BYLLESBY PARK MASTER PLAN

PREPARED

FOR

GOODHUE COUNTY

BY

SANDERS WACKER WEHRMAN BERGLY, INC.

BYLLESBY PARK
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Commissioner Lowell Peterson
Dave Griggs
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GOODHUE COUNTY STAFF

Greg Paulson - Goodhue County Engineer
Jim Klevan - Assistant County Engineer
Gary Fridell - County Attorney
Larry Wacker - Consultant (Sanders Wacker Wehrman Bergly, Inc.)

INDEX

1	**INTRODUCTION**
1	**PURPOSE**
1	**SITE ANALYSIS**
2	**GOAL STATEMENTS**
4	**PROPOSED BYLLESBY PARK FACILITIES**
4	Park Access Drive
5	Security Gate and Fencing
5	Buffer to Adjacent Residential Properties
5	Boat Access
5	General Parking Lot
5	Fishing Pier
5	Canoe Launch
5	Beach House
6	Emergency Phone Service
6	Flagpole
6	Picnic Shelters
6	Play Areas
6	Drinking Fountain
6	Volleyball Courts
6	Horseshoe Courts
6	Basketball Court
7	Multipurpose Playfield
7	Landscaping
7	Paths
7	Bridge to Dakota County's Lake Byllesby Regional Park
7	Bicycle Trail Head for Cannon Valley Trail
10	Dam Overlook
10	Nature Area
10	**COST ESTIMATE**
10	**OTHER ISSUES**
12	Boating Activity
12	Land Acquisition
12	7.5 Acre Site

13	110 Acre Site
13	West Boat Access Site
13	Connection to Cannon Valley Trail
13	Rules Enforcement Program
14	Park Maintenance Program
14	Goodhue County Park and Recreation Planning
2	Figure 1 - Lake Byllesby Map
3	Figure 2 - Byllesby Park Existing Condition Plan
8	Figure 3 - Byllesby Park Master Plan Sheet 1
9	Figure 4 - Byllesby Park Master Plan Sheet 2
11	Figure 5 - Cost Estimate Spread Sheet
Appendix A	Minutes of Byllesby Park Planning Committee Meetings
Appendix B	Minutes of Cannon Falls Chamber of Commerce Presentation
Appendix C	Minutes of Public Meeting

BYLLESBY PARK MASTER PLAN

INTRODUCTION

Purpose

The primary purpose of the Byllesby Park Master Plan is to provide the County with a tool for making decisions on the type and design of improvements that will be implemented at Byllesby Park over the next 10 to 15 years. The plan will also be used to assist in budgeting and in helping to raise funds for park improvements.

