



# Bertram Chain of Lakes Regional Athletic Park Planning Strategies

March 9, 2026

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MonticelloMN.gov



# Purpose of Tonight's Discussion

*Establish a clear understanding and aligned approach to the ongoing buildout of the Bertram Chain of Lakes Regional Athletic Park*

# Overview of Tonight's Discussion



REVISIT

- Revisit the Vision for the park and the resulting Master Plan

REVIEW

- Review completed improvements including grading, balancing, & infrastructure.

CONNECT

- Examine the updated Feasibility Report & discuss phasing recommendations

SUMMARIZE

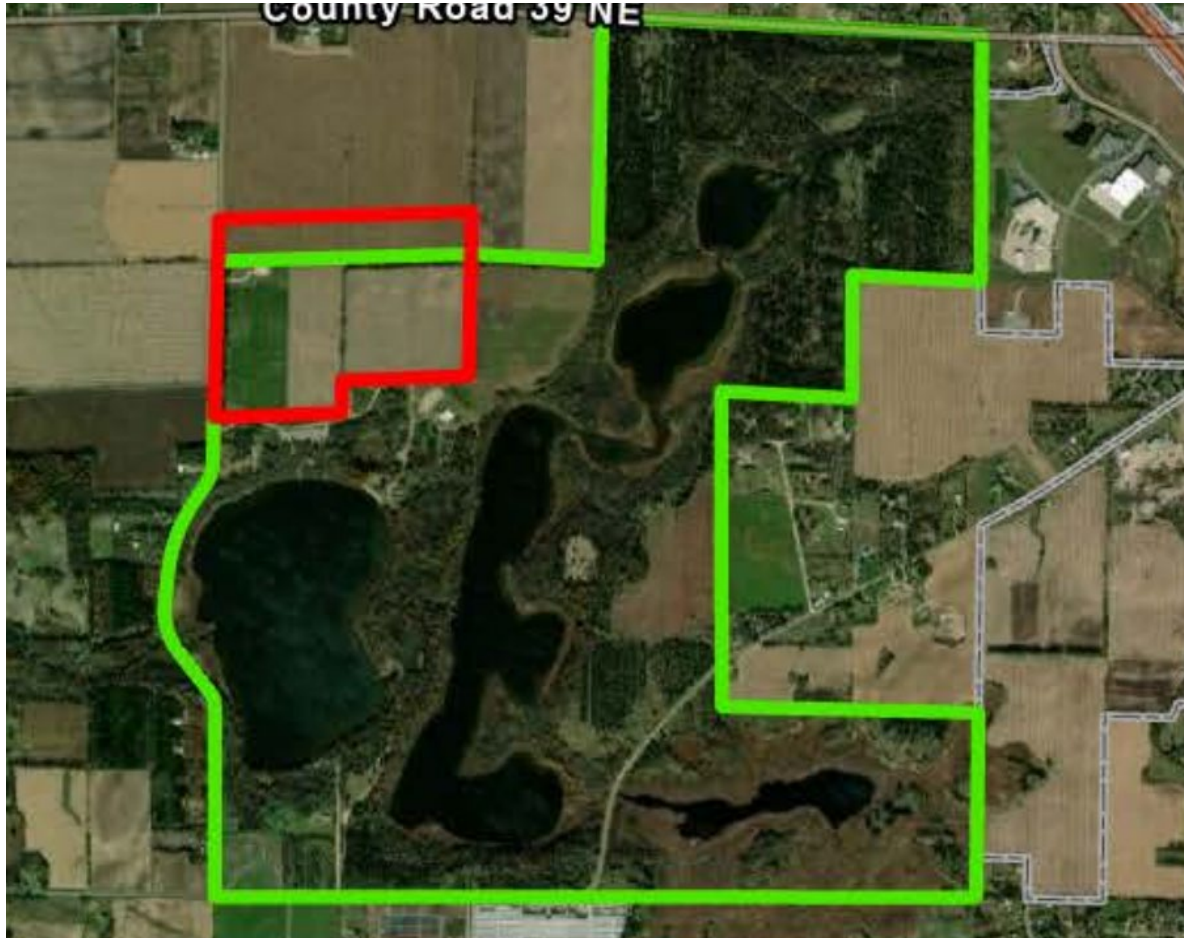
- Summarize planned 2026 Improvements through the lens of the Master Plan

PREPARE

- Highlight Partnerships and upcoming decisions

# The Vision for the BCOL Regional Athletic Park

# Bertram Chain of Lakes Regional Park = One Unified System



## Wright County:

- Passive use
- Natural areas, lakes, trails, campground, beach

## City of Monticello:

- Active use
- Athletic park, structured recreation, fields, courts, parking, support facilities

## Together:

- 1,200+ acre regional destination serving residents and visitors

# Vision: Natural, Community-Focused Recreation



Integrated with the Bertram Chain of Lakes Regional Park

Multi-use outdoor fields for youth, schools, adults, and families

Occasional tournaments supported, but not the primary identity

Natural character emphasized through buffers, plantings, and trails

Long-term phased development

Designed to complement, not replace, the community's broader recreation system

Intended to eventually take on the functions of the aging Xcel ballfields

# 2016 Plan: Shaped by Community



The **2016 Bertram Athletic Park Master Plan** was built through strong community partnerships. Youth sports associations, Community Education, Bertram Advisory Council, and ISD 882 played a central role in shaping the original vision and ensuring the park met real program needs.

- **Youth Sports Associations** helped define field layouts, lighting, parking flow, concessions, and tournament design.
- **ISD 882 Activities Department** provided insight on school athletics, field shortages, scheduling pressures, and long-term participation trends.
- **Community Education** contributed to programming needs, seasonal use patterns, and shared facility expectations.
- **Shared Vision:** Their combined input ensured the plan supported daily practices, games, tournaments, and long-term growth.

# 2016 Plan: Shaped by Community



# Bertram Chain of Lakes Master Plan



MASTER PLAN

- 11 multi-purpose greens (360' x 225')
- 4 multi-purpose ballfields (300' to outfield fence)
- 2 youth baseball fields (260' to outfield fence)
- 2 youth baseball fields (220' to outfield fence)
- 1 Baseball field (380' to centerfield)
- 2 tennis courts
- 1 hockey rink/basketball court
- 2 play areas
- 4 concession/restroom buildings
- 1 including warming house
- Parking for approximately 1000 vehicles
- Paved trail loop system – Approximately 4.4 miles

**SUMMARY**

- 11 Multi-Purpose Greens
- 4 Multi-Purpose Ballfields
- 4 Youth Baseball Fields
- 1 Baseball Field
- 2 Tennis Courts
- 1 Hockey Rink/Basketball Court
- 2 Play Areas
- 4 Concession / Restroom Buildings
- 1 including Warming House
- Parking for Approximately 1000 vehicles
- Paved Trail Loop System - Approximately 4.4 Miles

# 2023 Needs Assessment: Bertram Highlights



- **Outdoor field development consistent with the 2016 Master Plan:** Fields remain in fixed locations; future phases build on completed grading.
- **Amenity improvements:** Restrooms, shade, seating, lighting, and comfort features that match community priorities.
- **Trail and park connections:** Strengthening links between Bertram, the regional park, and the citywide trail system.
- **Support facilities:** Storage, maintenance, and operational buildings needed for long-term park function.
- **Flexible programming space:** Allowing shifting use of fields (youth/adult, practice/game) as demand evolves.
- **Exploration of indoor recreation space:** Identified as an emerging interest relevant to long-term planning and youth sports needs.

