



PLANNING COMMISSION AGENDA

City of Brainerd, Minnesota
City Hall, 501 Laurel Street, Council Chambers
Wednesday, December 17, 2025 @ 6:00 PM

The public is invited to attend these meetings in person
Attend by Phone: 1-844-992-4726 Meeting Access Code: 2484 446 5718

Meetings are broadcast on CTC ch 8, Charter ch 181, YouTube, AppleTV, Roku, and Amazon FireTV

1. **Call To Order**

2. **Roll Call**

___ D. Gorham ___ J. Grecula ___ M. Duval ___ D. Peterson ___ J. Powell ___ T. Erickson ___ J.
Norwood

3. **Pledge of Allegiance**

4. **Approval Of Agenda - Voice Vote**

5. **Approval Of Minutes**

A. **Draft Minutes of November 19th, 2025 Meeting**

6. **Public Forum**

Time allocated for citizens to bring matters not on the agenda to the attention of the Commission -
Time limits may be imposed

7. **Unfinished Business**

A. **Consider a Preliminary Plat Amendment and a Development Stage Planned Unit Development (PUD) Amendment from Kuepers Construction for Parcels 41020691 and 41020682 for a Proposed 176-unit Apartment Complex/Development**

B. **Consider RFP for Comprehensive Plan Update**

8. **New Business**

A. **Consider Conditional Use Permit Amendment for St. Francis Catholic Church to allow for a Third Garage Stall to be Constructed on the Rectory - 908 Ivy Street**

9. **Staff Reports**

(Verbal: Any Updates since Packet)

10. **Commission Member Reports**

11. **Adjourn**

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MISSION

"Provide high quality, cost effective public services and leadership in creating a sustainable city"

PLANNING COMMISSION
Wednesday, November 19th, 2025

#1 Call to Order

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

#2 Roll Call

Noted present were Commissioners Duval, Peterson, Powell and Gorham. Commissioner Norwood attended the meeting virtually. Noted absent were Commissioners Grecula, and Erickson. Also noted as present was Community Development Director Kramvik.

#3 Pledge of Allegiance

Commission Vice Chair Gorham opened the meeting with the Pledge of Allegiance to the flag.

#4 Approval of Agenda

MOVED AND SECONDED BY COMMISSIONERS PETERSON AND NORWOOD, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#5 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND NORWOOD, DULY CARRIED, TO APPROVE THE MINUTES FROM THE OCTOBER 15TH, 2025 REGULAR MEETING AS PRESENTED.

#6 Public Forum

The Chair opened the public forum at 6:02 pm.

No one came forward.

The Chair closed the public forum at 6:02 pm.

#7 Unfinished Business

7a. Consider a Final Plat, a Planned Unit Development (PUD), and a Rezoning for a Proposed 190-unit Apartment Complex for Parcel ID's 41020691 and 41020682 on HWY 371 S (DELAYED)

Community Development Director Kramvik explained this item is delayed until the January Planning Commission meeting, as the developer has made some changes to the plans.

7b. Consider RFP for Comprehensive Plan Update

Community Development Director Kramvik gave a summary of the RFP and asked for input from the Commission. Discussions took place and suggestions were made for changes.

A final RFP will be brought to the December Planning Commission meeting for approval.

#8 New Business

8a. Consider Rezoning, Future Land Use Map Amendment and a Conditional Use Permit from CN-2 (Contemporary Neighborhood 2) to GC (General Commercial) to Allow for an Animal Clinic on Parcel 41290683 (NE Corner of Oak Street and 28th St E)

Community Development Director Kramvik reviewed the application for the request to rezone parcel 41290683 from a CN-2 district to a GC district to allow for the construction of an animal clinic. This request includes an update to the Future Land Use Map to reflect the change from Medium-High Density Residential to Commercial, and a Conditional Use Permit to allow the operation of an animal clinic in the GC district. Staff feel the change to a GC is consistent with the setbacks of other parcels in the neighborhood.

The Vice Chair opened the public forum at 6:28 pm.

The Vice Chair recognizes Ryan Dutton, 2720 Oak Street, who is the owner of the vacant property and the Brainerd Animal Hospital. He explained the business is outgrowing the current location and would like to expand by constructing a new building in the same general area.

Commissioner Duval questioned the reason for choosing the GC district rather than another district.

Mr. Dutton stated with the assistance of CDD Kramvik, the decision was based on the setbacks of the parking lot being the minimum of 30 feet from Oak Street. He indicated the other option of the TN-2 (Traditional Neighborhood 2) district that was discussed, the parking lot would be required to be in the back which he feels does not aesthetically fit with the design he wants for the building facing Oak Street.

The Vice Chair closed the public forum at 6:32 pm.

Commission discussion took place.

Commissioner Duval stated the zoning should remain a residential district and suggests a rezoning to a TN-2 rather than GC. The General Commercial district opens up many uses that may not be appropriate for a neighborhood.

MOVED AND SECONDED BY COMMISSIONER PETERSON AND NORWOOD TO RECOMMEND APPROVAL OF THE REZONING OF PARCEL 41290683 FROM CN-2 (CONTEMPORARY NEIGHBORHOOD 2) ZONING DISTRICT TO GC (GENERAL COMMERCIAL) ZONING DISTRICT AS PRESENTED.

The Vice Chair invited the applicant to step up to the microphone. The applicant stated he does not anticipate selling the current building at 2720 Oak Street but rather intends to utilize it somehow as offices, pet training or pet grooming.

Upon roll call, Member Peterson voted “aye”. Members Duval, Powell, Norwood, and Gorham voted “nay”. The Vice Chair declared the motion failed.

MOVED AND SECONDED BY COMMISSIONER POWELL AND DUVAL TO RECOMMEND DENIAL OF THE RESOLUTION TO AMEND THE FUTURE LAND USE MAP FROM MEDIUM-HIGH DENSITY RESIDENTIAL TO COMMERCIAL OF PARCEL 41290683.

Upon roll call, Members Duval, Powell, Norwood, and Gorham voted “aye”. Member Peterson voted “nay”. The Vice Chair declared the motion carried.

MOVED AND SECONDED BY COMMISSIONER DUVAL AND POWELL TO RECOMMEND DENIAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF AN ANIMAL CLINIC AS PRESENTED FOR PARCEL 41290683 BASED ON THE DENIAL OF THE REZONING FROM A CN-2 (CONTEMPORARY NEIGHBORHOOD 2) ZONING DISTRICT TO A GC (GENERAL COMMERCIAL) ZONING DISTRICT.

Upon roll call, Members Duval, Powell, Norwood, and Gorham voted “aye”. Member Peterson abstained from voting. The Vice Chair declared the motion carried.

CDD Kramvik indicated this will be heard at the City Council meeting December 1st, 2025 at 7:30 pm.

8b. Consider Interim Use Permit Renewal for a Short-Term Rental – 1005 S. 6th St

Community Development Director Kramvik gave the details of the application for the request to operate two short-term rentals at 1005 S 6th St. The property is a four-plex that has two long-term tenants. The applicant indicated the property contact is a neighbor that would be available for any issues that occur.

The Vice Chair opened the public hearing at 7:04 pm.

The Vice Chair recognized Richard Badeaux, 19868 159th St., Elk River, MN who is attending the meeting via phone. He stated he values the relationship with the City and the hybrid of mixing long-term with short-term has operated very well. He looks forward to continuing into the future.

The vice Chair closed the public hearing at 7:05 pm.

MOVED AND SECONDED BY COMMISSIONER DUVAL AND PETERSON TO RECOMMEND APPROVAL OF THE INTERIM USE PERMIT RENEWAL FOR TWO SHORT-TERM RENTALS AT 1005 S 6TH ST WITH THE CONDITIONS AS PRESENTED ADDING THE CONDITION THE HOUSE RULES MUST BE UPDATED TO REFLECT OCCUPANCY LIMITS.

Upon roll call, Members Duval, Peterson, Powell, Norwood, and Gorham voted “aye”. Member voted “nay”. The Vice Chair declared the motion carried.

CDD Kramvik indicated this will be heard at the City Council meeting December 1st, 2025 at 7:30 pm.

8c. Consider Interim Use Permit for a Short-Term Rental – 712 6th St N

Community Development Director Kramvik reviewed the application for the short-term rental. The size of the second bedroom was mistakenly identified as 8' x 7', when it should be 8' x 9' thus condition number four should be modified in the findings to a limit of 3 occupants. The applicant stated his mother resides at the property and is the contact person for the rental.

The Vice Chair opened the public hearing at 7:08 pm.

The Vice Chair recognized Richard Badeaux, 19868 159th St., Elk River, MN, who is attending the meeting via phone. He clarified the room size had already been corrected and had nothing else to add unless there were questions.

The Vice Chair closed the public hearing at 7:08 pm.

MOVED AND SECONDED BY COMMISSIONER PETERSON AND DUVAL TO RECOMMEND APPROVAL OF THE INTERIM USE PERMIT FOR A SHORT-TERM RENTAL AT 712 6TH ST N WITH THE CONDITIONS LISTED AS PRESENTED.

Upon roll call, Members Duval, Peterson, Powell, Norwood, and Gorham voted "aye". Member voted "nay". The Vice Chair declared the motion carried.

CDD Kramvik indicated this will be heard at the City Council meeting December 1st, 2025 at 7:30 pm.

8b. Consider Interim Use Permit for a Short-Term Rental – 9995 Island Drive

Community Development Director Kramvik described the details of the application for the short-term rental at 9995 Island Drive. The property owner's daughter resides on the lower level at the property and is the contact person for the rental.

The Vice Chair opened the public hearing at 7:11 pm.

No one came forward.

The Vice Chair closed the public hearing at 7:11 pm.

MOVED AND SECONDED BY COMMISSIONER PETERSON AND POWELL TO RECOMMEND APPROVAL OF THE INTERIM USE PERMIT FOR A SHORT-TERM RENTAL AT 9995 ISLAND DR WITH THE CONDITIONS LISTED AS PRESENTED.

Upon roll call, Members Duval, Peterson, Powell, Norwood, and Gorham voted "aye". Member voted "nay". The Vice Chair declared the motion carried.

CDD Kramvik indicated this will be heard at the City Council meeting December 1st, 2025 at 7:30 pm.

#9 Staff Reports

Community Development Director Kramvik made the following updates:

- Staff have met twice with the DNR regarding the Shoreland Ordinance since the last Planning Commission meeting. The DNR indicated that lot sizes can be negotiated as well as impervious surface. However, the City will need to make potential concessions elsewhere based on stronger state requirements. Research will take place into these areas.
- Further revisions will also be needed on lot sizes for duplexes, triplexes, and four-plexes. The DNR indicated the City may be more restrictive but not less restrictive in the Table of Uses.
- Staff are looking at the January meeting to bring the Commission an update

#10 Commission Member Reports

None

#11 Adjournment

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND POWELL, DULY CARRIED, TO ADJORN AT 7:15 PM.

Don Gorham, Planning Commission Vice Chair

MEMO



TO: Planning Commission

FROM: James Kramvik, Community Development Director

DATE: December 17th, 2025

RE: Consider Preliminary Plat Amendment and a Development Stage Planned Unit Development (PUD) Amendment for a Proposed 176-unit Apartment Complex for Parcel ID's 41020691 and 41020682 on HWY 371 S

REQUEST

Revised Site Design, Preliminary Plat Amendment and a Development Stage Planned Unit Development (PUD)

Kuepers Inc has submitted applications for a Preliminary Plat Amendment and a Development Stage Planned Unit Development (PUD) Amendment for a Proposed 176-unit Apartment Complex for Parcel ID's 41020691 and 41020682.

CONTEXT

Parcel Numbers: 41020691 and 41020682

Zoning District: Rural Living 1 (RL-1) Zoning District – requested change to a PUD Overlay District with an underlying CN-2 Zoning District

Property Area: 49 Acres

Adjacent Uses: North: Single-family homes and duplexes
East: Mn Teen Challenge vacant property
South: Automotive Repair Shop & Big Wood Timber Frames
West: Single family homes and Thompson Excavating

Adjacent Zoning: North: CN-2 (Contemporary Neighborhood 2) District
CN -1 (Contemporary Neighborhood 1) District
East: Rural Living 1 (RL-1) Zoning District
South: Crow Wing Township – Commercial 2
West: Agricultural/ Forestry - Crow Wing Township

AERIAL MAP



ZONING MAP



ENVIRONMENTAL ASSESSMENT WORKSHEET (EAW)

Prior to a final decision by City Council, the Council is required to complete an Environmental Assessment Worksheet (EAW) for the development, as there are over one hundred and fifty (150) proposed units. The Environmental Assessment Worksheet (EAW) is a brief document designed to lay out the basic facts of a project necessary to determine if an environmental impact statement (EIS) is required for the proposed project. In addition to the legal purpose of the EAW in determining the need for an EIS, the EAW also provides permit information, informs the public about the project, and helps identify ways to protect the environment. The EAW is not meant to approve or deny a project but instead act as a source of information to guide other approvals and permitting decisions. Kuepers has hired an engineering firm to complete the EAW.

The EAW was distributed and published in the EQB Monitor. The public comment period ended on December 1st, and the City Council will be holding a public meeting to review the EAW. City Council will make a final determination on the EAW findings at the December 15th meeting. The findings and comments from the EAW review are attached to the agenda. The EAW can be found on the Community Development page of the City's website at the following link:

<https://www.ci.brainerd.mn.us/DocumentCenter/View/7758/Voyageur-Heights-Apts-EAW>

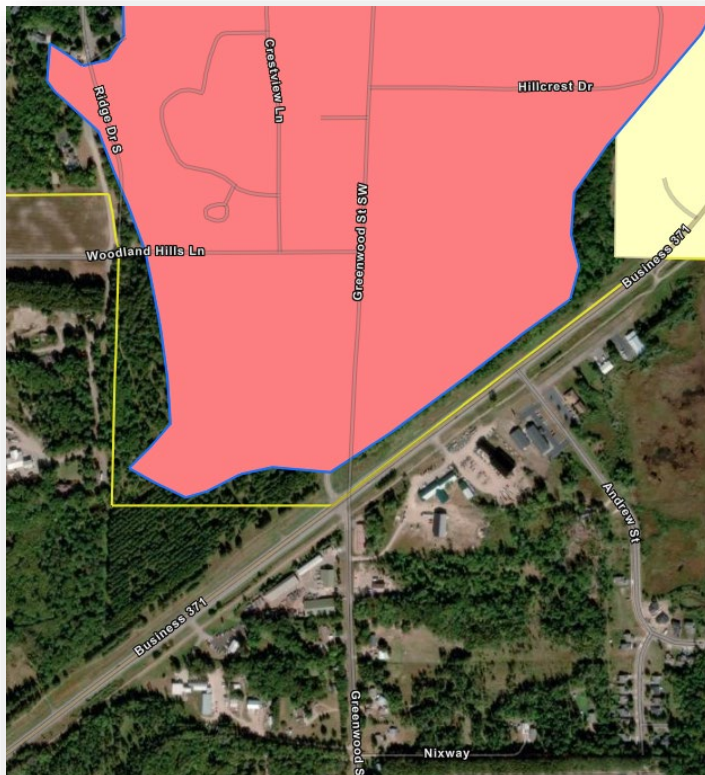
REVISION HISTORY

Kuepers originally submitted for the Voyageur Heights development project in September for a rezoning to a PUD Overlay District, PUD Development Stage Plan, and Preliminary Plat. City Council conducted the first reading for the rezoning and approved the PUD Development Stage Plan and Preliminary Plat at the October 6th City Council meeting.

As a result of the EAW review, it was determined that a portion of the project was located in the City's Drinking Water Supply Management Area (DWSMA) and in a high vulnerability zone for surface water contamination. According to City Code Section 725 stormwater infiltration is not allowed outside of an ERA within a DWSMA classified as high or very high vulnerability unless the permittee performs or approves a higher level of engineering review sufficient to provide a functioning treatment system and to prevent adverse impacts to groundwater.

Kuepers adjusted the site plan to divert all stormwater to an infiltration basin outside of the DWSMA. The three 38-unit buildings and site plan on the northern portion of the property remain relatively unchanged. The previous two 38-unit buildings to the south were combined into one large 62-unit building. The total proposed development is now 176-units with the infiltration basin placed outside of the high vulnerability zone. The original proposal included five 38-unit buildings for a total of 190-units.

DWSMA MAP



FINDINGS OF FACT - PLANNED UNIT DEVELOPMENT AND (PUD) ZONING OVERLAY

1. According to [Section 515-5-7.B](#), a Planned Unit Development (PUD) may include land uses from a variety of Base Zoning Districts, and may include design flexibility related to density, setbacks, building heights, lot area, lot width, etc. Any mixed-use project that does not comply with the dimensional or use standards may utilize the Planned Unit Development (PUD) Overlay Zoning District. All PUD Overlay Zoning Districts must identify the areas where flexibility from the Base Zoning District standards is established.
2. [Section 515-2-21](#) states the purpose and intent of the Planned Unit Development Overlay District is to provide for the integration and coordination of land parcels as well as the combination of various types of residential, commercial, and industrial uses.
3. **Voyageur Heights - Planned Unit Development (VH-PUD).** The purpose of the VH-PUD is to allow for the development and redevelopment of the property with a mix of uses and dimensional standards. The following standards are established.
 - a. The standards and uses contained within the Contemporary Neighborhood-2 (CN-2) Base Zoning District shall govern the VH-PUD district, with the modifications as noted in Table 515-2-21.3
 - b. Additions to existing structures are permitted provided it meets the CN-2 Zoning District Dimensional Standards of Table 515-2-7.1 and all other requirements in the Zoning Code.
 - c. Development Standards. All approved Final PUD Plans shall govern the development of the property and shall be kept on file with the City Zoning Administrator.

Proposed Table 515-2-21.3 VH-PUD Dimensional and Use Standards - Density, Lot Size, Coverage and Height Standards.

Lot Dimensions		
	Lot Size	None
	Density (minimum)	4+ DU/Acre
	Lot Width	None
Principal Building, Attached Accessory Building, and Detached Accessory Building Standards		
	Front Yard Setback (minimum)	20'
	Rear Yard Setback (minimum)	20'
	Location, detached	Must meet Principal Structure setbacks, may be located in any Yard
	Total Number of Permitted Accessory Buildings	3 per Primary Structure
Coverage and Height Standards		
	Impervious Surface Coverage (maximum)	75%
	Principal structure height (maximum)	45'
Other Standards		
	Driveway	Width at ROW maximum is 36'
	Parking (minimum)	none
	Shrub Planting (minimum)	Four (4) shrubs or perennials shall be planted per first floor dwelling unit
	Landscape Islands (minimum)	One (1) island per thirty (30) continuous rows of internal parking spaces

	Commercial and Industrial Use Design Construction Standards	Facades facing a public street shall not exceed twenty-five (25) percent metal unless allowed upon approval of a Conditional Use Permit. Side and Rear Facades may be one hundred (100) percent metal and may have exposed fasteners.
Uses Permitted		
	Appendix A: Table of Uses, CN-2 District	All permitted, conditional and interim uses
	Multifamily attached dwelling units (5+ units)	P
	Car Wash Accessory to Motor Vehicle Fuel Sales	C
	Commercial/Retail Establishments	C
	Contractor Offices	C
	Motor Vehicle Fuel Sales	C
	Office Businesses	C
	Light Manufacturing	C
	Warehouse, distribution facilities and wholesale business	C

The City may approve the Planned Unit Development (PUD) only if it is found that the development satisfies all of the following standards:

4. The proposed Planned Unit Development (PUD) is in conformance with the Comprehensive Plan for Brainerd. At a minimum, the City must find that:
 - a. The use will not create an excessive burden on existing parks, schools, streets, and other public facilities and utilities, which serve or are proposed to serve the area.
 - i. *According to the EAW's trip generation, the proposed site and Greenwood Street can accommodate the increased traffic from the development*
 - ii. *The development will connect to the City's sewer, water, and electrical system. The City Engineer has no concerns at this time regarding the increased utility usage.*
 - iii. *The additional residential units will positively impact the City and School District.*
 - b. The use is reasonably related to the overall needs of the City and is compatible with the surrounding land use.
 - i. *The City and Crow Wing County as a whole are in need of diverse housing options, which are a part of the Housing Goals and Policies of the Comprehensive Plan.*
 1. HOUSING GOAL 1 Provide a diverse mix of housing choices for all stages of life, income ranges, and ownership/rental preferences.
 - a. Policy 2 - Expand home ownership and rental opportunities through rehabilitation and new construction.
 - b. Policy 5 - Ensure an adequate supply of quality and affordable housing units for current and future residents.
 - c. The Planned Unit Development (PUD) is an effective and unified treatment of the development possibilities on the project site, and the development plans provide for the preservation of unique natural amenities.
 - i. *The development intends to use the rural setting of the site as an integral element of the development. The wetland to the north will provide as a*

buffer between this property and the low-medium density Woodland Hills Development.

- ii. *The site plan has been revised to accommodate future development and future stormwater requirements.*
- d. The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to surrounding uses.
 - i. *This property is surrounded primarily by vacant land and is adjacent to Business 371 and will not have an undue and adverse impact on the reasonable enjoyment of neighboring properties and will not be detrimental to surrounding uses.*
 - ii. *Properties along Business 371 in this area are all commercial uses.*
 - iii. *According to the EAW, increased traffic will generate a relatively small corresponding increase in carbon monoxide levels and other vehicle-related air emissions. The Project is expected to have a negligible impact on air quality. Based on traffic impact findings described further in EAW Item 20, the Project is anticipated to have approximately 1,293 total weekday trips, the majority of which will be from residents commuting to and from work.*
 - iv. *Trip generation was estimated using the methodology outlined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (2021). The proposed project is expected to generate about 1,293 vehicle trips per weekday. Within the PM peak hour, the Project is expected to generate 102 trips, consisting of 64 entering vehicles and 38 exiting vehicles (Table 20-1 of the EAW).*
 - 1. *The proposed Project does not meet the threshold of 250-peak hour trips, or 2,500 new daily trips described in MnDOT Access Management Manual Chapter 5.3, and a full Traffic Impact Study is not required for this development.*
- 5. Additionally, the Planned Unit Development (PUD) meets one or more of the following development criteria according to Section 515-5-7.C.2
 - a. A minimum of two (2) or more principal structures is proposed.
 - i. *The applicant is proposing the construction of five (5) multi-unit buildings with separate garages.*
 - b. The tract is at least two (2) acres in size.
 - i. *Lot 1 Block 1 is 8.48 acres*
 - ii. *Lot 1 Block 2 is 3.81 acres*
 - c. The Planned Unit Development (PUD) can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site.
 - i. *Natural buffers will be maintained between existing developments and the site, specifically to the north where there is existing residential development.*
 - ii. *The surrounding developments are comprised of residential properties, a senior living facility, a recovery facility, and commercial properties along Business 371.*
 - d. Each phase of the proposed development is of sufficient size, composition, and arrangement so that its construction, marketing, and operation are feasible as a

complete unit, and that provision for and construction of dwelling units and common open space are balanced and coordinated. In addition, the total development is designed in such a manner as to form a desirable and unified environment within its own boundaries.

