

TO: Mayor and City Council
FROM: Jerry Bohnsack, Interim City Administrator
RE: Disc Golf Course
DATE: May 5, 2025



Bill Toft with the Breezy Point Alliance made the following suggestions at the March council meeting for the Disc Golf Course expansion.

Add 20 plus hours of police patrol weekly with the side-by-side. Friday, Saturday, and Sundays 3:00 – 9:00 pm and Wednesdays when there is club play.

Close 9 holes in 2025 (7-15). Believes this will save cost without extra patrolling.

Close 9 more holes in 2026 (1-6 and 16-18).

Cost savings will come with not having porta potty needed by hole 13.

Sell city owned land to the adjacent property owners.

Various Estimated Costs

First 18 holes

Original 18-hole disc golf course	Approximate Costs
18 Baskets	\$5,000
2 Tax Forfeit Lots	\$18,200
Rubber mats and tee boxes	\$3,400
Course Design	\$3,000
Seed, Straw, Fertilizer	\$1,800
Signs	\$500
Benches	\$1,700
Total	\$33,600

Second 18 holes

Disc Golf Expansion Budget	Estimated	Actual	Remaining Expenses	Estimated Total Cost
3 Tax forfeit lots	45000	13465.57		13465.57
18 Baskets	8000	5,940		5940
Concrete for 36 Tee Pads and skid steer attachment rental	4000	4100		4100
Gravel for 1 acre of parking	5000	2300		5000
Surveying	2000	1850		1850
Seed, Straw, Fertilizer	3500	3000		3000
Tree Removal/Clearing	8000	17000		17000
Contingency	5175	4700		4200
New hole number signs	1000	5000		1000
Timbers for tee boxes	3000	200		200
Totals	\$84675	\$57,555		\$55755.57

Estimated city labor 600 hours @ 29.9 = \$17,940

Construction and Labor for Second 18 holes = \$75,495.00

Ongoing Expected Maintenance

	CURRENT COURSE (18 HOLES) (EST TOTAL	EXPANDED COURSE (36 HOLES) (EST TOTAL =
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	= \$6,510 (AVERAGE PAY = \$29.90/HR)	\$12,520 (AVERAGE PAY = \$29.90/HR)
Mowing	120 hours	240 hours
Fertilizer	20 Bags (\$360)	40 Bags (\$720)
Trash Collection	25 hours	37.5 hours
Misc. Upkeep/Repairs	25 hours	40 hours
Snow Plowing	10 hours	25 hours
Temporary Bathroom	\$750	\$1500

Community Garden Construction Costs

	Budget	Actual	Estimated Quantities
Topsoil	5691.39	8412.5	244 yards @ 26 yard (actual 323@26)
Fencing	16975	24430	650', 6' high, 1 – 8 foot gates, 2 – 3' gates (Actual : gates)
Mulch	8000		400 yards @ 20.00 yard (Donated A.O.S. Tree Ser
Raised Bed	6453	5035.27	
Water Supply	5295	1811.68	353' @ \$15 per foot bored line to city hall
Compost Bin	1000	1245	
Yard Waste	1000		
4 Benches	1700		donated (Pete Nistler)
2 Wheelbarrows	300	669.97	
Plot Markers	1000	609.16	60 plot markers
Rules Sign	1000		
Contingency	2,420.71	902	(Hardware Cloth around perimeter) 5%
Total	50835.1	\$43,115.58	
Donations		4700	PLCC and Boost Grant and STEP grant and Cross La
Total Minus Donations		\$38,415.58	

Estimated city labor 250 hours @ 29.9 = \$7,475.00

Construction and Labor for Community Garden = \$45,890.58

City Hall/Parks Maintenance (GrassMasters)

2024 - \$2,706.00

PSB Maintenance (GrassMasters)

2024 – \$1,606.00

Cemetery Maintenance (GrassMasters)