# Bertram Chain of Lakes Updated Master Plan

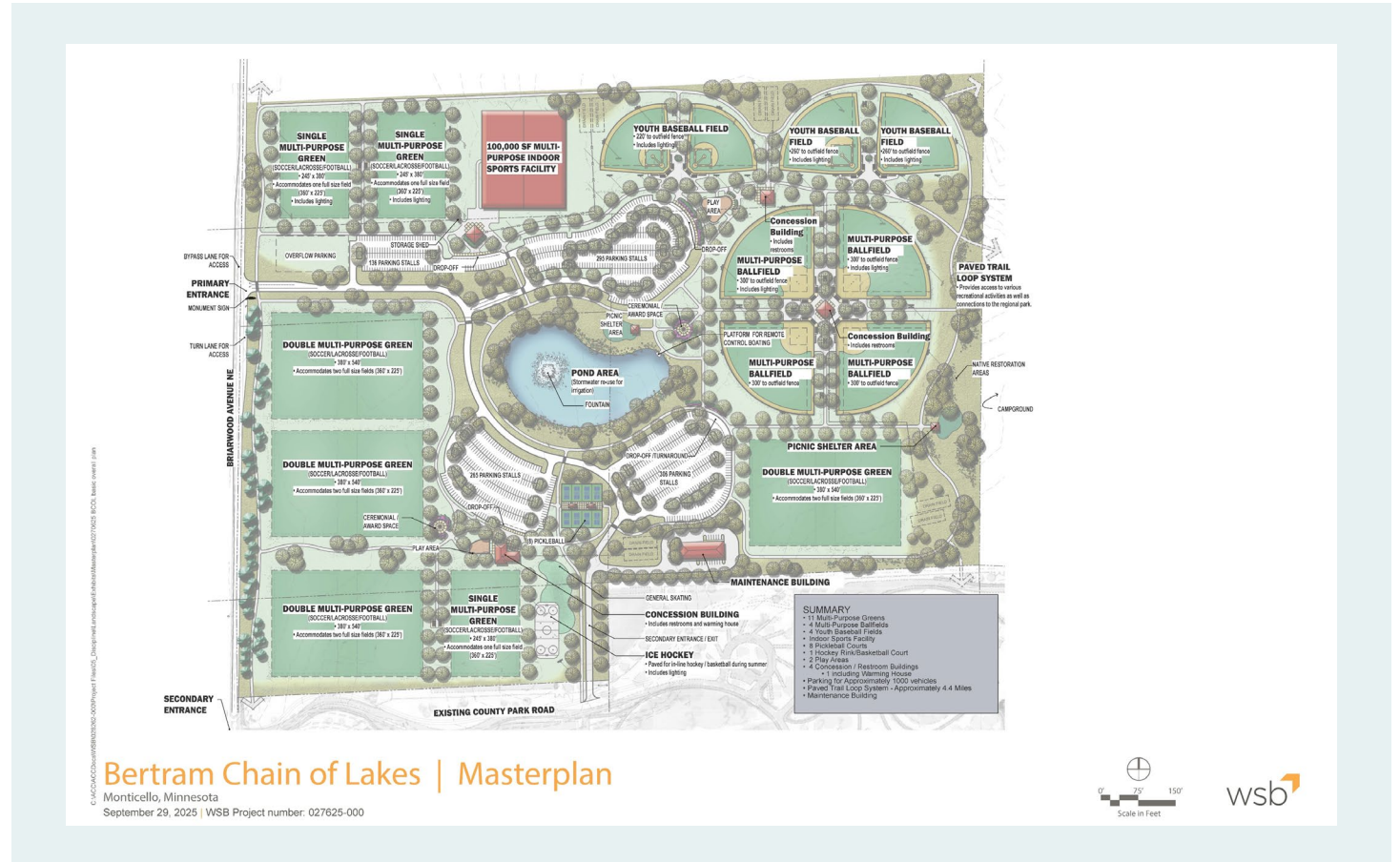


## Draft Updated Master Plan

- Maintains the foundation of the existing Master Plan and improvements already completed
- Incorporates the feedback from the Needs Assessment

## Summary of Adjustments:

- Pickleball in place of tennis
- Addition of shared maintenance facility
- Addition of multipurpose indoor sports facility



# What We've Accomplished

# Major Infrastructure Improvements \$5.5M



*Since 2016, foundational infrastructure has been completed at the Athletic Park, much of it underground or behind the scenes but essential for future phases.*

## **Core Site Infrastructure**

- Well house & stormwater pond and full stormwater management system
- Reuse system using stormwater for irrigation
- Irrigation mainline installed for future field expansion
- Potable water service extended into the park serving four drinking fountains
- Electrical power installed with multiple conduits for future phases
- Rough grading for multiple future baseball fields (North)

## **Field & Play Area Development**

- Two multi-purpose fields completed
- Seeded 60-acres of farm fields into turf grass

## **Amenities & Support Features**

- Select lighting installed
- AEDs and safety signage added
- Trash/recycling receptacle area built
- Wash-down for equipment installed
- Native plantings and tree installations
- Park wayfinding kiosks

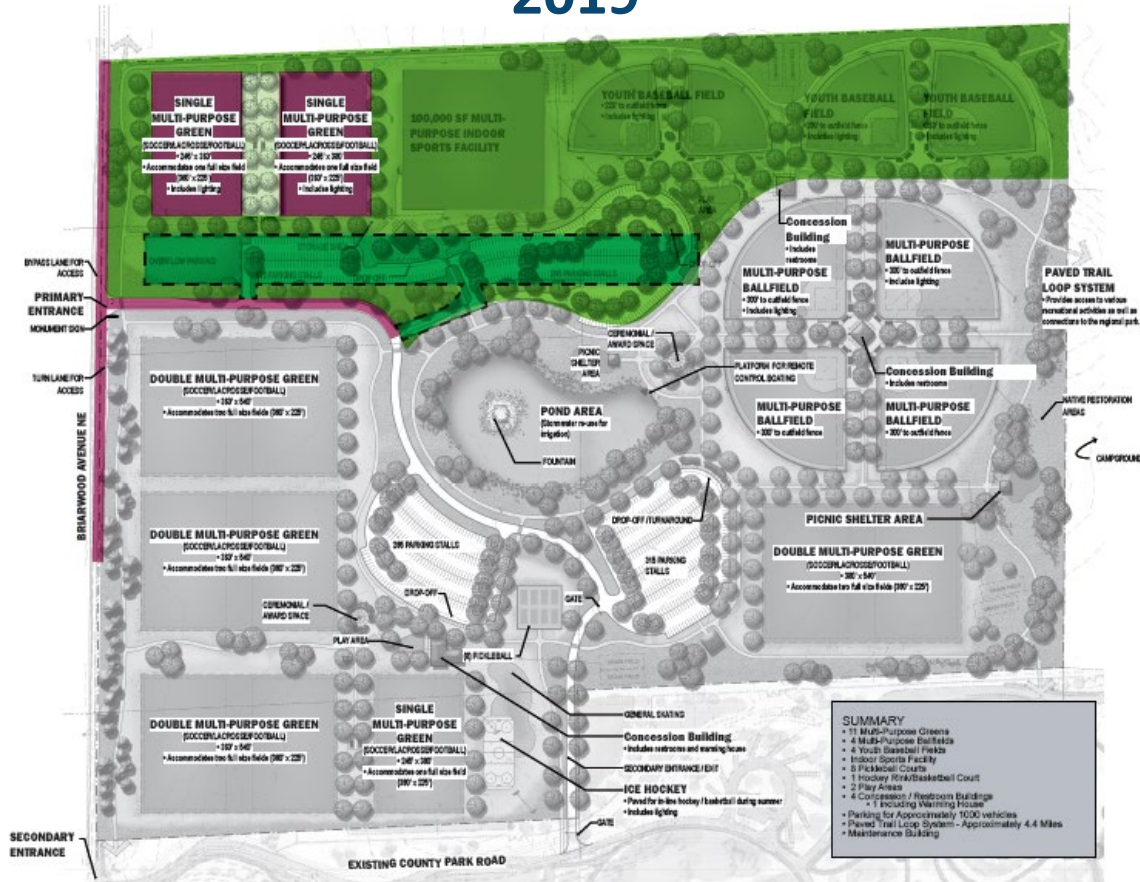
## **Access, Circulation & Parking**

- Primary site access constructed
- Parking areas built, including ADA-compliant stalls
- Gravel trails network installed
- Updates and improvements to Briarwood Avenue
- Paved park main entrance road