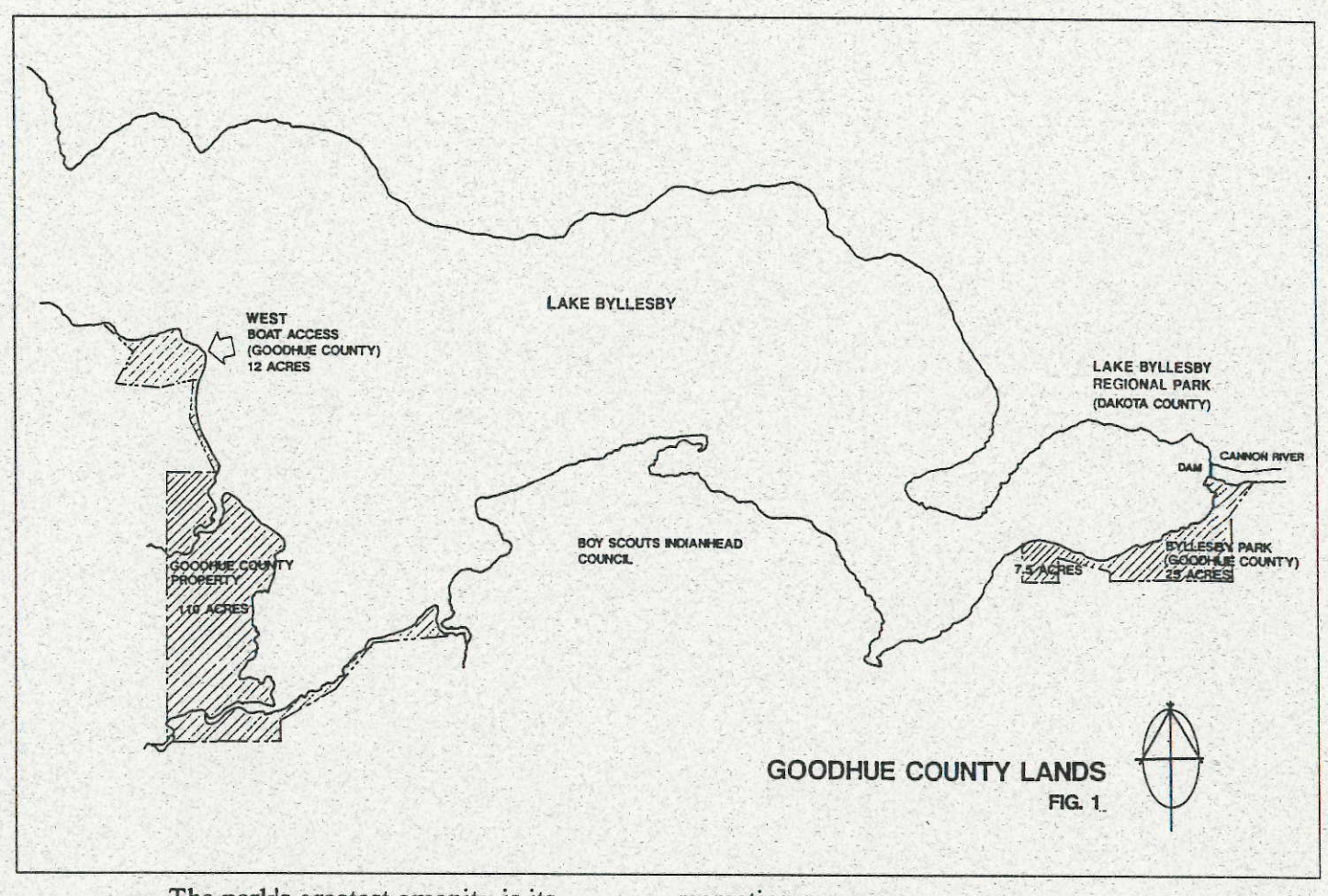
The primary focus of the Byllesby Park Master Plan is to propose improvements for the existing 25 acre park site located on Highway 19. In addition, the plan includes recommendations for the use of 7.5 acres of County-owned shoreland located on Lake Byllesby about 600 feet west of the park and identifies the location of other County-owned land on the lake (see fig. 1). Lastly, the plan discusses recreation trail connections from Byllesby Park to Dakota County's Lake Byllesby Regional Park and the Cannon Valley Trail.

Planning Process

The process used for development of the master plan included a series of meetings with the Byllesby Park Planning Committee (see Appendix A); a meeting with the Cannon Falls Chamber of Commerce (see Appendix B) and a public meeting held at the Boyscout Indianhead Council Camp on Lake Byllesby (see Appendix C). Input was also received from an informal questionaire published in the County newsletter.

Site Analysis

The existing condition of the Byllesby Park site is shown on figure 2. The park is bounded by Highway 19 on the south, residential properties on the west, Lake Byllesby on the north and open field on the east . The site is relatively flat and open with a few scattered trees. Byllesby is the only developed park in Goodhue County and contains a variety of recreation facilities including a picnic area, volleyball court, play area, horseshoe courts, swimming beach and boat landing.



