

An aerial photograph of a golf course during the golden hour. The scene is dominated by a large, irregularly shaped water hazard in the center, surrounded by numerous sand traps and green fairways. The lighting is warm, casting long shadows and highlighting the textures of the grass and sand. In the background, a dense line of trees marks the edge of the course under a sky with soft, wispy clouds.

# Lido Conservancy PUD Proposal

November 2nd, 2020

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# Application Statement

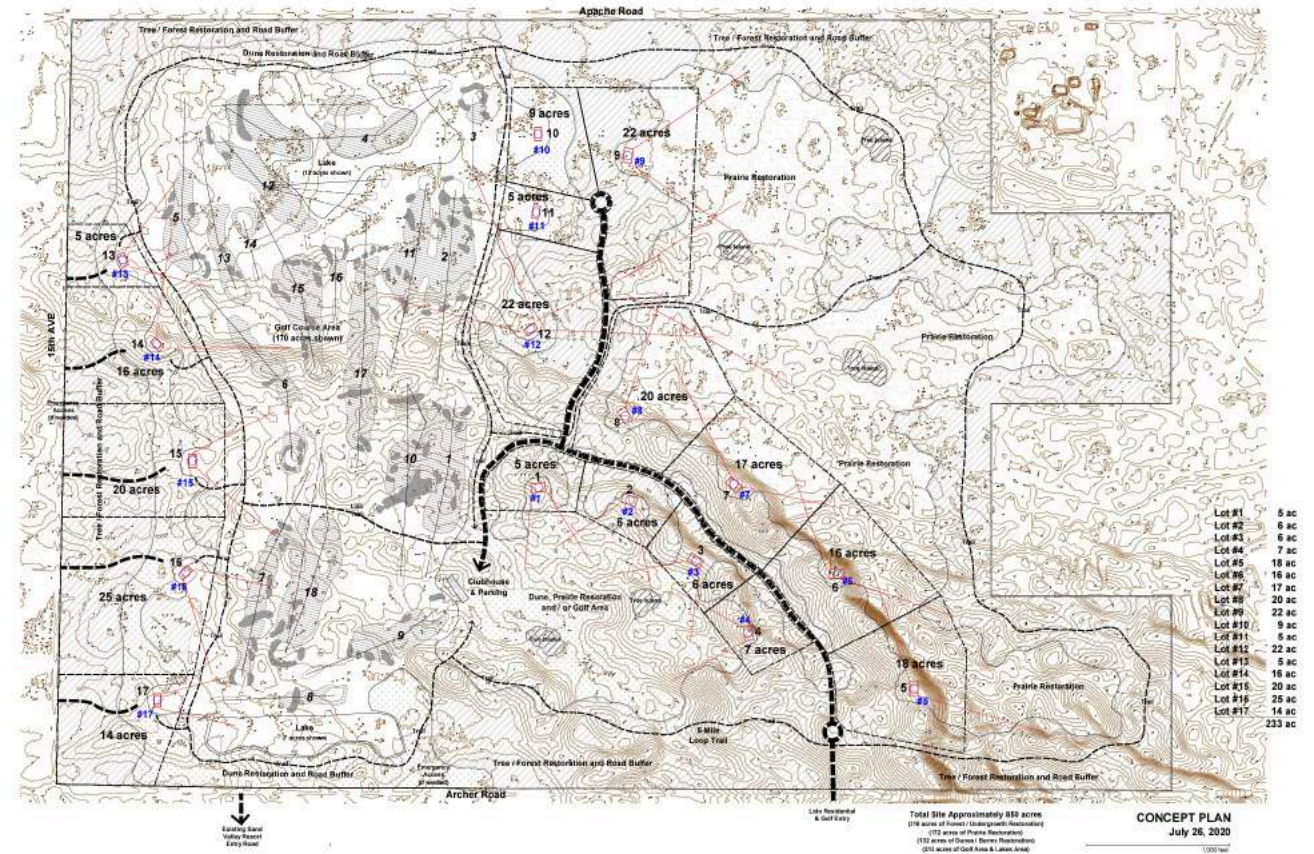
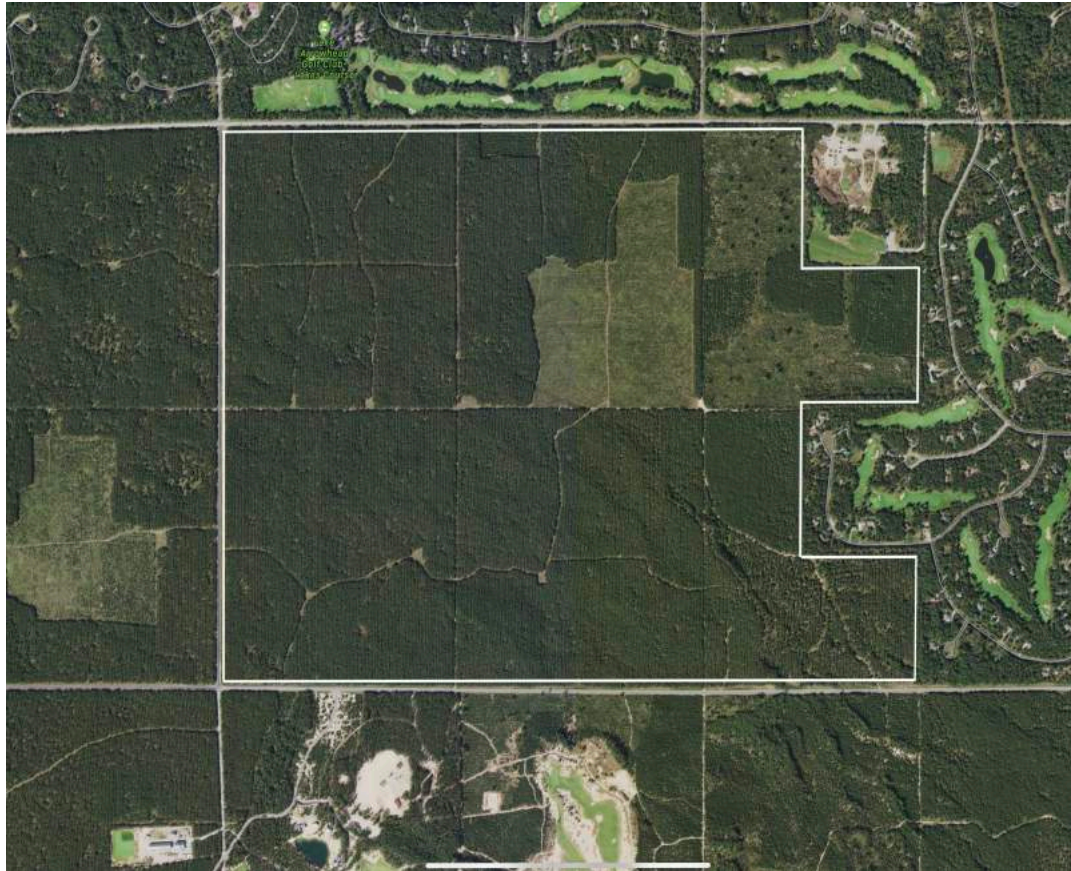
The Lido Conservancy is an 850 acre conservation project, brought to life by the restoration of a lost golf gem and 17-20 single family homesites.

