



8319 County Road 11  
 Breezy Point, MN 56472  
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[www.cityofbreezypointmn.us](http://www.cityofbreezypointmn.us)

Received by City: 8/15/2025  
 Application Number: SD-25-001  
 Non-refundable Fee Paid: 420.00  
 Receipt #: 24978

# Subdivision Application

Name of Applicant Whitebirch, Inc.  
 Address 9252 Breezy Point Dr Email: dlandecker@breezypointresort.com  
 City, State, Zip Breezy Point, MN 56472  
 Phone 218-831-9283 Alternate Phone 218-820-4038  
DAVID SPICCO DAVID LANDECKER

Physical Address / Location of Property Property lies southeasterly of Antler Club house @ 7891 Co Rd 11, Breezy Point East of Fairway No. 2 North of fairway No. 7 and west of Block 9 Whitebirch Seven.

Legal Description of Property OUT LOT C AND PART OF OUTLOT D, Whitebirch SEVEN, According to the record PLAT thereof, Crow Wing County Minnesota

Parcel ID Number 1017078 + 10170500 Zoning District R-4 = OUTLOT C  
RC = OUTLOT D

Applicant is:  Legal Owner of Property  Contract Buyer  Option Holder  Agent  Other \_\_\_\_\_

Title Holder of Property (if different than applicant):  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State, ZIP \_\_\_\_\_

Nature of request:  
 Preliminary Plat  
 Final Plat  
 Metes and Bounds Subdivision

Briefly describe your proposal: Reconfiguration of current OUTLOT C AND PART OF OUTLOT D Whitebirch Seven to establish two OUTLOTS to allow reconfiguration and construction of Golf Holes 8+9. Includes vacation of 20 foot Drainage and utility easement.

Signature of Owner, authorizing application \_\_\_\_\_  
 (By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Signature of Applicant (if different than owner) Murray Juch  
 (By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

**\*By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.\***

## **INSTRUCTIONS TO THE APPLICANT**

Completed applications, with *all* submittal requirements, must be submitted to the Planning & Zoning Department no fewer than **25 days** prior to the meeting date. In order for your application to be accepted as complete, and to have a public hearing scheduled, all required information **must** be submitted.

- \_\_\_\_\_ 1. This application must be completed, including responses to all parts of this application.
  - \_\_\_\_\_ 2. The required fee must be paid. See fee schedule for details.
  - \_\_\_\_\_ 3. Preliminary Plat applications shall be completed at least to the minimum standards of the Ordinance, as detailed in Section 152.12 of the Subdivision Ordinance.
  - \_\_\_\_\_ 4. Final Plat applications shall be completed as per the requirements of the Planning Commission from the Preliminary Plat hearing and the minimum standards of the Ordinance, Crow Wing County, and the State of Minnesota.
  - \_\_\_\_\_ 5. Metes and Bounds applications shall conform to the requirements of Section 152.40 at a minimum. Additional information may be required as deemed applicable by the Planning Department or the Planning Commission.
  - \_\_\_\_\_ 6. If any of the parcel contains structures with an ISTS (on-site sewage system), a Sewer Compliance Inspection must be submitted.
  - \_\_\_\_\_ 7. Proof of ownership or authority to subdivide the parcel.
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### **METES & BOUNDS:**

Subdivision by metes and bounds shall require approval by the Planning Commission if the resulting parcels are less than 20 acres and 500 feet in width for residential or urban reserve zoned lots *or* 5 acres and 300 feet of width for commercial or industrial zoned lots. Only one metes & bounds subdivision shall be allowed per parent parcel of record if the resulting parcels are 10 acres or less. An additional parcel for right-of-way or commonly owned driveway access may also be allowed or required.

**PRELIMINARY & FINAL PLATS:** Subdivision by Plat or Condominium or “CIC” Plat shall be approved by the Planning Commission and the City Council. The preliminary plat and final plat shall require approval by the Planning Commission and City Council.