

## Memorandum

To: Jerry Bohnsack  
Interim City Administrator, City of Breezy Point

From: Paul Sandy, Project Manager  
WSB, LLC

Date: January 6, 2025

Re: WSB Project No. 022038-000 – Buschmann Road and Ranchette Drive  
Reconstruction Project

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As we enter the new year, this memo provides an update on the design and right-of-way (ROW) acquisition progress for the Buschmann Road and Ranchette Drive Reconstruction Project.

### 1. Design, Plans, and Specifications

WSB has made significant progress in finalizing the design for the proposed improvements. In December, following the second public open house, design adjustments were made to minimize temporary construction easements. Key adjustments included adding curb and gutter in select areas to reduce grading impacts outside the 33-foot permanent construction easement.

Additionally, coordination with Great River Energy (GRE), which owns transmission lines along the corridor, led to minor alignment changes to avoid utility pole conflicts. Due to the high cost of relocating the transmission poles (~\$80,000–\$90,000 per pole), the design focused on avoiding impacts to the poles, including adjusting the horizontal alignment of Buschmann Road and modifying grading near the poles with strategic use of curb and gutter.

These changes have solidified the corridor's grading limits and finalized both permanent and temporary easement areas. The design is now 95% complete, with the remaining work focused on incorporating potential improvements at the County Road 11 intersection. Two options for this intersection are being considered:

- Shifting the bypass lane south to align with the new location of Buschmann Road at County Road 11.
- Adding a dedicated left-turn lane on County Road 11 for Buschmann Road.

A meeting with Crow Wing County will be held to finalize the preferred alternative. Updated plans will be available at the public open house on January 8th.

## **2. Right-of-Way Acquisition**

Final appraisals for the ROW were received on December 24. A Just Compensation Memo outlining the appraised costs for permanent and temporary easements on a per-parcel basis will be sent to the City Administrator for signature this week. Once signed, the appraisals will be distributed to property owners, and negotiations will begin.

We anticipate completing ROW acquisition by January 2025, though this timeline may vary depending on negotiation progress. Negotiated prices for each parcel will be presented to the City Council in a closed session once agreements are reached. ROW agents will begin contacting property owners after appraisals are mailed on January 3, 2024.

## **3. Final Open House**

The final open house for the project will take place on January 8, 2024. Property owners, emergency services, and other stakeholders will have an opportunity to review proposed construction phasing plans, which will outline four phases with corresponding detours. While the contractor must submit a traffic control plan for approval, the proposed phasing is based on current access needs and will be adjusted as needed to accommodate construction operations.

## **4. Bidding Timeline**

Bidding for the project is scheduled to begin in February or March 2025, with the bid opening set for March. Bids will be presented to the City Council for review in April. The contractor's mobilization and setup are expected to begin in late May, 2025, with construction taking place through the summer and fall of 2025. Substantial completion is expected in fall 2025, with final restoration and project closeout in spring 2026.

## **5. Ongoing Communication**

To ensure transparency and communication during construction, a project website and hotline will be established for property owners and stakeholders to receive updates and direct access to the project team. A sign-up sheet for project updates will be available at the open house, with weekly updates sent to those who subscribe via email.

For questions or further information, please contact Paul Sandy, Project Manager, at 320-630-4657 or [psandy@wsbeng.com](mailto:psandy@wsbeng.com).

Thank you.