GOODHUE COUNTY LANDS
FIG. 1

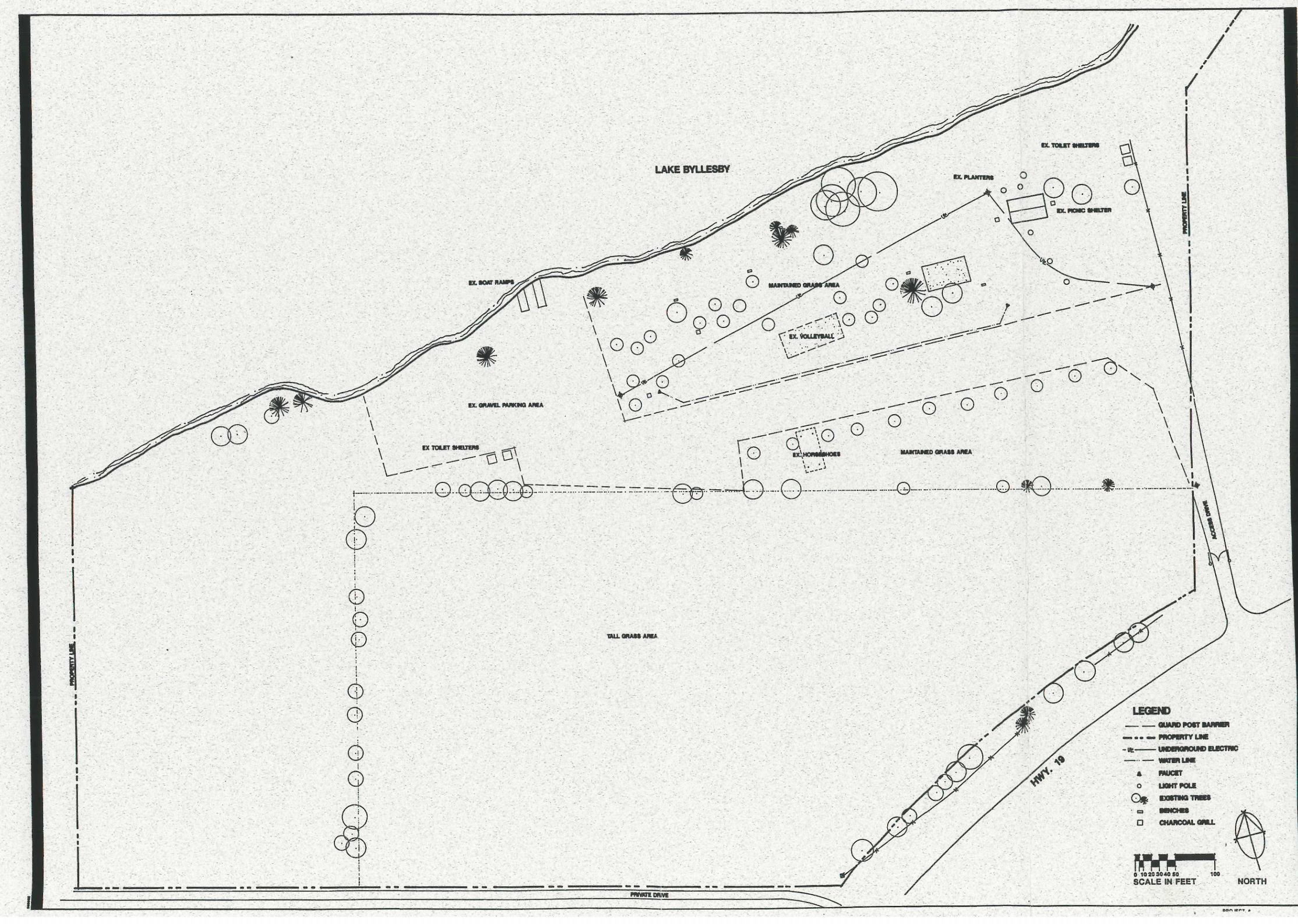
The park's greatest amenity is its location on Lake Byllesby (one of the few lakes in Goodhue County) and the Cannon River. Byllesby Park in combination with Lake Byllesby Regional Park in Dakota County, the Indianhead Council Boyscout Camp and other lakeshore properties owned by Goodhue County (see fig. 1) provide excellent opportunities for recreation on the shores of Lake Byllesby.

The proximity of the park site to Cannon Falls and the Cannon Valley Trail also adds to its value as a recreation resource.

Vehicular access to the park is provided by Highway 19 and nearby Highway 52.

Goal Statements

The Planning Committee drafted goal statements, at one of the early meetings, that were used to assist in making decisions throughout the planning process. The statements are as follows:



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered landscape architect under the laws of the State of Minnesota.

Signature: Larry L. Wacker
Date: 12/7/94
Registration Number: 12579

Date: 12/7/94
Revision:

BYLLESBY PARK
EXISTING CONDITIONS
GOODHUE COUNTY

SANDERS
WACKER
WEHRMAN
BERGLY
LANDSCAPE ARCHITECTS AND PLANNERS
365 East Kellogg Boulevard
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FIG. 2

1. To develop more opportunities for family recreation at Byllesby Park.
2. To develop Byllesby Park in a way that is sensitive to adjacent property owners.
3. To develop the park for daytime use only and pursue enforcement of rules relating to park use.
4. To pursue future acquisition of easterly properties for park development below the dam.
5. To make a bike trail connection to the Cannon Valley Trail and a bike trail bridge connection to Dakota County.
6. To make a future trail connection to the 7.5 acre site.

PROPOSED BYLLESBY PARK FACILITIES

(see figs. 3 & 4)

The plan recommends that the existing picnic shelter, boat ramps and dock be retained and repaired as necessary but that other facilities be removed or replaced as improvements to the park are implemented. It is also proposed that existing trees be retained and protected.

