

BRAINERD PLANNING COMMISSION

Wednesday, August 13, 2014

6:00 p.m.

City Hall Council Chambers

1. Call to Order
2. Approval/Amendment of Agenda
3. Approval of minutes of the regular meeting of July 13, 2014
4. New Business
 - Public Hearing – Rezoning – Greg Jedlenski – 317 North 8th Street and Southwest corner of Juniper Street and N. 8th Street (PID #09196076010Z009)
5. PUBLIC FORUM – Time allocated for citizens to bring matters not on the agenda to the attention of the Planning Commission – Time limits may be imposed.
6. Old Business
 - Discuss suggestions from July 2014 Meeting – See #7 of July 2014 Meeting Minutes
7. Commissioners' Questions/Comments
8. City Planner Report
9. Adjourn

Any individual needing special accommodations please call 218/828-2309

PLANNING COMMISSION

Wednesday, July 9, 2014

Chairman Angie Plantenberg called the meeting of the Brainerd Planning Commission to order at 6:01 p.m. in the City Hall Council Chambers.

Noted present were Commissioners Pritschet, Hayden Shaw, Matten, Plantenberg, Norwood, Straw, and Cole. No Commissioners were noted absent. Also present was City Planner Ostgarden.

#2 Approval/Amendment of Agenda

MOTION AND SECONDED BY COMMISSIONERS PRITSCHET AND NORWOOD, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#3 Approve minutes of the regular meeting of June 11, 2014 and the special meeting of June 30, 2014

MOTION AND SECONDED BY COMMISSIONERS NORWOOD AND PRITSCHET, DULY CARRIED, TO APPROVE THE MINUTES FOR THE REGULAR MEETING OF JUNE 11, 2014 AND THE SPECIAL MEETING OF JUNE 30, 2014

#4 NEW BUSINESS

a. Public Hearing – Accessory Building (Garage) Variance – Ronald Gray, 1702 13th Avenue NE

City Planner Ostgarden stated the property in the request is fronting on Rice Lake and the property owner desires to construct an accessory building on the property that would be five (5) feet from the side lot line where a ten (10) foot setback is required. He noted the building would be constructed closer to 13th Ave NE than the existing dwelling which is permitted with lots with water frontage.

City Planner Ostgarden reviewed the dimensions of the parcel noting because of the layout of the lot, the location of the garage is limited. He also reviewed the Shoreland Management Regulations regarding impervious coverage noting the total impervious area, including the garage, places the coverage 1,000 sf less than the maximum allowed amount.

City Planner Ostgarden handed out an email from the adjacent property owner who has a deck off of their home that will be very close to the proposed garage. He stated there concern is not with the garage, but with the possibility of storage within that five (5) foot setback. The Commission has the ability to condition variances and they could consider a condition of no storage of items between the garage and property line.

City Planner Ostgarden does not have set information regarding the pitch of the garage and unfortunately Mr. Gray is not here to clarify, therefore the Commission could consider a condition that the garage roof be a standard pitch of 4/12 or 5/12.

City Planner Ostgarden reviewed the staff report noting there are practical difficulties associated with this property due to the unusual shape of the lot as it gets narrow towards the 13th Ave NE side. He noted there is also a grade issue if the owner were to choose to build the garage between the house and Rice Lake. He stated the Planning Department feels the request is reasonable, the garage is of standard size, it is the only accessory building on the lot, and it will not infringe on adjacent property owner's views of the lake.

Commissioner Matten asked if the driveway were to be paved, would that put him over the impervious coverage requirement. City Planner Ostgarden stated a driveway of compacted gravel would be the same as an asphalt driveway when considering impervious coverage.

The Public Hearing was opened at 6:14 p.m.

No one from the public spoke.

The public hearing was closed at 6:15 p.m.

Commissioner Cole read the findings-of-fact into the record as follows:

1. The property is zoned R-1A (Single Family) Residential District and is located in the Shoreland Management Zone of Rice Lake.
2. The lot is approximately 15,675 sf or .38 acres.
3. Detached garages are permitted in front of the principal building on a riparian lot.
4. The garage will be 24' x 20' in size.
5. A 5' side yard setback is proposed where 10' if required.
6. Impervious coverage is limited to 25% of the lot area or 3,891 sf. The total impervious surface including the garage will be approximately 2,906 sf.
7. The property has about 120 ft of lake frontage. The property will be used in a reasonable manner in that the garage is a standard 2 stall garage, and the only accessory building on the lot. The location should not infringe on adjacent property views of Rice Lake.
8. There is a unique circumstance due to the irregular lot shape making garage placement in compliance with setback requirements more difficult.
9. The variance is supported by the Comprehensive Plan Goal #3 – Strategy, which reads:

General Goal #3: Promote community spirit and unity and enhance Brainerd's character and identity.

Strategy

Protect and enhance important historical, cultural and natural resources as a means to maintain the integrity, heritage and local character of Brainerd's natural and built environment.

The Commission agreed to add the following finding-of-fact: 10. An email of conditional support was received. 11. No one was present to speak in support of or opposition of the request.

The Commission agreed to add the following conditions: 1. The garage roof must be of standard pitch. 2. No storage will be allowed on the south side of the garage.

MOTION AND SECONDED BY COMMISSIONERS PRITSCHET AND MATTEN, DULY CARRIED, TO RECOMMEND APPROVAL OF VARIANCE 382 TO PERMIT AN ACCESSORY BUILDING SIDE YARD SETBACK ENCROACHMENT BASED ON THE ELEVEN (11) FINDINGS-OF-FACT AND TWO (2) CONDITIONS.

b. Public Hearing – Zoning Text Amendment – Amend Zoning Ordinance Section 70-2, I-1 (Light Industry) District to Permit Fitness and Recreation Centers as described by the 2012 North American Industrial Classification System Cod 713940

City Planner Ostgarden stated this is taking a new approach to adding uses that might be appropriate in a district instead of specifically listing each one or the one that is proposed, we are referring to the North American Industrial Classification System (NAICS) that is used for classifying business and industry uses. He stated in this case there was a request for personal training facility, which is defined in NAICS Code 713940 – Fitness and Recreational Sports Centers, and will be listed in the Zoning Code as reference to that NAICS code. He stated these types of activities in this code will be complementary in a light industrial zone.

The public hearing was opened at 6:29 p.m.

Mr. Ron Imgrund, 1924 S 10th Street, stated he had an individual interested in having a personal training facility at his building and he approached the Commission about adding this type of service to the Zoning District. He stated he also feels this will be well for many properties in this area.

The public hearing was closed 6:31 p.m.

MOTION AND SECONDED BY COMMISSIONERS PRITSCHET AND NORWOOD, DULY CARRIED, TO RECOMMEND APPROVAL OF THE ZONING TEXT AMENDMENT TO PERMIT FITNESS AND RECREATION CENTERS AS DESCRIBED BY THE 2012 NORTH AMERICAN INDUSTRIAL CLASSIFICATION SYSTEM CODE 713940 IN THE I-1 (LIGHT INDUSTRY) DISTRICT.

Commissioner Pritschet stated he feels this will be a great addition to the area and will be a great business for people in Brainerd.

Commissioner Cole stated it is great to see buildings being filled up with businesses.

Commissioner Norwood stated this will pair well with other businesses in the area and will work well in the larger buildings.

Commissioner Hayden Shaw stated she also agrees this will be a good addition to this district and this is a good opportunity to open up the zoning to a new business that will compliment other businesses in the area.

#5 PUBLIC FORUM – Time allocated for citizens to bring matters not on the agenda to the attention of the Planning Commission – Time limits may be imposed.

#6 **OLD BUSINESS**

NONE

#7 **Commissioners' Questions/Comments**

Commissioner Hayden Shaw stated she would like to start conversation about a possible historic building code for the City that may prevent the demolition of historic buildings in Brainerd.

Commissioner Hayden Shaw stated a previous Commissioner had mentioned researching to see if there are unnecessary or burdensome requirements in Brainerd building code. She stated she would like to see having dialogue with contractors building in Brainerd on what obstacles they run into.

Discussion was held on how to receive input and what would be done with that input. There was concern with what the Planning Commission could do regarding building issues as they can change zoning requirements, but not building requirements.

City Planner Ostgarden stated many times the issue is with the Building Code which is regulated and changed by the State. He stated there are things such as the Zoning Code, Property Maintenance Code, and other city codes that can be changed. He suggested sitting down with the Building Official to discuss the Building Code and other codes and what can and can't be changed.

Commissioner Cole stated it might be good to look at the Zoning Code differences between Baxter and Brainerd as he has received many comments about how different Baxter is from Brainerd.

Commissioner Matten also suggested revisiting the Comprehensive Plan since it is ten years old.

Commissioner Norwood stated he feels it may be beneficial to have discussion with contractors to make them aware that a lot of these regulations are from the State not the City. He also agreed there are many differences between the Baxter Zoning Code and the Brainerd Zoning Code.

City Planner Ostgarden stated there are comparisons being made between Brainerd and Baxter regarding certain fees.

Commissioner Plantenberg stated she took the commissioner's test and she feels everyone should take that test.

Commissioner Plantenberg stated the property on Oak Street that had requested the variance is looking very good and has taken away what had previously been.

#8 **City Planner's Report**

City Planner Ostgarden stated he is submitting information to the City Administrator for the Planning Department budget for 2015 and one of the items is the Comprehensive Plan. He stated

the Comprehensive Plan will be an extensive process and we will need outside assistance to get it accomplished. He is requesting \$75,000 in the budget for this process.

#9 **Adjournment**

As there was no further business the meeting adjourned at 6:58 p.m.

Respectfully submitted,

Mark Ostgarden AICP
City Planner

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STAFF REPORT TO THE PLANNING COMMISSION

August 7, 2014

APPLICANT/LOCATION: Greg Jedlinski, 9089 Dal-Mar Drive; Brainerd, MN 56401 for property owned at 317 North 8th Street and the adjacent lot at the southwest corner of North 8th Street and Juniper Street

REQUESTED ACTION: Rezone properties from an R-1 (Single Family Residential) District to an R-3 (Multi Family Residential) District

AREA: Both parcels total about .4 acres

ADJACENT USES: North: Single Family Dwelling
East: Single Family and Duplex Dwellings
South: Two Family Dwelling
West: Single Family and Multifamily Dwellings

ADJACENT ZONING: North: R-1 (Single Family Residential) District
East: R-1 (Single Family Residential) District
South: R-1 (Single Family Residential) District
West: R-1 (Single Family Residential) District

PETITION EVALUATION

In 2011, as part of the comprehensive Zoning Map review, Mr. Jedlinski's property was rezoned from R-3 (Multi Family Residential) District to R-1 (Single Family Residential) District. He has submitted a request to rezone the property back to the R-3 zoning. The 317 North 8th St lot has a tri-plex building eligible for two (2) rental unit licenses (lapsed rental license has resulted in the inability to license the 3rd unit). The southwest corner parcel is vacant and Mr. Jedlinski has desires to construct a multiple family dwelling. The parcel is large enough to construct a four (4) unit building. Both properties could have a total of six (6) dwelling units.

In compliance with Section 515.09 of the Brainerd Zoning Ordinance, the Planning Commission shall conduct a Public Hearing regarding this request. To assist the Planning Commission in evaluating the suitability of this requested change, following are guidelines and a staff review of issues associated with the application to consider in the review process.

1. The proposed action's consistency with the specific policies and provisions of the official City Comprehensive Plan.

This property is identified as Low - Medium Density Residential Land Use on the Future Land Use Map. The overall density of these areas should be maintained at or between three and five units per acre.

