

BRAINERD PLANNING COMMISSION

Wednesday, April 17, 2019
6:00 p.m.
City Hall Council Chambers

1. Call To Order
2. Approval/Amendment Of Agenda
3. Approval Of Minutes
 1. Regular Meeting Held on March 20, 2019

Documents:

[2019-03-20 DRAFT.PDF](#)

4. New Business
 - 4.a. Variance Request - Mitch Tuomi, 701 7th St. NW On Behalf Of Property Owner David Muhonen To Construct A 16' X 40' Addition
 - The property is a nonconforming residential use in a B-4 (General Commercial) District

Documents:

[701 7TH ST NW NONFORMING STRUCTURE VARIANCE .PDF](#)

- 4.b. Variance Request - William John Cory, 212 And 214 2nd Ave NE To Construct A 24' X 20' Garage
 - The property is in an R-2 (Medium Density Residential) District

Documents:

[214 2ND AVE. NE ACCESSORY STRUCTURE VARIANCE.PDF](#)

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
 - 6.a. Uses Within Zoning Districts
7. Commissioners' Questions/Comments
8. Community Development Director's Report
9. Adjourn

Any individual needing special accommodations, or that desires more information about the above items, please call 218-828-2309

PLANNING COMMISSION
Wednesday, March 20, 2019

#1 Call to Order

Planning Commission Chair Gorham called the meeting of the Brainerd Planning Commission to order at 6:00 p.m. in the City Hall Council Chambers.

Noted present were Commissioners Gorham, Marohn, Burslie and Duval; and Council Liaison Lambert. Community Development Director Chanski and City Engineer Sandy were also noted as present.

#2 Approval/Amendment of Agenda

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND DUVAL, DULY CARRIED, TO APPROVE THE AGENDA.

#3 Approval of Minutes

MOTION AND SECONDED BY COMMISSIONERS DUVAL AND BURSLIE, DULY CARRIED, TO APPROVE THE MINUTES OF THE PLANNING COMMISSION RETREAT HELD ON FEBRUARY 13, 2019 AND THE REGULAR MEETING HELD ON FEBRUARY 20, 2019.

#4 New Business

4a. Rezoning – James Runberg – Properties at 940 and 944 – 28th Street SE and Unaddressed Property on 28th Street

- 940 and 944 28th Street – PIN 09143000005E009 (Twin Home)
- Unaddressed Property – PIN 09143000005H009 (Empty Lot)
 - Rezoning requested from an R-1, Single Family Residential District to an R-2, Medium Density Residential District

Community Development Director Community Development Director Chanski explained the petitioner is requesting the rezoning for the purpose of bringing these properties back into zoning compliance and to construct a twin home on the empty lot. The properties were previously zoned R-2 (Medium Density Residential) and sometime after 2007 the zoning was amended to R-1 (Single Family Residential). However, there was no record found of the details of this change.

Commission discussion took place.

The Chair opened the public hearing at 6:06 p.m.

The Chair recognized Mr. James Runberg, 1205 Lakeview Lane, Brainerd who submitted the application for his properties at 940 and 944 – 28th Street. He explained he recently retired from his career as a property appraiser but currently owns properties in Brainerd for the purpose of rental housing. He indicated his plans are to construct another twin home on the vacant lot to be used as single-family rental housing. The benefit to developing this vacant parcel not only would provide housing for two families, it would generate additional tax income. He also indicated that he is very selective of the families that he would rent to.

The Chair recognized Mr. Bryce Fry, 1016 - 28th Street, Brainerd who stated he is concerned as the small section of trees will not be enough to screen and provide privacy from his property. He said he is also a little bit leery of having a rental property right next door and would like to see more privacy implemented at the property.

Mr. Runberg indicated he would be happy to plant more trees between the properties for privacy.

The Chair closed the public hearing at 6:16 p.m.

Commission discussion took place and overhead maps and street views were studied.

MOTION AND SECONDED BY COMMISSIONERS MAROHN AND LAMBERT, DULY CARRIED, TO RECOMMEND APPROVAL OF THE REZONING REQUEST AS SUBMITTED BASED ON THE FINDINGS OF FACT AS FOLLOWS:

1. The twin home located at the addresses of 940 and 944 – 28th Street is currently a non-conforming use as R-1 districts prohibit multi-family housing.
2. The requested properties were properly zoned as an R-2 Medium Density Residential District when the twin home was constructed in 2004.
3. The unaddressed property (PIN 0914300000H009) is suitable for the construction of a twin home.
4. Returning the properties to an R-2 District will have the following impacts:
 - a. The twin home at 940 and 944 – 28th Street will return to zoning compliance, which will allow the property owner to better maintain and improve the property.
 - b. Rezoning the unaddressed property will allow the applicant to construct new, affordable housing, which is a need in the City of Brainerd.
 - c. Location of the proposed new multi-family construction will have minimal impact on the existing neighboring residences as it will be clustered next to existing multi-family housing and as there are buffers in place (28th Street to the east and a tree line to the south and west) to separate new construction from existing single-family residences.
5. Mr. Runberg is a landlord in good standing with the City of Brainerd, and there are no documented ordinance violations for his residences at 940 and 944 – 28th Street.
6. There is some ambiguity in terms of the current zoning, this act is designed to bring clarity to the situation.

4b. Rezoning – Laine Larson, Superintendent ISD#181 on Behalf of Brainerd Public Schools – Properties at 1609 and 1601 Oak Street

Community Development Director Chanski explained the application is to rezone the properties at 1609 and 1601 Oak Street for the purpose of expanding and remodeling Harrison Elementary School. The two properties are currently zoned as a B-2 Neighborhood Business District with the request to change to an R-2 Medium Density Residential District as is the surrounding neighborhood.

The Chair opened the public hearing at 6:26 p.m.

The Chair recognized Tim Ramerth, with Widseth Smith Nolting (WSN) who stated the change the zoning will be to match the surrounding properties. The property will be used in the expansion and remodeling of Harrison Elementary.

The Chair closed the public hearing at 6:30 p.m.

MOTION AND SECONDED BY COMMISSIONERS MAROHN AND LAMBERT, DULY CARRIED, TO RECOMMEND APPROVAL OF THE REZONING AS SUBMITTED BASED ON THE FINDINGS OF FACT AS FOLLOWS:

1. The properties at 1601 and 1609 Oak Street will be used as part of the Harrison Elementary School expansion project.
2. ISD#181 has a purchase agreement in place to purchase 1601 Oak Street.
3. Rezoning the properties to an R-2 District will have the following impacts:
 - a. The properties will have the same zoning as the surrounding neighborhood.
 - b. Rezoning to an R-2 is a necessary element of the Harrison Elementary School expansion project as schools are prohibited in B-2 districts.
4. Upon completion of the property acquisition process, ISD#181 will also own the properties to the immediate north of 1601 and 1609 Oak Street.

4c. Conditional Use Permit – Ms. Laine Larson, Superintendent of ISD#181 on Behalf of Brainerd Public Schools

Community Development Director Chanski explained the properties in question are legally described as: Lots 9, 10 and the East Half of Lot 8, all in Block 16, SLEEPER'S ADDITION TO THE CITY OF BRAINERD and The West Half of Lot 8, and the South 60 feet of Lot 7, all in Block 16, SLEEPER'S ADDITION TO THE CITY OF BRAINERD. The purpose of the Conditional Use Permit is to construct an addition to Harrison Elementary School.

The Chair recognized Tim Ramerth with Widseth Smith Nolting (WSN) who stated they are in agreement with the staff recommendations and findings. Along with the C.U.P., they are working with the City on the vacation of 15th Street, between Oak and Norwood Street and the alley east of 16th Street.

The petitioners brought in the blueprints for Harrison School, commission discussion took place and questions answered.

The Chair recognized Ms. Laine Larson, superintendent for ISD#181 who stated as she is also wanting to keep as many trees as possible, they do sometimes pose a safety concern at the entrance of the building. There are wall mounted security cameras aimed at the front entrance and some of these trees impose on the visibility.

Commission discussion took place regarding tree placement and the plans for adding trees.

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND DUVAL, DULY CARRIED, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT BASED ON THE FINDINGS OF FACT AND WITH CONDITIONS AS FOLLOWS:

1. Upon rezoning from a B-2 Neighborhood Business District to an R-2 Medium Density Residential District, the operation of a school on the aforementioned properties is considered a conditional use per Section 515-56-5.K. of the Code of Ordinances.
2. The proposed addition meets the following criteria as required by the aforementioned section of the Code:
 - a. The site accesses a major collector.
 - i. The school is located on SE 15th Street between Oak and Norwood Streets
 - b. The site is landscaped in accordance with Section 20 of the Zoning Code.
 - i. The landscape plan has been reviewed by staff and deemed adequate
 - c. Off-street parking is provided in accordance with Section 22 of the Zoning Code.
 - i. The realignment of bus parking from Oak to Norwood Street in addition to a new parking lot constructed on Oak Street will provide sufficient off-street parking.
 - d. Off-street loading and service entrances are provided as regulated by Section 23 of the Zoning Code.
 - i. The provided off-street loading entrances are sufficient.
 - e. Emergency vehicle access is provided to and within the site.
 - i. There is sufficient access for emergency vehicles.
3. ISD#181 has submitted for the vacation of SE 16th Street between Oak and Norwood Streets.
4. ISD#181 has purchase agreements in place to acquire all the properties associated with this project that are not currently owned by the district.

