



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

Received by City: 8/26/26
Application Number: C-26-008
Non-refundable Fee Paid: 250⁰⁰
Receipt #: 1.01196

Conditional Use Application

Name of Applicant Jaffrey O'Donnell
Address [REDACTED] Email: [REDACTED]
City, State, Zip [REDACTED]
Phone [REDACTED] Alternate Phone [REDACTED]

Physical Address / Location of Property 3209K O'Donnell Drive Breezy Point, MN 56472
C & J O'Donnell Preserve LLC

Legal Description of Property See Attached

Parcel ID Number 10030648, 10030651, 10030650 Zoning District Residential
10030656, 10030645

Applicant is:

- ☐ Legal Owner of Property
☐ Contract Buyer
☐ Option Holder
☐ Agent

Title Holder of Property (if different than applicant):

Name [REDACTED]
Address [REDACTED]
City, State, ZIP [REDACTED]
Phone [REDACTED]

☒ Other Shareholder & Board Member

State the nature of your request in detail. What are you proposing for your property?

Place a sign to welcome people to the C & J Preserve and
to honor the legacy of PATTIE and Joe O'Donnell who
established the preserve in 1999

Signature of Owner, authorizing application

(By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Jaffrey O'Donnell Patricia O'Donnell

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

The following questions must be answered.

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

Building: _____

Landscaping: _____

Parking/Signs: Put a sign at entrance

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

None. The sign will be placed near the entrance road where no homes exist. Residents on O'Donnell Drive will drive past the sign on the way to their homes approximately 1/4 mile away.

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 sign will be placed on the northwest corner of O'Donnell Dr where it intersects with the applicant's private drive. It will be placed off the road in the wooded area.

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

None

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

It will add a sign welcoming people entering the property to City Preserve

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?

None

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

There are electrical boxes in the vicinity. We will have the area marked by Gopher State One prior to placement

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

A copy of the proposed sign is attached for review

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.

Legal Description

CURRENT TAX CERTIFICATION
() REQUIRED (X) NOT REQUIRED
CERTIFICATE OF REAL ESTATE VALUE
() FILED (X) NOT REQUIRED
NO DELINQUENT TAXES TRANSFER ENTERED
DATE April 17, 2008
Deborah A. Erickson BY [Signature]
CROW WING COUNTY AUDITOR
DATE April 17, 2008 REC# 09406
DEED TAX HEREON OF \$ 1.65
DEBORAH A. ERICKSON, BY [Signature]
CROW WING COUNTY AUDITOR 0802450
TRANSFER # 08024470802448, 0802449
TAX CODE: 100034208AA0009
100034300A00009
100033100B00009
100033400000009

QUIT CLAIM DEED
Individual(s) to Individual(s)

STATE DEED TAX DUE HEREON: \$ 1.65

Date: April 17, 2008

FOR VALUABLE CONSIDERATION, Joseph V. O'Donnell and Catherine A. O'Donnell, or their successors, as trustees of the Joseph V. O'Donnell Living Trust dated December 12, 2007, as amended and Joseph V. O'Donnell and Catherine A. O'Donnell, or their successors, as trustees of the Catherine A. O'Donnell Living Trust dated December 12, 2007, as amended, Grantor(s), hereby convey(s) and quitclaim(s) to, C & J O'Donnell Preserve, Inc., Grantee(s), real property in Crow Wing County, Minnesota, described as follows:

a E ½ SW ¼, SW ¼ SE ¼, and Government Lot 8, Sec. 3, Twp. 136, Rge. 28, except plat of Breezy Point Annex, and except plat of Joseph O'Donnell, and except part of Government Lot 8 and the NE ¼ SW ¼, Sec. 3, Twp. 136, Rge. 28, lying westerly of Joseph O'Donnell Addition and lying northwesterly of a line being the extension southwesterly of the southeasterly line of Lot 3, Block 1, Joseph O'Donnell Addition.

and

Except that part of said Government Lot 8 described as follows:

Commencing at the most Southerly corner of Lot 4, Block One, JOSEPH O'DONNELL ADDITION, thence South 49 degrees 25 minutes 29 seconds East, assuming the Southeasterly line of said Lot 4 bears North 44 degrees 51 minutes 29 seconds East, along the Easterly right of way line of O'Donnell Drive as platted in said Addition 78.34 feet; thence South 28 degrees 00 minutes 29 seconds East along said line 419.04 feet; thence South 00 degrees 34 minutes 59 seconds East along said line 156.66 feet; thence North 62 feet 47 minutes 01 second East 213.43 feet; thence South 88 degrees 20 minutes 43 seconds East 194.70 feet to the Westerly line of BREEZY POINT ANNEX plat; thence North 26 degrees 25 minutes 13 seconds West along said line 108.51 feet; thence North 50 degrees 56 minutes 47 seconds East along said line 335 feet, more or less, to the shoreline of Lake Ossawinnamakee; thence Northwesterly along said shoreline to the intersection with a line bearing North 44 degrees 51 minutes 29 seconds East from the point of beginning; thence South 44 degrees 51 minutes 29 seconds West 289 feet, more or less, to the point of beginning.

