



## GROWING PAINS

By Dean Musbach

Golf—what a way to enjoy the great outdoors. The pine scented air, warm sunshine and wildlife draw people to the northwoods. This also is the reason why I have to put up with obnoxious Chicago Bear fans every Sunday of the NFL season.

My sister-in-law owns a bar in Presque Isle which is one hour north of Minocqua. On Sunday afternoons in September and October, you would think you are sitting in some Polish bar in Chicago. Needless to say, Packer/Bear games are very testy.

Believe it or not, many people drive six or seven hours, a couple times a month, to escape the big city. People are willing to travel great distance to get what they want. Why do they travel so far? Because the natural resource in northern Wisconsin is phenomenal.

I grew up in Wisconsin, but I didn't realize the value of the resource until I moved to Minocqua. After living here for five years, I now realize the importance of preserving the resource for both environmental and economic reasons. The area needs to adopt a long range plan (master plan) to guide development and to protect the resource because if the resource is taken away, why would people come here?

Today, golf courses are developed in many different ways. One way is to incorporate a real estate development to help fund the project. This was the case with Timber Ridge C.C. The Timber Ridge Development was to be an elite retirement community with strict land covenants to preserve the natural beauty. Unfortunately, the timing was bad; interest rates skyrocketed and the bottom fell out of the real estate market.

With fear that the strict covenants might turn some prospective buyers away, the developer decided to neglect the land covenants. The most flagrant aberration of the covenants occurred on the 16th hole which was the architect's signature hole on the course. The property directly behind the green was completely cleared and developed; today the house dominates the site.

In 1987, a new owner purchased Timber Ridge C.C. including all the remaining real estate. Until this past year, development has been nonexistent. At this time, Timber Ridge is designing a development plan for the future.

With a limited amount of lake frontage available at a premium price, interest in golf course lots has increased. In the late 1970's when Tim-

ber Ridge was built, there was an abundance of inexpensive lake frontage available. Those days are gone. Prime lake frontage is selling for 1500 dollars per foot. If people can't afford to purchase lake property, a golf course lot might be the next best thing.

My professional opinion is that golf course housing developments can be successful in the northwoods with a protective master plan. Development around a golf course will never improve its anesthetic quality, but if restrictive land covenants are adhered to, the golf course should prosper.

This is an area where people come to get away from development. If people want to play golf in a metropolitan environment, they can do it in the city. If land covenants at golf course developments are not enforced, it will prove to be a mistake.

Remember, people come to the northwoods because of the natural resource. If the resource is removed, the people will go elsewhere. In the northwoods, residential golf course developments can be successful if they have a master plan complementing the natural resource.

### Answers to the WISCONSIN GOLF COURSE QUIZ from page 19

1. Tom Harrison, councilman from McFarland.
2. WGCSA president Bruce Worzella's daughter Beth is on the University of Wisconsin-Madison golf team.
3. Dean Musbach is following in the footsteps of his father Bob and grandfather Frank as a golf course superintendent in Wisconsin.
4. John Krutilla.
5. Jeff Bottensek.
6. Dan Barrett. Dan is the golf course superintendent at Trout Lake Golf and Country Club. His wife Sherri is the clubhouse manager!
7. In July of 1985. Bill was concerned that no one with facial hair had been elected to GCSAA office in recent memory, and he was leaving nothing to chance in his bid for GCSAA director. That concern was later proven invalid when Steve Cadenelli, decked out in a full beard, was elected to the GCSAA board and later the presidency. Go ahead and grow another one, Bill!
8. All men have farm backgrounds and have earned at least one degree from the University of Wisconsin - Madison.
9. Bob Belfield is married to Jim and Lois Latham's daughter Kathy.
10. Don Beuthin, 1992 UW-Madison grad and now assistant golf course superintendent to Ric Lange at Meadowbrook Country Club in Racine.