Conditions:

- The lighting shall be no greater than 13' in height
- The applicant shall provide street trees of a species with a straight trunk and an upper canopy to frame the edge of Oak Street between the sidewalk and the curb in which the sidewalk will be moved 5' from the curb to accommodate the installation of trees.

#5 Public Forum

The Chair opened public forum at 7:21 p.m.

The Chair recognized Ms. Laine Larson who presented an overview of the process that has been used since April 2018 when the referendum was passed which are schematic design, design development, and construction documents.

She explained that schematic designing is working with the architects to decide what the overall picture looks like for each of the facilities. The next phase is design development which will take into account every space in the facility and how it will be used. The last phase would be to develop the construction documents. The process for Harrison School is now up to the bidding phase, which will be opening on April 2nd with construction to start on June 3rd, 2019.

She indicated that the Brainerd High School facility project has now passed the schematic design phase and is up to the design development phase. There is the tentative date of April 8th, 2019 to pass the design development and then bids will go out in May. She stated they anticipate the ground breaking to take place in August 2019. The projects for Garfield and Lowell Elementary schools have just entered phase two in the schematics design phase.

The Chair welcomed Mr. Scott Whittemore, project manager from ICS Consulting who stated they have been communicating with Community Development Director Chanski and the City regularly on construction processes.

The Chair closed public forum at 7:50 p.m.

#6 Old Business

6a. Discussion – Rewrite of Chapters 4 and 5 of the Code of Ordinances of the City of Brainerd

Community Development Director Community Development Director Chanski indicated the Commission had expressed the desire to rewrite Chapters 4 and 5 of the City Code and is would like direction on developing the scope of work. There is a guide that is very helpful in reviewing the process of redirecting to form-based codes called “CMAP – Guide for Communities” and the link is provided in the packet. The guide discusses conventional zoning and why a form-based code should be used in communities rather than a use-based code.

Commissioner Lambert suggested the new rewrite should be easier to understand.

Commissioner Burslie indicated he sent Community Development Director Community Development Director Chanski a 12-minute video that could be used to initiate conversation about the rewrite and form-based codes.

Commission discussion took place.

The Commission determined the next step is for Community Development Director Chanski create a chart of usages that would emphasize each district. Commissioner Burslie will send the video to each member to view prior to the next commission meeting.

6b. Comprehensive Plan Update

Community Development Director Chanski stated the committee is in the planning stage of the update by setting guiding principles that are being integrated into goals and objectives for the future. There is a contract in place and the overall goal for completion of the plan is this summer.

#7 Commissioner’s Questions/Comments

None

#8 Community Development Director’s Report

None

#9 Adjourn

The Chair adjourned at 8:36 p.m.

Planning Commission Chair

City of Brainerd Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: April 12, 2019

RE: 701 7th St. N.W. Nonconforming Structure

Mitch Tuomi, 701 7th Street NW, Brainerd, MN 56401, on behalf of property owner David Muhonen, has submitted a plan to construct a 16' x 40' addition which would include a garage, bedroom and bathroom. The property is in a B-4 (General Commercial) District.

Mr. Tuomi is seeking a variance from Section 515-15-2.d. of the Code of Ordinances. The aforementioned section states, "Any nonconformity, including the lawful use or occupation of land or premises existing at the time of adoption of an additional control under this Ordinance, may be continued in the same size and manner, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion, except as specifically provided in this Section."

Findings of Fact

1. 701 7th St. N.W. was rezoned from R-3 High Density Residential District to B-4 General Commercial District in June 1978.
2. The property has continued as a legal nonconforming residential use since the time the property was rezoned.
3. The proposed addition will increase the structure from approximately 756 square feet to approximately 1,396 square feet.
4. With the proposed addition, the structure will come approximately 20 percent of the 7,000 square foot lot area.
 - a. The maximum lot coverage allowed in residential districts is 60 percent.
5. The proposed addition will have the follow setbacks at its closest points.
 - a. 9'1" from the north property line
 - b. 21' ½" from the south property line
 - c. 57' 2 ½" from west property line
6. The accessory structure located near the west property line will be removed upon completion of construction.
7. 701 7th St. N.W. is in close proximity to other residential structures with the 28-unit Circle Pines Apartments one block to the north on 7th St. N.W. and the Westwood trailer park, a similar legal nonconforming residential use, located across the street.

As of this writing, no parties have come forward to express their objections to this variance request.

Staff Opinion

As the 701 7th St. N.W. has remained as a legal nonconforming residential use for almost 41 years, and as there are other residential structures in close proximity within a commercial area, and as the proposed addition will have adequate setbacks to the north, south, and west property lines, and as the total lot coverage with the proposed addition would be below the 60 percent lot coverage allowed in residential districts, and as the addition to this property will improve both its function and aesthetic appeal, and the applicant proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance, and as the plight of the applicant is due to circumstances unique to the property not created by the landowner, and as the variance, if granted, will not alter the essential character of the locality, staff recommends approval of this variance request.



City Planning Department

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

Receipt # 2019-00008
Check # Cash
Date Paid: 3/28/19

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

RESIDENTIAL

CONDITIONAL USE PERMIT
REZONING
VARIANCE

☐ (\$250.00)
☐ (\$300.00)
☒ (\$250.00)

COMMERCIAL

☐ (\$400.00 + \$500.00 escrow deposit)
☐ (\$500.00)
☐ (\$400.00 + \$500.00 escrow deposit)

PROPERTY ADDRESS: 701 7th Street NW Brainerd
LEGAL DESCRIPTION: Lot(s): 1 Block: U Addition: West Brainerd
(attach description if lengthy)

Property Owner Name: David Mutionen
Street Address: 1023 Linden Pl City: Costa Mesa State: Ca Zip Code: 92627
Phone Number: 218 330 4564 Fax: _____ E-mail: _____
Applicant Name: (If different than Property Owner) Mitch Tuomi
Street Address: 701 7th Street NW City: Brainerd State: MN Zip Code: 56401
Phone Number: 218 330 4564 Fax: _____ E-mail: rydermitch@gmail.com

Description of Request: Add on attached garage including bedroom and bathroom. Addition would be 16 x 40 ~~mm~~ feet within all zoning set backs from streets, alleys, and property lines. * Addition would meet all proper required set backs. This addition is a hardship request for elderly disabled persons in the home.

David Mutionen
Property Owner Signature

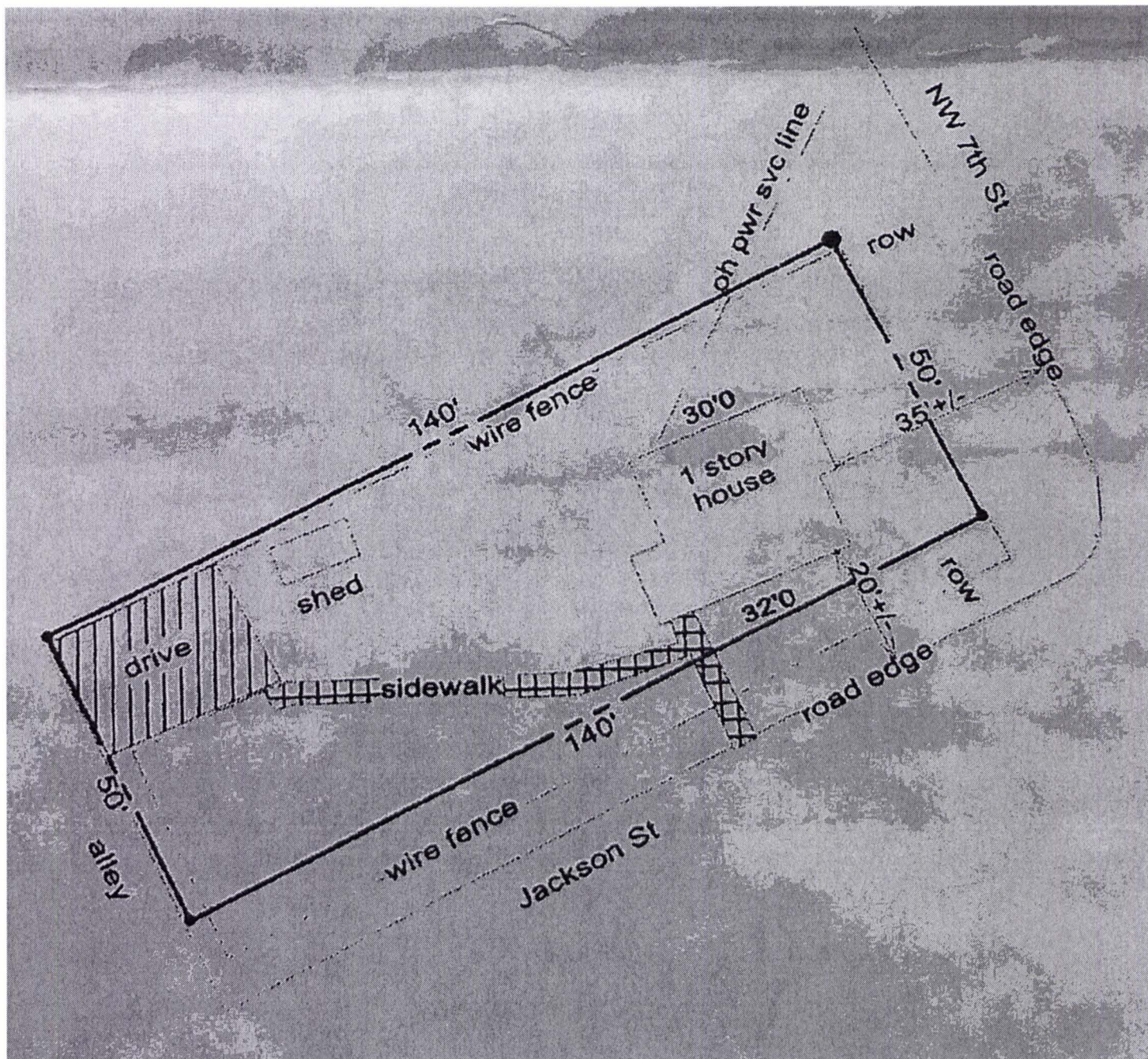
3-28-19
Date

David Mutionen
(Please print name)