# IMPROVEMENTS CONSTRUCTED

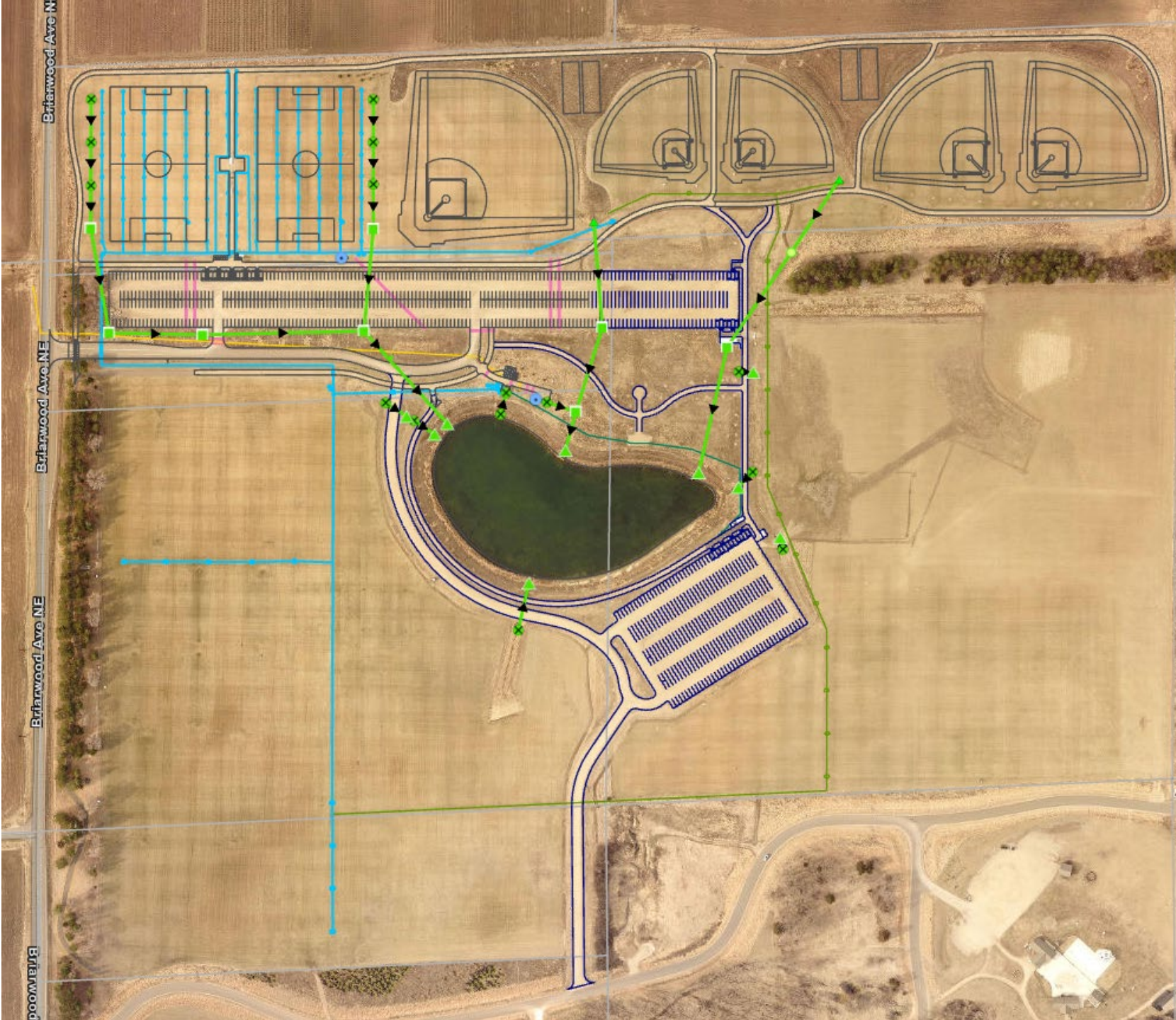


2019



2023





# Existing Utility Lines



# Updated Feasibility Report

# Feasibility Technical Review



**Infrastructure First:** Utilities, stormwater, staff maintenance building, parking, and access built early to support all future phases.



**Site Balancing:** Grading matches the master plan; future fields and amenities built.



**Site-Shifting of Play:** Field locations stay fixed, but programming can adjust over time (youth/adult, practice/game).



**Amenity Layering:** Restrooms, shade, seating, lighting, and support buildings added as demand and funding grow.



**Expandable Service Corridors:** Utility routes sized and placed to connect future amenities without reopening finished areas.

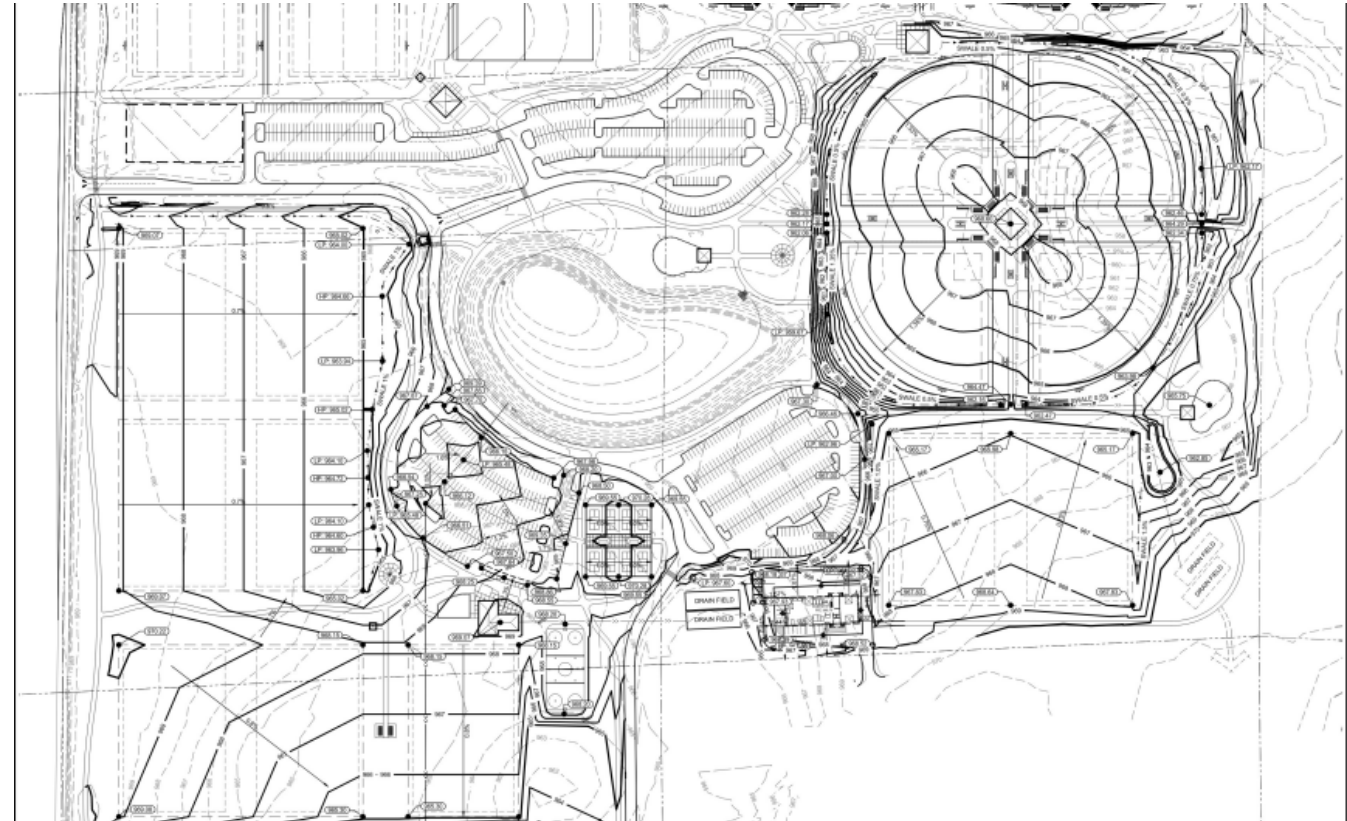


**Event-Scalable Circulation:** Daily-use parking and access designed to accommodate occasional larger events.

# Site Considerations: Grading & Balancing



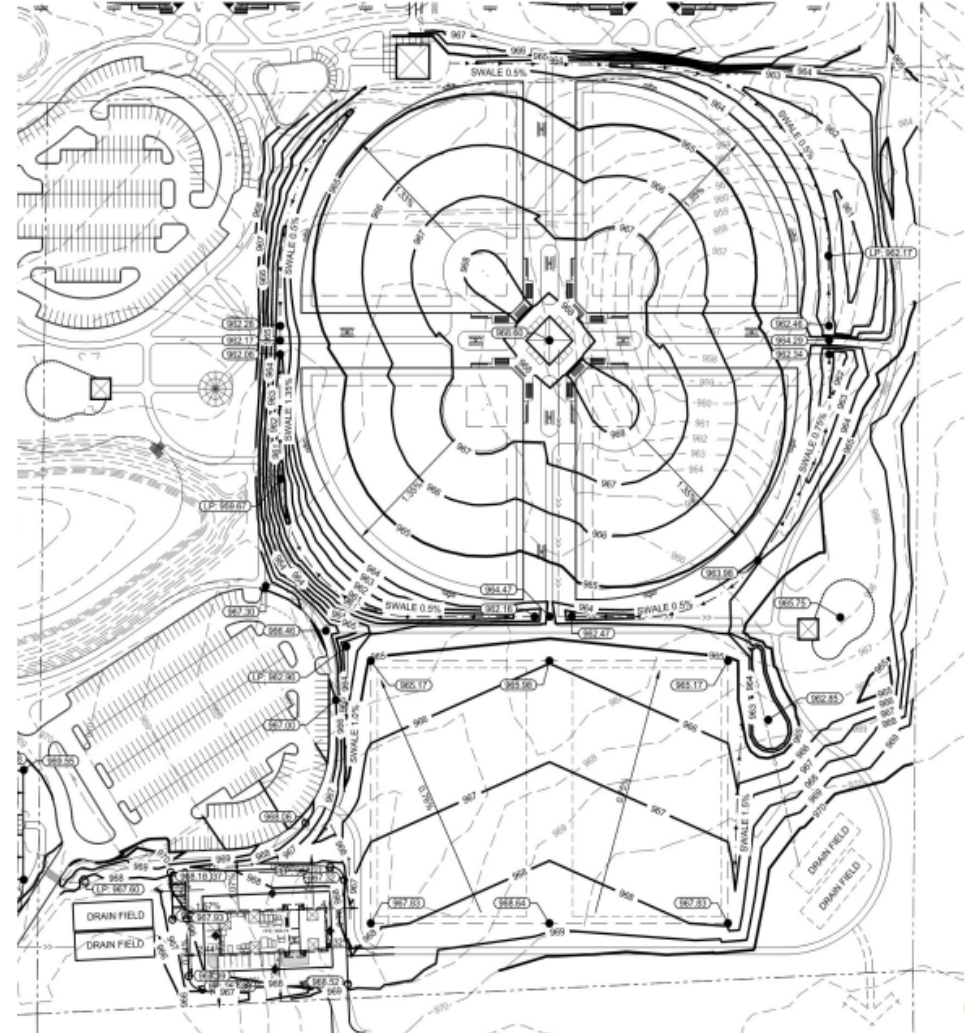
- The site is large & interconnected
- Earthwork must be sequenced to avoid re-grading
- Moving soil once saves significant costs
- Each phase builds on previous grading work
- Proper sequencing avoids importing/exporting material
- Efficient grading reduces long-term maintenance needs



# Site Considerations: Grading Adjustments



- Cut\fill quantities more balanced; ballfield pinwheel lowered to reduce fill needed
- Drainage swale around ballfields so surface drainage more easily accomplished
- Lowered soccer/lacrosse fields, tipping north to consolidate drainage toward pond
- Integrate maintenance facility drainage needs into overall stormwater





# Updated Phasing Recommendations



The Updated Feasibility Report is in draft form for review. City Council can direct adjustments to the Report prior to formally adopting it to guide planning improvements at the park.

