

# Bertram Chain of Lakes Regional Athletic Park

The City of Monticello: 2023 Local Option Sales Tax HF1865 (O'Neill) | SF1922 (Anderson)

## Monticello 2040 Vision

Monticello seeks sustainable long-term growth through our Monticello 2040 Vision + Comprehensive Plan. In support of Monticello 2040, the City Council's priority projects build momentum toward enhancing our economy and adding quality-of-life initiatives benefiting the public.

The Bertram of Chain of Lakes Regional Athletic Park is one of the catalyst projects meeting a regional need and stimulating valuable economic growth.

The cost of the planned facilities necessitates a mix of funding tools. The City has committed funds to phased planning and improvements, but the Local Option Sales Tax is crucial to ensuring the park develops efficiently.

## Athletic Park Cost

Total estimated cost is \$22 million phased over time.

## Regional Athletic Park

100 acres of Bertram is designated for active recreational play. Monticello completed a Master Plan for the athletic complex in 2016 and is now developing recreational play spaces.

Currently, a limited number of fields, not constructed to final play condition, have been built. The Master Plan includes 11 multi-purpose greens for soccer, football and lacrosse, 5 multi-purpose ballfields for youth baseball, softball and championship-level play, areas for hockey, tennis and other future recreational needs.

The vision for the athletic park is to meet regional athletic field needs. Bertram is a chance for a range of play options for a variety of ages and prioritize childhood health and outdoor recreation. And in fact, the park's amenities and location have already made it a regional draw. Bertram hosted the 2021 MYSA State Youth Soccer Tournament, hosting teams from across Minnesota and Wisconsin, and drew an estimated 4,000 visitors during the 3-day tournament.

## Relationship to Bertram Chain of Lakes Regional Park

The full Bertram Chain of Lakes Park is over 1000 acres and represents a truly unique regional asset. Bertram includes four undisturbed lakes, acres of woods and wetlands, and miles of trails. It is a park to wander, explore, and discover the beauty of Minnesota's natural environment. The property was a phased acquisition made jointly by Wright County and the City of Monticello.

Following interim and first phase improvements the park has experienced a tremendous increase in use for a variety of sports for all ages, including: field space for soccer, lacrosse, football, cross country and more. Existing fields are fully booked 7 days a week, May through October; fields available for recreation beyond organized sports, including a local kite flying club; 2021 site of the MN Youth Soccer Association State Tournament for U13 through U19 Blue Leagues. The local option sales tax will make the full build out of this regional athletic park a reality.

## Regional Partnerships

Wright County | Independent School District 882 | YMCA of the Greater Twin Cities | Local & Regional Athletic Associations

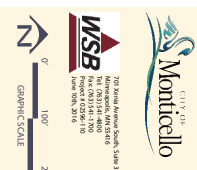
## WHY BERTRAM?

- Builds fields for a variety of sports in one location for centralized play and efficient operations
- Serves youth athletic associations in Monticello and the surrounding communities
- Secures funding to build a mix of premiere tournament and regular play fields
- Creates a range of play options on fields of different sizes for age progression
- Prioritizes childhood health and opportunities for parents to engage in outdoor recreation



# BERTRAM CHAIN OF LAKES

## REGIONAL ATHLETIC PARK



SUMMARY	
• 11	Multi-Purpose Greens
• 4	Multi-Purpose Ballfields
• 4	Youth Baseball Fields
• 1	Baseball Field
• 2	Tennis Courts
• 1	Pickleball/Basketball Court
• 2	Picnic Areas
• 4	Concession / Restroom Buildings
• 1	Including Warming House
• 1	Paved for Approximately 1000 vehicles
• 1	Paved Trail Loop System - Approximately 4.4 Miles

MASTER PLAN

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# The Pointes at Cedar Recreation Area

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## Monticello 2040 Vision

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The Pointes at Cedar was identified as a innovative development opportunity mixing public and private investment. The full 100-acre development area is anchored by a unique central recreation space for the region.

