



**City of Breezy Point**

***PARKS AND RECREATION  
MASTER PLAN***



**April 15, 2024**

**City of Breezy Point  
Parks and Recreation Committee  
2024**

*Adopted Thursday, May 9, 2024*

**City of Breezy Point  
City Council  
2024**

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*City of Breezy Point  
8319 County Road 11  
Breezy Point, Minnesota 56472  
218-562-4441  
[www.breezypointmn.gov](http://www.breezypointmn.gov)*

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DRAFT

## **Section 1: Plan Elements**

### **Mission Statement of the Parks and Recreation Committee**

The City of Breezy Point Parks and Recreation Committee seeks to acquire and preserve natural environmental areas with green spaces and provide recreational opportunities that positively impact the health of our citizens, the broader City economy, and quality of life.

### **The Objective of the Parks, Trails, and Open Space Master Plan**

The City of Breezy Point Parks and Recreation Committee seeks to ensure existing park and recreational opportunities serve the residents of Breezy Point today and into the future. As such, this plan will create a framework to achieve this goal and ensure the community secures sufficient and appropriate land to:

- Create Open spaces and trails that meet the needs of all members of the community.
- Maintain and implement the City's Parks and Recreation Capital Improvement Plan (CIP).
- Develop high quality parkland and community locations with a focus on welcoming amenities.
- Communicate and promote the use of parkland to enhance its use as a community building tool.
- Identify missing links between Parks, Trails, and destinations within the City to expand the system.

This document refines and implements general direction established throughout the City of Breezy Point Comprehensive Plan to guide park and recreation development. As the City grows, the Committee should strive to make budgetary recommendations that responsibly reflect this growth. Members believe these goals will allow future Committees and residents to continue:

“Increasing the amount of land devoted to parks and public open space, whether for recreation or environmental protection, extending and improving the trail corridor system, and improving public access to the lakes.” (City of Breezy Point: Parks, Trails, and Open Space Master Plan, 2011)

The City of Breezy Point Parks and Recreation Committee believes that citizens of Breezy Point desire a community which protects and preserves its natural asset features, recreation, and water quality. The development of parks, trails, and open space can serve as an investment in the future well-being of individuals and groups when handled responsibly. As such, the committee will strive to contribute to the attractiveness and viability of the City while recommending the City use its monetary resources in a responsible and cohesive manner for the long term.

This Master Plan is a living document which the Committee intends to review every 5 years to evaluate and refine demographic, recreational, or financial trends that evolve over time. The Parks and Recreation Committee can alter this plan at any time to reflect changes in the City's Comprehensive Plan accordingly.

### **History and Development of the Parks, Trails, and Open Space Master Plan**

In 2011 the City of Breezy Point Parks and Recreation Committee drafted the City's original Parks, Trails, and Open Space Master Plan utilizing information gathered throughout the 2010 Comprehensive Planning process. This process included:

- A review of planned future land use development in long term planning.
- A review of the 2010 community survey and presentation of relevant data.
- A review of all currently owned parkland, trails, and open spaces within the City.
- A review of the standing parkland dedication formulas and their associated financial costs.
- A review of all goals, strategies, and policies associated with parkland development.

Core considerations of the original plan were developed throughout several Citizen Brainstorming Sessions. From these sessions the Parks and Recreation Committee learned people chose to live in Breezy Point primarily for its location, natural features, and quiet community. Following from this the Committee tasked itself with sustaining these features by:

- Expanding the City’s Park and Trail systems where necessary and possible to create an interconnected accessible recreation network throughout the City. Previous expansions have focused upon the acquisition of tax forfeit properties throughout the City.
- Preserving the City’s feel of clean lakes, trees, wildlife, and general green space or nature as a draw for tourism in recreational activities pursuant with the City’s Comprehensive Plan. Previous land use planning and development has focused on this broad goal.
- Improving said spaces with green and/or nature focused amenities, such as trails and paths, while maintaining open water access through the City beach. Previous improvements have focused on maintaining access opportunities for community members regardless of age or location.
- Allowing for the unique character of Breezy Point to thrive by further developing the City’s recreational facilities and opportunities. Previously discussed improvements included a community center, community garden, public swimming pool, fitness center, and trail system expansions.

### Timeline of Regular Events

A timeline of events relevant to the Parks and Recreation Committee is included below. While not all items on this list require committee action some may be of general interest to members.

| <i>Event</i>                                | <i>Date</i>   |
|---|---------------|
| <i>Property Acquisition</i>                 | January       |
| <i>Committee Tax Forfeiture Lot Review</i>  | April – May   |
| <i>Budget Calendar Approval</i>             | June          |
| <i>Parks and Recreation Budget Approval</i> | June – July   |
| <i>City Council Budget Workshops</i>        | July – August |
| <i>Preliminary Budget Approval</i>          | September     |
| <i>Final Budget Approval</i>                | December      |

## Section 2: Operational Goals

The below section of the City of Breezy Point Parks, Trails, and Open Space Master Plan is dedicated to outlining the operational goals of City Staff as directed by the Parks and Recreation Committee. City staff will utilize this section to guide priorities in maintenance and communications of day-to-day operations. Additionally, the Parks and Recreation Committee will work to enforce all City ordinances to maintain the lands natural environment and character where applicable.

It should be noted, however, while the Committee is empowered to make operational requests of City Staff final approval of any initiative listed here is dependent upon a formal vote of the City of Breezy Point City Council.

## Maintenance Priorities

A key priority for ongoing facility maintenance of any kind consists of the creation, maintenance, and perpetual review of a Capital Improvement Plan (CIP). Historically, the Parks and Recreation Committee has maintained a Parks and Recreation CIP at the approval of the City Council. CIP's generally have a five-to-ten-year revitalization cycle.

The Parks and Recreation Committee recommends the following general objectives for the ongoing maintenance of City Parklands and Trails as they relate to the Parks and Recreation CIP:

- Maintain and rehabilitate existing facilities in accordance with the planned use established by the City of Breezy Point Parks and Recreation Committee and City Council.
- Manage all procedures with the intent to preserve or enhance the City's natural environment.
- Assure residents of the best possible recreational experience, while bearing budgets and resources in mind, by:
  - Attending and upkeeping the orderliness, cleanliness, and safety of recreational facilities.
  - Rehabilitating and landscaping recreational facilities based upon changing conditions.
  - Replacing worn or obsolete equipment and facilities as needed.

## Communications Priorities

The Parks and Recreation Committee recommends the following objectives be prioritized in the City's marketing and public relations efforts:

- Enhance and support the development of the City's recreational facilities by working with the community to prioritize desired improvements.
- Foster a sense of ownership and community for recreational facilities by working with local organizations to develop and donate critical materials to City Parks.
- Encourage the use of said recreational facilities by residents and visitors and develop a formal dedication and/or community involvement recognition process.
- Ensure the City's general communications platforms such as signage, the City website, and social media platforms are up to date and communicating relevant information.

## Section 3: Parks and Recreation Spaces

The below section of the City of Breezy Point Parks and Recreation Master Plan provides a description, inventory, and future plan for parks and trails currently owned by the City. Proposed improvements and use recommendations were developed by the City of Breezy Point Parks and Recreation Committee throughout several Workshops held in 2023.

From those workshops, the Parks and Recreation Committee noted a desire to prioritize interconnectivity among City parks, trails, and the wider recreational network. As such City staff, where applicable, will work to identify properties that could potentially enhance interconnectivity between trails, parks, or open spaces within the Committee's jurisdiction.

Finally, a park assessment was completed by members of the Parks and Recreation Committee in the 2011 Master Plan. The criteria for those assessments, and their impact on current recommendations, are identified in Appendix B.

For further information on the criteria for those assessments, their development, or a history of planned recommendations please refer to the City of Breezy Point Comprehensive Plan available on the City's website at <https://www.breezypointmn.gov/planning-zoning/page/comprehensive-plan>.

## City Parkland

### Park 1: Breezy Point Drive Park



#### **Property Assessment:**

The Breezy Point Drive Park is a small play area located in the southeast section of the City between Breezy Point Drive and Breezy Point Blvd. The park currently includes a jungle gym, swing set, slide, porch swing, bouncy ride, and two picnic tables. The grounds are covered in sand with a grass rim with little to no tree coverage. This park is a walkable location with limited parking only available on the adjacent streets.

#### **Proposed Improvements:**

- Maintain property in good condition.
- Add garbage can to location if necessary.
- Add 1 to 2 additional pieces of simple play equipment.
- Add additional tree or foliage coverage to improve available shade.
- Update signage to better reflect City naming conventions and property usage.

### Park 2: City Hall Park



#### **Property Assessment:**

City Hall Park is located adjacent to City Hall on the main campus located at 8319 County Road 11. The park currently includes a well-equipped playground, basketball court, one-third mile walking path, a flower

garden, two pavilions with picnic tables, several benches, and a ball field. Restroom facilities are provided adjacent to City Hall where two parking lots are available.

The playground is covered with an engineered wood fiber surface and most of the turf is irrigated with ample tree coverage available. The City owns approximately 15 acres of land surrounding the park which could provide sufficient room for planned expansions.