- i. The proposed development will be fully constructed with four apartment buildings to accommodate 176 dwelling units. The project will be constructed in two phases.*
 - ii. The remaining property has been divided into Outlots that would require future approvals from the City to develop.*
 - iii. The proposed design allows for the future expansion of both residential and commercial uses and the developer plans to subdivide Outlot A in the future for commercial uses along Business 371 and additional residential uses to the west.*
- e. Financing is available to the applicant on conditions and in an amount which is sufficient to assure completion of the Planned Unit Development (PUD). To evidence this finding, a written statement of financial feasibility, which is accepted by the City, shall be submitted by the applicant.
 - i. The applicant has the ability to acquire the necessary financing to complete the proposed development in full.*
 - ii. The applicant has provided an escrow to the City to pay for legal review.*
- f. Planned Unit Development (PUD) provides for architectural diversity by way of varied building types and exterior building design.
 - i. According to [Section 515-4-2 Building Design Standards](#) - Multi-family dwelling units shall be designed to create visual interest through a variety of materials, colors, textures, installation direction, structural elements such as balconies, porches, and wall patterns, or other characteristics that create articulation either between units or floors.
 - 1. The proposed building has a variety of elements to create visual interest such as alternating wall patterns, color changes, stonework, and balconies.*
- g. Underground Utilities - In any Planned Unit Development (PUD), all utilities, including, but not limited to, telephone, electricity, gas, and cable television shall be installed underground.
 - i. All utilities in the development are planned to be placed underground.*
- h. Utility Connections -
 - i. Water Connections. When more than one property is served from the same service line, a shut off valve must be located in such a way that each unit's service may be shut off and secured by the City, in addition to the normally supplied shut off at the street.
 - ii. Sewer Connections. When more than one (1) unit is served by a sanitary sewer lateral which exceeds three hundred (300) feet in length, provisions must be made for a manhole to allow adequate cleaning and maintenance of the lateral. All maintenance and cleaning shall be the responsibility of the property owner's association or owner.
 - 1. Staff have no concerns about the utility design at this time.*

2. *The Sanitary Sewer model performed by SEH indicates that the current sewer system can accommodate the flow from the planned development. The model indicates the pipe will operate near its recommended capacity limit during wet weather conditions.*
 3. *A provision has been added to the development agreement to allow the City to upsize the utilities for potential future development in the area.*
 4. *Staff have requested a sewer and water connection point at the intersection of Greenwood Street and Voyageur Drive, which will be required in the final utility plans.*
- i. Roadways, Private Design - Private roadways within the project shall have an improved surface to 28 feet or more in width and shall be so designed as to permit the City fire trucks to provide protection to each building.
 - i. *The applicant proposes to create a public street between the two apartment complexes.*
 - ii. *The Fire Department has reviewed the site plan and has no concerns about access.*
 - j. Parking - No portion of the required private road system may be used in calculating required off-street parking space or be used for parking.
 - i. *The proposed planned unit development does not have a private road.*
 - ii. *The proposed PUD Overlay district regulations propose no parking minimums for this development as the applicant has adequately addressed off-street parking in the plans.*
 - iii. *This development is subject to parking maximums which the proposed site plan does not exceed.*
 - k. Landscaping - In any Planned Unit Development (PUD), landscaping shall be provided according to a plan approved by the City Council, which shall include a detailed planting list with sizes and species indicated as part of the final plan. In assessing the landscaping plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structures and the overall scheme of the Planned Unit Development plan.
 - i. *A detailed landscape plan was submitted with the original site layout. The landscape plan has been designed to enhance the structures and parking facilities.*
 - ii. *A revised landscape plan will be provided for the PUD Final Plan submittal.*
 - iii. *Significant natural buffers will be maintained that will help screen the development from surrounding areas and roadways.*
 - l. Public services - The proposed project shall be served by the City water and sewer system, and fire hydrants shall be installed at such locations as necessary to provide fire protection.
 - i. *The development will be served by City sewer and water, and there are no concerns over placement of the fire hydrants at this time.*
 - m. Refuse - Provision for trash pick-up shall be provided according to a plan approved by the City Council.
 - i. *Per City Code, refuse must be collected at a minimum of a weekly basis.*

- n. Best Management Practices - All Planned Unit Developments shall incorporate Best Management Practices for stormwater management as defined by Chapter 7 of the City Code, subject to review and approval of the Zoning Administrator, Planning Commission and City Council.
 - i. *Upon review of the EAW it was determined that the proposed project is located in the Drinking Water Supply Management Area (DWSMA) and is in a High Vulnerability Surface Water Contribution Area.*
 - ii. *According to [Section 725 Stormwater Management](#) of the City Code, stormwater infiltration is prohibited within a DWSMA classified as high or very high vulnerability unless the permittee performs or approves a higher level of engineering review sufficient to provide a functioning treatment system and to prevent adverse impacts to groundwater.*
 - iii. *The revised design places the infiltration basin outside of the high vulnerability zone.*
 - iv. *The development agreement states that all improvements and final designs must adhere to City Code and must be approved by the City prior to issuance of the building permit.*
 - v. *The developer must perform one of the above options prior to approval of the building permit.*
- o. Sidewalks and Trails - Except as otherwise determined by the City Council, concrete sidewalks not less than five (5) feet in width and/or bituminous trails not less than eight (8) feet in width shall be provided.
 - i. *The applicant proposes a sidewalk on the south side of Voyageur Drive.*
 - ii. *Upon final approval and commencement of the project, the City should consider a future trail that would connect this development to Buffalo Hills Park and the existing City trail system.*

FINDINGS OF FACT – FINAL PLAT

- 1. That the proposed subdivision is consistent with adopted applicable general and specific comprehensive plans of the City.
 - a. *The applicant proposes to rezone the property from Rural Living 1 (RL-1) to a PUD Overlay District.*
 - i. *Section 515-2-21 states the purpose and Intent of the Planned Unit Development Overlay District is to provide for the integration and coordination of land parcels as well as the combination of various types of residential, commercial, and industrial uses.*
 - ii. *The applicant proposes to construct 176 apartment units with future commercial uses fronting Business 371.*
 - iii. *The future land use map designates this area for Mixed Residential/ Commercial.*
- 2. The proposed subdivision is consistent with the Comprehensive Plan.
 - a. HOUSING GOAL 1 - Provide a diverse mix of housing choices for all stages of life, income ranges, and ownership/rental preferences.

- i. Policy 2 - Expand home ownership and rental opportunities through rehabilitation and new construction.
 - ii. Policy 5 - Ensure an adequate supply of quality and affordable housing units for current and future residents.
- 3. That the physical characteristics of this site, including but not limited to topography, percolation rate, soil conditions, susceptibility to erosion and siltation, susceptibility to flooding, water storage, drainage and retention, are such that the site are suitable for the type of development, design, or use contemplated.
 - a. *The site does not have topographical challenges.*
 - b. *The developer has spoken with the City Engineer and regulatory authority about utility construction through the wetland and there are no concerns at this time.*
 - c. *Upon preliminary review the City Engineer has not concerns about the proposed infiltration basin.*
- 4. That the site is physically suitable for the proposed density of development.
 - a. The density for Lot 1 Block 1 is 13.44 dwelling units per acre
 - b. The density for Lot 1 Block 2 is 16.27 dwelling units per acre
 - i. *The CN-2 District, which is the base zoning district for the proposed PUD overlay, allows for a maximum of 12 dwelling units per acre.*
 - ii. *The proposed PUD Overlay district does not have a maximum dwelling unit per acre requirement and density will be reviewed on a case-by-case basis for each phase proposed by the developer.*
 - iii. *This area is currently underdeveloped with access to Greenwood Street that leads to Business 371 and Buffalo Hills Lane East. City staff have no concerns regarding traffic at this time.*
 - iv. *The site plan is designed appropriately for the four apartment buildings, garages, off-street parking, and community open space.*
- 5. That the design of the subdivision or the proposed improvements are not likely to cause environmental damage.
 - a. *Improvements will not cause environmental damage to the surrounding neighborhood. The development agreement would ensure that all stormwater is properly managed on site according to City Code requirements.*
 - b. *A thorough environmental review has been conducted through the EAW report and findings.*
- 6. That the design of the subdivision or the type of improvements, is not likely to cause public health problems.
 - a. *The improvements will not cause any public health problems.*
- 7. That the design of the subdivision or the type of improvements will not conflict with easements of record or with easements established by judgment of a court.
 - a. *Utility easements will remain and future easements are depicted on the preliminary plat.*
- 8. That the proposed subdivision, its site, or its design does not adversely affect the flood carrying capacity of the floodway increases flood stages and velocities or increases flood hazards within the floodway fringe or within other areas of the City.
 - a. *The proposed site will not increase flood hazards and is not located in a floodway or flood fringe.*

9. The proposed subdivision is consistent with the policies and standards of the State defined shoreland, floodplain, and wetland regulations.
 - a. *The proposed plat is outside of the shoreland district and floodplain.*
10. The City Council deems the subdivision is not premature.
 - a. *The proposed subdivision is located along current infrastructure.*
 - b. *Utilities will need to be constructed to serve the proposed development but are in close proximity to the site.*
11. A subdivision shall be consistent with the following plans:
 - a. Brainerd Comprehensive Plan.
 - b. Brainerd Sanitary Sewer Plan/Engineering Specifications.
 - c. Brainerd Water Plan/Engineering Specifications.
 - d. Stormwater Management Plan.
 - e. Comprehensive Trail Plan.
 - f. Capital Improvement Plan.
 - i. *A full list of the requirements in the capital improvement plan can be found in [Section 500-2-5.11.f](#)*
 - ii. *The Engineering Department and Community Development Department have no concerns with the above plans.*

As of this writing, the Community Development Department has received one call regarding the proposed project. The residents were concerned about losing their view to the forest across from Woodland Hills Lane if this property is developed.

A member of the public spoke at the original public hearing and had concerns about increasing density along Greenwood Street, specifically regarding vehicle and pedestrian travel.

STAFF RECOMMENDATION

Staff recommend approval of the PUD Development Stage Plan and Preliminary Plat.

Note: The City Council cannot make a final determination for the development prior to the completion of the EAW. All statutory requirements to provide an answer to the developer are paused until the completion of the EAW.

MEMO



TO: Planning Commission

FROM: James Kramvik, Community Development Director

DATE: December 17th, 2025

RE: Consider Preliminary Plat Amendment and a Development Stage Planned Unit Development (PUD) Amendment for a Proposed 176-unit Apartment Complex for Parcel ID's 41020691 and 41020682 on HWY 371 S

REQUEST

Revised Site Design, Preliminary Plat Amendment and a Development Stage Planned Unit Development (PUD)

Kuepers Inc has submitted applications for a Preliminary Plat Amendment and a Development Stage Planned Unit Development (PUD) Amendment for a Proposed 176-unit Apartment Complex for Parcel ID's 41020691 and 41020682.

CONTEXT

Parcel Numbers: 41020691 and 41020682

Zoning District: Rural Living 1 (RL-1) Zoning District – requested change to a PUD Overlay District with an underlying CN-2 Zoning District

Property Area: 49 Acres

Adjacent Uses: North: Single-family homes and duplexes
East: Mn Teen Challenge vacant property
South: Automotive Repair Shop & Big Wood Timber Frames
West: Single family homes and Thompson Excavating

Adjacent Zoning: North: CN-2 (Contemporary Neighborhood 2) District
CN -1 (Contemporary Neighborhood 1) District
East: Rural Living 1 (RL-1) Zoning District
South: Crow Wing Township – Commercial 2
West: Agricultural/ Forestry - Crow Wing Township

AERIAL MAP



ZONING MAP



ENVIRONMENTAL ASSESSMENT WORKSHEET (EAW)

Prior to a final decision by City Council, the Council is required to complete an Environmental Assessment Worksheet (EAW) for the development, as there are over one hundred and fifty (150) proposed units. The Environmental Assessment Worksheet (EAW) is a brief document designed to lay out the basic facts of a project necessary to determine if an environmental impact statement (EIS) is required for the proposed project. In addition to the legal purpose of the EAW in determining the need for an EIS, the EAW also provides permit information, informs the public about the project, and helps identify ways to protect the environment. The EAW is not meant to approve or deny a project but instead act as a source of information to guide other approvals and permitting decisions. Kuepers has hired an engineering firm to complete the EAW.

The EAW was distributed and published in the EQB Monitor. The public comment period ended on December 1st, and the City Council will be holding a public meeting to review the EAW. City Council will make a final determination on the EAW findings at the December 15th meeting. The findings and comments from the EAW review are attached to the agenda. The EAW can be found on the Community Development page of the City's website at the following link:

<https://www.ci.brainerd.mn.us/DocumentCenter/View/7758/Voyageur-Heights-Apts-EAW>

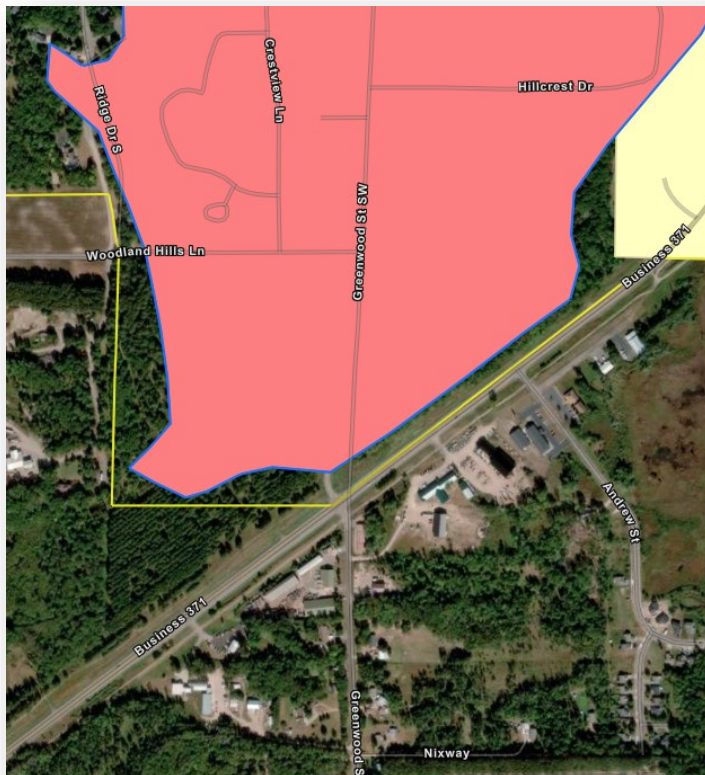
REVISION HISTORY

Kuepers originally submitted for the Voyageur Heights development project in September for a rezoning to a PUD Overlay District, PUD Development Stage Plan, and Preliminary Plat. City Council conducted the first reading for the rezoning and approved the PUD Development Stage Plan and Preliminary Plat at the October 6th City Council meeting.

As a result of the EAW review, it was determined that a portion of the project was located in the City's Drinking Water Supply Management Area (DWSMA) and in a high vulnerability zone for surface water contamination. According to City Code Section 725 stormwater infiltration is not allowed outside of an ERA within a DWSMA classified as high or very high vulnerability unless the permittee performs or approves a higher level of engineering review sufficient to provide a functioning treatment system and to prevent adverse impacts to groundwater.

Kuepers adjusted the site plan to divert all stormwater to an infiltration basin outside of the DWSMA. The three 38-unit buildings and site plan on the northern portion of the property remain relatively unchanged. The previous two 38-unit buildings to the south were combined into one large 62-unit building. The total proposed development is now 176-units with the infiltration basin placed outside of the high vulnerability zone. The original proposal included five 38-unit buildings for a total of 190-units.

DWSMA MAP



FINDINGS OF FACT - PLANNED UNIT DEVELOPMENT AND (PUD) ZONING OVERLAY

1. According to [Section 515-5-7.B](#), a Planned Unit Development (PUD) may include land uses from a variety of Base Zoning Districts, and may include design flexibility related to density, setbacks, building heights, lot area, lot width, etc. Any mixed-use project that does not comply with the dimensional or use standards may utilize the Planned Unit Development (PUD) Overlay Zoning District. All PUD Overlay Zoning Districts must identify the areas where flexibility from the Base Zoning District standards is established.
2. [Section 515-2-21](#) states the purpose and intent of the Planned Unit Development Overlay District is to provide for the integration and coordination of land parcels as well as the combination of various types of residential, commercial, and industrial uses.
3. **Voyageur Heights - Planned Unit Development (VH-PUD).** The purpose of the VH-PUD is to allow for the development and redevelopment of the property with a mix of uses and dimensional standards. The following standards are established.
 - a. The standards and uses contained within the Contemporary Neighborhood-2 (CN-2) Base Zoning District shall govern the VH-PUD district, with the modifications as noted in Table 515-2-21.3
 - b. Additions to existing structures are permitted provided it meets the CN-2 Zoning District Dimensional Standards of Table 515-2-7.1 and all other requirements in the Zoning Code.
 - c. Development Standards. All approved Final PUD Plans shall govern the development of the property and shall be kept on file with the City Zoning Administrator.

Proposed Table 515-2-21.3 VH-PUD Dimensional and Use Standards - Density, Lot Size, Coverage and Height Standards.

Lot Dimensions		
	Lot Size	None
	Density (minimum)	4+ DU/Acre
	Lot Width	None
Principal Building, Attached Accessory Building, and Detached Accessory Building Standards		
	Front Yard Setback (minimum)	20'
	Rear Yard Setback (minimum)	20'
	Location, detached	Must meet Principal Structure setbacks, may be located in any Yard
	Total Number of Permitted Accessory Buildings	3 per Primary Structure
Coverage and Height Standards		
	Impervious Surface Coverage (maximum)	75%
	Principal structure height (maximum)	45'
Other Standards		
	Driveway	Width at ROW maximum is 36'
	Parking (minimum)	none
	Shrub Planting (minimum)	Four (4) shrubs or perennials shall be planted per first floor dwelling unit
	Landscape Islands (minimum)	One (1) island per thirty (30) continuous rows of internal parking spaces

	Commercial and Industrial Use Design Construction Standards	Facades facing a public street shall not exceed twenty-five (25) percent metal unless allowed upon approval of a Conditional Use Permit. Side and Rear Facades may be one hundred (100) percent metal and may have exposed fasteners.
Uses Permitted		
	Appendix A: Table of Uses, CN-2 District	All permitted, conditional and interim uses
	Multifamily attached dwelling units (5+ units)	P
	Car Wash Accessory to Motor Vehicle Fuel Sales	C
	Commercial/Retail Establishments	C
	Contractor Offices	C
	Motor Vehicle Fuel Sales	C
	Office Businesses	C
	Light Manufacturing	C
	Warehouse, distribution facilities and wholesale business	C

The City may approve the Planned Unit Development (PUD) only if it is found that the development satisfies all of the following standards:

4. The proposed Planned Unit Development (PUD) is in conformance with the Comprehensive Plan for Brainerd. At a minimum, the City must find that:
 - a. The use will not create an excessive burden on existing parks, schools, streets, and other public facilities and utilities, which serve or are proposed to serve the area.
 - i. *According to the EAW's trip generation, the proposed site and Greenwood Street can accommodate the increased traffic from the development.*
 - ii. *The development will connect to the City's sewer, water, and electrical system. The City Engineer has no concerns at this time regarding the increased utility usage.*
 - iii. *The additional residential units will positively impact the City and School District.*
 - b. The use is reasonably related to the overall needs of the City and is compatible with the surrounding land use.
 - i. *The City and Crow Wing County as a whole are in need of diverse housing options, which are a part of the Housing Goals and Policies of the Comprehensive Plan.*
 1. HOUSING GOAL 1 Provide a diverse mix of housing choices for all stages of life, income ranges, and ownership/rental preferences.
 - a. Policy 2 - Expand home ownership and rental opportunities through rehabilitation and new construction.
 - b. Policy 5 - Ensure an adequate supply of quality and affordable housing units for current and future residents.
 - c. The Planned Unit Development (PUD) is an effective and unified treatment of the development possibilities on the project site, and the development plans provide for the preservation of unique natural amenities.
 - i. *The development intends to use the rural setting of the site as an integral element of the development. The wetland to the north will provide as a*

buffer between this property and the low-medium density Woodland Hills Development.

- ii. *The site plan has been revised to accommodate future development and future stormwater requirements.*
- d. The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to surrounding uses.
 - i. *This property is surrounded primarily by vacant land and is adjacent to Business 371 and will not have an undue and adverse impact on the reasonable enjoyment of neighboring properties and will not be detrimental to surrounding uses.*
 - ii. *Properties along Business 371 in this area are all commercial uses.*
 - iii. *According to the EAW, increased traffic will generate a relatively small corresponding increase in carbon monoxide levels and other vehicle-related air emissions. The Project is expected to have a negligible impact on air quality. Based on traffic impact findings described further in EAW Item 20, the Project is anticipated to have approximately 1,293 total weekday trips, the majority of which will be from residents commuting to and from work.*
 - iv. *Trip generation was estimated using the methodology outlined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (2021). The proposed project is expected to generate about 1,293 vehicle trips per weekday. Within the PM peak hour, the Project is expected to generate 102 trips, consisting of 64 entering vehicles and 38 exiting vehicles (Table 20-1 of the EAW).*
 - 1. *The proposed Project does not meet the threshold of 250-peak hour trips, or 2,500 new daily trips described in MnDOT Access Management Manual Chapter 5.3, and a full Traffic Impact Study is not required for this development.*
- 5. Additionally, the Planned Unit Development (PUD) meets one or more of the following development criteria according to Section 515-5-7.C.2
 - a. A minimum of two (2) or more principal structures is proposed.
 - i. *The applicant is proposing the construction of four (4) multi-unit buildings with separate garages.*
 - b. The tract is at least two (2) acres in size.
 - i. *Lot 1 Block 1 is 8.48 acres*
 - ii. *Lot 1 Block 2 is 3.81 acres*
 - c. The Planned Unit Development (PUD) can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site.
 - i. *Natural buffers will be maintained between existing developments and the site, specifically to the north where there is existing residential development.*
 - ii. *The surrounding developments are comprised of residential properties, a senior living facility, a recovery facility, and commercial properties along Business 371.*
 - d. Each phase of the proposed development is of sufficient size, composition, and arrangement so that its construction, marketing, and operation are feasible as a

complete unit, and that provision for and construction of dwelling units and common open space are balanced and coordinated. In addition, the total development is designed in such a manner as to form a desirable and unified environment within its own boundaries.

- i. The proposed development will be fully constructed with four apartment buildings to accommodate 176 dwelling units. The project will be constructed in two phases.*
 - ii. The remaining property has been divided into Outlots that would require future approvals from the City to develop.*
 - iii. The proposed design allows for the future expansion of both residential and commercial uses and the developer plans to subdivide Outlot A in the future for commercial uses along Business 371 and additional residential uses to the west.*
 - e. Financing is available to the applicant on conditions and in an amount which is sufficient to assure completion of the Planned Unit Development (PUD). To evidence this finding, a written statement of financial feasibility, which is accepted by the City, shall be submitted by the applicant.
 - i. The applicant has the ability to acquire the necessary financing to complete the proposed development in full.*
 - ii. The applicant has provided an escrow to the City to pay for legal review.*
 - f. Planned Unit Development (PUD) provides for architectural diversity by way of varied building types and exterior building design.
 - i. According to [Section 515-4-2 Building Design Standards](#) - Multi-family dwelling units shall be designed to create visual interest through a variety of materials, colors, textures, installation direction, structural elements such as balconies, porches, and wall patterns, or other characteristics that create articulation either between units or floors.
 - 1. The proposed building has a variety of elements to create visual interest such as alternating wall patterns, color changes, stonework, and balconies.*
 - g. Underground Utilities - In any Planned Unit Development (PUD), all utilities, including, but not limited to, telephone, electricity, gas, and cable television shall be installed underground.
 - i. All utilities in the development are planned to be placed underground.*
 - h. Utility Connections -
 - i. Water Connections. When more than one property is served from the same service line, a shut off valve must be located in such a way that each unit's service may be shut off and secured by the City, in addition to the normally supplied shut off at the street.
 - ii. Sewer Connections. When more than one (1) unit is served by a sanitary sewer lateral which exceeds three hundred (300) feet in length, provisions must be made for a manhole to allow adequate cleaning and maintenance of the lateral. All maintenance and cleaning shall be the responsibility of the property owner's association or owner.
 - 1. Staff have no concerns about the utility design at this time.*

2. *The Sanitary Sewer model performed by SEH indicates that the current sewer system can accommodate the flow from the planned development. The model indicates the pipe will operate near its recommended capacity limit during wet weather conditions.*
 3. *A provision has been added to the development agreement to allow the City to upsize the utilities for potential future development in the area.*
 4. *Staff have requested a sewer and water connection point at the intersection of Greenwood Street and Voyageur Drive, which will be required in the final utility plans.*
- i. Roadways, Private Design - Private roadways within the project shall have an improved surface to 28 feet or more in width and shall be so designed as to permit the City fire trucks to provide protection to each building.
 - i. *The applicant proposes to create a public street between the two apartment complexes.*
 - ii. *The Fire Department has reviewed the site plan and has no concerns about access.*
 - j. Parking - No portion of the required private road system may be used in calculating required off-street parking space or be used for parking.
 - i. *The proposed planned unit development does not have a private road.*
 - ii. *The proposed PUD Overlay district regulations propose no parking minimums for this development as the applicant has adequately addressed off-street parking in the plans.*
 - iii. *This development is subject to parking maximums which the proposed site plan does not exceed.*
 - k. Landscaping - In any Planned Unit Development (PUD), landscaping shall be provided according to a plan approved by the City Council, which shall include a detailed planting list with sizes and species indicated as part of the final plan. In assessing the landscaping plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structures and the overall scheme of the Planned Unit Development plan.
 - i. *A detailed landscape plan was submitted with the original site layout. The landscape plan has been designed to enhance the structures and parking facilities.*
 - ii. *A revised landscape plan will be provided for the PUD Final Plan submittal.*
 - iii. *Significant natural buffers will be maintained that will help screen the development from surrounding areas and roadways.*
 - l. Public services - The proposed project shall be served by the City water and sewer system, and fire hydrants shall be installed at such locations as necessary to provide fire protection.
 - i. *The development will be served by City sewer and water, and there are no concerns over placement of the fire hydrants at this time.*
 - m. Refuse - Provision for trash pick-up shall be provided according to a plan approved by the City Council.
 - i. *Per City Code, refuse must be collected at a minimum of a weekly basis.*

- n. Best Management Practices - All Planned Unit Developments shall incorporate Best Management Practices for stormwater management as defined by Chapter 7 of the City Code, subject to review and approval of the Zoning Administrator, Planning Commission and City Council.
 - i. *Upon review of the EAW it was determined that the proposed project is located in the Drinking Water Supply Management Area (DWSMA) and is in a High Vulnerability Surface Water Contribution Area.*
 - ii. *According to [Section 725 Stormwater Management](#) of the City Code, stormwater infiltration is prohibited within a DWSMA classified as high or very high vulnerability unless the permittee performs or approves a higher level of engineering review sufficient to provide a functioning treatment system and to prevent adverse impacts to groundwater.*
 - iii. *The revised design places the infiltration basin outside of the high vulnerability zone.*
 - iv. *The development agreement states that all improvements and final designs must adhere to City Code and must be approved by the City prior to issuance of the building permit.*
 - v. *The developer must perform one of the above options prior to approval of the building permit.*
- o. Sidewalks and Trails - Except as otherwise determined by the City Council, concrete sidewalks not less than five (5) feet in width and/or bituminous trails not less than eight (8) feet in width shall be provided.
 - i. *The applicant proposes a sidewalk on the south side of Voyageur Drive.*
 - ii. *Upon final approval and commencement of the project, the City should consider a future trail that would connect this development to Buffalo Hills Park and the existing City trail system.*

FINDINGS OF FACT – FINAL PLAT

1. That the proposed subdivision is consistent with adopted applicable general and specific comprehensive plans of the City.
 - a. *The applicant proposes to rezone the property from Rural Living 1 (RL-1) to a PUD Overlay District.*
 - i. *Section 515-2-21 states the Purpose and Intent of the Planned Unit Development Overlay District is to provide for the integration and coordination of land parcels as well as the combination of various types of residential, commercial, and industrial uses.*
 - ii. *The applicant proposes the construction of 176 apartment units with future commercial uses fronting Business 371.*
 - iii. *The future land use map designates this area for Mixed Residential/Commercial.*
2. The proposed subdivision is consistent with the Comprehensive Plan.
 - a. HOUSING GOAL 1 - Provide a diverse mix of housing choices for all stages of life, income ranges, and ownership/rental preferences.