In 1917, The Lido Golf Club opened on Long Island NY. It was considered one of golf's greatest treasures, until the land was given to the US Navy in 1940 to support a base and the great war effort. 80 years after its demise, the developers of Sand Valley are setting out to restore that great gem here in the Central Sands of Wisconsin.

The Lido Conservancy will restore 850 acres of timber land back to **its** original Sand Barren landscape. Within this landscape, The Lido will be restored and 17-20 single family homesites will be sold in order to finance the restoration.

A PUD overlay district allows Lido to conform to the spirit and intent of Rome's Comprehensive Plan while promoting the preservation and conservation of the Wisconsin Sand Barren.

# Conceptual Site Plan



# Conservation Area



# Conservation Area

The vast majority of The Lido Conservancy land will be permanently restored to its original state of being.

The Sand Barren will define the look and feel of the site, with other natural landscapes such as Prairie, Savannah, and Woodlands composing the roughly 700 acres of natural land.

An outline of the restoration plan is as follows:

- 316 acres of Savannah/Woodlands restoration area
- 172 acres of Prairie Restoration
- 132 acres of Sand Dunes restoration
- 215 acres of golf area/lakes

17-20 homesites will be located within the PUD, totaling approximately 230 acres. Each homesite will have approximately one acre of developed land, with the rest of the site restored to Prairie, Savannah, or Woodlands.