The following is a list of new facilities that the plan proposes for development in the park:

Park Access Drive

The existing access drive to the park is partially located on private property. The location must be changed or property acquired to establish a permanent access. The plan explores three alternative sites for the drive. The first option is at or near the present drive; the second possibility is a location near the center of the park property, similar to that shown on figure 3, and the third option is a location at the west end of the park at the site of an existing drive that provides access to Spring Garden Nursery and nearby residential properties.

The final choice for the drive location must satisfy County and State safety standards and must respond to concerns about traffic impact expressed by adjacent property owners.

A detailed design process is required to identify the optimum drive location. The process will include a study of viewing distances and right turn lane and by-pass lane designs required for safe maneuvering onto the Highway from the park and into the park from the highway. The design process must also explore design alternatives for the drive that will minimize impact on access to adjacent properties and direct park visitors away from private drives.

Security Gate and Fencing

The plan proposes that a security gate be installed at the new drive location and that a fence be installed along the drive on the southwest boundary and in other areas of the park perimeter as required to control access.

Buffer to Adjacent Residential Properties

Byllesby Park shares its west boundary with residential properties. The plan recommends that berming and landscaping be designed at the west end of the park to create a buffer between park activities and the residences.

Boat Access

The plan recommends that the two existing boat ramps be retained in their present locations. The existing courtesy dock should continue to be used to assist in loading and unloading boats. A boat tie-up area should be provided that would provide onshore parking for boats for short periods.

A proposed car / trailer parking lot for boaters would include poured concrete curb, asphalt surfacing and security lighting as necessary to assist in nighttime surveillance. Seventeen parking stalls should be provided initially with space provided for possible future expansion.

General Parking Lot

The parking lot for all park users should include poured concrete curb, asphalt surfacing and security lighting as necessary to assist in nighttime surveillance. One hundred parking stalls should be provided initially with space provided for possible future expansion.

Fishing Pier

A fishing pier should be provided that is designed to be accessible for the disabled. The Minnesota Department of Natural Resources should be contacted with a request to construct the facility under an existing program for such improvements.

Canoe Launch

The plan proposes that a canoe launch be constructed east of the dam. It may be necessary to acquire additional shoreland to reach an area that is at an elevation that will provide suitable access to the water. The final length of the path access to the water's edge should probably be a wood boardwalk elevated on posts to pass over the jagged bedrock along the shoreline.

Beach House

The plan recommends that a beach house be developed including changing

rooms, toilet/shower facilities, concession space and an outdoor patio area.

The concession activity should be included after much of the park development is complete and there is a more consistent pattern of use. The concession could be operated by the County or by a private vendor.

The architectural design and siting of the building should create an attractive focal point in the park.

Security lighting will be necessary around the perimeter of the building to assist in nighttime surveillance.

Emergency Phone Service

Emergency telephone service must be provided in the park.

Flagpole

A flagpole will be placed in a prominent location in the park.

Picnic Shelters

The existing picnic shelter should be retained, and two new picnic shelters should be constructed in the park, each with a capacity of 75 to 100 people. The new shelters should include water service, counter space and electrical outlets and the structures should be designed using materials and detailing that are compatible with the beach house.

Play Areas

The plan proposes construction of two play areas. One play area would be designed to provide play opportunity for 3 to 6 year olds and the second play area would accommodate 7 to 12 year olds. Both play facilities should be designed to be accessible to disabled children.

Drinking Fountains

A drinking fountain should be located near the volleyball and basketball courts and near the play areas.

Volleyball Courts

The plan recommends construction of two sand surfaced volleyball courts.

Horseshoe Courts

The plan includes two horseshoe courts. Throwing platforms should be concrete.

Basketball Court

The plan includes one full basketball court with an asphalt surface, colorcoat and court striping.

Multipurpose Playfield

The plan recommends that a playfield be designed to accommodate activities typically associated with picnic outings such as pickup softball, frisbee, catch, kite flying, etc. The field should be a mowed grass area dimensioned to accommodate one softball field but would not include constructed facilities such as backstops, dugouts or aggregate infield surfacing.

Landscaping

Trees and shrubs should be used throughout the park to accomplish the following objectives:

- Define activity spaces
- Provide shade
- Screen undesirable views
- Create an attractive park setting

Turf cover should be established using sod in areas that are exposed to a lot of pedestrian traffic and using seed in large open areas.

Paths

Paths should be designed to provide opportunities for hiking / strolling and to link the park facilities. Asphalt surfacing should be used to provide a durable surface that is easy to maintain and accessible for disabled park users. Major paths would be 8' or 10' wide to provide space for pedestrian and bicycle traffic.

