



Noyes Park Concept Plan



Mission

The mission of First Tee – Southeast Wisconsin is to impact the lives of young people by providing educational programs for youth that build character and instill life-enhancing values through the game of golf.

The background features several large, overlapping geometric shapes in a vibrant green color. These shapes include circles, triangles, and elongated rounded rectangles, all oriented diagonally. The white background is visible between these green shapes.

Vision

Our vision is that all kids in Southeast Wisconsin have the opportunity to build their strength of character through the game of golf.

Our Youth

First Tee – Southeast Wisconsin reaches **over 30,000 kids** through programs at golf courses, in schools and in partnership with youth-serving organizations.



Noyes Park



**Home of First Tee —
Southeast Wisconsin**

- Noyes Park Golf Course has been the home site of First Tee — Southeast Wisconsin since 1999
- Noyes provides a safe space for thousands of kids to learn the game of golf
- Since 2022, First Tee — Southeast Wisconsin has invested more than \$100,000 to help support operations and maintenance at Noyes

Today's First Tee — Southeast Wisconsin at Noyes Park

- Golf course access, including free access for kids regardless of participation in First Tee programming
- Practice range
- Artificial turf putting green
- 25 year-old office trailer
- Small storage space in clubhouse building



Noyes Park Golf Course Provides

- Affordable access to golf for kids and adults
- A family friendly golf experience
- Ability to grow programs and welcome outside groups



First Tee On-Course Program

Junior golf is just part of First Tee. Through our program that strengthens character, kids will learn life skills that stay with them for the rest of their lives, like:

- Understanding and managing emotions
- Resolving conflicts
- Setting up step-by-step goals
- Planning for the future
- Appreciating diversity

Participants progress through levels by demonstrating inner strength, character, and the life and golf skills they have learned.



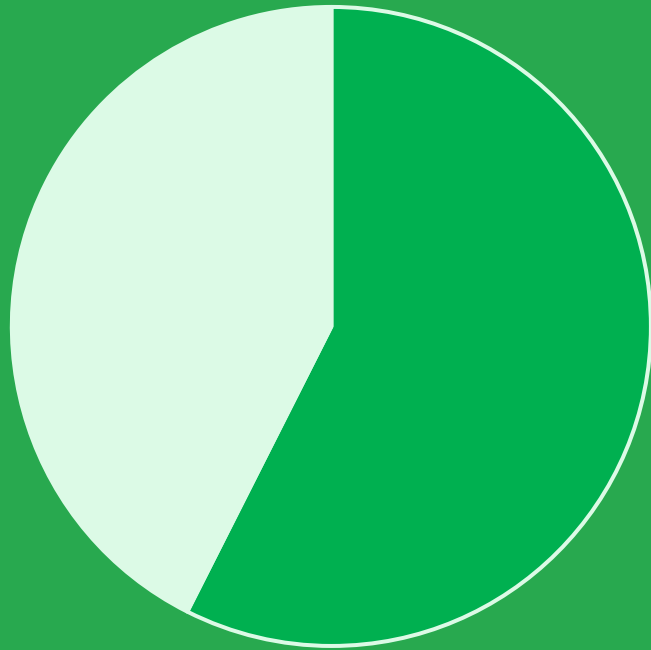
Proven Results

- 91% of alumni were engaged in community service while in First Tee
- 90% of alumni consider themselves lifelong golfers
- 85% of alumni credit First Tee for helping them be a better student

Source: "A Lasting Impact: The First Tee's Role in Fostering Positive Youth Development," 2015, Springfield College Center for Youth Development and Research

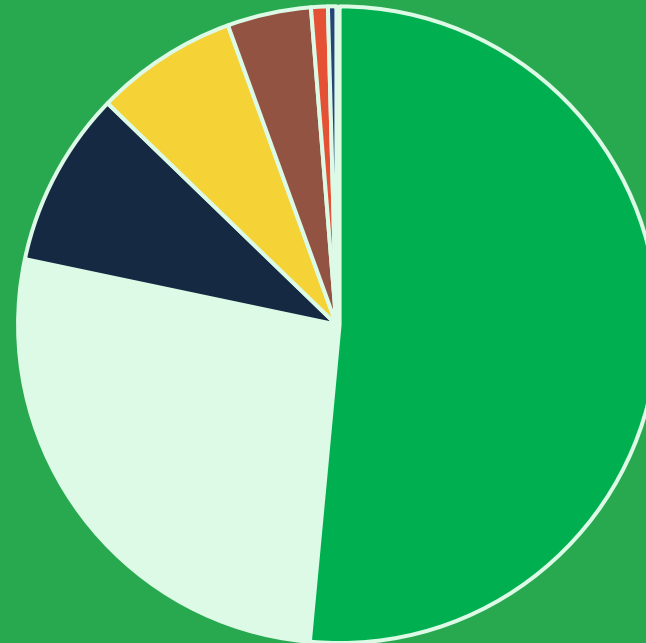
Participant Demographics

Gender



Male Female

Ethnicity



White or Caucasian Black or African American
Multi-Racial Latino or Hispanic
Asian Pacific Islander
Other

Clubs for Kids

Both the Noyes Park clubhouse and the office trailer are used to store clubs and other golf equipment as part of the First Tee – Southeast Wisconsin Clubs for Kids program.

Donated clubs and golf equipment are provided at no cost for junior players and First Tee program participants. Additional equipment is provided to local high schools, including Washington High School of Information Technology, Golda Meir School, Milwaukee School of Languages, South Division and Riverside High School.

Since 2017, hundreds of clubs have been provided to local junior golfers.



Community Partnerships

Noyes Park Golf Course has been an important space used by First Tee — Southeast Wisconsin to develop community partnerships and deliver First Tee programs along with other local organizations.

Since 2017, First Tee — Southeast Wisconsin has partnered with a variety of local organizations, including Neighborhood House of Milwaukee, Big Brother Big Sisters, and Boys & Girls Clubs of Milwaukee.



Kids Play Free

Our Kids Play Free initiative is designed to make golf more accessible and affordable for young players in our community. By removing cost barriers, we ensure that golf is accessible to children from all backgrounds, encouraging family engagement and promoting a family-friendly golf experience.

This initiative not only grows our programs but also nurtures the next generation of players. Many of the children who learn to play at Noyes Park will become future players at other Milwaukee County Parks courses, contributing to the long-term vitality of golf in our area.



A Friend in the Park

With no full-time golf staff at Noyes, First Tee – Southeast Wisconsin has become a face for golf in the park. First Tee program staff is on-site most days during the golf season and continues to look out for the best interests of Parks and all community stakeholders.

All First Tee – Southeast Wisconsin staff, coaches and volunteers are committed to the long-term success of Noyes Park and Noyes Park Golf Course in partnership with Milwaukee County Parks.



Planned Investments

At Noyes Park Golf Course, we envision a comprehensive transformation that will significantly enhance golf practice and youth development opportunities in our community. Our plan includes both outdoor improvements and an indoor facility to provide year-round accessibility:

Please note, the projects described in this presentation represent a concept plan and are not promised to be completed.

Year-Round Indoor Facility:

- A new indoor building to provide true year-round programming and practice opportunities

Outdoor Improvements:

- A versatile short game area with real grass putting and chipping complexes
- An innovative 9-hole putting course with landscaping features
- A low-maintenance artificial practice green for extended seasonal use
- Upgraded practice range tee line
- A dedicated wedge calibration area for precision training
- Range earthwork for improved conditions and drainage

Priorities

Fun

A space to truly enjoy the game of golf

Accessible

Convenient for transportation, accessible for all physical abilities and affordable for all players

Financially Sustainable

Designed with long-term financial sustainability in mind

Environmentally Sustainable

A well-intended steward of the land

Community Focused

A place for the local community to come together

Educational

Learning that goes beyond the course

Multi-Purpose

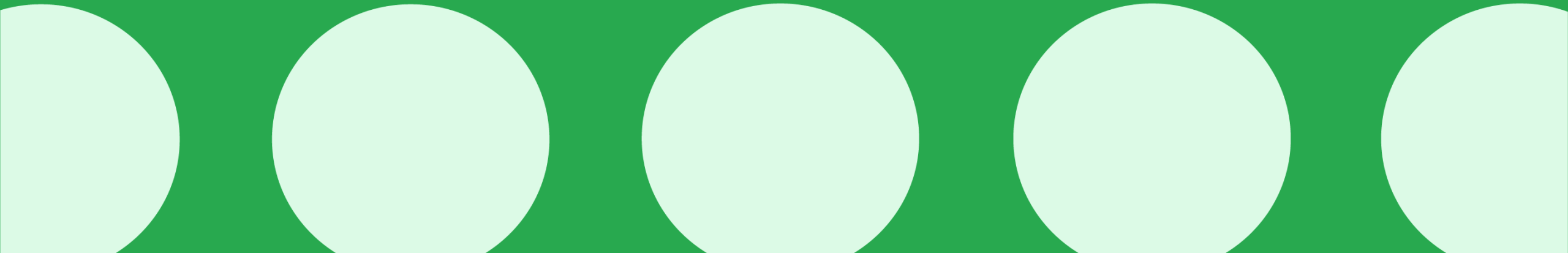
Space for more than just golf

Social

A place where people want to spend time

Diverse

Where everyone is welcome to come as they are



Year-Round Indoor Facility

Key Planning Objectives

1. Create a new indoor home for First Tee – Southeast Wisconsin to greatly enhance year-round programming impact and abilities
2. Create a new highly visible “front door” to golf activities at Noyes Park
3. Provide a facility that strengthens connections and capitalizes on existing golf assets throughout the site
4. Provide enhanced accessibility for visitors and program participants, allowing visitors of all abilities to engage and participate
5. Provide purpose-built storage space to accommodate necessary equipment
6. Incorporate thoughtful sustainability strategies, minimizing development impact and keeping long-term operational costs in mind

GOOD HOPE RD.

