LAUDERDALE LAKES
Lake District Revisioning
# PROJECT OVERVIEW

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LAUDERDALE LAKES
country club and golf course

Located just north of Elkhorn in south central Wisconsin, the Lauderdale Lakes Country Club is a 9-hole golf course and conservancy along the shores of Lauderdale Lakes. Currently, only a small portion of the residents use the golf course, making the rest of the property underutilized. In order to maximize the real estate and improve the usability of the Lauderdale Lake District, a revisioning plan to improve the course and function of the surrounding property has been developed for the future. The plan includes two design options for a new club house, extensive walking trail and activity zones around the perimeter of the course, and an outdoor fireplace and picnic area. The overall goal is to create a destination that appeals to a wide variety of visitors and residents of Lauderdale Lakes.
CURRENT CONDITIONS

community center
There are three structures currently located on the golf course. On the northeastern edge of the site, along HWY 12/67, is a community center that houses the police station, a meeting room, and the Kettle Moraine Land Trust. The building has undergone several additions; therefore, the interior space is an awkward series of rooms and corridors.

club house
The current clubhouse is located on the northern edge of the golf course just off Country Club Drive. The eastern side of the building is unused and has extensive structural issues. The western side is an addition that offers abundant lighting, high ceilings, and a large stone fireplace. The majority of social gatherings occur in this space.

maintenance facility
Tucked away just northeast of the club house is the maintenance facility. It is a newly constructed building that houses all maintenance operations and equipment.

wetlands
The southern edge of the property along the lake is protected wetland. There are currently wooden boardwalks providing pedestrian and golf cart access to the lake from the golf course and highway.
SITE ANALYSIS

current site layout

Hole 1 begins just east of the current club house and golfers play in a counter clockwise direction. There is existing pedestrian access through the wetlands from HWY 67/12 leading to a bleacher area where visitors can watch fireworks and ski shows. There are docks located on the shoreline for the water patrol.

public access and views

The main entrance to the property is onto Sterlingworth Drive just off HWY 67/12 on the western edge of the golf course. Visitors use Country Club Drive to access the golf course and club house. The course is easily visible from the HWY, offering visitors and passersby a glimpse of the course and lakeviews.
The proposed design relocates the club house to the northwestern side of the course, where the current community center is located. The building would combine both the clubhouse and community center into one facility. The existing clubhouse could then become an additional three season or outdoor activity space.

The course is re-numbered to accommodate the new location of the club house. Hole one becomes the former hole 8 and is subsequently numbered in a counter clockwise direction. A walking path is added to the perimeter of the course with fencing and dense vegetation to protect pedestrians and cyclists from the course.
SURVEY RESULTS

A survey was developed and sent out to more than 1,000 property owners within the district to get feedback about the future and current function of the golf course and surrounding property. 1/3 of the residents responded.

**QUESTION 1:** Current Status at Lauderdale Lakes

- 22% | Full time resident
- 19% | Full time for a portion of the year
- 59% | part-time weekend/vacation home

**QUESTION 2:** Amenities used at least 2-3x/month

- 40% | golf course
- 37% | ski shows/ski practice
- 29% | clubhouse
- 7% | wetland trails
- 5% | community center

**QUESTION 3:** Do you purchase a golf season pass?

- 5% | yes
- 95% | no

**QUESTION 4:** Current clubhouse/community center use

- 69% | golf and golf related activities
- 34% | private party/event
- 31% | organized meetings
- 25% | social gathering
- 16% | lunch
- 11% | nature walk
- 6% | other

**QUESTION 5:** Golf course winter use

- 82% | do not use in the winter
- 10% | sledding
- 4% | cross country skiing
- 4% | other (hiking, walking dog, snowshowing)

**QUESTION 6:** What amenities would you use?

- 87% | sport/activity zones (bocce, pickleball etc)
- 67% | full service restaurant and cafe
- 63% | walking trails/cross country skiing
- 56% | full service cafe for breakfast and lunch
- 35% | banquet space w/catering kitchen
- 34% | boat mooring and shuttle service
- 29% | free internet/copier/printers
- 29% | picnic area with outdoor fire pit

**QUESTION 6:** mode of transporation to property

- 84% | drive
- 12% | walk
- 3% | boat
- 2% | bike
PROGRAM and KEY FEATURES

Based on feedback from the survey and board members, a program was developed that includes a clubhouse/community center and a site plan that allows for more functional uses beyond golf.

CLUBHOUSE / COMMUNITY CENTER
- gathering space
- banquet hall
- bar/cafe
- kitchen/catering kitchen
- fitness center
- internet/public office
- meeting room
- fireplace
- restrooms

GOLF COURSE and PROPERTY
- walking trails - biking, skiing, dog walking
- fitness stations along walking trail
- outdoor picnic area
- fire pit and seating area
- bocce ball courts
- pickleball courts
- chess tables
- boat docks/mooring
- golf cart shuttle service from lake

GOLF
- golf office
- proshop/convenient store

ADMINISTRATIVE
- Kettle Moraine Land Trust
- Police Station
SITE FEATURES

A  community club house
B  activity/picnic pavilion
C  walking trails
D  activity/fitness zone
E  boat slips/ golf cart shuttle
The final site proposal includes relocating the club house near the main entrance along HWY 67/12. The golf holes are renumbered so that hole #1 is located adjacent to the new clubhouse. Hole #6 is moved east 10-12 feet to accommodate a walking path on the perimeter of the course. The walking path is approximately 3 miles in diameter with four break out zones for fitness stations and rest areas. A protective fence can be placed at various locations to protect pedestrians from the golfers while also creating a defined boundary between golfing and walking zones. Located on the former clubhouse site is an outdoor pavilion, picnic area, and fire pit. This activity area can also accommodate bocce ball, pickle ball courts, chess tables, and other outdoor activities. Structures and materials from the existing clubhouse can be reused as a cost saving and environmentally conscious solution.