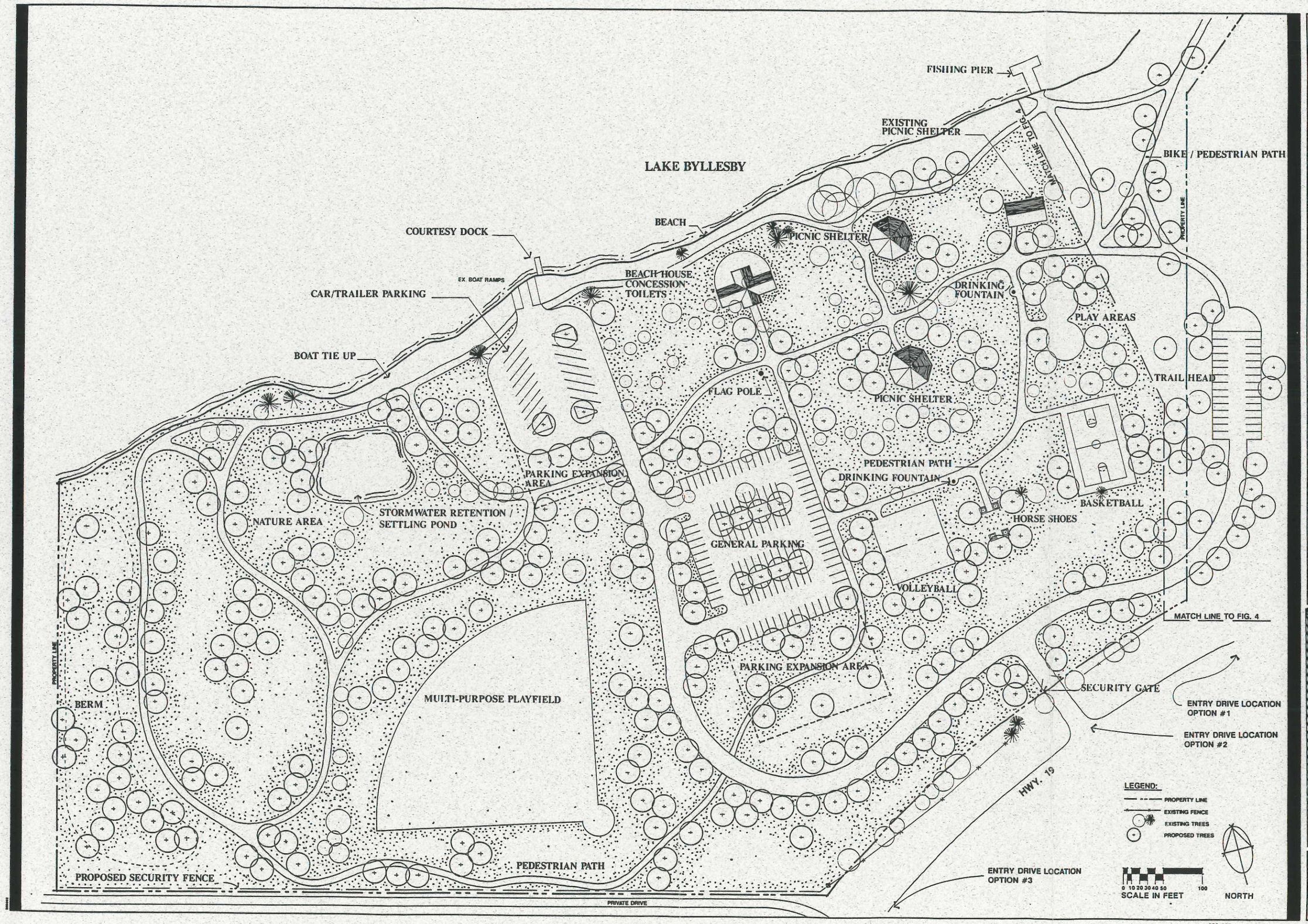
Bridge to Dakota County's Lake Byllesby Regional Park

The plan proposes that a bridge be designed to provide a bicycle and pedestrian connection between the two parks and to provide access from the Dakota County's Lake Byllesby Regional Park to the Cannon Valley Trail.
Land acquisition would be required to provide an area east of the dam that is suitable for construction of the bridge crossing (see fig. 4).

Bicycle Trail Head for Cannon Valley Trail

If a bicycle trail connection is constructed between Byllesby Park and the Cannon Valley Trail, a trail head facility could be located in the park. There is concern, however, that a bicycle trail head may attract so many users that they may dominate the other park facilities. The popularity of the Cannon Valley Trail suggests that there is a growing need for such facilities but it is preferred that they be provided in Cannon Falls.