## Information Offered

- Phasing details as presented in WSB updated Feasibility Report
- Cost by phase
- Staff comments on phases with alternate options

## Council Considerations

- Overall phasing strategy
- Phasing components & costs
- Timing of improvements

# 2027 Phase 1 WSB Report-\$4.5M

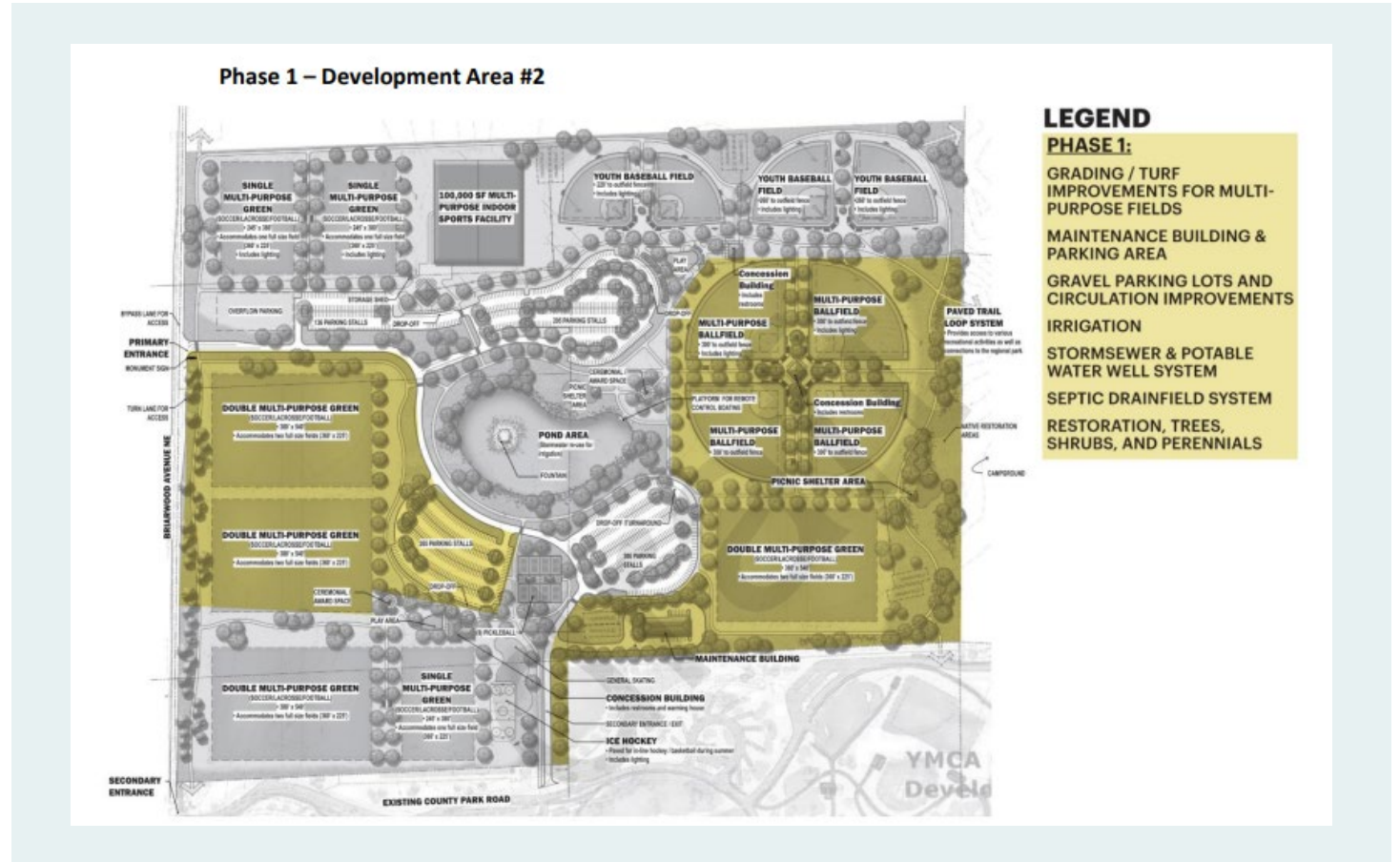


## Benefits

- Completes a good portion of site grading
- Provides critical infrastructure for the park
- Increases circulation of the park

## Drawbacks

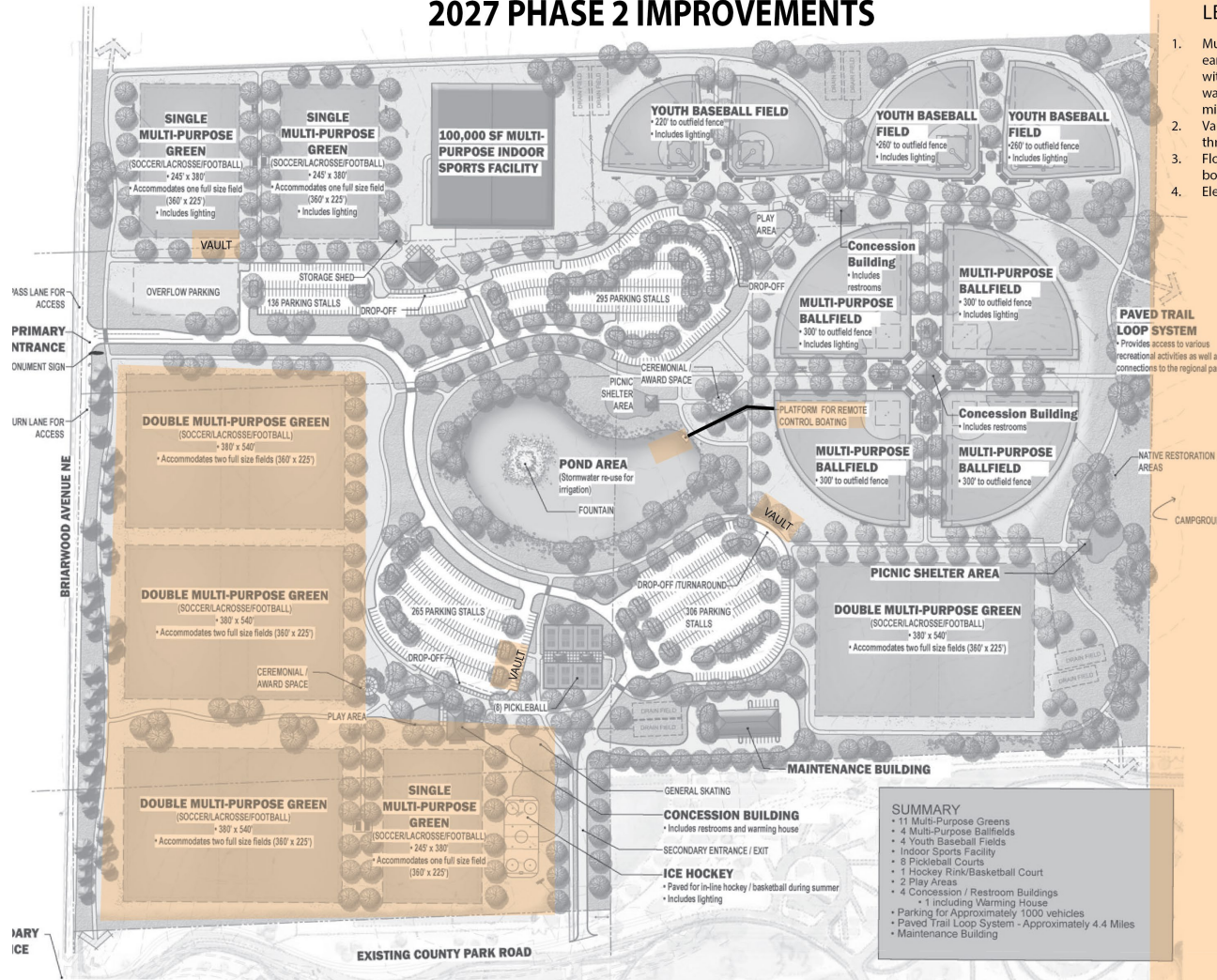
- Removes the ability to shift play throughout the site during construction
- Adds costs for restoration between construction
- Adds another year for construction
- Increased operation expenses



# 2027 Alternate



## 2027 PHASE 2 IMPROVEMENTS



- ### LEGEND
1. Multi-purpose green space earth work, regrading, with irrigation and potable water service line to begin mid-year in July
  2. Vault restroom facilities in three locations.
  3. Floating pond dock - for RC boating enthusiasts.
  4. Electrical improvements.

