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Sent: Tuesday, August 5, 2025 9:52 AM
To: Deb Runksmeier <drunksmeier@cityofbreezypointmn.us>
Cc: Jerry Bohnsack <jbohnsack@cityofbreezypointmn.us>
Subject: RE: Breezy Point Resort Golf Course / Whitebirch Inc. Meeting Information

The County Highway Department has met with the applicant throughout the development process and had the following comments:

The proposed new entrance across from Dove Street will increase the traffic generated along this corridor and as a result a right turn lane will be required on CSAH 4. The required right turn lane will follow the current Cost Share Policy which states the developer shall be responsible for 75% of the cost and the County shall be responsible for 25% of the cost.

We talked about a bypass lane to alleviate the southbound traffic on CSAH 4 but due to Dove Streets location it is a difficult location for a bypass lane, thus we will not require a bypass lane. We looked at a dedicated left turn lane on CSAH 4 for south bound traffic but came to the conclusion that it would be a difficult location as well.

Furthermore, due to the required right turn lane, the Highway Department will require the proposed cart crossing to move to the north side of the proposed new entrance. With the new cart crossing location, a crosswalk for pedestrians will also be required to be incorporated to ensure both golf carts and pedestrians can safely cross CSAH 4. Moving the crossing to the north will also eliminate the need for carts/ pedestrians to cross the proposed new road as shown on the old site plan.

The applicant has addressed the County Highway Departments comments/concerns that were listed above, as seen in the updated site plan.

Thanks!

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