



**MADISON  
PARKS**

# Yahara Hills Golf Course

36 to 18 Hole Reconfiguration

# Background



- Task Force on Municipal Golf in Madison Parks evaluated the Golf Enterprise Program and released final report in 2020
  - The final report consisted of 10 recommendations and provided a vision for the future of municipal golf in Madison Parks.
  - Included phased reduction of Yahara from 36 to 18 holes
- Land Sale to Dane County
  - Closed on Sale end of Feb 2023
  - \$5.5M= Repay General Fund Loan Balance from 2018/19, utilize remaining funding for capital improvements on courses.

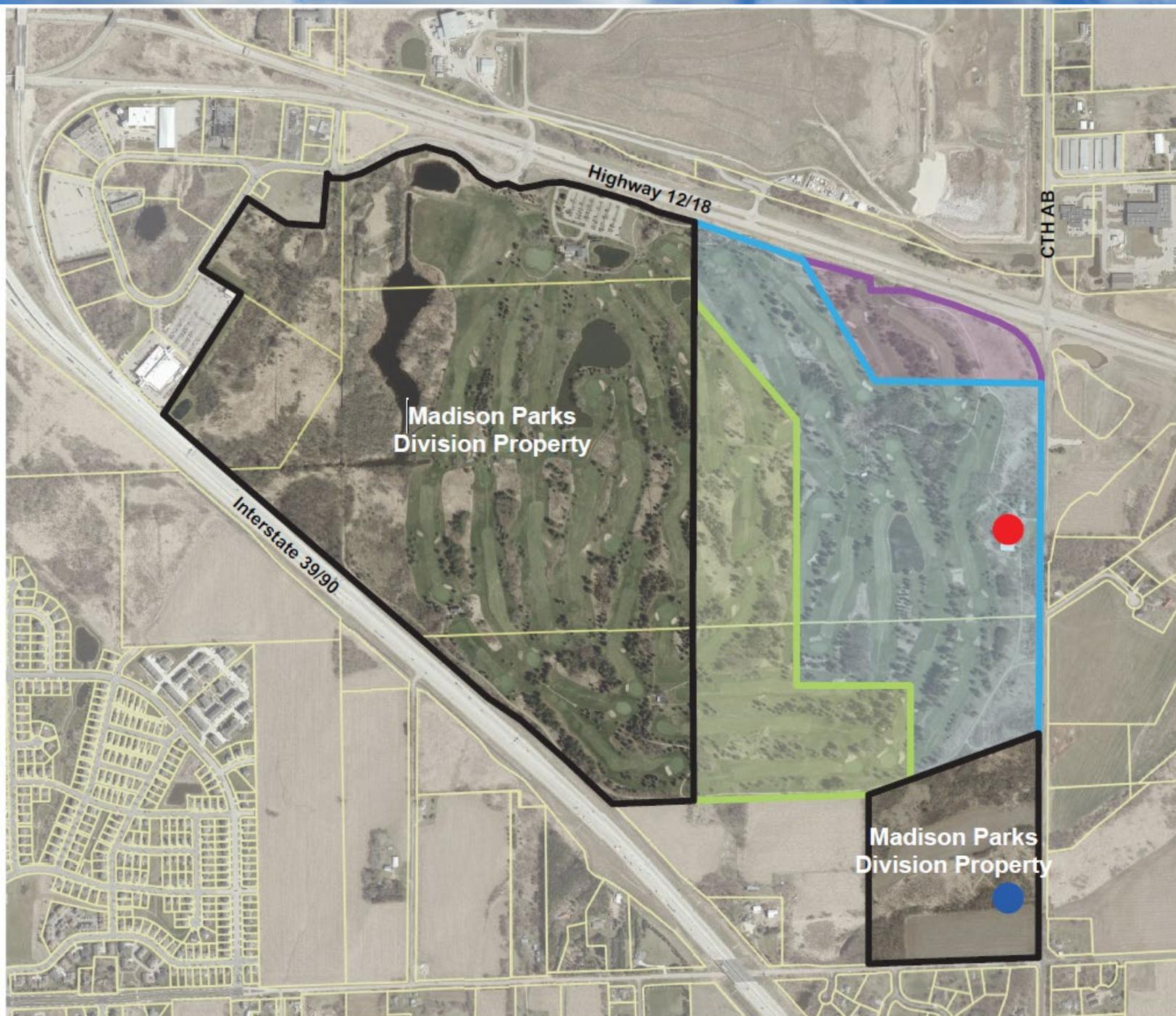
# Capital Investment

- Pay-off remaining debt (approximately \$500K)
- Developing plan for long-term investment system-wide
  - Address recommendations from Task Force
- Capital Needs are still significant, proceeds will fund a portion of the work, not all:
  - Yahara: Course, irrigation, maintenance facility, clubhouse and parking lot improvements
  - Odana: Course, Well, Clubhouse and Parking lot improvements
  - Monona: Course, Clubhouse and Parking lot improvements

## Timeline for Leases

### Legend

-  Parks Property Boundary
-  18 Hole Lease Boundary  
11/1/2025 - Unknown
-  27 Hole Lease Boundary  
11/1/2024 - 10/31/2025
-  36 Hole Lease Boundary  
11/1/2022 - 10/31/2024
-  Golf Course  
Maintenance Facility  
Use by Madison Parks permitted  
through 2028 season
-  Golf Course  
Irrigation Well