# Golf Course Area

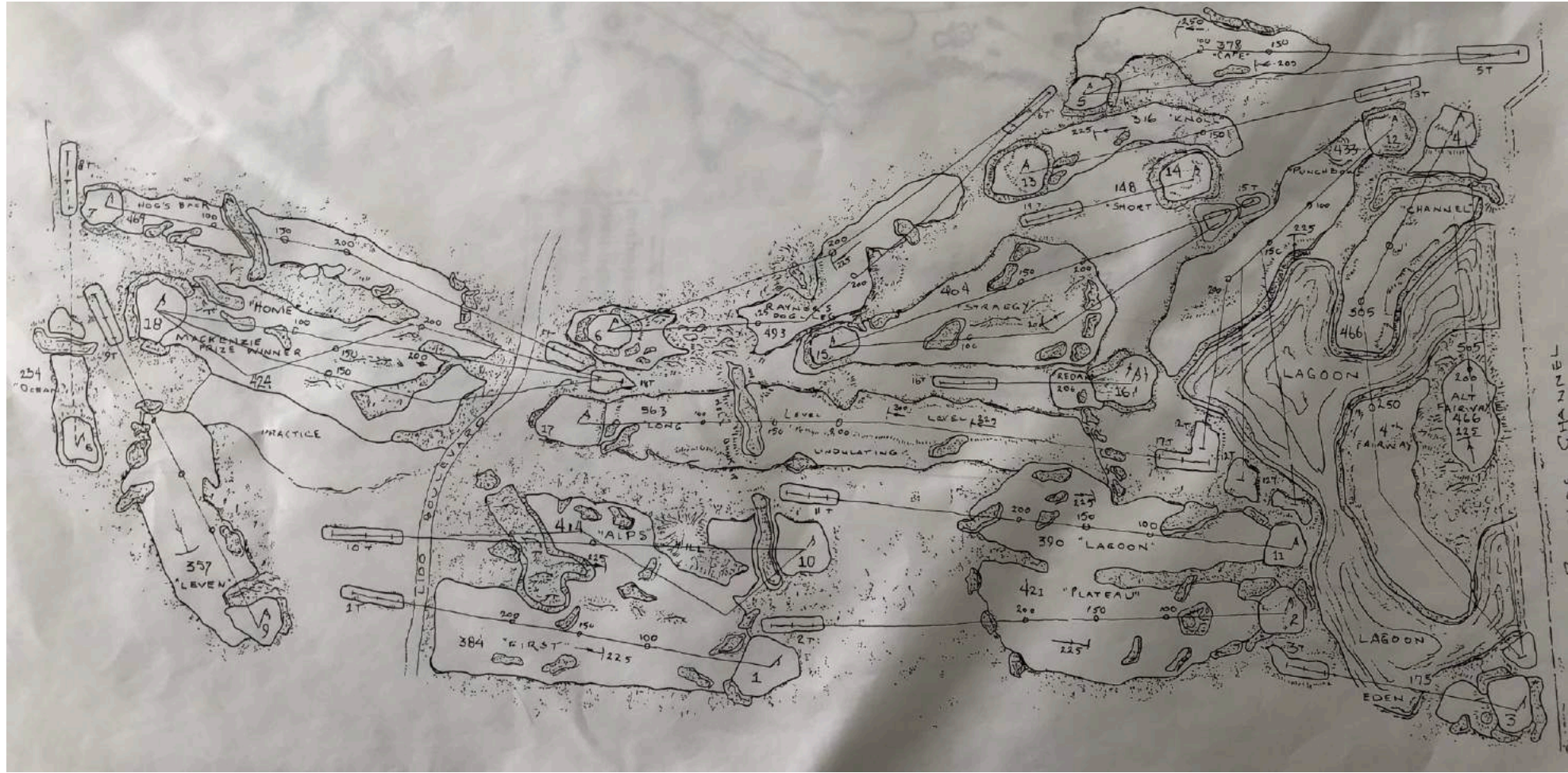


The Lido was considered by many golf critics to be among the greatest golf courses ever built. It was demolished during WWII by the U.S. Navy in order to support the Great War.

Tom Doak and Renaissance Golf will work to restore The Lido to its original form, here in Wisconsin.

While Lido will be a private club, Tee Times will be available to the public several days a week.

# Golf Course Area



This is one of the original Lido routing maps used during the course construction in 1917. The recreating of Lido in Central Wisconsin will follow the original routing.



# Clubhouse Area



A modest, private clubhouse is planned for The Lido behind the 9<sup>th</sup> green.