Total consideration for this transfer of real property is \$500.00 or less.

(if more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto.

Affix Deed Tax Stamp Here



Office of County Recorder
County of Crow Wing, MN }

I hereby certify that the within instrument was filed
in this office for record on the 17 day of April
A.D. 2008 at 11:45 o'clock a M.
and was duly recorded as Doc. No. 0746520

By [Signature] County Recorder
Deputy

By Joseph V. O'Donnell
Joseph V. O'Donnell

By Catherine A. O'Donnell
Catherine A. O'Donnell

C & J PRESERVE

HONORING THE LEGACY OF

Cathie and Joe

O'DONNELL

— EST. 1999 —



6 ft

4.75 ft



320.00 80.00 80.00 80.00 80.00 80.00 80.00 80.00

10030645

299.71

245.59

CITY OF BREEZY POINT

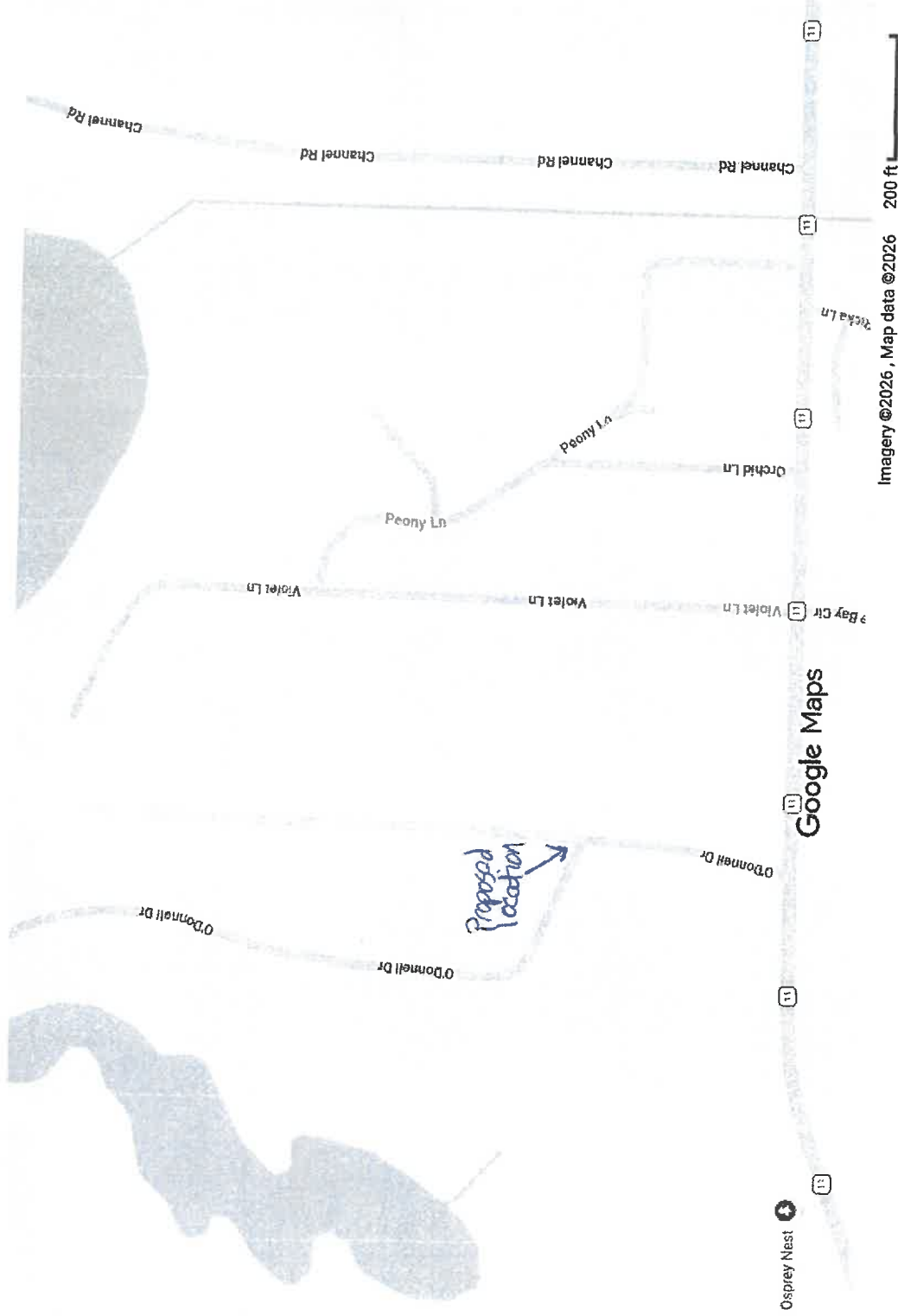
389.91

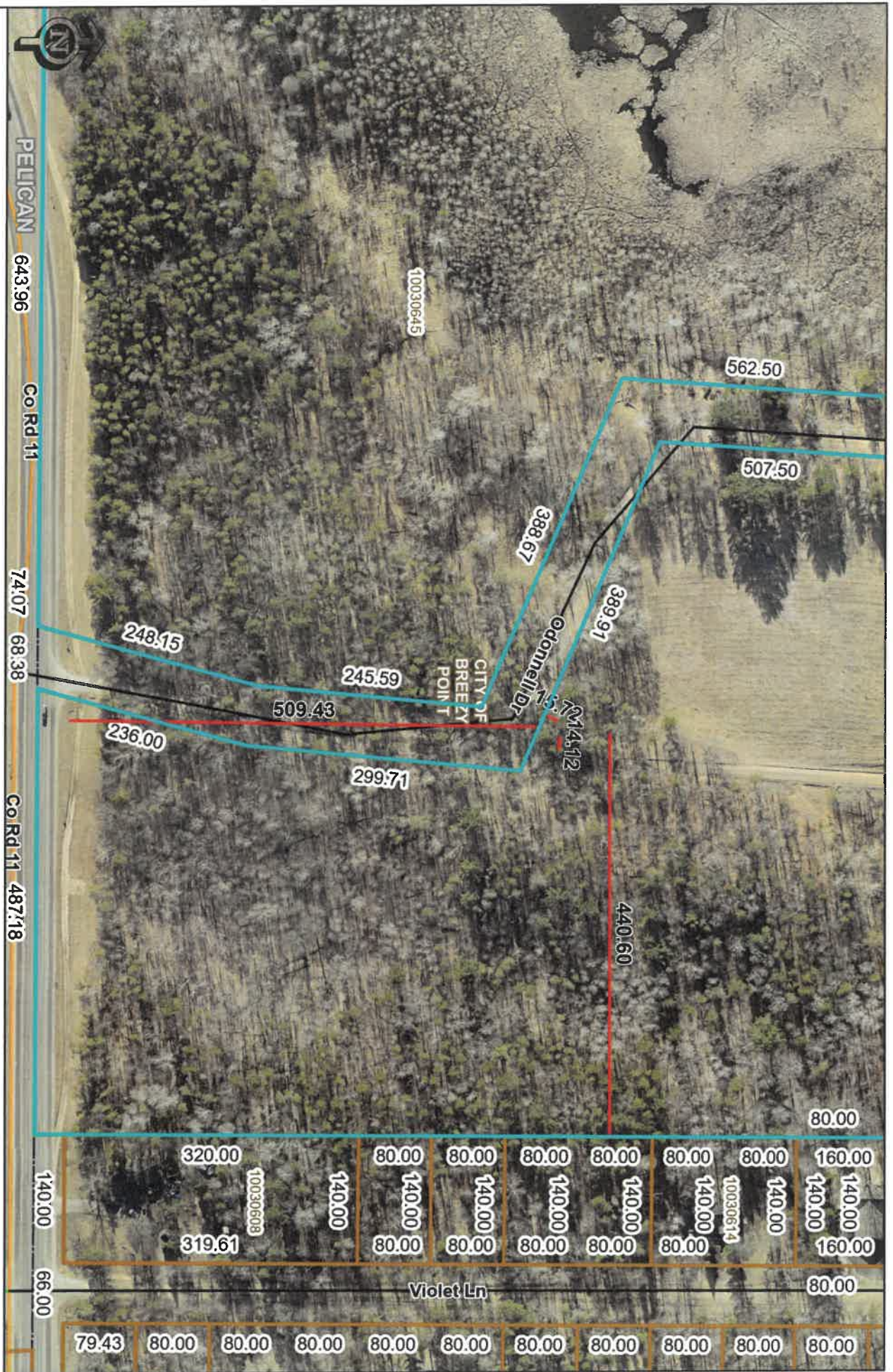
Donnell Dr

388.67

507.50

562.50





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Date: 8/21/2026 Time: 9:07 AM

