

To Whom It May Concern at The City of Breezy Point:

Subject: Request for Exemption or Reduction of 10% Park and Recreation Fee for  
Property Division Parcel ID #10181327


I am writing to respectfully request an exemption from, or a significant reduction of, the 10% park and recreation fee associated with the division of my 10-acre property located at 7036 Nickel Road, Breezy Point, MN 56472. I am dividing this parcel into two 5-acre lots—one to be sold to my daughter and the other to be retained for my personal use—and I believe this limited, family-oriented division does not warrant the full fee typically applied to larger subdivisions.

I understand that the fee may reflect the city's standard 10% park and recreation dedication for subdivision projects; however, in neighboring cities within Crow Wing County, a division of land into just two lots is often treated differently, with significantly lower or no fees. For example, Lakeshore and Pine River charge nothing for a similar property split, Pequot Lakes charges a \$300 filing fee, Nisswa would charge \$1,000 for the establishment of the second lot and would not do a percentage of the "parent lot" which would be the lot I retain, and Crosslake charges \$3,000 total (\$1,500 per "new" parcel). Additionally, Crow Wing County's subdivision ordinance defines a subdivision as creating three or more lots, suggesting that a two-lot division like mine does not typically trigger the same requirements. Furthermore, I was already permitted to build a second home on the original 10-acre parcel prior to this division, and I plan to construct a home on the lot I am retaining. The split does not enable new development that wasn't already allowed—it simply facilitates a family transfer. Given this, I kindly ask that the city either waive the fee entirely or reduce it to a more reasonable amount, such as \$500, which would align more closely with the practices of nearby jurisdictions and the scope of this project.

The 10% park and recreation fee represents a significant financial burden for what is essentially a private, familial land adjustment with no increased demand on public resources beyond what was already allowed for the property. A reduced fee of \$500 would still contribute to the city's park and recreation resources while recognizing the minimal impact of this division compared to larger, multi-lot developments. I am happy to provide any necessary documentation—such as surveys, deeds, proof of the family transfer, or prior building permissions—to support this request, and I would welcome the opportunity to discuss this further with city staff if needed.

Thank you for considering my request. I deeply appreciate your time and assistance in this matter. Please feel free to contact me at 218-851-5369 or [freedom.lovejoy@gmail.com](mailto:freedom.lovejoy@gmail.com) with any questions or next steps.

Sincerely,  
Sarah Lovejoy

A handwritten signature in cursive script that reads "Sarah Lovejoy". The ink is dark and the signature is fluid, with a long, sweeping tail on the "y".

## **PARK DEDICATION**

### **§ 152.60 PARK DEDICATION TO THE PUBLIC; STANDARDS.**

(A) In accordance with the provisions of M.S. § 462.358, Subd. 2b, as it may be amended from time to time, the subdivider shall dedicate, to the public, parks, recreational facilities, playgrounds, trails, or green space to meet parkland dedication requirements subject to the following provisions.

(B) Those properties that have been platted previously and provided parkland dedication are exempt from dedication requirements except if the number of lots is increased. Park dedication requirements shall apply on the net increase in lots.

(C) In addition, every new plat, CIC plat or subdivision of land to be developed for residential or commercial purposes, including metes and bounds subdivisions where a vacant lot is established, shall be required to dedicate or reserve a reasonable portion of land for parks, playgrounds, trails or green space of sufficient size to meet the needs of the residents of the subdivision subject to meeting findings in section (F). The maximum amount of land the Planning Commission may require shall be equal to 10% of the gross area of the subdivision.

(D) When considering parkland dedication, the city shall determine the geographic location and configuration of said land dedication. The land shall not consist of wetland, steep slopes or other natural or man-made features that make the property unsuitable for parkland dedication unless the city determines otherwise. If it is determined that parkland in a subdivision is not warranted the city shall require a payment, in lieu of land dedication, of a sum equal to 10% of the fair market value of the land to be subdivided or a combination of land and payment equal to 10% of the fair market value of the land to be subdivided, all determined at the time of final plat approval by the City Council, or approval by the Planning Commission with Metes and Bounds divisions. Cash received by the city in lieu of land dedication shall be placed in a special fund in accordance with M.S. § 462.358, Subd. 2b, as it may be amended from time to time.