***Proposed Improvements:***

As noted in this plan, the City of Breezy Point City Park serves as a central location as well as a municipal campus for City services. As such, several improvements are under consideration for the greater campus area. These improvements include:

- Install a bike rack next to City Hall.
- Maintain and add additional harmony park instruments.
- Update signage to better reflect City naming conventions and property usage.
- Construct a community garden. Further information on this project can be found in the Future Planning section and Appendices of this document.
- The creation or installation of an Ice Rink, and an associated Warming House, next to City Hall. This Ice Rink could take the form of a more permanent installation, where space allows, but could also be an outdoor seasonally flooded rink.
- Expansion of the current trail pathway surrounding City Hall grounds to lengthen travel time and improve the overall experience. Should the City Council choose to move forward with the construction of a new City Hall, Staff should keep the design and location in mind during planning.
- Explore the possibility of expanding the Park's current outdoor restrooms next to City Hall to be open year-round and host additional stalls. Furthermore, staff should explore the possibility of modernizing and streamlining the design should the need arise in the future.
- Finally, the City should consider installing pickleball courts at the current City Park campus. Should this item be selected for construction or planning, staff should consider neighboring municipalities projects to aid in design.

**Park 3: City Beach**



***Property Assessment:***

The City Beach is a roughly 7,000 square foot space consisting mostly of sand and loose rock along Pelican Lake. The Beach is located on Sand Beach Drive and contains roughly 215 feet of lake frontage. Public benches and a portable toilet are provided on site. Buoys are utilized in the water to designate the safe swimming area as no on duty lifeguard is provided by the City. Tree coverage is limited, and parking is provided solely on the adjacent street.

***Proposed Improvements:***

The Parks and Recreation Committee mentioned several improvements they would like to see planned for the City's public beach. These improvements include but are not limited to:

- Update signage to better reflect City naming conventions and property usage.
- Explore the possibility of installing better access ramps, improving access staircases, or adjusting the beach approach to make entering the water easier.
- Redesigning or planning an update to the beaches design to ensure ADA compliance and disability access. While such compliance has been a noted desire for all City parks, the committee specifically mentioned the Beach as a primary target for improvement.
- Explore the possibility of purchasing properties, specifically waterfront properties, adjacent to the beach to expand the parks footprint. Additional beachfront may improve user experience and encourage better public maintenance of the property.

Finally, the Committee voiced a desire to explore substantial improvements or repairs to the beach's current shoreline riprap. While the current riprap has served its purpose, the committee noted improvements could be made to the systems function and aesthetic.

**Park 4: Boat Launch**



***Property Assessment:***

The Boat Launch is a small area located by the intersection of North Lakeview Drive and North Drive containing roughly 66 feet of frontage along Pelican Lake. This facility provides the only City owned boat access to the lake and consists of a slanted boat launch with a dock along the side.

Parking is limited to one side of the roadway leading up to the launch area. Overflow parking is provided in a half-acre parking area located at Breezy Point City Hall Park adjacent to the ball field.

**Proposed Improvements:**

- Consider the addition of a portable toilet to the facility.
- Maintain and preserve the current boat launch and associated dock.
- Update signage to better reflect City naming conventions and property usage.

**Park 5: Channel Park Fishing Dock**

*\*Image credit: Google Maps (Pam Johnson) -  
<https://www.google.com/maps/contrib/105959868023254451036/photos/@46.587675,-94.2104109,17z/data=!4m3!8m2!3m1!1e1?entry=ttu>*

**Property Assessment:**

The Channel Park Fishing Dock is a small area located at 8982 Breezy Point Drive containing roughly 515 feet of frontage along the Waldenheim Channel. The facility consists of the dock itself, two available benches, and a trash can for public use. Parking is available on street along the shoulder of Breezy Point Drive directly south of the dock.

**Proposed Improvements:**

- Maintain and preserve current dock area and park.
- Consider the addition of picnic table and/or seating area.
- Continue to spray for aquatic weeds as needed in front of dock.
- Update signage to better reflect City naming conventions and property usage.

**Park 6: Breezy Point Disc Golf Course & Recreation Area**

**Property Assessment:**

The Breezy Point Disc Golf Course & Recreation Area is a multi-use outdoor facility located between White Overlook Drive and Green Scene Drive. It contains the legacy Monarch Trail Disc Golf Course as well as the recently completed Agate Pass Disc Golf Course. The area supports a variety of year-round activities including snowshoeing, sledding, running/walking, and biking. Useable pathways are cleared and marked, and ample tree coverage is available as the area is heavily wooded.

Ten small garbage cans are spread throughout the facility placed at individual Disc Golf tee boxes with portable toilet's available during summer months. Off street parking spaces are available in a lot located at 7803 White Overlook Drive.

**Proposed Improvements:**

The City of Breezy Point Recreation Area is a largely unimproved multi-use outdoor facility that can support a variety of year-round activities. As such, the Parks and Recreation Committee identified several improvements for future consideration. These improvements include but are not limited to:

- Adding additional garbage cans throughout the recreation area as necessary.
- Consider dedicating an area adjacent to parking lot as a sledding hill and developing a signed and/or marked snowshoe trail.
- Improving signage, pathways, and reordering holes to improve walkability and flow throughout the courses. Another possibility is combining the two separate courses into one, or better connecting them, for future use.
- Consider the installation of peripheral structures such as playgrounds kiosks, shelters/pavilions, restrooms, or other support structures designed to enhance playability. Staff should keep in mind the multi-use nature of the facility in planning and organize additional structures accordingly.
- City staff should work to finalize rules and regulations for both Disc Golf Courses when able. Additionally, staff should work to develop or improve on site signage and clarify key information regarding area use and programming on social media and the City website.

Further information regarding specific improvements to the City's Recreation Area, implementation time frames, or associated costs can be found in the relevant section of the City of Breezy Point CIP.

**City Trails****Trail 1: Four Seasons Trail**

*\*Image credit: Paul Bunyan Scenic Byway Association - <https://paulbunyan scenicbyway.org/photo-tour/breezy-point-four-seasons-trail>*

**Property Assessment:**

The Four Seasons Trail is a roughly two-mile multi-use grass surfaced trail designed to support a variety of all-season activities including walking, biking, cross-country skiing, and snowshoeing. No motorized vehicles are permitted on the trail and off-street parking is available in a lot east of Ranchette Drive off Winter Trail.

***Proposed Improvements:***

- Improve trailhead signage to clearly designate walkable paths and areas.
- Consider expanding trail network or enhancing access options where applicable.
- Consider improving parking lot off Winter Trail with gravel or non-permeable surface.
- Begin grooming trail during winter months to improve skiing and snowshoeing experiences.
- Maintain trail and all associated equipment to optimal state to preserve atmosphere and useability.

**Trail 2: City Hall Trail**



***Property Assessment:***

The City Hall Trail is a one-third mile trail surrounding the Breezy Point City Park grounds next to City Hall. The trail is hard surfaced and provides excellent opportunity for roller blading, bicycle riding, walking, or jogging throughout the year. Additionally, the trail serves as an amenity that greatly benefits both the City Park and City Hall itself.

The trail, though not compliant with the American with Disabilities Act (ADA) was created with handicapped or limited mobility usage in mind. Parking for the trail is available next to City Hall at 8319 County Road 11, Breezy Point, MN 56472.

***Proposed Improvements:***

- Consider connecting the trail to the Public Safety Building.
- Consider improving trail to be truly ADA complaint and fully accessible.
- Maintain the trail and all associated amenities such as flower plantings and benches.

## **Section 4: Future Planning**

The below section of the City of Breezy Point Parks and Recreation Master Plan is dedicated to establishing basic long-range planning. Further information regarding project specifics, build timing, build locations, or associated costs are included in the Parks and Recreation section of the City of Breezy Point Capital Improvement Plan (CIP).

The below projects, presented in no particular order, were considered by the Parks and Recreation Committee during a public workshop held on Thursday, November 30, 2023. Inclusion of the below projects

is not a guarantee of the City's intent to pursue construction. The below section should be interpreted as an exploration of the possibilities and desires of the current Parks and Recreation Committee.

### City Trail System Expansions

The City should consider expanding the current trail system to reflect future growth and interconnect City landmarks to create safe pedestrian travel corridors. Such landmarks could include neighborhoods, travel corridors, roadways, or high traffic buildings such as Eagle View Elementary, Breezy Point City Hall, or a future central shopping district.

### City Natural Play Area

The City should explore the possibility of designing and constructing an outdoor natural play area focused on creative childhood play. The committee noted the area should include natural color palettes, natural theming, and safety equipment consistent with young ages. City staff should take a similar play area recently constructed by the Eagle View Elementary School into account when planning for a future design.

### City Natural Dog Park

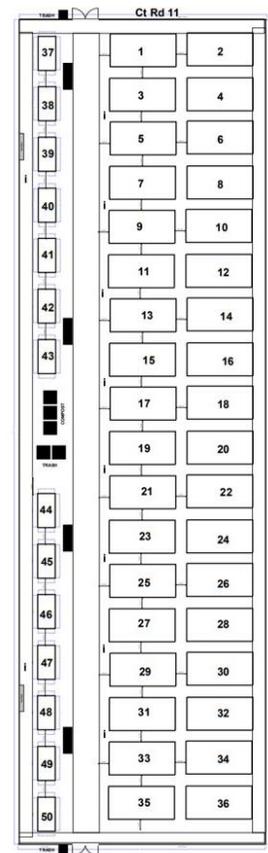
The City should explore to the possibility of securing a location where a fenced in dog park could be installed. The area would need to be large enough to accommodate several large domestic breed dogs running the length and socializing with other animals. Additionally, the location would need to be accessible enough for City staff to easily maintain throughout all seasons. Given the City's current available land, such a parcel may need to be purchased by the City to support this function.

