

Concept Statement Proposed Social Club Planning Exhibit

Building: The Social Club building occupies approximately 6600 square feet of space and consists of three levels with total indoor and outdoor occupancy and seating capacity of 216 individuals. The Social Club will be the host for a variety of social opportunities and a significant investment to the community. This facility will service a bar, restaurant, two short golf courses, a putting course and potentially four pickleball courts.

Additional structures: Two cart barns will also be constructed to house the carts for the Ace Valley course, approximately 1400 square feet as well as a cart barn for use of the course west of CSAH # 4, approximately 2000 square feet.

Landscaping and screening: Plans for creating various berms for screening the parking and golf course will be included in the final design. Landscaping features such as plantings and shrubs will be constructed similarly to many of the recent projects the resort has completed. Referring to the Deacons golf course club house, Antlers club house, Whitebirch Village and Whitebirch Vista projects. Landscaping will be a significant part of the planning. Shared public pathways and a concealed dumpster site for the clubhouse are planned.

Lighting plans: The golf course will have a lighting plan associated with its function and will be timed to turn off and on depending on the needs to extend golf play during low light periods and dusk. The shut off time of these lights will vary by the season and by the end of September will not be on past 9PM.

A lighting plan for the entrance drive, sidewalk entrance and parking lot are also planned. Specific plans for lighting the golf course and parking are part of this submission.

Access: The Social Club and construction will require a new entrance from CSAH # 4. To ease potential congestion concerns and address safety needs, this entrance has been designed and located to create a common lined up intersection with Dove Street and CSAH # 4. In addition, a new cart path crossing will be planned south of this intersection to allow the use of the golf course on the west side of CSAH # 4. This one path will replace the existing two cart path crossing on CSAH # 4 making that singular crossing safer all around. The intersection planning is being coordinated with the CWC Highway Department.

Parking: Social Club vehicular parking Lot has been designed as follows: 72 stalls to accommodate the Social Club, 32 stalls to accommodate the golf course, 12 stalls to accommodate pickleball facilities and 6 stalls for employee parking which is a total of 122 parking stalls, and more than we'd ever expect to need. The parking lay out includes 6 handicap stalls, and several pull through stalls for vehicles pulling trailers. In addition, there will be 24 designated golf cart parking stalls and 35 existing parking stalls at the old club house site.

Additionally, the new planned facilities are within walking distance to much of the resort, and serviced by the resort's shuttle like all the other courses at the resort, significantly limit the needs for vehicle parking. Overall planned parking stalls = 181, for all uses.

Storm Drainage and Grading: Storm drainage and grading will be maintained on site and meet all City and State regulations. A complete drainage plan and stormwater plan with applicable MN PCA permits will be obtained prior to construction.

Sewer and Water: The Social Club building will be connected to the City Municipal system. A private well will be constructed for water and fire protection services.

Environmental: There exists one delineated wetland on the site which was delineated by Mitch Brinks. This wetland will not be reduced or eliminated by the plans or construction methods. In addition, there is a stormwater pond and easement to Crow Wing County for stormwater drainage along CSAH # 4. This pond and easement will not be reduced or compromised by plans or construction methods.

Demolition: Existing bituminous cart paths and the concrete tennis courts will be removed during construction.

Additional planned facilities: A golf practice facility will be located at the southerly end of the project utilizing the existing green and partial fairways for putting and chipping. Pickleball courts are planned on the south end of the Social Club parking area with their own parking spaces.

Future planned housing: The area around where the current club house occupies will be considered in the future for up to approximately 24 housing units. Future plans associated with this would need to meet and be applied for separately with the City of Breezy Point meeting all ordinance requirements.

Proposed Conditions

1. Planned improvements must conform to submitted site plans.
2. Stormwater will be designed to be retained on site and meet all City and State requirements during and after construction. Plans and permits must be completed obtained by all applicable agencies prior to construction commencing.
3. Entrance from CSAH # 4 must be approved by CWC Highway Department. This includes the road and golf cart crossings.
4. Parking for 122 vehicle stalls (includes 6 handicap stalls) and 24 golf cart stalls will be required.
5. Lighting for the parking lot and driveway safety will be downward lighted.
6. Lighting for the golf course will be downward lighted and timed to turn off hole-by-hole with the last designated tee time of players.
7. Landscaping to meet resort standards of the Antlers and Deacons club house areas.

Proposed Construction timelines

1. Complete planning approvals and permitting by September 1st 2025
2. October 1st 2025 commencing construction of the Ace Valley course grading and tree removal.
3. Open entrance from CSAH # 4 for construction access and future drive entrance October 2025.
4. Continue construction of Ace Valley course grading and shaping spring 2026.
5. Install irrigation system for Ace Valley course spring 2026.
6. Seeding Ace Valley course summer 2026.
7. Summer 2026 commencing construction of the Social Club and adjoining Cart barn including well and sewer connections.
8. Fall 2026 – Spring 2027 complete drives, parking, sidewalks, landscaping, lighting and ancillary service needs for the Social Club and golf course.
9. **Grand Opening of Social Club May 1, 2027.**
10. **Grand Opening of Ace Valley Golf Course May 28, 2027.**
11. Construct 30' X 50' Cart Barn 2028.
12. Demo existing (old) club house for traditional golf course May 2030.