Park Entrance

Park Entrance

Parking

New Short Game Practice

Building Entry

Wayfinding Signage

Outdoor Classroom

New Service Drive

New Pedestrian Path

Viewing Point

Golf Course

Noyes Pool

New Putting Green

Golf Starter Building

County Service Yard

Driving Range

Tennis Courts



first tee southeast wisconsin noyes park







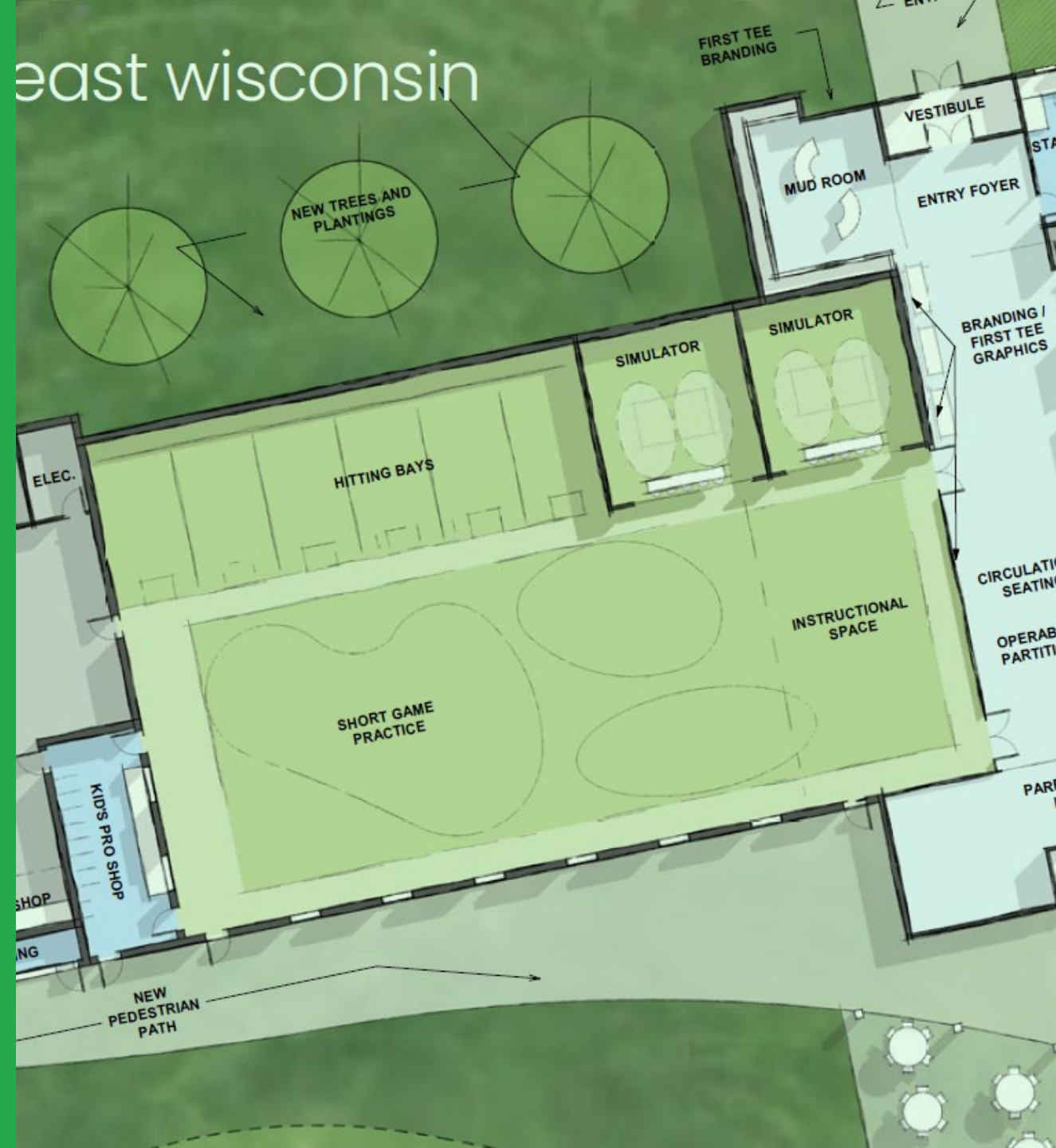
Staff Offices

Staff Offices for one full time staff, with the ability to accommodate 2-3 additional staff at temporary, shared workstations. Located to easily monitor the building entry during hours of operation.



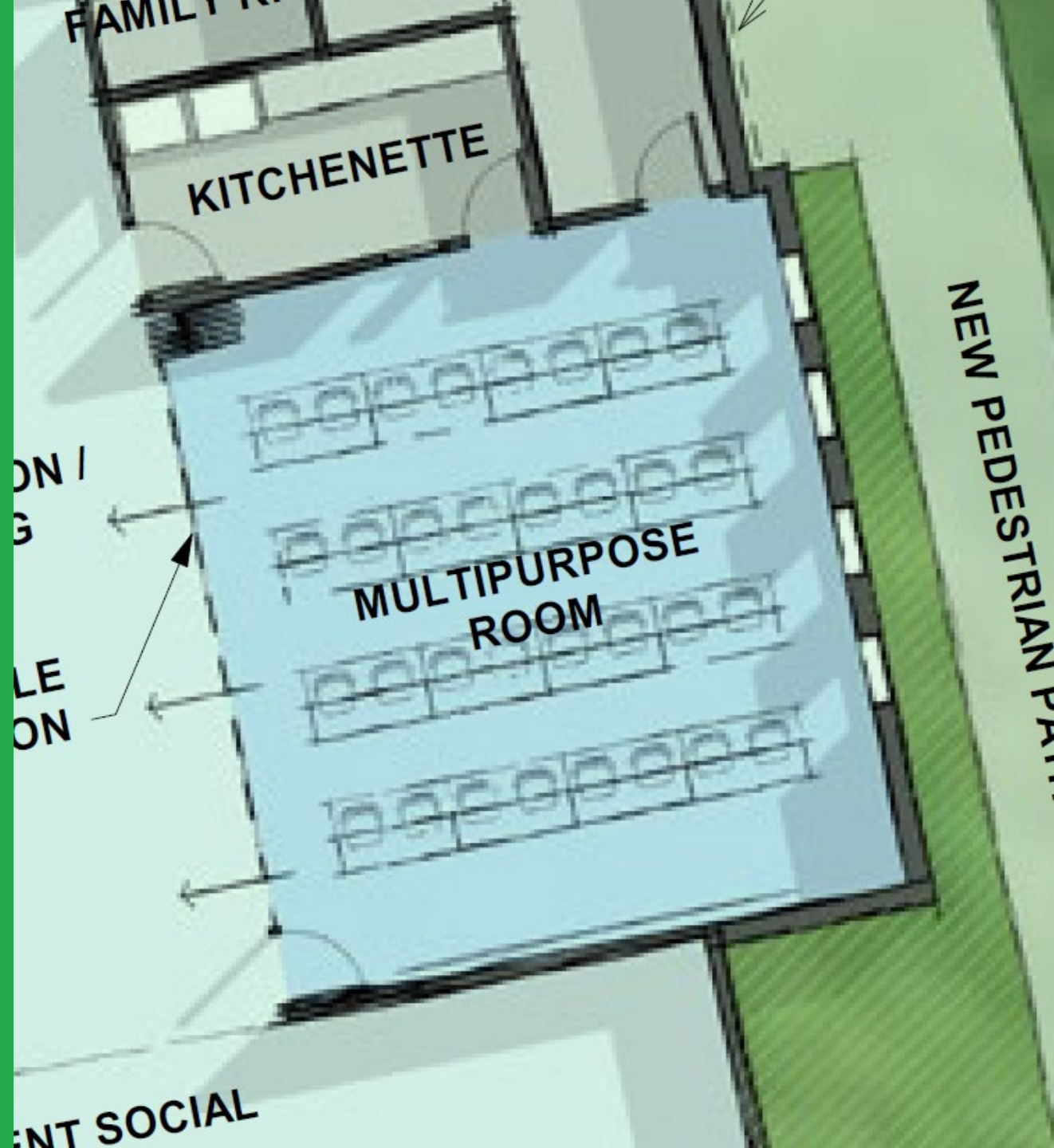
Golf Activity Space / Turf Zone

Indoor golf activity space, including indoor hitting bays, golf simulators, and an Open Turf zone for indoor putting and chipping practice. Ceilings should have a minimum height of 25 feet, with spaces divisible with ceiling-mounted netting, allowing the space the flexibility required to accommodate a variety of groups and year-round activities.