### Breezy Point Community Garden

The Breezy Point Community Garden would be designed as a welcoming outdoor facility focused on helping members of the community create a sustainable lifestyle through organic gardening. Draft guideline and planning information can be found attached to this document in appendix D. Previous designs have included the following:

- A fenced in outdoor facility including an irrigation system, a composting and mulching area, and 50 gardening plots. Several of these plots are planned to be disability accessible.
- Signage outlining rules, regulations, and permissible gardening methods. Designs submitted to the Parks and Recreation committee and City Council have focused on organic farming methods.
- As space is limited, gardening plots must be reserved for use between January 1<sup>st</sup> to April 1<sup>st</sup> of the calendar year. Reservations can be requested at City Hall and will be approved by the Parks and Recreation Committee on a yearly basis.

The Community Garden would only be open and accessible during the regular growing season. Plots would be reserved and ready for planting no later than June 5<sup>th</sup> and must be emptied and cleaned ahead of the winter season by October 17<sup>th</sup> of the calendar year.



## City Community Center

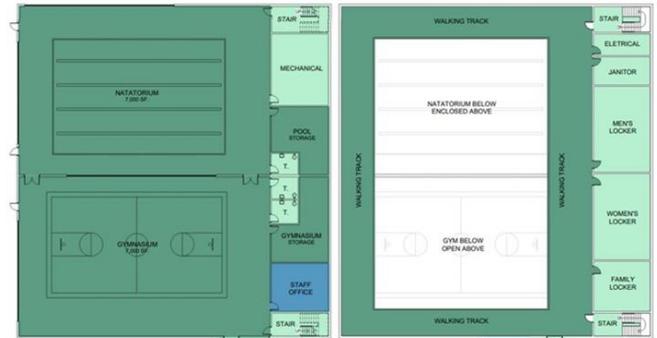
The City of Breezy Point Community Center is a proposed multi-use indoor recreation facility that has been a conceptual focus of the Committee for several years. In its current design, the facility would likely be constructed as a core amenity in City Park adjacent to City Hall. This position would best support staff ability to offer critical services and programs.

While the Community Center's conceptual design has gone through several renditions since its inception, facility amenities have generally included:

- Large congregation or meeting facilities including meeting rooms of various sizes, a kitchen or commercial food preparation area, and a library should the current library at City Hall prove insufficient in size.
- Fitness and recreation areas including an open gym, a weight room, an accessible indoor walking track, and available equipment to operate extensive activities. Current conceptual designs include a regulation basketball court that can be subdivided for other sports with adjacent locker rooms.
- An aquatic center, or natatorium, to include a full-size swimming pool with multiple lap lanes, a specific child play limited depth area, and general swimming equipment capable of supporting a variety of water based activities.

The community center conceptual design provided on this page was drafted by Widseth, at the request of the City Council, when they discussed the construction of a new City Hall in 2023. Additionally, the Community Center was mentioned as a potential developmental goal in the 2011 Parks, Trails, and Open Space Master Plan as well as the 2020 City of Breezy Point Comprehensive Plan. A copy of the 2021 Community Center Feasibility Study drafted by Widseth is attached to this document in appendix D.

## City of Breezy Point Community Center *Conceptual Design*





# "Appendix A" City of Breezy Point Recreational Facilities

**Legend**

**Parks and Open Space**

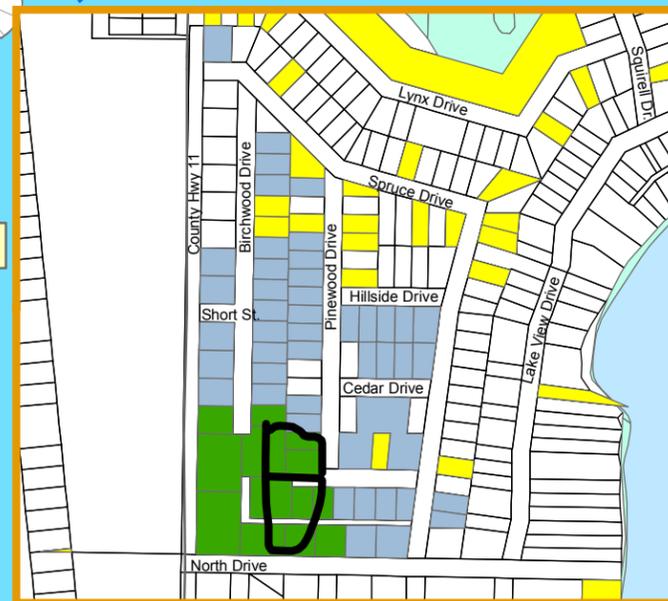
- City Parks
- DNR/State Land
- Dedicated Open Space/Conservation
- Additional Municipal Property
- Other Park Facilities
- Tax Forfeit Property

**Trails**

- Natural Trails-
- Paved Trails-
- Sidewalks/ Raised Trails-
- Paved Bicycle Shoulders-
- Dedicated Trail Easements-
- Designated Snowmobile Trail

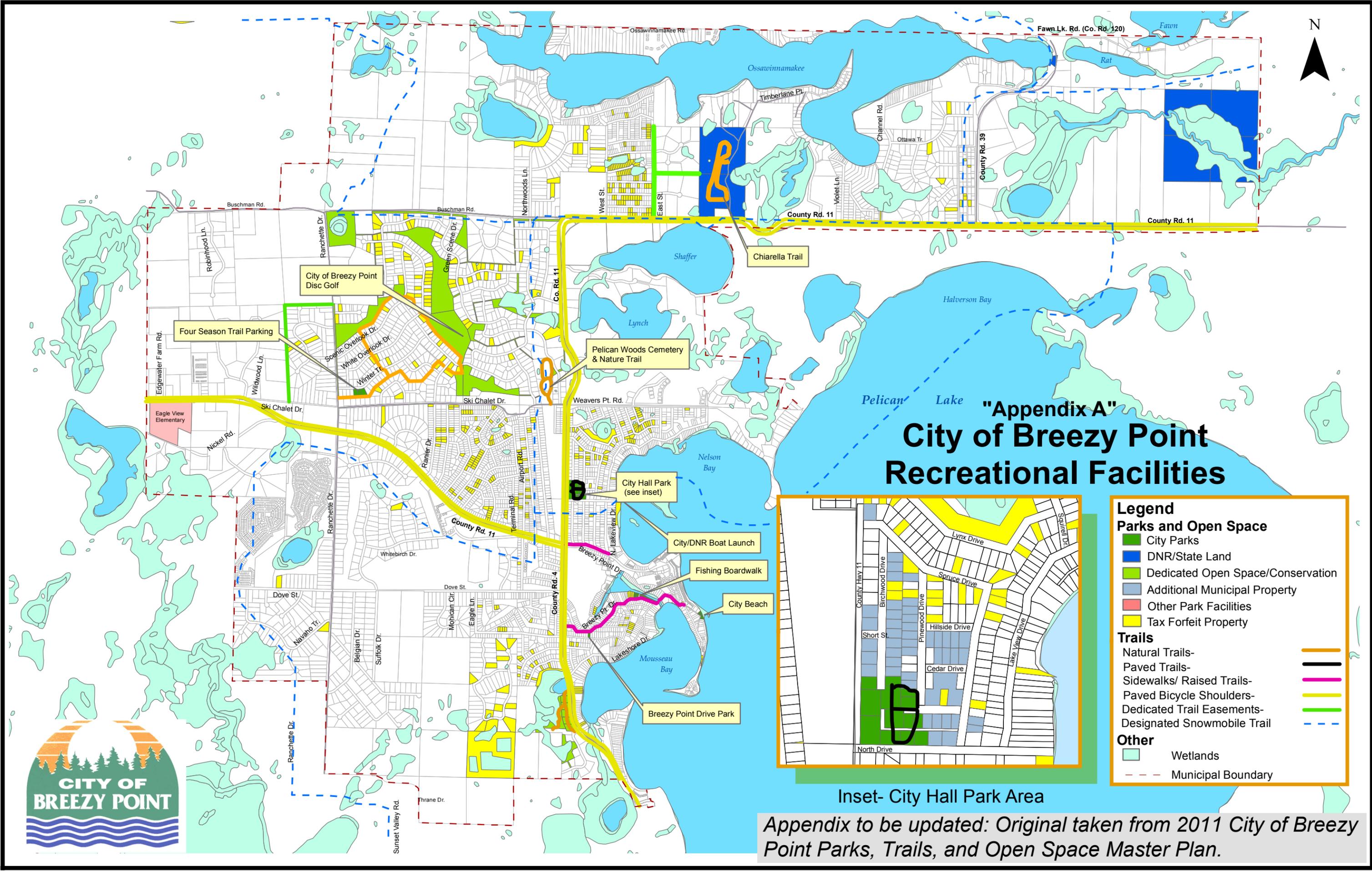
**Other**

- Wetlands
- Municipal Boundary



Inset- City Hall Park Area

Appendix to be updated: Original taken from 2011 City of Breezy Point Parks, Trails, and Open Space Master Plan.