- i. Policy 2 - Expand home ownership and rental opportunities through rehabilitation and new construction.
 - ii. Policy 5 - Ensure an adequate supply of quality and affordable housing units for current and future residents.
- 3. That the physical characteristics of this site, including but not limited to topography, percolation rate, soil conditions, susceptibility to erosion and siltation, susceptibility to flooding, water storage, drainage and retention, are such that the site are suitable for the type of development, design, or use contemplated.
 - a. *The site does not have topographical challenges.*
 - b. *The developer has spoken with the City Engineer and regulatory authority about utility construction through the wetland and there are no concerns at this time.*
 - c. *Upon preliminary review the City Engineer has no concerns about the proposed infiltration basin.*
- 4. That the site is physically suitable for the proposed density of development.
 - a. The density for Lot 1 Block 1 is 13.44 dwelling units per acre
 - b. The density for Lot 1 Block 2 is 16.27 dwelling units per acre
 - i. *The CN-2 District, which is the base zoning district for the proposed PUD overlay, allows for a maximum of 12 dwelling units per acre.*
 - ii. *The proposed PUD Overlay district does not have a maximum dwelling unit per acre requirement and density will be reviewed on a case-by-case basis for each phase proposed by the developer.*
 - iii. *This area is currently underdeveloped with access to Greenwood Street that leads to Business 371 and Buffalo Hills Lane East. City staff have no concerns regarding traffic at this time.*
 - iv. *The site plan is designed appropriately for the four apartment buildings, garages, off-street parking, and community open space.*
- 5. That the design of the subdivision or the proposed improvements are not likely to cause environmental damage.
 - a. *Improvements will not cause environmental damage to the surrounding neighborhood. The development agreement would ensure that all stormwater is properly managed on site according to City Code requirements.*
 - b. *A thorough environmental review has been conducted through the EAW report and findings.*
- 6. That the design of the subdivision or the type of improvements, is not likely to cause public health problems.
 - a. *The improvements will not cause any public health problems.*
- 7. That the design of the subdivision or the type of improvements will not conflict with easements of record or with easements established by judgment of a court.
 - a. *Utility easements will remain and future easements are depicted on the preliminary plat.*
- 8. That the proposed subdivision, its site, or its design does not adversely affect the flood carrying capacity of the floodway increases flood stages and velocities or increases flood hazards within the floodway fringe or within other areas of the City.
 - a. *The proposed site will not increase flood hazards and is not located in a floodway or flood fringe.*

9. The proposed subdivision is consistent with the policies and standards of the State defined shoreland, floodplain, and wetland regulations.
 - a. *The proposed plat is outside of the shoreland district and floodplain.*
10. The City Council deems the subdivision is not premature.
 - a. *The proposed subdivision is located along current infrastructure.*
 - b. *Utilities will need to be constructed to serve the proposed development but are in close proximity to the site.*
11. A subdivision shall be consistent with the following plans:
 - a. Brainerd Comprehensive Plan.
 - b. Brainerd Sanitary Sewer Plan/Engineering Specifications.
 - c. Brainerd Water Plan/Engineering Specifications.
 - d. Stormwater Management Plan.
 - e. Comprehensive Trail Plan.
 - f. Capital Improvement Plan.
 - i. *A full list of the requirements in the capital improvement plan can be found in [Section 500-2-5.11.f](#)*
 - ii. *The Engineering Department and Community Development Department have no concerns with the above plans.*

As of this writing, the Community Development Department has received one call regarding the proposed project. The residents were concerned about losing their view of the forest across from Woodland Hills Lane if this property is developed.

A member of the public spoke at the original public hearing and had concerns about increasing density along Greenwood Street, specifically regarding vehicle and pedestrian travel.

STAFF RECOMMENDATION

Staff recommend approval of the PUD Development Stage Plan and Preliminary Plat.

Note: The City Council cannot make a final determination for the development prior to the completion of the EAW. All statutory requirements to provide an answer to the developer are paused until the completion of the EAW.



Community Development Department

City Hall – 501 Laurel Street Brainerd, MN 56401

218-828-2307 building@ci.brainerd.mn.us

www.ci.brainerd.mn.us

PRELIMINARY PLAT/FINAL PLAT/P.U.D APPLICATION

☒ **PRELIMINARY PLAT (\$500.00 + \$30.00/lot residential + \$1,000.00 escrow deposit)**
(\$600.00 + \$50.00/lot commercial + \$1,000.00 escrow deposit)

☐ **FINAL PLAT (fee included with Preliminary Plat)**

☒ **PLANNED UNIT DEVELOPMENT (\$1,000 + \$2,000 escrow deposit/residential)**
Development Stage PUD (\$1,500 + \$2,000 escrow deposit/commercial)

PROPERTY ADDRESS: TBD Greenwood Street

LEGAL DESCRIPTION: Lot(s): _____ Block: _____ Addition: _____
(attach description if lengthy) PID#'s: 41020691 and 41020682

Property Owner Name: Lively Auto Company

Street Address: 512 Laurel Street **City:** Brainerd **State:** MN **Zip Code:** 56401

Phone Number: _____ **Fax:** _____ **E-mail:** rboe@larkinhoffman.com

Applicant Name: (if different than Property Owner) Kuepers Inc.

Street Address: 17018 Commercial Park Rd. **City:** Brainerd **State:** MN **Zip Code:** 56401

Phone Number: 218-829-0707 **Fax:** 218-829-0383 **E-Mail:** stevek@kuepers.com

Description of Request: Development Stage PUD and Preliminary Plat Application for
Voyageur Heights Apartments revised site design.

Property Owner Signature

Henry Charles Mills Jr.

(Please print name)

Applicant Signature

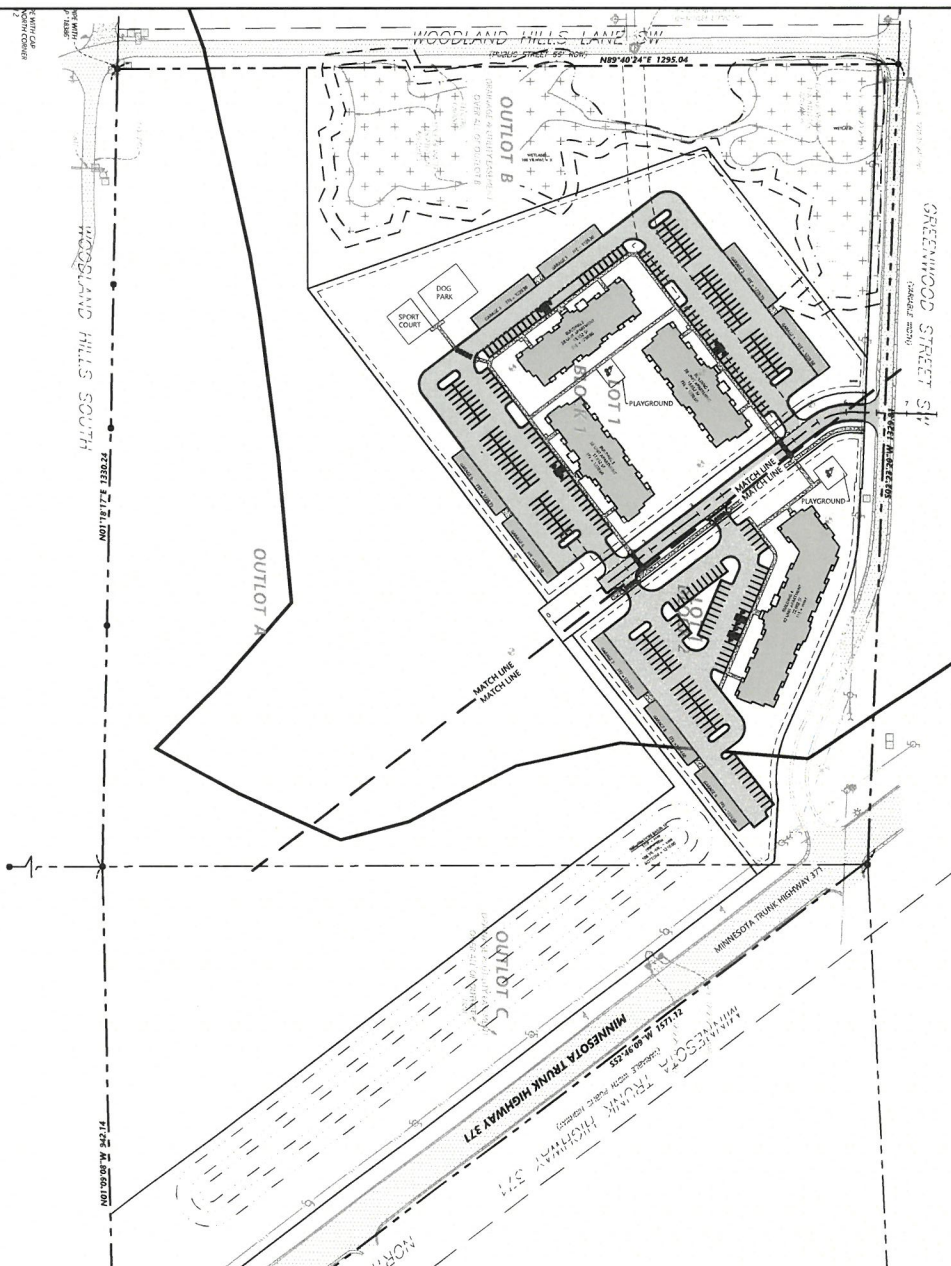
Steve Kuepers

(Please print name)

11/23/2025

Date

Date



SITE LEGEND

<u>EXISTING</u>	<u>PROPOSED</u>	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		WETLAND
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		ROLLAWAY / POST

SITE DEVELOPMENT SUMMARY

- | | |
|--|---|
| • EXISTING ZONING | RL-1, RURAL LIVING |
| • PROPOSED ZONING | CN-2 WITH PUD OVERLAY |
| • PARCEL DESCRIPTION | PORTION OF 41020691 & 41020682 |
| • PROPERTY DEVELOPMENT AREA | 837,842.39 SF (19.23 AC) |
| • DEVELOPMENT AREA INCLUDES THE FOLLOWING (SEE PRELIMINARY PLAT FOR LOT AREA DATA) | |
| • LOT 1 - BLOCK 1 | 369,549.71 SF (8.46 AC) |
| • LOT 1 - BLOCK 2 | 15,929.23 SF (0.36 AC) |
| • OUTLOT C | 260,122.38 SF (5.97 AC) |
| • VOYAGEUR DRIVE | 42,441.07 SF (0.97 AC) |
| • EXISTING IMPERVIOUS SURFACE | 0 SF (0.00%) |
| • PROPOSED IMPERVIOUS SURFACE | 294,313.59 SF (35.1%) |
| • BUILDING GROSS SIZE | 42,954 SF (COMBINED) |
| | 11,653 SF (INDIVIDUAL 38 UNIT BUILDING) |
| | 22,002 SF (62 UNIT BUILDING) |
| • FLOOR-AREA-RATIO(FAR) | 0.07 (COMBINED) |
| | 0.015 (INDIVIDUAL 38 UNIT BUILDING) |
| | 0.024 (62 UNIT BUILDING) |
| • PARKING PROVIDED: | 390 |
| SURFACE | 30 |
| GARAGE | 390 |

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN, JUNE 2005.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCS.
6. ALL CURB RADII ARE SHALL BE 30 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS CONES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MMDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

Call 48 Hours before digging
811 or call811.com
Common Ground Alliance

☐	INITIAL ISSUE	8/29/2025		DURCHAU
☒	REVISIONS			CHECKED
☒		10/09/2025	PLO PLANS	FORNAN
☒		11/14/2025	CITY SUBMITTAL	HORIZONTAL SCALE 10"
☒				VERTICAL SCALE 6" or 10"

PREPARED FOR:

HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS

**KUEPERS
BRAINERD -
VOYAGEUR
HEIGHTS**

Westwood

Name _____ Phone (952) 937-5150 12701 Wilmarite Drive, Suite #300
Address _____ Fax (952) 937-5141
City _____ State _____ Zip _____
E-mail _____ Website www.westwooda.com

SITE PLAN

SHEET NUMBER

C200

DATE: 8/29/2025
PROJECT NUMBER: 00689

KUEPERS BRAINERD - VOYAGEUR HEIGHTS



EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		WETLAND
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

1. SEE SHEET C200 FOR GENERAL SITE NOTES

1 SITE DETAILS (SI-0XX)

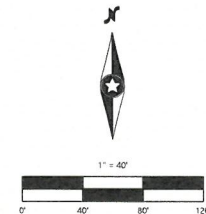
- 1A 8612 CURB AND GUTTER
- 1B 8618 CURB AND GUTTER
- 5 INTEGRAL CURB AND WALK
- 6 CONCRETE CROSS WALK
- 8 PRIVATE CONCRETE SIDEWALK
- 9 PRIVATE PEDESTRIAN CURB RAMP
- 9A PUBLIC PEDESTRIAN CURB RAMP (SEE MINDOT DETAILS)
- 10 PRIVATE PARALLEL PEDESTRIAN CURB RAMP
- 11 CROSS WALK STRIPING
- 14 SIGN INSTALLATION
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING

SIGN LEGEND

REFERENCE		SIZE
S.1	STOP SIGN	R1-1 30" X 30"
S.2	HANDICAP ACCESSIBLE	R7-8M 12" X 18"

SITE KEYNOTES

- A MATCH EXISTING PAVEMENT
- B MATCH EXISTING CONCRETE PAVEMENT WITH SAWCUT
- C FLUSH CURB
- D TRANSITION CURB
- E MONUMENT SIGN (SEE ARCH PLANS)
- F CONCRETE PAD FOR TRASH
- G PLAY AREA BY OTHERS (SEE ARCH PLANS)
- H DOG PARK AREA BY OTHERS (SEE ARCH PLANS)
- I SPORT COURT BY OTHERS (SEE ARCH PLANS)
- J CURB TRANSITION FROM 8618 TO 8612



CONSTRUCTION DOCUMENTS

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

INITIAL ISSUE: 8/29/2025	DISPERSED
△ 10/09/2025 PLO PLANS	CH-COLD
△ 11/14/2025 CITY D/MITTAL	DOAMIN
△	HORIZONTAL SCALE 40
△	VERTICAL SCALE 8 to 40
△	

PREPARED FOR:

KUEPERS, INC

17018 COMMERCIAL PARK RD
BRainerd, MN

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DAVID BADE
8/29/2025 LICENSE NO 40409

**KUEPERS
BRAINERD -
VOYAGEUR
HEIGHTS**
BRAINERD, MN

Westwood

Phone: (942) 937-5150
Fax: (942) 937-5150
Email: info@westwoodps.com

12701 Whitewater Drive, Suite #300
Menominka MN, 55341
www.westwoodps.com

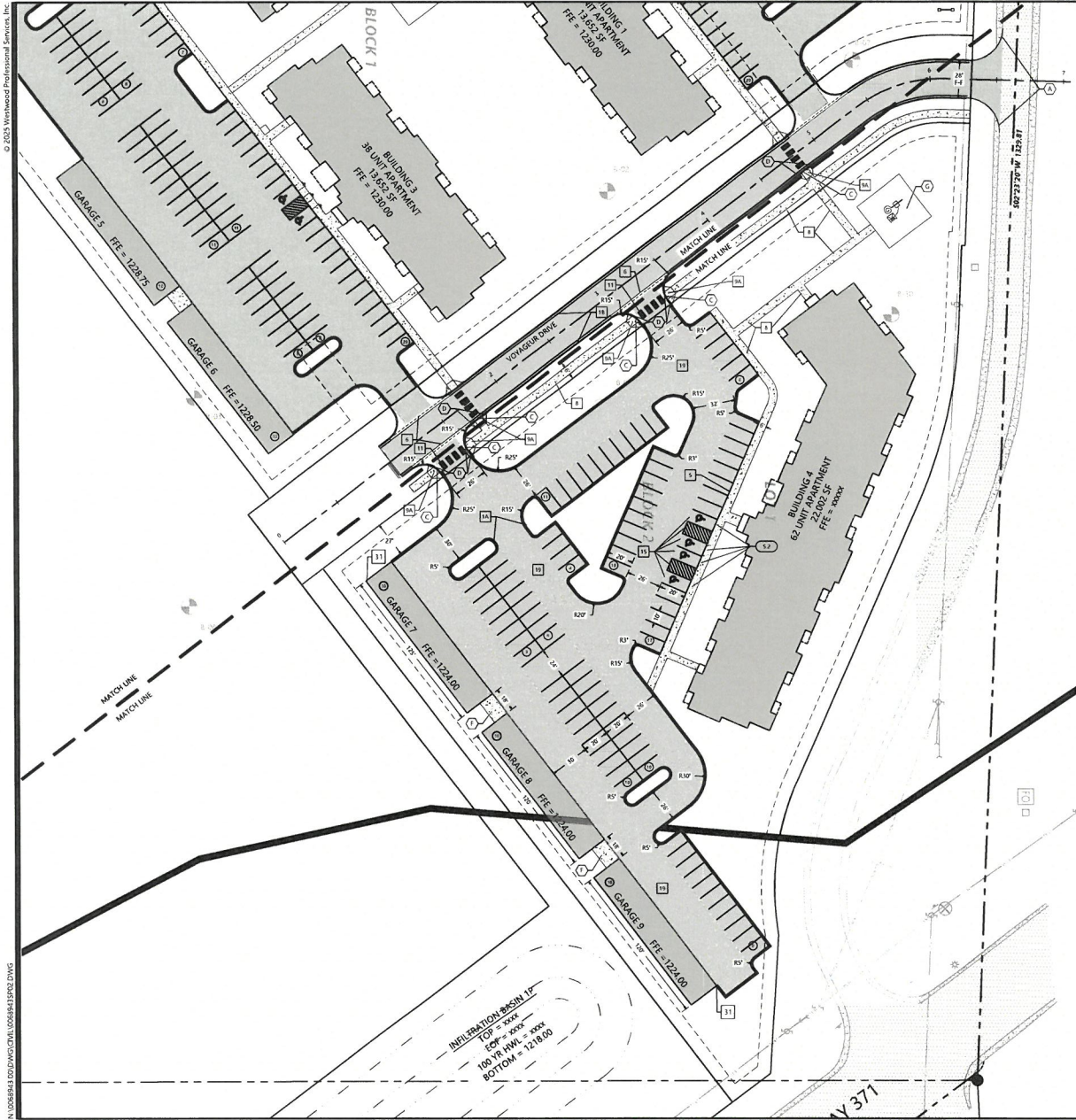
Westwood Professional Services, Inc.

SITE PLAN -
NORTH

SHEET NUMBER:

C201

DATE: 8/29/2025
CT NUMBER: 0068943



SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

1. SEE SHEET C200 FOR GENERAL SITE NOTES

1 SITE DETAILS (SI-0XX)

- 1A 8612 CURB AND GUTTER
- 1B 8618 CURB AND GUTTER
- 5 INTEGRAL CURB AND WALK
- 6 CONCRETE CROSS GUTTER
- 8 PRIVATE CONCRETE SIDEWALK
- 9 PRIVATE PEDESTRIAN CURB RAMP
- 9A PUBLIC PEDESTRIAN CURB RAMP (SEE MNDOT DETAILS)
- 10 PRIVATE PARALLEL PEDESTRIAN CURB RAMP
- 11 CROSS WALK STRIPING
- 14 SIGN INSTALLATION
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 19 PAVEMENT SECTIONS
- 31 BEAVER TAIL CURB

C30 SIGN LEGEND

REFERENCE	SIZE	MNDOT DESIGNATION
S.1 STOP SIGN	R1-1	30" X 30"
S.2 HANDICAP ACCESSIBLE	R7-8M	12" X 18"

A SITE KEYNOTES

- A MATCH EXISTING PAVEMENT
- B MATCH EXISTING CONCRETE PAVEMENT WITH SAWCUT
- C FLUSH CURB
- D TRANSITION CURB
- E MONUMENT SIGN (SEE ARCH PLANS)
- F CONCRETE PAD FOR TRASH
- G PLAY AREA BY OTHERS (SEE ARCH PLANS)
- H DOG PARK AREA BY OTHERS (SEE ARCH PLANS)

Call 48 Hours before digging:
811 or call 811.com
Common Ground Alliance

DESIGNED	8/29/2025
CHECKED	8/29/2025
IN CHARGE	8/29/2025
APPROVED	8/29/2025
SCALE	1" = 40'

PREPARED FOR:
KUEPERS, INC
1701 E. COMMERCE AVE. RD
BRainerd, MN

UNLESS OTHERWISE NOTED, THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
DRAWN BY: 8/29/2025
40407

KUEPERS -
BRainerd -
VOYAGEUR
HEIGHTS
BRainerd, MN

Westwood
11111 Highway 100, Suite 1000
Minneapolis, MN 55438
612.555.1111
westwood@westwood.com
Westwood Professional Services, Inc.

SITE PLAN -
SOUTH

SHEET NUMBER
C202

DATE: 8/29/2025
PROJECT NUMBER: 0068943

KUEPERS BRainerd - VOYAGEUR HEIGHTS



EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

1. SEE SHEET C200 FOR GENERAL SITE NOTES

SITE DETAILS (SI-0XX)

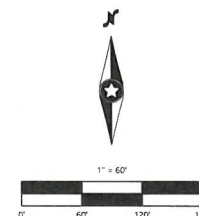
- 1A B612 CURB AND GUTTER
18 B618 CURB AND GUTTER
5 INTEGRAL CURB AND WALK
6 CONCRETE CROSS GUTTER
8 **1** PRIVATE CONCRETE SIDEWALK
9 PRIVATE PEDESTRIAN CURB RAMP
9A PUBLIC PEDESTRIAN CURB RAMP (SEE MNDOT DETAIL S)
10 PRIVATE PARALLEL PEDESTRIAN CURB RAMP
11 CROSS WALK STRIPING
14 SIGN INSTALLATION
15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
19 PAVEMENT SECTIONS
31 BEAVERTAIL CURB

SIGN LEGEND

REFERENCE		SIZE	MADOT DESIGNATION
	STOP SIGN	R1-1	30" X 30"
	HANDICAP ACCESSIBLE	R7-6M	12" X 18"
S.10	INFILTRATION AREA - KEEP OFF	--	12" X 18"

S.2 SITE KEYNOTES

- A MATCH EXISTING PAVEMENT
- B MATCH EXISTING CONCRETE PAVEMENT WITH SAWCUT
- C FLUSH CURB
- D **A** TRANSITION CURB
- E MONUMENT SIGN (SEE ARCH PLANS)
- F CONCRETE PAD FOR TRASH
- G PLAY AREA BY OTHERS (SEE ARCH PLANS)
- H DOG PARK AREA BY OTHERS (SEE ARCH PLANS)



CONSTRUCTION DOCUMENTS

Call 48 Hours before digging
811 or call811.com
Common Ground Alliance

INITIAL ISSUE: 8/29/2025	DESIGNED
REVISIONS	CHECKED
10/09/2025 PUD PLANS	DRAWN
11/14/2025 CITY SUBMITTAL	HORIZONTAL SCALE 60'
	VERTICAL SCALE 1" = 6'

PREPARED FOR:

KUEPERS, INC
7018 COMMERCIAL PARK RD

HEREBY CERTIFY THAT THE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS.