2. The proposed use's compatibility with present and future land uses of the area.

317 North 8rd Street is a non-conforming use (duplex) in the R-1 zone. Mr. Jedlenski can continue to have the nonconformity. Although the predominant area land use is single family dwellings a multi-family dwelling should have no significant impact on present and future uses of the area.

3. The proposed use's effect upon the area in which it is proposed.

In 2011, the City Council's position was to reduce the amount of multifamily zoning in the city. This is one area that was changed to implement that policy. Rezoning to R-3 would allow additional units in an area now intended for single family use.

4. Traffic generation of the proposed use in relation to capabilities of streets serving the property.

The property would have a net increase of four (5) dwelling units if zoned R-3. Local streets have the capacity to carry the traffic associated with the additional units.

5. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and its potential to overburden the City's service capacity.

There should be no negative impact upon existing public services and facilities including parks, schools, streets, and utilities, and its potential to overburden the City's service capacity.

PLANNING DEPARTMENT REVIEW AND RECOMMENDATION

Guidelines 2-5 provide a basis by which to support rezoning the property. Rezoning the property would call into question the legitimacy of the 2011 comprehensive Zoning Map review process. The rezoning from R-3 to R-1 was based on the following reasons:

1. A thorough review of the area land use.
2. The public input process resulted in no objection to the rezoning.
3. Property to the west and to the north was zoned R-1.
4. During the Zoning Map review it was the City Council's position to reduce the amount of zoning that would permit multifamily dwellings. It is understood that a single family dwelling in an R-1 can be rented, however R-1 zoning would limit multifamily rentals.

Mr. Jedlenski will argue that if he had known about the rezoning in 2011 he would have requested to keep the R-3 zoning. His position is that the rezoning is "taking" value from the property. As former City Attorney Tom Fitzpatrick stated on several occasions, a property owner does not have a vested right in a property zoning. Also, with regard to the "takings" issue, an R-1 zone will allow a reasonable use of the property.

In case there is a perception that should a property owner not like the current zoning all that is needed is to request rezoning and that it has been a common occurrence to rezone property to what was in place prior to 2011, the only rezoning that has occurred since 2011 is property on South 9th Street owned by Jay Brutsman. The findings-of-fact supported that decision should not be a basis for approval or denial of this request.

Mr. Jedlenski may also argue that by not rezoning the 317 North 8th street dwelling prevents him from renting all three (3) units on the property. The reason he is not able to rent all of the units is that the rental license of one unit was not renewed within one year of expiration. The rental license is not an issue the Planning Commission needs to address nor should it become involved. The rental license issue is one Mr. Jedlenski can take up with the City Council.

Attached are four (4) maps:

- Zoning Prior to 2011
- Current Zoning Map
- Future Land Use Map
- Existing Land Use Map

It is the Planning Department position that based on the existing land use which is predominantly single family dwellings and the Future Land Use Map identifying the property as Low- to Medium Density Residential there is no compelling reason why the property should be rezoned to R-3.

PLANNING COMMISSION AND CITY COUNCIL ACTION

The Planning Commission can consider a recommendation on this request at its August 13, 2014 meeting. The City Council can receive the Planning Commission recommendation and can consider an Ordinance First Reading on August 18, 2014 and an Ordinance Second/Final Reading on September 2, 2014.

Respectfully submitted,



Mark Ostgarden AICP
City Planner

Lori Turkowski

From: Mark Ostgarden
Sent: Friday, August 08, 2014 11:47 AM
To: Lori Turkowski
Subject: FW: Request for rezone of property at 317 North 8th St and Parcel #09196076010Z009

Please include with packet.

From: Susan Beck [mailto:sbeck312@charter.net]
Sent: Friday, August 08, 2014 11:45 AM
To: Mark Ostgarden
Subject: Request for rezone of property at 317 North 8th St and Parcel #09196076010Z009

Please accept this e-mail in lieu of a formal letter since this matter is coming before the Brainerd Planning Commission in a few days. Although I did not receive notice of the request to rezone property at 317 North 8th St and Parcel #09196076010Z009, I would like to express my opinion regarding the request. I am opposed to the requested changes. Many residents of the Northside area have worked hard to maintain the character of the neighborhood and encourage a strong sense of community. I don't know the percentage, but am aware that we have a high ratio of rental properties within our boundaries. Additional multi-family units or residential care facilities will have a negative impact on our neighborhood.

Please pass my opposition on to the members of the Planning Commission. Thank you.

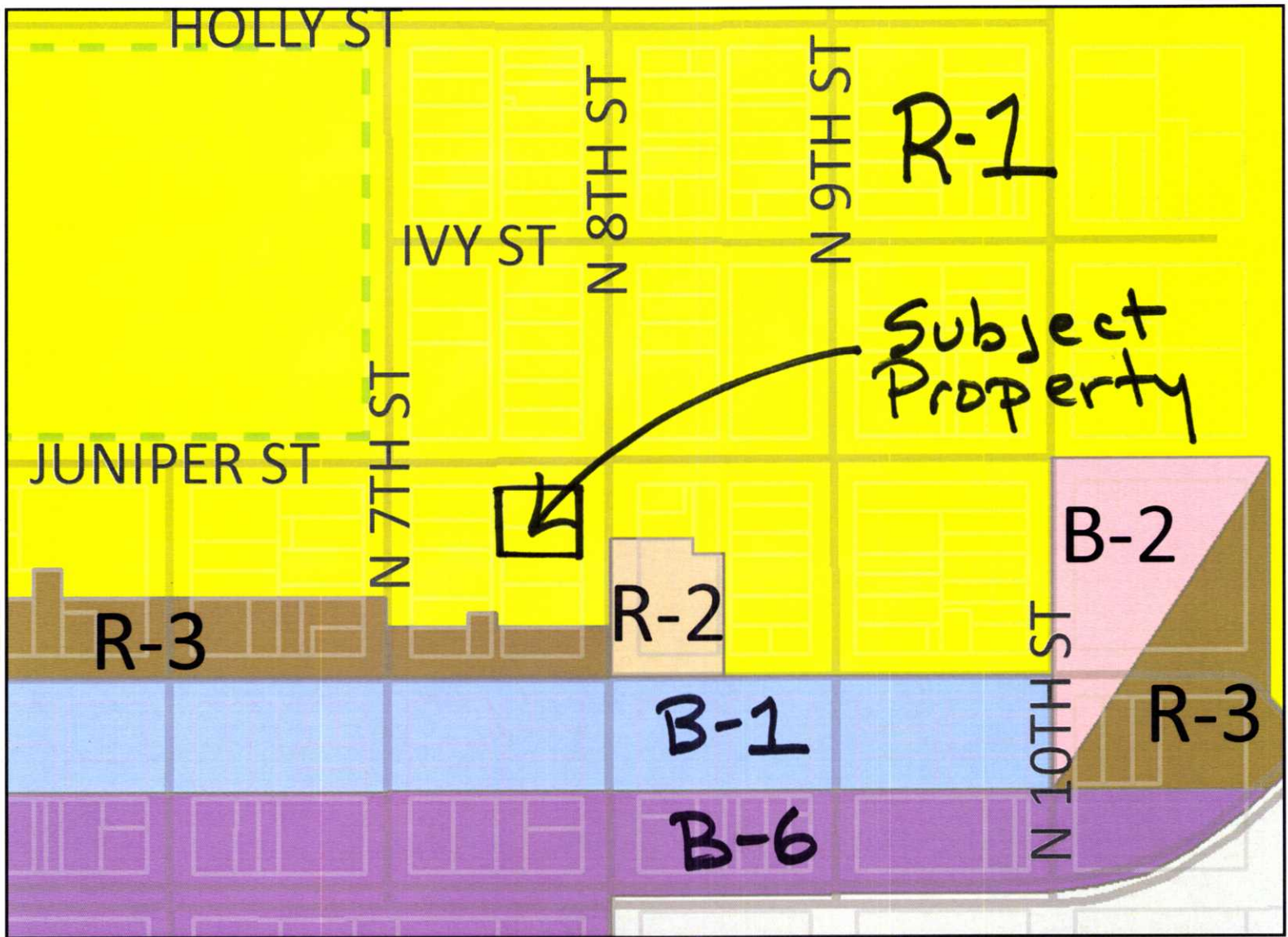
Susan Beck
312 Juniper Street
Brainerd, MN 56401

No virus found in this message.