2024 – \$7,232.75

Reforestation of New Course

2200 Pine Seedlings	\$1,188
2200 Oak Seedling	\$2,156
10 gallons roundup	\$320
120-200 hours labor	
Total Cost	\$3,664

Notes from discussion with DNR Forester Steve Bartz

- Recommended spraying grass with Roundup to kill grass so it would not out compete seedlings
- 50% seedling survival rate best case scenario, 0% seedling survival possible and lead to replanting
- If seedling planting fails potential exists for raspberry/hazelnut thicket to develop and persist for several years
- Expected timeframe for forest regeneration 50 – 75 years

Jerry Bohnsack

From: Brian Sandell
Sent: Tuesday, April 22, 2025 9:57 AM
To: Todd Roggenkamp
Cc: Jerry Bohnsack
Subject: Disc Golf Course Patrol

Hello Mr. Mayor,

For the wage calculations I used an EMT position in the middle of our pay scale at a time and a half rate. The cost for officer wages was approximately \$3,400.00. This total is for wages only and does not include fuel and other miscellaneous items. It should be noted that these patrols were for both disc golf courses, city parks, and the dump site. We are not able to track disc golf course patrols exclusively.

Respectfully,

Chief Brian Sandell
Breezy Point Police Department
8361 Co Rd 11
Breezy Point, MN 56472
brian@cityofbreezypointmn.us
218-562-4488
218-656-1314 FAX
www.cityofbreezypointmn.us

Jerry Bohnsack

From: Joseph J. Langel <jjl@ratwiklaw.com>
Sent: Tuesday, March 4, 2025 3:43 PM
To: Jerry Bohnsack
Cc: Deb Runksmeier
Subject: RE: Buschmann Road

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Jerry,

We'll prepare the resolution.

As for the allegations that a City-owned disc golf course is an unlawful use and that the City did not have a right to the property, I see no basis for them.

From my quick look, the Agate Pass Breezy Point Disc Golf Course is on Outlot C of Whitebirch Fifteen and Outlot A of Whitebirch Sixteen. According to those two plats, both outlots were dedicated "to the public for public use forever." The City clearly has a right to the property; they were dedicated to the public. The City could have turned it into a park or whatever. Frankly, given the layout of these plats, parkland was likely the intended use. I don't know what the City's code looked like back in 1980 and 1982, but those outlots may have been dedicated to satisfy park land requirements.

In any event, I don't see how the City's use as a public disc golf course, which is clearly a public amenity akin to a park, is contrary to the dedication for "public use." Absent more information, I do not understand Member Scott's allegation that the City's decision to create a disc golf course was "illegal."

Joe



Ratwik, Roszak & Maloney, P.A.

Joseph J. Langel
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Web: www.ratwiklaw.com

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From: Jerry Bohnsack <jbohnsack@cityofbreezypointmn.us>
Sent: Tuesday, March 4, 2025 2:37 PM
To: Joseph J. Langel <jjl@ratwiklaw.com>

WHITEBIRCH SIXTEEN

LANDECKER & ASSOC, INC.