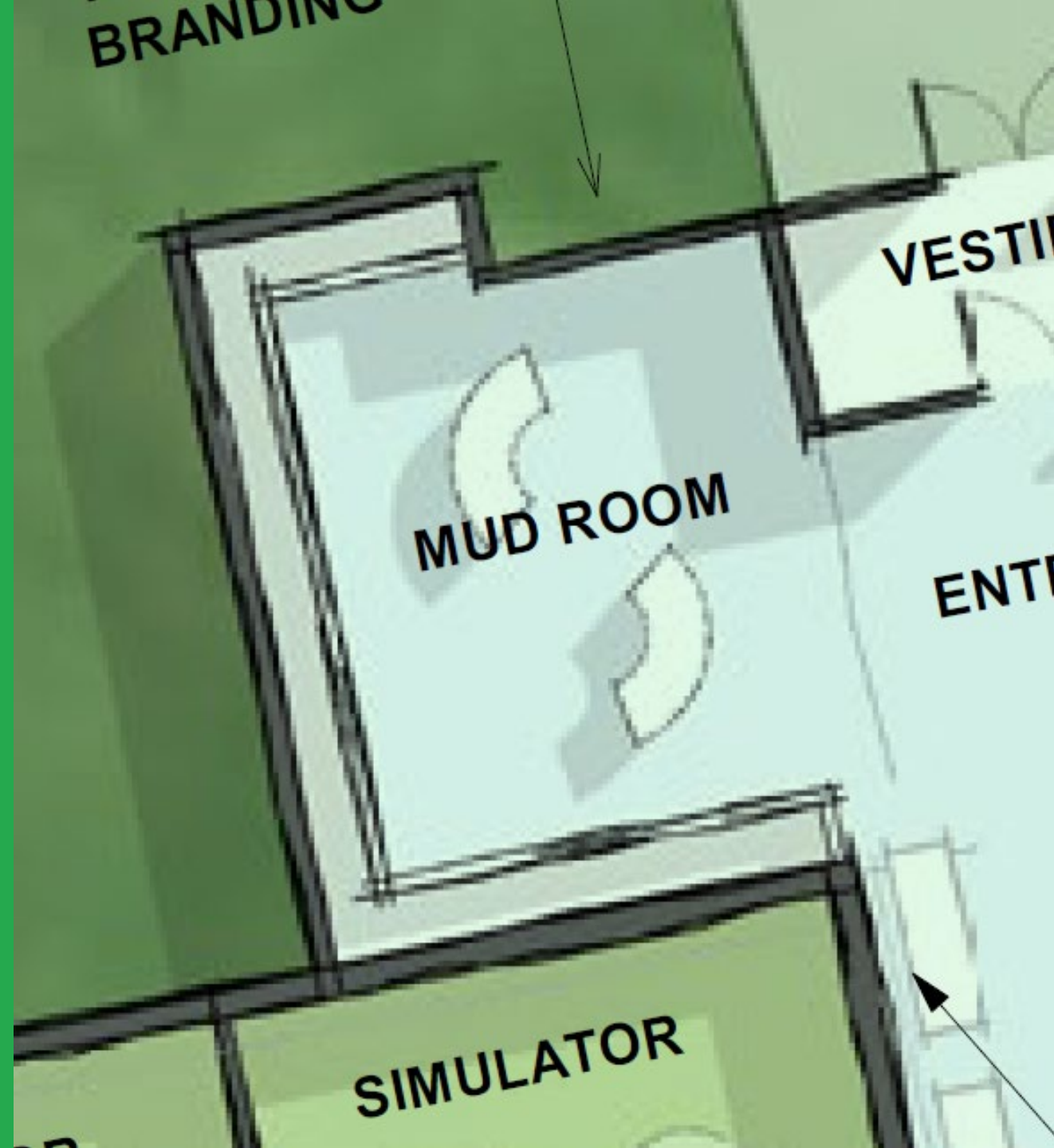
Multipurpose Classroom

A Multipurpose Classroom will provide dedicated and purpose-built instructional space for groups up to 30 people. Integrated A/V equipment and technology and moveable furniture will allow this space to double-function for events or First Tee board meetings.



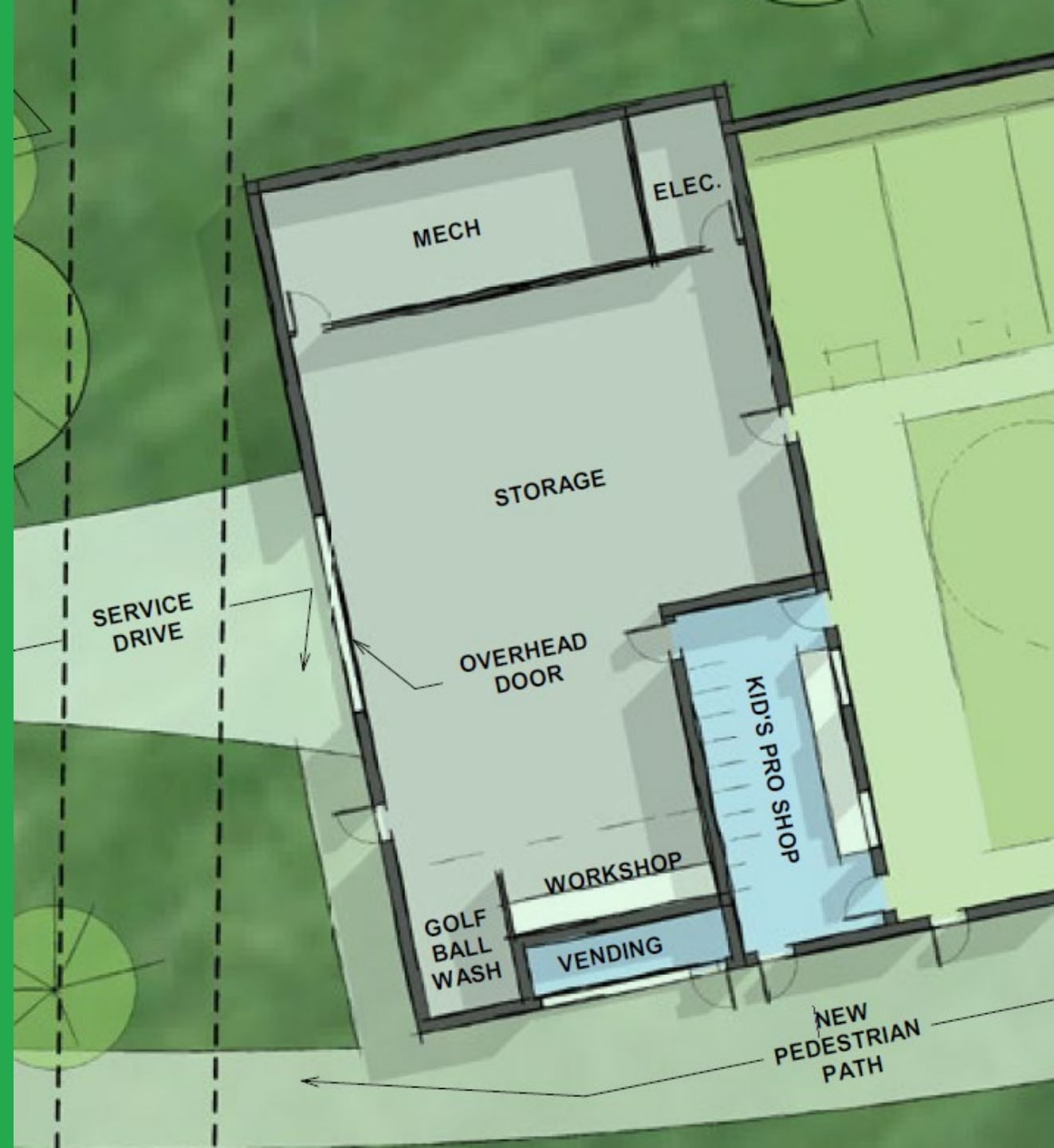
Entry/Mud Room

Located off of the Main Entry, a new mud room will provide storage and staging for large groups of students to hang coats and boots during cold winter months. Flexible furniture and cubbies with hooks and shelves will help to organize clothing and gear.