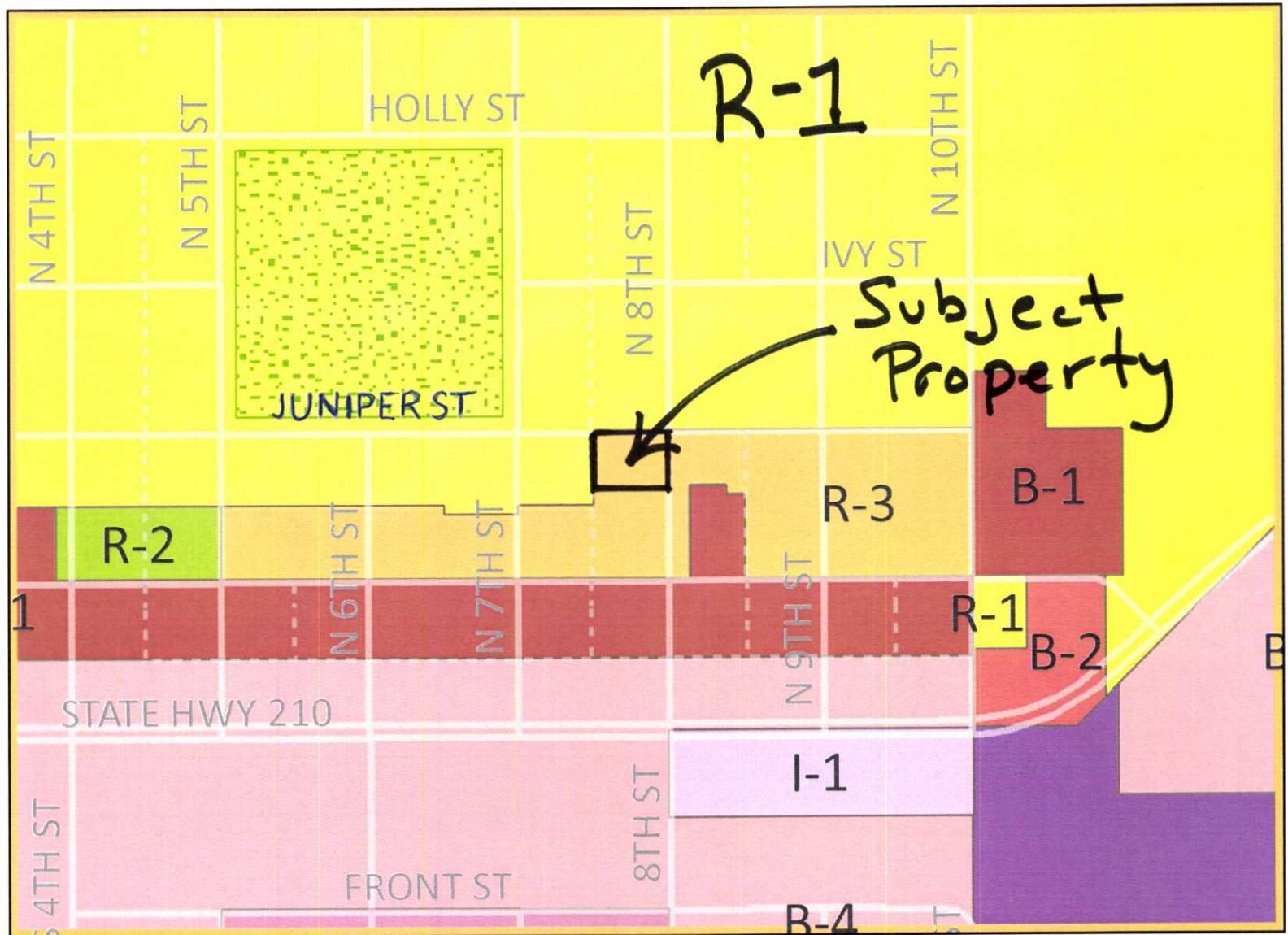
Checked by AVG - www.avg.com

Version: 2014.0.4744 / Virus Database: 4007/8003 - Release Date: 08/08/14

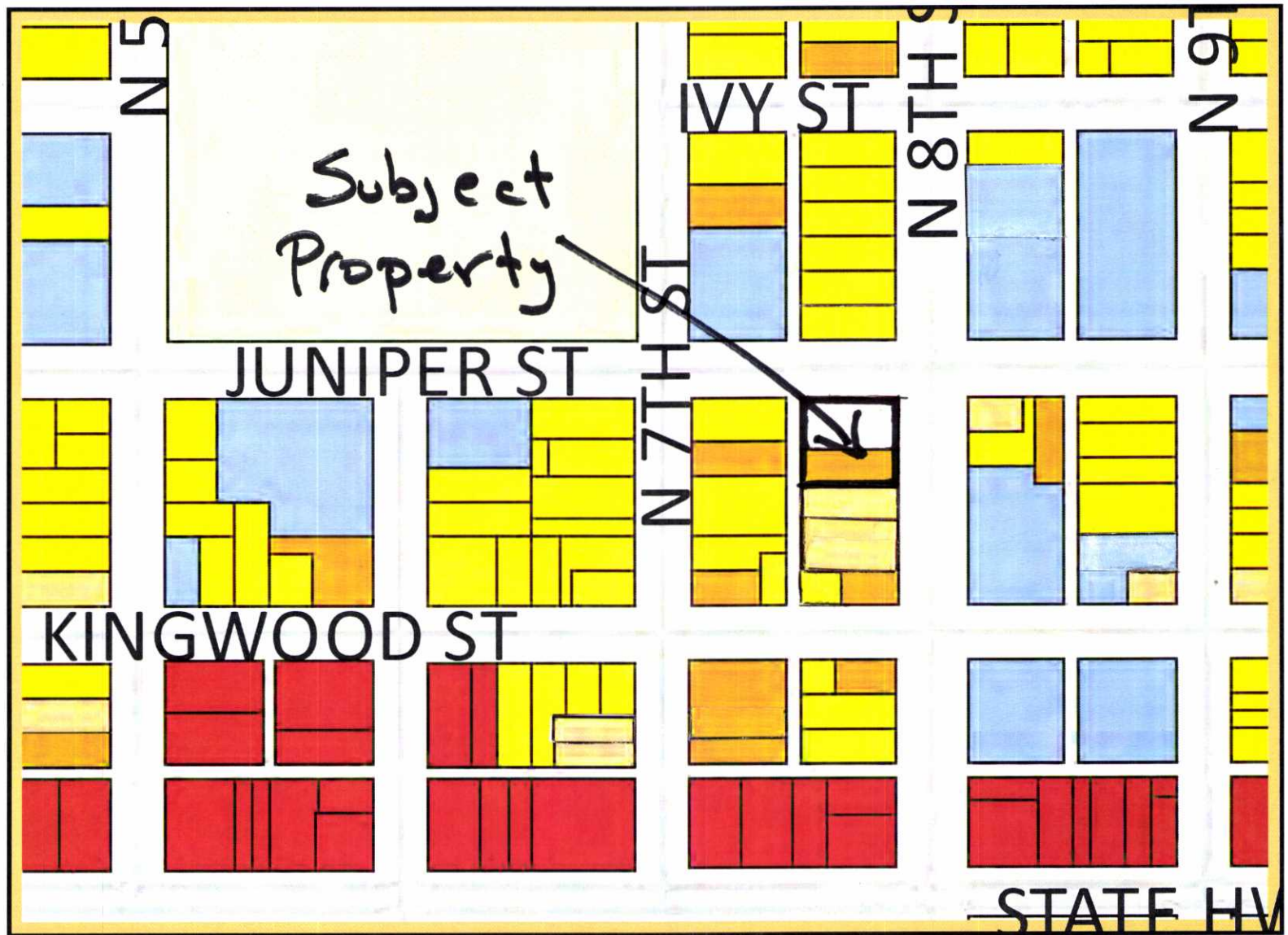
Current Zoning Map



Zoning Map Prior to 2011



Existing Land Use



Legend

City Limits

Parks

Lakes

Parcels

Existing Land Use

Single Family Residential

Two Family (Duplex)

Multiple Family Residential

Manufactured Homes

General Commercial

Industrial

Public / Semi Public

Park / Trail

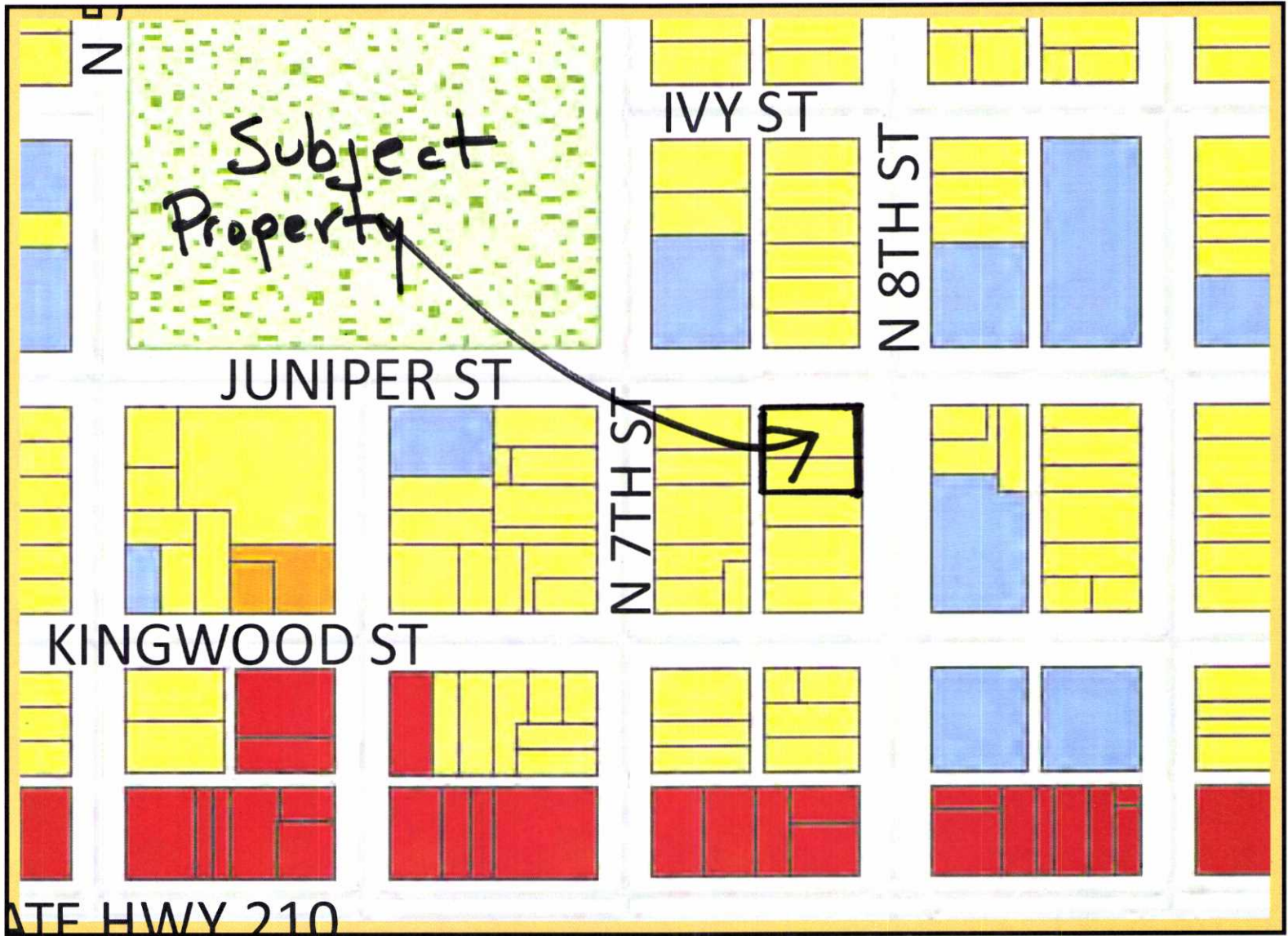
Agriculture

Vacant / Undeveloped

Not In City



Future Land Use



Legend

- City Limits
- Parks
- Lakes
- Future Land Use**
- Low-Med Density Residential
- Med-High Density Residential
- Downtown Commercial
- Business Park
- General Commercial
- Development Preserve
- Industrial
- Public / Semi Public
- Park / Open Space
- Mixed Residential



NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Greg Jedlenski, 9089 Dal-Mar Dr, Brainerd, MN 56401, is requesting to rezone the properties at 317 North 8th Street and Parcel #09196076010Z009, Brainerd, MN 56401 from R-1 (Single Family Residential) District to an R-3 (Multi-Family Residential) District.

Permitted uses in the R-1 District include:

Detached single family dwellings; public recreation areas and related accessory buildings and structures; residential facilities serving six (6) or fewer persons in a single family detached dwelling; essential services as regulated by Section 36 of this Ordinance.

Conditional Uses in an R-1 District include:

Off-premise surface parking lots and parking ramps subject to provisions of Section 22 of this Ordinance; Bed and breakfast subject to provisions of Section 31 of this Ordinance; Non-profit and not-for-profit offices located in buildings owned by the Brainerd Independent School District, not used for classroom education and subject to minimum requirements; Planned Unit Developments as regulated by Section 11 of this Ordinance; Government and public regulated utility buildings and structures necessary for the health, safety and general welfare of the community; Public and private schools; Hospitals; places of worship and related buildings.

Permitted uses in the R-3 District include:

Multiple family dwellings; Two family attached dwellings; Public recreation areas and related accessory buildings and structures; Residential care facilities serving six (6) or fewer persons; Essential services as regulated by Section 36 of this Ordinance.

Conditional Uses in the R-3 District include:

Public or semi-public recreational buildings and neighborhood or community centers, public and private educational institutions limited to elementary, junior high and senior high schools, and religious institutions such as churches, chapels, temples, and synagogues; Nursing homes and similar group housing, not including hospitals; Senior housing; Residential Planned Unit Developments, townhomes and quadraminiums as regulated by Section 11 of this Ordinance; Government and public regulated utility buildings and structures necessary for the health, safety and general welfare of the community; Personal wireless service towers and antennas as regulated by Section 35 of this Ordinance; Places of Worship and related buildings; State Licensed Residential Care Facilities serving seven (7) to sixteen (16) persons; Public and private schools; Senior center.

The properties are legally described as follows:

*Lots 8 & 9 Block 76, Town of Brainerd & 1st Addn to Brainerd
Section 24 Township 45 Range 31
P.I.N. #09196076008Z009*

and

*Lots 10 thru 12 Inclusive Block 76, Town of Brainerd & 1st Addn to Brainerd
Section 24 Township 45 Range 31
P.I.N. #09196076010Z009*

(over)

A Public Hearing will be conducted by Brainerd Planning Commission at 6:00 p.m. Wednesday, August 13, 2014 in the Brainerd City Hall Council Chambers, 501 Laurel Street, to consider rezoning the property in accord with the City of Brainerd Zoning Ordinance.