### Benefits

- Aligns with plan
- Allows for spring play
- Doesn't disrupt pickleball courts
- Completes large portion of the park
- Allows the capability to shift play to the east baseball area
- If grant is received installs key restrooms
- Adds another planned park use

### Drawbacks

- Takes the fields down from July 2027-2028 reopens

**SUMMARY**

- 11 Multi-Purpose Greens
- 4 Multi-Purpose Ballfields
- 4 Youth Baseball Fields
- Indoor Sports Facility
- 8 Pickleball Courts
- 1 Hockey Rink/Basketball Court
- 2 Play Areas
- 4 Concession / Restroom Buildings
  - 1 including Warming House
- Parking for Approximately 1000 vehicles
- Paved Trail Loop System - Approximately 4.4 Miles
- Maintenance Building

# 2029 Phase 2 WSB Report - \$2.5M

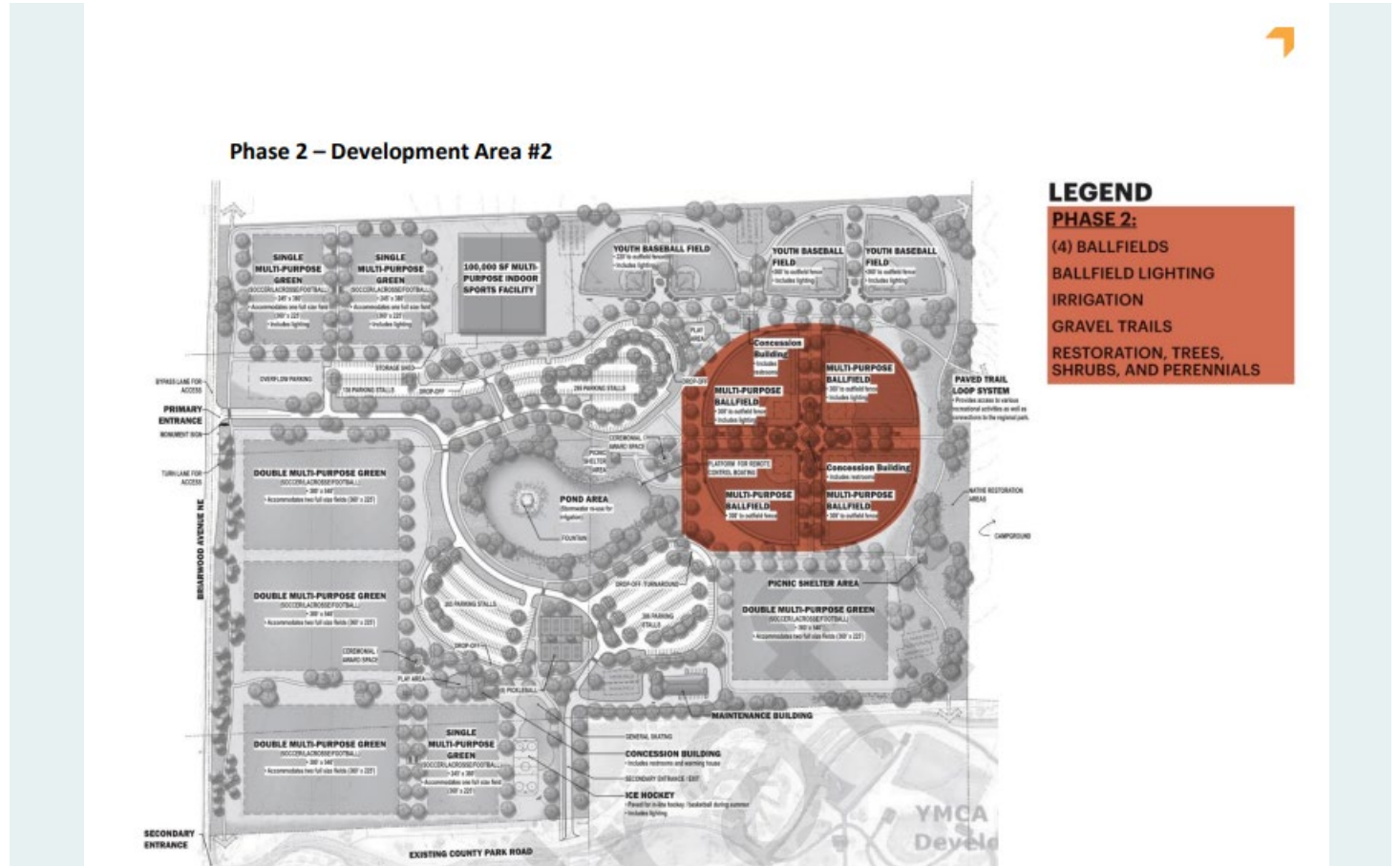


## Benefits

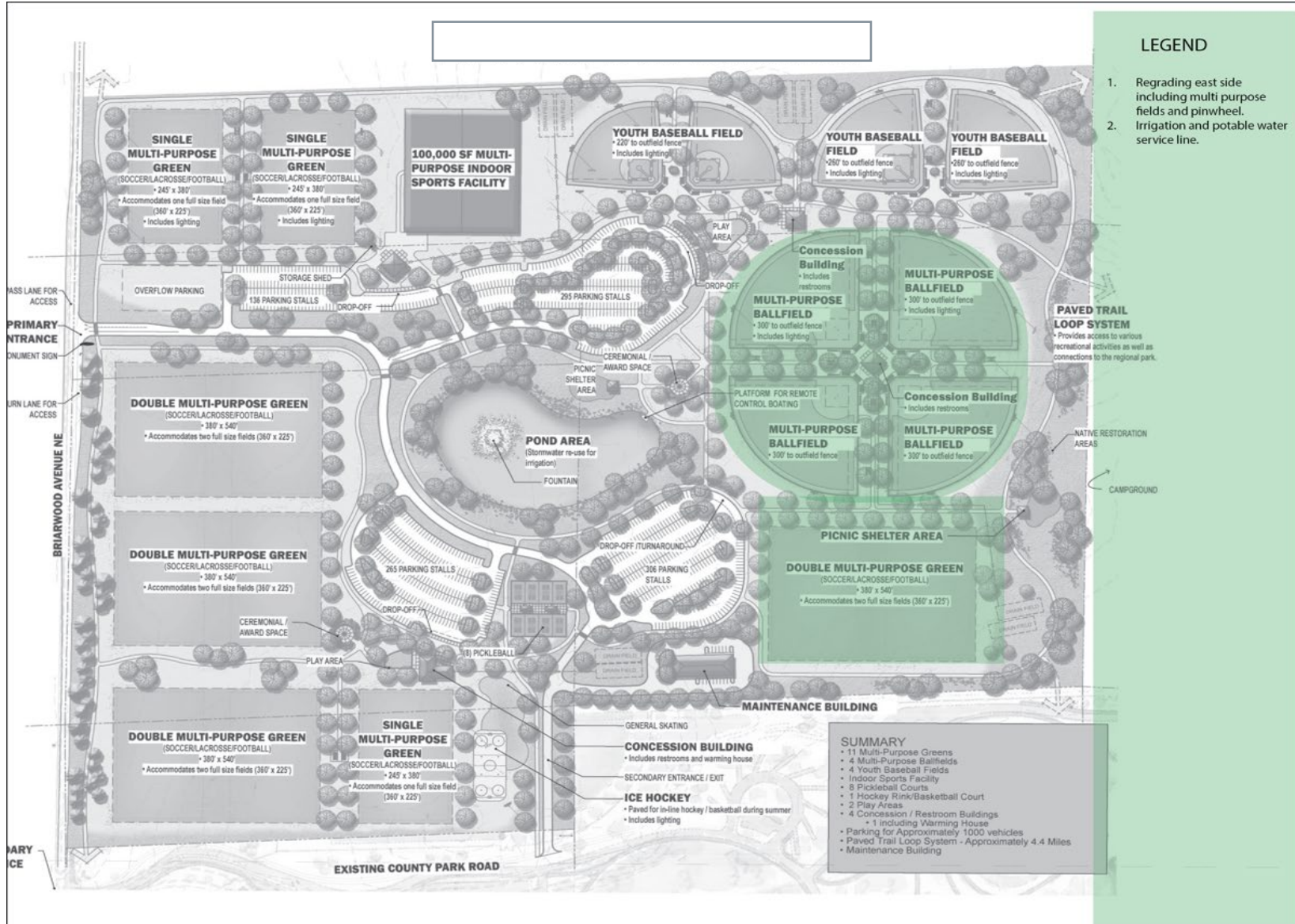
- Adds multi purpose ballfields to the park
- Helps consolidate city maintenance

## Drawbacks

- Removes the ability to shift play during construction
- Increased operation expenses



# 2029 Alternate



## Benefits

- Builds a multipurpose ballfield
- Provides two high level multipurpose fields
- Starts to Consolidate City maintenance
- Provides connection to campground