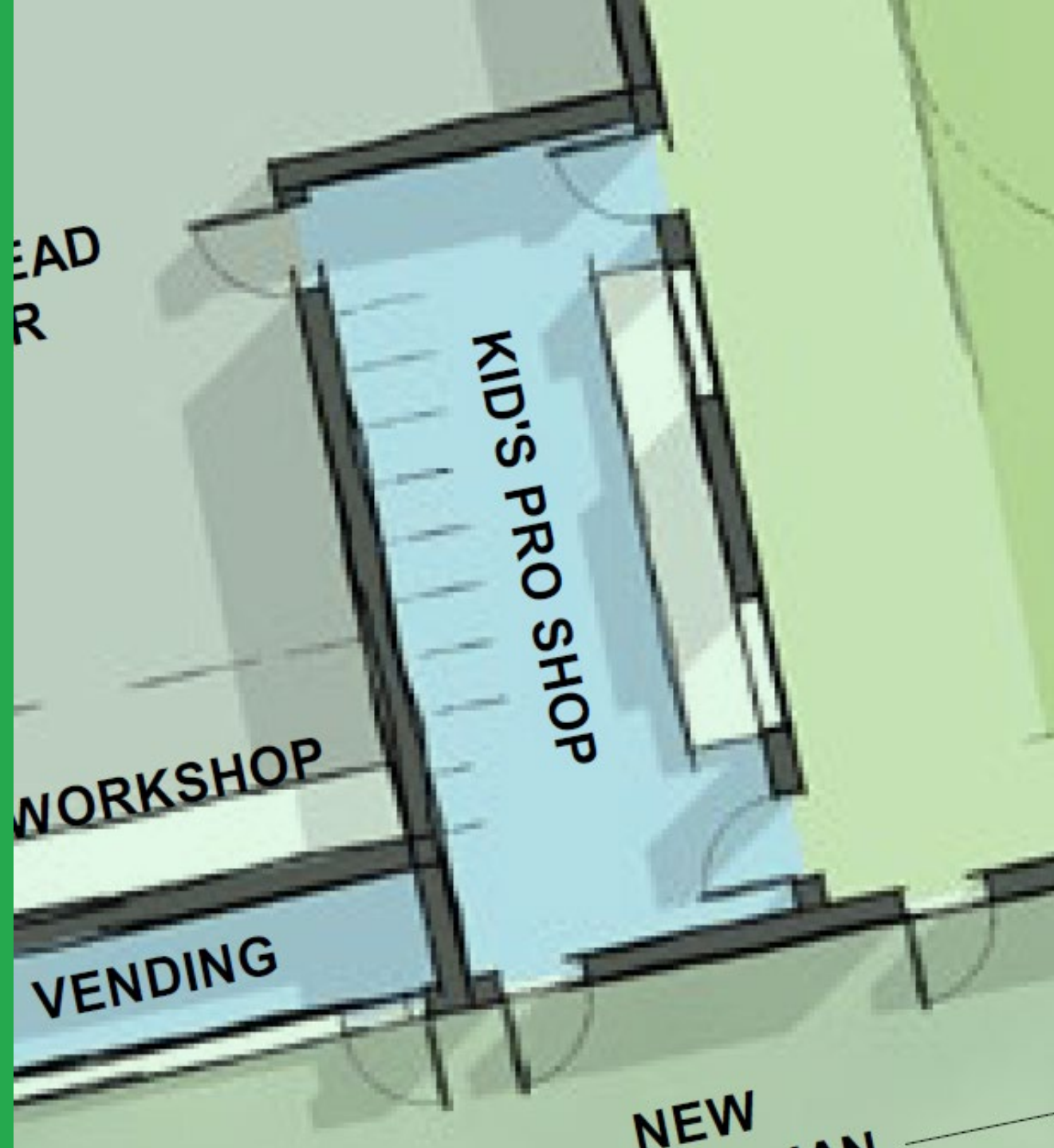
Storage Spaces

A large storage area will provide adequate organized storage for donated equipment, instructional equipment, golf cart parking, a small workshop, and other associated equipment and activities. A new service drive and overhead door will allow vehicle access for donated equipment drop off and pickup. Other golf amenities such as a ball wash and vending areas are accessible to the exterior of the building to the south.



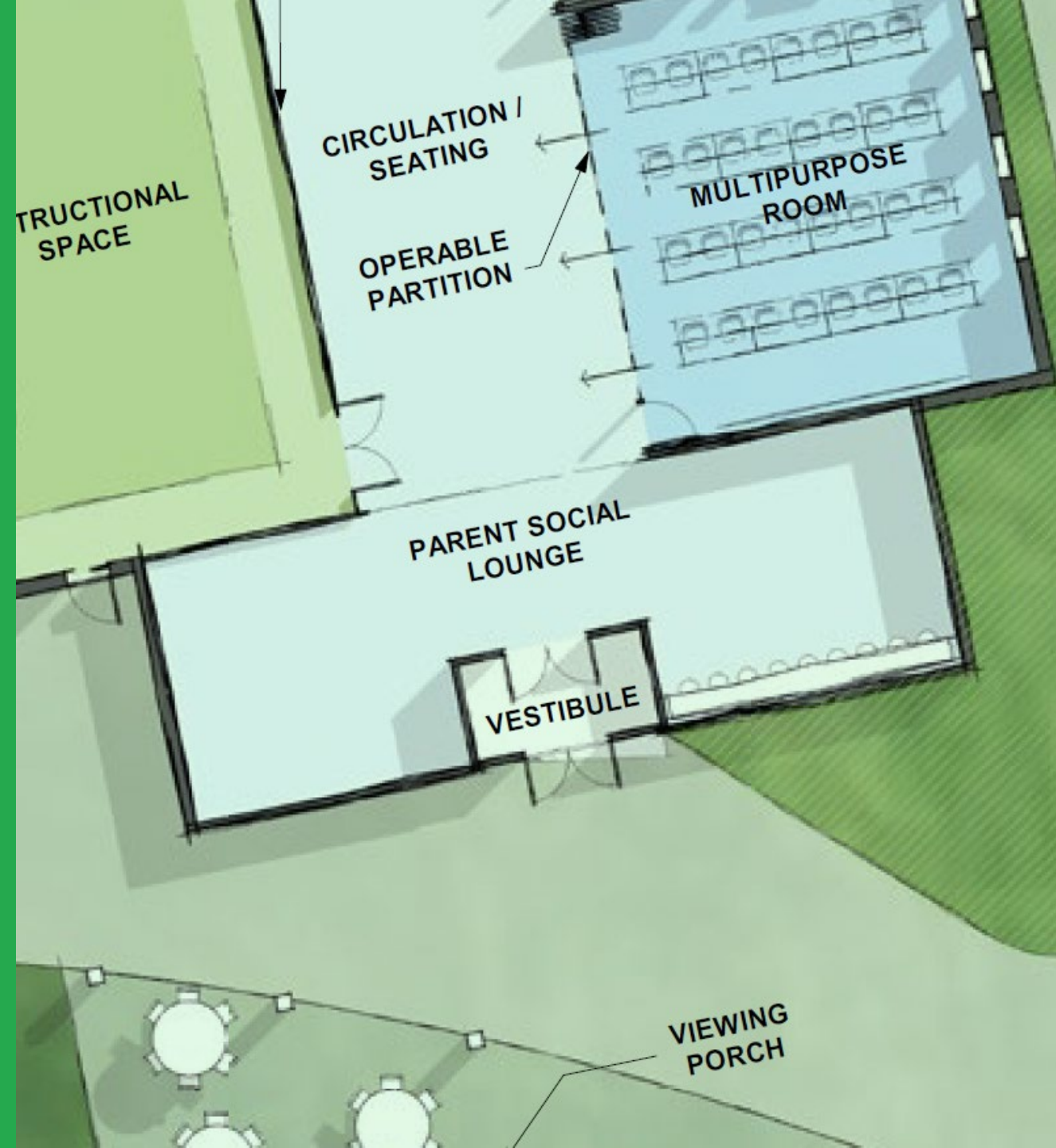
Kids Pro Shop

A dedicated space, located adjacent to the Storage Room, accessed from the indoor golf activity space as well as the exterior, provides opportunities for students to “shop” for their equipment of choice in a retail-like setting while taking part in First Tee activities.



Parent Social Lounge

A generous interior lounge space provides a place for parents to relax and gather while students take part in programming. This space should have flexible soft seating and counter spaces to allow a place to sit and relax or get work done as needed. Provide direct views to exterior golf activities such as the Viewing Porch and Putting Green. Interior views directly into the Golf Activity Spaces allow a sense of visual connectivity, allowing parents and guardians to monitor and better connect with student activity.



Interior Circulation

Interior circulation provides clear access from the entry and through the building. This space should include First Tee branding elements, and clear views into the Indoor Turf Zone. A folding partition at the Multipurpose Room will provide opportunities for flexibility of use throughout the lounge spaces, circulation spaces, and multipurpose room.



