

Master Plan Variance

Property Name: Peninsula State Park

Current Master Plan Approved: January, 1981

Variance Title: Six Hole Short Golf Course and Learning Center

Proposed Variance to the Master Plan

Construct a six-hole short golf course, starter / staging building, vault toilet facility and 20 vehicle or less paved parking lot to be located on existing park land across Highway 42 from the driving range at Peninsula State Park. The project parcel is approximately five acres in size and is bordered by Highway 42 and Holand Rd.

The purpose of the proposed short golf course and learning center is to allow beginning golfers to learn and practice golf before using a regulation nine or eighteen hole course.

Operational aspects will include:

- Managed and operated by the Peninsula Golf Course Associates (PGA) Inc. by agreement with the Department.
- All required initial and ongoing permits to be secured by PGA, Inc. on behalf of the Department.
- The learning course will include six professionally constructed golf holes with a total playable yardage not to exceed 675 yards. Each golf hole will include a general tee location and a fixed green.
- An Irrigation system that will connect into the existing system.
- Up to 8,000 rounds of golf per year will be played.
- Operational hours of 8 am – 7 pm.
- No course lighting.
- No amplified outdoor sound system for music.
- Up to two vending machines for water and soft drinks.
- Minimal greens fee by agreement with the Department.
- A park vehicle admission sticker will not be required.

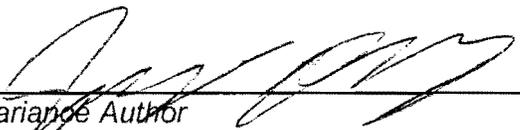
The estimated total project cost is up to \$500,000 with the Peninsula Golf Associates, Inc. and private donors providing all funds.

Maps, designs and background materials provided on the following pages.

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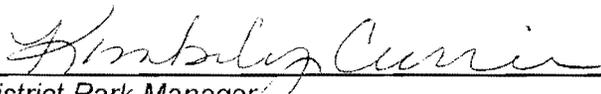
Approvals



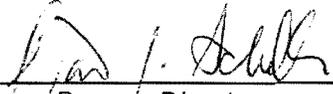
Variance Author Date: 5/13/13



Park / Property Manager Date: 5-13-13



District Park Manager Date: 5/17/13



Program Bureau Director Date: 5/17/13



Administrator, Division of Lands Date: 5/20/13

Supporting Information

Purpose and Need for the Proposed Variance:

The purpose of the Learning Center / Short Course is to provide a realistic golf learning environment for the beginning golfer. The development will complement the already existing practice areas that include a driving range, chipping / putting green and sand bunker allowing individuals to learn and practice golf in a more realistic environment before progressing to a regulation nine or eighteen hole course.

This development will allow an individual, regardless of age, skill or disability to learn the game of golf.

How is the proposed change supported by the property's vision, goals, and objectives?

This proposed learning center / short course variance is supported by the following provision in the Peninsula State Park Master Plan (1981), and complies with the objectives of the Master Plan

Goal Statement (page 14):

Provide recreational opportunities to accommodate an expected 1.2 million visitor-days annually. This goal includes an anticipated 55,000 golf user days per year.

Annual Objectives (page 17):

To repair and upgrade the golf course.

Anticipated Primary benefits of the proposed plan change:

- Provide individuals, regardless of age or skills a realistic golf leaning environment.
- Lowers the cost of a golf experience for those less skilled while learning the game.
- Expands recreational opportunities within the park.
- Increases the Door County tourism based economy.
- Removes Invasive species that are currently on the site.

Unavoidable Adverse Impacts:

The primary concern is pedestrians crossing from the main golf course and driving range to the short course area. Solutions to this impact include requesting through DOT a reduction in speed limit from 35 mph to 25 mph and to work with the Door County

Highway Department during development of the Door County Multi-Model Path to incorporate a bicycle/pedestrian path to the short course location. In addition, the park staff has the ability to remove brush from intersection areas to improve driver visibility at the intersection of Holland Road and Highway 42 on state owned land.

Summary of any Alternatives Considered:

There were three alternatives for the short course considered. The following alternatives were developed and evaluated before settling on the preferred alternative recommended by this variance.

Alternative 1: Status Quo - Do not build the short course

This alternative would not improve golfer user experience and master plan goals would remain partially unfulfilled. Invasive species would not be removed from the site.

Alternative 2: Build the short course northwest of the existing course

A location northwest of the existing course was considered. Potential ecological concerns and large amounts of timber removal would limit site design and use.

Alternative 3: Build the short course on the existing driving range

The existing driving range location as considered. From a design standpoint this site has advantages, but this driving range generates approximately \$38,000 per year in revenue. A loss in this revenue source would be detrimental to golf course operations and development.

