



8319 County Road 11
 Breezy Point, MN 56472
 Phone: (218) 562-4441
 Fax: (218) 656-1326
www.cityofbreezypointmn.us

Received by City: 02/13/2026
 Application Number: 26-001
 Non-refundable Fee Paid: 470.00
 Receipt #: 96.0029

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 SPIZZO (CELL) DAVID LANDECKER (CELL)

Physical Address / Location of Property No current physical address, Four
LOTS abutting EAST Right of Way Line of WILDWOOD COURT
SW 1/4, Section 7, T136N R28W
 Legal Description of Property LOT 1, 2, 3 AND 4, BLOCK TWO, THIRD
ADDITION TO WILDWOOD HILLS, CROW WING COUNTY
MINNESOTA

Parcel ID Number 10070676, 10070677, 10070678 Zoning District COMMERCIAL
10070679 (Sewered)

Applicant is: Legal Owner of Property Contract Buyer Option Holder Agent Other _____
 Title Holder of Property (if different than applicant):
 Name Whitebirch INC
 Address _____
 City, State, ZIP _____
DAVID SPIZZO EMAIL:
DSPIZZO@BREEZYPOINTRESORT.COM

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

Briefly describe your proposal: Create Common Interest Community plat
for EAGLE VIEW Storage consisting of 6 lots for storage
buildings AND 1 common lot meeting platting AND
planned unit development (PUD) criteria.

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) [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.

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: Construct Six 46 foot X 66 foot Storage Buildings
Landscaping: Landscaping will be minimal including lawns and stormwater retention
Parking/Signs: Adequate off street parking and lighting has been provided for each unit.

2. Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

Minimal impact to the vicinity should be experienced. The site will go from a vacant property to one consisting of six storage units with a design to fit the Northwood character of the city matching color schemes of Eagle View Elementary and North Star

3. Describe the character of the area and the existing patterns and use of development in the area. How is the proposal consistent with those patterns and uses?

The proposal is consistent with the commercial pattern of the area. To the north is a CIC Storage park, to the west Pineriverbank, to the east Capital Vactions (office, storage laundry) to the south CSAH #11 and Eagle View Elementary School

4. Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Explain if additional facilities will be required.

- 1.) A Public Sewer will be designed and built along the east right of way line of Wildwood Court connecting to the existing Municipal Sewer system of the city.
- 2.) Private Well and Water Line for each unit
- 3.) Storm drainage on site to meet city requirements

5. Describe the impact on the character of the neighborhood in which the property is located.

This project will fit into the existing character of the neighborhood and existing uses. The project will have an Architectural Control document and committee to insure all structure maintains exterior similarities and colors. A need in the city exists to help offset the ability for residences to build an accessory structure without a principle structure.

6. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal?

Units are for storage purposes and will have minimal impact on traffic generation. Adequate off-street parking is available for each unit.

7. Discuss any environmental limitations of the area that would limit or constrain construction on this property.

There are no environmental limitations that would constrain construction of the units.

8. Please include any other comments pertinent to this request.

This PLAT AND STORAGE UNITS WILL MEET THE CITIES PLATTING AND COMMERCIAL PUD CRITERIA. THE PLAT WILL BE A COMMON INTEREST COMMUNITY (CIC) AND BE CONTROLLED BY A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PURSUANT TO THE PROVISIONS OF MINNESOTA STATUTES CHAPTER 515 B.

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, the following 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. Legal description of the site.
- _____ 4. Site plan, drawn to scale, showing parcel and existing structure dimensions, water features, and 10 foot contour lines (smaller contour lines may be required if deemed necessary by the Planning Department, Planning Commission, or City Council).
- _____ 5. The site plan or should also show the location of all structures and their square footage.
- _____ 6. Existing and proposed curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks. Size and type of surface should also be included.
- _____ 7. Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations, exterior lighting to be proposed including location and type, any other items deemed appropriate.
- _____ 8. Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.
- _____ 9. Proposed drainage plan.
- _____ 10. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
- _____ 11. Soils data showing capability for building and on-site sewage treatment.
- _____ 12. Existing iron pipe boundary monuments marked with proof of survey.
- _____ 13. Approximate location of any proposed signs (if applicable).
- _____ 14. Color scheme for all existing and proposed structures.
- _____ 15. Outside storage proposal.
- _____ 16. Elevation plans for all existing and proposed structures.