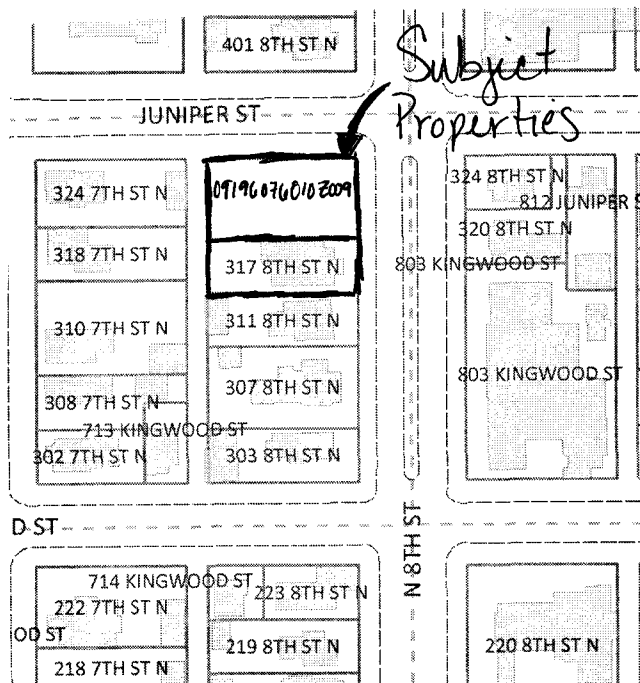
Any individual needing special accommodations please call (218) 828-2309.

Dated this 30th day of July, 2014

Mark Ostgarden

Mark Ostgarden AICP
City Planner

Publication Date: August 1, 2014



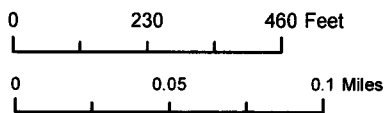
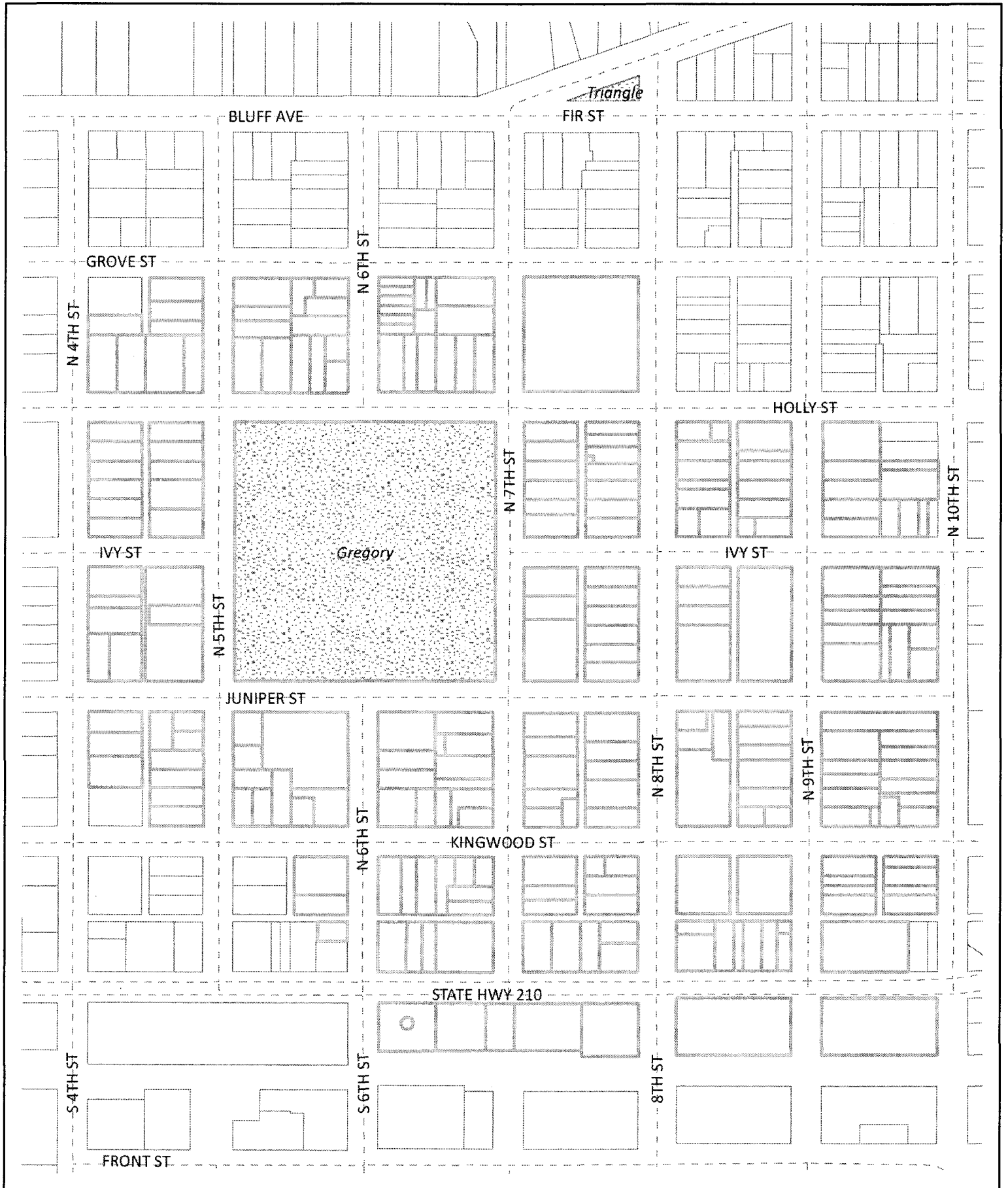
APPRCL	TXNAME	TXADR1	TXADR2	TXADR3	PHYSADDR
091961700082009	AEGERTER, MARY A	615 5TH ST N	BRAINERD, MN 56401		615 5TH ST N
091960980132009	ALDERMAN, BETTY R & JAMES F TRTEES	424 N NINTH ST	BRAINERD MN 56401		424 9TH ST N
091960980112009	ALMOND, PATRICK L & CARLY	918 IVY ST	BRAINERD, MN 56401		918 IVY ST
091960740012009	ANDERSON, LARRY M	613 KINGWOOD ST	BRAINERD, MN 56401		613 KINGWOOD ST
091961320152009	ANDERSON, ROGER ZACHARY	520 4TH ST N	BRAINERD, MN 56401		520 4TH ST N
091960980082009	ARNOLD, AMANDA	419 10TH ST N	BRAINERD, MN 56401		419 10TH ST N
091961680032009	BAILEY, CAROL R	619 N 6TH ST	BRAINERD MN 56401		619 6TH ST N
091960420072889	BEMENT, HARRY S & ARLISS J	11279 ASH AVE	BRAINERD MN 56401		211 8TH ST N
091960760132009	BENSON, CHARLES A & MARY L	324 N 7TH STREET	BRAINERD MN 56401		324 7TH ST N
091961700192009	BENSON, JOSEPH A & JORDAN J	401 HOLLY ST	BRAINERD, MN 56401		401 HOLLY ST
09196040007Y889	BERG, DONNIE L & HEATHER L	11044 GULL RIVER RD	EAST GULL LAKE, MN 56401		821 WASHINGTON ST
09196042001Y009	BERG, DONNIE L & HEATHER L	11044 GULL RIVER RD	EAST GULL LAKE, MN 56401		223 8TH ST N
09196072001Y009	BERG, DONNIE L & HEATHER L	11044 GULL RIVER RD	EAST GULL LAKE, MN 56401		519 KINGWOOD ST
091960800212009	BERG, GUY E	306 9TH ST N	BRAINERD, MN 56401		306 9TH ST N
091961680232009	BEVANS, KELLY J & SUSAN M	523 HOLLY ST	BRAINERD MN 56401		523 HOLLY ST
091961400172009	BLAKE, ROBERT H & MEGAN E	516 8TH ST N	BRAINERD, MN 56401		516 8TH ST N
091961400012009	BLANCK, KATHRYN J	815 IVY ST	BRAINERD, MN 56401		815 IVY ST
091961680112009	BLEGEN, MINDY L	614 5TH ST N	BRAINERD, MN 56401		614 5TH ST N
091960380052009	BLUME, CHARLOTTE E	215 N 10TH	BRAINERD MN 56401		215 10TH ST N
09196074013Y889	BODY OF CHRISTIAN, FELLOWSHIP	602 JUNIPER	BRAINERD MN 56401		602 JUNIPER ST
091961700102009	BOTTORFF, MIKE & MARY MARSHALL	623 FIFTH ST N	BRAINERD, MN 56401		623 5TH ST N
09196168023Y009	BRANDT, CHRISTOPHER E & ANNA	609 6TH ST N	BRAINERD, MN 56401		609 6TH ST N
091961680052009	BRAUSEN, KAY	514 GROVE ST	BRAINERD MN 56401		514 GROVE ST
091960700112009	BROWN, MARK A & LORIE A	321 5TH ST N	BRAINERD, MN 56401		321 5TH ST N
09196074001Y009	BRUSSEAU, MICHAEL D & LAUREL	307 7TH ST N	BRAINERD MN 56401		307 7TH ST N
091961320192009	BYE CABLES INC	P O BOX 565	BRAINERD, MN 56401		510 4TH ST N
091960700152009	CASH, DAVID L & MARLYS P	19737 FLYING EAGLE DR	NEVIS, MN 56467		320 4TH ST N
091961080202009	CHAMBERLAIN, SONYA HESS & LAURENCE	401 JUNIPER ST	BRAINERD, MN 56401		401 JUNIPER ST
091960440042009	CHRISTLE, VIRGINIA M	217 N 7TH ST	BRAINERD MN 56401		217 7TH ST N
091961040000009	CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401		
091961320112009	CLARK, CHARLES E & BARBARA C	523 N 5TH ST	BRAINERD MN 56401		523 5TH ST N
091960420052009	CLUEVER, CHARLES E	2024 18TH ST NW	ROCHESTER, MN 55901		215 8TH ST N
091960760152009	COLLINS, DAVID C & LINDA	9845 OAK SHORE DR	LAKEVILLE, MN 55044		318 7TH ST N
09196080001Y009	COLVIN, FRANK L & BETTY	301 10TH ST N	BRAINERD, MN 56401		301 10TH ST N
091961660212009	DANZL, LAVONNE M REV TRUST	619 HOLLY ST	BRAINERD, MN 56401		619 HOLLY ST
091960380040009	DEGEN, MICHAEL S & JULIE L	10935 GULL RIVER RD	EAST GULL LAKE, MN 56401		217 10TH ST N
091350000010009	DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401		614 6TH ST N
091350000020009	DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401		616 6TH ST N
091350000030009	DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401		618 6TH ST N
091350000040009	DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401		620 6TH ST N
091350000050009	DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401		622 6TH ST N
091350000060009	DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401		624 6TH ST N
091350000070009	DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401		610 GROVE ST
091350000080009	DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401		612 GROVE ST
091350000090009	DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401		
091960440052009	DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401		213 7TH ST N
091960700132009	DOUD, JESSICA R	404 JUNIPER ST	BRAINERD, MN 56401		404 JUNIPER ST
091960440072009	DUININCK, BETTY J TRUSTEE B DUININC	710 PIONEER LANE	ST CLOUD MN 56301		615 WASHINGTON ST
091961680012009	ELLZEY, REBECCA & MARJORIE KLOOSTER	615 6TH ST N	BRAINERD, MN 56401		615 6TH ST N
091960700092009	ENDRES, JOANNE C	414 JUNIPER ST	BRAINERD, MN 56401		414 JUNIPER ST

