

Minn. pair gets zoning approval for Hidden Greens II project

SOLON SPRINGS, Wis. — The Douglas County Zoning Committee has unanimously approved a conditional use permit for Leonard Swanson and Bob Baldwin of Hastings, Minn., developers of a 200-acre, \$2 million golf course project slated to break ground here this spring.

Modeled after "Hidden Greens," a golf course developed by Swanson and Baldwin back in Hastings, "Hidden Greens II" has garnered broad community support. As many as 18 months ago,

120 local residents began working on project approval.

Addressing some of the community's concerns, Frank Giesen, chair of the Solon Springs Development Commission which is overseeing the building of the golf course, said the developer will use natural fertilizers and specific grasses to reduce or avoid the use of herbicides and pesticides.

In addition, Giesen said there are no plans to encourage further residential development along the site.

House removes tax benefit for Kansas clubs

LAWRENCE, Kan. — Representatives of two Lawrence country clubs say they are disappointed in recent action taken in the Kansas House of Representatives to keep country clubs from being considered as non-profit organizations for property tax purposes.

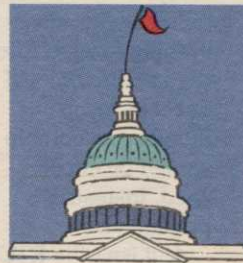
The House passed a bill strictly limiting which non-profit organizations receive a property tax break under a constitutional amendment approved by voters in November, 1992.

The Alvarado Country Club has incurred a huge increase in property taxes since a

1989 property classification amendment went into effect. Bob Billings, president of Alvarado, said the club's property taxes went up from \$40,000 to \$120,000 after reapportionment.

Lawrence Country Club members have also felt the sting of higher property taxes. Member Bob Stephens noted that increased taxes have to be passed onto the golfer, which adds to green fees.

Stephens said country clubs should not be taxed at commercial rates because the property is not zoned for commercial use.



Council told course presents no risk

MADILL, Okla. — City councilors have yet to approve a \$2.38 million municipal golf course, but developers claim the city will bear no financial responsibility.

Tripp Davis, a consultant for the city, said three golf course development companies have been asked to submit proposals to build an 18-hole course.

According to a THK Associates Inc. feasibility study, a golf course would be feasible for the community, with 40,000 rounds of golf a year expected to be played.

The study also estimated the course would cost \$2.38 million to construct, using a lease-purchase plan in which the city would not be liable for the initial funding. The city would, however, take over the course after a certain number of years.

CC at The Legends to add 27 new holes

ST. LOUIS, Mo. — A \$100 million expansion project will add 27 holes to Eureka's Country Club at the Legends.

S. Lee Kling, chairman of CCTL's parent firm, New Legend Associates Inc., said Doral Hotels & Resort Corp. will become a partner in the development and manage The Legends.

In addition, the project will include 60 corporate townhouses, a 300-room hotel and conference center. Kling said nine holes will be added to the existing 18. The resulting 27 will be limited to use by the club's membership. An 18-hole course designed as semi-private will be built for guests at the conference center and resort.

Kling was not specific on when the new golf holes will be built.

The Legends' clubhouse will be increased to 57,000 square feet from 35,000.

Mass. club seeks loan to improve facility

WILBRAHAM, Mass. — Wilbraham Country Club (WCC) is hoping the town will help pay for turning the nine-hole facility into an 18-hole course.

The club's board asked town officials to underwrite a \$1 million bond to expand the course. The bond would need approval by Town Meeting vote, but WCC members would ultimately pay for the loan.

WCC's board has studied how to improve the facility. The clubhouse, kitchen and bathrooms need repair.

Board members do not expect to have finalized plans ready for the Annual Town Meeting on April 24.



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