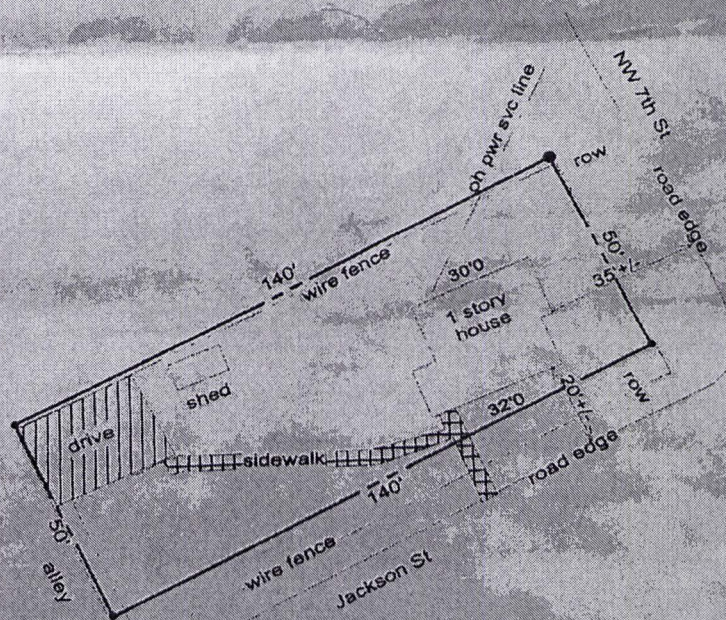
Mitchel Tuomi
Applicant Signature

3/26/19
Date

Mitch Tuomi
(Please print name)



File: 4927-18
Address: 701 NW 7th St, Brainerd, MN 56401
Legal: Lot 1, Block U, West Brainerd



40.00 feet
1:480



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.

David Muhonen

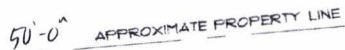
Date: 3/7/2019 Time: 8:53:45 AM







1/23/2019



EDGE OF ROAD

EXISTING HOME

EDGE OF ROAD

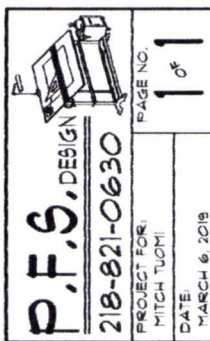
NEW MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:
FIELD VERIFY ALL DIMENSIONS, HEIGHTS
AND SIZES OF STRUCTURAL MATERIALS.
ALL DIMENSIONS ARE TO FACE OF STUD
UNLESS OTHERWISE NOTED.
2" X 10" LEADERS OVER ALL EXTERIOR
OPENINGS, UNLESS OTHERWISE NOTED.
DOUBLE RIMMERS ON OPENINGS WIDER
THAN 5 FEET.
DOORS BY LERKATUBO
DOORS AND DOUBLES BY MAXVIN INTERIORS.
VERIFY ALL STEPS AND ROUGH OPENINGS
WITH OWNER AND MANUFACTURER. ANY
UNUSUAL BUILDING OF THE FLOOR TO BE
NOTED. VERIFY ALL FLOOR HEIGHT
TO BE 6'8" UNLESS NOTED.
VERIFY ALL TRUSSES, BEAMS AND
MEMBERS WITH TRUSS MANUFACTURER.

ADDITIONAL INFORMATION TO BE CONTAINED IN THE CONTRACT DOCUMENTS SHALL BE PROVIDED BY THE CONTRACTOR IN EACH OF THE FOLLOWING AREAS:

- PROVIDE A DETAILED SCHEDULE OF WORK TO BE COMPLETED IN EACH TRADE, INCLUDING THE START AND FINISH DATES FOR EACH TRADE.
- PROVIDE A DETAILED SCHEDULE OF WORK TO BE COMPLETED IN EACH TRADE, INCLUDING THE START AND FINISH DATES FOR EACH TRADE.
- PROVIDE A DETAILED SCHEDULE OF WORK TO BE COMPLETED IN EACH TRADE, INCLUDING THE START AND FINISH DATES FOR EACH TRADE.



NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Mitch Tuomi, 701 7th Street NW, Brainerd, 56401, on behalf of property owner David Muhonen, has submitted a plan to construct a 16' x 40' addition which would include a garage, bedroom and bathroom. The property is in a B-4 (General Commercial) District.

A variance from the following Zoning Ordinance section is requested: *SECTION 515-15 NON-CONFORMING LOTS, BUILDINGS, STRUCTURES AND USES*

2.d. Any nonconformity, including the lawful use or occupation of land or premises existing at the time of adoption of an additional control under this Ordinance, may be continued in the same size and manner, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion, except as specifically provided in this Section

The property is legally described as follows:

*LOT 1 BLOCK U
P.I.N. No. 0919800U0010009
Section 4 Township 133 Range 28*

Notice is further given that the Planning Commission of the City of Brainerd will meet in the Brainerd City Hall Council Chambers, 501 Laurel Street, at 6:00 p.m., Wednesday, March 17, 2019 to consider the request for the Variance.

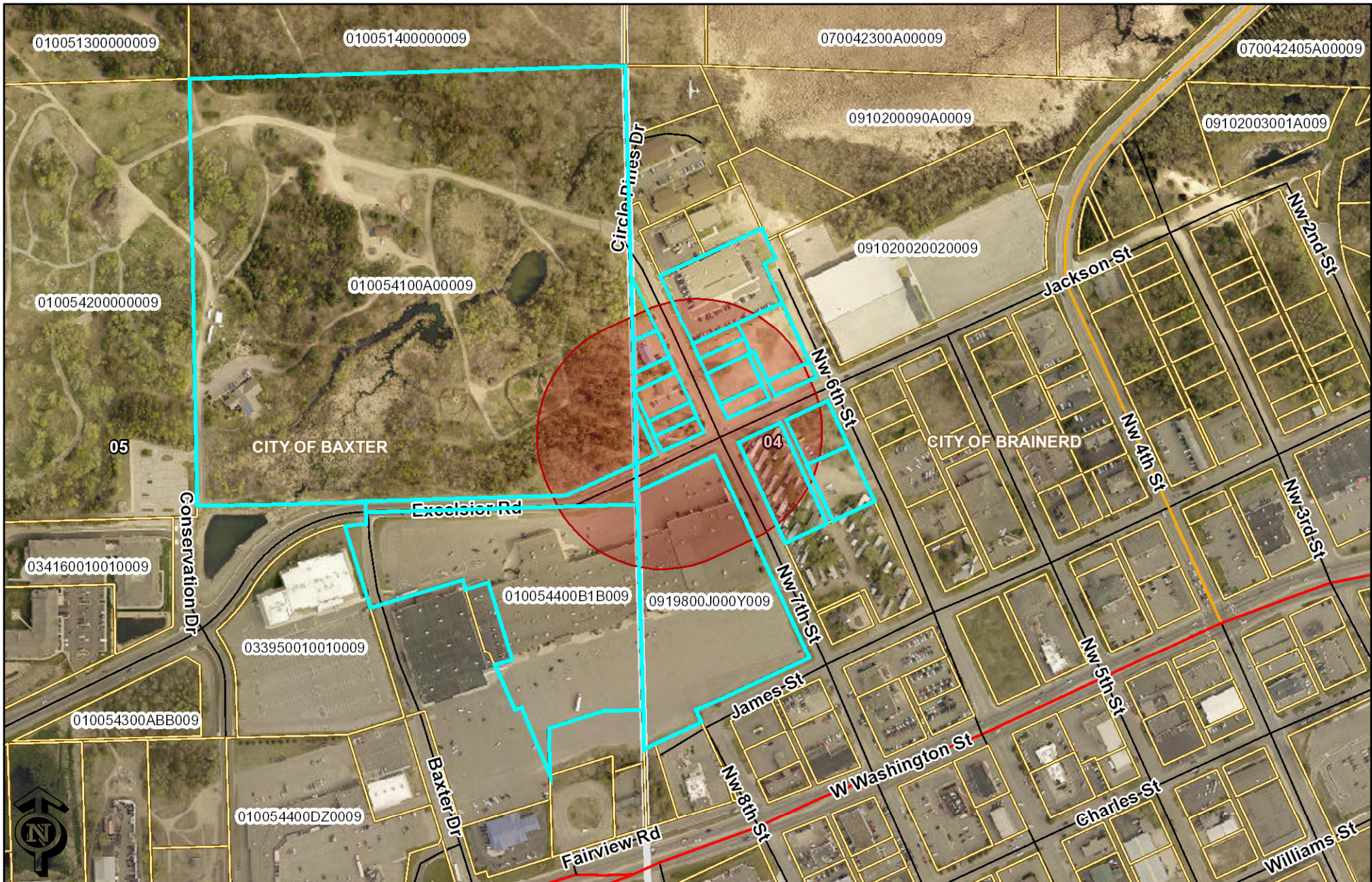
An application is on file for review at the Community Development Department, 501 Laurel Street.