SITE FEATURES

A  fireplace/patio
B  covered pavilion
C  bocce ball court
D  pickle ball court
E  walking trails
SITE DESIGN PROPOSAL

One of the highest priorities is to create a program that encourages more than just golfing on the property. With dense vegetation and pristine views of the lake, the perimeter of the golf course is one of the property’s best assets. Incorporating a pedestrian pathway around the course offers visitors and residents an opportunity to experience the property all year long. Along the trail, there are break out areas with fitness stations and bench seating to rest along the way or to ramp up your fitness routine. During the warmer months, the trail will be perfect for hikers, joggers, dog walkers, or leisurely strollers. In the winter months, the trails can be maintained for cross country skiing and snow-shoeing, while portions of the course may be used for sledding and down-hill skiing. With these key features, the golf course could be a year-round asset for a wide variety of visitors.
SITE FEATURES

A. community club house
B. exterior patio
C. putting green
D. golf cart parking
E. main parking lot
F. overflow parking lot
G. police parking
H. police office
Option one is a single level clubhouse and community center that boasts large, open spaces that are flexible for multiple uses. The overall square footage is approximately 6,400 square feet and the program is divided into 4 main zones: community, land trust, police, and golf. The police station and Land Trust offices occupy a separate area of the building on one end with the more public aspects of the program, golf and community center, occupy the main portion of the building. The overall design goal is to maximize views of the course and offer a flexible space for gathering, events, and everyday social activity. The main gathering space includes a bar and cafe area, computer stations, a variety of seating options, and a fireplace. There is also an outdoor patio area with seating and an outdoor fireplace.
COMMUNITY AND PUBLIC SPACE ............................... 3,800 sf
  • multi purpose gathering space (80-100)
  • bar/small cafe
  • internet and copy/print self service station
  • meeting space
  • restrooms and storage
GOLF ............................................................................. 1,000 sf
  • pro shop
  • golf course office
  • storage
  • meeting space
LAND TRUST ..................................................................   500 sf
  • office
  • storage
POLICE (separate entrance)  ........................................   850 sf
  • office
  • waiting area
  • restroom

TOTAL SQUARE FOOTAGE = 6,400
SITE FEATURES
A  community club house
B  police station
C  exterior patio
D  putting green
E  pickle ball courts
F  golf cart parking
G  main parking lot
H  overflow parking
DESIGN PROPOSAL  I  option 2

Option two is a two level clubhouse and community center that has multiple gathering spaces for a variety of activities. The overall square footage is approximately 7,500 square feet and the program is divided into the 4 main zones: community, land trust, police, and golf. The police station and Land Trust offices occupy a separate area on the ground floor with the more public aspects of the program, golf and community center, are more centrally located on the ground and upper levels. The overall design goal is to offer a more traditional style club house that can service the everyday activities of the golf course and also be rented out for banquet events throughout the year. The main gathering space on the ground floor includes a bar and cafe, computer stations, a fitness center, multi-purpose meeting room, and a centrally located fireplace. The upper level includes a banquet space with catering kitchen, bar, and additional restrooms. The banquet hall can hold up to 200 people. There is an outdoor patio and deck area with seating and fireplace on the upper and lower levels.
DESIGN PROPOSAL  I  option 2 site plan
COMMUNITY AND PUBLIC SPACE ....................... 5,000 sf
- banquet hall (150-180 people)
- multi purpose gathering space
- bar/small cafe
- internet and copy/print self service station
- meeting space
- fitness studio
- restrooms and storage

GOLF .................................................................... 1,200 sf
- pro shop
- convenience store
- golf course office
- storage
- meeting space

LAND TRUST ..................................................... 500 sf
- office
- storage

POLICE (separate entrance) ......................... 800 sf
- office
- waiting area
- restroom

TOTAL SQUARE FOOTAGE = 7500
PUBLIC INPUT MEETING
Saturday August 15, 2015

Public input was one of the highest priorities in moving forward with long term planning of Lauderdale Lakes. Residents were invited to express their support and concerns at a public input meeting on August 15th. Community Design Solutions presented the design proposals to a group of approximately 100 Lauderdale Lakes property owners, club members, and local residents. The goal of the meeting was to encourage community involvement and pride from the very beginning in planning the future of Lauderdale Lakes. Overall, the response was positive and the majority of residents were interested in seeing the district become a destination for a wider array of visitors. Concerns expressed were focused on cost, traffic calming, and year-round maintenance. The meeting was the first of many public input sessions that will take place over the next several years as discussions continue.