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 Breezy Point, MN 56472
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Received by City: 8/15/2025
 Application Number: Z-25-002
 Non-refundable Fee Paid: 250.00
 Receipt #: 24978

Petition for Rezoning

Name of Applicant ~~XXXX~~ 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 SPIZZO DAVID LANDECKER

I (we), owner(s) of the property described below, do hereby respectfully petition your Honorable Body to amend the present Zoning Ordinance / Zoning Map, pursuant to Section 8.10, Subd. 4 as hereinafter designated, and in support thereof, the following facts are presented:

Legal Description of Property (See Description Exhibit For Full Legals)
that part of OUTLOT C AND OUTLOT D Whitebirch
Seven According to the recorded plat thereof Crow Wing County, MN
 Parcel ID Number 1017078 (BLK R-4), 10170900 (040) Area of Property (sq. ft. or acres): 24.08 ACRES
 Current Zoning 1017078 = R-4 Proposed Zoning PARCEL A = RC Surrounding Zoning Districts: R-4, C, RC
 District: 1017500 = RC District: PARCEL B = R-4

Describe briefly the expected effect of the proposed amendment. How will the immediate area be impacted?
THE PROPOSED AMENDMENT WILL ALL THE RECONFIGURATION OF FAIRWAY
8+9 AND CONSOLIDATE THE REARRANGEMENT OF THESE TWO PARCELS TO
CONNECT TO ADJOINING AND SIMILAR ZONING CLASSIFIED PROPERTIES
 What error in the existing Ordinance would be corrected by the proposed amendment?
NO ERROR

What changed or changing conditions of the area makes passage of this amendment necessary?
RECONFIGURATION OF GOLF COURSE FAIRWAYS 8+9 WHITEBIRCH COURSE

Is the proposed rezoning compatible with the surrounding land uses? Yes No Please explain:
PARCEL A WILL ADJUT CURRENT GOLF COURSE RC ZONING
PARCEL B - WILL ADJUT EXISTING R-4 ZONING LOT IN BLK 5

Is the proposed rezoning consistent with the Breezy Point Comprehensive Plan? If not, state why the Planning Commission and City Council should consider the amendment.
YES

Other circumstances that justify the amendment: THE PARCELS WILL BE PLATTED
OUTLOT A WILL BE CONSOLIDATED WITH GOLF COURSE OUTLOT AND
OUTLOT B WILL BE FOR FUTURE R-4 DEVELOPMENT.

Signature of Applicant(s): [Signature]
 (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.

APPLICATION INFORMATION TO BE INCLUDED:

1. Map (e.g. plat map) showing property to be re-zoned, zoning districts, and public streets abutting the property
2. Scaled site sketch showing existing structures, wetlands, driveway/parking areas, vegetative features, signs, and other significant landforms/features.

Parcel A
Resort Commercial (RC) zoning classification portion
OUTLOT A, WHITEBIRCH FAIRWAY

That part of Outlot C and that part of Outlot D, WHITEBIRCH SEVEN, according to the recorded plat thereof, Crow Wing County, Minnesota, described as follows;

Beginning at the southeast corner of said Outlot C, and assuming the east line of said Outlot C, bears North 00 degrees 55 minutes 01 seconds East; thence South 77 degrees 44 minutes 11 seconds West along the south line of said Outlot C, a distance of 372.50 feet; thence North 77 degrees 32 minutes 41 seconds West along said south line 210.00 feet to the southwest corner thereof, thence North 00 degree 48 minutes 34 seconds West along the west line of said Outlot C, a distance of 382.50 feet; thence North 04 degrees 23 minutes 39 seconds East along said west line 426.50 feet; thence North 07 degrees 24 minutes 08 seconds East along said west line 351.50 feet; thence North 00 degrees 43 minutes 26 seconds West 33.00 feet to the centerline of vacated Shawnee Pass said plat; thence easterly 37.68 feet along said centerline being a nontangential curve concave to the northeast having a radius of 533.00 feet, a central angle of 04 degrees 03 minutes 01 seconds and the chord of said curve chord bears North 87 degrees 15 minutes 04 seconds East for a chord length of 37.67 feet; thence North 85 degrees 13 minutes 34 seconds East along said center line 207.66 feet; thence South 05 degrees 56 minutes 38 seconds East 333.45 feet; thence South 08 degrees 49 minutes 29 seconds West 546.18 feet; thence South 63 degrees 20 minutes 12 seconds East 769.05 feet to the westerly right of way line of Osceola Circle said plat; thence South 30 degrees 39 minutes 19 seconds West along said right of way line 18.00 feet to the intersection with a line bearing South 81 degrees 19 minutes 35 seconds East from the point of beginning; thence North 81 degrees 19 minutes 35 seconds West 380.84 feet to the point of beginning.