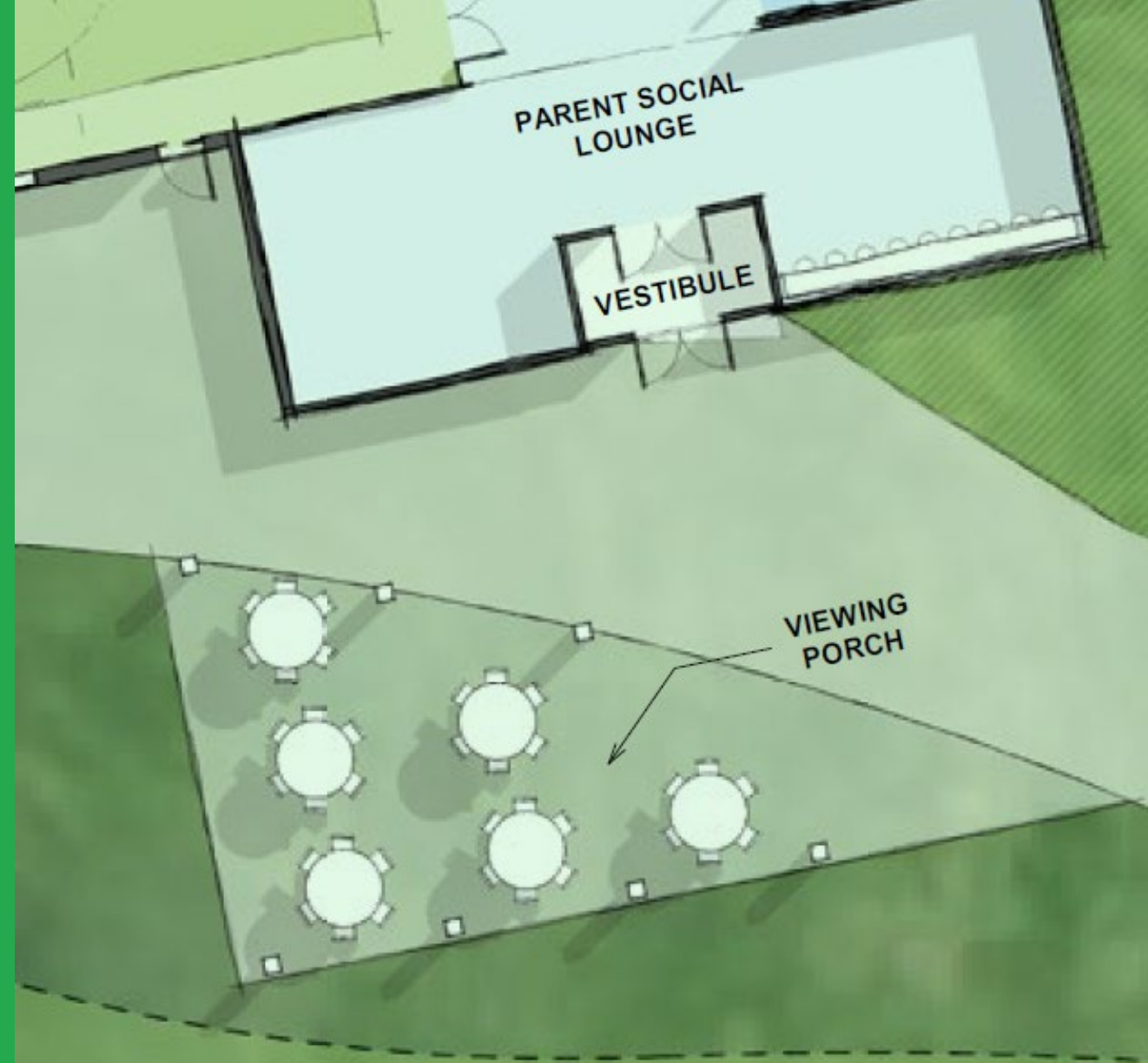
Outdoor Classroom

An Outdoor Classroom positioned in a location visible from the site entry will provide sheltered outdoor instructional space with a direct connection to outdoor golf activities.



Viewing Porch

A “Viewing Porch” on the south side of the building allows access from the interior Social Lounge space, providing a place for parents and visitors to relax while viewing activity on the putting green and golf course.



Space Description	Qty	SF Each	Total NSF	Notes / Description
Public			2,550sf	
WELCOME LOBBY	1	300	300	Accommodate up to 30-40 students simultaneously
Vestibule	-	-	-	
Coats / Mud Room	1	300	300	Cubbies and Coat Hooks
SOCIAL LOUNGE	1	500	500	Activity Hub, Combined with Welcome Lobby, Views to Interior and Exterior Golf Activities
VIEWING PORCH	1	500	500	Outdoor space with views to outdoor golf activities, connection to Social Lounge
OUTDOOR CLASSROOM	-	-	-	Sheltered instructional space, exterior arrival space for instructional classes
MULTIPURPOSE ROOM	30	25	750	Instructional Classroom Space, Flexible use for meetings/conference functions, up to 30 people for Board meetings
Storage	1	200	200	Tables and Chairs, Equipment
Offices			340sf	
ADMIN/OFFICES				
Shared Workspace	1	100	100	1 dedicated workstation
Flex Workspace	2	60	120	Flex workspace for additional staff
Conference/Meeting Room	-	-	-	See Multipurpose Room
KITCHENETTE	1	120	120	Refrigerators/freezer, counters, sink, dishwasher, connection to Multipurpose Room and Social Spaces
Golf Activities			5,580sf	
INDOOR HITTING BAYS	6	220	1320	Assuming 10' Wide, 22' Long Hitting Bays, Open to Turf Zone
Golf Bays				
SIMULATOR BAYS	2	440	880	Assuming 20' Wide, 22' Long - Ability to secure/monitor when not in use
OPEN TURF ZONE	1	3300	3300	Open Turfed Activity Space, divisible with nets/dividers for flexible use
Short Game				
Putting				
Instructional Space				Open space included in Turf Zone, visibility to adjacent golf activities
GOLF EQUIPMENT/VENDING	1	80	80	Golf ball vending with ball wash. Adjacent to storage and support spaces with exterior access
Support			2,990sf	
GENERAL STORAGE	1	1500	1500	Assuming 3x capacity of existing trailer
KIDS PRO SHOP	1	350	350	Equipment that can be accessed by students, consider access from both exterior and interior
WORKSHOP	1	100	100	Workbench with Supply Storage, Tools, Saw - Adjacent to Storage, Secure
MECHANICAL	1	400	400	TBD
RESTROOMS (MEN/WOMEN)	1	400	400	TBD
FAMILY RESTROOM	1	70	70	
IT / DATA CLOSET	1	50	50	
ELECTRICAL	1	120	120	
Total (GSF)			11,460sf NET / 15,470 GROSS	

Outdoor Improvements



 **first tee**
southeast wisconsin

Noyes Park Golf Course
CONCEPT 03

Architect: Rob Gavarkovs

Drawing: FTSEW CNCPT03

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Short Game Area

- Real grass putting/chipping complex with a sand bunker
- Designed to maximize playable footprint while maintaining safety protocols
- Designed with multi-dimensional practice outlets and group programming as main use cases. Two greens, a central fairway component and bunker modules included to break apart groups offering more space for programming
- Layout will accommodate group sessions in addition to warm-up green for public use



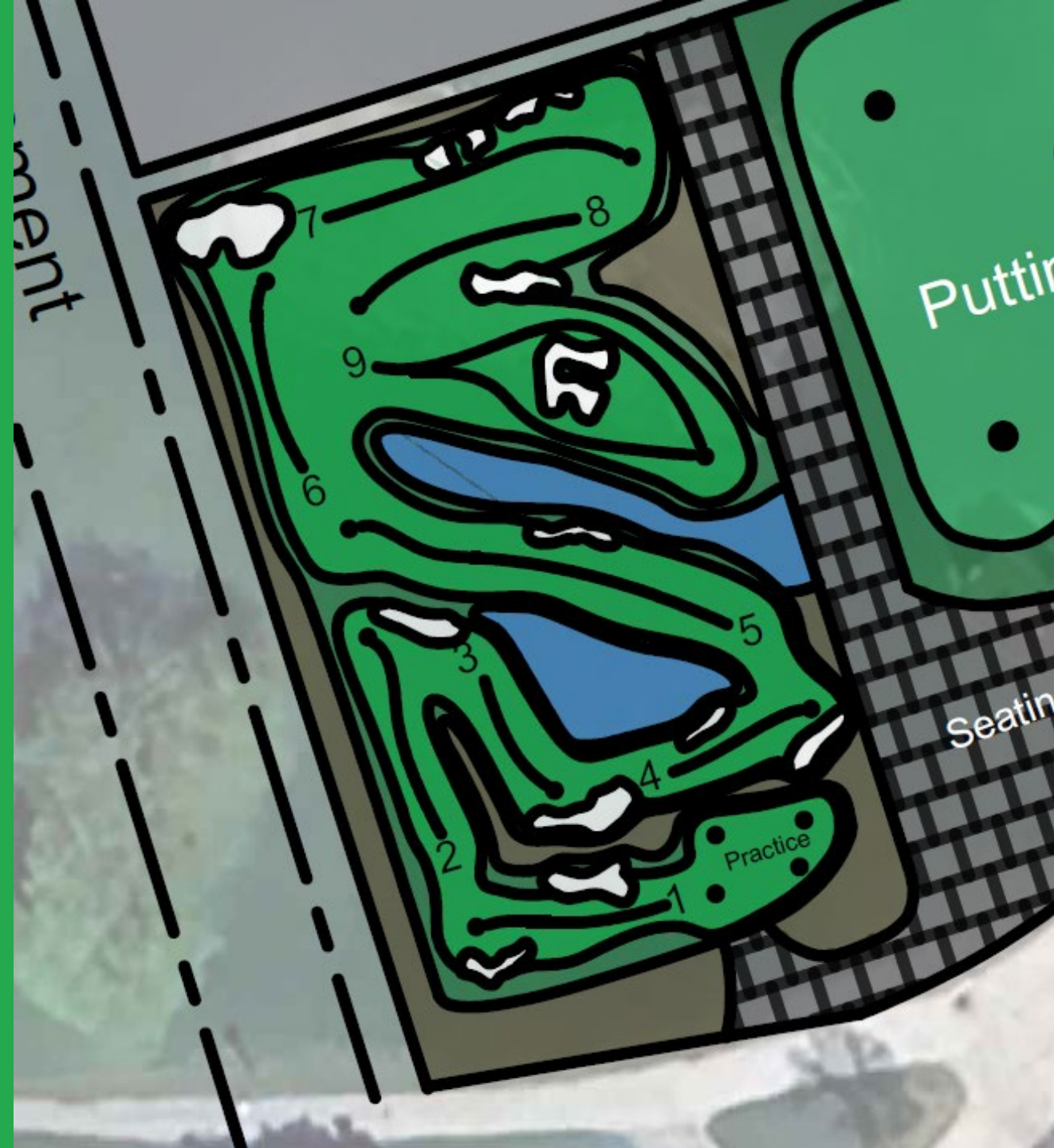
Short Game Area

- Centralized fairway cut will broaden programming, allowing for chipping in two directions to break up groups or have one green for chipping while maintaining an additional green for putting
- This design is intended to work within the new irrigation infrastructure and manage maintenance inputs
- Existing Green - 1,500sf will be increased to 7,000sf
- New Green and Bunker Complex - 8,000sf