Any individual needing special accommodations, please call (218) 828-2307.

Dated this 5th day of April, 2019

David C. Chanski
Community Development Director

Publication date: April 8, 2019



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.

701 7th St NW

Date: 4/4/2019 Time: 4:07:23 PM



Owner Name	Owner Address	Owner Address 2	Owner Address 3
A & E PROPERTIES OF BRAINERD	16348 AHRENS HILL RD	BRAINERD MN	56401
DELESANTE, FRANK W	PO BOX 1031	BRAINERD, MN	56401
HAGLIN, TIMOTHY M & LADONNA A	13754 TWO MILE RD	BRAINERD MN	56401
MUHONEN, DAVID W	1023 LINDEN PL	COSTA MESA CA	92627
PAUL BUNYAN, ARBORETUM INC	P O BOX 375	BRAINERD MN	56401
ROCK, RODNEY L & SUSAN	8800 HAZELWOOD RD	BEMIDJI MN	56601
TAX FORFEITED	CROW WING COUNTY	322 LAUREL ST STE 15	BRAINERD, MN 56401-
WESTGATE MALL REALTY GROUP LLC	ATTN: LEXINGTON RE/	911 E COUNTY LINE RD	LAKEWOOD, NJ 08701

City of Brainerd Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: April 12, 2019

RE: 214 2nd Ave. N.E. Accessory Structure

William John Cory, PO Box 123 Crosslake, MN 56442, has submitted a plan to construct a 24' x 20' accessory structure (garage) with a 11/12 roof pitch on his properties at 212 and 214 2nd Ave. N.E., Brainerd, MN 56401. The property is in an R-2 (Medium Density Residential) District

Mr. Cory is seeking a variance from Section 515-17-A.2.d. of the Code of Ordinances. The aforementioned section states that garages for dwellings greater than 500 square feet but less than 750 square feet shall be limited in size to 16 feet by 20 feet.

On February 4, 2019, Mr. Cory was granted a variance by the City Council to construct a 20' x 17.5' garage on his property at 214 2nd Ave. N.E. Mr. Cory has since acquired the property to his immediate south (212 2nd Ave. N.E.) and has applied through Crow Wing County to have the two parcels consolidated into one. Once the parcels are consolidated, the only variance Mr. Cory would need to construct a garage to his desired specifications would be to Section 515-17-A.2.d as previously described.

Findings of Fact

1. Mr. Cory's house, constructed near the turn of the 20th century, is less than 750 square feet.
2. 212 and 214 2nd Ave. N.E. are currently nonconforming lots, each with a width of 25 feet and a total lot area of 3,500 square feet.
 - a. Section 515-56-7-A.1 requires lots within a R-2 district to be a minimum of 6,000 square feet.
 - b. Section 515-56-7-B.1 requires single family lots within a R-2 district to have a minimum width of 50 feet.
3. Upon finalization of the lot consolidation, the new lot will have a conforming width of 50 feet and a conforming lot area of 7,000 square feet.
4. The existing accessory structure on 214 2nd Ave. N.E. will be demolished upon construction of the proposed accessory structure.
5. The primary and accessory structures on 212 2nd Ave. N.E. have been demolished.
6. With the proposed accessory and lot combination, the total lot coverage will be less than the maximum 60 percent allowed in a R-2 district.
7. The proposed accessory structure would be homogenous with the surrounding neighborhood.

As of this writing, no parties have come forward to express their objections to this variance request.

Staff Opinion

As the property owner has taken the initiative to purchase the neighboring property and has applied to have the two properties combine into one, which will bring the property back into zoning compliance, and as the structures on 212 2nd Ave. N.E. have been demolished, and as the existing accessory structure on 214 2nd Ave. N.E. will be demolished upon construction of the proposed accessory structure, and as the construction and size of the proposed accessory structure is a reasonable use not currently permitted by the Zoning Ordinance, and as the plight of the landowner is due to circumstances unique to the property not created by the landowner as his home was constructed near the turn of the 20th century, and as the variance, if granted, will not alter the essential character of the locality, staff recommends approval of this variance request conditional on the approval of the consolidation of lots at 212 and 214 2nd Ave. N.E.



City Planning Department

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

Receipt # 56414
Check # _____
Date Paid: 4-4-19

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

	RESIDENTIAL	COMMERCIAL
CONDITIONAL USE PERMIT	☐ (\$250.00)	☐ (\$400.00 + \$500.00 escrow deposit)
REZONING	☐ (\$300.00)	☐ (\$500.00)
VARIANCE	☒ (\$250.00)	☐ (\$400.00 + \$500.00 escrow deposit)

PROPERTY ADDRESS: 214 2ND AVE NE

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

Property Owner Name: WILLIAM J CORY

Street Address: PO BOX 123 City: CROSSLAKE State: MN Zip Code 56442

Phone Number: 218-232-5697 Fax: _____ E-mail: JMCORY24@YAHOO.COM

Applicant Name: (If different than Property Owner) _____

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

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

Description of Request: N 1/2 LOT 10 BLOCK 6 (09122006010A009) & S 1/2 LOT 10 BLOCK 6 (09122006010B009) - APPLICATION TO COMBINE ATTACHED.

I WOULD LIKE TO BUILD A 20'x24' GARAGE TO REPLACE EXISTING STORAGE SHED.
ORDINANCE ONLY ALLOWS 16'x20' DUE TO HOUSE BEING SMALLER THAN 750 SQFT

Property Owner Signature

WILLIAM J CORY

(Please print name)

4/4/19

Date

Applicant Signature

(Please print name)

RECEIVED Date

APR 04 2019

CITY OF BRAINERD
ADMINISTRATION

(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: Fire Chief; 23 Laurel St; Brainerd, MN 56401; 218-828-2312; fire@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 Control)

Attn: Chris Pence; 1601 Hennepin Ave; St. Paul, MN 55103; 612-297-3333; chris.pence@state.mn.us

CITY OF BAXTER

Attn: Josh Doty; Comm **CITY OF BRAINERD** r; Baxter, MN 56425; 218-454-5100

CROW WING COUNTY

Attn: Tim Bray, County
tim.bray@crowwing.us

REC#: 00056414 4/04/2019 8:13 AM
OPER: count TERM: 005
REF#:

1; 218-824-1110/FAX 218-824-1111

CROW WING COUNTY

Attn: Melissa Barrick; 3
melissa.barrick@crow

TRAN: 100.0000 REVENUE
214 2ND AVE NE - CORY
CONDITIONAL USE ACCESSORY
101-32220
ZONING & SUBDIVISIO 250.00CR

5197/FAX 828-6095

CROW WING COUNTY

322 Laurel St Ste 14.;

TENDERED: 250.00 CHECK
APPLIED: 250.00-

6

HRA

Attn: Jennifer Berg
jennifer@brainerdhra.org

CHANGE: 0.00

01; 218-828-3705/FAX 828-8817;

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: Steve Voss; 7694 Industrial Park Rd.; Baxter, MN 56425; 218-828-5779; steve.voss@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



Scale: 1"=20'

Street

Sidewalk

House 4' N of line
& 14' E of sidewalk

Shed
1' N
of line

Garage 5' N of line
& 16.5' W of alley

House
40.75' x 14.5'
18" S of line & 13.5' E sidewalk

22'

Stoop
9' x 5'

Shed
8'x12'

Shed 5.5' S
of Line &
22' W of
alley

Alley

Existing 214 2nd Ave NE – 140'x50'

Water

Gas – 21.5'-22.5' S of N Line

Sewer – 212 Demolition cap 23'-24' S of N Line, Old books list 160' S of C street center (27' S of N Line)



Scale: 1"=20'

Street

Sidewalk

House 4' N of line
& 14' E of sidewalk

Shed
1' N
of line

Garage 5' N of line
& 16.5' W of alley

House
40.75' x 14.5'
18" S of line & 13.5' E sidewalk

22'

Stoop
9' x 5'

Garage
24' x 20'
3' S of line &
16.5' W of alley

Alley

Proposed 214 2nd Ave NE – 140'x50'

Electric

Water

Gas – 21.5'-22.5' S of N Line

Sewer – 212 Demolition cap 23'-24' S of N Line, Old books list 160' S of C street center (27' S of N Line)

Garage



CROW WING COUNTY CONSOLIDATION REQUEST

For more information or questions, please call us: (218) 824-1010

LIST PARCEL IDENTIFICATION NUMBERS TO BE CONSOLIDATED:	09122006 010A 009		
	09122006 010B 009		

THE FOLLOWING CONDITIONS MUST BE MET PRIOR TO PROPERTY CONSOLIDATION:

- Any delinquent and all current year taxes must be paid in full on all parcels being considered for consolidation.
- The fee title of all parcels must be the same. If under Contract for Deed, contract holder must also sign this consolidation request.
- The unique taxing areas must be the same (city/town, school, fire, water, etc.).
- Applicant does not plan to subdivide the consolidated parcels; subdivision of a consolidated parcel may need to be approved by the governing municipality.
- Application must be received by the Land Services Department of Crow Wing County by December 31st of the current year to be considered for the following tax year.

NOTE:

- The governing municipality where the parcel is located may have restrictions on consolidation of parcels different from those of Crow Wing County. Therefore, it is the responsibility of the person(s) requesting this consolidation to be informed of any/all effects of this transaction (City of Baxter approves its own consolidation requests by resolution; please contact the City of Baxter directly at: (218) 454-5100).
- Crow Wing County reserves the right to reject any parcel consolidation.
- For this application to be approved the Land Services Department of Crow Wing County must favorably recommend its approval; each consolidation is reviewed on a case-by-case basis.