Public Review:

Summary of Public Comments – Peninsula State Park Six Hole Short Golf Course and Learning Center Variance

Public comment period: September 25, 2012 – May 10, 2013
Public meetings: September 25, 2012 and January 5, 2013

Comments received:

Email comments	40
Written	1
TOTAL	41

Comment Summary

Primary Comment	# of Comments	Percentage
Support development	31	76%
Oppose development	10	24%

Recurring public comment themes:

- Excellent addition to the Door County golf experience.
- Positive economic impacts for Door County tourism.
- Designed for all ages and abilities.
- Adjacent neighbor concerns surrounding increased traffic / public use and visual impacts.
- Not an appropriate state park recreation use.
- Water withdrawal for irrigation will continue to lower Lake Michigan.

Public Engagement Timeline

September 25, 2012

The Peninsula Golf Associates held an Open House to provide the public with information on the PGA's plan and desire to fund and build a 6-hole short course across from the existing driving range on the opposite side of Highway 42. There were 40 attendees at the meeting. Discussion regarding the pros and cons for the course were presented and noted by the DNR and PGA.

The public comment received was used to alter some of the golf holes to help lessen the possibility of errant golf balls and provide additional screening for the highway corridor and the local landowners.

January 5, 2013

A second Open House was held at Peninsula State Park. This was advertised through local media outlets by the PGA and the NER Public Information Officer. There were 15 people at this open house to review the plans and comment. The main comments were about the relation of the short course location and traffic congestion. These issues will be address with the DOT and the Village of Ephraim as the Highway 42 corridor in northern Door County is scheduled for repairs and resurfacing in 2014-2015.

April 29 - May 10, 2013

The Peninsula State Park six hole short course and learning center master plan variance was available for review. A public notice was released on Tuesday, April 30 requesting public review and comment.

Compatibility with Statutes, Codes, and Department Policies:

This variance to the Peninsula State Park 1981 Master Plan meets the requirements of *ch. NR44.04, Wis. Adm. Code.*

Federal Aid Limitations:

Peninsula State Park received Land and Water Conservation Fund (LAWCON) dollars in the 1960s