09196170017Z009	ENGELSTAD, SCOTT E & PATRICIA K	616 4TH ST N	BRAINERD, MN 56401	616 4TH ST N
09196070017Z009	ENGISCH, RUDOLPH D & BRENDA	312 N 4TH STR	BRAINERD MN 56401	312 4TH ST N
09196102000I009	EPISCOPAL CHURCH	408 N 7TH	BRAINERD MN 56401	
09196074007Z009	ERICKSON, JOHN & JANET	230 CHIPPEWA	BRAINERD MN 56401	323 7TH ST N
09196138017Z009	ERICKSON, NATHAN & MARISHAH	514 7TH ST N ST	BRAINERD, MN 56401	514 7TH ST N
09196102000G009	EVERSON, LYNDA E	422 7TH ST N	BRAINERD MN 56401	422 7TH ST N
09196138005Z009	FARRELL, SEAN	511 N 8TH ST	BRAINERD MN 56401	511 8TH ST N
09196166013Z009	FILKINS, MARK B & PATIENCE J	603 HOLLY ST	BRAINERD MN 56401	603 HOLLY ST
09196108001Z009	FIRST CONGREGATIONAL CHURCH	415 JUNIPER	BRAINERD MN 56401	
09196108007Z009	FIRST CONGREGATIONAL CHURCH	415 JUNIPER	BRAINERD MN 56401	413 5TH ST N
09196108020Y009	FIRST CONGREGATIONAL CHURCH	415 JUNIPER	BRAINERD MN 56401	411 JUNIPER ST
09196132009Z009	FISHER, STEVEN A N & ANNE C N	517 5TH ST N	BRAINERD, MN 56401	517 5TH ST N
09196132004Z009	FITZPATRICK, THOMAS A & RUTH A	511 5TH ST N	BRAINERD MN 56401	511 5TH ST N
09196044001X009	FLOWERS, ERIK G & TAHNEE F	624 KINGWOOD ST	BRAINERD, MN 56401	624 KINGWOOD ST
09196132013Z009	FRASL, STEVEN P & PAULINE	524 4TH ST N	BRAINERD MN 56401	524 4TH ST N
09196074013Z009	FREIHAMMER, JESSE R & KATIE L	316 6TH ST N	BRAINERD, MN 56401	316 6TH ST N
09196080003Z009	GARDING, DEBORAH ANN	305 N 10TH ST	BRAINERD MN 56401	305 10TH ST N
09196044014X009	GMEINDER, ALFRED J & BARBARA	8312 SLEEPY HOLLOW RD	FT RIPLEY, MN 56449	607 WASHINGTON ST
09196044016Y889	GMEINDER, ALFRED J & BARBARA K %SAW	601 WASHINGTON ST	BRAINERD MN 56401	601 WASHINGTON ST
09196044019Z009	GMEINDER, ALFRED J & BARBARA K %SAW	601 WASHINGTON ST	BRAINERD MN 56401	
09196080009Z009	GOEDSCHE, JANES LIVING TRUST	371 OX CREEK RD	WEAVERVILLE, NC 28787-9765	317 10TH ST N
09196076003Z009	GORTON, JAY J	P O BOX 29	PEQUOT LAKES, MN 56472	307 8TH ST N
09196038002Z009	GOTTWALT, MATTHEW & ERICA	309 13TH ST SW	LITTLE FALLS, MN 56345	219 10TH ST N
091960380210009	GOTTWALT, MATTHEW & ERICA	309 13TH ST SW	LITTLE FALLS, MN 56345	218 9TH ST N
09196140020Z009	GRIESER, JACOB & JEANNIE	510 N 8TH ST	BRAINERD, MN 56401	510 8TH ST N
09196080004Z009	GUIN, JAMES W & JANET M	309 10TH ST N	BRAINERD MN 56401	309 10TH ST N
09196102000B009	GUNDERSON, TIMOTHY R	407 8TH ST N	BRAINERD, MN 56401	407 8TH ST N
09196072020Z009	HALL, EDWARD M & JUDITH C	9303 MEADOW BROOK LN	BRAINERD, MN 56401	310 5TH ST N
09196140022Z009	HANSEN, DANIEL J	801 IVY ST	BRAINERD, MN 56401	801 IVY ST
09196132021Z009	HANSON, DONNA M	508 N 4TH ST	BRAINERD MN 56401	508 4TH ST N
09196132007Z009	HARRIS, COLLEEN D	515 5TH ST N	BRAINERD, MN 56401	515 5TH ST N
09196074019Z009	HESS, JOE	C/O ANGELINE HESS	1622 NORWOOD ST	310 6TH ST N
09196166004Z009	HOLLOWAY, RONNIE L & KRISTI M	623 7TH ST N	BRAINERD MN 56401	623 7TH ST N
09196166001Z009	HUMMEL, JERRY K & REBECCA S	24803 COUNTY ROAD 19	MERRIFIELD, MN 56465	617 7TH ST N
09196164000Z009	IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401	WHITTIER SCHOOL
09196042016Z009	JACK AND HARRY INVESTMENTS LLC	206 7TH ST N	BRAINERD, MN 56401	
09196042020Z889	JACK AND HARRY INVESTMENTS LLC	206 7TH ST N	BRAINERD, MN 56401	218 7TH ST N
09196080008Z009	JANES, CYNTHIA	371 OX CREEK RD	WEAVERVILLE, NC 28787-9765	315 10TH ST N
09196076001Z009	JEDLENSKI, ANDREW & TONI	303 8TH ST N	BRAINERD, MN 56401	303 8TH ST N
09196076008Z009	JEDLENSKI, BRANDON A & JENNA J	317 8TH ST N	BRAINERD, MN 56401	317 8TH ST N
09196076010Z009	JEDLENSKI, GREGORY A & PATRICIA	9089 DAL-MAR DR	BRAINERD MN 56401	
09196138001Z009	JENTSCH, ARTHUR L & COLLEEN J	11572 STATE HIGHWAY 210	BRAINERD MN 56401	501 8TH ST N
09196100013Z009	JENTSCH, MICHAEL	14190 MEMORYWOOD DR	BAXTER MN 56425	424 8TH ST N
09196166019Z009	JOHNSON, DANNY L & BARBARA L	611 HOLLY	BRAINERD MN 56401	611 HOLLY ST
091960980100009	JOHNSON, SABRINA D	421 10TH ST N	BRAINERD, MN 56401	421 10TH ST N
091961400190009	JONES, JACLYN F	15821 330TH AVE	PIERZ, MN 56364	512 8TH ST N
091960740050009	JONES, TARA E	309 7TH ST N	BRAINERD, MN 56401	309 7TH ST N
09196046005Z889	KANDER GROUP INC	C/O JOEL GROETHE	1106 MOUNT CURVE AVE	215 6TH ST N
09196046001Z009	KEHR, ROLAND E JR & PATRICIA	723 N 4TH ST	BRAINERD MN 56401	524 KINGWOOD ST
09196042013Z009	KINNEY, GARY DEWAYNE	17263 TIMBERLANE	BRAINERD, MN 56401	711 WASHINGTON ST
09196078001Y889	KNACK, LORAN E & JANE	6044 NASHWAY RD	NISSWA, MN 56468	823 KINGWOOD ST

09196078013Y009 KUKOWSKI, RYAN R & IVY R	6999 WOIDA RD	BAXTER MN 56425	320 8TH ST N
09196108013Z009 LAKE, LISA N REV TRUST AGR 2-16-95	424 4TH ST N	BRAINERD, MN 56401	424 4TH ST N
09196108016Y009 LAKE, LISA N REV TRUST AGR 2-16-95	424 4TH ST N	BRAINERD, MN 56401	
09196078013X009 LAKE, THOMAS J	102 BELLE RAE CIR	BRAINERD, MN 56401	812 JUNIPER ST
09196140013Y009 LAKE, THOMAS J	102 BELLE RAE CIR	BRAINERD, MN 56401	812 HOLLY ST
09196042019Z009 LAKE, THOMAS J & MELISSA A	102 BELLE RAE CIR	BRAINERD, MN 56401	214 7TH ST N
09196044019X009 LAKES AREA HABITAT FOR HUMANITY INC	P O BOX 234	BRAINERD, MN 56401	612 KINGWOOD ST
09196078001Z009 LAKES AREA SENIOR ACTIVITY CENTER	803 KINGWOOD ST	BRAINERD, MN 56401	
09196078003Z009 LAKES AREA SENIOR ACTIVITY CENTER	803 KINGWOOD ST	BRAINERD, MN 56401	305 9TH ST N
09196078017Y009 LAKES AREA SENIOR ACTIVITY CENTER	803 KINGWOOD ST	BRAINERD, MN 56401	803 KINGWOOD ST
09196078017Y009 LAKES AREA SENIOR ACTIVITY CENTER	803 KINGWOOD ST	BRAINERD, MN 56401	803 KINGWOOD ST
09196138007Z009 LAMBERSON, DENNIS W & DEAN L WILSON	515 N 8TH ST	BRAINERD MN 56401	515 8TH ST N
09196102000C009 LARSON, REED A & KAYLEEN A	25403 PINE HAVEN RD	NISSWA, MN 56468	411 8TH ST N
09196070009Y009 LAUTER, LISA	319 5TH ST N	BRAINERD, MN 56401	319 5TH ST N
09196074021Y009 LIMOGIANNI, BRITTANI & ANTHONY	609 KINGWOOD ST	BRAINERD, MN 56401	609 KINGWOOD ST
09196138003Z009 LINDGREN, KEITH A & JULIE R	507 N 8TH STR	BRAINERD MN 56401	507 8TH ST N
09196102000H889 LOCKWOOD, MATTHEW R	2210 14TH ST S	MOORHEAD, MN 56560	418 7TH ST N
09196078011Z009 LORIMOR, DIANNA C	16380 BIRCHWOOD LN	BRAINERD, MN 56401	323 9TH ST N
09196074001X009 LORIMOR, DIANNA C	16380 BIRCHWOOD LN	BRAINERD, MN 56401	301 7TH ST N
09196138010Z009 LUJAN, BENJAMIN & CYNTHIA HANSON	521 8TH ST N	BRAINERD, MN 56401	521 8TH ST N
09196044001Z009 MAILHOT, JOSHUA & CANDACE	614 KINGWOOD ST	BRAINERD, MN 56401	614 KINGWOOD ST
091960400120009 MALINEN PROPERTIES LLC	4517 64TH ST SE	ST CLOUD, MN 56304	
09196040013Z009 MALINEN PROPERTIES LLC	4517 64TH ST SE	ST CLOUD, MN 56304	
09196040015Y009 MALINEN PROPERTIES LLC	4517 64TH ST SE	ST CLOUD, MN 56304	212 8TH ST N
09196040015Z009 MALINEN PROPERTIES LLC	4517 64TH ST SE	ST CLOUD, MN 56304	801 WASHINGTON ST
060252100D00009 MAROONS LLC	PO BOX 472	BRAINERD, MN 56401	
060252100EA0009 MAROONS LLC	PO BOX 472	BRAINERD, MN 56401	
09196016001Z009 MATTHIES, WILLIAM N JR & EVELYN	418 N 3RD ST	BRAINERD MN 56401	724 WASHINGTON ST
09196016007Z009 MATTHIES, WILLIAM N JR & EVELYN	418 N 3RD ST	BRAINERD MN 56401	
09196040010Y009 MATTSON PROPERTIES LLC	817 WASHINGTON ST	BRAINERD, MN 56401	
09196072001Z009 MCCULLOCH, EDWARD W & LYNNE M	515 KINGWOOD ST	BRAINERD MN 56401	515 KINGWOOD ST
09196080006Z009 MCKAY, RICHARD G & MARY	21212 MAIL ROUTE RD	BRAINERD MN 56401	313 10TH ST N
09196080023Z009 MCKAY, RICHARD G & MARY	21212 MAIL ROUTE RD	BRAINERD MN 56401	302 9TH ST N
09196042007Y009 MCLAIN, COLIN & AMY	C/O ROBERT MCLEAN & DOUG SWANSON	2331 DANCING WIND RD SW PINE RIVER, MN 56474	723 WASHINGTON ST
09196042011Z009 MCLAIN, COLIN & AMY	C/O ROBERT MCLEAN & DOUG SWANSON	2331 DANCING WIND RD SW PINE RIVER, MN 56474	713 WASHINGTON ST
09196140022Y009 MEDVED, THOMAS J	6692 NORTHUMBRIA DR	PINE RIVER, MN 56474	809 IVY ST
09196132017Z009 MEYENBURG, TIMOTHY DAVID	512 4TH ST N	BRAINERD, MN 56401	512 4TH ST N
09196138015Z009 MEYER, GREGORY S & DIANE L	520 7TH ST N	BRAINERD, MN 56401	520 7TH ST N
09196138008Z889 MINNEGASCO PROPERTY ACCOUNTING	P O BOX 59038	MINNEAPOLIS, MN 55459-0038	
09196076006Z009 MOENGEN, JOHN D	36170 GALE LN	CROSSLAKE, MN 56442	311 8TH ST N
09196168005Y009 MORAN, SANDRA L	621 N 6TH ST	BRAINERD MN 56401	621 6TH ST N
09196070003Z009 MORIARTY, KARLA	307 5TH ST N	BRAINERD, MN 56401	307 5TH ST N
09196070001Z009 NASH, PATRICK V & REBECCA L	303 5TH ST N	BRAINERD, MN 56401	303 5TH ST N
091960380220009 NEDBERG, TODD B	4265 QUINWOOD LN N	PLYMOUTH MN 55442	220 9TH ST N
09196076021Z009 NELSON, PATRICIA G	308 N 7TH ST	BRAINERD MN 56401	308 7TH ST N
09196166015Z009 NICK & JOE'S MOW AND SNOW LLC	2200 PRINCETON AVE	ST PAUL, MN 55105	605 HOLLY ST
09196046007Y009 NIEMEYER, CORBY L & SHEILA J	18703 ROCK BAY RD	BRAINERD MN 56401	211 6TH ST N
09196140005Z009 NINHAM, AMY S & BYRON K	511 N 9TH ST	BRAINERD, MN 56401	511 9TH ST N
09196044013Z009 NOETZEL, BRANDEN J	611 WASHINGTON ST	BRAINERD, MN 56401	611 WASHINGTON ST
09196074021Z009 NORDENSON, DANIEL J & ELIZABETH S	601 KINGWOOD ST	BRAINERD MN 56401	601 KINGWOOD ST
09196140001Y009 NYLUND, SHANNON & JERRA	501 9TH ST N	BRAINERD, MN 56401	501 9TH ST N