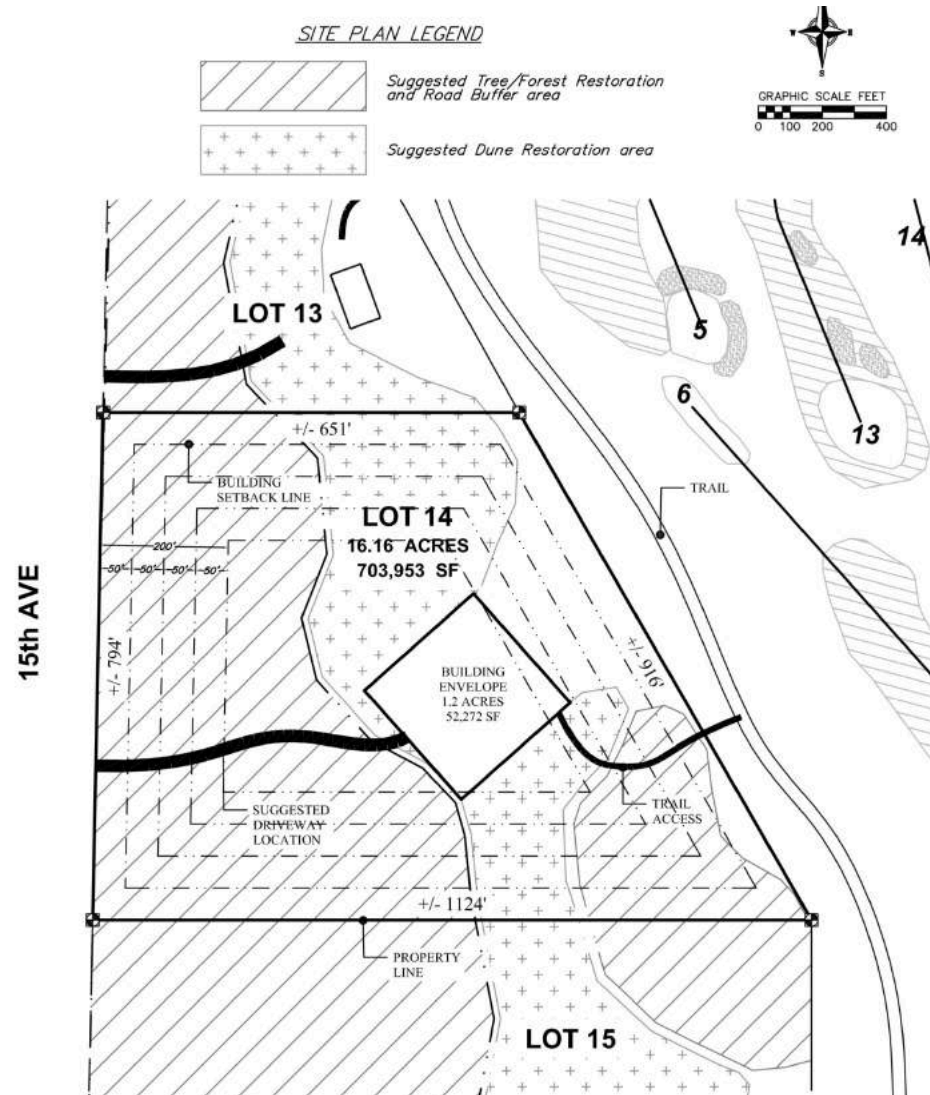
The clubhouse will be approximately 3,000 to 6,000 square feet and include a small dining area, bar, locker rooms, and a pro shop.

# Lodging Area



The Lido may build 12-36 overnight hotel rooms adjacent to the Clubhouse for its guests. Rooms would be similar to those found at Sand Valley Golf Resort.

# Residential Area



17 to 20 homesites are planned for Lido and range from five acres to 25 acres. The homesites total approximately 230 acres of the 850 acre Conservancy.

The HOA will prohibit any homesite to be subdivided. The HOA will also restrict the height, size, number of dwellings per property and building envelope.

The average lot will have 1 acre which can be built upon, with the remainder restored as native habitat.

# Residential Area



# Project Schedule

- Spring/Summer 2021 - Course construction begins.
- Spring/Summer 2022 - 9 hole preview play.
- Spring/Summer 2023 - 18 holes open for play. Clubhouse also opens.
- Summer 2024 - Lot sales completed.

# Statistical Data

The Lido Conservancy will employ between 60-80 individuals. Projections for each department are as follows:

- Maintenance - 10 to 15 employees
- Golf Operations - 6 to 8 employees
- Food & Beverage - 6 to 8 employees
- Caddies - 40 employees
- HOA and Conservation Upkeep - 4 to 8 employees

# Financial Factors Summary

## **GOLF COSTS**

▪ Cost of 18 Hole Golf Course	\$8,000,000
▪ Cost of Road Improvements	\$1,000,000
▪ Cost of Maintenance Structures	\$1,000,000
▪ Cost of Water Detention Pond	\$2,100,000
▪ Sand Barren Restoration Cost	\$1,000,000
▪ Total Development Costs	<b>\$13,100,000</b>

## **BUILDING STRUCTURES COST**

▪ Clubhouse	\$3,000,000
▪ Overnight Lodging	\$3,000,000
▪ Home Construction Cost	\$25,500,000
▪ Total Improvement Costs	<b>\$31,500,000</b>



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