(E) All dedications shall be included in the dedication portion of the plat, included in the development agreement, or received by the city in warranty deed without further restrictions or reservations. If parkland is not dedicated in the plat a deed shall be recorded and conveyed at no cost to the city within 10 days of the filing of the final plat

**§ 152.60**

(F) Findings for Parkland Dedication. It shall be deemed to be in the public interest to require land dedication, cash contribution, or any combination thereof when the Council, or Planning Commission with Metes and Bounds division, after review and recommendation, makes one or more of the of the following findings of fact:

(1) All or part of the proposed subdivision has been designated as park, playground, and public open space on adopted City Plans.

(2) Such contribution is necessary in order to protect adjacent land uses from potential conflicting land use that could exist on the land subdivided.

(3) The increased number of residents to reside or be employed within the subdivision will increase the recreational demands upon the city.

(4) The land proposed to be subdivided contains or borders on existing unique topographic features including but not limited to ponds, lakes, streams, timber stands, water holding areas, hills, steep slopes, drainage areas, or bluffs that should be preserved to prevent foreseeable safety, pollution, or erosion hazards or to provide unique recreational and aesthetic qualities and enjoyment to the city.

(5) Such contribution is necessary to comply with or fulfill the goals, policies, and programs of the city.

(G) Contributions for Subdivisions with Outlots. With subdivisions that have been platted with Outlots for future development the subdivider shall contribute land, cash, or any combination thereof as provided as acceptable to the city, whichever is applicable, one of the following shall apply:

(1) For land contributions, the entire subdivision, including land within the outlots, will be included in the determination of total land dedication percentage to be given at the time of platting.

(2) With subdivisions where a cash dedication or combination cash and land dedication is made only the developed portion of the plat shall be used in determining parkland dedication requirements. Contributions for the undeveloped portion of the property will be collected at the time of subsequent development.



**Property Search** [Advanced Search](#) [Map Search](#)

- Property Overview**
- Ownership History**
- Values History**
- Land Information**
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- Additional Structures**
- Commercial/Apt Buildings**
- Building Sketches**
- GIS Map**
- Property Photos**
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- Property Tax Payments**
- Property Taxes Due**
- Tax Statement**
- Special Assessments**

Parcel ID: 10181327  
LOVEJOY, SARAH LEA

**Land Summary**

Line	Class	Rec #	Code	Land Description	Square Feet	Acres	Land Type	Value
1		1	SI	SITE IMPROVEMENTS-FULL SITE			U – UNIT	30,000
2		1	HWD	HIGH WOODED ACREAGE	449,975	10.33	A – ACREAGE	73,900
<b>Total:</b>						10.33		103,900

**Land**

1 of 2 >

Line: 1  
Class:  
Rec #: 1  
Land Type: U – UNIT  
Land Code: SI  
Square Feet:  
Acres:  
Land Value: 30,000  
Frontage:  
Depth:  
Influence 1:  
Influence 2:  
Influence 3:  
Influence 4:

**Green Acres/Rural Preserve**

Land Program:  
Total Land Program EMV 0  
Tillable Land 0  
Land Program Tillable .00  
Acres .00  
Tillable Acres .00  
Land Program Tillable Acres .00

1 of 1

**Actions**

- Neighborhood Sales
- Printable Summary
- Printable Version

**Reports**

- Valuation Notice ▲
- Field Card
- Tax Statement ▼
- Truth in Taxation

Go

**Links**

- [Homestead Application](#)
- [Paying Your Property Taxes](#)

Crow Wing County  
Land Services  
322 Laurel Street, Suite 15  
Brainerd, MN 56401

**Contact Us**  
Phone: (218) 824-1110  
Fax: (218) 824-1120  
Email: [landservices@crowwing.us](mailto:landservices@crowwing.us)  
Hours: Monday-Friday 8:00am-4:30pm

[Location](#) [Google Map](#)

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