## Drawbacks

- Increased operation expenses
- Starts to limit flexibility of fields

# 2031 Phase 3 WSB Report - \$3.8M

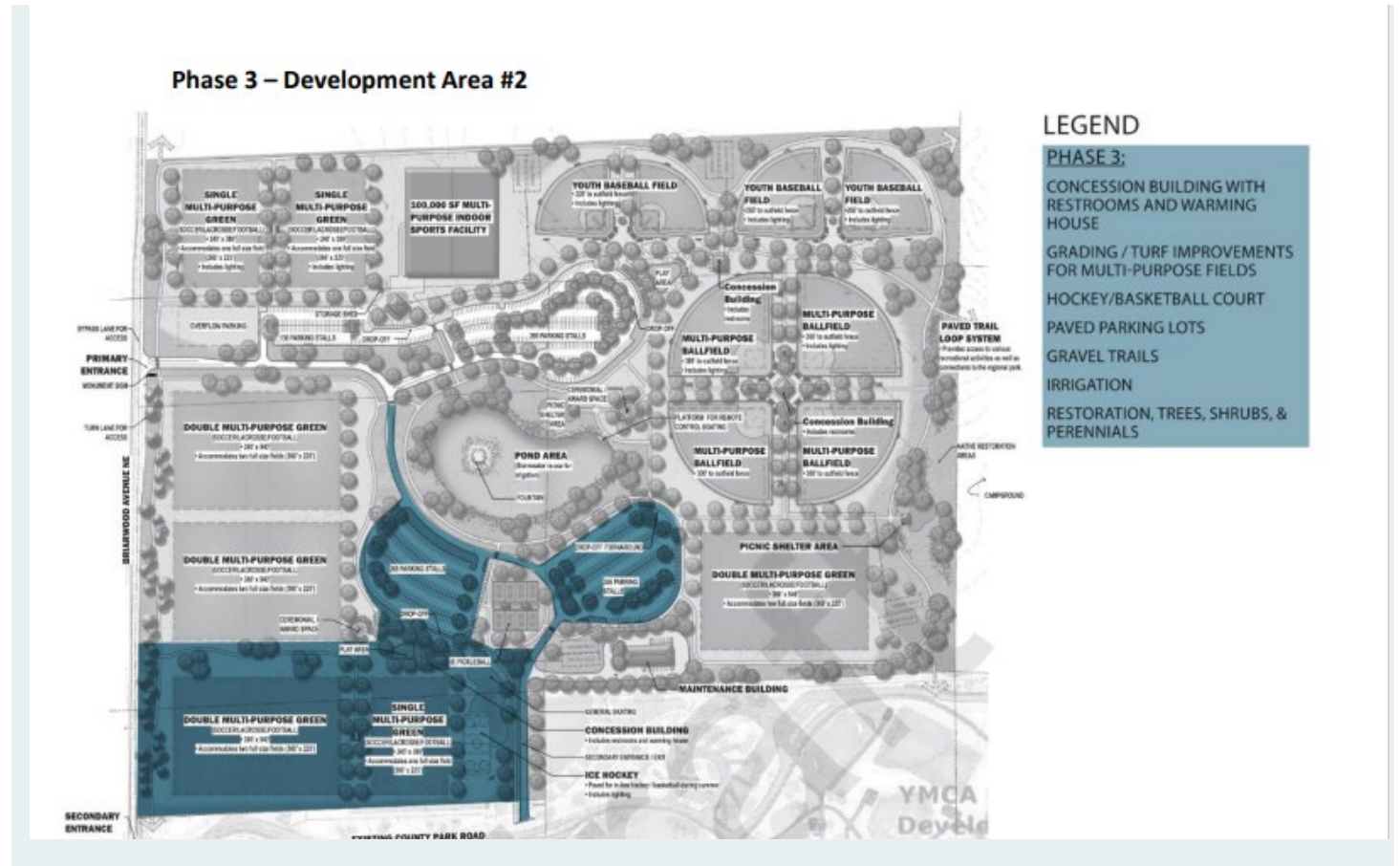


## Benefits

- Could be completed in 2026/2027
- Enhances site parking
- Provides three high level multipurpose fields

## Drawbacks

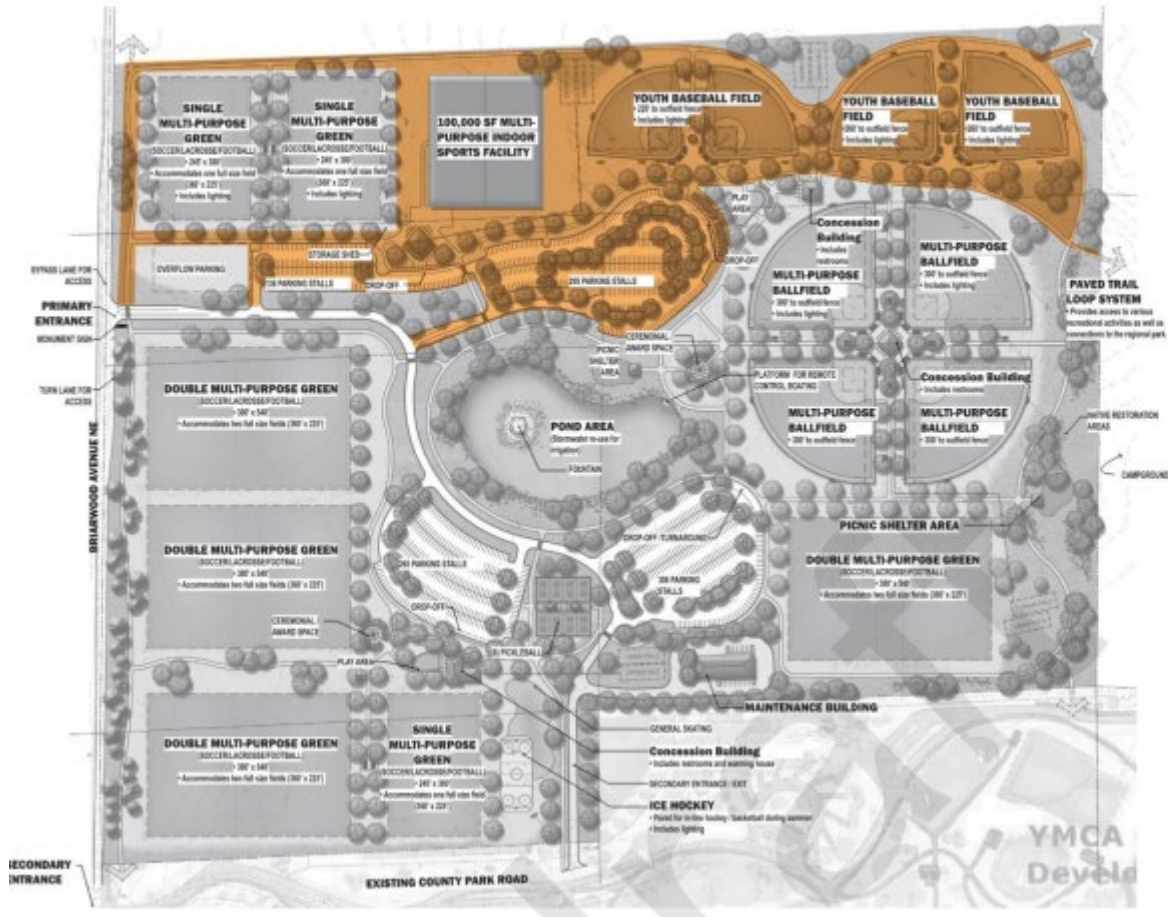
- Disruption of the pickleball parking and trails



# 2033 Phase 4 WSB Report - \$4.1M



Phase 4 – Development Area #1



## LEGEND

- PHASE 4:**
- (4) BALLFIELDS
  - PAVED PARKING LOTS AND CIRCULATION IMPROVEMENTS
  - PAVED TRAILS
  - STORMWATER & POTABLE WATER WELL SYSTEMS
  - RESTORATION, TREES, SHRUBS, AND PERENNIALS