## **Appendix B: Criteria and Committee Assessment of City Parkland**

*Original taken from 2011 City of Breezy Point Parks, Trails, and Open Space Master Plan*

### **Turf Conditions**

- NA - Not Applicable
- 0 - No Problems
- 1 - Turf is in good condition with some bare areas
- 2 - Turf has a few problems that need some work (aeration and over-seeding)
- 3 - Turf is in poor condition and needs renovation
- 4 - Turf is in very poor condition and should be completely redone

### **Irrigation Systems**

- NA - Not Applicable
- 0 - No Problems
- 1 - System is in good condition with minor adjustment problems
- 2 - System is in fair condition, needs frequent work
- 3 - System doesn't do the job and needs to be expanded (poor coverage)
- 4 - System is in very poor condition or no system at all

### **Plantings & Trees**

- 0 - No Problems
- 1 - Plantings/trees are in good condition with few minor problems
- 2 - Some bare areas that need additional plant materials
- 3 - Several areas have problems that need work
- 4 - Plantings/trees in very poor condition & should be completely renovated
- 5 - Condition of trees present dangerous safety situation

### **Drainage Systems**

- 0 - No problems
- 2 - Some saturation/standing water- minor improvements are needed
- 4 - Very poor drainage – system needs renovation
- 6 - Dangerous system / conditions exist

### **Accessibility**

- 0 - Entire park is accessible to handicapped
- 2 - Portion of the park is accessible to handicapped
- 4 - None of the park is accessible to the handicapped

### **Parking**

- NA - Not applicable
- 0 - No Problems
- 1 - Good Condition – Needs regular routine maintenance
- 2 - Surface in Fair Condition – Spot Repairs are necessary
- 3 - Surface in Poor Condition – Several Areas need major repairs
- 4 - Very Poor Condition – Parking Area Needs Complete Renovation
- 5 - Dangerous Conditions Exist

### **Parking Availability**

- NA - Not Applicable
- 0 - No Problems
- 2 - Not enough parking mainly during peak-use periods or only occasionally
- 4 - Not enough parking most of the time

### **Sidewalks/Paths/Trails**

- NA - Not Applicable
- 0 - No Problems
- 2 - Sidewalks/Paths/Trails are in fair condition and require minor repairs
- 4 - Sidewalks/Paths/Trails are in poor condition and require extensive repair or renovation
- 6 - Dangerous Conditions Exist

### **Courts, Basketball or Tennis**

- NA - Not Applicable
- 0 - No Problems
- 1 - Good Condition – Need minor routine maintenance, patching, or striping
- 2 - Fair Condition – Need minor repairs
- 3 - Poor Condition – Needs major repairs but still can be used
- 4 - Very Poor Condition – Potholes, Cracks, Need extensive repair / resurfacing

Parks, Trails, and Open Space Master Plan

**Equipment**

NA - Not Applicable

0 - No problems

1 - Equipment is old but can still be used

2 - Equipment requires regular routine maintenance

3 - Equipment is in poor condition and requires major repair or renovation

4 - Equipment is in very poor condition and should be replaced

5 - Dangerous condition exist

| Park Name          | Turf                      | Irr.            | Plantings & Trees            | Drain. System   | Access.       | Parking                          | Parking Avail.    | Walking Paths | Basket ball Court | Play Equip.    | Tennis       |
|--------------------|---------------------------|-----------------|------------------------------|-----------------|---------------|----------------------------------|-------------------|---------------|-------------------|----------------|--------------|
| Breezy Point Drive | 2, 3, 3,<br>2,sand        | N/A             | 4,3,1,1<br>few               | 0               | 2             | N/A                              | 0                 | N/A           | N/A               | 0              | N/A          |
| City Hall          | 0,1,1,0<br>wood/<br>grass | 0,1,0,0,<br>yes | 0,1,0,0,<br>crab/<br>flowers | 0               | 2,0,0,0       | 0                                | 0                 | 0             | 1,0,1,0<br>yes    | 0,0,2,0<br>yes | N/A          |
| Eagle View         | 2                         | 0,N/A(2),<br>no | N/A                          | 6               | 0             | 0                                | 0,0,0,<br>yes     | N/A(3)<br>no  | 0                 | 0              | N/A          |
| City Beach         | N/A(3),<br>sand           | N/A(3),<br>no   | N/A(3),<br>no                | N/A(2)<br>0     | 2,2,2         | 0,0,0,<br>limited                | 2,2,2,<br>limited | N/A(3)<br>no  | N/A(3)<br>no      | N/A(3)<br>no   | N/A(3)<br>no |
| Boat Launch        | N/A(4)<br>gravel          | N/A(3),0<br>no  | N/A(3),0<br>no               | 0,N/A,<br>0,N/A | 0,N/A,<br>0,0 | 0,0,0,<br>N/A,<br>across<br>road | 0,0,2,0           | N/A(4)<br>no  | N/A(4)<br>no      | N/A(4)<br>no   | N/A(4)<br>no |

BREEZY POINT  
COMMUNITY GARDEN

MISSION STATEMENT

Our mission is to provide a welcoming outdoor community garden where citizens of all abilities build friendships, promote health and well being, as well as create a more sustainable lifestyle through participating in organic gardening.

# BREEZY POINT COMMUNITY GARDEN GUIDELINES

Plots are assigned yearly, on a first come, first serve basis. Plots are officially reserved when payment and application are received at City Hall. Plot reservations will be taken January 1 - April 1.

Gardner may reserve the same plot for the following year if request is made prior to January 1st of the next year's registration period. Second plots remain open until April 1st. After that date, any plots not reserved will be available as second plots.

Raised garden beds are reserved on a yearly basis for handicapped gardeners. Should raised beds not be reserved by someone with raised bed needs by April 1, they will be open for reservation to general gardeners for that year.

Planting must be underway by June 5th. Any plots not commenced by that date will be forfeited and available for rent by another gardener. Reservation fee will be forfeited.

- **ALL GARDENERS ARE REQUIRED TO ATTEND THE GARDEN OPENING MEETING. YOU WILL BE NOTIFIED OF THE DATE OF THIS MEETING.**

## **PLOT RULES**

The Breezy Point Community Garden will be open from May 1 - October 15th between the hours of 6:00 am to 9:00 pm.

**I AGREE TO USING ORGANIC GARDENING METHODS ONLY.** No use of commercial fertilizers, pesticides, herbicides, or fungicides are allowed unless labeled organic.

I agree to keep all plants within the limits of my garden plot.

I agree I will not grow any plants that are considered illegal by the State of Minnesota.

I agree to plant tall plants and vines in places where they will not shade or interfere with neighboring plots.

I agree to remove as much soil as possible from weeds and plants before composting or disposing.

## **OPENING AND CLOSING OF COMMUNITY GARDEN**

I agree that my reserved plot must begin planting by June 5th or I forfeit my reservation and reservation fee. Forfeited plots will be available for rental by waitlisted gardeners.

I agree that all vegetation will be removed by October 17. All plant material must be composted or disposed of per compost rules.

I agree that all support systems (trellis, cages, etc) will be removed by October 17.

I agree that operation of any power equipment is forbidden by anyone other than City of Breezy Point employees.

**MAINTENANCE OF GARDEN and PLOTS.** Plots must be maintained on a regular basis.

I agree to keep my plot, and adjoining pathways and fence lines, free of weeds, rocks, pests, and diseases.

I agree to remove all trash, litter, and other other materials that are not composted, and will be disposed of offsite.

I agree that I will supply my own gardening hand tools. Tools supplied on racks are for use on a first come, first serve basis. All tools must be cleaned and returned to the tool rack after use.

I agree that gardens may be flagged for lack of plot management. Lack of management consists of improper weeding, watering, and removal of diseased or dying vegetation. Complaints are to be made at the Breezy Point City Office and will handled as follows:

- a. List complaint on form on Garden Clipboard located in the office. Identify Plot number and reason for complaint.
- b. A committee member will evaluate the situation, and if necessary notify the gardener by email or text, to remedy the issue within one week. A second notification will be sent the following week. If issue(s) are not resolved at that time, I understand that I forfeit the plot and fee for the year and will be unable to reserve a plot the following year. The plot will be cleared, and tarped for the remainder of the growing season.

## **WATERING**

I agree that a water system will be supplied by the City. Individual sprinklers will not be allowed.

I agree that I will remain present for all watering of your plot. I agree to reasonable use of water and

I agree that hoses provided are to be returned to the appropriate hose rack after use. (Please report any instances of overwatering to City Hall)

I agree to report any leaks or other mechanical problems with watering systems. Report of issue should be made on the Community Garden Clipboard in the City office and will be addressed by the City.

## **COMPOSTING**

I agree that I will compost only healthy plant material appropriate for composting, in the appropriate compost bins.

I agree that I will dispose of all weeds and diseased plant material in the provided bin and WILL NOT dispose in compost bins.

I agree I will remove and dispose of all garden pots and trash, offsite.

### **OTHER COMMUNITY GARDEN RULES**

I agree to the following:

All children under the age of 18 are to be accompanied by an adult. Behavior and whereabouts of children will be monitored at all times.

I agree the music is to be enjoyed by headphones only, as to not to disturb other gardeners.