STATE OF MINNESOTA
 03/29/2025 40409

**KUEPERS
BRAINERD -
VOYAGEUR
HEIGHTS**

Westwood
12,781 Wilshire Drive, Suite #100
Marquette, MN 55443
(554) 937-5150
www.westwoodpa.com

SITE PLAN -
OUTLOT C

SHEET NUMBER:

C203

DATE: 8/29/2025

PROJECT NUMBER: 0068943



Voyageur Heights Apartments | Renderings
BRainerd, MN | 11.25.2025 | #XX-XXXX

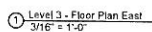


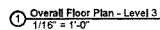
RENDERINGS ARE FOR CONCEPTUAL USE ONLY

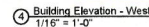
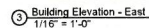
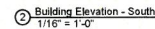
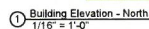
Voyageur Heights Apartments | Renderings

BRAINERD, MN | 11.25.2025 | #XX-XXXX









Date: 4-13-2020 License #: 46319

Voyageur Heights - 62 Unit

PR	Scale	As indi
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[illegible]

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Master Electrician under the laws of the State of Minnesota.
Name: Jason Wald
Signed: 
Date: 12-09-2025 License #: PM077845

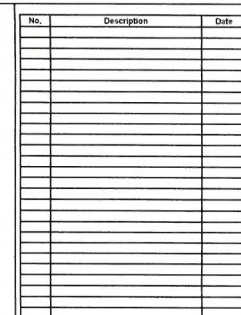


Buildings 1-4

E3.1 Photometric

	Scale
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12/9/2025 2:54:15 PM



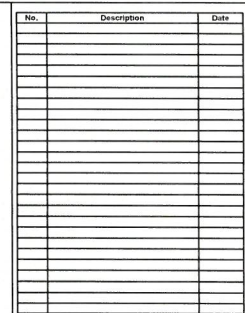
Date: 12-09-2025 License #: PM07784



Buildings 1-4

АД	522
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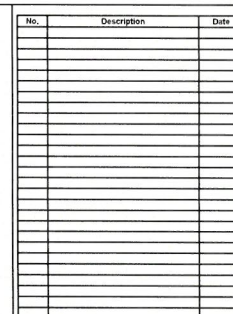
Scale



Date: 12-09-2025 License #: PM077845



Scale



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Master Electrician under the laws of the State of Minnesota.

Name: Jason Wold
Signed: 

Date: 12-09-2025 License #: RM077846



KMI MECHANICAL

Buildings 1-4

Project number	NA	Date	12/9/2025
Drawn by	AJS	Checked by	JW

Л 24

E3.5
Photometric

Scale

ALED Field-Adjustable Area Lights



Universal Pole Mount



Slipfitter Mount



Wall Mount



Field-Adjustable Wattage



0-10V



100,000
HOURS



WET
RATED



IP RATING



FIELD
ADJUSTABLE

PROJECT: _____

DATE: _____

TYPE: _____

PREPARED BY: _____



* Dark Sky Approved
in 3000K
(Small & Medium Only)



** 3000K
Models only

KEY FEATURES

- Available in three different sizes:
SMALL: 80/60/40W selectable
MEDIUM: 150/90/78W selectable
LARGE: 260/220/170W selectable
EXTRA LARGE: 385/345/300W selectable
- CCT: 5000K or 4000K; 3000K available for small and medium size.
- Available in 120-277V. 480V available on Medium, Large & XL housings.
- Universal Pole, Slipfitter and Wall Mount available on all models
- Available in bronze, black and white finish
- UL listed for wet location
- IP66 listed
- 0-10V dimmable
- 3GVibration rating

TECHNICAL SPECIFICATIONS

CONSTRUCTION

Cold Weather Starting

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature

Suitable for use in up to 40°C (104°F)

Housing

Die-cast aluminum

Mounting

Pole Universal Pole Mount, Slipfitter or Wall Mount

Tilt increment:

Slipfitter: 5°

Lens

Polycarbonate lens

Gasket

High-temperature silicone gasket

Reflector

Aluminum reflector with white polycarbonate

Green Technology

Mercury and UV free. RoHS-compliant components.

Finish

Formulated for high durability and long lasting color. Available in bronze, white or black finish.

IES Classifications

Type II - Ideal for wide walkways, on ramps and entrance roadways, bike paths, and other long/narrow applications. This type is meant for lighting larger areas is usually located near the roadside.

Type III - Ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Type IV - Also known as "forward throw", it is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Type V - Produces a wide and uniform 360° pattern that is perfect for large outdoor areas such as parking lots and pathways.

Auto Dealership - Car Dealership optics have a wide distribution with an intentional hot spot that helps to deliver eye-catching light to the front row of cars in a dealership lot while also minimizing "backspill" (light that is thrown back towards the street).

TECHNICAL SPECIFICATIONS (CONTINUED)

LED CHARACTERISTICS

LEDs

Long-life, high-efficacy, discrete, surface-mount LEDs

Color Uniformity

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standards for Specifications for the Chromaticity of Solid State Lighting (SLL) Products, ANSI C78.377-2017.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

ELECTRICAL

Drivers: 120-277V

ALED (Small) @ 5000K/4000K/3000K

Constant Current, Class 2, 120-277V, 50/60 Hz

40W: 120V: 0.34A, 208V: 0.20A, 240V: 0.17, 277V: 0.15A

60W: 120V: 0.50A, 208V: 0.30A, 240V: 0.25, 277V: 0.22A

80W: 120V: 0.67A, 208V: 0.40A, 240V: 0.34A, 277V: 0.30A

ALEDM (Medium) @ 5000K/4000K/3000K

Constant Current, Class 2, 120-277V, 50/60 Hz

78W: 120V: 0.65A, 208V: 0.38A, 240V: 0.33A, 277V: 0.29A

90W: 120V: 0.75A, 208V: 0.44A, 240V: 0.38A, 277V: 0.33A

Constant Current, Non-Class 2, 120-277V, 50/60 Hz

150W: 120V: 1.25A, 208V: 0.73A, 240V: 0.63A, 277V: 0.55A

ALEDL (Large) @ 5000K/4000K

Constant Current, Non-Class 2, 120-277V, 50/60 Hz

170W: 120V: 1.42A, 208V: 0.82A, 240V: 0.71A, 277V: 0.62A

220W: 120V: 1.84A, 208V: 1.01A, 240V: 0.92A, 277V: 0.80A

260W: 120V: 2.20A, 208V: 1.25A, 240V: 1.10A, 277V: 0.94A

ALEDXL (Extra Large) @ 5000K/4000K

Constant Current, Non-Class 2, 120-277V, 50/60 Hz

300W: 120V: 2.50A, 208V: 1.45A, 240V: 1.25A, 277V: 1.10A

345W: 120V: 2.88A, 208V: 1.66A, 240V: 1.44A, 277V: 1.25A

385W: 120V: 3.21A, 208V: 1.85A, 240V: 1.60A, 277V: 1.39A

Drivers: 480V

ALEDM (Medium) @ 5000K/4000K/3000K

Constant Current, Class 2, 480V, 50/60 Hz

78W: 480V: 0.20A

90W: 480V: 0.23A

Constant Current, Non-Class 2, 480V, 50/60 Hz

150W: 480V: 0.32A

ALEDL (Large) @ 5000K/4000K

Constant Current, Non-Class 2, 480V, 50/60 Hz

170W: 480V: 0.39A

220W: 480V: 0.50A

260W: 480V: 0.57A

ALEDXL (Extra Large) @ 5000K/4000K

Constant Current, Non-Class 2, 480V, 50/60 Hz

300W: 480V: 0.67A

345W: 480V: 0.72A

385W: 480V: 0.81A

Surge Protection

Line to Line: 10kV

Line to Ground: 6kV

ELECTRICAL (CONTINUED)

Dimming Driver

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

COMPLIANCE

UL Listed

Suitable for wet locations

IP Listing

Ingress protection rating of IP66 for dust and water

DLC Listed

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

Dark Sky Approved (3000K)

This product has received the International Dark Sky Association Fixture Seal of Approval for 3000K models.

LUNA

This product has received the Design Lights Consortium's LUNA listing for 3000K Models. Designed to meet LUNA 5.1 requirements.

MODEL#	LUNA ID	MODEL#	LUNA ID
ALED52T	S-JFP8DL	ALED55T	S-QPUBEM
ALEDM2T/480	S-X16F2T	ALEDM5T/480	S-LDW34U
ALEDM2T	S-47BYO0	ALEDM5T	S-Q6EMD1
ALED53T	S-SCVY8Z	ALED5AT	S-OJ9WA3
ALEDM3T/480	S-XTFQSC	ALEDMAT/480	S-V76QFK
ALEDM3T	S-E1RUL3	ALEDMAT	S-P2RCFE
ALED54T	S-FMQH1N		
ALEDM4T/480	S-FXSLJR		
ALEDM4T	S-G9H1UZ		

PERFORMANCE

Lifespan

100,000-hour LED lifespan based on IES LM-80 results and -21 calculations

OTHER

Warranty

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

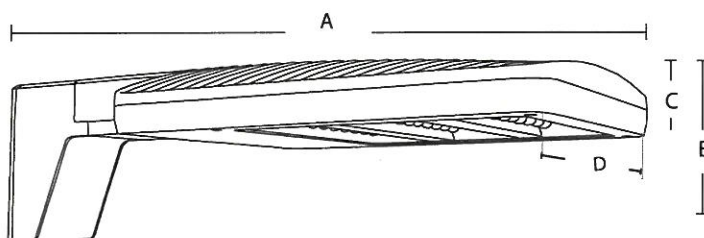
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the BUY American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

ALED Field-Adjustable Area Lights

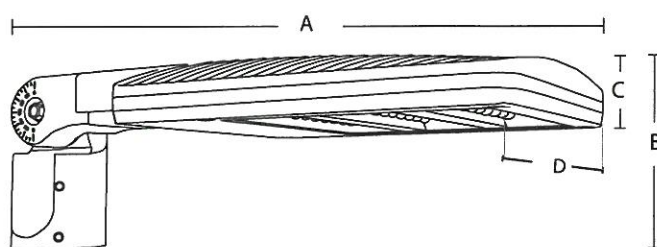


DIMENSIONS

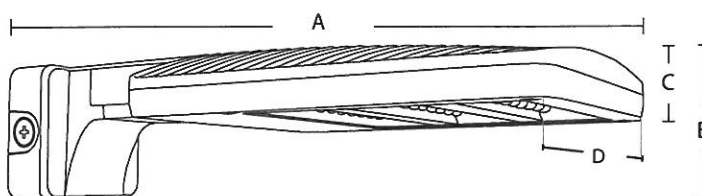
Universal Pole Mount



Slipfitter Mount



Wall Mount



ALED Weights	UNIVERSAL POLE MOUNT	SLIPFITTER MOUNT	WALL MOUNT
SMALL	13.2 lbs	14.7 lbs	13.2 lbs
MEDIUM	16.5 lbs	17.8 lbs	16.5 lbs
LARGE	27.3 lbs	31.5 lbs	26.4 lbs
EXTRA LARGE	34.5 lbs	41.4 lbs	36.3 lbs

ALED	UNIVERSAL POLE MOUNT				SLIPFITTER MOUNT				WALL MOUNT			
Fixture Size	A	B	C	D	A	B	C	D	A	B	C	D
SMALL	21 1/16"	5 3/4"	2 3/8"	10 9/16"	22 11/16"	6 7/8"	2 3/8"	12 1/2"	21 11/16"	5"	2 3/8"	17 1/14"
MEDIUM	23"	5 3/4"	2 3/8"	10 9/16"	24 1/2"	6 7/8"	2 3/8"	12 1/2"	23 1/2"	5"	2 3/8"	17 1/14"
LARGE	28 7/8"	6 3/8"	2 5/8"	10 9/16"	32 7/16"	7 3/4"	2 5/8"	12 1/2"	28 7/8"	5"	2 5/8"	17 1/14"
EXTRA LARGE	32 5/8"	6 3/8"	2 3/4"	19"	36 1/8"	7 13/16"	2 3/4"	19"	32 1/2"	5"	2 3/4"	19"

ALED Field-Adjustable Area Lights



PERFORMANCE

ALED TYPE II	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	80W			60W			40W		
Input Watt	82.1W	81.4W	80.9W	58.0W	57.7W	57W	40.3W	40.6W	40.3W
Lumens	10,917	10,637	10,181	8,081	7,911	7,523	5,812	5,746	5,472
Lm/W	133.0	130.7	125.8	139.3	137.1	132.0	144.2	141.5	135.8
CRI	81	82	82	82	82	82	82	82	82
Voltage Ratings	120-277V								

ALED TYPE III	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	80W			60W			40W		
Input Watt	81.8W	81.2W	79.8W	57.7W	57.5W	56.2W	40.2	40.5W	39.8W
Lumens	10,742	10,458	10,433	7,951	7,778	7,710	5,719	5,650	5,608
Lm/W	131.3	128.8	130.7	137.8	135.3	137.2	142.3	139.5	140.9
CRI	82	82	82	82	82	82	82	82	82
Voltage Ratings	120-277V								

ALED TYPE IV	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	80W			60W			40W		
Input Watt	82.2W	82.0W	81.1W	58.0W	58.1W	57.2W	40.4W	40.9W	40.4W
Lumens	10,936	8,238	10,172	8,095	7,259	7,517	5,822	6,055	5,468
Lm/W	133.0	129.5	125.4	139.6	136.0	131.4	144.0	140.2	135.3
CRI	81	83	82	82	82	82	82	82	82
Voltage Ratings	120-277V								

ALED TYPE V	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	80W			60W			40W		
Input Watt	82.3W	84.4W	81.3W	58.1W	59.8W	57.3W	40.4W	42.1W	40.5W
Lumens	11,647	11,760	11,010	8,621	8,746	8,136	6,201	6,253	5,918
Lm/W	141.5	139.3	135.4	148.4	146.3	142.0	153.5	150.9	146.1
CRI	81	82	82	82	82	82	82	82	82
Voltage Ratings	120-277V								

ALED TYPE AT	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	80W			60W			40W		
Input Watt	82.1W	82.7W	82.0W	58.0W	58.6W	57.8W	40.3W	41.3W	40.8W
Lumens	11,008	10,945	10,452	8,148	8,140	7,724	5,861	5,913	5,618
Lm/W	134.1	132.3	127.5	140.5	138.9	133.6	145.4	143.2	137.7
CRI	81	83	82	82	82	82	82	82	82
Voltage Ratings	120-277V								

ALED Field-Adjustable Area Lights



PERFORMANCE

ALEDM TYPE II	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	148.6W	149.2W	151.4W	91.8W	92.8W	93.5W	76.2W	76.1W	77.5W
Lumens	19,172	19,864	18,802	12,604	13,056	12,360	10,592	10,870	10,371
Lm/W	129.1	133.1	124.2	137.2	140.6	132.2	139.0	142.9	133.8
CRI	85	82	82	85	84	82	85	84	82
Voltage Ratings	120-277V								

ALEDM TYPE III	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	148.3W	149.1W	147.3W	91.6W	92.8W	91W	76W	76W	75.4W
Lumens	19,192	19,672	19,524	12,617	12,930	12,835	10,603	10,765	10,769
Lm/W	129.5	131.9	132.5	137.7	139.4	141.0	139.5	141.6	142.8
CRI	85	82	82	85	84	82	85	84	82
Voltage Ratings	120-277V								

ALEDM TYPE IV	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	146.W	146.8	147.3W	90.6W	91.3W	91.5W	75.2W	74.8W	75.8W
Lumens	19,204	19,644	19,267	12,625	12,911	12,666	10,610	10,750	10,628
Lm/W	131.0	133.9	130.0	139.3	141.4	138.4	141.1	143.7	140.2
CRI	85	82	82	85	84	82	85	84	82
Voltage Ratings	120-277V								

ALEDM TYPE V	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	146.4W	150.2W	150.1W	90.5W	93.5W	92.7W	75.1W	76.6W	76.8W
Lumens	21,067	21,609	20,604	13,850	14,203	13,545	11,639	11,825	11,365
Lm/W	143.9	143.8	137.3	153.0	151.9	146.1	155.0	154.4	148.0
CRI	84	84	81	85	84	81	85	84	82
Voltage Ratings	120-277V								

ALEDM TYPE AT	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	148.4W	146.8W	148.9W	91.8W	91.3W	92W	76.1W	74.9W	76.2W
Lumens	19,641	19,991	19,771	12,913	13,140	12,997	10,851	10,940	10,906
Lm/W	132.3	136.2	132.8	140.7	143.8	141.3	142.5	146.1	143.1
CRI	84	82	81	85	84	81	85	84	81
Voltage Ratings	120-277V								

ALED Field-Adjustable Area Lights



PERFORMANCE

ALEDM TYPE II	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	144.3W	145W	145.2W	90.1W	90.6W	91.8W	74W	74W	75.1W
Lumens	19,224	19,897	18,366	12,734	13,144	17,174	10,534	10,807	10,046
Lm/W	133.2	137.2	126.5	141.4	145.0	132.6	142.3	146.1	133.8
CRI	84	83	82	85	84	82	85	84	82
Voltage Ratings	480V								

ALEDM TYPE III	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	144.6W	145.3W	142.3W	90.2W	90.8W	89.9W	74.2W	74.1W	73.6W
Lumens	18,998	19,639	19,123	12,584	12,973	12,676	10,411	10,667	10,460
Lm/W	131.4	135.1	134.4	139.4	142.8	141.0	140.4	143.9	142.1
CRI	84	82	81	85	84	81	85	84	81
Voltage Ratings	480V								

ALEDM TYPE IV	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	144.8W	145.4W	146.6W	90.3W	90.8W	92.6W	74.2W	74.1W	75.9W
Lumens	19,073	19,518	19,467	12,634	12,893	12,904	10,452	10,601	10,648
Lm/W	131.7	134.3	132.8	139.8	142.0	139.4	140.8	143.0	140.3
CRI	84	83	82	85	84	82	84	84	82
Voltage Ratings	480V								

ALEDM TYPE V	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	144.7W	145.3W	145.9W	90.3W	90.8W	92.2W	74.2W	74.1W	75.5W
Lumens	21,070	21,343	20,749	13,957	14,099	13,754	11,546	11,592	11,349
Lm/W	145.6	146.9	142.2	154.6	155.3	149.2	155.7	156.4	150.3
CRI	85	83	81	84	84	82	84	84	82
Voltage Ratings	480V								

ALEDM TYPE AT	5000K	4000K	3000K	5000K	4000K	3000K	5000K	4000K	3000K
Watts	150W			90W			78W		
Input Watt	144.7W	145.1W	145.8W	90.3W	90.7W	92.1W	74.2W	74W	75.4W
Lumens	19,579	20,354	19,595	12,969	13,446	12,989	10,729	11,055	10,718
Lm/W	135.3	140.2	134.4	143.7	148.2	141.0	144.6	149.4	142.1
CRI	85	83	82	85	84	82	85	84	82
Voltage Ratings	480V								

ALED Field-Adjustable Area Lights



PERFORMANCE

ALEDL TYPE II	5000K	4000K
Watts	260W	
Input Watt	267.4W	270.3W
Lumens	36,458	36,872
Lm/W	136.3	136.4
CRI	84	83
Voltage Ratings	120-277V	

ALEDL TYPE II	5000K	4000K
Watts	220W	
Input Watt	225.6W	228.4W
Lumens	31,480	31,952
Lm/W	139.5	139.9
CRI	85	84
Voltage Ratings	120-277V	

ALEDL TYPE II	5000K	4000K
Watts	170W	
Input Watt	169.7W	172.2W
Lumens	24,510	24,929
Lm/W	144.4	144.7
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE III	5000K	4000K
Watts	260W	
Input Watt	267.7W	268.2W
Lumens	36,971	37,050
Lm/W	138.1	138.1
CRI	85	83
Voltage Ratings	120-277V	

ALEDL TYPE III	5000K	4000K
Watts	220W	
Input Watt	225.9W	226.6W
Lumens	31,923	32,107
Lm/W	141.3	141.7
CRI	85	84
Voltage Ratings	120-277V	

ALEDL TYPE III	5000K	4000K
Watts	170W	
Input Watt	169.9W	170.9W
Lumens	24,855	25,049
Lm/W	146.3	146.6
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE IV	5000K	4000K
Watts	260W	
Input Watt	267.7W	269W
Lumens	37,708	37,726
Lm/W	141	140.3
CRI	84	83
Voltage Ratings	120-277V	

ALEDL TYPE IV	5000K	4000K
Watts	220W	
Input Watt	225.8W	227.2W
Lumens	32,559	32,692
Lm/W	144.2	143.9
CRI	85	84
Voltage Ratings	120-277V	

ALEDL TYPE IV	5000K	4000K
Watts	170W	
Input Watt	169.9W	171.4W
Lumens	25,350	25,506
Lm/W	149.2	148.8
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE V	5000K	4000K
Watts	260W	
Input Watt	266.5W	267.3W
Lumens	40,311	40,427
Lm/W	151.3	151.2
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE V	5000K	4000K
Watts	220W	
Input Watt	224.8W	225.8W
Lumens	34,807	35,033
Lm/W	154.8	155.1
CRI	85	84
Voltage Ratings	120-277V	

ALEDL TYPE V	5000K	4000K
Watts	170W	
Input Watt	169.1W	170.3W
Lumens	27,100	27,332
Lm/W	160.2	160.5
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE AT	5000K	4000K
Watts	260W	
Input Watt	269.8W	268.5W
Lumens	37,412	37,145
Lm/W	138.7	138.3
CRI	84	84
Voltage Ratings	120-277V	

ALEDL TYPE AT	5000K	4000K
Watts	220W	
Input Watt	227.6W	226.8W
Lumens	32,304	32,189
Lm/W	142.0	141.9
CRI	85	84
Voltage Ratings	120-277V	

ALEDL TYPE AT	5000K	4000K
Watts	170W	
Input Watt	171.2W	171.1W
Lumens	25,151	25,113
Lm/W	146.9	146.8
CRI	84	84
Voltage Ratings	120-277V	

ALED Field-Adjustable Area Lights



PERFORMANCE

ALEDL TYPE II	5000K	4000K
Watts	260W	
Input Watt	263W	263.7W
Lumens	36,992	37,425
Lm/W	140.7	141.9
CRI	84	83
Voltage Ratings	480V	

ALEDL TYPE II	5000K	4000K
Watts	220W	
Input Watt	225.9W	227.3W
Lumens	32,749	33,451
Lm/W	145.0	147.2
CRI	85	84
Voltage Ratings	480V	

ALEDL TYPE II	5000K	4000K
Watts	170W	
Input Watt	170.5W	171.3W
Lumens	25,360	25,826
Lm/W	148.7	150.8
CRI	85	84
Voltage Ratings	480V	

ALEDL TYPE III	5000K	4000K
Watts	260W	
Input Watt	262.9W	264W
Lumens	37,434	38,288
Lm/W	142.4	145.0
CRI	84	82
Voltage Ratings	480V	

ALEDL TYPE III	5000K	4000K
Watts	220W	
Input Watt	225.8W	227.5W
Lumens	33,140	34,222
Lm/W	146.8	150.4
CRI	85	84
Voltage Ratings	480V	

ALEDL TYPE III	5000K	4000K
Watts	170W	
Input Watt	170.5W	171.5W
Lumens	25,663	26,421
Lm/W	150.6	154.1
CRI	85	84
Voltage Ratings	480V	

ALEDL TYPE IV	5000K	4000K
Watts	260W	
Input Watt	263W	264.8W
Lumens	38,026	38,921
Lm/W	144.6	147.0
CRI	84	83
Voltage Ratings	480V	

ALEDL TYPE IV	5000K	4000K
Watts	220W	
Input Watt	225.9W	228.1W
Lumens	33,664	34,788
Lm/W	149.0	152.5
CRI	85	84
Voltage Ratings	480V	

ALEDL TYPE IV	5000K	4000K
Watts	170W	
Input Watt	170.5W	171.9W
Lumens	26,069	26,858
Lm/W	152.9	156.2
CRI	85	84
Voltage Ratings	480V	

ALEDL TYPE V	5000K	4000K
Watts	260W	
Input Watt	263.3W	264.2W
Lumens	41,412	41,273
Lm/W	157.3	156.2
CRI	85	84
Voltage Ratings	480V	

ALEDL TYPE V	5000K	4000K
Watts	220W	
Input Watt	226.1W	227.7W
Lumens	36,662	36,890
Lm/W	162.2	162.0
CRI	85	83
Voltage Ratings	480V	

ALEDL TYPE V	5000K	4000K
Watts	170W	
Input Watt	170.7W	171.6W
Lumens	28,390	28,481
Lm/W	166.3	166.0
CRI	85	83
Voltage Ratings	480V	

ALEDL TYPE AT	5000K	4000K
Watts	260W	
Input Watt	263.2W	264.3W
Lumens	37,583	38,340
Lm/W	142.8	145.1
CRI	84	82
Voltage Ratings	480V	

ALEDL TYPE AT	5000K	4000K
Watts	220W	
Input Watt	226W	227.7W
Lumens	33,272	34,268
Lm/W	147.2	150.5
CRI	85	84
Voltage Ratings	480V	

ALEDL TYPE AT	5000K	4000K
Watts	170W	
Input Watt	170.6W	171.6W
Lumens	25,765	26,457
Lm/W	151.0	154.2
CRI	85	84
Voltage Ratings	480V	

ALED Field-Adjustable Area Lights



PERFORMANCE

ALEDXL TYPE II	5000K	4000K
Watts	385W	
Input Watt	371W	371.7W
Lumens	49,583	48,439
Lm/W	133.7	130.3
CRI	84	83
Voltage Ratings	120-277V	

ALEDXL TYPE II	5000K	4000K
Watts	345W	
Input Watt	314.1W	316.9W
Lumens	42,888	42,313
Lm/W	136.5	133.5
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE II	5000K	4000K
Watts	300W	
Input Watt	290W	292.W
Lumens	39,963	39,482
Lm/W	137.8	135.1
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE III	5000K	4000K
Watts	385W	
Input Watt	373.5W	373.2W
Lumens	48,702	49,283
Lm/W	130.4	132.1
CRI	85	84
Voltage Ratings	120-277V	

