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5/12/23

Schmidt Brothers Holdings LLC
3509 W. HWY 13
Burnsville, MN 55337

RE: City of Breezy Point Schmidt Variance PID: 10211047

To Whom It May Concern:

On 3/30/23 Crow Wing County Land Services staff provided comments in regards to a variance application within the City of Breezy Point. Staff noted that the proposed structure was within the Breezy Point wetland setback and the developer would need to exercise caution to not impact wetlands. In addition to this, there appears to be wetland fill in the Southwest corner of the property that is over the allowed 20sqft of wetland fill for that area and is in violation of the Wetland Conservation Act (WCA) (MN Rule 8420.0420 Subp.8). The landowner has since reached out to county staff about this and will be working with us to rectify the violation.

During the City of Breezy Point's PCBOA meeting with the landowner, they informed him that he would need to seek a wetland replacement plan to fill wetlands so that he will then meet the 30ft wetland setback. As the LGU for WCA, the county will not support a wetland replacement plan for this purpose. An application of this nature would not meet the required sequencing standards set forth in WCA for a replacement plan application (MN Rule 8420.0520). From a wetland administration stand point, the County would prefer the landowner be granted a variance for wetland setbacks in order to avoid wetland impacts altogether.

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Sr. Environmental Services Specialist

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Our Mission: Serve well. Deliver value. Drive results.
Our Values: Be responsible. Treat people right. Build a better future.