I agree that my safety, and the safety of others I bring to the garden, is my sole responsibility and the City of Breezy Point is not responsible or liable for any

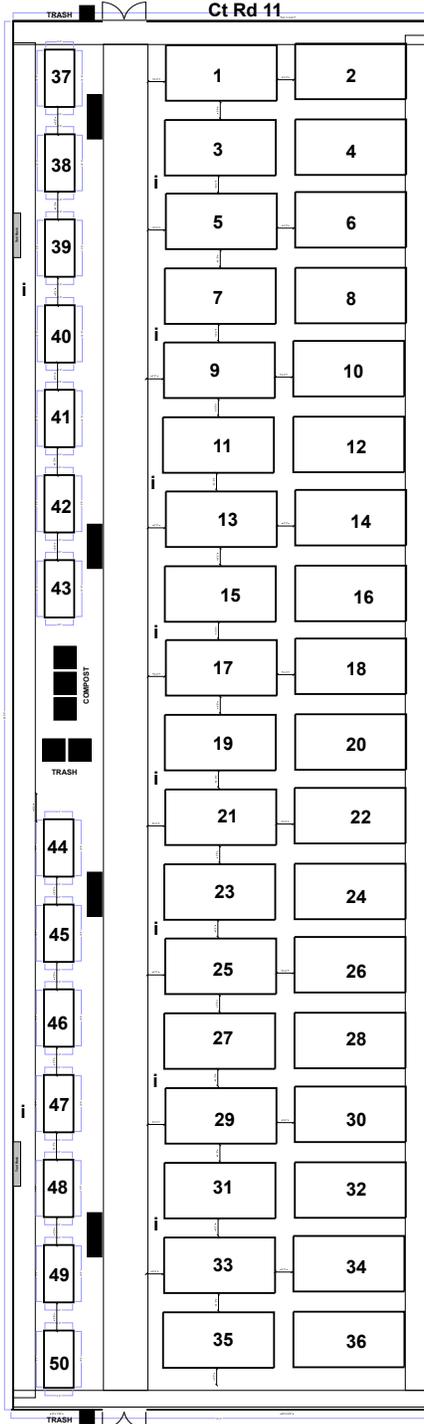
The following is prohibited: Alcohol/illegal drugs, and/or under the influence of either.

|                  |      |         |
|------------------|------|---------|
| Firearms         | Pets | Smoking |
| Use of Fireworks |      | Fires   |

I understand the Breezy Point Park and Recreation Board reserves the right to make changes to these policies at any time to provide a safer environment for the gardeners or make improvements to the garden.

I agree that by reserving a plot and remittance of the yearly fee, I have read and accept the terms and conditions of the Breezy Point Community Garden Guidelines.

Ct Rd 11



# **COMMUNITY GARDEN BUDGET CONSIDERATIONS**

## **1. FENCING**

Approximately 660 linear feet of 8 - 10 ft high fencing (to prevent Animal intrusion)

Two 8' wide gates - one on each end of garden. Two gates are Necessary for accessibility and safety, given the length Dimension of the space.

## **2. IRRIGATION**

Irrigation to be supplied via hose spigots placed approximately Every 25 feet on each side, the length of the garden

12 - 50 ft hoses with sprayers. 12 hose stands.

## **3. MULCH**

4 inches of mulch applied over cardboard for pathways (initial application). 2 inches of mulch applied yearly after first year.

4 inches of mulch to be applied to all pathways.

## **4. SOIL**

Till existing area. Add 10" of compost and black soil for initial build. Add additional compost as needed on yearly basis.

5 Compost and Diseased Plants and Weeds Receptacles

3 Trash cans

Two 6' - 8' Tool racks.

Two wheelbarrows

60 Metal corner stakes with plot number markers

Four benches

1 GARDEN RULES sign

Raised Beds - material to create 14 wood raised beds for physically challenged/handicapped gardeners. Raised bed to measure 5' x 10', at 2.6' - 3' high

MAINTENANCE - Compost and trash removal two times a week. Increase to 3 times a week during harvest season.

Consider fundraising and donation possibilities for tools, etc. Reach out to local businesses, hold fundraising events, Breezy Point Women's Club, etc.

**Breezy Point Community Garden  
Application, Guidelines, and Agreement Form**

**APPLICATION**

**DATE** \_\_\_\_\_

1. Gardener(s) \_\_\_\_\_
2. Address \_\_\_\_\_
3. Phone \_\_\_\_\_ Cell \_\_\_\_\_
4. Email \_\_\_\_\_

What is your preferred method of communication with the Garden Group?

\_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_ \*All garden committee communications will be sent via email.  
(Required)

Please check here \_\_\_\_\_ if you DO NOT give permission for us to share email with the group.

**SINGLE PLOT** (\$30.00) \_\_\_\_\_ **PLOT #** \_\_\_\_\_ **RAISED BED** (\$30.00) \_\_\_\_\_ **RB #** \_\_\_\_\_

**I AM INTERESTED IN RENTING A SECOND PLOT** \_\_\_\_\_ **PLOT #** \_\_\_\_\_

(Second Plots are rented on a yearly basis. Second plots may be available only after wait list has been exhausted as primary plots)

**PHOTO PERMISSION:** Gardeners, garden leaders, and the media will take photos of the garden. I understand that I give permission for garden photos to be published.

**AGREEMENT**

By signing below, I agree that I have read and understand the Breezy Point Community Garden Guidelines and will abide by all of the garden rules. I understand that neither the Community Garden Committee, nor the City of Breezy Point are responsible for my actions. I therefore agree to hold harmless the Garden Committee and/or the City of Breezy Point for any liability, damage, loss or claim that occurs in connection with use of the Community Garden by me or my guests. I understand that failure to abide by these rules will result in forfeiture of my gardening privileges.

\_\_\_\_\_  
Gardener(s) Signature

\_\_\_\_\_  
Date

APPROVED: \_\_\_\_\_  
(To Be Determined)

\_\_\_\_\_  
Date

Applications to be submitted January 1 - April 1 of each calendar year.



City of Breezy Point

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# Community Center Feasibility Study

10/22/2021

# Explore the Feasibility Study

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1. Introduction
2. Executive Summary
3. Acknowledgements
4. Project Approach
5. Regional Facility Tours
6. Community Outreach
7. Engagement
8. Survey
9. Conceptual Design
10. Next Steps



Widseth's Team

# fea·si·bil·i·ty stud·y

*noun*

“an assessment of the practicality of a proposed plan or method.”

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- Data collection and analysis
- Research and project understanding
- Engagement with persons having interest
- Considerations into design, location, features, operations and costs
- Questions, lots of questions

# Feasibility Study: Questions

Answer specific questions

- ✓ Where would such a facility be located?
- ✓ Who would use such a facility and what type of activities would they engage in?
- ✓ What does a community center mean to residents and visitors of the City of Breezy Point?
- ✓ When is the right time to make the steps forward in planning and building a community building?

While developing new questions:

- What would it cost to build a community center and how will the City pay for it?
- How much does it cost to maintain a community center?
- Will the City need to hire additional employees to care for and staff the building?
- Do we really want to compete with other local community centers?

# 1. Executive Summary

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Through the recent comprehensive plan, the City of Breezy point identified the strong desire within the community to support a community center. The City engaged the services of Widseth to conduct a feasibility study on the concept of a community center. The main goal of a feasibility study is to define what the community would choose to support. The definition of a community center is a wide concept, means many different things to people. With the forming of the community center task force, we set out on a journey to discover what a community center could be defined as to those in Breezy Point.

The first steps of the study was to understand what local communities were providing for their centers. We participated in three facility tours, took lots of photos and asked the hard questions. We learned what works really well for other and what they might chose to change if they had the change. Learning from other's successes and unforeseens is a helpful tool we now have.

At the heart of any community center are the people, the community. Much of the leg work that went into the feasibility study was engaging with the community members in a wide array of ways. We have learned over the last two years how important in person connections are. Through three community events, the task force engaged with the community and shared the message about the potential for a new facility. Online resources were shared through many methods to engage with the widest range of people who choose to live, play and retire in Breezy Point.

Throughout the entire feasibility study process, we hear a loud and clear message. The community center is willing and excited to support a community center. People are looking forward to the opportunity to have a place to gather, work on personal fitness and enrich the community. The following documentation supports the task force's findings.



*Annual Monarch Butterfly Release  
July 17, 2021*

# Acknowledgements

- Elected Officials: City Council
  - Gary Bakken
  - Rebecca Ball
  - Tom Lillehei\*
- City Administration
  - Patrick Wussow, City Administrator Clerk
  - Deb Runksmeier, Deputy Clerk/ Office Manager
- Community Center Task Force
  - Julie Gowen
  - Brady Mensing
  - Diane Williams
  - Jennifer Miller
  - Jenny Sorensen
  - Jerry Schroden
  - Joell Tvedt
  - Kayla Beitz
  - Linda Gronholz
  - Mariah Jlove
  - Nicole Jones
  - Shannon Katterhagen
  - Steve Jensen
  - Suz Weatherby
  - Valerie Fiksdal

\*Tom Lillehei was a task force member prior to joining City Council

# 2. Introduction: Project Approach

1. Task force development and working sessions to understand the big picture vision for the community center, share inspirational images of like facilities and outline the full feasibility study process.
2. Regional Facility Tours:
  - a) Visit up to three similar, but different, facilities to see how they approach recreation and community.
  - b) Engage with leaders of each facility to learn from their successes and hear what they would change if they were to do things again.
  - c) What works from a membership, operations and maintenance side of things.
3. Community Engagement:
  - a) Develop online survey, distribute, and analyze the returned data.
  - b) Host open house events to engage in person with community member and display creative ideas of what a community center in Breezy Point could entail.
  - c) Distribute a consistent message in various methods to inform the community about this initiative.
4. Conceptual building plans and renderings.
  - a) Visual exterior renderings of a conceptual building.
  - b) Site rendering of conceptual building location and connection to city.
  - c) Preliminary budget estimate for total project costs.

# Project Schedule

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## May 2021

- City Council meeting
- Task force meeting #1

## June 2021

- Development and distribution of survey
- Golf cart rodeo
- Community center tours

## July 2021

- Butterfly release
- Task force meeting #2

## August 2021

- National night to unite

## September 2021

- Task force meeting #3

## October 2021

- Task force meeting #4
- Radio community focus
- Newspaper coverage

NorthPark Recreation Center, Grand View Lodge  
July 7, 2021



# 3. Regional Facility Tours

Touring a facility is a great way to get introduced to what other cities have decided to incorporate into their community centers and allows us to ask great questions about what works well and possibly, what doesn't. The

Breezy Point Community Center Task Force selected three unique facilities in the region to tour.