Figure 1

Peninsula State Park Short Course Location Overview

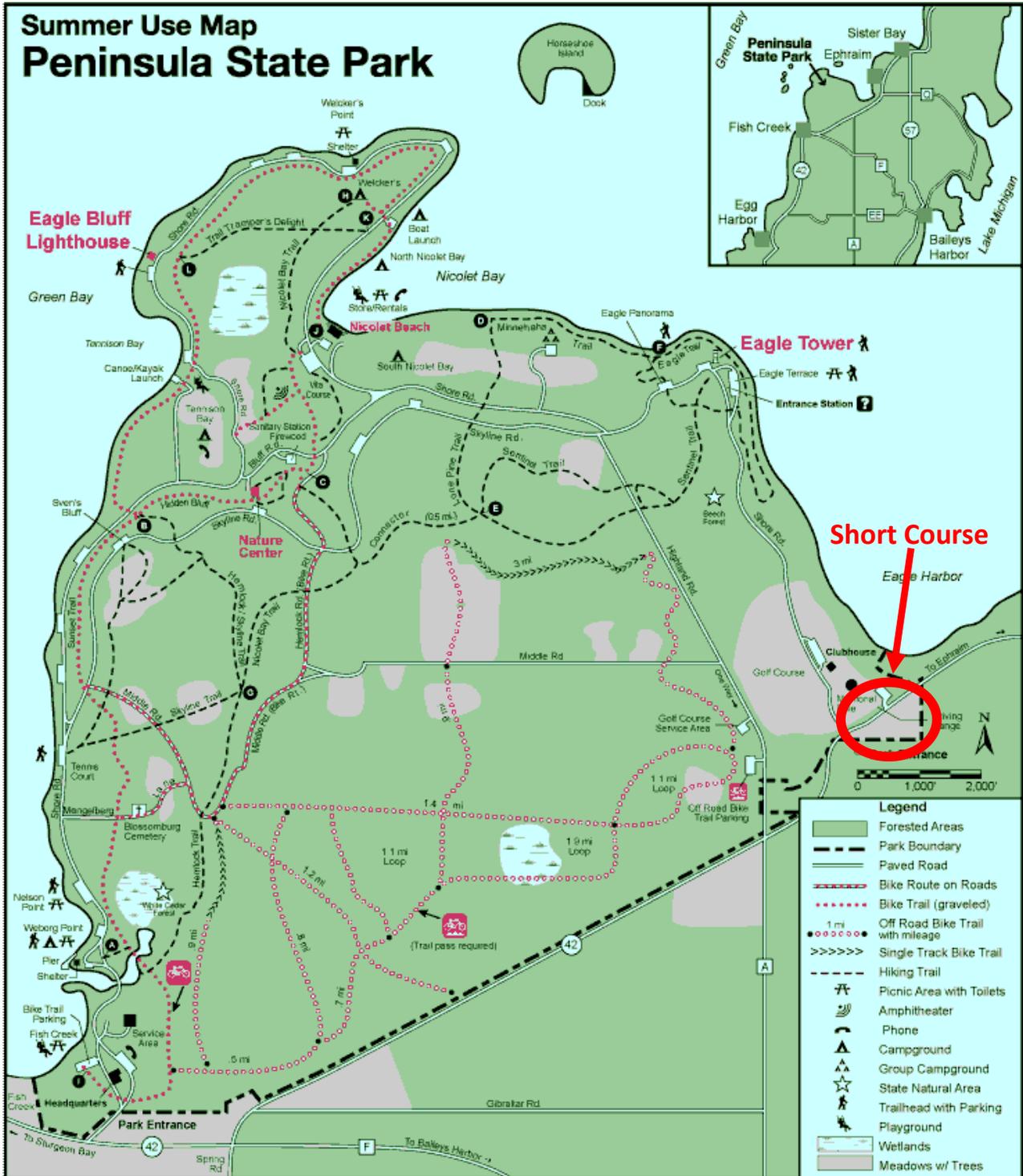


Figure 2

Peninsula State Park Short Course Location



Figure 3
Peninsula State Park Short Course Design

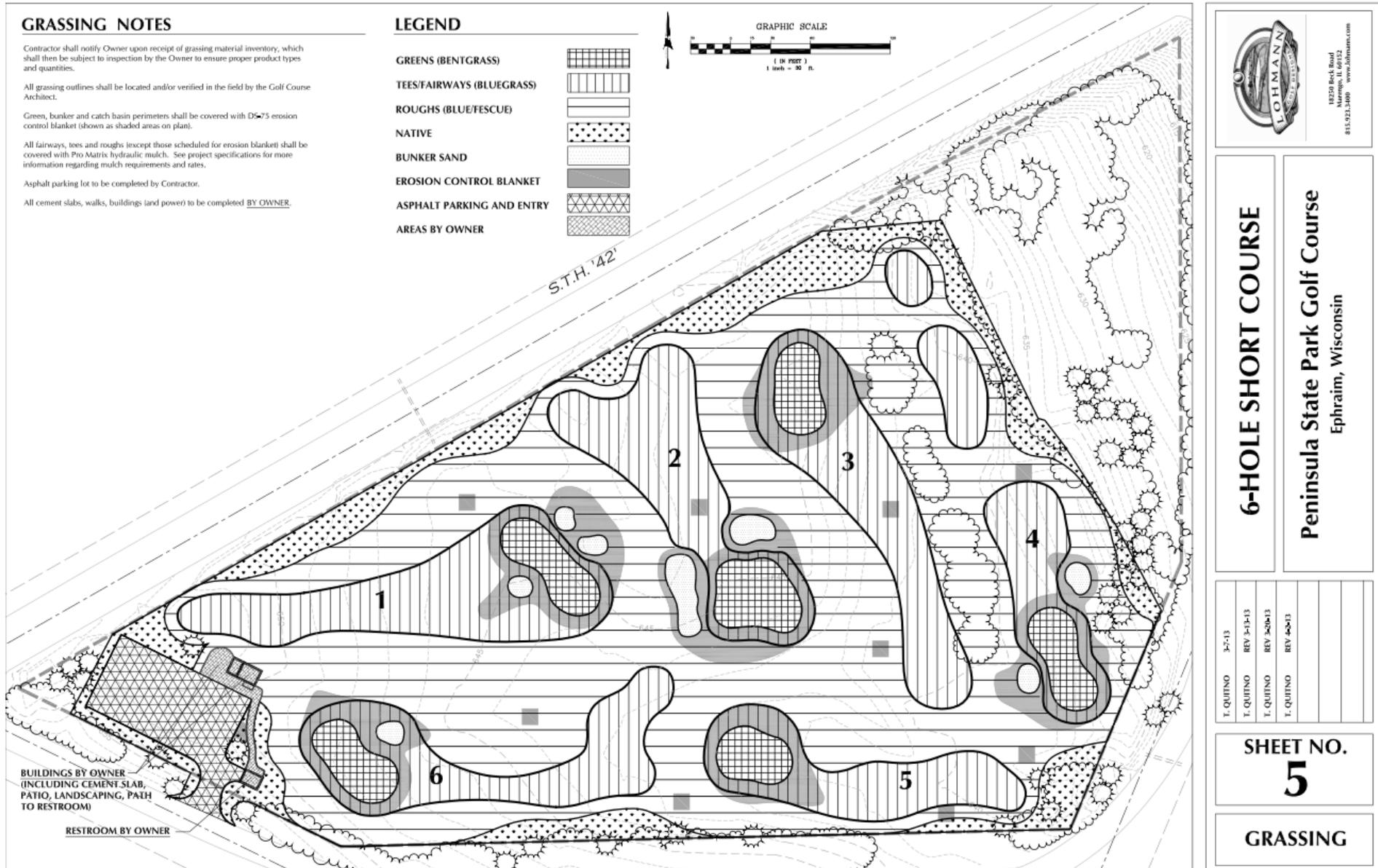


Figure 4

Peninsula State Park Short Course Plantings

