

January 19, 2024

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Suite 017
Madison, WI 53703

Letter of Intent - 5105 N Sherman Avenue

Ms. Heather Stouder:

Please find the information below along with the proposed plans and applications for City Staff, and Plan Commission review and consideration.

Owner

TPC Wisconsin
Dennis Tiziani
5000 N Sherman Ave
Madison, WI 53704

Golf Range Consultant

Steve Wenzloff
PGA Tour Design Services
1 PGA Tour Blvd
Ponte Vedra Beach, FL 32082

Civil Engineer

Snyder & Associates
Scott Anderson, P.E.
5010 Voges Road
Madison, WI 53713

Landscape Architect

Snyder & Associates
Andy Meessmann
5010 Voges Road
Madison, WI 53713

Architect

ADCI
Cole Hamilton, AIA
30 Wi Dells Parkway
Lake Delton, WI 53940

Lighting Designer

Musco Lighting
Christi Westercamp
100 1st Ave
Oskaloosa, IA 52577

Goals of the Project

Rezone TPC lands from existing Agricultural zoning to Parks and Recreation zoning. Rezone St Peter's Church lands from existing SR-C1 zoning to PR zoning. Conditional Use Permit for the operation of a golf range and practice facility with reconfigured outdoor lighting.

Introduction

Last year the Cherokee Golf Course was reconstructed and improved to current TPC golf course standards. In August of 2023, the course reopened as TPC Wisconsin. As part of this course a revamped practice range and facility will need to be constructed. The users of this facility will include TPC Member Golfers, Select local school golf teams, City of Madison Parks & Rec Junior Golf initiatives, and First Tee Junior Golf initiatives.

Project Description

The project will take the existing parcel (13.45 acres) along with a lease of lands from the St Peters Catholic Church of approximately (6.23 acres) to construct the new practice facility and golf range. At the existing northwest entry point the entryway will be relocated across from Golf

Parkway and a parking lot added. The parking lot will be used by the patrons to the existing tennis courts and reduce the reliance of street parking for use of the tennis courts. The total land area for the rezone and conditional use permit is approximately 19.68 acres.

The existing range building will be relocated to the southwest area of the property. The existing lighting would be reconfigured with new lighting to provide patrons the ability to practice after sunset. A new golf academy building will be constructed to the west of the existing range building. This new building will be private and only accessible to members of the club. The existing parking lot will remain and have a fire turnaround area added.

Building and Site Details

The new building will be approximately 5,440 sq ft. in size. Guest services included in the new building will be driving and putting instruction, club fitting and general golf coaching. Parking will consist of two new stalls near the front of the building along with the 21 existing stalls located at the existing facility. The majority of users of the new facility will be utilizing golf carts and driving those golf carts directly outside to the outdoor range south of the building. The existing trailer that is currently at that location will be moved to the southern edge of the property. This hitting trailer will only be accessible via golf carts.

Other Project Details

The project anticipated start time is April 2024 with the start of the building construction. The new building would foster the creation of 3 to 8 new jobs.

Hours of Operation

The hours of operation and lighting would be 7 am to 9 pm; 7 days a week during the golf season (April to November) and 8 am to 8 pm 7 days a week during the off season (December to March).

If you have any questions or comments during your review, please feel free to contact me.

Sincerely,

SNYDER & ASSOCIATES, INC.



Scott Anderson, P.E.
Civil Engineer