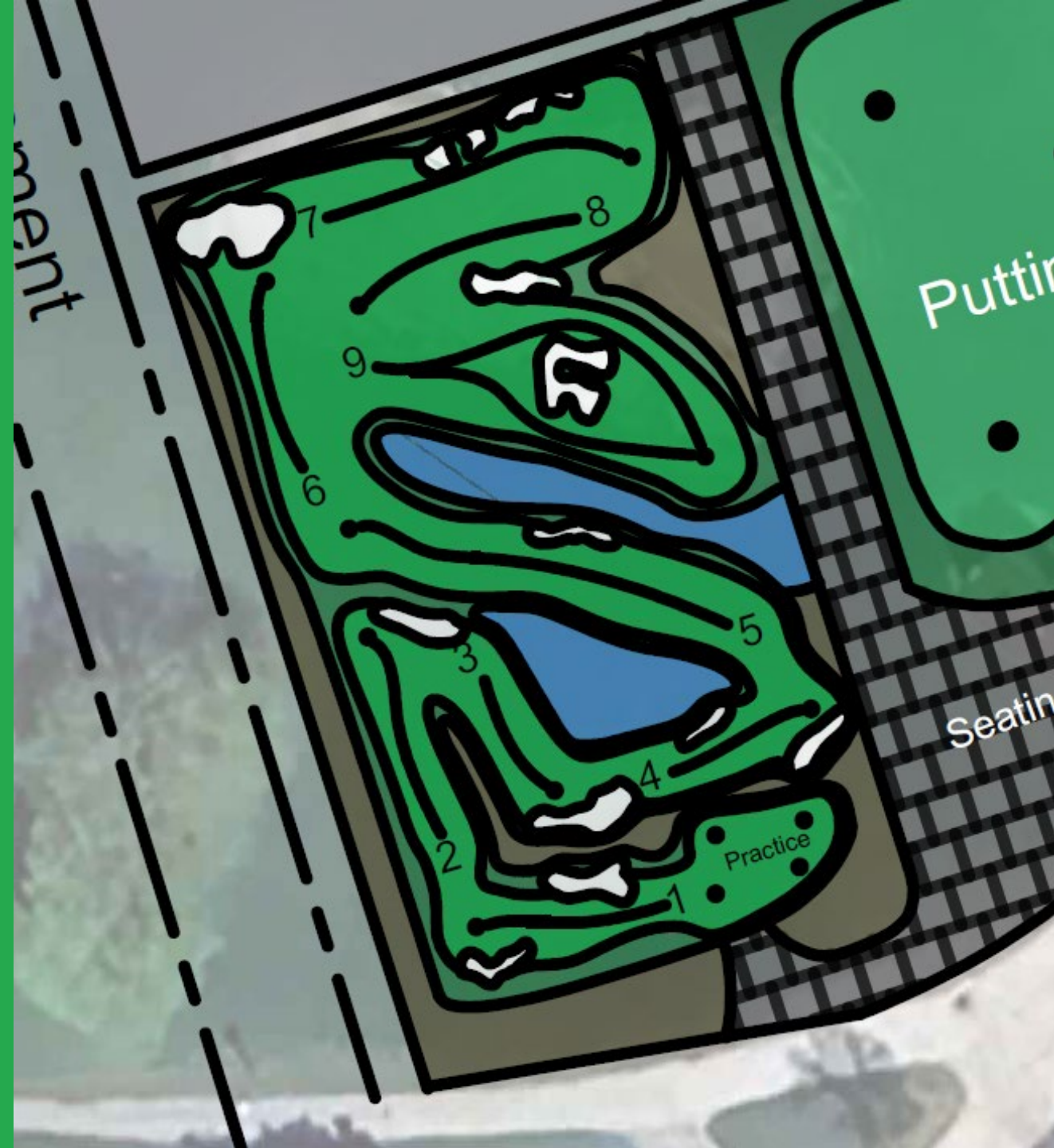
9-Hole Putting Course

- Multi-use layout - This design is routed as a 9-Hole course that can be played both clockwise and counterclockwise
- Design also accommodates a smaller warm-up/practice area, entire course can be used for practice as strategic putting and chipping modules are built in
- Fun and in-depth practice amenity for programming and public players
- The landscaping is highlighted by an intricate water feature that will mirror local nature



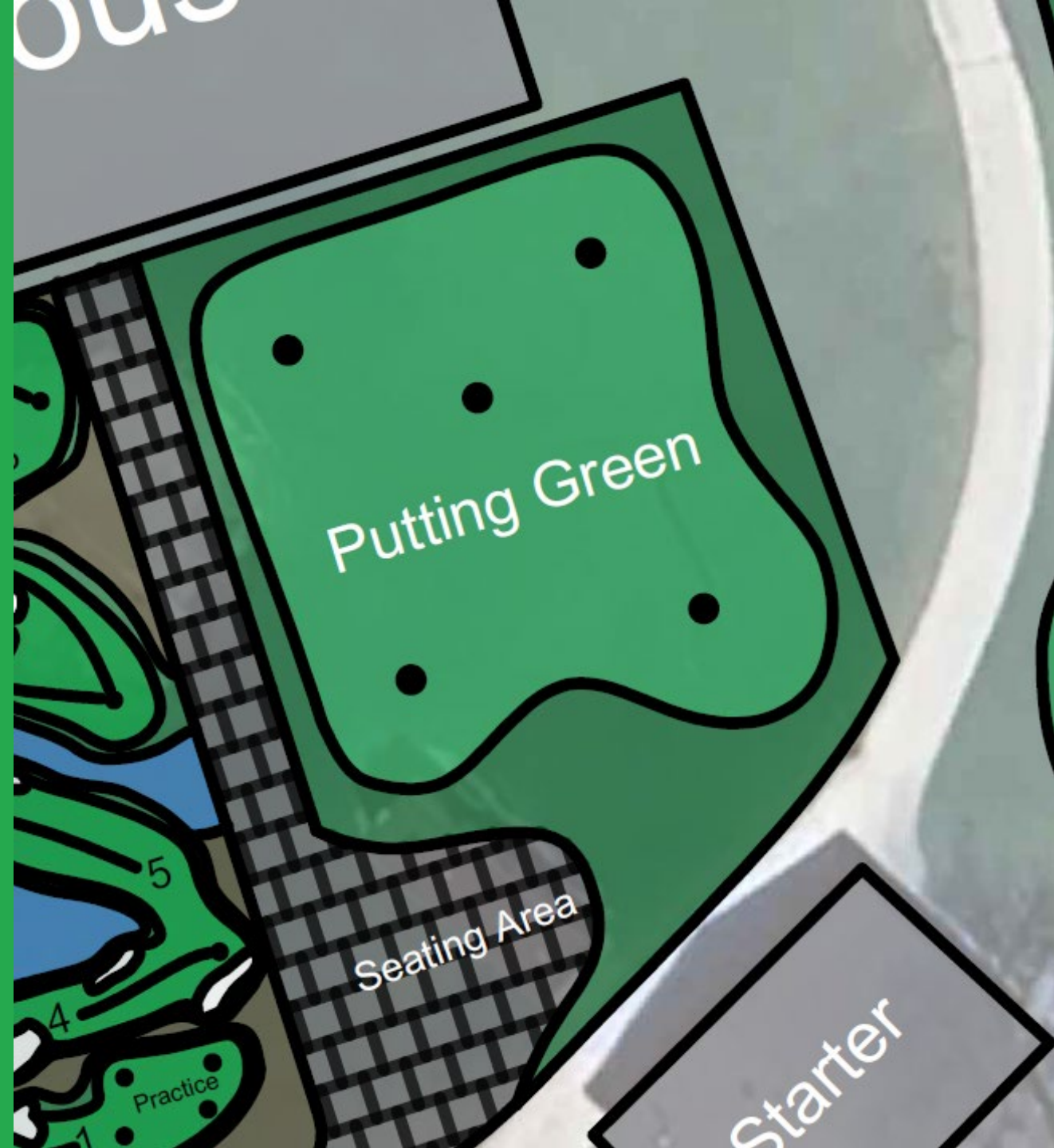
9-Hole Putting Course

- The light brown sections are also for landscaping and intended to be either rock for limited maintenance or the look of an unkept fescue/natural area
- These landscaped areas are bespoke and can be catered to reduce ongoing maintenance
- The total footprint is 15,000sf with a playable footprint of 10,000sf
- Holes are designed to play as par 3s, 4s and 5s featuring holes in excess of 80 ft.