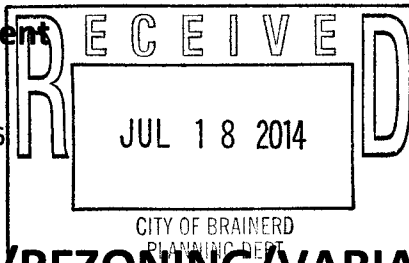
09196102000A009	OLANDER, KEVIN M	PO BOX 2055	LA HABRA, CA 90631	401 8TH ST N
09196038023Z009	O'LEARY, SUSAN & RICHARD L	224 N 9TH ST	BRAINERD MN 56401	224 9TH ST N
09196038015Z009	O'REILLY AUTOMOTIVE INC	P O BOX 06116	CHICAGO, IL 60606-0116	901 WASHINGTON ST
09196138008Y009	O'REILLY, JOHN	519 8TH ST N	BRAINERD, MN 56401	519 8TH ST N
09196168010Z009	ORTON, MARC A	618 5TH ST N	BRAINERD, MN 56401	618 5TH ST N
09196142021Z009	OSBORNE, JOAN M	508 N 9TH ST	BRAINERD MN 56401	508 9TH ST N
09196072005Z009	PARK UNITED, METHODIST CHURCH	315 N 6TH ST	BRAINERD MN 56401	514 JUNIPER ST
09196044019Y009	PARSONS, MARY	13204 TIMBERLANE DR	BAXTER, MN 56425-8025	608 KINGWOOD ST
09196038019Z009	PETERSON, DAVID K & KRISTIN A	1107 6TH ST S	BRAINERD, MN 56401	214 9TH ST N
09196040008Z009	PETERSON, JOHN R	819 WASHINGTON ST	BRAINERD MN 56401	819 WASHINGTON ST
09196080018Z009	PHILIPPY, MARIE A REV TRUST AGR	314 9TH ST N	BRAINERD, MN 56401	314 9TH ST N
09196170001Y009	PICKAR, RICK & LINDA	9968 ST MATHIAS RD	BRAINERD MN 56401	423 HOLLY ST
09196168021Z009	POTVIN, ALLISON	521 HOLLY ST	BRAINERD, MN 56401	521 HOLLY ST
09196078008Z009	PUERINGER, DAVID F	616 1/2 FRONT ST #11	BRAINERD, MN 56401	315 9TH ST N
09196038001Z009	PUERINGER, DAVID F PUERINGER INVEST	616 1/2 FRONT ST	BRAINERD, MN 56401	223 10TH ST N
09196042001Z009	PUERINGER, DAVID F PUERINGER INVEST	616 1/2 FRONT ST	BRAINERD, MN 56401	714 KINGWOOD ST
060252100C00009	R M N PARTNERS	2300 N 2ND ST	MINNEAPOLIS MN 55411	624 WASHINGTON ST
09196080015Z009	RAGE HOLDINGS LLC	16085 MCKAY RD	BRAINERD, MN 56401	320 9TH ST N
09196168007Z009	REABE, ROXANE	624 N 5TH ST	BRAINERD MN 56401	624 5TH ST N
09196132001Z009	RESCH, DIANE K	P O BOX 207	EMILY MN 56447	501 5TH ST N
09196070007Z009	RESSEN, RICK R & ROSALIND	313 N 5TH ST	BRAINERD MN 56401	313 5TH ST N
09196138019Z009	REZAC, CRAIG PAUL & TYANNE GUIDA R	512 7TH ST N	BRAINERD, MN 56401	512 7TH ST N
09196142017Z009	RHODES FINANCIAL SERVICES LLC	16735 43RD AVE N	PLYMOUTH, MN 55446	516 9TH ST N
09196170019Y009	RICHARDSON, SHELLY L & JOHN P	409 HOLLY ST	BRAINERD MN 56401	409 HOLLY ST
09196168019Z009	RITCHIE, MARK A	515 HOLLY ST	BRAINERD, MN 56401	515 HOLLY ST
09196076022Z009	RIVERS, CULLEN	713 KINGWOOD ST	BRAINERD, MN 56401	713 KINGWOOD ST
09196142001Z009	ROBECK, THOMAS	915 IVY ST	BRAINERD, MN 56401	915 IVY ST
09196072016Y009	ROBERTS, JENNA C	502 JUNIPER ST	BRAINERD, MN 56401	502 JUNIPER ST
09196042003Z009	ROSENBERG, GREGORY J & MARGARET A	219 NORTH 8TH STREET	BRAINERD MN 56401	219 8TH ST N
09196042022Z889	RUNBERG, JAMES P & DIANE E TRTEES	29846 HUXTABLE POINT RD	MERRIFIELD MN 56465	222 7TH ST N
09196070005Z009	RUPPERT, CHARLES F & BRIDGET J RYAN	311 N 5TH ST	BRAINERD, MN 56401	311 5TH ST N
09196098016Z009	RYAPPY, SHARRON A	418 N 9TH ST	BRAINERD MN 56401	418 9TH ST N
09196140003Z009	SANDBERG, KATIE K	507 9TH ST N	BRAINERD, MN 56401	507 9TH ST N
09196142005Y009	SCHLIEK, DEAN R	26877 N STAR LN	BREEZY POINT, MN 56472-3252	515 10TH ST N
09196170001Z009	SCHMIDT, HEIDI MICHELLE	417 HOLLY ST	BRAINERD MN 56401	417 HOLLY ST
09196080019Z009	SCHULTZ, RONALD D	310 9TH ST N	BRAINERD, MN 56401	310 9TH ST N
09196138013Z009	SEALE, ELMER H DR	522 N 7TH	BRAINERD MN 56401	522 7TH ST N
09196074006Z009	SHAW, CHARLES R & ELIZABETH A	315 7TH ST N	BRAINERD MN 56401	315 7TH ST N
09196140007Z009	SHAW, EDWARD R & MARY AEGERTER	722 6TH ST S	BRAINERD, MN 56401	513 9TH ST N
091961400090009	SHAW, EDWARD R & SARAH J HAYDEN	517 9TH ST N	BRAINERD, MN 56401	517 9TH ST N
09196140010Z009	SHAW, EDWARD R & SARAH J HAYDEN	517 9TH ST N	BRAINERD, MN 56401	521 9TH ST N
09196142019Z009	SHAW, EDWARD R & SARAH J HAYDEN	517 9TH ST N	BRAINERD, MN 56401	512 9TH ST N
09196102000E009	SHIPMAN, DONALD & NANCY	419 N 8TH ST	BRAINERD, MN 56401	419 8TH ST N
09196078005Z009	SHIVELY, LAURA J	313 N 9TH ST	BRAINERD, MN 56401	313 9TH ST N
09196102000D009	SINCLEAR, KEVIN M	415 8TH ST N	BRAINERD, MN 56401	415 8TH ST N
09196044001Y009	SORENSEN, PHYLLIS M	620 KINGWOOD ST	BRAINERD MN 56401	620 KINGWOOD ST
09196080011Z009	ST FRANCIS CATHOLIC CHURCH	1108 WILLOW ST	BRAINERD, MN 56401	323 10TH ST N
09196098001X009	ST FRANCIS CATHOLIC CHURCH	1108 WILLOW ST	BRAINERD, MN 56401	921 JUNIPER ST
09196098001Y009	ST FRANCIS CATHOLIC CHURCH	1108 WILLOW ST	BRAINERD, MN 56401	913 JUNIPER ST
09196098001Z009	ST FRANCIS CATHOLIC CHURCH	1108 WILLOW ST	BRAINERD, MN 56401	
09196098004Z009	ST FRANCIS CATHOLIC CHURCH	1108 WILLOW ST	BRAINERD, MN 56401	411 10TH ST N