The plan recommends that a trail head be developed in the park only as an overflow facility to supplement similar facilities in Cannon Falls and only if



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered landscape architect under the laws of the State of Minnesota.

Signature: Larry L. Wacker
Date: 12/7/94
Registration Number: 12579

Date: 12/7/94
Revision:

BYLLESBY PARK MASTER PLAN

GOODHUE COUNTY

SANDERS
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LANDSCAPE ARCHITECTS AND PLANNERS
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Fax 612 297 6817

FIG. 3

PROJECT #

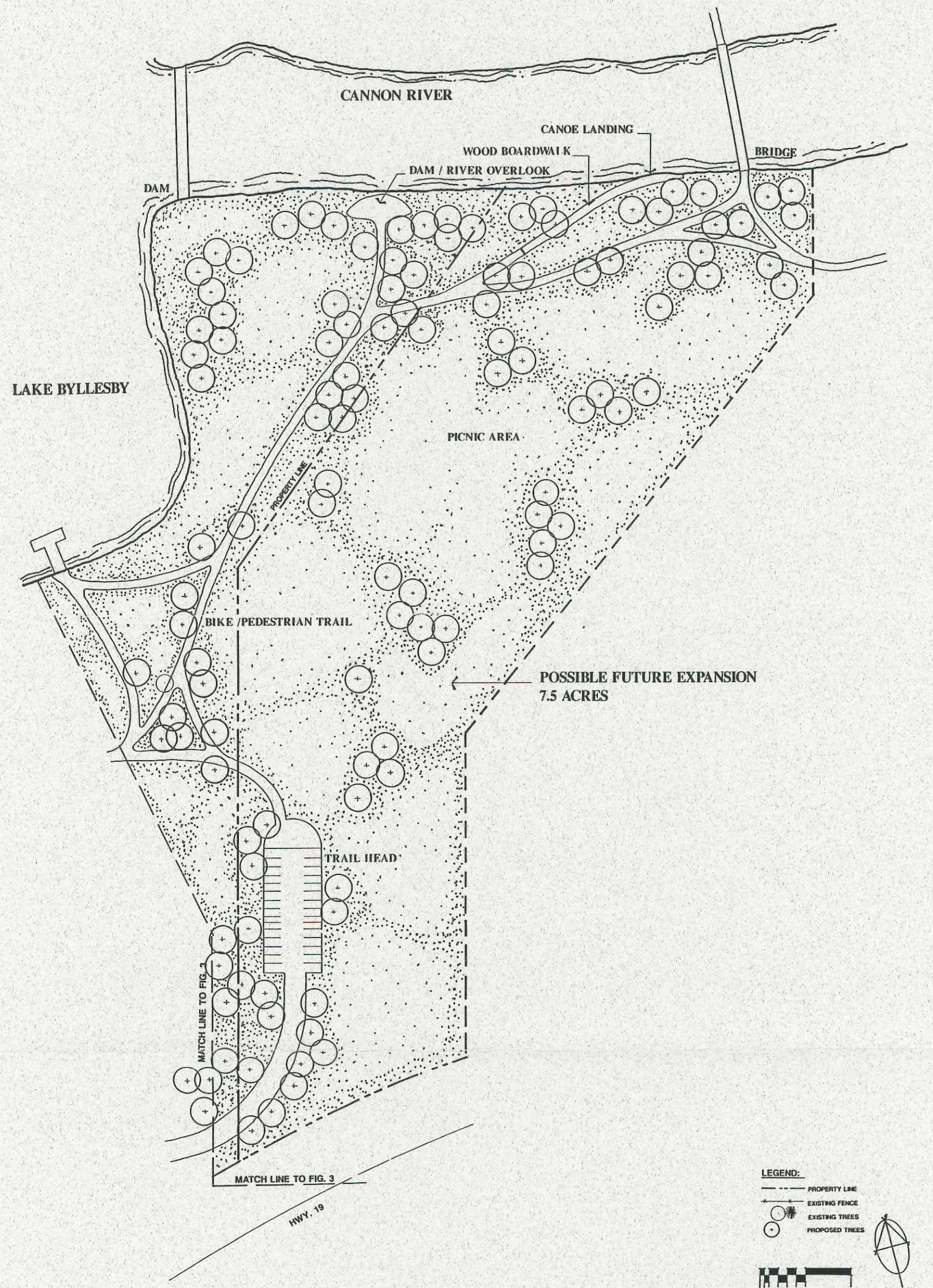

FIG. 4

SANDERS WACKER WEHRMAN BERGLY

LANDSCAPE ARCHITECTS AND PLANNERS

365 East Kellogg Boulevard
Saint Paul, Minnesota 55101
612 221 0401
Fax 612 297 6817

BYLLESBY PARK
MASTER PLAN

GOODHUE COUNTY

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Signature: Larry K. Warden
Date: 12/7/94
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Date: 12/7/94
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PROJECT #

careful planning indicates that the facility is required. The trail head would include a parking lot, trail information kiosk and a staging area for bikers preparing for a ride or returning from a ride.

