Pool & Pool House: Seasonal Use from late May through early September  
Hours vary throughout the season.  
Mid-Season Typical Hours: 6:00 am – 9:00 pm  
Hours may go later for special events, and are shorter during the beginning and end of the season.

Pool House Snack Bar: Seasonal Use from late May through early September  
Typical Hours: 12:00 pm – 8:00 pm  
Hours may go later for special events

Tennis Courts: Seasonal Use from March through November – Weather Dependent  
Mid-Summer Season Typical Hours: 7:00 am – 11:00 pm

**Storm Water Management:**

There will be less than 20,000 square feet of impervious surface added to the site so the site will be required to meet the City's redevelopment standards for stormwater management. Those standards are:

- Reduce TSS by 60% from no control condition for redeveloped parking areas in the Rock River TMDL.
- If proposed impervious is 85% or more of the existing impervious the following will be met:
  - a. Reduce peak runoff rates from the site by 15% compared to existing conditions during a 10-year design storm.
  - b. Reduce runoff volumes from the site by 5% compared to existing conditions during a 10-year design storm.
  - c. The required rate and volume reductions shall be completed, using green infrastructure that captures at least the first 1/2 inch of rainfall over the total site impervious area.

No parking, drives, or streets will be disturbed with the proposed project. Due to groundwater concerns on the site irrigation options are being evaluated to meet the peak runoff rate and volume reduction requirements.

**Legal Description:**

SEC 33 T7N R9E BEG AT NE COR OF NE 1/4 N W 1/4 TH W ALG N SEC LINE 1485.5 FT TO C /L MANITOU WAY TH SWLY ALG SD C/L TO ITS INTERS WITH C/L OF COUNTRY CLUB RD TH S ELY & S ALONG C/L OF COUNTRY CLUB RD

TO A PT 120 FT M/L N OF N LN OF IRIQUOIS DR TH E 368 FT, TH S 44 DEG 25 MIN E145.4 FT TO A PT ON E LN OF SW 1/4 NW 1/4 SEC 33 TH S 628 FT TO SW COR OF SE 1/4 NW 1/4 SEC 33 TH E ALG E-W 1/4 LN 1528 FT, TH N PARATO & 200 FT, DIST FROM N-S 1/4 LN 1226.2 FT TO S LN OF NW 1/4 NE 1/4 SEC 33 TH N 17 DEG 18 MIN W694 FT TO CENTER OF W LN SD 1/4 1/4 TH N 663.1 FT TO POB ALSO PRT W 1/2 NW 1/4 SEC 33 T7N, R9E LYING E OF MANITOU WAY W OF COUNTRY CLUB RD & N OF BLK 28 NAKOMA 106.72A & VAC COUNTRY CLUB RD SE OF MANITOU WAY EX PART TO CITY FOR STREET