Fee Owner Signatures/Date/Phone/Email:

By signing below you are authorizing Crow Wing County to consolidate for tax purposes the parcels listed above.

	3/7/19	218 232 5697
Signature	Date	Phone No. or Email
_____ Signature	_____ Date	_____ Phone No. or Email

Please submit completed form in person or by mail to: Crow Wing County Land Services, Attention: Consolidation Request, 322 Laurel Street, Suite 15, Brainerd, MN 56401; by E-mail to: consolidation@crowwing.us

ACCESSORY BUILDING CROSS SECTION

Duel Pitch - Rafter Attached

Circle Selections

Roofing Material: Asphalt Specify Other _____

APA Roof Sheeting: OSB or Plywood / 7/16" or 1/2"

Roofing Framing: Trusses Hand Frame

Roof Frame Spacing: 16" O.C. 24" O.C. (comment line below)

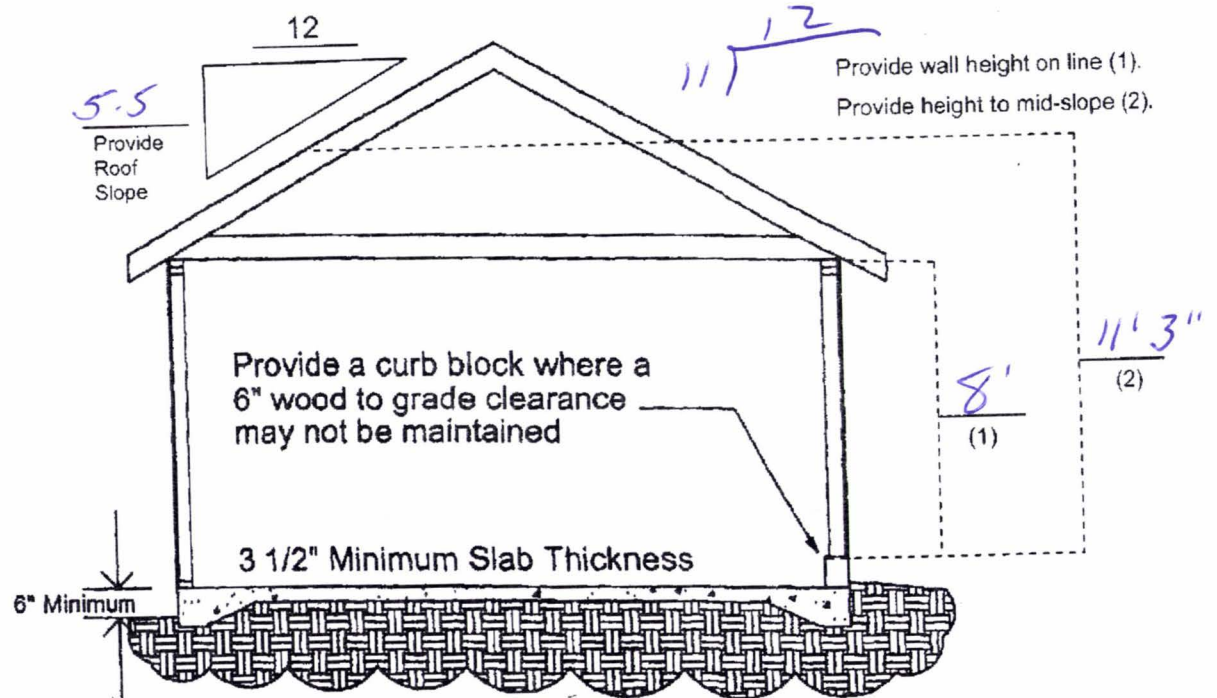
Siding Type: _____

Wall Sheathing: OSB or Plywood / 7/16" or 1/2"

Wall Framing Members and Spacing: 2 x 4 or 2 x 6
16" O.C. or 24" O.C.

Anchor Bolts - 1/2 Dia. / 6' O.C. / 7" into Concrete

Interior Finish: Yes No Sheetrock Specify Other _____



Submit overhead door wind limitations meeting Minnesota wind loading of 90 mph for three seconds.

House midline ~ 12' 2" per previous App. 1/2 pitch, 14.5' wide

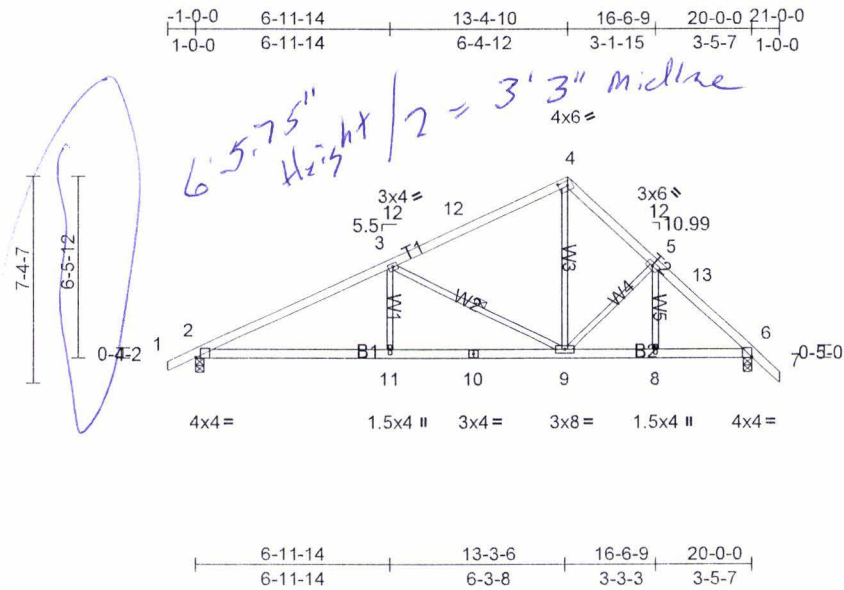
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0584368	XT1	DUAL PITCH	11	1	

Midwest Manufacturing, Eau Claire, WI

Run: 8.23 S Aug 28 2018 Print: 8.230 S Aug 28 2018 MiTek Industries, Inc. Tue Mar 26 15:52:07

Page: 1

ID: OctuEVuR4Ad417pir74G9LzX0Wq-I5Ogl7?a6eYOvs691XC4C1SPZbLlfpSqdlumLzX0U6



Scale = 1:79.4

Plate Offsets (X, Y): [2:0-2-1,Edge], [4:0-3-12,0-2-0], [6:Edge,0-0-4]

Loading	(psf)	Spacing		2-0-0	CSI		DEFL	in	(loc)	I/defl	L/d	PLATES	GRIP
TCLL (roof)	42.0	Plate Grip DOL		1.15	TC	0.80	Vert(LL)	-0.11	2-11	>999	240	MT20	197/144
Snow (Ps/Pg)	35.2/60.0	Lumber DOL		1.15	BC	0.78	Vert(TL)	-0.24	2-11	>999	180		
TCDL	7.0	Rep Stress Incr		NO	WB	0.63	Horiz(TL)	0.06	6	n/a	n/a		
BCLL	0.0 *	Code	IRC2012/TPI2007		Matrix-S								
BCDL	10.0											Weight: 72 lb	FT = 15%

LUMBER

TOP CHORD 2x4 SPF 1650F 1.5E *Except* T2:2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 WEBS 2x3 SPF Stud

REACTIONS (lb/size) 2=1285/0-3-8, (min. 0-2-1), 6=1344/0-3-8, (min. 0-2-4)
 Max Horiz 2=144 (LC 13)
 Max Uplift 2=-94 (LC 14), 6=-61 (LC 15)
 Max Grav 2=1307 (LC 2), 6=1438 (LC 2)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=-2136/209, 3-12=-1157/138, 4-12=-1006/158, 4-5=-1359/187, 5-13=-1505/155, 6-13=-1704/150
 BOT CHORD 2-11=-126/1818, 10-11=-126/1818, 9-10=-126/1818, 8-9=-23/1115, 6-8=-23/1115
 WEBS 3-11=0/296, 3-9=-1052/176, 4-9=-80/774, 5-9=-413/109

JOINT STRESS INDEX

2 = 0.80, 3 = 0.65, 4 = 0.82, 5 = 0.52, 6 = 0.70, 8 = 0.51, 9 = 0.62, 10 = 0.85 and 11 = 0.51

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-10; Vult=115mph (3-second gust) V(IRC2012)=91mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- ** TCLL: ASCE 7-10: Pr=42.0 psf (roof live load); Lumber DOL=1.15 Plate DOL=1.15; Pg=60.0 psf (ground snow); Ps= varies (min. roof snow=35.2 psf Lumber DOL=1.15 Plate DOL=1.15) see load cases; Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 41.6 psf on overhangs non-concurrent with other live loads.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 61 lb uplift at joint 6 and 94 lb uplift at joint 2.
- This truss is designed in accordance with the 2012 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
- In the LOAD CASE(S) section, loads applied to the face of the truss are noted as front (F) or back (B).

LOAD CASE(S)

- Standard
 1) Dead + Snow (balanced): Lumber Increase=1.15, Plate Increase=1.15
 Uniform Loads (lb/ft)
 Vert. 2-6=-20, 1-4=-97, 4-6=-114 (F=-30), 6-7=-84

BRACING

TOP CHORD
 BOT CHORD
 WEBS

Structural wood sheathing directly applied or 3-10-7 oc purlins.
 Rigid ceiling directly applied or 10-0-0 oc bracing.
 1 Row at midpt 3-9

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

Drainage Plan

N ↑
Scale: 1"=20'

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Garage

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that William John Cory, PO Box 123 Crosslake, MN 56442, has submitted a plan to construct a 24' x 20' accessory building (garage) with an 11/12 roof pitch on his properties at 212 and 214 2nd Avenue NE, Brainerd, MN 56401. The property is in an R-2 (Medium Density Residential) District.