PEQUOT LAKES, MINNESOTA 56472

KNOW ALL MEN BY THESE PRESENTS: THAT WHITEBIRCH, INC., A MINNESOTA CORPORATION, THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF CROW WING, STATE OF MINNESOTA, TO WIT:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 136 NORTH, RANGE 28 WEST, CROW WING COUNTY, MINNESOTA, EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 89 DEGREES 00 MINUTES EAST 197.59 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER; THENCE NORTH 1 DEGREE 00 MINUTES EAST 126.00 FEET; THENCE NORTH 89 DEGREES 00 MINUTES WEST 51 FEET; THENCE NORTH 1 DEGREE 00 MINUTES EAST 100 FEET; THENCE NORTH 89 DEGREES 00 MINUTES WEST 394.00 FEET; THENCE SOUTH 1 DEGREE 00 MINUTES WEST 225 FEET TO THE SOUTH LINE OF SAID SECTION 8; THENCE SOUTH 89 DEGREES 00 MINUTES EAST 277.41 FEET ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING; AND EXCEPT THE FOLLOWING DESCRIBED TRACT: ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE THEREOF 157.59 FEET TO POINT OF BEGINNING OF TRACT TO BE HEREIN DESCRIBED; THENCE NORTHERLY AT RIGHT ANGLES 126.00 FEET; THENCE WESTERLY AT RIGHT ANGLES 51.00 FEET; THENCE NORTHERLY AT RIGHT ANGLES 100.00 FEET; THENCE WESTERLY AT RIGHT ANGLES 199.00 FEET; THENCE NORTHERLY AT RIGHT ANGLES 130.00 FEET; THENCE EASTERLY AT RIGHT ANGLES 599.00 FEET; THENCE SOUTHEASTERLY 817.86 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE SAID SOUTHEAST QUARTER DISTANT 265.91 FEET NORTHERLY OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTHERLY 265.91 FEET ALONG SAID EAST LINE TO SAID SOUTHEAST CORNER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 1172.45 FEET; MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 9.53 ACRES, MORE OR LESS, AND EXCEPT THE FOLLOWING DESCRIBED TRACT: ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 4 DEGREES 24 MINUTES 18 SECONDS WEST (ASSUMED BEARING) ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 226.35 FEET TO THE ACTUAL POINT OF BEGINNING OF TRACT TO BE HEREIN DESCRIBED; THENCE SOUTH 88 DEGREES 46 MINUTES 36 SECONDS WEST 79.85 FEET; THENCE NORTH 1 DEGREE 13 MINUTES 24 SECONDS WEST 130.00 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 36 SECONDS EAST 72.62 FEET; THENCE NORTH 4 DEGREES 24 MINUTES 18 SECONDS WEST 97.99 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 36 SECONDS WEST 189.15 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 36 SECONDS EAST 114.18 FEET; THENCE SOUTH 61 DEGREES 12 MINUTES 48 SECONDS EAST 190.10 FEET; THENCE SOUTH 25 DEGREES 10 MINUTES 16 SECONDS WEST 153.68 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 36 SECONDS WEST 189.15 FEET; TO THE POINT OF BEGINNING. SUBJECT TO A NON-BUILDING COVENANT EASEMENT OF RECORD, AND EXCEPT THAT PART THEREOF PLATTED IN WHITEBIRCH FIFTEEN, A PLAT FILED AND OF RECORD IN THE COUNTY RECORDERS OFFICE IN AND FOR SAID COUNTY.

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA, EXCEPT THAT PART THEREOF PLATTED IN WHITEBIRCH FIFTEEN, A PLAT FILED AND OF RECORD IN THE COUNTY RECORDERS OFFICE IN AND FOR SAID COUNTY.

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA, EXCEPT THAT PART THEREOF PLATTED IN WHITEBIRCH FIFTEEN, A PLAT FILED AND OF RECORD IN THE COUNTY RECORDERS OFFICE IN AND FOR SAID COUNTY.

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA, EXCEPT THAT PART THEREOF PLATTED IN WHITEBIRCH FIFTEEN, A PLAT FILED AND OF RECORD IN THE COUNTY RECORDERS OFFICE IN AND FOR SAID COUNTY.

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA.

