

## PLANNING A NEW COURSE?

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Phelps to study the potential for a new 18-hole course. The city already operated one public course. The client, a real estate firm and other investors, hoped to promote construction of a second course on city land, then build a country club and housing units on adjoining private ground.

The final report did not agree with the client's optimism. It found the potential site to be mediocre as a golf course setting.

It found that previous cost estimates, and thus financing plans, were inadequate. It raised legal questions about proposed private capital being used to develop a municipal course, without proper control. It predicted that a second course would probably cause both courses to lose money for several years.

Understandably then, the client dropped the idea. The site may still be used for a future municipal course when population gains warrant it.

Other studies may concentrate on selection of a site, if several are available, or advising an existing club whether to rebuild, expand or move to a new location.

A study usually takes 60 to 90 days. The final report averages about 50 pages. Major subjects covered are: the market area, the growth of golf past and future, golf play and needs in the community, site evaluation, cost projections, financing methods, projected income and expenses and suggested operating policies. □

## From farm to feasible golf course

The Royal Crest Dairy farm has made the big switch to the Royal Crest GC.

Because their farm is located on the eastern edge of Lorain County, Ohio, in the path of greater Cleveland, owners Joe and Bill Madak found their farm and retail milk business being smothered by homes.

Instead of giving up the land and moving elsewhere, they decided to cash in on the booming urban expansion. They figured they could use family labor on a golf course, the same as on the farm.

The Madak Brothers have been cooperators with the Lorain Soil and Water Conservation district since 1953. They had a going conservation plan with the district, aided by the district conservationist of the U.S. Department of Agriculture, Soil Conservation Service. The golf course plan was developed by using information from a soil survey and by studying area golf courses.

The Soil Conservation Service made a topographic survey of the original farm plus 70 acres purchased to provide space for 18 holes. Pond sites were mapped and a drainage plan worked out.

The Madaks hired a golf course specialist to lay out fairways, greens and tees, and an experi-

enced contractor installed the tile, built the ponds and constructed tees, greens and fairways.

The soil survey information, plus a mechanical analysis by a soil laboratory was used to determine the best mixture for the surface of the greens. Tests showed a large amount of silt and an absence of sand, typical of soils in northeast Ohio. To insure good drainage on the finished greens, the Madaks purchased \$6,000 worth of sand and mixed it with topsoil. Peat was also added to make the greens soft. The mixture for the first nine holes was laid out in two one-fourth-acre plots about eight inches deep. It was plowed and fitted periodically for six months and was treated to kill weeds. As a result, greens have uniformly good playing qual-

ity. The three ponds hold irrigation water storage.

The dairy barn was remodeled into a clubhouse, after tongue and groove pine ceiling and inside walls were sand blasted.

Construction started in 1964. The first nine was opened two years later; the second nine opened this spring.

Joe and Bill say that a basic tile and surface drainage system is a must on these soils. "I think our investment in tile will pay off in a short time," says Bill. "We had the only playable course in a 23-mile radius during the last week of March. Fifteen hundred people played. That makes \$3,000."

The Madak Brothers and their families say they are happy working with the public and that prospects look bright.



*Richard S. Keep, district conservationist, checks out the grounds in front of the remodeled barn that now serves as the clubhouse for Royal Crest GC.*