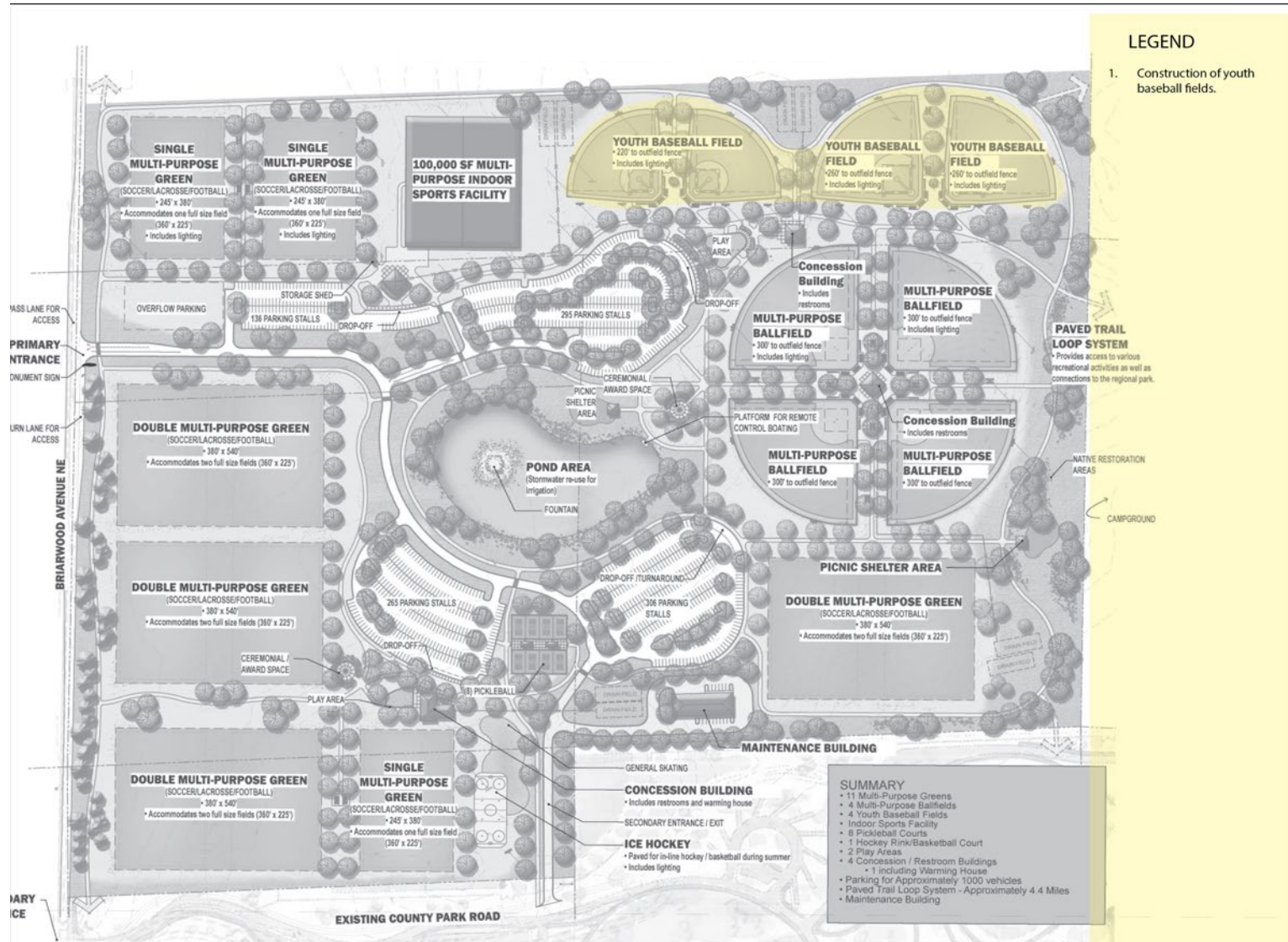
## Benefits

- Adds Baseball to the park
- Helps consolidate maintenance

## Drawbacks

- Removes the ability to shift play during construction
- Increased operation expenses

# 2031 Alternate



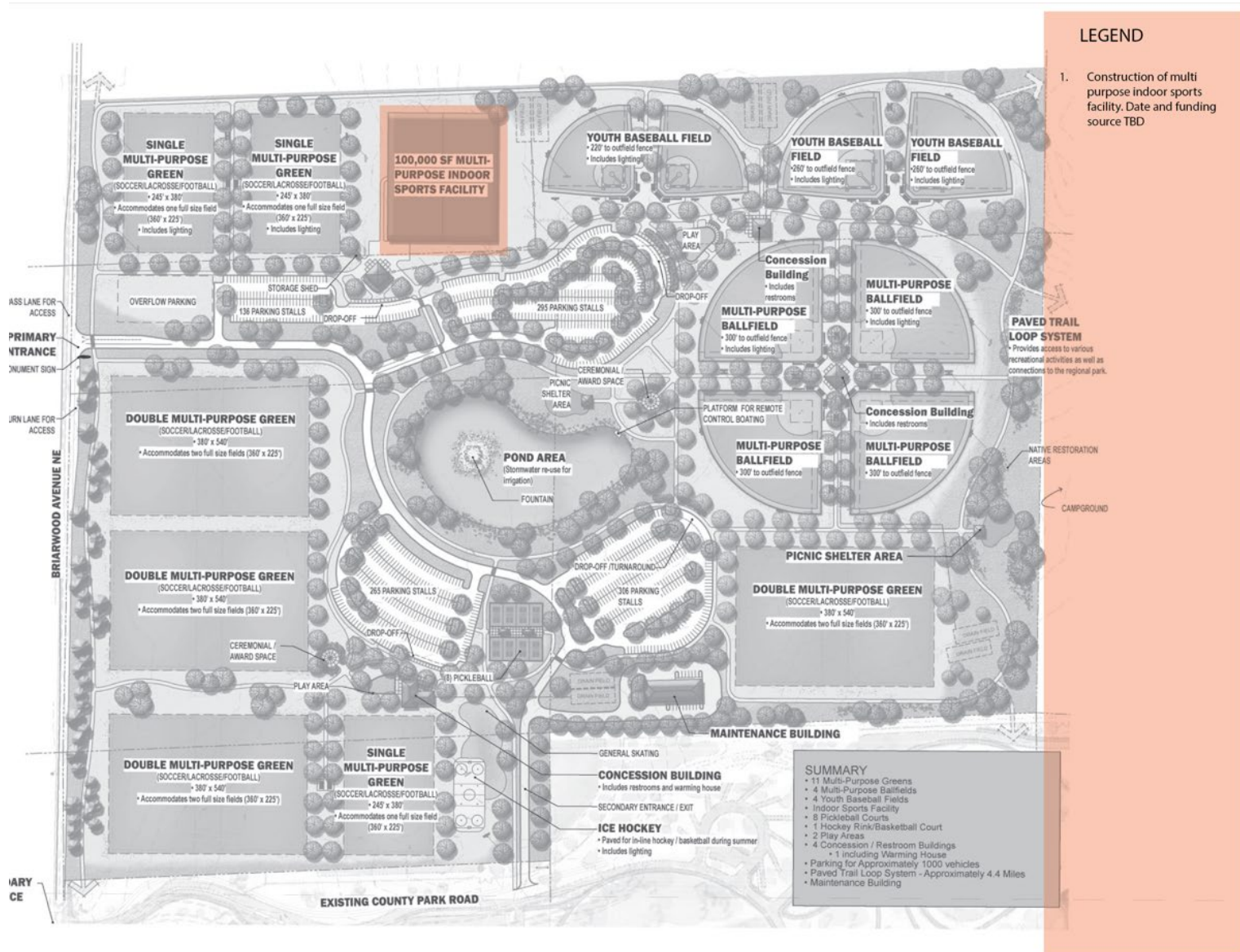
## Benefits

- Adds additional ball fields to the park
- Consolidates maintenance

## Drawbacks

- Removes the ability to shift play during construction
- Increased operation expenses

# 2032 Alternate



## Benefits

- Enhances overall park infrastructure
- Established Bertram partnership/donation policy
- Year-round use
- Convenience for associations

## Drawbacks

- Estimated voter approved tax collected
- Increased operation expenses

# Partnerships & Upcoming Decisions

# Balancing Perspectives for Success



Clear expectations for participation and decision-making will help everyone understand their roles, amplify their input, and limit conflict as important decisions are made over many years.

- **City Council:** Provides policy-level guidance and final decision-making authority.
- **Wright County:** As co-owner of the park, they have input in the review process.
- **PARC:** City commission tasked with thorough review of PAR goals, priorities, plans and projects. Following detailed review, makes specific recommendations to City Council for final decision.
- **Staff & Consultants:** Offer technical analysis, provide insights into operations, and facilitate the implementation of improvements.
- **Partners:** Contribute user perspectives that can be incorporated when phased projects are being planned.

# Athletic Park Subcommittee



**Guided by the updated Master Plan and Feasibility Report, the Athletic Park Subcommittee will:**

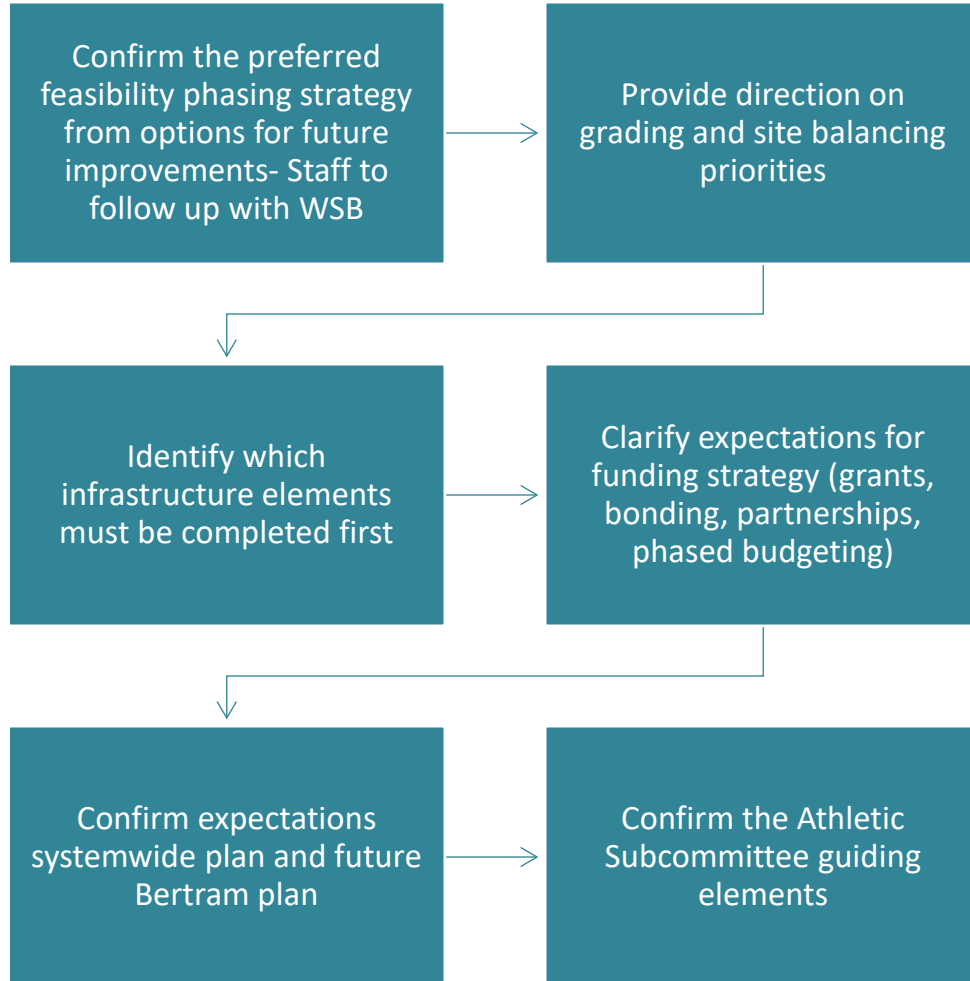
- Offer user perspectives as City strives to maximize limited funded meet community needs
- Assist with more detailed design of each phase of improvements
- Make recommendations to PARC and the City Council outlining priorities for site and field add-ons
- Ensure improvements support both daily use and tournaments

