

BRINGING IN EXPERTISE

The long range planning project to map the future of Lauderdale Park is a large undertaking. Our goal is to take a big picture look at the Lake District property...what we have now, what we need now, and what the future needs and wants of the community might be. The survey conducted in early 2015 and the August Community Meeting provided important input and also confirmed the community's interest in pursuing options for the Lake District property. Some current needs and future options are more basic, while others are much more robust. Obviously, any investment in the property relies solely on the financial support of the community. At this point it is important that a comprehensive long-range master plan be developed for the future of the Lake District property. Since it is unlikely that the entire plan would be undertaken at one time, the components also need to be prioritized and monetized to ensure that the pieces of the puzzle are put into place in a logical sequence, based on addressing current needs and future desires of the community.

The Lake District Board and other members of our community bring a wealth of knowledge and experience to bear, but at times it is best to acknowledge that "you don't know what you don't know". The Board felt it was necessary to bring in outside expertise to ensure all components of the project are properly considered. The Board selected Bill Henry of Kehoe-Henry & Associates, Inc., an architecture and engineering firm in Elkhorn, to assist us. Bill already has experience with our property as he headed up the project to renovate the Water Tower and create Myers Park several years ago. His broader experience includes heading up the creation of Hawk's View Golf Club. Bill brings with him access to a team of professionals to address specific components of our planning. These professionals have individual expertise in landscape design and development, irrigation, food & beverage service, mechanical systems, electrical systems, and energy conservation.

Bill and his team began work in late fall. Following are summaries of the major components of the work undertaken by Bill as well as the Lake Commissioners. Each summary reflects the objective, where we are, and next steps. We encourage you to utilize the "Contact Us" features of the website. Once the snow and ice have melted and the birds have returned (including our Snowbirds), we plan to hold a Community Meeting to continue our planning.

LONG TERM PROPERTY DEVELOPMENT PROPOSAL

Objective: Develop a long range master plan proposal for the Lake District property. This plan assumes the continuation of the nine-hole golf course. Input from the community will form the foundation of the plan. The decision to take action on any aspect of the plan which requires funding through a tax levy will be voted upon by our constituents. Factors (in addition to compliance with all zoning and other legal requirements) to be considered include: current usage and infrastructure, new recreational features to expand usage by our community, new services that are reasonable to incorporate, and restrictive covenants of the conservation easement. The long range master plan proposal will also be broken in to logical components, prioritized and monetized to allow for development to occur over me.

Where We Are: Bill Henry and members of his project team have performed a number of site visits, reviewed documentation, and conducted a flyover to obtain updated aerial photographs of the Lake District property. They have held meetings with appropriate Commissioners on the Board to gain

further detailed information on aspects of the property and they reviewed the 2015 survey by UWM, the results of that survey, and the renderings and site plan options developed by UWM.

As a result of the UWM survey, comments received from the community, and a high level assessment of the current infrastructure, a few scope and planning assumptions have been made jointly in order to guide continued efforts. Keep in mind that the details may change as a plan develops, but it is necessary to narrow the possible outcomes to move forward in a meaningful way. Some of the scope and planning assumptions include:

- As a baseline, assume current usage of property and facilities will continue (i.e. golf course will need clubhouse, office, storage and maintenance spaces; Lauderdale Aqua Skiers will continue to use Don Jean Bay area; Water Patrol and Aquatic Plant Management will continue to require office, storage and maintenance spaces; Kettle Moraine Land Trust and LLIA will rent office/storage space; meeting space will be available for community organizations, etc).
- Save the west end of the existing Clubhouse (newer area with tables & chairs and fireplace) for use as an outdoor pavilion. The east end (older section) may not be economically feasible to bring to code to address current or future needs.
- Improve the views of wetlands and lake where possible.
- Adopt a conceptual framework of the property as “Lauderdale Park” rather than a golf course or country club.
- Consider expanded food service, but not a full service restaurant.
- Clubhouse facilities should be sized to accommodate groups of up to 100.
- Consider change/upgrade/replacement of current golf course water supply and irrigation system to improve results and achieve energy and water savings.
- While the golf course will remain in place, consider renumbering the holes to improve the flow based on facility locations and minor changes to improve the golf experience.

Next Steps: Continue to develop details of the type, size and location requirements of spaces that are needed based on the agreed upon planning assumptions. Begin to consider whether existing infrastructure can be used in its current or modified form to meet those needs (see “Inventory & Analysis of Current Infrastructure”). Begin to factor in space and other considerations as new recreational activities are identified (see “Additional Recreational Activities”).

Questions or Comments? Contact Scott Mason at smason@lauderdalelakedistrict.com