ALEDXL TYPE III	5000K	4000K
Watts	345W	
Input Watt	316.3W	318.2W
Lumens	42,126	43,050
Lm/W	133.2	135.3
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE III	5000K	4000K
Watts	300W	
Input Watt	292W	292.3W
Lumens	39,253	40,170
Lm/W	134.4	137
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE IV	5000K	4000K
Watts	385W	
Input Watt	370.6W	371.8W
Lumens	50,899	50,871
Lm/W	137.3	136.8
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE IV	5000K	4000K
Watts	345W	
Input Watt	313.9W	317W
Lumens	44,027	44,438
Lm/W	140.3	140.2
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE IV	5000K	4000K
Watts	300W	
Input Watt	289.7W	292.2W
Lumens	41,024	41,464
Lm/W	141.6	141.9
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE V	5000K	4000K
Watts	385W	
Input Watt	371.4W	372.8W
Lumens	54,644	55,106
Lm/W	147.1	147.8
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE V	5000K	4000K
Watts	345W	
Input Watt	314.5W	317.8W
Lumens	47,266	48,137
Lm/W	150.3	151.5
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE V	5000K	4000K
Watts	300W	
Input Watt	290.3W	293W
Lumens	44,042	44,916
Lm/W	151.7	153.3
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE AT	5000K	4000K
Watts	385W	
Input Watt	372.7W	374.3W
Lumens	48,635	50,115
Lm/W	130.5	133.9
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE AT	5000K	4000K
Watts	345W	
Input Watt	315.8W	319.2W
Lumens	42,068	43,777
Lm/W	133.3	137.2
CRI	85	83
Voltage Ratings	120-277V	

ALEDXL TYPE AT	5000K	4000K
Watts	300W	
Input Watt	291.3W	294.2W
Lumens	39,199	40,848
Lm/W	134.6	138.8
CRI	85	83
Voltage Ratings	120-277V	

ALED Field-Adjustable Area Lights



PERFORMANCE

ALEDXL TYPE II	5000K	4000K
Watts	385W	
Input Watt	358.9W	359.3W
Lumens	49,461	48,553
Lm/W	137.8	135.1
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE II	5000K	4000K
Watts	345W	
Input Watt	317.1W	315.7W
Lumens	44,478	43,218
Lm/W	140.3	136.9
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE II	5000K	4000K
Watts	300W	
Input Watt	292.5W	291.4W
Lumens	41,399	40,205
Lm/W	141.5	138.0
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE III	5000K	4000K
Watts	385W	
Input Watt	357.4W	361.6W
Lumens	47,596	49,721
Lm/W	133.2	137.5
CRI	84	84
Voltage Ratings	480V	

ALEDXL TYPE III	5000K	4000K
Watts	345W	
Input Watt	315.7W	317.7W
Lumens	42,801	44,257
Lm/W	135.6	139.3
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE III	5000K	4000K
Watts	300W	
Input Watt	290.1W	293.2W
Lumens	39,838	41,173
Lm/W	136.8	140.4
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE IV	5000K	4000K
Watts	385W	
Input Watt	355.9W	360.0W
Lumens	49,627	51,014
Lm/W	139.5	141.7
CRI	85	84
Voltage Ratings	480V	

ALEDXL TYPE IV	5000K	4000K
Watts	345W	
Input Watt	314.4W	316.3W
Lumens	44,628	45,408
Lm/W	141.9	143.6
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE IV	5000K	4000K
Watts	300W	
Input Watt	290.1W	291.9W
Lumens	41,538	42,243
Lm/W	143.2	144.7
CRI	85	83
Voltage Ratings	480VV	

ALEDXL TYPE V	5000K	4000K
Watts	385W	
Input Watt	355.8W	361.6W
Lumens	54,000	55,139
Lm/W	151.8	152.5
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE V	5000K	4000K
Watts	345W	
Input Watt	314.4W	317.7W
Lumens	48,560	49,080
Lm/W	154.5	154.5
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE V	5000K	4000K
Watts	300W	
Input Watt	290W	293.2W
Lumens	45,198	45,659
Lm/W	155.8	155.7
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE AT	5000K	4000K
Watts	385W	
Input Watt	358.8W	360.3W
Lumens	48,952	50,022
Lm/W	136.4	138.8
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE AT	5000K	4000K
Watts	345W	
Input Watt	317W	316.5W
Lumens	44,021	44,525
Lm/W	138.9	140.7
CRI	85	83
Voltage Ratings	480V	

ALEDXL TYPE AT	5000K	4000K
Watts	300W	
Input Watt	292.4W	292.1W
Lumens	40,973	41,422
Lm/W	140.1	141.8
CRI	85	83
Voltage Ratings	480V	

ALED Field-Adjustable Area Lights



ACCESSORIES

Image	SKU#	UPC	Description
	ALED SHS	192552028714	ALED'S HOUSE SIDE SHIELD WITH 4 SCREWS (10 3/8" X 10 1/4" X 6")
	ALED MHS	192552028721	ALEDM HOUSE SIDE SHIELD WITH 4 SCREWS (12 3/16" X 12 1/4" X 6")
	ALED LHS	192552028738	ALEDL HOUSE SIDE SHIELD WITH 7 SCREWS (19 1/4" X 17" X 6")
	ALED XLHS	192552028745	ALEDXL HOUSE SIDE SHIELD WITH 7 SCREWS (23 1/4" X 18 3/4" X 6")
	ALED-RW ARM	192552036528	ROADWAY ARM FOR FA ALED SMALL-MEDIUM BRONZE
	ALED-RW ARM/B	192552036542	ROADWAY ARM FOR FA ALED SMALL-MEDIUM BLACK
	ALED-RW ARM/W	192552036535	ROADWAY ARM FOR FA ALED SMALL-MEDIUM WHITE

ORDERING MATRIX

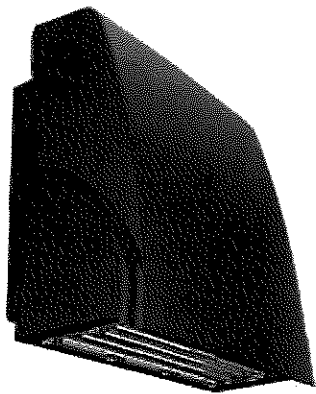
ALED

Family	Housing Size	Distribution	Mounting	Color Temperature	Finish	Voltage*	Options					
ALED												
S	Small (FA 80/60/40W)	2T	Type II	BLANK	Universal Pole Mount	5000K	BLANK	Bronze	BLANK	120-277V	BLANK	No Option
M	Medium (FA 150/90/78W)	3T	Type III	N	4000K	W	White	/480 ²	480V	/7PR	7-Pin Receptacle	
L	Large (FA 260/220/170W)	4T	Type IV	SF	Slipfitter	Y ¹	3000K	B	Black			
XL	Extra Large (FA 385/345/300W)	5T	Type V	WM	Wall Mount							
		AT	Auto Dealership Optic									

¹ Dark sky approved in 3000K, only available only on Small and Medium fixtures

² 480V available only on Medium, Large & Extra Large fixtures

³ Wattstopper option available only On Large & Extra Large fixtures



Color: Bronze

Weight: 3.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.25A
208V	0.20A
240V	0.15A
277V	0.12A
Input Watts	29.4/28.4/29.7W

LED Info

Watts	30W
Color Temp	3000/4000/5000K
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	3540/3813/3768 lm
Efficacy	120.5/134.1/127 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PL8HS37YLUB0

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 175W Metal Halide

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.25A, 208V: 0.20A, 240V: 0.15A, 277V: 0.12A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V Integrated button photocell included.

Surge Protection:

L-N:2.5 kV,L/N-GND:2.5 kV

Construction

Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

Ambient Temperature :

Max Power Temp Rating: 122°F (50°C)

Middle Power Temp Rating: 122°F (50°C)

Low Power Temp Rating: 122°F (50°C)

Housing:

Precision die-cast aluminum housing and door frame

Lens:

Polycarbonate lens

Cut Off:

Adjustable from 0° (full cutoff) to 90°. 7 settings at 15° each.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Installation

Mounting:

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

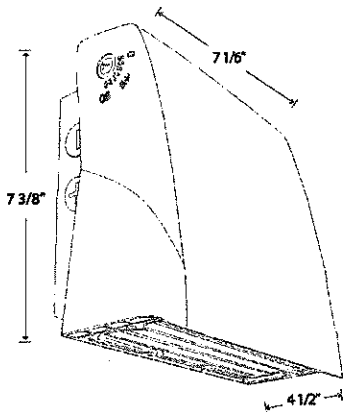
Technical Specifications (continued)

Other

5-Year Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

- Selectable CCT
- Adjustable cutoff
- Integrated photocell
- 0-10V dimming, standard

Ordering Matrix

Family	Wattage	Style
SLIM17FA	30	ADJ

15 = 15W
30 = 30W

ADJ = Angle Adjustable

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Kuepers Inc has submitted applications for a Preliminary Plat Amendment, and a Development Stage Planned Unit Development (PUD) Amendment for parcels 41020691 and 41020682 for a proposed 176-unit apartment complex/development. The applicant is submitting a revised site design. The property is legally described as:

PIN: 41020691 & 41020682

SE1/4 of NE1/4 2 44 31

AND

PT OF NE1/4 OF SE1/4 LYING N & W OF C/L OF BUSINESS HWY 371

A copy of the proposed site plan is on file for review at the Community Development Department.

A Public Hearing will be conducted by the Brainerd Planning Commission at 6:00 p.m. Wednesday, December 17th, 2025, in the Brainerd City Hall Council Chambers, 501 Laurel Street, to consider the Preliminary Plat Amendment and Planned Unit Development Amendment.

Any individual needing special accommodations or would like more information about this request, please call (218) 828-2307.

Dated this 3rd day of December, 2025



James Kramvik
Community Development Director

Publication Date: December 6th, 2025

**ORDINANCE
NO. 15XX**

**AN ORDINANCE AMENDING SECTION 515-2-21 PUD AND THE ZONING MAP OF
THE CITY OF BRAINERD**

WHEREAS, a public hearing was held by the Planning Commission as required by the Zoning Code, on September 17th, 2025

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Brainerd, Minnesota, as follows:

SECTION ONE: Section 515-2-21.D of the Zoning Code is hereby amended by adding the following underlined language:

3. Voyageur Heights - Planned Unit Development (VH-PUD). The purpose of the VH-PUD is to allow for the development and redevelopment of the property with a mix of uses and dimensional standards. The following standards are established.

- a. The standards and uses contained within the Contemporary Neighborhood-2 (CN-2) Base Zoning District shall govern the VH-PUD district, with the modifications as noted in Table 515-2-21.3
- b. Additions to existing structures are permitted provided it meets the CN-2 Zoning District Dimensional Standards of Table 515-2-7.1 and all other requirements in the Zoning Code.
- c. Development Standards. All approved Final PUD Plans shall govern the development of the property and shall be kept on file with the City Zoning Administrator.

Proposed Table 515-2-21.3 VH-PUD Dimensional and Use Standards - Density, Lot Size, Coverage and Height Standards.

Lot Dimensions		
	Lot Size	None
	Density (minimum)	4+ DU/Acre
	Lot Width	None
Principal Building, Attached Accessory Building, and Detached Accessory Building Standards		
	Front Yard Setback (minimum)	20'
	Rear Yard Setback (minimum)	20'
	Location, detached	Must meet Principal Structure setbacks, may be located in any Yard
	Total Number of Permitted Accessory Buildings	3 per Primary Structure
Coverage and Height Standards		
	Impervious Surface Coverage (maximum)	75%
	Principal structure height (maximum)	45'
Other Standards		

	<u>Driveway</u>	<u>Width at ROW maximum is 36'</u>
	<u>Parking (minimum)</u>	<u>none</u>
	<u>Shrub Planting (minimum)</u>	<u>Four (4) shrubs or perennials shall be planted per first floor dwelling unit</u>
	<u>Landscape Islands (minimum)</u>	<u>One (1) island per thirty (30) continuous rows of internal parking spaces</u>
	<u>Commercial and Industrial Use Design Construction Standards</u>	<u>Facades facing a public street shall not exceed twenty-five (25) percent metal unless allowed upon approval of a Conditional Use Permit. Side and Rear Facades may be one-hundred (100) percent metal and may have exposed fasteners.</u>
Uses Permitted		
	<u>Appendix A: Table of Uses, CN-2 District</u>	<u>All permitted, conditional and interim uses</u>
	<u>Multifamily attached dwelling units (5+ units)</u>	<u>P</u>
	<u>Car Wash Accessory to Motor Vehicle Fuel Sales</u>	<u>C</u>
	<u>Commercial/Retail Establishments</u>	<u>C</u>
	<u>Contractor Offices</u>	<u>C</u>
	<u>Motor Vehicle Fuel Sales</u>	<u>C</u>
	<u>Office Businesses</u>	<u>C</u>
	<u>Light Manufacturing</u>	<u>C</u>
	<u>Warehouse, distribution facilities and wholesale business</u>	<u>C</u>

SECTION TWO: The Zoning Map of the City of Brainerd is hereby amended by changing the zoning designation of the property below from a RL-1 (Rural Living 1) District to Voyager Heights – Planned Unit Development (VH-PUD) Planned Unit Development Overlay District:

PIN 41020691 and 41020682

SE1/4 of NE1/4 2 44 31

AND

PT OF NE1/4 OF SE1/4 LYING N & W OF C/L OF BUSINESS HWY 371

SECTION THREE: This ordinance shall take effect and be in full force one week from and after its publication.

Adopted this _____ day of _____, 2025

MIKE O'DAY
President of the Council

Approved this _____ day of _____, 2025

DAVE BADEAUX
Mayor

ATTEST: _____
NICHOLAS W. BROYLES
City Administrator

Published: One Time – _____

FINDINGS OF FACT, CONCLUSIONS, and RECORD OF DECISION

VOYAGEUR HEIGHTS APARTMENTS EAW CITY OF BRAINERD

Responsible Government Unit:

City of Brainerd Contact Person:

James Kramvik, Community Development Director
17018 Commercial Park Road
Brainerd, MN 56401
218-828-2307
jkramvik@ci.brainerd.mn.us

Proposer:

Kuepers, Inc. Contact Person:

Chris Raimann, President - Architect
17018 Commercial Park Road
Brainerd, MN 56401
218-824-2233
chrisr@kuepers.com

December 2025

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APPENDICES

APPENDIX A – PROJECT LOCATION

APPENDIX B – SITE PLAN

APPENDIX C – EAW PUBLICATION AND NOTIFICATION MATERIALS

APPENDIX D – COMMENTS RECEIVED

I. STATEMENT OF ISSUE

Kuepers, Inc. (Kuepers) is proposing construction of a new multifamily residential development on 49 acres of land. The Project is located southeast of the intersection between Greenwood Street and MN-371B. The main entrance will be from Greenwood Street. **Appendix A** shows the Project location.

The Voyageur Heights Apartments EAW proposed to include five buildings with 38 units per building for a total of 190 multifamily housing units. Based additional engineering review and the presence of a Drinking Water Management Supply Area (DWSMA), the Project size has been reduced to four buildings for a total of 176 units. See Section III.B. for more information and **Appendix B** for the Site Plan.

Surrounding land use is primarily residential, forest/open space, and industrial/commercial land. The proposed Project will include park/open space areas with public amenities, surface parking lots, detached structured garages along with complimentary interior and exterior amenity spaces, and park/open space areas with public amenities.

An Environmental Assessment Worksheet (EAW) has been prepared for this project in accordance with Minnesota Rules Chapter 4410. The EAW was developed to assess the impacts of the project and other circumstances in order to determine if an Environmental Impact Statement (EIS) is needed. The EAW was filed with the Minnesota Environmental Quality Board (EQB) and circulated for review and comments to the required EAW distribution list. A “Notice of Availability” was published in the EQB Monitor, and press releases were distributed. The EAW was also made available for public review on the City of Brainerd’s website.

This report documents the Findings of Facts and Conclusions and serves as the City’s Record of Decision on the need for further environmental review. It is based upon information in the record, which is comprised of the EAW for the proposed Project, the issues raised during the public comment period, the responses to the comments, and other supporting documents.

II. ADMINISTRATIVE BACKGROUND

Kuepers, Inc. is the proposer and the City of Brainerd is the Responsible Governmental Unit (RGU) for this project. An EAW was prepared for this project as part of the to fulfill requirements of Minnesota Rules Chapter 4410. The EAW is used to provide sufficient environmental documentation for the RGU to base adetermination of need for a state Environmental Impact Statement (EIS) or that a Negative Declaration is appropriate.

The EAW was filed with the Minnesota Environmental Quality Board (EQB) and circulated for review to the required EQB distribution list. A “notice of availability” was published in the EQB Monitor on October 28, 2025. **Appendix C** contains a copy of the EQB Monitor listing for the Project. The EAW was also posted on the City’s website at: <https://www.ci.brainerd.mn.us/208/Community-Development>.

Press releases were distributed by the City of Brainerd and published in the Brainerd Dispatch on October 18 and 29, 2025. **Appendix C** contains a copy of the circulated press releases. Comments were

formally received through December 1, 2025. A public meeting was held during the comment period. The meeting took place on December 1, 2025, 7:30 p.m., Brainerd City Hall – Council Chambers, 501 Laurel Street, Brainerd, MN 56401 during a City Council meeting. There were no public comments. The City Council meeting agenda is provided in **Appendix C**.

Written comments were received from four agencies during the EAW comment period. All comments received during the EAW comment period were considered in determining the potential for significant environmental impacts. Written comments received during the comment period are provided in **Appendix D** and responses are provided in Table 1.

III. FINDINGS OF FACT

A. Project Description

The proposed Project is located on 49 acres and will be constructed in two phases. The Project includes four buildings with a total of 176 multifamily housing units along with complimentary interior and exterior amenity spaces, and park/open space areas with public amenities. The main entrance will be from Greenwood Street.

The project consists of 176 housing units that include studio, one and two bedroom units. The units will be divided among four buildings (three 38-unit apartment buildings and one 62-unit apartment building). Parking options will include 300 surface stalls and 90 garage stalls. Each dwelling unit will have individually controlled in-unit HVAC systems. Each building has shared interior amenity spaces that consist of a secure main entrance, large two-story lobby, community center, fitness center, mail room, restrooms, and a centralized elevator. Other shared amenities will include a dog park, playground, common green space, grill pads, and bike racks.

The Project is located in the City of Brainerd and will be connected to the city sewer system. Kuepers will submit a request to the city to rezone the parcel as Contemporary Neighborhood 2 (CN-2) with a Planned Unit Development Overlay District (PUD) overlay, subject to city zoning and permitting requirements. Prior to rezoning as part of a PUD, Kuepers will execute a development agreement with the city. The agreement will detail all use restrictions and required improvements conditional to the PUD rezoning approval.

Construction will entail approximately 42,000 cubic yards of cut and 57,000 cubic yards of fill with a disturbed area of 16 acres. Soil will be graded for streets, buildings, garages, parking lots, outdoor amenities, trails, and stormwater features. Some import of grading materials may be necessary. Construction dewatering would be conducted as needed and as permitted to install sewer and municipal water lines. Best Management Practices (BMPs) will be implemented during and after construction to protect water quality and reduce the potential for soil erosion and sedimentation.

Public and private infrastructure improvements will be made, including (but not limited to) internal roadways, trails, electrical and telephone lines, and the extension of sewer and water supply systems. Each residential building will be served by City of Brainerd sanitary sewer and water systems. A lift station and sanitary sewer force main are required to connect to the existing sanitary sewer and will be

constructed prior to Project completion. The Project would connect to the existing sanitary sewer just north of the Project Area near Woodland Hills Lane. Construction of the sewer and water mains will coincide with the Project's phasing timeline.

The Project will not involve any modifications to existing equipment or industrial processes. There are no existing structures within the Project site that would be removed. Removal of some trees will be required, including trees associated with the plantation. Tree clearing during both phases will be done prior to June 1 and after August 15. Grading and utility installations within the development are anticipated to be constructed in two phases over four years starting in 2026. Phase I is anticipated to include three apartment buildings. Phase II is anticipated to include construction of the fourth apartment building from 2028-2030. Each phase will include a mix of studio, one, and two bedroom units to provide housing options for renters. The phasing schedule is an estimate and will ultimately depend upon market demand and city approvals.

Potential adverse effects on the environment will be mitigated by avoiding the 3.6 acres of wetland in the northern portion of the Project Area and preserving approximately 30 acres of woodland. Additionally, the Project will contain several acres of open space in the form of exterior amenities and an infiltration basin.

B. Corrections to the EAW or Changes in the Project since the EAW was Published

The following corrections/changes have been added to the environmental documentation since publication of the EAW:

1. EAW Item 6. Project Description. The Project was initially published with five apartment buildings and a total of 190 units. This has since been modified to four apartment buildings and a total of 176 units. These and other modifications were made to adhere to the DWSMA requirements. See **Appendix B** for the updated Site Plan for the Project. This Site Plan has been developed in coordination and review with the City of Brainerd and Kuepers. The Plan will continue to be reviewed by the city prior to construction.
2. EAW Item 12.a.ii. Groundwater. The EAW incorrectly stated that the Project was not located within a Drinking Water Supply Management Area (DWSMA). The Project is partially located within the Brainerd DWSMA and Surface Water Contribution Area (SWCA), which has specific requirements for stormwater and runoff management. The Site Plan has been modified in order to adhere to these requirements.
3. EAW Item 14.b. Fish, wildlife, plant communities, and sensitive ecological resources (rare features). The MCE number listed as 2024-00147 is incorrect. It should be 2025-00656.

C. Agency and Public Comments on the EAW and Responses

Written comments on the EAW were received from four agencies: Minnesota Department of Health, (MDH), Minnesota Pollution Control Agency (MPCA), Minnesota State Historic Preservation Office (SHPO), and Minnesota Department of Natural Resources (MnDNR). A summary of the comments and responses from the agencies are provided below in Table 1. Copies of the comment letters are provided in **Appendix D**.

Table 1: Agency Comments on the EAW and Responses

Date Received	Agency	EAW Item	Comment	Response
10/31/2025	MDH	12.a.ii. Stormwater	Section 12.a.ii incorrectly states that the project is not within a Drinking Water Supply Management Area (DWSMA). It is partially located within Brainerd's DWSMA, as mentioned in the prior paragraph about the Wellhead Protection Area (WHPA). Also, the project location is in the Surface Water Contribution Area (SWCA) portion of Brainerd's DWSMA. SWCAs are the surficial areas that drain to and provide recharge in the city's WHPA and therefore surface runoff should be managed appropriately to protect the city's drinking water.	The Project Site Plan has been updated (see Section III.B.) to adhere to the stormwater and runoff requirements for the Brainerd DWSMA.
11/17/2025	MPCA	19. Noise	The Responsible Governmental Unit and any other land-use decision makers, should consider language in Minn. R. 7030.0030 that reads "[...] Any municipality having authority to regulate land use shall take all reasonable measures within its jurisdiction to prevent the establishment of land use activities listed in noise area classification (NAC) 1, 2, or 3 in any location where the standards established in part 7030.0040 will be violated immediately upon establishment of the land use." The noise section of the EAW does not provide enough detail regarding current and anticipated sound levels in the Project area to determine whether an immediate violation of the state noise standards would occur if the Project were approved.	The majority of noise from surrounding uses will come from highway B371 to the south and is not anticipated to be a significant source of noise for the Project. Construction of the Project will produce noise generally consistent with similar residential construction projects. Once construction is complete, noise will be consistent with and similar to other apartment buildings in the city. Keuper's will work with the city and the construction contractors to ensure the Project adheres to all noise requirements during construction and operation.
11/17/2025	MPCA	19. Noise	The MPCA encourages Proposers to thoroughly evaluate potential noise impacts to new and existing locations with residential land use activities.	Kueper's will work with the city and the construction contractors ensure the Project adheres to all noise requirements during construction and operation.