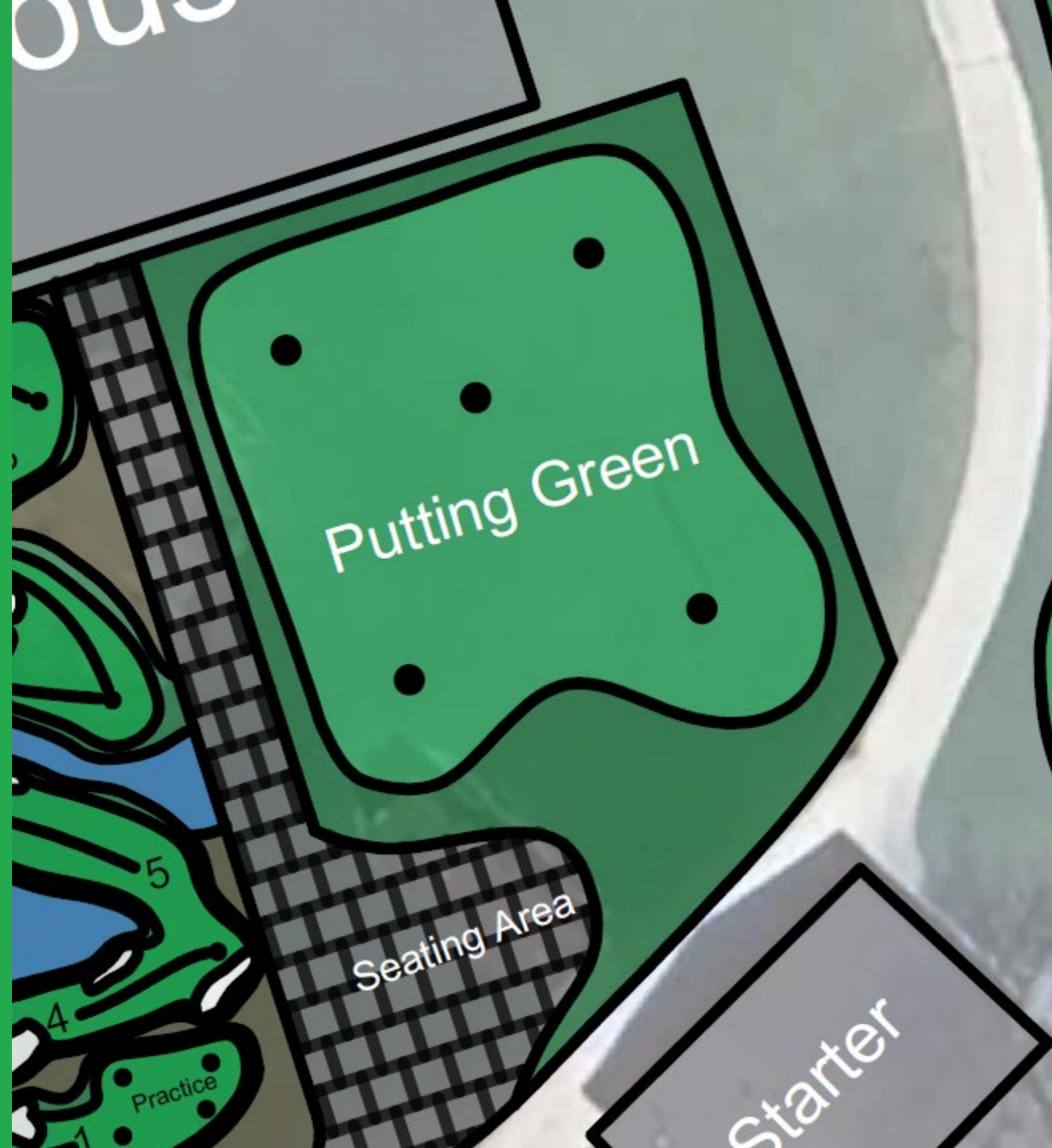
Artificial Practice Green

- To accompany the putting course, a practice green has been strategically located as a central hub for programming and public players
- This green will provide a maintenance free and reliable surface with extended seasonal accessibility, standing up to large foot traffic while avoiding damage from beginners/younger players who are learning etiquette on a green
- The greens contours will provide multiple putting modules, geared towards fundamental practice in addition to the gamification of putting. The modules will also help provide programming direction and naturally break up the green into specific stations



Artificial Practice Green

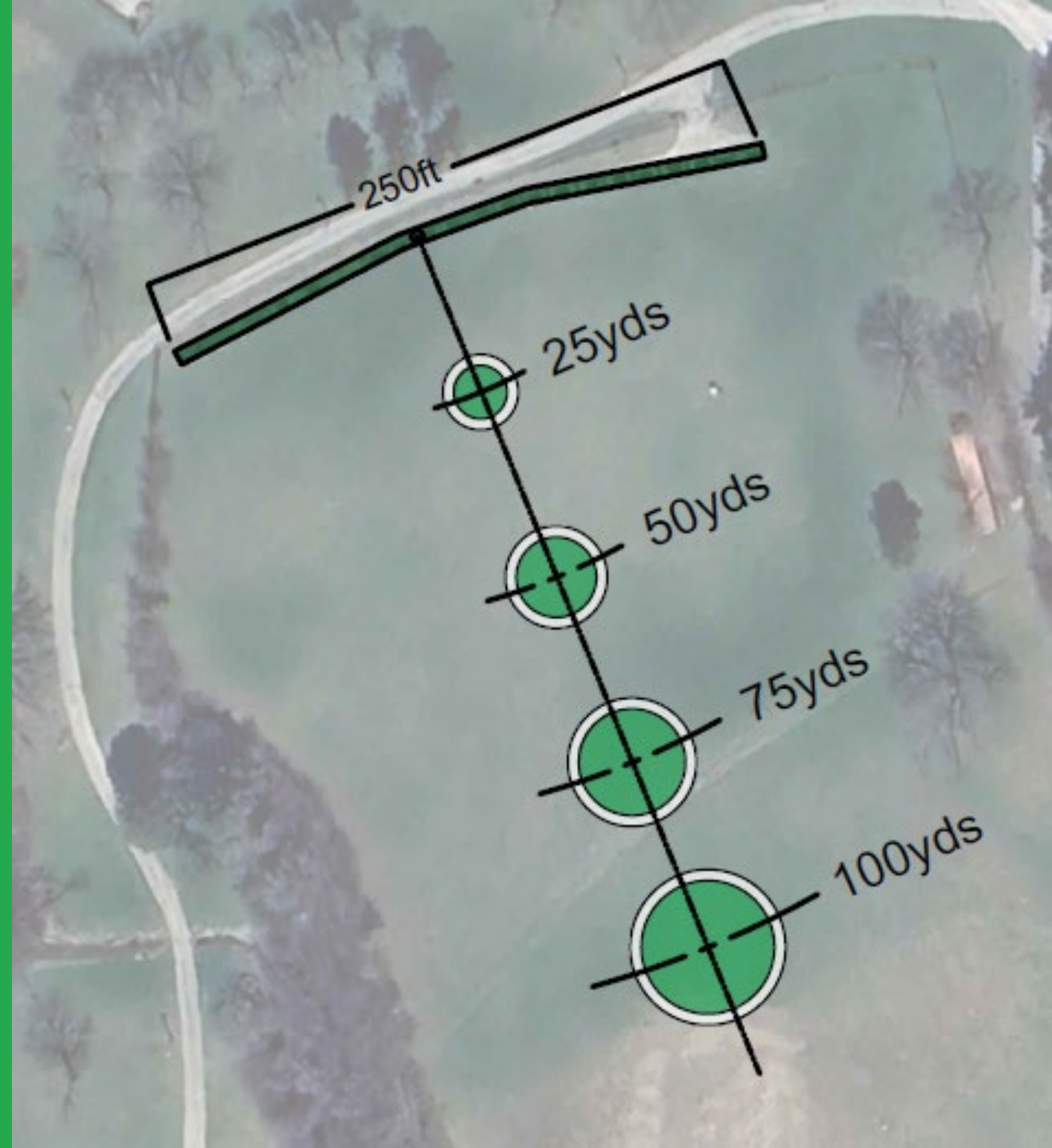
- This design has contouring plans in place for flatter putts but will also provide a sense of entertainment in portions of the green with more severe slope
- Small rough cutouts have been added for chipping capabilities with no maintenance concerns
- The total and playable footprint of this green is 12,000sf