09196098019Z009	ST FRANCIS CATHOLIC CHURCH	1108 WILLOW ST	BRAINERD, MN 56401	412 9TH ST N
09196098021Z009	ST FRANCIS CATHOLIC CHURCH	1108 WILLOW ST	BRAINERD, MN 56401	
09196100001Z009	ST FRANCIS CATHOLIC CHURCH	1108 WILLOW ST	BRAINERD, MN 56401	817 JUNIPER ST
09196100015Z009	ST FRANCIS CATHOLIC CHURCH	1108 WILLOW ST	BRAINERD, MN 56401	
09196100017Z009	ST FRANCIS CATHOLIC CHURCH	1108 WILLOW ST	BRAINERD, MN 56401	416 8TH ST N
09196100019Z009	ST FRANCIS CATHOLIC CHURCH	1108 WILLOW ST	BRAINERD, MN 56401	
09196098007Z009	ST FRANCIS CHURCH	1108 WILLOW ST	BRAINERD, MN 56401	415 10TH ST N
09196098017Z009	ST FRANCIS CHURCH	1108 WILLOW ST	BRAINERD, MN 56401	416 9TH ST N
09196170007Z009	STEALY, KEVIN C & ELLEN	611 5TH ST N	BRAINERD, MN 56401	611 5TH ST N
09196076017Z009	STEGNER, AARON A & CARRIE D	310 7TH ST N	BRAINERD, MN 56401	310 7TH ST N
09196074007Y009	STOCK, PAMELA S	317 7TH ST N	BRAINERD MN 56401	317 7TH ST N
09196074012A009	STOCK, PAMELA S	317 7TH ST N	BRAINERD MN 56401	
09196138011Z009	STONEBERG, TRUETT E & JANET	523 N 8TH ST	BRAINERD MN 56401	523 8TH ST N
09196138022Z009	TAN INVESTMENTS INC	502 7TH ST N	BRAINERD MN 56401	502 7TH ST N
09196132023Z009	TAUTGES, ROBERT J & TOD STRANGE	9056 FOREST HEIGHTS DR	BRAINERD, MN 56401	504 4TH ST N
09196140015Z009	TAYLOR, JAMES O & SARA L	518 8TH ST N	BRAINERD, MN 56401	518 8TH ST N
09196076023Z009	THOMAS, JOHN G	5154 JORDAN RD	BAXTER, MN 56425	302 7TH ST N
09196166023Z009	THORNTON, DANIEL	623 HOLLY ST	BRAINERD, MN 56401	623 HOLLY ST
09196168016Z009	TIPLADY, ROBERT W & MARGARET	509 HOLLY STR	BRAINERD MN 56401	509 HOLLY ST
09196072019Y009	TRUSTY, MARY B	511 KINGWOOD ST	BRAINERD, MN 56401	511 KINGWOOD ST
09196072021Z009	TRUTH LUTHERAN CHURCH LLC	PO BOX 471	BRAINERD, MN 56401	501 KINGWOOD ST
09196168013Z009	VAN DERWERKER, DIRK C & SUSAN SKARP	604 N 5TH ST	BRAINERD, MN 56401	604 5TH ST N
09196142001X009	VERVALEN, WENDY	921 IVY ST	BRAINERD, MN 56401	921 IVY ST
09196142001Y009	VERVALEN, WENDY	921 IVY ST	BRAINERD, MN 56401	
09196080001Z009	VOSS, TIMOTHY J SR & LAUREL M	911 KINGWOOD ST #1	BRAINERD, MN 56401	911 KINGWOOD ST
09196080023Y009	VOSS, TIMOTHY J SR & LAUREL M	911 KINGWOOD ST #1	BRAINERD, MN 56401	
09196138021Z009	WAGNER, JOSEPH J & MARY L	508 7TH ST N	BRAINERD MN 56401	508 7TH ST N
09196140013Z009	WALKER, CAROLYN A	524 N 8TH ST	BRAINERD MN 56401	524 8TH ST N
09196072016Z009	WALLACE, CELIA M	312 N 5TH ST	BRAINERD, MN 56401	312 5TH ST N
09196102000F009	WALLIN, LINDA	423 N 8TH ST	BRAINERD, MN 56401	423 8TH ST N
09196166017Z009	WARNBERG, LORRAINE M REVC TRUST	607 HOLLY ST	BRAINERD, MN 56401	607 HOLLY ST
09196040007Z009	WARREN, STEVE	209 N 9TH ST	BRAINERD MN 56401	209 9TH ST N
09196078009Z009	WEISS, RICHARD A	319 9TH ST N	BRAINERD, MN 56401	319 9TH ST N
09196142013Z009	WELLIVER, WILLIAM G	344 NW WOODLAND RD	RIVERSIDE MO 64150	520 9TH ST N
09196078013Z009	WHIRLEY, BRENDA KAY	6785 WISE LAKE RD	BRAINERD MN 56401	324 8TH ST N
09196108017Z009	WILEMAN, DANIEL E & JOAN M	412 4TH ST N	BRAINERD MN 56401	412 4TH ST N
09196142023Z009	WINGETT, JAMES R & JUDITH J	502 N 9TH ST	BRAINERD MN 56401	502 9TH ST N
09196072021Y009	WNUK, MARY L	507 KINGWOOD ST	BRAINERD MN 56401	507 KINGWOOD ST
091961420080009	YOUNG, ROBERT W & AMY L GIBSON	519 N 10TH ST	BRAINERD, MN 56401	
09196040001Y009	ZION EVANGELICAL LUTHERAN CONGREGATION	220 N 8TH ST	BRAINERD MN 56401	
09196040019Z009	ZION EVANGELICAL LUTHERAN CONGREGATION	220 N 8TH ST	BRAINERD MN 56401	220 8TH ST N



**City Planning Department**

City Hall – 501 Laurel Street
Brainerd, MN 56401
218-828-2309/Fax 218-828-2316
www.ci.brainerd.mn.us



Receipt # 8976
Check # 10359
Date Paid: 7-18-14

CONDITIONAL USE/REZONING/VARIANCE APPLICATION**NATURE OF REQUEST** (please check)

CONDITIONAL USE PERMIT (\$190.00) REZONING (\$250.00) VARIANCE (\$220.00)

PROPERTY ADDRESS: 317 N. 8th St. (Parcel ID 091960760082009)^{and} Lot 09196076102009

LEGAL DESCRIPTION: Lot(s): _____ Block: _____ Addition: _____
(attach description if lengthy)

Property Owner Name: Greg Jedlenski

Street Address: 317 N. 8th St and LOT City: Brd State: MN Zip Code 56401

Phone Number: 218-839-3050 Fax: N/A E-mail: N/A

Applicant Name: (If different than Property Owner) _____

Street Address: _____ City: _____ State: _____ Zip Code: _____

Phone Number: _____ Fax: _____ E-mail: _____

Description of Request: My property located at 317 N. 8th St. be placed Back to R-3. This action would put me back in compliance with City Zoning Regulations.

Also Request my Lot next to 317 N 8th St. Be placed back to the original Zoning of R-3. I purchased this property for the purpose to Build a 4-Plex with Garages

Greg Jedlenski
Property Owner Signature

Greg Jedlenski
(Please print name)

18 July 2014
Date

Applicant Signature

Date

(Please print name)

(OVER)

AGENCY REVIEW CHECKLIST

Your request may require review by one or more of the agencies listed below. The City of Brainerd will determine which agencies will need to review your application and provide that agency with the notice of public hearing regarding your application:

BRAINERD FIRE DEPARTMENT

Attn: Kevin Stunek, Fire Chief; 23 Laurel St; Brainerd, MN 56401; 218-828-2312; kstunek@ci.brainerd.mn.us

BRAINERD POLICE DEPARTMENT

Attn: Corky McQuiston, 225 East River Road; Brainerd, MN 56401; 218-829-2805; corky.mcquiston@ci.brainerd.mn.us

BRAINERD PUBLIC UTILITIES

Attn: Scott Magnuson, Supt.; P.O. Box 373; Brainerd, MN 56401; 218-829-8726; smagnuson@bpu.org

BWSR (MN Board of Water and Soil Resources)

Attn: John Overland; 1601 Minnesota Dr; Brainerd, MN 56401; 218-828-2383; john.overland@state.mn.us

CROW WING COUNTY HIGHWAY DEPARTMENT

Attn: Tim Bray, County Engineer; 16589 County Rd 142; Brainerd, MN 56401; 218-824-1110/FAX 218-824-1111
tim.bray@crowwing.us

CROW WING COUNTY SOIL AND WATER CONSERVATION DISTRICT

Attn: Melissa Barrick; 322 Laurel St-Ste. 13; Brainerd, MN 56401; 218-828-6197/FAX 828-6095
melissa.barrick@crowwingswcd.us

CROW WING COUNTY SURVEYOR'S OFFICE

Attn: Mark Liedl; 322 Laurel St Ste 14.; Brainerd, MN 56401; 218-824-1124/FAX 824-1126;
mark.liedl@crowwing.us

HRA

Attn: Jennifer Bergman; 324 E. River Rd.; Brainerd, MN 56401; 218-828-3705/FAX 828-8817;
jennifer@brainerdhra.org

MISSISSIPPI HEADWATERS BOARD

322 Laurel Street Ste 5; Brainerd, MN 56401; 218-824-1307/FAX 824-1104
mhb@mississippiheadwaters.org

MINNESOTA DEPARTMENT OF TRANSPORTATION

Attn: Mary Safgren; 7694 Industrial Park Rd.; Baxter, MN 56425; 218-828-5700; mary.safgren@state.mn.us

MINNESOTA DEPARTMENT OF NATURAL RESOURCES

Attn: Wade Miller; 1601 Minnesota Dr.; Brainerd, MN 56401; 218-828-2605/FAX 828-6043;
wade.miller@state.mn.us

MINNESOTA POLLUTION CONTROL AGENCY

Attn: Reed Larson; 7678 College Rd-Ste. 105; Baxter, MN 56425; 218-828-2492/FAX 828-2594
Reed.Larson@state.mn.us

U.S. ARMY CORPS OF ENGINEERS

Attn: Jeff Koshak; 8896 E. Gull Lake Dr.; Brainerd, MN 56401; 218-829-8402

Ask a Researcher

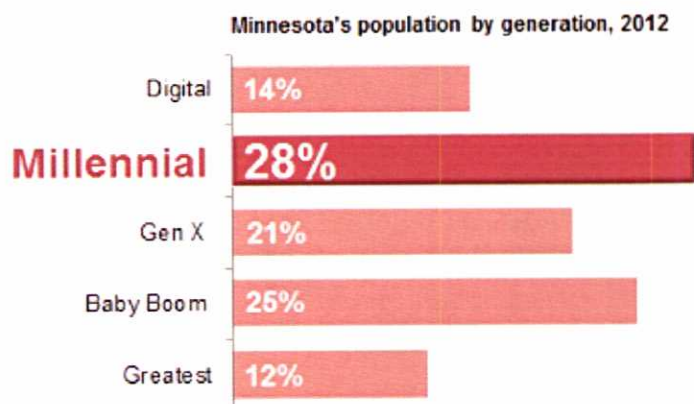
March 2014

6 surprising trends about Minnesota's millennials

by Craig Helmstetter and Jane Tigan, Compass Project

The millennial generation (currently age 14-33), also known as generation Y or the echo boomers, has become the subject of a lot of media attention and broad generalizations. So, for our Minnesota Compass Annual Meeting we dug into the data and pulled out some trends related specifically to this age group in Minnesota. We found some interesting surprises we share with you here.

1. Numbering 1.5 million, millennials outnumber boomers



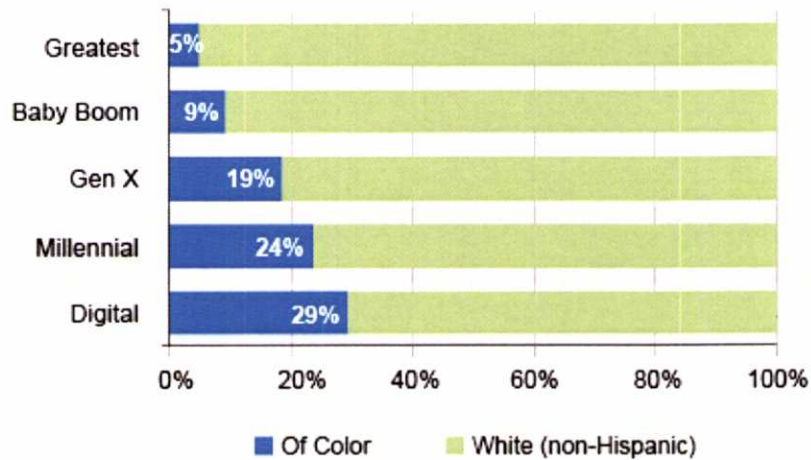
Millennials are the largest in both numbers and share of Minnesota's population. Baby boomers (age 50-68) come in next, at 1.3 million (25 percent), followed by generation Xers (age 34-49), who number 1.1 million and make up 21 percent of the population. The digital generation (age 13 and younger) already makes up 14 percent of the state's population, and the silent and greatest generations (age 69+) together make up the remaining 12 percent of Minnesota's population.