Table 1: Agency Comments on the EAW and Responses

Date Received	Agency	EAW Item	Comment	Response
11/17/2025	MPCA	19. Noise	The Proposer should provide more information describing how the noise standards in Minn. R. 030.0040 will be met especially at locations with residential land use activities.	The residential area to the north of the Project will be separated from the Project development by existing forest areas. Kueper's will work with the city and the construction contractors for the Project to ensure the Project adheres to all noise requirements during construction and operation.
11/17/2025	MPCA	12.b.i Wastewater	In section 12.b.i. Wastewater, should provide an estimate of the design average daily wastewater flow that will be generated by the development and whether the existing sewer it will connect to has adequate capacity or if expansion will be needed.	A sewer capacity model was completed for the Project during the EAW publication period. This study modeled the existing and projected future flows. The dry weather existing flow was determined to have a capacity of 0.51 with a future development projected capacity of 0.55. The wet-weather maximum surcharge capacity of the existing flow was measured at 0.64 capacity and future development projected capacity of 0.78. Capacity of less than 0.8 is typically the acceptable threshold, which the future development would meet.
11/17/2025	MPCA	12.b.i Wastewater	The design capacity of the Brainerd Wastewater Treatment facility is discussed, but the current actual flows and available capacity of the Wastewater Treatment plant should also be discussed.	A discussion on the Brainerd Wastewater Treatment Plant (WWTP), including design flow, is provided in EAW Item 12.b.i.1. The Brainerd WWTP includes liquid and solid treatment processes. Once processed, the effluent is treated and continuously discharged to the Mississippi River. The Brainerd WWTP has an average wet weather design flow (AWWDF) of 6.0 million gallons of

Table 1: Agency Comments on the EAW and Responses

Date Received	Agency	EAW Item	Comment	Response
				wastewater per day (MGD) with a CBOD5 Influent concentration of 240 mg/L and a TSS concentration of 240 mg/L. SEH completed a capacity analysis for a portion of the city's existing sanitary sewer downstream of the Project within its sewershed. Results of the analysis indicates that the current sewer system can accommodate the flow from the planned development.
11/19/2025	SHPO	15. Historic Properties	Based on our review of the project information, we have determined that no significant archaeological sites will be affected by this project and that there are no properties listed in the National or State Registers of Historic Places, or within the Historic Sites Network, that will be affected by this project. Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36 CFR § 800. If this project is considered for federal financial assistance, or requires a federal permit or license, then review and consultation with our office will need to be initiated by the lead federal agency. Be advised that comments and recommendations provided by our office for this state-level review may differ from findings and determinations made by the federal agency as part of review and consultation under Section 106.	Noted for the record. If the Project requires federal involvement, additional review will be completed to ensure Section 106 requirements are met.

Table 1: Agency Comments on the EAW and Responses

Date Received	Agency	EAW Item	Comment	Response
11/20/2025	DNR	14. Fish, wildlife, plant communities, and sensitive ecological resources (rare features)	MNDNR issued a Natural Heritage (NH) Review Letter (Appendix D) for this project on October 16th, 2025. The resource concerns that were identified in the letter need to be addressed. Please explain how avoidance measures will be implemented for these items as it relates to the construction of this project. The platform for NH Reviews, Minnesota Conservation Explorer (MCE) assigns an identifying number to the project upon creation. In section 14b the MCE number listed is incorrect; reading 2024-00147 when it should be 2025-00656.	The correct MCE number is noted. See responses below for a discussion on avoidance measures.
11/20/2025	DNR	14. Fish, wildlife, plant communities, and sensitive ecological resources (rare features)	This project has the potential to impact this rare turtle through direct fatalities and habitat disturbance/destruction due to activities associated with the proposed project. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of threatened or endangered species without a permit. As such, please contact Review.NHIS@state.mn.us to confirm that the following measures will be implemented: • Avoid wetland and aquatic impacts during hibernation season, between September 15 and April 15, if the area is suitable for hibernation. • Habitat that is frozen solid (no liquid water) at the time of work is not suitable hibernation habitat. Blanding's regularly hibernate in habitats where ice closes over the water's surface and there is no access to open air. • Limit erosion and sediment control to wildlife friendly erosion control. • Check bare ground within construction areas for turtles before	Kueper's will adhere to the Blanding's Turtle avoidance measures and will consider the additional avoidance measures as recommended in the comment letter. These measures will be implemented during construction. Additionally, impacts to the 3.6 acres of wetland within the Project Area are not anticipated.

Table 1: Agency Comments on the EAW and Responses

Date Received	Agency	EAW Item	Comment	Response
			the use of heavy equipment or any ground disturbance. - Inspect trenches, holes, or depressions prior to starting work each day and immediately prior to filling. Upon project completion, holes and trenches must be filled. - The Blanding's turtle flyer must be given to all contractors working in the area. - Report any sightings using the DNR Plant and Animal Observation Form. If turtles are in imminent danger, move them by hand out of harm's way; otherwise, they are to be left undisturbed. Directions on how to move turtles safely can be found at Helping Turtles Across the Road. If the above measures are not feasible, please contact Review.NHIS@state.mn.us as a project-specific avoidance plan will likely be needed to demonstrate avoidance.	
11/20/2025	DNR	14. Fish, wildlife, plant communities, and sensitive ecological resources (rare features)	One additional item to note is that historic records of rare pollinator species have been documented in the project area. MNDNR recommends implementing native pollinator-friendly plants in landscape plantings wherever possible.	Kueper's will work with the city on landscaping plans to include pollinator-friendly plants in the landscape wherever possible.

Table 1: Agency Comments on the EAW and Responses

Date Received	Agency	EAW Item	Comment	Response
11/20/2025	DNR	14. Fish, wildlife, plant communities, and sensitive ecological resources (rare features)	During the active season (approximately April-November) bats roost underneath bark, in cavities, or in crevices of both live and dead trees. Tree removal can negatively impact bats by destroying roosting habitat, especially during the pup rearing season when females are forming maternity roosting colonies and the pups cannot yet fly. To minimize these impacts, the DNR recommends that tree removal be avoided from June 1 through August 15.	Kueper's will adhere to the DNR's recommended tree removal time of year restriction and will avoid tree removal from June 1 through August 15 during both phases of development.

IV. DECISION REGARDING NEED FOR ENVIRONMENTAL IMPACT STATEMENT

Minnesota Rule 4410.1700 provides that an environmental impact statement shall be ordered for projects that have the potential for significant environmental effects. In deciding whether a project has the potential for significant environmental effects, the following factors shall be considered:

A. Type, extent, and reversibility of environmental impacts

The City of Brainerd finds the analysis completed for the EAW is adequate to determine whether the Project has the potential for significant environmental effects.

The EAW described the type and extent of impacts to the natural and built environment anticipated to result from the proposed Project. This document provides any corrections, changes, and new information since the EAW was published. The proposed design for the Project includes features to mitigate the identified impacts.

B. Cumulative potential effects of related or anticipated future projects

It is anticipated that the Project will be constructed over a four to five year period in two phases, with the first phase expected to begin in Spring of 2026 and completion in Spring 2028. Phase II is planned to initiate construction in Fall 2028, opening for operation by Spring 2030. Full build-out is expected by 2030; however, construction timing will ultimately depend upon market conditions.

The changes in regional land use in the Brainerd area from undeveloped open space land uses to more urbanized uses is expected to have a cumulative impact on the area. Cumulative effects of this and future projects on natural resources and infrastructure are expected to be roughly proportional to the impacts discussed in this EAW, or somewhat greater if future projects are developed at a higher density.

The City of Brainerd has planned for future growth and development in this particular area as part of its Comprehensive Plan. The city is contemplating a future sidewalk/trail along Greenwood Street SW, east of the Project, that would provide the public with a connection from the Project to Buffalo Hills/Lions Park. These efforts will ensure that the cumulative impacts of future growth and development to the environment, and to the city's service capacity, are anticipated and mitigated.

The proposed Project would result in conversion of some forested lands to residential uses but will preserve approximately 30 acres of forested lands. Consequently, cumulative impacts to natural resources are anticipated to be minimal and have been planned for by the City of Brainerd in this area.

These cumulative impacts have been thoughtfully contemplated and addressed in the Comprehensive Plan. In addition, as surrounding properties develop or re-develop into new land uses, those that trigger environmental review under the Minnesota Environmental Policy Act (MEPA) will need to adhere to guidelines presented in the city's approved zoning and comprehensive plans.

Mitigation for anticipated minor cumulative impacts in the area will include preserving the 30 acres of forest land and the wetland, and constructing one infiltration basin, a dog park, and providing adequate municipal facilities such as potable water and wastewater treatment. These provisions will help minimize potential cumulative effects of past developments and future developments within the region.

Given the nature of cumulative potential effects, the evaluation of available and relevant information, and mitigation efforts proposed, the potential for significant environmental effects due to these cumulative effects appears low.

See EAW Item No. 21 for a full discussion of this topic.

C. The extent to which the environmental effects are subject to mitigation by ongoing public regulatory authority

There are several federal, state, and local permits required to ensure that specific environmental effects are mitigated. The mitigation of environmental impacts will be designed and implemented in coordination with regulatory agencies and will be subject to permitting processes. Permits and approvals that have been or may be required prior to project construction include:

Unit of Government	Type of Application	Status ¹
City of Brainerd	Fence Permit	To be applied for
City of Brainerd	Building Permit	To be applied for
City of Brainerd	Certificate of Survey	To be applied for
City of Brainerd	Energy Code Compliance Certificate	To be applied for
City of Brainerd	Mechanical Permit	To be applied for
City of Brainerd	Plumbing Permit	To be applied for
City of Brainerd	Ventilation, Makeup, and Combustion Air Calculations Form	To be applied for
City of Brainerd	Plumbing Permit	To be applied for
City of Brainerd	Wastewater Discharge Permit	To be applied for
City of Brainerd	Demolition Permit	To be applied for
City of Brainerd	ROW Obstruction Permit	To be applied for
City of Brainerd	Excavation Permit	To be applied for
City of Brainerd	Certificate of Zoning	To be applied for
City of Brainerd	Land Use Application	To be applied for
City of Brainerd	Electrical Permit	To be applied for
City of Brainerd	Conditional Use Permit	To be applied for
City of Brainerd	Linear Utility/Sewer & Water Line/Excavation Permit	To be applied for

Unit of Government	Type of Application	Status ¹
Crow Wing County	Driveway Permit	To be applied for
Crow Wing County	Annual/Single Move Permit	To be applied for
Crow Wing County	Utility ROW Permit	To be applied for
Crow Wing County	Land Use Permit	To be applied for
Brainerd Fire Department	Fire Alarm System Permit	To be applied for
Brainerd Fire Department	Fire Suppression System Permit	To be applied for
Brainerd Fire Department	Fire Suppression System Testing Permit	To be applied for
Brainerd Fire Department	Smoke Removal System Permit	To be applied for
Brainerd Fire Department	Above Ground/Under Ground Tank Permit	To be applied for
MN Department of Health	Water Main Extension Approval	To be applied for
MN Department of Natural Resources	Appropriation/Dewatering Permit	To be applied for
MN Pollution Control Agency	Sanitary Sewer Extension Approval	To be applied for
MN Pollution Control Agency	NPDES/SDS Construction Stormwater General Permit	Covered under general permit; submit NOI prior to construction.
MN Department of Public Safety	Fire Sprinkler Construction Permit	To be applied for
¹ Kuepers will apply for and receive applicable permits prior to Project construction.		

- D. The extent to which the environmental effects can be anticipated and controlled as a result of other available environmental studies undertaken by public agencies or the project proposer, including other EISs

The City of Brainerd has experience in review and implementation of residential developments and has adopted several ordinances intended to protect the natural resources in the community. These ordinances address tree preservation, stormwater management, noise control, erosion control, traffic, floodplain management, among many others. Each development is reviewed for consistency with these requirements. Mitigation strategies are identified as part of the review process to ensure compliance with city, state and other requirements.

V. CONCLUSIONS

1. All requirements for environmental review of the proposed project have been met.
2. The EAW and the permit development processes related to the Project have generated information which is adequate to determine whether the Project has the potential for significant environmental effects.
3. Areas where potential environmental effects have been or will be identified will be addressed during the final design of the project. Mitigation will be provided where impacts are expected to result from project construction, operation, or maintenance. Mitigation measures are incorporated into project design and have been or will be coordinated with state and federal agencies during the permit process.
4. Based on the criteria in Minnesota Rules part 4410.1700, the Project does not have the potential for significant environmental effects.
5. An Environmental Impact Statement is not required for the proposed Voyageur Heights Apartments project in Brainerd, Minnesota.

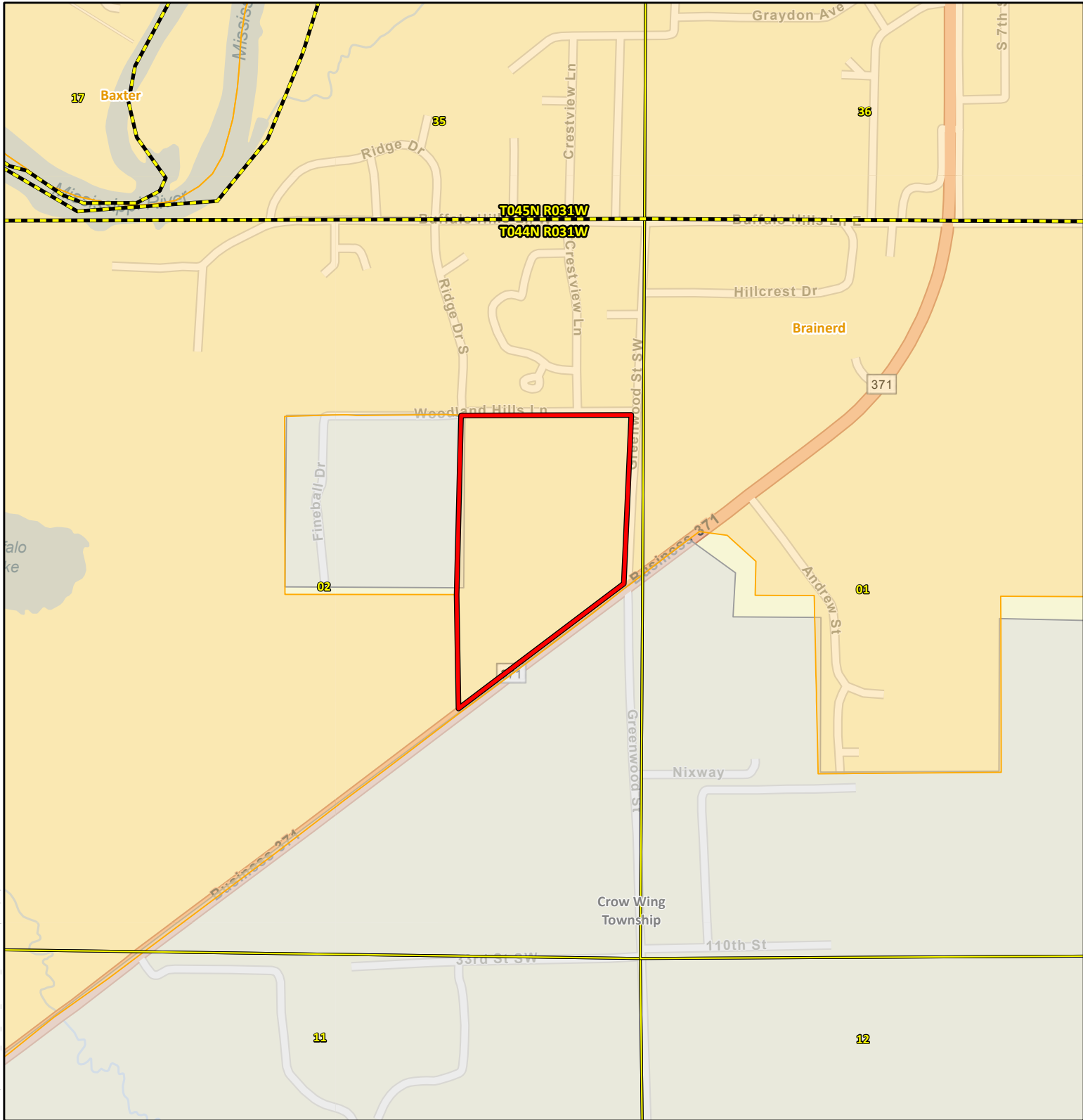
For the City of Brainerd



Nick Broyles
City Administer
City of Brainerd

APPENDIX A

PROJECT LOCATION



Data Source(s): Westwood (2025); Esri World Streets Basemap (Accessed 2025).



Voyageur Heights Apartments

Project Location

Brainerd,
Crow Wing County, Minnesota

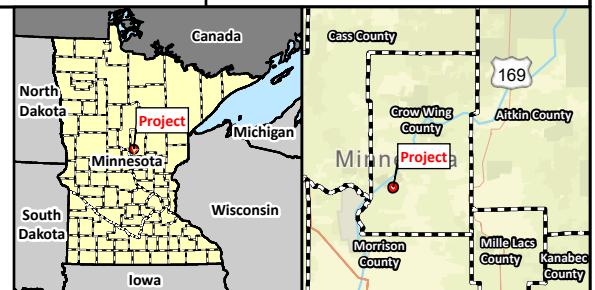
Exhibit 1

Westwood

Toll Free (888) 937-5150 westwoodsps.com

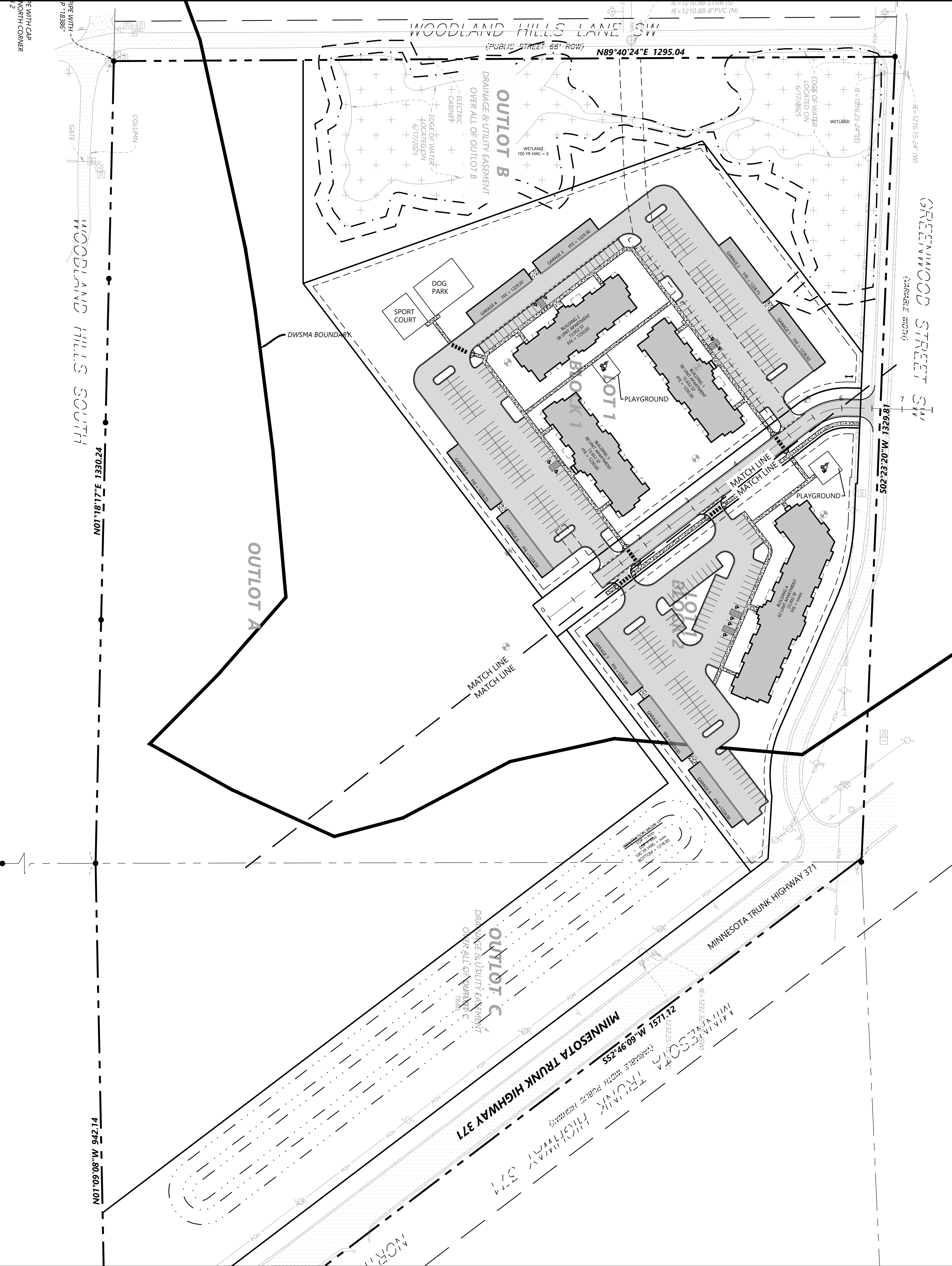
Legend

- Project Area
- PLSS Township Boundary
- PLSS Section Boundary
- Political Township Boundary
- Municipal Boundary



APPENDIX B

SITE PLAN



SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	NORMAL DUTY BITUMINOUS PAVEMENT
---	---	WETLAND
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

SITE DEVELOPMENT SUMMARY

EXISTING ZONING:	RL-1, RURAL LIVING
PROPOSED ZONING:	CN-2 WITH PUD OVERLAY
PARCEL DESCRIPTION:	PORTION OF 41020691 & 41020682
PROPERTY DEVELOPMENT AREA:	837,842.39 SF (19.23 AC)
DEVELOPMENT AREA INCLUDES THE FOLLOWING (SEE PRELIMINARY PLAT FOR LOT AREA DATA)	
LOT 1 - BLOCK 1	369,549.71 SF (8.48 AC)
LOT 1 - BLOCK 2	165,929.23 SF (3.81 AC)
OUTLOT C	260,122.38 SF (5.97 AC)
VOYAGEUR DRIVE	42,241.07 SF (0.97 AC)
EXISTING IMPERVIOUS SURFACE:	0 SF (0.00%)
PROPOSED IMPERVIOUS SURFACE:	294,319 SF (35.1%)
BUILDING GROSS SIZE:	62,958 SF (COMBINED)
	13,652 SF (INDIVIDUAL 38 UNIT BUILDING)
	22,002 SF (62 UNIT BUILDING)
FLOOR-AREA-RATIO(FAR):	0.07 (COMBINED)
	0.015 (INDIVIDUAL 38 UNIT BUILDING)
	0.024 (62 UNIT BUILDING)
PARKING PROVIDED:	390
SURFACE	300
GARAGE	90

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

1" = 100'

0'

100'

200'

300'

CONSTRUCTION DOCUMENTS

DESIGNED: 8/29/2025
CHECKED: 10/09/2025
DRAWN: 11/14/2025
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 10'

PREPARED FOR: KUEPERS, INC
17018 COMMERCIAL PARK RD
BRainerd, MN

1. I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
DAVID BADE 8/29/2025 LICENSE NO. 40409

KUEPERS - BRainerd - VOYAGEUR HEIGHTS

Westwood

13701 Whiteacre Drive, Suite #200
Minnetonka, MN 55343
(952) 937-5150
(888) 937-5150
westwoodps.com
Westwood Professional Services, Inc.

SITE PLAN

SHEET NUMBER: C200

DATE: 8/29/2025
PROJECT NUMBER: 0068943
Page 99 of 145

KUEPERS BRainerd - VOYAGEUR HEIGHTS

APPENDIX C

EAW PUBLICATION AND NOTIFICATION MATERIALS

EQB Monitor

Weekly announcements and environmental review notices

Volume 49, Number 43

October 28, 2025



Environmental review project notices

EQB publishes environmental review notices provided by responsible governmental units. For more information on a project undergoing environmental review, click on the individual project links below. You can also find information about active projects in your

community on the [Environmental Review Projects Interactive Map](#).

Hermantown Data Center

Location: Hermantown

Process: Petition

Step: Responsible governmental unit assigned

Responsible governmental unit and contact: City of Hermantown, [Eric Johnson](#),
218-729-3600

[Bailey Farm Business Park](#)

Location (city/township; county): Newport; Washington

Process: EAW

Step: EAW available

End of comment period: December 1, 2025

Project description: The proposed Bailey Farm Business Park project includes the development of one approximately 36-acre site within the City of Newport, MN. The project proposes construction of two industrial buildings, one multifamily apartment complex, and one commercial building along with associated parking and public & private bituminous access routes.

Location of public documents: Newport City Hall, 2060 1st Avenue, Newport, MN 55055

Responsible governmental unit and contact: City of Newport, [Jill Thiesfeld](#),
651-459-5677

[Voyageur Heights Apartment Project](#)

Location (city/township; county): Brainerd; Crow Wing

Process: EAW

Step: EAW available

End of comment period: December 1, 2025

Project description: The Voyageur Heights Apartments project (hereafter referred to as "Project") is proposed on 49 acres and will be constructed in two phases. The Project includes five buildings with 38 units per building for a total of 190 multifamily housing units along with complimentary interior and exterior amenity spaces, and park/open space areas with public amenities. The main entrance will be from Greenwood Street. [Voyageur Heights Apartment Project project link provided by RGU](#)

Location of public documents: Brainerd City Hall, 501 Laurel Street, Brainerd, MN 56401

First public meeting date, time, location: December 1, 2025, 7:30 p.m., Brainerd City Hall – Council Chambers, 501 Laurel Street, Brainerd, MN 56401

First public meeting virtual link: [Join online meeting](#)

First public meeting additional details: City Council will hold the public meeting for the EAW, review the document, and ask questions of staff.

Second public meeting date, time, location: December 15, 2025, 7:30 p.m., Brainerd City Hall – Council Chambers, 501 Laurel Street, Brainerd, MN 56401

Second public meeting additional details: City Council considers "Findings" document and makes one of the following recommendations: 1. Negative Declaration: EAW is adequate, and no EIS is required. 2. Positive Declaration: Environmental Impact Statement (EIS) is required. 3. Additional information is reasonably available and needed to make a final declaration -process is extended up to 30 days.