**Athletic park subcommittee consisting of 12 members. At least one of two members would be present:**

- 2 City Council Members
- 2 PARC Members (1 being a township representative)
- 2 Athletic Association (Leads)
- 2 School representatives
- 3 City Staff/consultant
- 2 Monticello Residents at Large (positions to be advertised)



# COUNCIL DIRECTION



- ***Council direction is needed to guide the next phase of planning and development at Bertram.***

# 2026 Improvements

# 2026 Planned Construction

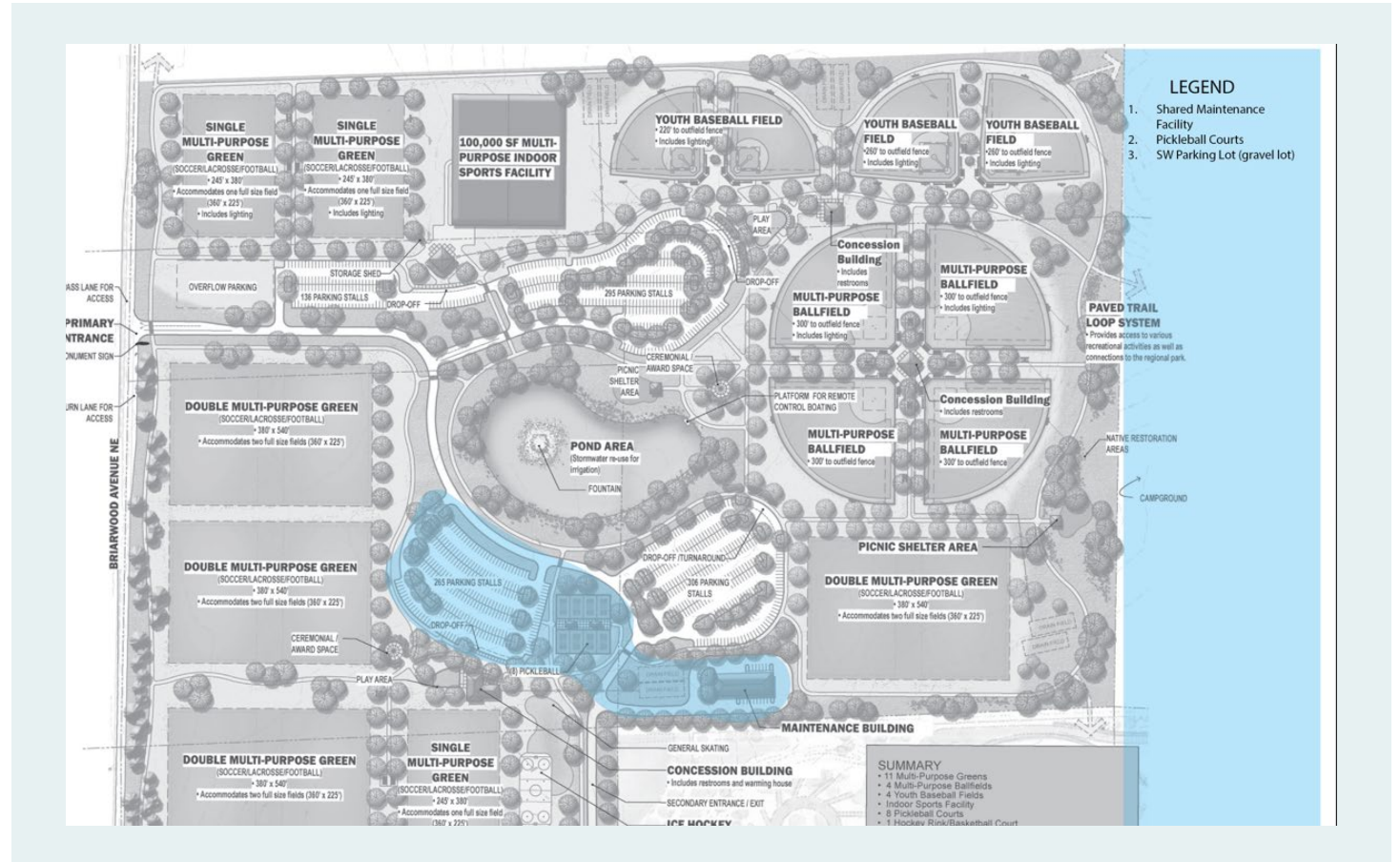


## Benefits

- Aligns with the plan
- Completes a good portion of site grading
- Provides critical infrastructure for the park
- Increases circulation of the park
- Stockpiles material for the West Multipurpose fields
- Sets up 2027 construction phase

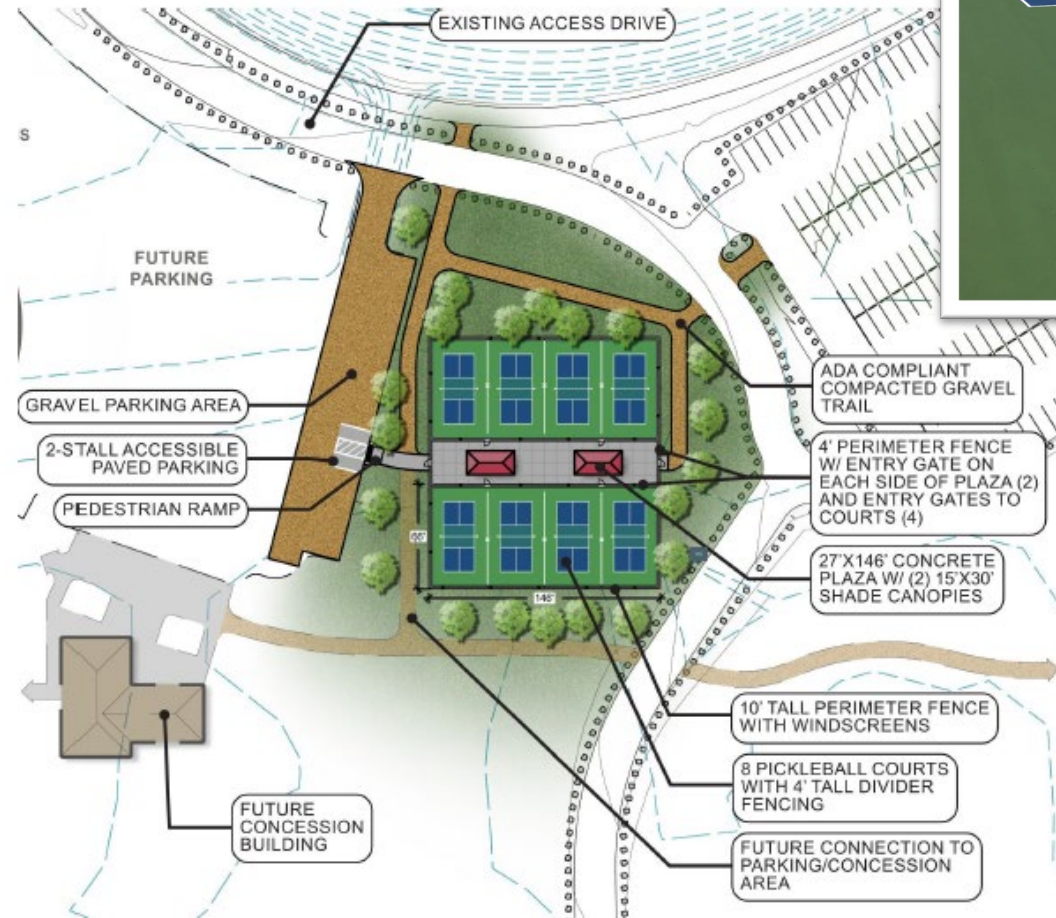
## Drawbacks

- Adds another year for construction
- Shifts play
- Adds additional operation expenses



# Pickleball Courts

## Original Approved Concept



# Shared Maintenance Facility