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA, EXCEPTING THEREFROM THE NORTH 683.00 FEET OF THE EAST 500.00 FEET THEREOF AND EXCEPTING THE FOLLOWING DESCRIBED PART: COMMENCING AT THE NORTHWEST CORNER OF SAID WEST ONE-HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 5 DEGREES 28 MINUTES EAST 1056.77 FEET ALONG THE WEST LINE OF SAID WEST ONE-HALF OF THE NORTHWEST QUARTER TO ACTUAL POINT OF BEGINNING OF TRACT TO BE DESCRIBED; THENCE NORTH 84 DEGREES 34 MINUTES EAST 623.12 FEET TO AN IRON PIPE MONUMENT; THENCE SOUTH 88 DEGREES 01 MINUTES EAST 174.12 FEET TO AN IRON PIPE MONUMENT; THENCE SOUTH 76 DEGREES 52 MINUTES EAST 122.94 FEET TO AN IRON PIPE MONUMENT; THENCE SOUTH 64 DEGREES 09 MINUTES EAST 472.70 FEET TO AN IRON PIPE MONUMENT ON THE EAST LINE OF SAID WEST ONE-HALF OF THE NORTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID WEST ONE-HALF OF THE NORTHWEST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID WEST ONE-HALF OF THE NORTHWEST QUARTER THE ACTUAL POINT OF BEGINNING.

THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA, EXCEPT THE NORTHEAST QUARTER THEREOF.

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA.

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 136, RANGE 28, CROW WING COUNTY, MINNESOTA, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST HALF; THENCE NORTHERLY ALONG THE WEST LINE THEREOF 265.91 FEET; THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID WEST HALF 332.59 FEET; THENCE DEFLECTING RIGHT IN A SOUTHEASTERLY DIRECTION 52 DEGREES 38 MINUTES 17 SECONDS FOR A DISTANCE OF 66.00 FEET; THENCE SOUTHERLY 100.79 FEET ON A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 165.00 FEET AND A CENTRAL ANGLE OF 35 DEGREES; THENCE SOUTHERLY ON A LINE TANGENT TO ABOVE CURVE 120.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID WEST HALF; THENCE WESTERLY ON SAID SOUTH LINE 400.34 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS WHITEBIRCH SIXTEEN, AND DOES HEREBY DONATE AND DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE DRIVES, TRAILS, PLACE, PASS, ROADS, LANES, CIRCLE AND COUNTY STATE AID HIGHWAY NUMBER 11, AND OUTLOTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, & R AS SHOWN ON THE PLAT.

IN WITNESS WHEREOF, SAID WHITEBIRCH, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PROPER OFFICERS AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 27th DAY OF Oct, 1982.

JEROME D. LENZ, PRESIDENT

ROBERT B. SPIZZO, SECRETARY-TREASURER

STATE OF MINNESOTA

COUNTY OF CROW WING

ON THIS 27th DAY OF Oct, 1982, BEFORE ME, A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED JEROME D. LENZ AND ROBERT B. SPIZZO, TO ME PERSONALLY KNOWN, AND BEING BY ME EACH DULY SWORN DID SAY THAT THEY ARE RESPECTIVELY PRESIDENT AND SECRETARY-TREASURER OF WHITEBIRCH, INC., THE CORPORATION NAMED IN THE FOREGOING INSTRUMENT, THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID JEROME D. LENZ AND ROBERT B. SPIZZO, ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC, CROW WING COUNTY, MINNESOTA

MY COMMISSION EXPIRES:

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE LAND DESCRIBED IN THE FOREGOING INSTRUMENT AS WHITEBIRCH SIXTEEN; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY, THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT IN FEET AND HUNDRETHS OF A FOOT; THAT ALL MONUMENTS HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN; THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED AND THAT THERE ARE NO WETLANDS OR PUBLIC LANDS TO BE DESIGNATED ON SAID PLAT OTHER THAN AS SHOWN THEREON.

STATE OF MINNESOTA

COUNTY OF CROW WING

THE ABOVE CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF May, 1982, BY MYRON L. LANDECKER, REGISTERED LAND SURVEYOR.

MYRON L. LANDECKER, REGISTERED LAND SURVEYOR

MINNESOTA REGISTRATION NUMBER 7452

NOTARY PUBLIC, CROW WING COUNTY, MINNESOTA

MY COMMISSION EXPIRES APRIL 27, 1982

THIS PLAT OF WHITEBIRCH SIXTEEN WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF BREEZY POINT, MINNESOTA, ON THIS 27th DAY OF May, 1982.