Responsible governmental unit and contact: City of Brainerd, [James Kramvik](#), 218-454-3408

Elk River Landfill North Development Area

Location (city/township; county): Livonia Township; Sherburne

Process: EIS

Step: EIS Scoping EAW and Draft Scoping Decision

End of comment period: December 1, 2025

Project description: Elk River Landfill (ERL) is an existing municipal solid waste (MSW), industrial waste, and construction and demolition (C&D) waste landfill five miles north of the City of Elk River, adjacent to U.S. Highway 169 in Sherburne County, Minnesota. In approximately three years, ERL will reach its permitted (SW-74) capacity. Elk River Landfill, Inc. proposes a northward expansion of the landfill (Project) into Livonia Township, where Martin Marietta Corporation has sand and gravel mining operations. The Project will involve an expansion of MSW capacity by approximately 26.67 million cubic yards over a 162.36-acre area (MSW Waste Limit), which includes a 7.21-acre overlap of previously permitted and filled C&D disposal cells. ERL will continue to accept C&D waste in the C&D permitted cells until those cells reach capacity. C&D and industrial wastes may be accepted in the NDA as permitted by the Industrial Solid Waste Management Plan. (ISWMP).

Location of public documents: Minnesota Pollution Control Agency, 504 Fairgrounds Road, Marshall, MN 56258

Public meeting date, time, location: November 19, 2025, 5:30 p.m., Zimmerman Fire Department, 26140 136th Street NW, Zimmerman, MN 55398

Responsible governmental unit and contact: Minnesota Pollution Control Agency, [Chris Green](#), 507-476-4258

Cottage Grove East Ravine AUAR and Mitigation Plan Update

Location (city/township; county): Cottage Grove; Washington

Process: AUAR update

Step: Revised AUAR

End of comment period: November 12, 2025

Project description: This 2025 update to the East Ravine AUAR and Mitigation Plan covers a 3,988-acre area north of 70th St, east of County Rd 19, and west of Lamar/Kimbrow Aves. The proposed development aligns with the 2040 Comprehensive Plan, aiming for full build-out per future land use. It includes mostly single-family homes with some medium/high-density housing to support lifecycle needs. Two commercial nodes are planned: one in Cedarhurst at 70th & Keats with a neighborhood focus. A key goal is creating a safe, efficient, and connected local and collector street system.

[Cottage Grove East Ravine AUAR and Mitigation Plan Update project link provided by RGU](#)

Location of public documents: Cottage Grove City Hall, 12800 Ravine Parkway South, Cottage Grove, MN 55016

Responsible governmental unit and contact: City of Cottage Grove, [Emily Schmitz](#), 651-458-2874

Fish kill reports

Minnesota Duty Officer reports pertaining to fish kills are summarized in the following table, in accordance with 103G.216, REPORTING FISH KILLS IN PUBLIC WATERS, Subd. 2 Reporting Requirement. These reports were received via the Minnesota Duty Officer prior to the submission deadline for this edition of the EQB Monitor. They represent the raw data/information provided by callers. For more information regarding fish kills in Minnesota see the [Department of Natural Resources](#). Call the Minnesota Duty Officer at 651-649-5451 or 800-422-0798 to report fish kills.

No fish kill reports were received since the last publication.

Submit a notice to the *EQB Monitor*

The *EQB Monitor* is a weekly publication announcing environmental review documents, public comment periods and other actions of the Environmental Quality Board. The *EQB Monitor* is published every Tuesday at noon. Submissions to the [EQB Monitor](#) are due by

4:00 p.m. on the Tuesday one week prior to the intended publication date. Please see the [EQB Monitor schedule](#) for more details.

To submit a notice for publication:

[Access the EQB monitor submission service](#)

Questions? Contact EQB by phone at 651-757-2873 or email us at EQB.Monitor@state.mn.us.

For more information on environmental review, please visit the EQB website or contact us at env.review@state.mn.us.



Environmental Quality Board | eqb.state.mn.us

Email: Env.review@state.mn.us | Phone: 651-757-2873



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Minnesota Environmental Quality Board · 520 Lafayette Road North, Saint Paul, MN 55155





INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Brainerd Dispatch** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(701) 561-0669**.

Notice ID: ff9rKbbrwJzz1hdRd3z4 | **Proof Updated: Oct. 14, 2025 at 03:38pm CDT**
Notice Name: Kuepers EAW (JK)

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Toni Gage
tgage@ci.brainerd.mn.us
(218) 828-2307

FILING FOR

Brainerd Dispatch

Columns Wide: 1 **Ad Class:** Legals

Total Column Inches: 4.5

Number of Lines: 46

10/18/2025: General Public Notice 54.54

Subtotal \$54.54

Tax \$0.00

Processing Fee \$0.00

Total \$54.54

See Proof on Next Page

LEGAL NOTICE

Notice is hereby given that the City of Brainerd City Council approved the distribution of the Environmental Assessment Worksheet (EAW) for the Voyageur Heights Apartment project at the October 6th, 2025, City Council meeting.

Notice Information:

Location: City of Brainerd, Crow Wing County, MN

Process: Environmental Assessment Worksheet (EAW)

Step: EAW Available for Public Comment

Public Comment Period: October 21, 2025 to November 20, 2025 at 4:30pm

Project Description: The Voyageur Heights Apartments project is proposed on 49 acres and will be constructed in two phases. Surrounding land use is a mixture of forest, residential, and commercial buildings. The Project includes five buildings with 38 units per building for a total of 190 multifamily housing units, along with 422 parking spaces, complimentary interior and exterior amenity spaces, and park/open space areas with public amenities. The main entrance will be from Greenwood Street.

A copy of the EAW can be viewed on the City of Brainerd website at the following link:

<https://www.ci.brainerd.mn.us/VoyeurHeightsAptsEAW>

Any individual needing special accommodations or would like more information about this request, please call (218) 828-2307.

Dated this 14th day of October, 2025

James Kramvik
Community Development Director
(Oct. 18, 2025)



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Brainerd Dispatch** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(701) 561-0669**.

Notice ID: C4EebuwxT2JIM7n41Hw | **Proof Updated: Oct. 23, 2025 at 08:40am CDT**
Notice Name: Kuepers EAW (JK)

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Toni Gage
tgage@ci.brainerd.mn.us
(218) 828-2307

FILING FOR

Brainerd Dispatch

Columns Wide: 1 Ad Class: Legals

Total Column Inches: 4.8

Number of Lines: 49

10/29/2025: General Public Notice 58.18

Subtotal \$58.18

Tax \$0.00

Processing Fee \$0.00

Total \$58.18

See Proof on Next Page

LEGAL NOTICE

Notice is hereby given that the City of Brainerd City Council approved the distribution of the Environmental Assessment Worksheet (EAW) for the Voyageur Heights Apartment project at the October 6th, 2025, City Council meeting. The City has legally noticed the EAW but is extending the public comment period to December 1st, 2025 at 4:30pm.

Notice Information:

Location: City of Brainerd, Crow Wing County, MN

Process: Environmental Assessment Worksheet (EAW)

Step: EAW Available for Public Comment

Public Comment Period: October 21, 2025 to December 1, 2025 at 4:30pm

Project Description: The Voyageur Heights Apartments project is proposed on 49 acres and will be constructed in two phases. Surrounding land use is a mixture of forest, residential, and commercial buildings. The Project includes five buildings with 38 units per building for a total of 190 multifamily housing units, along with 422 parking spaces, complimentary interior and exterior amenity spaces, and park/open space areas with public amenities. The main entrance will be from Greenwood Street.

A copy of the EAW can be viewed on the City of Brainerd website at the following link:

<https://www.ci.brainerd.mn.us/VoyageurHeightsAptsEAW>

Any individual needing special accommodations or would like more information about this request, please call (218) 828-2307.

Dated this 23rd day of October, 2025

James Kramvik
Community Development Director
(Oct. 29, 2025)



CITY COUNCIL AGENDA

City of Brainerd, Minnesota
City Hall, 501 Laurel Street, Council Chambers
Monday, December 1, 2025 @ 7:30 PM

The public is invited to attend these meetings in person

Attend by phone: 1-844-992-4726

City Council - Meeting Access Code: 2490 605 1340

Personnel and Finance Committee held: 2nd Floor Conference Room at 7:00 PM

Safety and Public Works Committee held: Council Chambers at 6:45 PM

Per MN Statutes 13D.02 Subd 1 Council Members may participate by interactive technology.

Meetings are broadcast on CTC ch 8, Charter ch 181, YouTube, AppleTV, Roku, and Amazon FireTV
[IGNORE_INDENT]

1. **Call To Order**

2. **Roll Call**

___ K. Yeager ___ T. Erickson ___ K. Bevans ___ J. Czeczok ___ G. Johnson ___ K.
Stunek ___ M. O'Day ___ Mayor Badeaux

3. **Pledge of Allegiance**

4. **Approval Of Agenda - Voice Vote**

5. **Consent Calendar**

NOTICE TO PUBLIC - all matters listed are considered routine by the Council and will all be enacted by one (1) motion. There will be no separate discussion of these items unless good cause is shown prior to the time the Council votes on the motion to be ADOPTED BY ROLL CALL

A. **Approval of Bills**

(Available upon request in the City Administrator's Office)

B. **Approval of Minutes**

C. **Approval of Licenses**

D. **Department Activity Reports**

E. **Approval of Transfers of Funds**

F. **Special Event/Parking Application- Indoor Farmers Market**

G. **Authorization to Enter into Agreement with CliftonLarsonAllen (CLA) for 2025 Audit Services**

6. **Public Forum**

Time allocated for citizens to bring matters not on the agenda to the attention of the Council -
Time limits may be imposed

7. **Presentations**

A. **Annual Charter Presentation- The Center**

B. **Annual Charter Presentation- The Northland Arboretum**

C. **Brainerd Public Utilities Operating and Capital Budget Presentation**

8. **Council Committee Reports**

A. **Safety & Public Works Committee**

1. Direction Requested for Bollig Complaint on Stormwater Easement adjacent to CSAH 48
2. Approve Design/Construction Engineering Proposal - Imp 25-05 Southeast Brainerd Reconstruction Project
3. Approve Amendment Request - SRF Consulting - TH 210/Washington Reconstruction
4. Update on 2025 Construction Projects
5. Consider Enacting an Ordinance Regulating Massage Therapy Businesses

B. **Personnel & Finance Committee**

1. Approve Updated Animal Control Contract
2. Approve Updated Misdemeanor Prosecution Services Agreement with Severson Porter
3. Discussion of 2026 Non-Working Funds Budgets
4. Discussion of 2026 Operating Budget and Levy

9. **Unfinished Business**

A. **Call for Applicants**

(Includes vacancies for expiring terms on 12/31/2025 to be appointed on or after the December 17th meeting)

Mayor Recommended: (terms to expire on 12/31 of said year)
Charter Commission – **2 terms** (Expire 2025) **2 terms** (Expire 2026)
Economic Development Authority-- **1 term** (Expire 2028)
Housing Redevelopment Authority-- **2 terms** (Expire 2030)
Library Board-- **5 terms** (Expire 2031)
Park Board-- **1 term** (Expire 2028) **1 term** (Expire 2029)
Public Utilities Commission—**1 term** (Expire 2028) **1 term** (Expire 2030)

Transportation Advisory Committee- **1 term** (Expire 2026) **2 terms** (Expire 2027)

Council President Recommended: (terms expire on 12/31 of said year)

Planning Commission-- **2 terms** (Expire 2028)

Water Tower Committee—**2 terms**

B. **Final Reading- Proposed Ordinance 1598- Snow Removal**

C. **Approval of Updated Solar Development Agreement at Rotary Park**

10. **New Business**

A. **Consider Interim Use Permit Renewal for a Short-Term Rental - 1005 S. 6th St**

B. **Consider Interim Use Permit for a Short-Term Rental - 712 6th St N**

C. **Consider Interim Use Permit for a Short-Term Rental - 9995 Island Drive**

D. **First Reading — Proposed Ordinance 1599 - Fee Schedule**

E. **Consider CUP, Future Land Use Map Amendment and Proposed Ordinance 1600, a rezoning from CN-2 (Contemporary Neighborhood 2) to GC (General Commercial), to allow for an Animal Clinic on Parcel 41290683 (NE Corner of Oak Street and 28th St E)**

F. **Review Voyageur Heights EAW and Hold Public Meeting**

G. **Approval to Seek Grant to Extend Height of Fence Line at Memorial Softball Fields**

11. **Staff Reports**

(Verbal: Any Updates since Packet)

12. **Mayor's Report**

13. **Council Member Reports**

14. **Adjourn**

15. **Council Communications**

A. **2025-11-18 2026 Budget Detail Email**

Visit the City's Website at www.ci.brainerd.mn.us

MISSION

"Provide high quality, cost effective public services and leadership in creating a sustainable city"

APPENDIX D

COMMENTS RECEIVED



Protecting, Maintaining and Improving the Health of All Minnesotans

October 31, 2025

James Kramvik
City of Brainerd
501 Laurel Street
Brainerd, MN 56401

Dear James Kramvik,

Thank you for providing the Minnesota Department of Health (MDH) with the opportunity to comment on the Environmental Assessment Worksheet for Voyageur Heights Apartments. The mission of MDH is to protect, maintain, and improve the health of all Minnesotans. The careful planning and development of projects such as this one supports this mission and is an important step in ensuring health in all policies.

MDH has the following comments for this document:

Section 12.a.ii incorrectly states that the project is not within a Drinking Water Supply Management Area (DWSMA). It is partially located within Brainerd's DWSMA, as mentioned in the prior paragraph about the Wellhead Protection Area (WHPA). Also, the project location is in the Surface Water Contribution Area (SWCA) portion of Brainerd's DWSMA. SWCAs are the surficial areas that drain to and provide recharge in the city's WHPA and therefore surface runoff should be managed appropriately to protect the city's drinking water.

Health starts where we live, learn, work, and play. To create and maintain healthy Minnesota communities, we must think in terms of health in all policies. Thank you again for the opportunity to provide comments on this Environmental Assessment Worksheet for Voyageur Heights Apartments. Feel free to contact Nick Budde at (651) 201-4596 or nicholas.budde@state.mn.us if you have any questions regarding this letter.

Sincerely,

Nick Budde

Nick Budde
Source Water Protection District Hydrologist

Environmental Health Division
Minnesota Department of Health
PO Box 64975
Saint Paul, MN 55164-0975
www.health.state.mn.us

Copied:

David Bell, MDH, Environmental Review Coordinator

John Woodside, MDH, Hydrologist Supervisor

Steve Robertson, MDH, Source Water Protection Manager

Jenilynn Marchand, MDH, Source Water Protection Planner Supervisor

November 17, 2025

VIA EMAIL

James Kramvik
City of Brainerd
501 Laurel Street
Brainerd, Minnesota 56401
jkramvik@ci.brainerd.mn.us

RE: Voyageur Heights Apartments – Environmental Assessment Worksheet

Dear James Kramvik:

Thank you for the opportunity to review and comment on the Environmental Assessment Worksheet (EAW) for the Voyageur Heights Apartments (Project) located in Crow Wing County, Minnesota. The Project consists of 49-acres and includes five buildings with 38 units per building for a total of 190 multifamily housing units along with complementary interior and exterior amenity spaces, and park/open space areas with public amenities. The main entrance will be from Greenwood Street. Regarding matters for which the Minnesota Pollution Control Agency (MPCA) has regulatory responsibility and other interests, the MPCA staff has the following comments for your consideration.

Noise

- The Responsible Governmental Unit and any other land-use decision makers, should consider language in Minn. R. 7030.0030 that reads “[...] Any municipality having authority to regulate land use shall take all reasonable measures within its jurisdiction to prevent the establishment of land use activities listed in noise area classification (NAC) 1, 2, or 3 in any location where the standards established in part 7030.0040 will be violated immediately upon establishment of the land use.” The noise section of the EAW does not provide enough detail regarding current and anticipated sound levels in the Project area to determine whether an immediate violation of the state noise standards would occur if the Project were approved.
- The MPCA encourages Proposers to thoroughly evaluate potential noise impacts to new and existing locations with residential land use activities.
- The Proposer should provide more information describing how the noise standards in Minn. R. 030.0040 will be met especially at locations with residential land use activities.
- Please contact Lauren Dickerson by email at lauren.dickerson@state.mn.us for any further questions or concerns.

Wastewater

- In section 12.b.i. Wastewater, should provide an estimate of the design average daily wastewater flow that will be generated by the development and whether the existing sewer it will connect to has adequate capacity or if expansion will be needed.
- The design capacity of the Brainerd Wastewater Treatment facility is discussed, but the current actual flows and available capacity of the Wastewater Treatment plant should also be discussed.

We appreciate the opportunity to review this Project. Please be aware that this letter does not constitute approval by the MPCA of any or all elements of the Project for the purpose of pending or future permit actions by the MPCA. Ultimately, it is the responsibility of the Project Proposer to secure any required permits and to comply with any requisite permit conditions. If you have any questions concerning our review of this EAW, please contact me by email at chris.green@state.mn.us or by telephone at 507-476-4258.

Sincerely,

Chris Green

This document has been electronically signed.

Chris Green, Project Manager
Environmental Review Unit
Resource Management and Assistance Division

CG:rs

Attachment

cc: Dan Card, MPCA (w/attachment)
Melinda Neville, MPCA (w/attachment)
Christopher Lundeen, MPCA (w/attachment)
Nicole Peterson, MPCA (w/attachment)
Lauren Dickerson, MPCA (w/attachment)
Innocent Eyoh, MPCA (w/attachment)
Deepa deAlwis, MPCA (w/attachment)
David Sahli, MPCA (w/attachment)
Julie Henderson, MPCA (w/attachment)
Scott Niemela, MPCA (w/attachment)

November 19, 2025

James Kramvik
Community Development Director
City of Brainerd
jkramvik@ci.brainerd.mn.us

RE: EAW – Voyageur Heights Apartments
T44 R31 S2, Brainerd, Crow Wing County
SHPO Number: 2026-0047

Dear James Kramvik:

Thank you for providing this office with a copy of the Environmental Assessment Worksheet (EAW) for the above-referenced project.

Based on our review of the project information, we have determined that no significant archaeological sites will be affected by this project and that there are **no properties** listed in the National or State Registers of Historic Places, or within the Historic Sites Network, that will be affected by this project.

Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36 CFR § 800. If this project is considered for federal financial assistance, or requires a federal permit or license, then review and consultation with our office will need to be initiated by the lead federal agency. Be advised that comments and recommendations provided by our office for this state-level review may differ from findings and determinations made by the federal agency as part of review and consultation under Section 106.

Please contact Kelly Gragg-Johnson, Environmental Review Specialist, at kelly.graggjohnson@state.mn.us if you have any questions regarding our review of this project.

Sincerely,



Amy Spong
Deputy State Historic Preservation Officer

**Minnesota Department of Natural Resources
Northeast Regional Headquarters
1201 East Highway 2, Grand Rapids, MN 55744**

November 20th, 2025

City of Brainerd
James Kramvik
501 Laurel Street
Brainerd MN 56401
jkramvik@ci.brainerd.mn.us

RE: Voyageur Heights Apartments Environmental Assessment Worksheet (EAW)

Dear James Kramvik,

The Minnesota Department of Natural Resources (MNDNR) has conducted a review of the **Voyageur Heights Apartments EAW**. We appreciate the opportunity to review this project and encourage project proposers to continue their coordination with MN DNR and other agencies to protect natural resources. Additional information on the natural resources in the project area, surrounding area, and how they pertain to the Environmental Assessment Worksheet (EAW) may help enhance those efforts; see applicable comments below.

MNDNR issued a Natural Heritage (NH) Review Letter (attached) for this project on October 16th, 2025. The resource concerns that were identified in the letter need to be addressed. Please explain how avoidance measures will be implemented for these items as it relates to the construction of this project. The platform for NH Reviews, Minnesota Conservation Explorer (MCE) assigns an identifying number to the project upon creation. In section 14b the MCE number listed is incorrect; reading 2024-00147 when it should be 2025-00656.

One additional item to note is that historic records of rare pollinator species have been documented in the project area. MNDNR recommends implementing native pollinator-friendly plants in landscape plantings wherever possible.

Thank you for the opportunity to review the **Voyageur Heights Apartments EAW**. Please contact me with any questions. I can be reached at (218) 328-8826 or via email at: jessica.parson@state.mn.us.

Sincerely,



Jessica Parson
NE Regional Environmental Assessment Ecologist, MN DNR

CC:
Lisa Joyal
Darrell Schindler
Greg Root
Clarissa Spicer



Minnesota Department of Natural Resources
Division of Ecological & Water Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155-4025

October 16, 2025

Aidan Oldenburg
Westwood Professional Services

RE: Natural Heritage Review of the proposed **Brainerd-Kuepers Greenwood Apartments EAW**,
T44N R31W Section 2; Crow Wing County

Dear Aidan Oldenburg,

For all correspondence regarding the Natural Heritage Review of this project please include the project ID **MCE-2025-00656** in the email subject line.

As requested, the [Minnesota Natural Heritage Information System](#) has been reviewed to determine if the proposed project has the potential to impact any rare species or other significant natural features. Based on the project details provided with the request, the following rare features may be impacted by the proposed project:

State-listed Species

- [Blanding's turtles](#) (*Emydoidea blandingii*), a state-listed threatened species, have been documented within the proposed project boundary. Blanding's turtles use upland areas up to and over a mile distant from wetlands, waterbodies, and watercourses. Uplands are used for nesting, basking, periods of dormancy, and traveling between wetlands. Factors believed to contribute to the decline of this species include collisions with vehicles, wetland drainage and degradation, and the development of upland habitat. Any added mortality can be detrimental to populations of Blanding's turtles, as these turtles have a low reproduction rate that depends upon a high survival rate to maintain population levels.

This project has the potential to impact this rare turtle through direct fatalities and habitat disturbance/destruction due to activities associated with the proposed project. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of threatened or endangered species without a permit. **As such, please contact Review.NHIS@state.mn.us to confirm that the following measures will be implemented:**

- Avoid wetland and aquatic impacts during hibernation season, between September 15 and April 15, if the area is suitable for hibernation.
 - Habitat that is frozen solid (no liquid water) at the time of work is not suitable hibernation habitat. Blanding's regularly hibernate in habitats where ice closes over the water's surface and there is no access to open air.
- Limit erosion and sediment control to [wildlife friendly erosion control](#).

- Check bare ground within construction areas for turtles before the use of heavy equipment or any ground disturbance.
- Inspect trenches, holes, or depressions prior to starting work **each day** and immediately prior to filling. Upon project completion, holes and trenches must be filled.
- The [Blanding's turtle flyer](#) must be given to all contractors working in the area.
- Report any sightings using the [DNR Plant and Animal Observation Form](#).
- If turtles are in imminent danger, move them by hand out of harm's way; otherwise, they are to be left undisturbed. Directions on how to move turtles safely can be found at [Helping Turtles Across the Road](#).

If the above measures are not feasible, please contact Review.NHIS@state.mn.us as a project-specific avoidance plan will likely be needed to demonstrate avoidance.

Additional Blanding's turtle avoidance measures may include, but are not limited to, the following recommendations:

- Recommendations from List 1 and List 2 of the [Blanding's turtle fact sheet](#).
 - For additional road recommendations, reference "Curb Design and Small Animals" ([Chapter 1](#), P. 24) in [Best Practices Manual | Minnesota DNR](#).
 - Avoid hydro-mulch products that contain any materials with synthetic (plastic) fiber additives, as the fibers can re-suspend and flow into waterbodies.
 - Nesting occurs in open (grassy or brushy) sandy uplands. Blanding's turtles have been known to nest in residential areas, farm fields, and areas of exposed soil/sand/sediment (including soil stockpiles and gravel pads). To minimize impacts:
 - Avoid impacts to potential nesting habitat from June 1 through September 15, **or**
 - Exclude Blanding's turtles from potential nesting habitat from May 15 through July 15. To exclude turtles from potential nesting habitat: Install a barrier, buried 10 inches, around suitable nesting habitat.
 - See the [Blanding's turtle fact sheet](#) for more information regarding nesting.
 - Disturbed ground should be restored to pre-construction contours and re-vegetated with [native species suitable to the local habitat](#).
- The Natural Heritage Information System (NHIS) tracks bat roost trees and hibernacula plus some acoustic data, but this information is not exhaustive. Even if there are no bat records listed nearby, all of Minnesota's bats, including the federally endangered northern long-eared bat ([Myotis septentrionalis](#)), can be found throughout Minnesota. During the active season (approximately April-November) bats roost underneath bark, in cavities, or in crevices of both live and dead trees. Tree removal can negatively impact bats by destroying roosting habitat, especially during the pup rearing season when females are forming maternity roosting colonies and the pups cannot yet fly. To minimize these impacts, **the DNR recommends that tree removal be avoided from June 1 through August 15.**
 - Please visit the [DNR Rare Species Guide](#) for more information on the habitat use of state-listed species and recommended measures to avoid or minimize impacts.
 - Please report incidental sightings of state-listed species via the [DNR Plant and Animal Observation Form](#).

Federally Protected Species

- To ensure compliance with federal law, conduct a federal regulatory review using the U.S. Fish and Wildlife Service's (USFWS) online [Information for Planning and Consultation \(IPaC\) tool](#).

