



8319 County Road 11  
 Breezy Point, MN 56472  
 Phone: (218) 562-4441  
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[www.cityofbreezypointmn.us](http://www.cityofbreezypointmn.us)

Received by City: 02/13/2026  
 Application Number: C-26-002  
 Non-refundable Fee Paid: 350.00  
 Receipt #: 96.0029

# Conditional Use Application

Name of Applicant White Birch 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, T136, 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 White Birch INC  
 Address \_\_\_\_\_  
 City, State, ZIP \_\_\_\_\_  
 Phone DAVID SPIZZO EMAIL: DSP1330@breezypointresort.com

State the nature of your request in detail. What are you proposing for your property?  
The property is currently 4 vacant commercial lots. This proposal  
is seeking to create a common interest community plat consisting of  
6 lots for storage building purposes and 1 common lot. The proposal  
will meet the city criteria for a commercial POD.

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) \_\_\_\_\_  
 (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.\***

**CONDITIONAL USE:** A land use or land development, as defined by the Ordinance, that is allowed, but would not be appropriate without restrictions or conditions as determined by the Planning Commission. The proposed use must meeting the following standards: (a) the use or development is an appropriate conditional use in the land use zone, (b) the use or development with conditions conforms to the comprehensive land use plan, (c) The use with conditions is compatible with the existing neighborhood, and (d) the use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, or prosperity of residents in the City.

## **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.