Practice Range

Tee Line

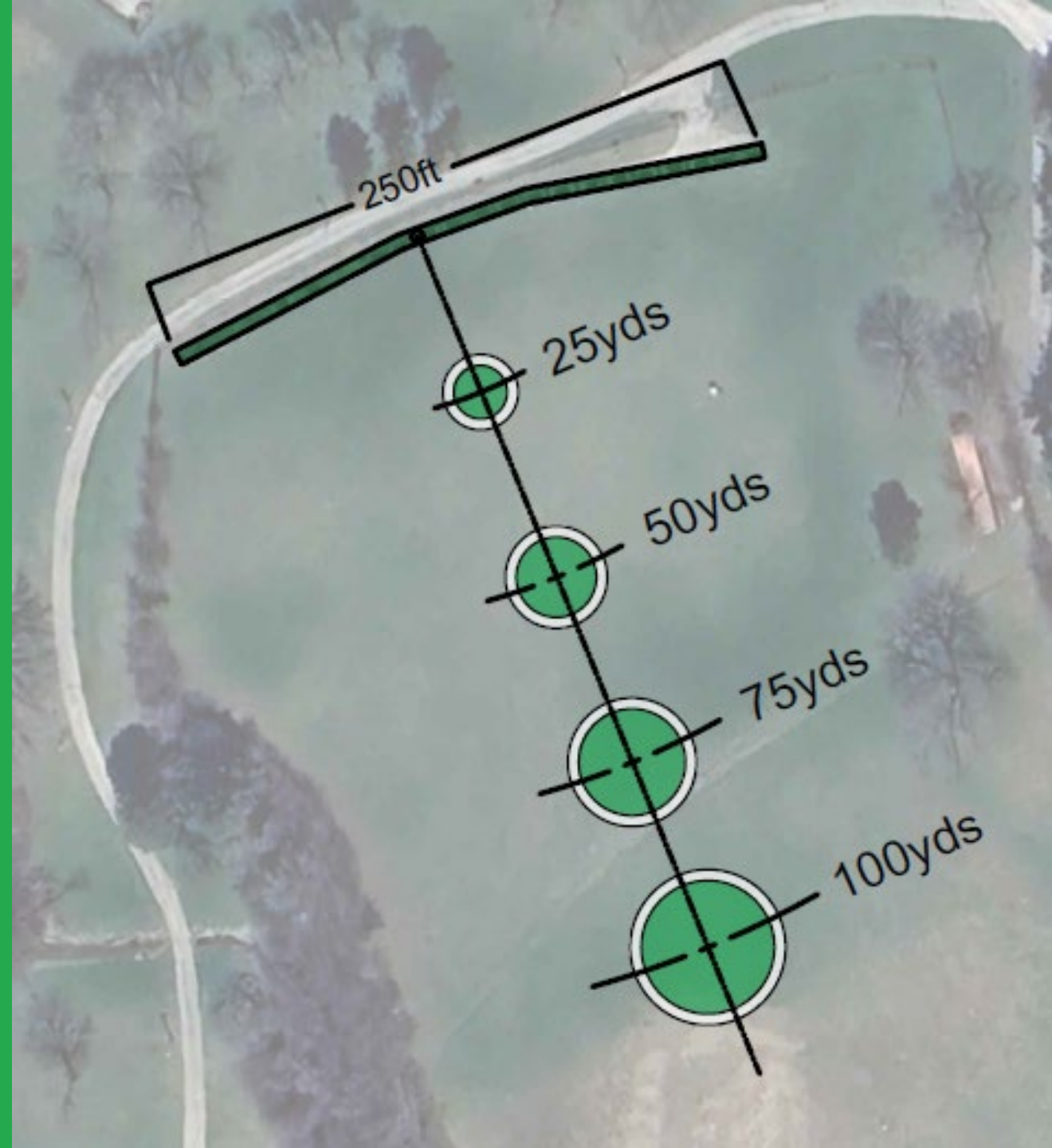
- 250 ft. tee line identified to maximize use, accommodating 25-35 players
- Increased angle to direct play to interior of range
- Vital addition as real grass tee deck requires large maintenance inputs



Practice Range

Wedge Calibration Targets

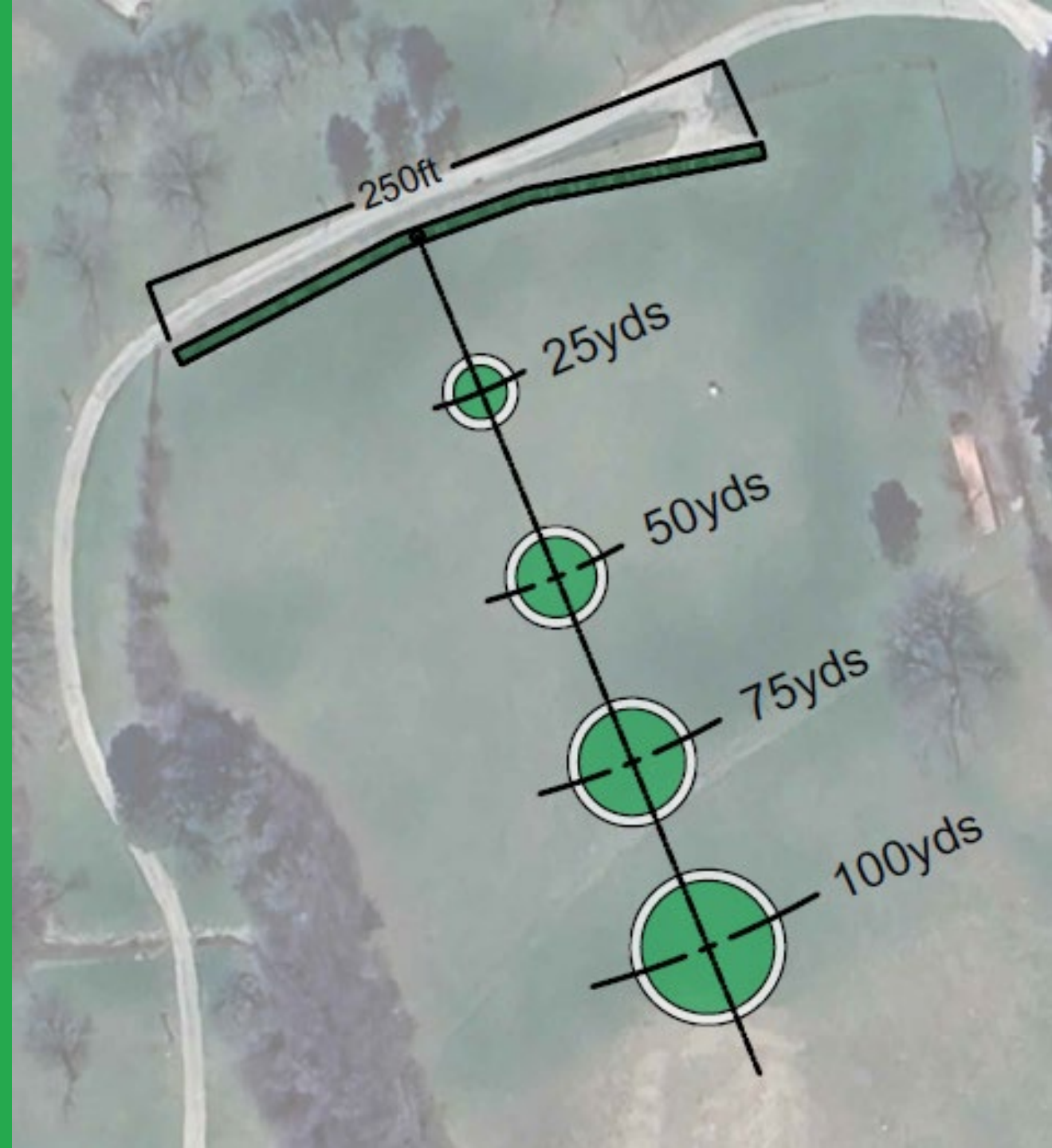
- Targets positioned to identify strategic yardage gapping and gamification
- Target size is relative to Tour proximity to hole, plus 20% to ensure multi-use capability
- Shotstopper underlay for increased realism



Practice Range

Range Earthwork

- Leveling of range outfield for reduced safety hazards as well as better grass growing conditions and maintenance practices
- Green locations would be pushed up and contoured for increased gamification
- Grading plan will increase drainage



Community Impact

Expand Youth Development Opportunities

- Provide year-round access to golf education and character-building programs
- Increase capacity to serve more youth in Southeast Wisconsin
- Create a safe, inclusive space for children to learn, grow, and develop life skills



Enhance Public Recreation

- Offer improved golf practice facilities for players of all skill levels
- Provide a unique 9-hole putting course for casual and family-friendly play
- Create a multi-purpose indoor space for community events and activities



Promote Inclusivity and Accessibility

- Design facilities to be accessible for all physical abilities
- Ensure affordability to make golf more accessible to a diverse range of community members
- Create a welcoming environment where everyone can come as they are



Foster Community Connections

- Establish a new community gathering place for golf enthusiasts and newcomers alike
- Provide spaces for social interaction, such as the parent social lounge and multipurpose room
- Offer opportunities for community partnerships and events



Support Environmental Stewardship

- Implement sustainable design practices in both indoor and outdoor facilities
- Educate youth and community members about environmental responsibility through golf



Promote Health and Wellness

- Encourage physical activity through golf and related programs
- Provide a space for year-round exercise, particularly valuable during Wisconsin winters



Enhance Milwaukee County Parks

- Align with and support the goals of Milwaukee County Parks
- Improve the overall quality and appeal of Noyes Park Golf Course
- Demonstrate innovative use of public space for community benefit





Thank You!

This project represents a significant investment in youth development and community recreation. The indoor facility will ensure year-round access to golf education and practice, particularly valuable during Wisconsin's winter months. The outdoor improvements will enhance the existing golf course, providing high-quality, low-maintenance practice areas that can serve both First Tee – Southeast Wisconsin programs and the general public.

By approving this concept plan, Milwaukee County Parks will be supporting a visionary project that not only enhances golf facilities but also creates a hub for youth development, community engagement, and sustainable recreation in Southeast Wisconsin.