2. 1 in 4 millennials in Minnesota is a person of color

Every generation in Minnesota is more diverse than the generation that preceded it: Only about 5 percent of the silent/greatest generation is made up of persons of color, compared with 9 percent of baby boomers, 19 percent of generation Xers, and 24 percent of millennials. So far about 29 percent of the digital generation is made up of persons of color, and if that trend lasts another few years, it is

likely that nearly one-third Minnesota's digitals will be people of color, since the birth rate is higher among Minnesota's populations of color than it is among non-Hispanic whites.

Generations by race, 2012

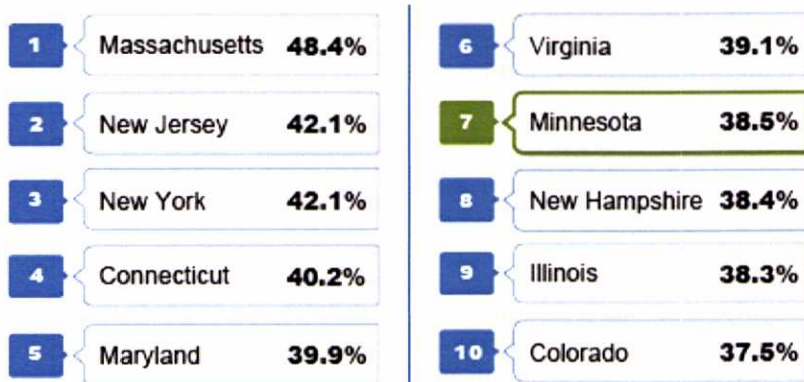


Immigration is another measure of diversity. Eight percent of Minnesota's millennial generation is foreign born, second only to generation X, at 13 percent. We also know that another 8 percent of younger millennials (those age 15-19) are themselves children of immigrants. That means an "immigrant experience" has pretty direct impacts on at least 1 in 6 of Minnesota's millennials.

3. Millennials continue Minnesota's tradition for ranking high in educational attainment

With nearly 40 percent of Minnesotans age 25-34 having earned a bachelor's degree or higher, we rank 7th nationally in educational attainment.

Age 25-34 with a bachelor's degree or higher, 2012



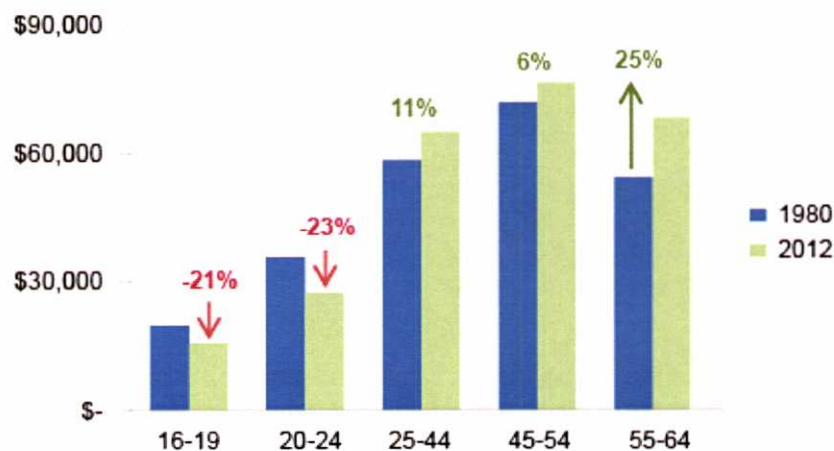
For the Twin Cities region, we rank 5th compared with the nation's 25 largest metropolitan areas. These national comparisons are among the older half of the millennial generation, who have made their way through most of their formal education.

4. The Great Recession was hard on millennials

Poverty rates are markedly higher for millennials today than was the case for young baby boomers back in 1980 and generation Xers in 2000.

Additionally, once you control for inflation, the income of millennials age 16-24 in 2012 is over 20 percent lower than the income of baby boomers in that age group in 1980. Note that this income loss is NOT a broader trend; overall household income is up by 18 percent in Minnesota since 1980, including a 25 percent increase among those age 55-64 today (boomers).

Median Income by age



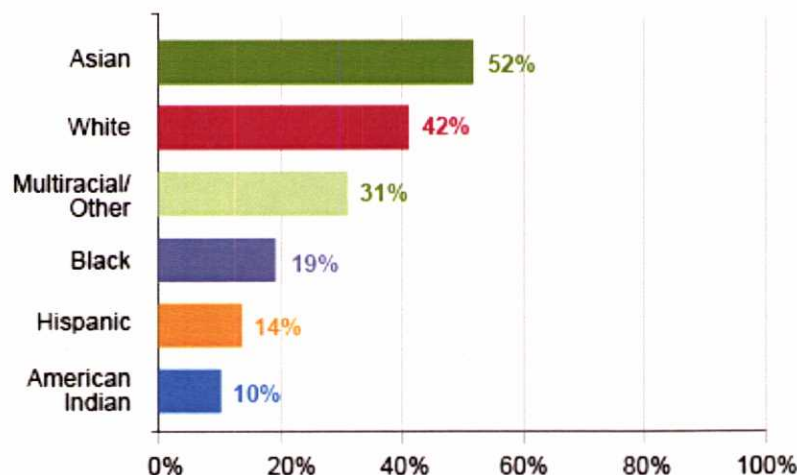
Based on the age of the householder, adjusted for inflation

It is important to note though, that the overall employment rate for Minnesotans age 16-34 has not changed substantially from 1980 although today's job market is much more inviting for young women (especially those age 25-34) than was the case for the boomers in 1980. But young men today are slightly less likely to be employed than were young boomers and gen Xers, and we see this drop especially among entry-level young men age 16-24.

5. Millennials are not immune from racial gaps, but some progress is being seen

Despite the good marks overall on educational attainment, Minnesota's millennials aren't immune from the racial gap that plagues Minnesotans of all ages across employment, home ownership, and even disability rates. Among those age 25-34, for example, while non-Hispanic white Minnesotans are more likely to have at least a bachelor's degree than are their national counterparts, young adults who are Asian, black, and American Indian in Minnesota are less likely to have a degree than is the case for the U.S. as a whole.

Age 25-34 with a bachelor's degree or higher, Minnesota, 2012



There is some good news in terms of gaps, however. The high school graduation rate among students of color has increased by 19 percentage points, from 43 percent in 2003 to 62 percent in 2013, and the white-of color gap has narrowed from 36 percentage points to 23 points. There is still room a lot of for improvement, but this is a definite move in the right direction.

6. Minnesota's millennials are carrying on Minnesota's nation-leading tradition of civic engagement

While young adults are typically among those least likely to involve themselves in volunteering and voting, and Minnesota is no exception to this, Minnesota's young adults compare very favorably to their same-age peers in other states. Minnesota's millennials rank sixth in volunteering and second in voter turnout.

Minnesota millennials rank

Combined with the relatively good news in education, Minnesota's millennials appear poised to maintain Minnesota's generally high quality of life – and might even be the generation to figure out how to more effectively open opportunities to extend that relative prosperity for an even broader array of communities here in Minnesota.

Related articles on Compass:

Minnesota now: Millennials, leaders and the information economy by Diane Tran, founder of Minnesota Rising, and Eriks Dunens, University of Minnesota Extension.

Supporting the next generation of STEM stars by Lisa Peterson de la Cueva, Community Empowerment Technology Project (CTEP) AmeriCorps, SPPN

Don't just scare, inspire by Chris Oien, Minnesota Council on Foundations

Craig Helmstetter, a senior research manager at Wilder Research manages the Compass project. Jane Tigan, research associate, Wilder Research, works on Minnesota Compass projects and gives Compass-related presentations to corporate, government, and nonprofit groups.

Ask a researcher archive

Graph of Year

Research team

STEM Measures

Caryn Mohr

5 Poverty Facts

Craig Helmstetter

Job Measures

Allison Churilla

Postsecondary Measures

Ruth Hamberg

Education Measures

Allison Churilla

Where do I find?

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Central Corridor Update

Jane Tigan

Gender Issues

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Tackling Obesity

Melanie Ferris

More to Love

Craig Helmstetter

Greatest hits

Megan Thieme

Geographic Profiles

Linda Sjostrom

Minnesota Compass

www.mncompass.org

Led by Wilder Research

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Stillwater draws line on sidewalk over coffee shop's chalk signs

By Mary Divine

mdivine@pioneerpress.com

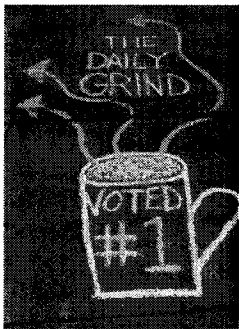
POSTED: 05/22/2014 12:01:00 AM CDT | UPDATED: ABOUT 15 HOURS AGO

A tempest in a coffee cup: That's what Stillwater is facing.

An anonymous complaint about the Daily Grind Espresso Cafe's sidewalk chalk art in downtown Stillwater led to a visit Wednesday from a police officer, who told owners Tim and Megan Palm that they could no longer advertise their business that way.

Tim Palm has been drawing elaborate coffee cups, smoothies, arrows and the words "Daily Grind Espresso Cafe" with colorful chalk on Main Street since the couple bought the business in 2004. The shop is tucked into the back of the building at 317 S. Main St. -- on the St. Croix River side -- and it's difficult to see from Main Street, Megan Palm said.

"We see a huge change in our business when he does it," Megan Palm said of her husband's artworks.



An anonymous complaint about the Daily Grind Espresso Cafe's sidewalk chalk art in downtown Stillwater on Wednesday led to police telling them they couldn't advertise their business with sidewalk chalk. (Courtesy photo: Shawn Hogendorf, Stillwater Current)

"It's hundreds of dollars. We've tried sandwich boards and signs, but they always get busted. This is kind of our way of doing something creative every day that gets washed off in the rain."

After the police visit, Megan Palm took to Facebook and asked Daily Grind customers "to spread the word of where we are located this summer. It's hard being in the back of the building, and this was our way of directing people to our door."

The response was immediate; dozens of customers stopped by or commented, and one started a Facebook page called "United Against Stillwater's Ban on Business Use of Sidewalk Chalk."

"I woke up this morning, and I was, like, 'Holy cow,' " Megan Palm said Thursday.

City Planner Abbi Wittman said the enforcement action against the Daily Grind was in response to a complaint.

Since the chalk art included the Daily Grind's business name, it is considered "off-site signage ... which is prohibited in all zoning districts" per city ordinance, Wittman said.

Wittman said the Daily Grind would be allowed to draw pictures of coffee cups and smoothies and arrows in sidewalk chalk -- as long as they didn't use the business name.

That sounded good to Megan Palm.

"The city has been awesome about this," she said. "I don't want this to be a big deal. I don't want the city to be hampered by it. I don't like bad publicity about Stillwater."