*Crosslake Community Center*



*NorthPark Recreation Center*



*Maslowski Wellness & Research Center*

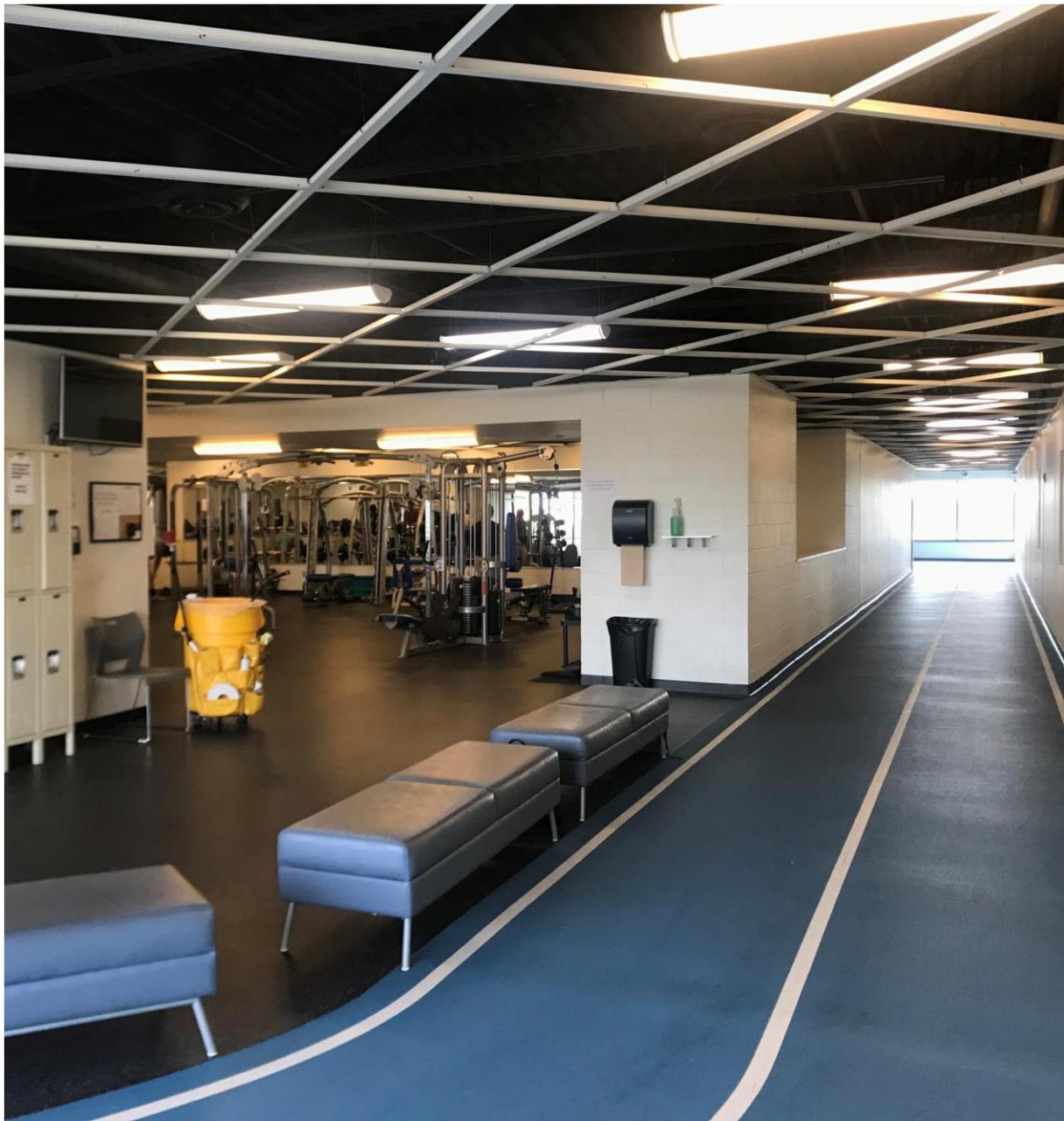


# Maslowski Wellness & Research Center

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Wadena, MN    June 29, 2021

- In Wadena, 'The Mas' has something for everyone. The center contains a six lane lap swimming pool, zero-entry recreation pool, 90' water slide with various other water features. A sauna/steam room, whirlpool, warm water therapy pool, two racquetball courts, state-of-the-art fitness facility with walking track, and a multipurpose gym that contains court standards for 3 volleyball courts, 3 basketball courts, tennis and pickle ball courts. The center also has meeting rooms to host gatherings up to 400 people. Check out their great website for additional information : <https://wadenawellness.com/index.html>



# Crosslake Community Center

**Crosslake, MN    July 7, 2021**

- Next up was the Crosslake Community Center with its impressive outdoor complex. Located in the building is a full court gym, book room, weight and aerobics fitness rooms. At the center of the building, a kitchen supports activities in the gymnasium or a multipurpose room, which can be subdivided into two smaller spaces. An artwork-filled corridor connects to the new building addition, which houses an impressive community library and grants outdoor access to beautiful gardens and walking paths. The exterior site provides space for a covered picnic shelter, playground, baseball diamonds, winter sliding hill and ice skating rinks.





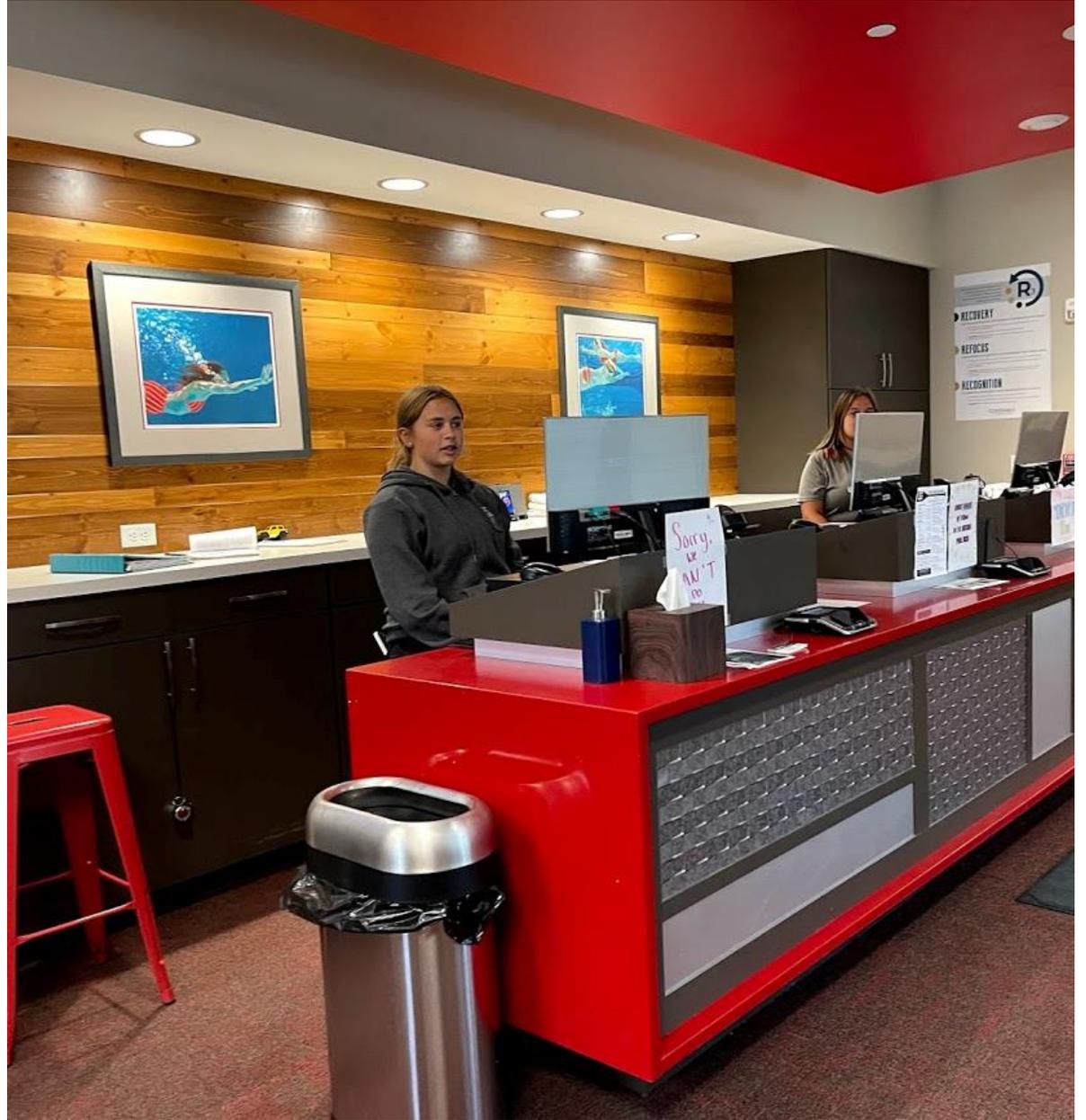


# NorthPark Recreation Center

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**Nisswa, MN    July 7, 2021**

- Lastly, we visited NorthPark Recreation Center at Grand View Lodge. Even though this facility is located at the resort, family memberships are available to those in the area. This was the newest of all of the facilities we toured and had a wonderful vacation-friendly spin to its design. Fitness spaces included a multipurpose room for small classes and access to online resources, as well as a full weight and cardio room overlooking the indoor pool. There are two pools located here, both mirror images of one another. One being located outside, adjacent to a large hot tub and one on the interior, which as a bonus, has a waterslide.