# Project GOALS

- End Result:
  - Develop 18 Quality holes that allow play at Yahara for the next 20+ years
- Protect Capital and Invest Wisely:
  - Limit financial input, for greatest impact, yet maintain quality—value engineered
  - Do not waste current materials, use as much onsite materials as possible
- Shore up Operating Costs:
  - Reduce mowing, chemical and fertilizer inputs
- Work with and anticipate drainage issues:
  - Do not try to solve water problems, work around them and anticipate them
- Imagine space for alternative activities:
  - Year round disc golf and other activities

# Project Planning

- Internal Stakeholder input –April/May 2023
- Focus Group Meeting & Former Golf Subcommittee Engagement—May 2023
- Course Routing Design Plan Consultant—June- August 2023
  - Professional drawings of Team’s design
- Onboard Irrigation Consultant –August-September 2023
  - Evaluate irrigation needs
  - Prepare estimate
  - Prepare Bid process
- Project Website: August 2023
  - <https://www.cityofmadison.com/parks/projects/yahara-hills-golf-course-redesign>
  - Email with project website to all TeeSnap Customers
- Public Input—August/September 2023
  - Displays in clubhouse with means for feedback (August –September)
  - August 28 & Sept 1 Listening Sessions (Yahara Clubhouse )
  - August 30 Public Information Meeting (Virtual)

# Project Timeline & Meetings

- Board of Park Commissioner Review & Approval – September 2023
- Obtain Necessary Permits—September/October 2023
- Onboard LTE Team –September 2023
- Begin project work—October 2023

# Project Team

- Professional Support
  - Design Team
    - All Feature Design & Layout Developed by City of Madison Staff
  - Contour Mapping & Records
    - Parks GIS Specialist
  - Necessary Permitting & Project Review
    - Parks Planning & Development –Adam Kaniewski
  - Golf Course Conceptual Master Plan
    - Plans Drawn by Quitno Golf Designs, Inc.
  - Golf Irrigation Plan
    - Consultant
- Construction Team--LTE Team
  - 4 Employees to complete majority of landscaping work in-house

# Design Feature Highlights--Tees

- Overall Reduce tee sizes
- Create some new “runway-style” tee boxes
  - Create new forward tees
    - extensions of current forward tees
    - built-up construction on edge of fairway within irrigation zones
  - Tee maintenance to same as fairways, including mowing
  - Equity in design & Maintenance
- Four sets of tees plus combos
  - Allows up to 7 different official rated playing distances
  - Rate and slope course with official tee combos
- Consider creating #5 Tees on score card, for under 4,000 yards, don’t build up, but use flat markers, these can still be rated

	Par	Tee Pos. #1	Tee Pos. #2	Tee Pos. #3	Tee Pos. #4
1	4	435	407	340	290
2	5	520	490	388	310
3	3	210	190	148	135
4	4	397	364	295	250
5	4	415	380	330	299
6	5	527	512	415	345
7	3	173	161	150	95
8	4	412	373	342	240
9	4	325	300	170	160
OUT	36	3414	3177	2578	2124
10	4	435	371	325	240
11	5	481	455	400	325
12	4	421	378	343	235
13	3	170	155	140	125
14	4	415	383	332	275
15	4	376	343	286	260
16	4	412	357	308	210
17	3	220	203	190	140
18	5	525	490	427	385
IN	36	3455	3135	2751	2195
TOT	72	6869	6312	5329	4319

# Design Feature Highlights—Fairways

- Fairways
  - Shorten/adjust fairway mowing lines to adjust for new forward tees
  - Change rough mowing lines in several locations
  - Adjust green approach in some locations by mowing at fairway height



# Design Feature Highlights—Greens & Roughs

## • Greens

- Largely preserve existing greens
  - High quality
  - Appropriately sized
- One green is enlarged slightly
- Abandoned greens must be used as nursery for material

## • Roughs

- Allow specific areas to become naturalized
- Work with natural drainage
- Increase overall amount of roughs

# Design Feature Highlights—Bunkers & Hazards

- Bunkers—
  - 30 traps total down from original 43 (some will be very small)
    - 22 green side traps nicely balanced
    - 8 fairway traps
  - Any that remain will need to be reconstructed, generally reduced in size and reconfigured
  - All will be zero entry on one side for ease of equipment entry
  - Traps not too big, but still playable.

- Incorporate several “chocolate drops”, “volcanos” or “bulkheads”
  - Bulkheads: 3-4 ft tall long linear mounds, rough cut, maybe mow 1-2 times per year
  - Chocolate drops: 3-4 ft tall mounds
  - Volcano: chocolate drop, but leveled off about 2-3 ft high—filled with sand or not
- Consider adding a FEW boulders
  - Par 5 holes: approach rough of 2<sup>nd</sup> and 6<sup>th</sup>
  - Hole 16: distant fairway moving uphill (focal point & aiming point)
- “Scruff UP” overall aesthetic

# Design Feature Highlights—Ecology & Trees

## • Ecological Restoration

- Long term restore natural areas
- Forestry mow overgrown brushy areas
- Area between pond and clubhouse should be a focus for ecological restoration
- Keep in mind long term vision for park space for future generations

## • Tree Removal

- Remove Dead/hazard trees
- Remove trees at several holes as result of fairway adjustments



MASTER CONCEPT PLAN

## YAHARA HILLS

CITY OF MADISON, WI

for  
Approval

ALL FEATURE LAYOUT AND  
DESIGN DEVELOPED BY:

*golf*  
**MADISON  
PARKS**

PLAN DRAWN BY:  
QUITNO GOLF DESIGNS, INC. 8/8/23