(for zoning purposes only)

Parcel B
Multi Family Residential (R-4) zoning classification portion
OUTLOT B, WHITEBIRCH FAIRWAY

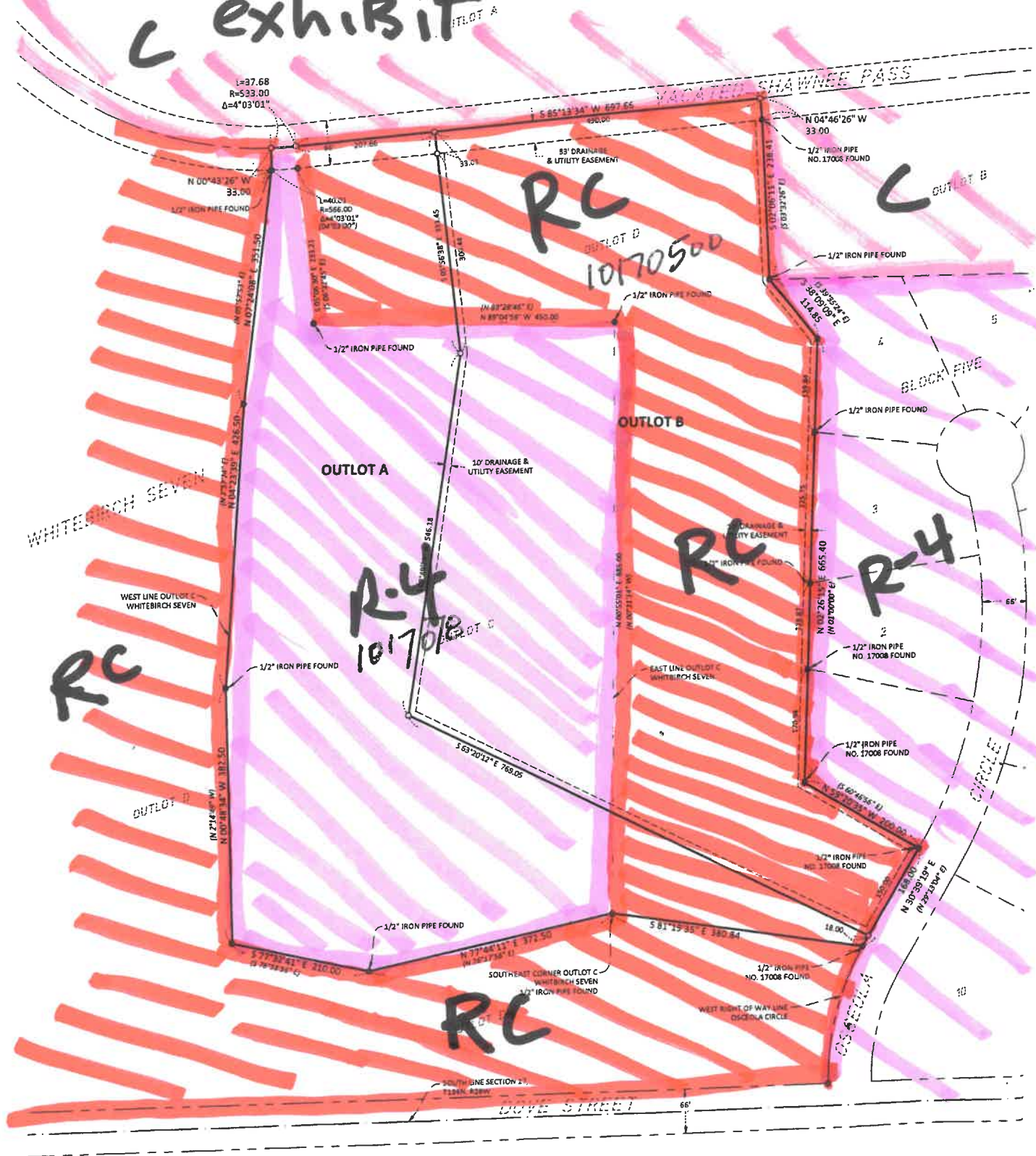
That part of Outlot C and that part of Outlot D, WHITEBIRCH SEVEN, according to the recorded plat thereof, Crow Wing County, Minnesota, lying easterly and northeasterly of the following described line;

Commencing at the southeast corner of said Outlot C, and assuming the east line of said Outlot C, bears North 00 degrees 55 minutes 01 seconds East; thence South 77 degrees 44 minutes 11 seconds West along the south line of said Outlot C, a distance of 372.50 feet; thence North 32 degrees 32 minutes 41 seconds West along said south line 210.00 feet to the southwest corner thereof; thence North 00 degree 48 minutes 34 seconds West along the west line of said Outlot C, a distance of 382.50 feet; thence North 04 degrees 23 minutes 39 seconds East along said west line 426.50 feet; thence North 07 degrees 24 minutes 08 seconds East along said west line 351.50 feet; thence North 00 degrees 43 minutes 26 seconds West 33.00 feet to the centerline of vacated Shawnee Pass said plat; thence easterly 37.68 feet along said centerline being a nontangential curve concave to the northeast having a radius of 533.00 feet, a central angle of 04 degrees 03 minutes 01 seconds and the chord of said curve chord bears North 87 degrees 15 minutes 04 seconds East for a chord length of 37.67 feet; thence North 85 degrees 13 minutes 34 seconds East along said center line 207.66 feet, to the point of beginning of the line to be described; thence South 05 degrees 56 minutes 38 seconds East 333.45 feet; thence South 08 degrees 49 minutes 29 seconds West 546.18 feet; thence South 63 degrees 20 minutes 12 seconds East 769.05 feet to the westerly right of way line of Osceola Circle, said plat, and said line there terminating.

(for zoning purposes only)

WHITEBIRCH FAIRWAY

CURRENT ZONING EXHIBIT



WHITEBIRCH FAIRWAY

Proposed Zoning exhibit