Dam Overlook

There are currently no provisions for easy access to view the dam or the down-river side of the dam. The dam itself can be a dramatic feature to look at and the river channel below the dam is rugged and beautiful.

The plan recommends that an overlook be constructed to provide a good vantage point from which to view the dam and the river channel extending to the east. The overlook should include a trail access that is accessible to the disabled, a safety fence or railing, viewing platform and small picnic/seating area.

Nature Area

The master plan devotes much of the park space to active recreation uses. However, it is also proposed that a nature area be developed for passive activities such as strolling, bird watching, nature study, relaxing, quiet conversation, etc. The area shown in figure 3 at the west end of the park should be designed to include trails and benches and should be landscaped to create native woodland, prairie and/or wetland habitat for wildlife. A stormwater retention pond should be included in the area to collect runoff from parking lot surfaces and allow soil particles to settle out of the water before it flows into the lake.

COST ESTIMATE

The cost estimate shown on figure 5 shows a cost for each new facility proposed for Byllesby Park. The figures are based on prices paid for similar improvements on construction projects in 1993 / 1994. In future years the prices should be adjusted to conform with cost inflation trends. The cost estimate can be used for budgeting and for setting priorities, but each item should be reviewed carefully to ensure that it is current with park improvement objectives.

OTHER ISSUES

A variety of issues have been discussed during the planning process. Many of them relate to Byllesby Park but some are concerned with other County-owned properties and their surrounding land uses and other topics associated with park and recreation planning in the County. The following is a list of major issues discussed and related recommendations:

FIG. 5

PRELIMINARY COST ESTIMATE
PREPARED FOR: Byllesby Park
Goodhue County
PREPARED BY: Sanders Wacker Wehrman Bergly, Inc.
Landscape Architects and Planners
DATE: August 23, 1994
Revised: October 20, 1994

ITEM	UNIT	QTY	UNIT PRICE	COST
REMOVALS	ls			$3,000.00
GENERAL SITE GRADING	ls			$70,000.00
SURFACING				
Asphalt Drive to Boat Landing	sf	24360	$1.25	$30,450.00
Asphalt Surface on Main Parking Lot	sf	35000	$1.25	$43,750.00
Asphalt Surface on Trailer Parking Lot	sf	27000	$1.25	$33,750.00
Concrete Curb on Main Parking Lot	lf	1335	$8.00	$10,680.00
Concrete Curb on Trailer Parking Lot	lf	720	$8.00	$5,760.00
Asphalt Paths	sf	48000	$1.50	$72,000.00
Turn Lanes and Entry Drive	ls			$50,000.00
SITE IMPROVEMENTS				
Play Area (3 to 6 year olds)	ls			$30,000.00
Play Area (7 - 12 year olds)	ls			$35,000.00
Basketball Court	ls			$10,000.00
Two Volleyball Courts	ls			$6,500.00
Horseshoe Courts	ea	2	$900.00	$1,800.00
Picnic Shelters	ea	2	$45,000.00	$90,000.00
Boat Tie-Up Area	ls			$7,000.00
Canoe Launch	ls			$30,000.00
Multi-Purpose Field	ls			$13,000.00
Dam Overlook	ls			$20,000.00
Benches w/conc. slabs	ea	15	$650.00	$9,750.00
Picnic Tables w/conc. slabs	ea	10	$850.00	$8,500.00
Drinking Fountains	ea	2	$3,000.00	$6,000.00
Signs	ls			$3,000.00
Grills	ea	9	$400.00	$3,600.00
Flagpole	ls			$3,000.00
Security Fence	ls			$3,000.00
Control Gate	ls			$5,000.00
BEACH HOUSE	sf	2500	$95.00	$237,500.00
UTILITIES				
Storm Sewer	ls			$30,000.00
Drain Field	ls			$30,000.00
Landscape Irrigation System	ls			$55,000.00
Light Standards	ea	6	$2,800.00	$16,800.00
Electrical Service	ls			$10,000.00
LANDSCAPING				
Seeding	sy	56000	$0.40	$22,400.00
Sod	sy	20000	$1.50	$30,000.00
Topsoil	cy	5000	$8.00	$40,000.00
Trees and Shrubs	ls			$50,000.00
Survey and Layout				$15,000.00
Mobilization				$39,000.00
Sub-Total				$1,180,240.00
Contingency	15%			$177,036.00
TOTAL				**$1,357,276.00**
Design and Engineering Fees				**$150,000.00**

NOTE: Estimates do not include prices for land acquisition.