MAYOR Nick Anderson

CLERK Ethel A. Stoffer

I, CONRAD A. BYE, AUDITOR FOR CROW WING COUNTY, MINNESOTA, DO HEREBY CERTIFY THAT THE TAXES ON THE LANDS DESCRIBED HEREON HAVE BEEN PAID FOR THE YEARS PRIOR TO 1982.

AUDITOR, CROW WING COUNTY, MINNESOTA

I, DOUG M. ANDERSON, TREASURER FOR CROW WING COUNTY, MINNESOTA, DO HEREBY CERTIFY THAT THE TAXES ON THE PROPERTY HEREON DESCRIBED PAYABLE IN THE YEAR 1982 HAVE BEEN PAID.

TREASURER, CROW WING COUNTY, MINNESOTA

Doc# 58585

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CHARTER NUMBER 40862

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STATE OF MINNESOTA

COUNTY OF CROW WING

OFFICE OF THE REGISTER OF TITLES

This is to certify that the within instrument was filed in this office at Breezy Point on the 27th day of May, 1982.

By Sharon K. Peterson

By Donald J. Teat

Copy



Mapper

California Number 40862
Vol. 157 Page 62
CITY OF OAKLAND
OFFICE OF THE SUPERVISOR OF TITLES
THIS IS TO CERTIFY that the within assignment was
filed in this office of records on the 7th
day of December A.D. 1982
at Oakland, Cal.
Sharon E. Peterson
Deputy City Clerk
Donald E. Host
Deputy City Clerk

copy

WHITEBIRCH SIXTEEN

Doc# 58585

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38747 1/2	130	47 1/2
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Commission Number 40862
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STATE OF MINNESOTA)
COUNTY OF CROW)
OFFICE OF THE REGISTRAR OF TITLES
THIS IS TO CERTIFY that the within instrument was
filed in this office at Prosser on the 7th
day of December A.D. 1982
at 9 o'clock P.M.
by Sharon K. Peterson
Deputy Registrar of Titles
w/ Donald F. Tost



1"=200'



- ORIENTATION OF THIS BEARING
SYSTEM IS ASSUMED
- DENOTES IRON MONUMENT SET
 - DENOTES IRON MONUMENT FOUND
 - ◊ WETLAND

LANDECKER & ASSOC, INC.
PROSSER LAKE, MINNESOTA 56472

OFFICE OF REGISTRAR OF TITLES
CROW WING COUNTY, MINNESOTA
I HEREBY CERTIFY That I have compared the within copy
of Part of White Birch Subdivision
with the original, which was filed in this office this 7th
day of December A.D. 1982 at 9 o'clock P.M.
and find the same to be a true and correct copy thereof.
Sharon K. Peterson
By Donald F. Tost Deputy Registrar of Titles

mapped

WHITEBIRCH SIXTEEN

Doc # 58545

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STATE OF MINNESOTA
COUNTY OF HENNEPIN
OFFICE OF THE REGISTER OF TITLES
This is to certify that the within plat was
filed in the office of the Register of Titles
on the 9th day of October, A.D. 1982.
at St. Paul, Minnesota.
By Sharon E. Brown
Register of Titles
By Donald S. Post
Deputy

OFFICE OF THE REGISTER OF TITLES
COUNTY OF HENNEPIN, MINNESOTA
I HEREBY CERTIFY THAT I have compared the within copy
of this plat with the original, which was filed in this office, this
day of October, A.D. 1982, at 2 o'clock P.M.,
and find the same to be a true and correct copy of the
original.

By Donald S. Post
Deputy



- ORIENTATION OF THIS BEARING
SYSTEM IS ASSUMED
• DENOTES IRON MONUMENT SET
• DENOTES IRON MONUMENT FOUND
• WETLAND

LANDBECKER & ASSOC., INC.
MINNETONKA, MINNESOTA 55342