Variances from the following Zoning Ordinance sections are requested: *SECTION 515-17
GENERAL BUILDING, USE AND DESIGN PROVISIONS*

A. Single Family Standards

2. Garages for dwellings greater than five hundred (500) square feet and less than seven hundred fifty (750) square feet shall meet the following design criteria:

- a. An attached or detached garage is limited in size to sixteen (16) ft by twenty (20) ft.

The properties are legally described as follows:

*N. ½ of Lot 10 Block 6 EAST BRAINERD ADDITION
P.I.N. 09122006010A009
Section 19 Township 45 Range 30*

*S. ½ of Lot 10 Block 6 EAST BRAINERD ADDITION
P.I.N. 09122006010B009
Section 19 Township 45 Range 30*

Notice is further given that the Planning Commission of the City of Brainerd will meet in the Brainerd City Hall Council Chambers, 501 Laurel Street, at 6:00 p.m., Wednesday, April 17, 2019 to consider the request for the Variance.

An application is on file for review at the City Community Development, 501 Laurel Street.

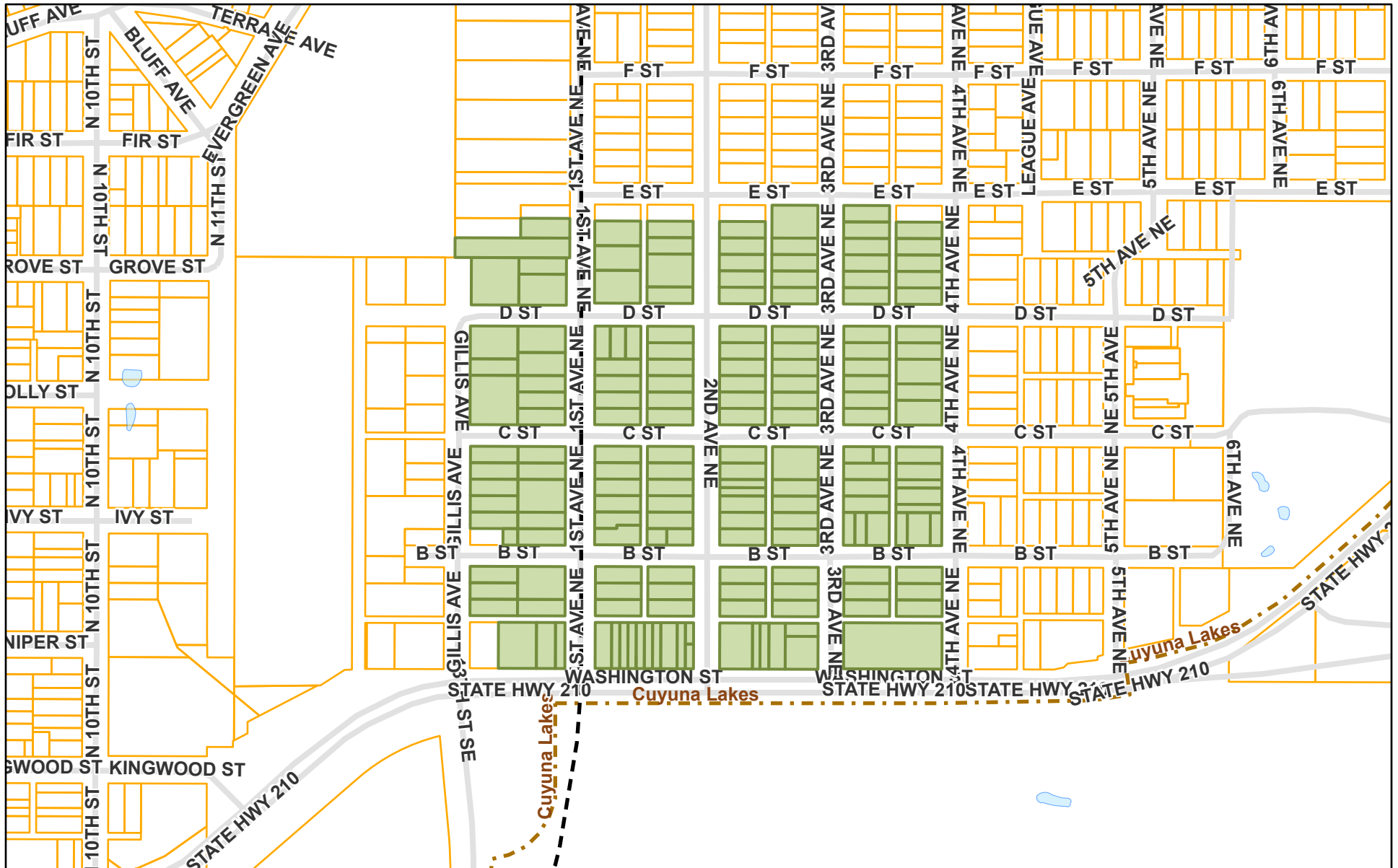
Any individual needing special accommodations, please call (218) 828-2307.

Dated this 5th day of April, 2019

David C. Chanski
Community Development Director

Publication date: April 8, 2019

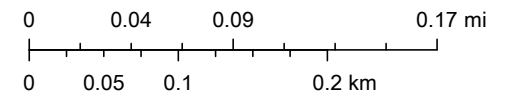
214 2nd Ave NE



12/31/2018 11:27:50 AM

- Select Parcels _Query result
- Trails
- Parcels Crow Wing
- City Limits
- Roads
- Water
- Railroad

1:7,335



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user

PIN	TDTDNM	Owner Name	Owner Address	OWADR2	OWADR3	OWADR4	Physical Address	PHYS CITY	PHYS ZIP
91270000000000	CITY OF BRAINE	ANDERSON, LLOYD T	201 1ST AVE NE	BRAINERD MN	56401		201 1ST AVE NE	BRAINERD	56401
09122005007Z009	CITY OF BRAINE	AUSTIN, NANCY	111 B ST NE	BRAINERD MN	56401		111 B ST NE	BRAINERD	56401
09122012011Y009	CITY OF BRAINE	BANKS, TRAVIS	15359 SHELLISA LN	BRAINERD, MN	56401		106 D ST NE	BRAINERD	56401
91220100000000	CITY OF BRAINE	BANKS, TRAVIS E & TRACY L	15359 SHELLISA LN	BRAINERD, MN	56401		201 B ST NE	BRAINERD	56401
09122012011X009	CITY OF BRAINE	BANKS, TRAVIS E & TRACY L	15359 SHELLISA LN	BRAINERD, MN	56401		110 D ST NE	BRAINERD	56401
09122004005B889	CITY OF BRAINE	BARRETT'S HOLDINGS LLC	PO BOX 933	BRAINERD, MN	56401		105 WASHINGTON ST NE	BRAINERD	56401
09122004006B009	CITY OF BRAINE	BARRETT'S HOLDINGS LLC	PO BOX 933	BRAINERD, MN	56401		101 WASHINGTON ST NE	BRAINERD	56401
91220000000000	CITY OF BRAINE	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN	56401		118 3RD AVE NE	BRAINERD	56401
91220000000000	CITY OF BRAINE	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN	56401		122 3RD AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN	56401		209 3RD AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN	56401		207 3RD AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN	56401		201 3RD AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN	56401		224 2ND AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN	56401		224 D ST NE	BRAINERD	56401
91220100000000	CITY OF BRAINE	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN	56401		317 3RD AVE NE	BRAINERD,	56401
91220100000000	CITY OF BRAINE	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN	56401		309 3RD AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN	56401		303 3RD AVE NE	BRAINERD	56401
09127003003Z009	CITY OF BRAINE	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN	56401		209 1ST AVE NE	BRAINERD	56401
91280200000000	CITY OF BRAINE	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN	56401		404 3RD AVE NE	BRAINERD	56401
09122006001Z009	CITY OF BRAINE	BEMENT, HARRY S	11279 ASH AVE	BRAINERD, MN	56401		219 3RD AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE	BEMENT, HARRY S	11279 ASH AVE	BRAINERD, MN	56401		213 3RD AVE NE	BRAINERD	56401
91270000000000	CITY OF BRAINE	BEMENT, HARRY S	11279 ASH AVE	BRAINERD, MN	56401		219 1ST AVE NE	BRAINERD	56401
91270000000000	CITY OF BRAINE	BEMENT, HARRY S	11279 ASH AVE	BRAINERD, MN	56401		223 1ST AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE	BENDER, CLYDE & NOTES INC	18016 HARTLEY LAKE RD	BRAINERD, MN	56401		213 2ND AVE NE	BRAINERD	56401
09122005006A009	CITY OF BRAINE	BETCHER, PAT	13569 SYLVAN DAM RD	PILLAGER, MN	56473		201 2ND AVE NE	BRAINERD	56401
91220000000000	CITY OF BRAINE	BLUEFROG RENTALS LLC	14320 SHOREVIEW DR	BAXTER MN	56425		113 3RD AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE	BURGSTALLER, JAMES B & AURO	404 4TH AVE NE	BRAINERD MN	56401		304 2ND AVE NE	BRAINERD,	56401
91270000000000	CITY OF BRAINE	COLD NORTH PROPERTIES LLC	C/O WILLIAM & LISA DESROCHER	16032 MCK	BRAINERD MN	56401	25 WASHINGTON ST NE	BRAINERD	56401
09122006010A009	CITY OF BRAINE	CORY, WILLIAM J	P O BOX 123	CROSSLAKE, MN	56442		214 2ND AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE	CULLINANE, JOHN D & TAMYRA	315 3RD ST N	BRAINERD MN	56401		306 1ST AVE NE	BRAINERD	56401
91270000000000	CITY OF BRAINE	DALE, LAURA & ROBERT &	COLVIN, WAYNE F & OLENA	205 1ST AV	BRAINERD MN	56401	205 1ST AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE	DEGEN, MICHAEL S & JULIE L	8595 DOROTHY AVE	BRAINERD MN	56401		219 4TH AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE	DEGEN, MICHAEL S & JULIE L	10935 GULL RIVER RD	EAST GULL LAKE, MN	56401		320 2ND AVE NE	BRAINERD	56401
09122010004Z009	CITY OF BRAINE	DOUST, PEGGY L	309 4TH AVE NE	BRAINERD, MN	56401		309 4TH AVE NE	BRAINERD	56401
91280100000000	CITY OF BRAINE	DUBOIS, LORI J	403 3RD AVE NE	BRAINERD, MN	56401		403 3RD AVE NE	BRAINERD	56401
09122007005X009	CITY OF BRAINE	EBERLY, PEARL & PATRICIA DAV	323 B ST	BRAINERD, MN	56401		323 B ST NE	BRAINERD	56401
91220000000000	CITY OF BRAINE	ENGHOLM, ROGER	2145 MARION RD SE	ROCHESTER, MN	55904		118 1ST AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE	FARGO, JANE FRANCES	324 3RD AVE NE	BRAINERD MN	56401		324 3RD AVE NE	BRAINERD	56401
91220000000000	CITY OF BRAINE	FIRST FEDERAL BANK OF MINNE	NO VALID ADDRESS 1997 DLQ				122 1ST AVE NE	BRAINERD	56401
91220000000000	CITY OF BRAINE	FLEISCHHACKER, TIMOTHY R	114 3RD AVE NE	BRAINERD MN	56401		114 3RD AVE NE	BRAINERD	56401
91270100000000	CITY OF BRAINE	FOSS, JARED D	918 GROVE ST	BRAINERD MN	56401		303 1ST AVE NE	BRAINERD	56401