The public investment necessitates a mix of funding tools. The City has committed capital funds to planning and phased improvements, but the local option sales tax is vital to achieving timely public spaces to complement private development.

## Pointes at Cedar Recreation Area Cost

The estimated cost (2021 Master Plan) is \$63 million, inclusive of infrastructure improvements.

The Local sales tax would fund the public recreation area, including pathways, arboretum and garden areas showcasing MN biomes, a central pavilion for events and activities, and a recreation stormwater feature for water-based recreation.

## Project Summary

The Pointes at Cedar reimagines the development of a largely vacant 100-acre area in the center of the city. In 2021 the Monticello City Council adopted a Small Area Plan guiding development in the area away from large-scale commercial to a more market-driven mixed-use concept with a greater chance of success and positive impact.

City leaders are striving to maximize our existing assets with the most valuable use of vacant land and established infrastructure to create long-term economic stability and diversification away from dependency on Xcel Energy’s Monticello Nuclear Generating Plant, which currently represents almost 50% of Monticello’s tax base.

The Pointes Recreational Area builds on Monticello’s existing identity as a destination for recreation. The project is anchored by three interconnected lakes that serve a stormwater purpose but are enhanced for all-season recreation. The lake feature will be surrounded by pathways, art, entertainment, and gathering spaces with a mix of active and passive amenities to bring together all ages and abilities. The Pointes Master Plan outlines regional features, including a pavilion for all-season recreation on the lakes, spaces for events and performances, an extensive pathway system and trailhead, and nodes for play and discovery. The recreational area’s unique biomes featuring native plants and materials will be a magnet for those seeking to immerse themselves in Minnesota’s landscapes.

With lively public spaces at the center, recreation will drive economic activity around the perimeter. The Small Area Plan guides commercial and residential development in alignment with surrounding land uses, striving for vital density as well as a strong mix of retail and professional services. Together, the mix of public and private investment and spaces will produce valuable synergy; bringing people together from all over the region while simultaneously creating an economic market for professional, retail, and restaurant establishments.

## WHY THE POINTES?

- Maximizes the vacant land and existing infrastructure within our municipal boundary reducing the need to extend roads and utilities into our orderly annexation area
- Builds density valuable in the diversification of Monticello’s economy to support a future economic transition
- Creates opportunities for living, working, and recreating in a consolidated area
- Enhances stormwater infrastructure for new public recreation opportunities like fishing, paddle boating, ice skating, and more

**ADOPTED MASTER PLAN**

**NORTH BIOME | POPULUS**

1. ENTRY MONUMENT/PLAZA
2. GATEWAY & INFORMATIONAL KIOSK
3. NATURE TRAIL
4. "THE CLEARING" OVERLOOK
5. BABBLING CREEK WITH BRIDGE
6. SECONDARY GATEWAY
7. LAKESIDE TRAIL

**CENTRAL BIOME | TILIA**

8. MURAL ALLEY (COMMERCIAL ENTRY)
9. OVERLOOK PIER
10. "BACKYARD GAME" PLAZA
11. THE MIDWAY - MAJOR GATEWAY
12. BRIDGE OVERLOOK PLAZA
13. PADDLEBOAT DOCK
14. SNACK SHACK PLAZA
15. FLEX LAWN / INTERACTIVE WATER FEATURE
16. THE PROMENADE GARDENS - MAJOR GATEWAY
17. SUNSET OVERLOOK TERRACE
18. GREAT EVENT LAWN
19. PICNIC SHELTER AND RESTROOM
20. THE PARK - MAJOR GATEWAY
21. SKATE PARK
22. 2-STORY PARK PAVILION & LAKE PLAZA
23. MAINTENANCE & STORAGE FACILITY

**SOUTH BIOME | QUERCUS**

24. NATURE TRAIL & BOARDWALK
25. SCULPTURE ALLEY - SECONDARY GATEWAY
26. THE RIBBON - SECONDARY GATEWAY