# Facility Tours Summary

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Over the course of the three tours, our group had many takeaways and even started to hear some common themes. Unanimously, all of the facilities lacked proper **storage** for the various activities which occur within each building. We learned of multiple approaches to **memberships and fees**, as well as which amenities are crowd favorites (more **pickle ball** please!). Our tour guides were also open with us about the steep **operating costs** of aquatic facilities and the operating costs of indoor and outdoor spaces. The information gathered on these tours will greatly impact the Task Force's decisions while planning the Breezy Point Community Center.

# 4. Community Outreach

Knowing the unique and diverse group of people that call Breezy Point home (or home away from home), the task force made a goal to develop a multipronged community outreach initiative.



- Community Task Force
- Online survey
- QR Code
- Banner displays around Breezy Point
- Golf Cart Rodeo
- Annual Butterfly Release
- National Night to Unite
- [Breezypointcommunitycenter.com](http://Breezypointcommunitycenter.com)
- WJY Community Focus
- Pine and Lakes Echo Journal

*Annual Monarch Butterfly Release  
July 17, 2021*

# Golf Cart Rodeo

June 19, 2021

- At this event Police Chief Brian Sandel gave a presentation on Golf Cart Safety. At the end of the presentation Tom gave a wonderful explanation of the process we are going through with the feasibility study for the Community Center. We set up boards to inspire conversations on use and amenities at the community center over by the ball fields and invited attendees to put notes on post-its and discuss their thoughts with Task Force Members in attendance. We had a wonderful turn out by the Task Force, great conversations, and some unexpected suggestions were made by community members that attended.



# Annual Monarch Butterfly Release

July 17, 2021

- The annual release of butterflies at Pelican Woods Cemetery was a beautiful place to share the planning efforts of the Breezy Point Community Center Task Force. There were residents and visitors of all ages that participated in Saturday's event. Many people were delighted to hear about the planning of a potential community center and were excited to share their thoughts via the presentation boards and the now LIVE online [survey](#). We continued to hear the strong desire for Pickleball courts and heard a few new requests, such as a dog park, for example. Overall people are so excited to see what the future holds for Breezy Point.



# Night to Unite

August 3, 2021

- Night to Unite is a yearly event sponsored by the Breezy Point Police Department that is designed to celebrate and strengthen neighborhood and community partnerships. It is also sponsored by the Minnesota Crime Prevention Association and AAA.



# 4: Engagement : Consistent messaging

Distributing a consistent message, through various methods, was a large goal of the task force.

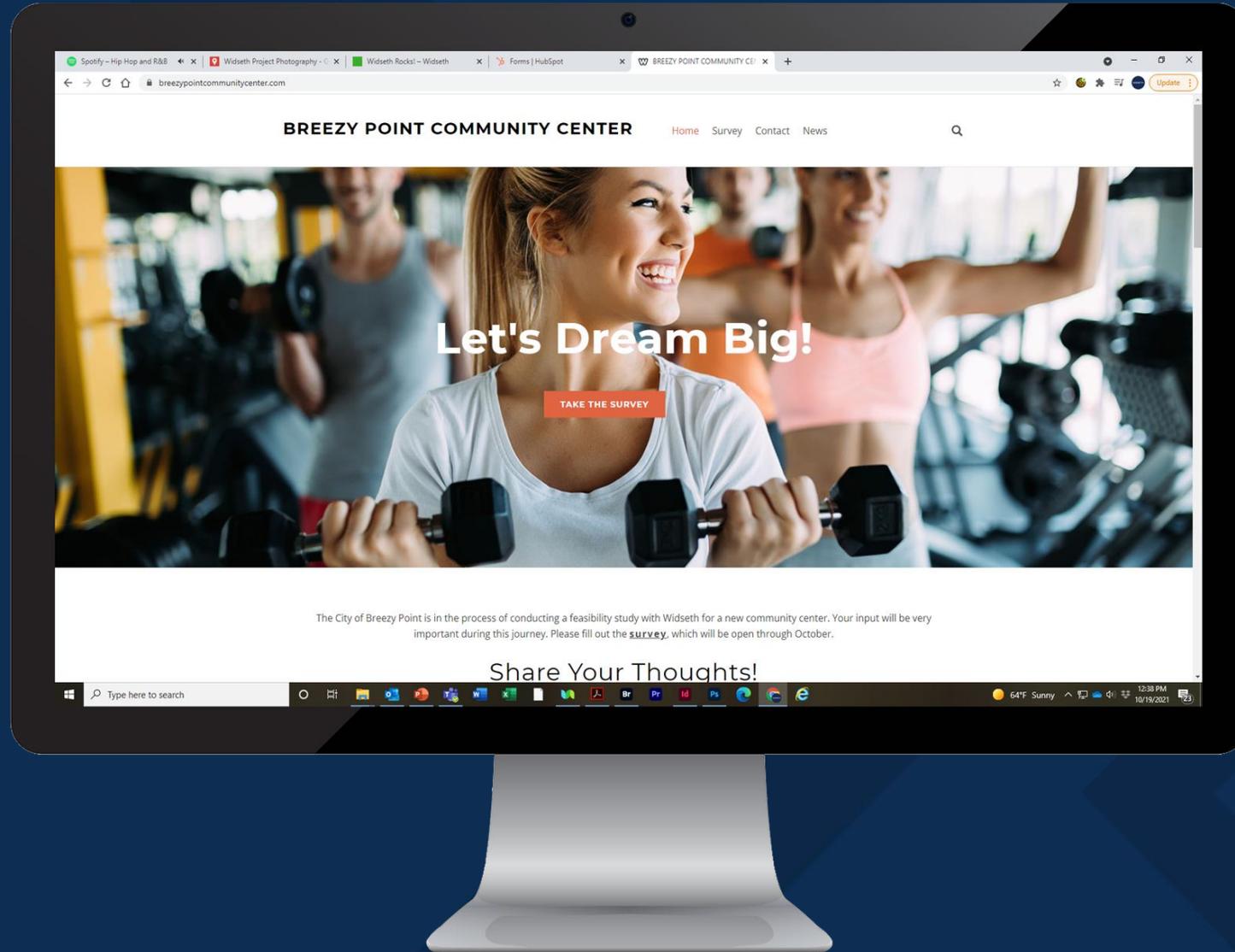


*QR link to website*



*Rendering of banner design*

# www.breezypointcommunitycenter.com



# Online Survey



**518**

Submissions



**79%**

Support



**83%**

Residents



**40-49 yrs**

Age of most respondents



**95**

Days survey  
has been open



**2**

Adults in family  
using Center  
(most popular response)



**0**

Kids in family  
using Center  
(most popular response)



**\$0-20**

Willing to spend on  
membership

# Online Survey

## Access



Vehicle (418)

## Location



Near Breezy Point City  
Hall & Park (218)

## Amenities



Gym (391)



Pool (382)



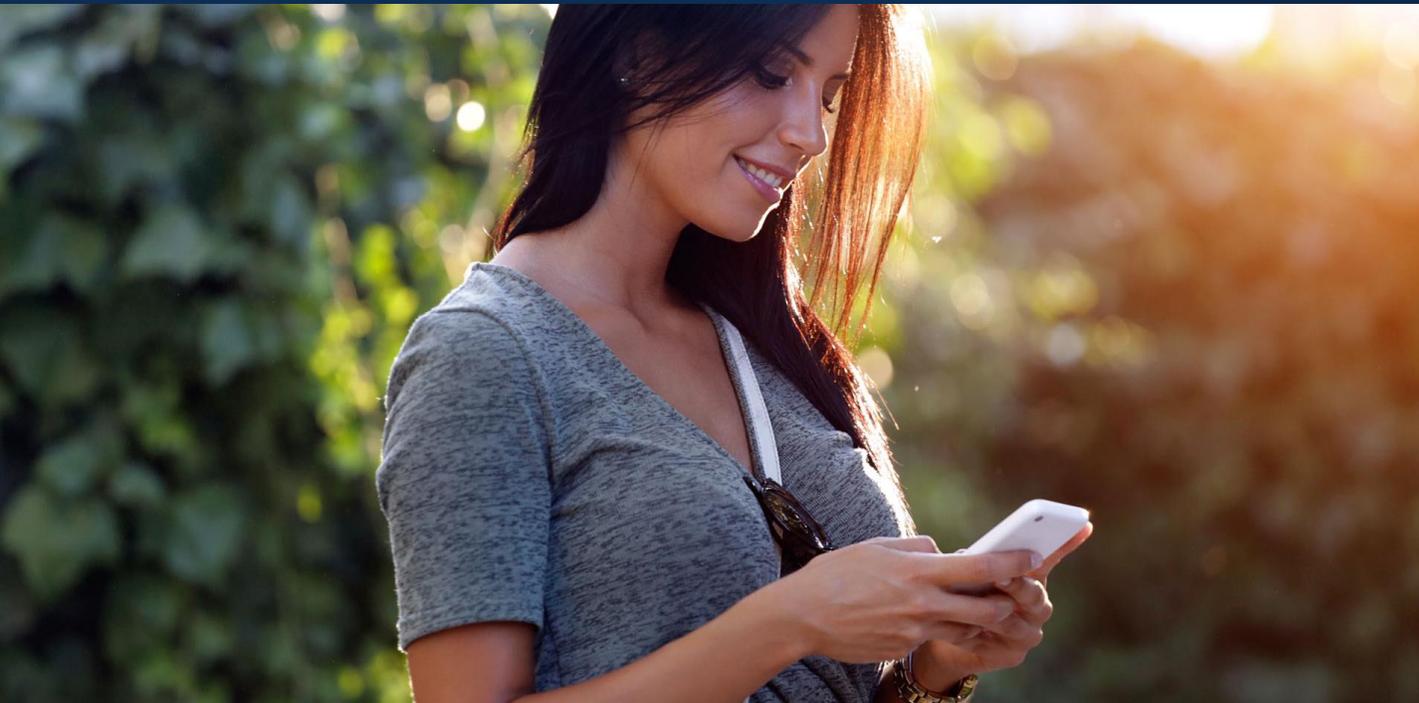
Walking Track (368)



