



June 12, 2026

Allie Polsuss
Administrator
City of Breezy Point
8319 County Road 11
Breezy Point, MN 56472

Re: 2018 Traffic Study Review for CSAH 11/Ranchette Drive Intersection

Dear Allie,

The County has reviewed the proposed apartment development and its relationship to the long-term transportation needs at the Ranchette Drive and CSAH 11 intersection. Based on that review, the County finds that the 2018 traffic study remains applicable to the current proposal. While the development proposal has evolved somewhat since the original study, the overall traffic impacts and long-term transportation needs identified in that analysis remain substantially unchanged. Therefore, an updated traffic study is not necessary at this time.

The existing traffic study identifies a future roundabout at the Ranchette Drive and CSAH 11 intersection as the preferred long-term solution to accommodate anticipated growth in the area. The proposed apartment development does not trigger the need for a roundabout and does not materially change the long-term transportation conclusions identified in the original study. It does, however, generate traffic volumes that require implementation of the south leg turn lane improvements identified in the existing Developer's Agreement.

Based on the County's understanding of existing and anticipated traffic patterns, future area development that increases traffic demand at this intersection will continue to advance the need for the roundabout identified in the 2018 study. The exact timing of that improvement is difficult to predict, but the long-term need identified in the study remains unchanged.

In summary, the proposed apartment development does not trigger the need for a roundabout but does trigger the south leg turn lane improvements identified in the existing Developer's Agreement. The County continues to support the long-term transportation vision identified in the 2018 traffic study and considers that study to be the appropriate framework for evaluating future development and transportation improvements at this intersection.

Sincerely,

Timothy V. Bray P.E.
County Engineer
Highway Department
16589 County Road 142
Brainerd, MN 56401

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