91220000000000	CITY OF BRAINE FULLERTON, AARON L & JENNIFER	119 4TH AVE NE	BRAINERD, MN 56401	119 4TH AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE FUSSY, MELISSA	221 2ND AVE NE	BRAINERD, MN 56401	221 2ND AVE NE	BRAINERD	56401
91220000000000	CITY OF BRAINE GOTTSCH, JAYME & HALEY	10719 E SHORE DR	MERRIFIELD MN 56465	114 1ST AVE NE	BRAINERD	56401
09122003001Y009	CITY OF BRAINE GOULD, WILLIAM	109 3RD AVE	BRAINERD, MN 56401	109 3RD AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE GRECUA, BRETT M	315 3RD AVE NE	BRAINERD, MN 56401	315 3RD AVE NE	BRAINERD	56401
09122007003A009	CITY OF BRAINE H & H PROPERTIES OF MN LLC	4689 ASHLEY RD	BAXTER, MN 56425	215 4TH AVE NE	BRAINERD	56401
09122007003B009	CITY OF BRAINE H & H PROPERTIES OF MN LLC	4689 ASHLEY RD	BAXTER, MN 56425	211 4TH AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE HABERLE, TAMARA K	318 3RD AVE NE	BRAINERD, MN 56401	318 3RD AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE HACK, AMBER	323 2ND AVE NE	BRAINERD, MN 56401	323 2ND AVE NE	BRAINERD	56401
91220000000000	CITY OF BRAINE HANNAHS, DONALD C JR & MAI	119 3RD AVE NE	BRAINERD, MN 56401	119 3RD AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE HAYES, PAMELA A	301 2ND AVE NE	BRAINERD MN 56401	301 2ND AVE NE	BRAINERD	56401
91280100000000	CITY OF BRAINE HEATON, LYNETTE R & PHILLIP	402 2ND AVE NE	BRAINERD, MN 56401	402 2ND AVE NE	BRAINERD	56401
91280200000000	CITY OF BRAINE HENDERSON, TODD	2716 WILDERNESS DR SW	PILLAGER MN 56473	408 3RD AVE NE	BRAINERD	56401
91280100000000	CITY OF BRAINE INNES, JEFFERY S	409 2ND AVE NE	BRAINERD MN 56401	409 2ND AVE NE	BRAINERD	56401
91270100000000	CITY OF BRAINE JENKINS, JAMES A & JUDITH A	309 1ST AVE NE	BRAINERD MN 56401	309 1ST AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE JENTSCH, MICHAEL & BRENDA	14190 MEMORYWOOD DR	BAXTER MN 56425	224 1ST AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE JM ANDERSON PROPERTIES LLC	23226 ANDERSON BLVD	MERRIFIELD MN 56465	316 D ST	BRAINERD,	56401
09122010003Z009	CITY OF BRAINE JM ANDERSON PROPERTIES LLC	23226 ANDERSON BLVD	MERRIFIELD MN 56465	315 4TH AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE JOHNSON, BETTY J	315 2ND AVE NE	BRAINERD MN 56401	315 2ND AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE JUSTIN, RYAN M	810 10TH ST S	BRAINERD, MN 56401	324 2ND AVE NE	BRAINERD	56401
09122007005Z009	CITY OF BRAINE KAMPEN, TROY J	14936 WELTON RD	BAXTER, MN 56425-8227	309 B ST NE	BRAINERD	56401
91220100000000	CITY OF BRAINE KARLSON, MICHAEL B & DEBOR	208 2ND AVE NE	BRAINERD MN 56401	208 2ND AVE NE	BRAINERD	56401
09122005008A009	CITY OF BRAINE KERAN, SHANE P & CHRISTINE	208 1ST AVE NE	BRAINERD, MN 56401	208 1ST AVE NE	BRAINERD	56401
09122007004B009	CITY OF BRAINE KOEHLER FAMILY REV LIVING T	313 B ST NE	BRAINERD, MN 56401		BRAINERD	56401
09122007005Y009	CITY OF BRAINE KOEHLER FAMILY REV LIVING T	313 B ST NE	BRAINERD, MN 56401	313 B ST NE	BRAINERD	56401
91220100000000	CITY OF BRAINE KOTH, GARY D	205 2ND AVE NE	BRAINERD, MN 56401	205 2ND AVE NE	BRAINERD	56401
912700500200009	KOWALCZYK, RONALD	11524 STATE HIGHWAY 210	BRAINERD, MN 56401	305 1ST AVE NE	BRAINERD	56401
91280100000000	CITY OF BRAINE KREBSBACH, MATTHEW D	10624 LEISURE LN	BRAINERD, MN 56401-4707	405 3RD AVE NE	BRAINERD	56401
09122010005Z889	CITY OF BRAINE LARSON, ROBERT A & JEAN E	315 C ST NE	BRAINERD MN 56401	313 C ST	BRAINERD,	56401
91220100000000	CITY OF BRAINE LARSON, ROBERT A & JEAN E	315 C ST NE	BRAINERD MN 56401		BRAINERD	56401
91220100000000	CITY OF BRAINE LARSON, ROBERT A & JEAN E	315 C ST NE	BRAINERD MN 56401	308 3RD AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE LARSON, ROBERT K	315 C ST	BRAINERD, MN 56401	310 3RD AVE NE	BRAINERD	56401
91220000000000	CITY OF BRAINE LEETCH, RAY V & BARBARA J	121 4TH AVE NE	BRAINERD MN 56401	121 4TH AVE NE	BRAINERD	56401
91220000000000	CITY OF BRAINE LOEFFELBEIN, JERRY E & PAMEL	111 4TH AVE NE	BRAINERD MN 56401	111 4TH AVE NE	BRAINERD	56401
09122005006B009	CITY OF BRAINE LORIMOR, DIANNA C	16380 BIRCHWOOD LN	BRAINERD, MN 56401	113 B ST NE	BRAINERD	56401
91220100000000	CITY OF BRAINE LORIMOR, DIANNA C	16380 BIRCHWOOD LN	BRAINERD, MN 56401	214 3RD AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE LORIMOR, DIANNA C	16380 BIRCHWOOD LN	BRAINERD, MN 56401	310 1ST AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE LOTZER, ANDREW J	209 2ND AVE NE	BRAINERD, MN 56401	209 2ND AVE NE	BRAINERD	56401
09122003001Z009	CITY OF BRAINE LUNCH BOX PROPERTIES LLC	1303 S LE HOMME DIEU DR NE	ALEXANDRIA MN 56308	217 WASHINGTON ST NE	BRAINERD,	56401
91220000000000	CITY OF BRAINE LUNCH BOX PROPERTIES LLC	1762 KARNIS DR	ALEXANDRIA, MN 56308	215 WASHINGTON ST NE	BRAINERD	56401
91220000000000	CITY OF BRAINE LUNCH BOX PROPERTIES LLC	1762 KARNIS DR	ALEXANDRIA, MN 56308		BRAINERD	56401
09122003004A009	CITY OF BRAINE LUNCH BOX PROPERTIES LLC	1762 KARNIS DR	ALEXANDRIA, MN 56308			