Weight Room (321)



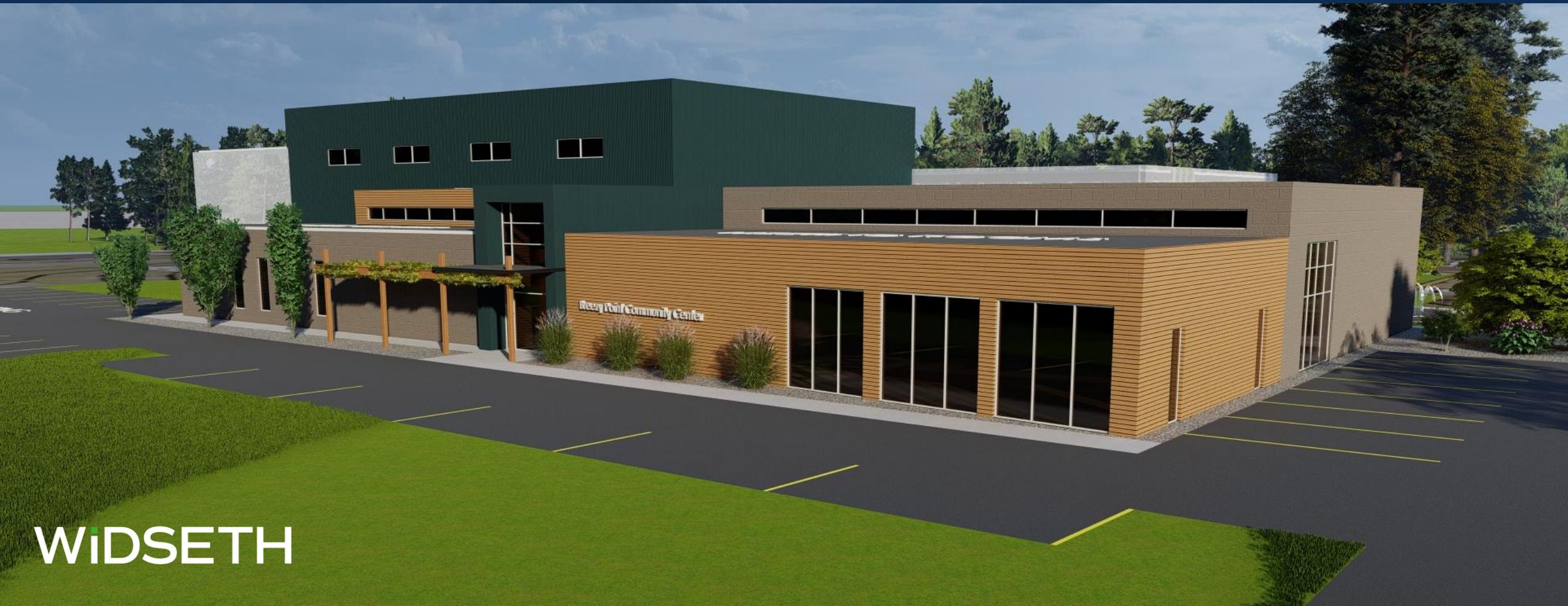
Multipurpose Room (255)



# 7. Conceptual Design: Building & Site

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A critical component of a feasibility study is to develop a conceptual building design. This allows for amenities to be illustrated graphically, square footages to be assigned and programming discussions to happen. This helps facilitate the development of an accurate site location and building construction estimate.



# Building Concept Floor Plan

27,000 sf.

## Community

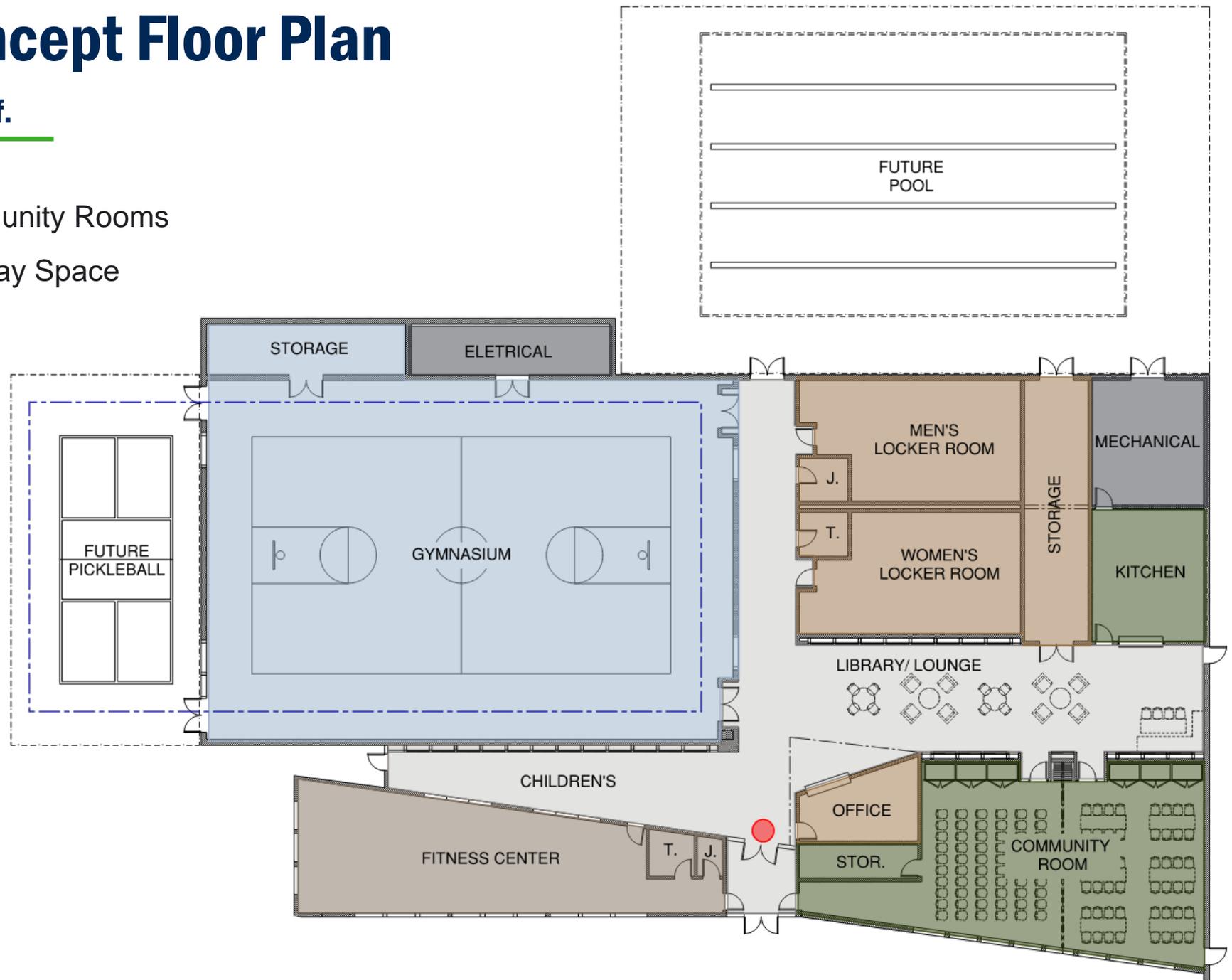
- Multipurpose Community Rooms
- Children's Indoor Play Space
- Library Commons
- Kitchen

## Athletics

- Fitness Center
- Gymnasium
- Walking Track
- Locker Rooms
- Future Pickleball

## Aquatics

- Swimming Lanes
- Future Splash Pad
- Zero Entry Play



# Conceptual Exterior Rendering

The use of natural daylight, energy efficient design and durable building materials are illustrated in the conceptual exterior rendering. A building can be built with future growth and additions in mind. This image shows the potential for a pickleball court addition in the future.



# Conceptual Site Plan

One conceptual site plan that has been discussed is located off County Road 11, between Breezy Point City Hall and Public Safety buildings. Illustrated in the below rendering, a building of this size fits nicely on the property.



- Walkable location to many neighborhoods.
- Utilize existing accesses off County 11 for City Hall and Public Safety buildings.
- Direct connection to existing playground and park.
- Future splash pad opportunity.
- High visibility.
- City owned property.
- Room for future growth and expansion.

# Budget Estimate

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## Main Facility

- 17,500 Square Feet
- \$250-\$275 per Square Foot
- Estimate of \$4.5- \$5 Million

## Aquatics/ Pool

- 7,000 Square Feet
- \$350-\$400 per Square Foot
- Estimate of \$2.5 - \$3 Million

## Pickleball Gym

- 2,500 Square Feet
- \$200 per Square Foot
- Estimate of \$.5 Million

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## Total Building Estimate

- 27,000 Square Feet
- Estimate of \$7.5- \$8.5 Million



# 10: Next Steps: Where do we go from here?