Boating Activity

Residents on Lake Byllesby are concerned that there are frequently more boaters than can safely use the lake at one time. The park should include a boat access but the number of boaters should be monitored to determine if the lake is being overused. If surveys indicate that boating should be reduced, measures should be taken to control boater access.

The Minnesota Department of Natural Resources currently does not have any policies regarding the control of boating activity levels and does not limit boat access on lakes. The agency does, however, use a guideline of one parking stall per 20 acres of lake water when developing car/trailer parking facilities at boat accesses.

Land Acquisition

The plan recommends that the County consider acquisition of additional land to accomplish the following improvements:

- Construction of a bridge to connect Goodhue County and Dakota County Parks (see fig. 4).
- Construction of a canoe access on the Cannon River east of the dam (see fig. 4).
- Development of a bicycle trail along the south side of the Cannon River to connect to Cannon Falls and the Cannon Valley Trail.
- Development of a hiking trail connecting Byllesby Park to the 7.5 acre site located west of the park.

A study should be conducted to determine what properties must be acquired to accomplish these improvements.

7.5 Acre Site

The 7.5 acre site is County-owned shoreland located approximately 600 feet west of Byllesby Park (see fig. 1) on the west side of residential properties located adjacent to the park. The tree-covered site rises about 130' above the water level of Lake Byllesby and offers panoramic views to the west, north and east. Currently, access to the site from Byllesby Park is limited to an unimproved path that follows the water's edge on County-owned lakeshore and passes by adjacent residential properties.

The plan recommends future development of the 7.5 site with improvements including hiking trails, seating and an overlook. The proposed objectives are to provide pedestrian access to the site from Byllesby Park for the enjoyment of the views and wooded setting and to minimize the impact on

adjacent residences and on existing slopes and vegetation.

The plan further proposes that the site be included in a planning process that looks at all County-owned properties that have potential for recreation use.

110 Acre Site

The 110 acre site is County-owned land located on the southwest shore of Lake Byllesby (see fig. 1). The property includes an open field area that is perched several feet above the lake's water level and lowland that includes marsh vegetation and bottomland hardwoods. Spring Creek passes through the north end of the property and Prairie Creek runs through the south end.

A committee has been studying the site and is currently considering planting prairie vegetation and constructing an access drive and hiking trails.
The plan recommends that the 110 acre site be included in a planning process that looks at all County-owned properties that have potential for recreation use.

West Boat Access Site

The West Boat Access includes about 12 acres of County-owned land and is located on the west shore of Lake Byllesby (see fig. 1). The access currently includes a boat ramp, small picnic area and gravel surfaced parking lot. Much of the 12 acres is marshland.

The plan recommends that the boat access be included in a planning process that looks at all County-owned properties that have potential for recreation use.

Connection to Cannon Valley Trail

The Goodhue County Engineer, Dakota County Parks Department, the City of Cannon Falls and the Cannon Valley Trail Board have indicated an interest in developing a connection from Lake Byllesby to the Cannon Valley Trail. A possible trail route extends east along the south side of the Cannon River from Goodhue County Byllesby Park; passes beneath the Highway 52 overpass and continues along the River into Cannon Falls. A bridge constructed across the River in a location just east of the dam might connect Dakota County's Lake Byllesby Regional Park to the trail.

The plan recommends that the local governments join together to develop a plan for implementing the necessary land acquisition and improvements.

Rules Enforcement Program

Byllesby Park has a history of rowdy use including drinking and late night parties.

The plan recommends that a definitive list of rules be drafted related to use of the park and that an enforcement program be developed to ensure that rules are not ignored. Goodhue County should work together with Dakota County and the City of Cannon Falls to provide manpower for enforcement.

Park Maintenance Program

A maintenance program should be established that will keep pace with park improvements. In addition, the design of new facilities and materials used should be durable and easy to maintain.

Park and Recreation Planning in Goodhue County

Park planning in Goodhue County is currently handled by the office of the County Engineer and ad hoc planning committees. The plan recommends that a County park board or similar planning body be formed to establish continuity in recreation planning processes.

END