09122003005Z009	CITY OF BRAINE LUNCH BOX PROPERTIES LLC	1762 KARNIS DR	ALEXANDRIA, MN 56308	201 WASHINGTON ST NE	BRAINERD	56401
91220000000000	CITY OF BRAINE LUNCH BOX PROPERTIES LLC	1762 KARNIS DR	ALEXANDRIA, MN 56308	116 2ND AVE NE	BRAINERD	56401
09122004005A009	CITY OF BRAINE LUTTER, ANDREW J & KATHLEE	16396 STATE HWY 371	BRAINERD, MN 56401	107 WASHINGTON ST NE	BRAINERD	56401
91220100000000	CITY OF BRAINE MAKI, DEREK	307 2ND AVE NE	BRAINERD, MN 56401	307 2ND AVE NE	BRAINERD	56401
09122004003B889	CITY OF BRAINE MATTHEWS, KEVIN	113 WASHINGTON ST NE	BRAINERD, MN 56401	113 WASHINGTON ST NE	BRAINERD	56401
09122004001C889	CITY OF BRAINE MATTSON PROPERTIES LLC	109 2ND AVE NE	BRAINERD, MN 56401	123 WASHINGTON ST NE	BRAINERD	56401
09122004001D009	CITY OF BRAINE MATTSON PROPERTIES LLC	109 2ND AVE NE	BRAINERD, MN 56401	121 WASHINGTON ST NE	BRAINERD	56401
91220000000000	CITY OF BRAINE MATTSON PROPERTIES LLC	109 2ND AVE NE	BRAINERD, MN 56401	119 WASHINGTON ST NE	BRAINERD	56401
09122004003A009	CITY OF BRAINE MATTSON PROPERTIES LLC	109 2ND AVE NE	BRAINERD, MN 56401	115 WASHINGTON ST NE	BRAINERD	56401
91220000000000	CITY OF BRAINE MATTSON PROPERTIES LLC	109 2ND AVE NE	BRAINERD, MN 56401		BRAINERD	56401
91220000000000	CITY OF BRAINE MATTSON PROPERTIES LLC	109 2ND AVE NE	BRAINERD, MN 56401	111 2ND AVE NE	BRAINERD	56401
91220000000000	CITY OF BRAINE MATTSON PROPERTIES LLC	109 2ND AVE NE	BRAINERD, MN 56401	113 2ND AVE NE	BRAINERD	56401
09122004001A889	CITY OF BRAINE MATTSON, FRANK	PO BOX 137	BRAINERD MN 56401	109 2ND AVE NE	BRAINERD,	56401
91220000000000	CITY OF BRAINE MEYER, JOSEPH	23270 133RD ST	PIERZ, MN 56364-2562	121 3RD AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE MILES, SYLVAN FOREST	8090 WHITSTROM RD	NISSWA, MN 56468	319 2ND AVE NE	BRAINERD	56401
09122007007Y009	CITY OF BRAINE MILLOCH, ROBERT F & RUTH	14082 INGLEWOOD DR	BAXTER, MN 56425	303 B ST NE	BRAINERD	56401
91220100000000	CITY OF BRAINE MONASMITH, RYAN J	216 1ST AVE NE	BRAINERD, MN 56401	216 1ST AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE NEDBERG, JOANNA M & JEDD E	JAMI F VANFELT	C/O ERLINC 22989 LON ESTERO, FL	318 2ND AVE NE	BRAINERD	56401
09122007012A889	CITY OF BRAINE NELSON, SHIRLEY G TESTAMEN	TRUST	C/O DEBBIE 1820 S 8TH BRAINERD	310 C ST NE	BRAINERD	56401
09122004004A009	CITY OF BRAINE NORTH CENTRAL STATES REGIC	COUNCIL OF CARPENTERS (THE)	N2216 BOE KAUKAUNA, WI 54130	111 WASHINGTON ST NE	BRAINERD	56401
91220100000000	CITY OF BRAINE O'DAY, JAMES T	316 1ST AVE NE	BRAINERD MN 56401	316 1ST AVE NE	BRAINERD	56401
91270000000000	CITY OF BRAINE OSCARSON, TROY A & KIMBERL	115 1ST AVE NE	BRAINERD, MN 56401	115 1ST AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE PALMER, VENETTIE	317 4TH AVE NE	BRAINERD MN 56401	317 4TH AVE NE	BRAINERD	56401
09122002004X889	CITY OF BRAINE PBJ RENTALS LLC	PO BOX 60	ABERDEEN, SD 57401	106 3RD AVE NE	BRAINERD	56401
09122011007Z009	CITY OF BRAINE PIKUS, HANNAH MARIE	121 WASHINGTON AVE S APT 718	MINNEAPOLIS MN 55401-2127	302 2ND AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE REINKE, MARJORIE L & ANDREA	212 1ST AVE NE	BRAINERD MN 56401	212 1ST AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE RICHTER, LAURA	307 - 3RD AVE NE	BRAINERD MN 56401	307 3RD AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE RILEY, JEANNE	218 3RD AVE NE	BRAINERD, MN 56401	218 3RD AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE RIVERS, RYAN F	218 DELOACH RD NE	LUDOWICI, GA 31316-3246	212 3RD AVE NE	BRAINERD	56401
09128013007Z009	CITY OF BRAINE ROHL, SHARON L	PO BOX 928	BRAINERD, MN 56401	103 D ST NE	BRAINERD	56401
91220100000000	CITY OF BRAINE RUNBERG, JAMES P REVOCALBI	1205 LAKEVIEW LN N	BRAINERD, MN 56401	223 4TH AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE SCHMIDT, TIMOTHY J & SAMAN	219 2ND AVE NE	BRAINERD, MN 56401	219 2ND AVE NE	BRAINERD	56401
09127005004Z009	CITY OF BRAINE SCHWENDEMAN, JEFFREY & MI	313 1ST AVE NE	BRAINERD, MN 56401	313 1ST AVE NE	BRAINERD	56401
09127005005Z009	CITY OF BRAINE SCOTT, GEORGE M & PATRICIA	323 1ST AVE NE	BRAINERD MN 56401	323 1ST AVE NE	BRAINERD	56401
09127001012Z009	CITY OF BRAINE SMART, SARAH M & MAATTAL	121 1ST AVE NE	BRAINERD, MN 56401	121 1ST AVE NE	BRAINERD	56401
91220000000000	CITY OF BRAINE STANGLER PROPERTIES LLC	7384 LONE OAK RD	BRAINERD MN 56401	124 2ND AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE STANGLER PROPERTIES LLC	7384 LONE OAK RD	BRAINERD MN 56401	316 3RD AVE NE	BRAINERD	56401
91280100000000	CITY OF BRAINE STARR, BENNY	C/O PATRICIA DUROSE	602 POPLA CROSBY, MN 56441	401 2ND AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE STODDARD, JESSICA	310 2ND AVE NE	BRAINERD, MN 56401	310 2ND AVE NE	BRAINERD	56401
91270100000000	CITY OF BRAINE STRECK, SUSAN J	NO VALID ADD 2012 LAND SALE		305 1ST AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE STUART, DEON V & MARGARET	218 FIRST AVE NE	BRAINERD MN 56401	218 1ST AVE NE	BRAINERD	56401
09122007007Z009	CITY OF BRAINE SZUDY, NICOLE M	202 3RD AVE NE	BRAINERD, MN 56401	202 3RD AVE NE	BRAINERD	56401

91220100000000	CITY OF BRAINE TAP, LLC	17668 JOHNSON ROAD	BRAINERD MN 56401	210 2ND AVE NE	BRAINERD	56401
09122004004C009	CITY OF BRAINE TAX FORFEITED	CROW WING COUNTY LAND SERVIC	322 LAURE BRAINERD, MN 56401-3590		BRAINERD	56401
09122006010B009	CITY OF BRAINE TAX FORFEITED	CROW WING COUNTY LAND SERVIC	322 LAURE BRAINERD, MN 56401	212 2ND AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE THELEN, MICHAEL J & CARMON	4117 SUNSET VIEW RD	NISSWA, MN 56468	218 2ND AVE NE	BRAINERD	56401
09122004004D009	CITY OF BRAINE TJ SPECIALTY CONSTRUCTION L	109 E WASHINGTON ST	BRAINERD MN 56401	109 WASHINGTON ST NE	BRAINERD	56401
91280100000000	CITY OF BRAINE VEITH, STEVEN H	9797 LEGIONVILLE RD	BRAINERD, MN 56401	408 2ND AVE NE	BRAINERD	56401
09122012011Z009	CITY OF BRAINE WARREN, HAROLD L & MONA F	4643 CINOSAM RD	BRAINERD, MN 56401	104 D ST NE	BRAINERD	56401
09122007012B009	CITY OF BRAINE WEIDEMAN, PATRICK V	13982 CHERRYWOOD DR	BAXTER, MN 56425	224 3RD AVE NE	BRAINERD	56401
91220100000000	CITY OF BRAINE WIECZOREK, STEPHANIE LYNN	311 2ND AVE NE	BRAINERD, MN 56401	311 2ND AVE NE	BRAINERD	56401
91220000000000	CITY OF BRAINE WILT, RICHARD E & DAVID A	5389 PIONEER TRL	BRAINERD, MN 56401	120 2ND AVE NE	BRAINERD	56401
09122007007X009	CITY OF BRAINE YOUNG, MARILYN T	305 B ST NE	BRAINERD MN 56401	305 B ST NE	BRAINERD	56401
91220100000000	CITY OF BRAINE YOUNG, SHELLEY A &	JOHNSTON, KIM MARIE	6756 BARR BRAINERD, MN 56401	302 1ST AVE NE	BRAINERD	56401