Environmental Review and Permitting

- The Environmental Assessment Worksheet (EAW) should address whether the proposed project has the potential to adversely affect the above rare features and, if so, it should identify specific measures that will be taken to avoid or minimize disturbance. Sufficient information should be provided so the DNR can determine whether a permit to take will be needed for any of the above protected species.
- Please include a copy of this letter and the MCE-generated Final Project Report in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available and is the most complete source of data on Minnesota's native plant communities, rare species, and other rare features. However, the NHIS is not an exhaustive inventory and does not contain the locations of all rare features in the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location and project description provided with the request. **If project details change or the project has not occurred within one year, please resubmit the project for review within one year of initiating project activities.** Resubmit by selecting *Clone Project as Draft* on the project page in MCE.

The Natural Heritage Review does not constitute project approval by the Department of Natural Resources. Instead, it identifies issues regarding known occurrences of rare features and potential impacts to these rare features. Visit [Natural Heritage Review](#) for additional information regarding this process, survey guidance, and other related information. For information on the environmental review process or other natural resource concerns, please contact your [DNR Regional Environmental Assessment Ecologist](#).

Thank you for consulting us on this matter and for your interest in preserving Minnesota's rare natural resources.

Sincerely,

Molly Barrett

Digitally signed by Molly Barrett
Date: 2025.10.16 17:21:18 -05'00'

Natural Heritage Review Specialist

molly.barrett@state.mn.us

Cc: [Jessica Parson](#), Regional Environmental Assessment Ecologist, Northeast (Region 2)

Cc: [Sophia Musiak](#), Assistant Regional Environmental Assessment Ecologist, Northeast (Region 2)

September 12, 2025

Ms. Stephanie Bestul
City of Brainerd
Zoning Specialist, Permit Tech

RE: Proposed Project on MN 371 B

Dear Ms. Bestul:

Thank you for providing information to MnDOT District 3 regarding the proposed 190-unit multifamily housing development at PID#'s 41020691 and 41020682 in the City of Brainerd for our review and comment. This request was shared with MnDOT District 3's Development Review Committee (DRC) on Tuesday September 9 for review, discussion and comments. A summary of the discussion and comments is below:

As you know, MnDOT District 3 and the City of Brainerd recently improved the intersection of Greenwood Steet and MN 371B, by re-aligning an acute angel intersection as a right-angle intersection. Additional improvements at this intersection included resurfacing, and right and left turn lanes on MN 371 to accommodate turning movements in and out of Greenwood St.

After reviewing the PUD site plan, PUD Plat application, and rezoning application MnDOT District 3 has the following comments:

- We are interested in reviewing the results of the upcoming EAW when available
- We are interested in reviewing the results of the upcoming EIS when available
- We are interested in reviewing the results of a traffic study when available
- In order to manage access onto MN 371B, MnDOT would recommend the PUD access be located on Greenwood St. approximately 500 ft from the intersection of Greenwood St. and MN 371B as is generally shown in the site plan
- As you work with the developer and share the outcomes of the traffic study, perhaps a secondary access for this PUD could be considered to the north where it appears there is some sort of easement access onto Woodland Hills Lane SW near the proposed parking areas for the following reasons::
 - o Potentially minimize/reduce traffic impacts on Greenwood St. and 371B
 - o Provide a secondary access/outlet for emergency vehicles
 - o Provide a secondary access/outlet for performing maintenance
- Furthermore, as you work with the developer and share the outcomes of the traffic study, perhaps consideration could be given to requiring the internal PUD roads to be constructed in such a way as to accommodate potential future developments further to the South and West in order to continue to develop a local network that could support future development and manage access onto MN 371B in accordance with MnDOT spacing and access management guidelines.

Aside from the comments above, MnDOT District 3 has no additional comments at this time. If you have any further questions or comments, please call me at (218)828.5830.

Sincerely,

An equal opportunity employer

Tad Erickson
Principal Planner

Tad Erickson

 Digitally signed by Tad Erickson
Date: 2025.09.12 15:49:28 -05'00'

ecc: MnDOT District 3 Development Review Committee File

MEMO



TO: Planning Commission

FROM: James Kramvik, Community Development Director

DATE: December 17th, 2025

RE: Discuss Comprehensive Plan RFP Draft

INTRODUCTION

The last update to the comprehensive plan was in 2019 and in 2021 the City Council approved a proposed Comprehensive Plan amendment to include the revised Future Land Use Map. The process of updating the Comprehensive Plan was an extensive process undertaken by the City Staff, City Council, Planning Commission, the Steering Committee, and the Planning Team. The City should consider reviewing the comprehensive plan every five years to ensure all of the goals and objectives listed in the plan are still relevant for the City of Brainerd. City Council approved \$28,000 to update the comprehensive plan in 2025.

The Comprehensive Plan is a leading policy tool that provides a series of steps to help achieve a shared community vision. This plan will help citizens and local leaders work together more efficiently to guide future growth and development within the city. The plan represents a shared vision for the future and a strategic map to reach that vision. The plan provides broad recommendations to guide and manage growth and development. These broad recommendations come in the form of goals and policies that express the city's aspiration for the future.

PROPOSED CHANGES

Staff propose to review the entire comprehensive at a high level to ensure consistency with our Zoning Code.

Staff propose the primary objective of the comprehensive plan update should be to increase the threshold at which a mandatory Environment Assessment (EAW) Worksheet is required. Our current comprehensive plan and City are well positioned to meet these requirements.

A City must file with the EQB chair and adopt a comprehensive plan with the following elements:

1. a land use plan designating the existing and proposed location, intensity, and extent of use of land and water for residential, industrial, agricultural, and other public and private purposes;
2. a transportation plan describing, designating, and scheduling the location, extent, function, and capacity of existing and proposed local public and private transportation facilities and services;
3. a sewage collection system policy plan describing, designating, and scheduling the areas to be served by the public system, the existing and planned capacities of the public system, and

the standards and conditions under which the installation of private sewage treatment systems will be permitted;

4. a capital improvements plan for public facilities; and
5. an implementation plan describing public programs, fiscal devices, and other actions to be undertaken to implement the comprehensive plan, and a description of official controls addressing the matters of zoning, subdivision, private sewage systems, and a schedule for the implementation of those controls. The EQB chair may specify the form to be used for making a certification under this item.

The Planning Commission reviewed the RFP Draft at the November 19th meeting and directed staff to make changes. Staff have made the recommended changes for Planning Commission review

PROPOSED SCHEDULE

December 17th – City staff amended RFP for review by the Planning Commission.

January 5th - City Council reviews and approves RFP for distribution

STAFF RECOMENDATION

Recommend approval of the RFP and forward to City Council for final approval.

Note: The City Attorney will review the RFP prior to City Council review.



City of Brainerd

Request for Proposals and Qualifications For Comprehensive Plan Update Services

I. Summary

The City of Brainerd, Minnesota (the “City”) is seeking professional planning services (the “Consultant”) to lead the City in updating its Comprehensive Plan. The City updated its Comprehensive Plan in 2019 and the Zoning Code in 2022. The guiding principles of the Comprehensive Plan include:

- 1) Continue enhancing Brainerd’s neighborhoods in ways that encourage safety and a sense of community.
- 2) Champion the range of employment opportunities available in the Brainerd Lakes Area (BLA).
- 3) Promote the development and redevelopment of housing for a range of densities, types, and price points.
- 4) Highlight, maintain, and enhance the recreational assets and opportunities located within Brainerd.
- 5) Celebrate the unique qualities, attributes, and identities of Brainerd’s neighborhoods.
- 6) Expand and enhance high quality rental property opportunities in Brainerd by continuing to encourage best practices and accountability.
- 7) Be active in a vibrant downtown, support existing business, new business development, housing, and cultural events all tied to Brainerd’s historic character.
- 8) Maintain and enhance infrastructure, and recreational assets by considering both form and function.

The City would like to review and improve strategies for implementation of the Comprehensive Plan and ensure that its goals and policies continue to align with the community. In addition, the City would like to increase the threshold for completing a mandatory Environmental Assessment Worksheet (the “EAW”) for residential development.

Proposals must be received by the City no later than 4:30p.m. on Friday, ~~January 30~~[February 6](#), 2026 and should be addressed to:

City of Brainerd
Attn: James Kramvik
501 Laurel St.
Brainerd, MN 56401

Submit three (3) hard copies of the proposal as well as an electronic version in a sealed mailing envelope, or package, with the responder's name and address written on the outside. The envelope, or package, must be clearly identified with "Comprehensive Plan RFP" on the outside. At least one copy of the proposal must be signed in ink by an authorized member of the firm. **Prices and terms of the proposal as stated must be valid until ~~April 30~~[May 29](#), 2026, and for the length of any resulting contract.** The City is not bound to enter into a contract with any respondent and may delay entering into a contract with any respondent for up to 4 months.

II. Scope of Work

The finished product should be an enhancement of the current Comprehensive Plan to ensure the document is aligned with current community goals and to ensure they are being properly implemented. In addition, the City would like to increase the threshold in which a mandatory EAW is required for residential development. Cities within the seven-county Twin Cities metropolitan area that have adopted a comprehensive plan under Minnesota Statutes, section [473.859](#), or in a city not located within the seven-county Twin Cities metropolitan area that has filed with the Environmental Quality Board (the "EQB") chair a certification that it has adopted a comprehensive plan containing the following elements.

- 1) a land use plan designating the existing and proposed location, intensity, and extent of use of land and water for residential, industrial, agricultural, and other public and private purposes;
- 2) a transportation plan describing, designating, and scheduling the location, extent, function, and capacity of existing and proposed local public and private transportation facilities and services;
- 3) a sewage collection system policy plan describing, designating, and scheduling the areas to be served by the public system, the existing and planned capacities of the public system, and the standards and conditions under which the installation of private sewage treatment systems will be permitted;
- 4) a capital improvements plan for public facilities; and
- 5) an implementation plan describing public programs, fiscal devices, and other actions to be undertaken to implement the comprehensive plan, and a description of official controls addressing the matters of zoning, subdivision, private sewage systems, and a schedule for the implementation of those

controls. The EQB chair may specify the form to be used for making a certification under this item.

City staff will work with the selected consultant to establish specific timelines, budget and deliverables for the project. The Consultant shall be responsible for writing the Comprehensive Plan update, as well as providing guidance to the City on submitting a certification to the EQB chair that the City has adopted a comprehensive plan containing the necessary elements to increase the residential development threshold before triggering a mandatory EAW. The Scope of Work should include the items listed below.

A. Diagnose Current Comprehensive Plan

- Review current plan for inconsistencies and conflicts with best practices and trends.
- Guide the City through discussions on desired changes to the comprehensive plan and ultimate goals for the final product.
- Evaluate existing land use plan, transportation plan, sewage collection system policy, capital improvements plan for public facilities, and comprehensive plan implementation strategy.
- Develop recommendations to incorporate required elements into the comprehensive plan to increase the residential unit threshold for a mandatory EAW.

B. Implementation of Comprehensive Plan

- Review current implementation plan and remove ~~goals~~ strategies that have been achieved by the City.
- Create a new table listing strategies that have been implemented/ achieved by the City.
- Work with staff and the Planning Commission on adding or adjusting ~~goals~~ strategies in the Comprehensive Plan.
- Create an implementation plan describing public programs, fiscal devices, and other actions to be undertaken to implement the comprehensive plan, and a description of official controls addressing the matters of zoning, subdivision, private sewage systems, and a schedule for the implementation of those controls.

C. Internal and External Outreach

- Conduct input and process update sessions with internal stakeholders including but not limited to the City Council, Planning Commission, Economic Development Authority, and Housing & Redevelopment Authority.
- Develop and execute a plan for informing and receiving input from the Brainerd community.

D. Draft Document and Implementation

- Prepare drafts of comprehensive plan update, including graphics for review by staff, culminating in a final version to be presented and acted upon by the Planning Commission and City Council.

The City's comprehensive plan can be found at:

<https://www.ci.brainerd.mn.us/DocumentCenter/View/6007/Comprehensive-Plan>

III. Content of Proposal

The purpose of this section is to identify the information that should be submitted:

A. Title Page

Show the proposal subject, the name of the consultant's company, address, telephone number, email, name of the contact person, and the date.

B. Table of Contents

Include a clear identification of the material by section and by page number.

C. Identification and Qualifications of Assigned Personnel

The ideal consultant (a company or individual) should have extensive experience in updating municipal Plans with an emphasis on comprehensive plan requirements under Minnesota Statutes, section [473.859](#). Include the following:

1. The names, qualifications, and resumes of the person(s) who will be responsible for implementing the comprehensive plan update.
2. Background information concerning the consultant, including the number of years in business under this name and the number and breakdown of personnel in the proposing office.

D. Consultant's Detailed Approach to the Scope of Services

The proposal shall address in detailed fashion the approach of the consultant to the Scope of Work.

E. Basis for Compensation

The consultant should outline the basis for compensation including identification of all rates and reimbursable expenses.

F. List of References and Potential Conflicts

1. A list of public clients shall be provided.
2. Potential conflicts of interest must be disclosed

G. Disclosures and Assurances

1. Applicant Authority – Assurance that the signatory making representations in the proposal on behalf of the consultant has the authority to do so.
2. Insurance Coverage – Documentation of current insurance coverage and limits, including professional liability insurance shall be provided with the proposal.

IV. Selection

The City of Brainerd reserves the right to reject any or all proposals and is not bound to accept the lowest cost proposal if that proposal is contrary to the best interest of the City. All proposals shall be considered valid until ~~May 29~~April 30, 2026.

Selection of the company or individual shall be based upon, but not limited to, the following criteria:

- The consultant's approach to and understanding of the Scope of Work.
- The consultant's experience with similar contracts and clients and provide a representative document.
- The experience and qualifications of the proposed staff in providing similar services and what their roles would be on the update.
- The extent to which previous ~~clients~~ projects have been delivered on schedule and in budget. ~~have found the consultant's services acceptable.~~
- ~~The consultant's most significant qualifications for this project.~~
- ~~Previous City experience with the consultant, if any.~~

V. Terms and Conditions

- A. The City of Brainerd reserves the right to cancel or amend the request for proposals at any time. The City reserves the right to determine the successful respondent. The City reserves the right to reject any or all proposals.
- B. The City of Brainerd will not be liable for any costs incurred by the company or individual responding to this request.
- C. The company or individual shall not assign any interest in this proposal and shall not transfer any interest in the same without the prior written consent of the City of Brainerd.
- D. For the purposes of this agreement, the consultant shall be deemed to be an independent contractor, and not an employee of the organization. Any and all agents, servants, or employees of the firm or other persons, while engaged in the performance of any work or services required to be performed by the City of Brainerd under this agreement, shall not be considered employees of the City of Brainerd and any and all actions which arise as consequence of any act or omission on the part of the consultant, its agents, servants, employees or other persons shall in no way be the obligation or responsibility of the City of Brainerd. The consultant, its agents, servants, or employees shall be entitled to none of the rights, privileges, or benefits of the organization employees except as otherwise may be stated herein.

- E. No official or employee of the City of Brainerd who exercise any responsibilities in the review, approval or carrying out of the proposal shall participate in any decision which affects his or her direct or indirect personal or financial interest.

MEMO



TO: Planning Commission

FROM: James Kramvik, Community Development Director

DATE: December 17th, 2025

RE: Consider Conditional Use Permit Amendment St. Francis Catholic Church Rectory
– 908 Ivy Street

REQUEST

PUBLIC HEARING. Conditional Use Permit Amendment to allow for a third garage stall for the church rectory.

St. Francis Catholic Church has submitted a request for a Conditional Use Permit Amendment to add one (1) additional garage stall to a church rectory that is currently under construction.

CONTEXT

Parcel Number: 41241705

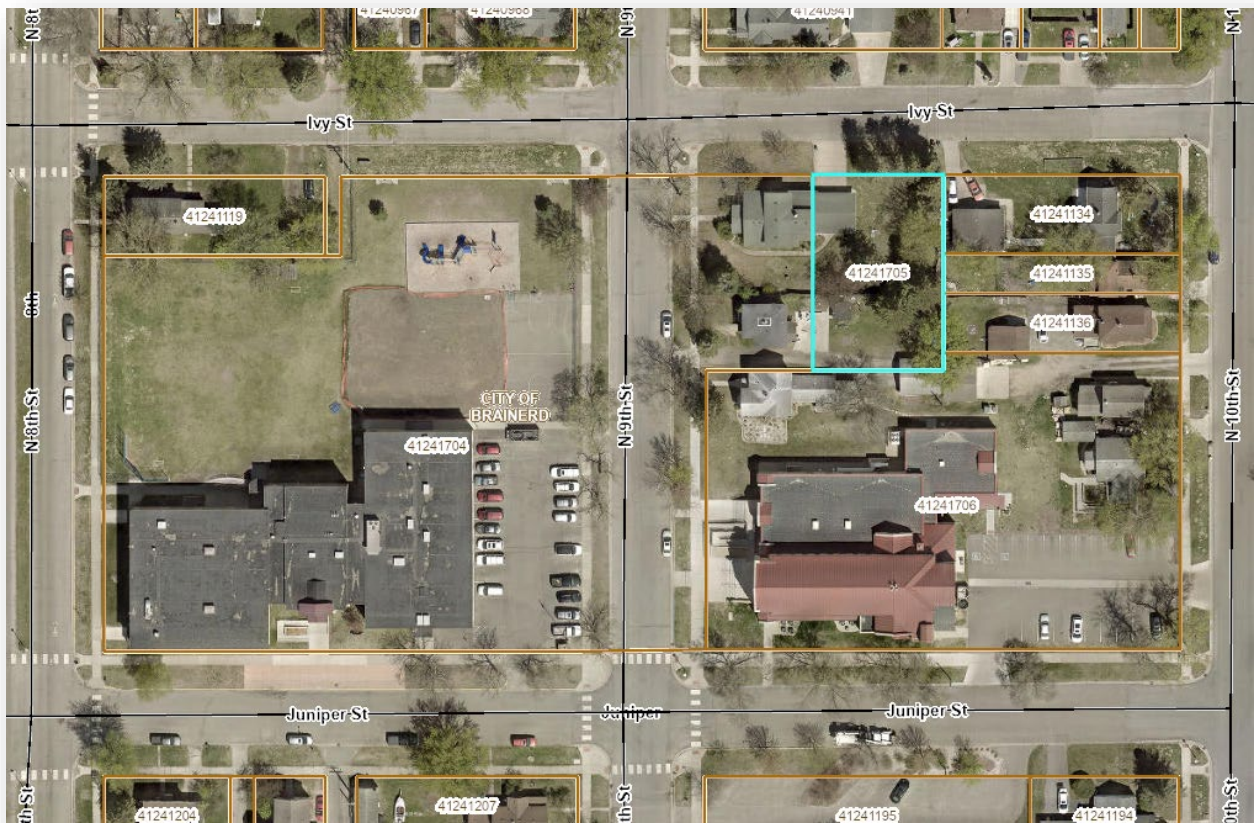
Zoning District: Public Semi-Public District (PSP)

Property Area: 10,293 SQFT

Adjacent Uses: North: Residential Homes
East: Residential Homes
South: St. Francis Church
West: St. Francis School

Adjacent Zoning: North: Traditional Neighborhood -1 (TN-1)
East: Traditional Neighborhood -1 (TN-1)
South: Public Semi-Public District (PSP)
West: Public Semi-Public District (PSP)

AERIAL MAP



FINDINGS OF FACT

1. At the June 16th City Council meeting, City Council approved the vacation of N. 9th Street, Rezoning St. Francis School and Church to PSP, a Final and Preliminary Plat, and a CUP for the construction of a new rectory.
2. The construction of the rectory has commenced. St. Francis is requesting an additional garage stall which will impact the view from Ivy Street. The relationship to surrounding buildings must be reviewed as a result of the proposed amendment.
3. The property at 908 Ivy Street is in the PSP District. Zoning Ordinance [515-3 Allowed Uses, Appendix A: Table of Uses](#) allows for places of worship and related buildings as a permitted use.
4. According to Section 515-2-17.B Public Semi-Public District (PSP) - Any residential use must be accessory to the principal public-semi-public use and must obtain a Conditional Use Permit.
 - a. *The rectory is accessory to St. Francis Church and a CUP was approved by City Council on June 16th, 2025.*

5. [Table 515-2-17.1 PSP Dimensional Standards – Density, Lot Size, Coverage and Height Standards](#)
 - a. Front Yard Setback – 20’
 - b. Side Yard Setback – 10’
 - c. Rear Yard Setback – 10’
 - i. *The proposed project meets all dimensional standards of the PSP District.*
 - ii. *Their proposed garage addition will be located approximately 22’ from the front lot line and the addition will not exceed the original building setback of 16’ from the side yard line.*
6. [Criteria for Granting Conditional Use Permits.](#) In granting a Conditional Use Permit, the City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the health, safety, morals and general welfare of occupants or surrounding lands. Among other things, the City Council shall make the following findings where applicable.
 - a. The proposed use conforms to the Zoning District and is a permitted Conditional Use identified on Appendix A: Table of Uses.
 - i. *Places of worship and related buildings are a permitted use in the PSP District.*
 - ii. *Residential uses in the PSP district are allowed by conditional use if it is accessory to the principal public-semi-public use.*
 - b. The proposed use meets the regulations and standards established in this Ordinance.
 - i. *There are no special standards associated with this use.*
 - c. The proposed use shall not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons.
 - i. *The structure will not be dangerous, injurious, or noxious to the surrounding properties.*
 - d. The proposed use shall be sited, oriented, and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.
 1. *The applicant proposes an expansion of the attached garage for the rectory that faces Ivy Street. All properties on Ivy Street across from the school and church have a driveway approach off Ivy Street.*
 2. *Garages facing streets are typical in North Brainerd for properties that do not access an alley.*
 3. *The rectory is not adjacent to a platted alley.*
 - e. The proposed use shall produce a total visual impression and environment which is consistent with the environment of the neighborhood.
 - i. *The proposed use is consistent with the environment and the neighborhood as there are other multi-family residential structures in the neighborhood.*
 - ii. *The exterior design elements and architectural features of the rectory are harmonious with the existing school and church. The entrance, windows, and roof of the proposed rectory are similar to the school and church.*
 - iii. *The proposed addition is consistent with the current construction plans.*

- f. The proposed use shall organize vehicular access and parking to minimize traffic congestion in a residential neighborhood.
 - i. *The rectory has sufficient off-street parking spaces for priests and visiting priests. Overflow parking would be available in the church parking lot.*
 - ii. *The additional garage space would help minimize any parking issues along Ivy Street.*
 - g. The proposed use shall preserve the objectives of this Ordinance and shall be consistent with the Comprehensive Plan.
 - i. **Economic Development Goal 1:** Support infill and redevelopment throughout Brainerd as a strategic component of growth.
 - 1. **Policy 1:** Drive infill development and redevelopment towards areas where current infrastructure is present, or places where high levels of blight or disinvestment exist.
 - ii. **Housing Goal 1:** Provide a diverse mix of housing choices for all stages of life, income ranges, and ownership/rental preferences.
 - 1. Expand home ownership and rental opportunities through rehabilitation and new construction.
 - a. *The proposed rectory is in a historic neighborhood with readily available utility services.*
7. Conditions. In reviewing applications for conditional use permits, the City may attach whatever reasonable conditions are deemed necessary to mitigate anticipated adverse impacts associated with the proposed use, to protect the value of property within the Zoning District, and to achieve the goals of the City's Comprehensive Plan. In determining such conditions, special consideration shall be given to protecting nearby properties from objectionable views, noise, traffic, and other characteristics associated with such uses.

As of this writing, no party has contacted the Community Development Department with concerns about the request.

STAFF RECOMMENDATIONS

The Community Development Department recommends approval of the Conditional Use Permit Amendment as presented.



Community Development Department

City Hall - 501 Laurel Street Brainerd, MN 56401

218-828-2307

www.ci.brainerd.mn.us

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

	RESIDENTIAL	COMMERCIAL
CONDITIONAL USE PERMIT	☐ (\$350.00)	☐ (\$500.00 + \$500.00 escrow deposit)
REZONING	☐ (\$350.00)	☒ (\$500.00)
VARIANCE	☐ (\$350.00)	☐ (\$500.00 + \$500.00 escrow deposit)
ZONING TEXT AMENDMENT	☐ (\$250.00)	☐ (\$400.00)

PROPERTY ADDRESS: 908 IVY Street BRainerd

LEGAL DESCRIPTION: Lot(s): 2 Block: 1 Addition: St. Francis addition to Brainerd
(attach description if lengthy)

Section 24, Township 45, Range 31

Property Owner Name: St. Francis Catholic Church

Street Address: 411 N 10th Street City: Brainerd State: MN Zip Code: 56401

Phone Number: 218-822-4040 Fax: _____ E-mail: mitchf@hytecconstruction.com

Applicant Name: (If different than Property Owner) Mitch FERERABEND - Hy-Tec Construction

Street Address: 11360 Business 371 City: Brainerd State: MN Zip Code: 56401

Phone Number: 218-829-8529 Fax: 218-829-5383 E-mail: mitchf@hytecconstruction.com

Description of Request: WE would like to add a third stall to the
Garage on the new St. Francis Rectory Project.
This Garage Stall is needed for the Church's Priests.

* Father Michael Garry
Property Owner Signature

11/11/25
Date

Father Michael Garry
(Please print name)

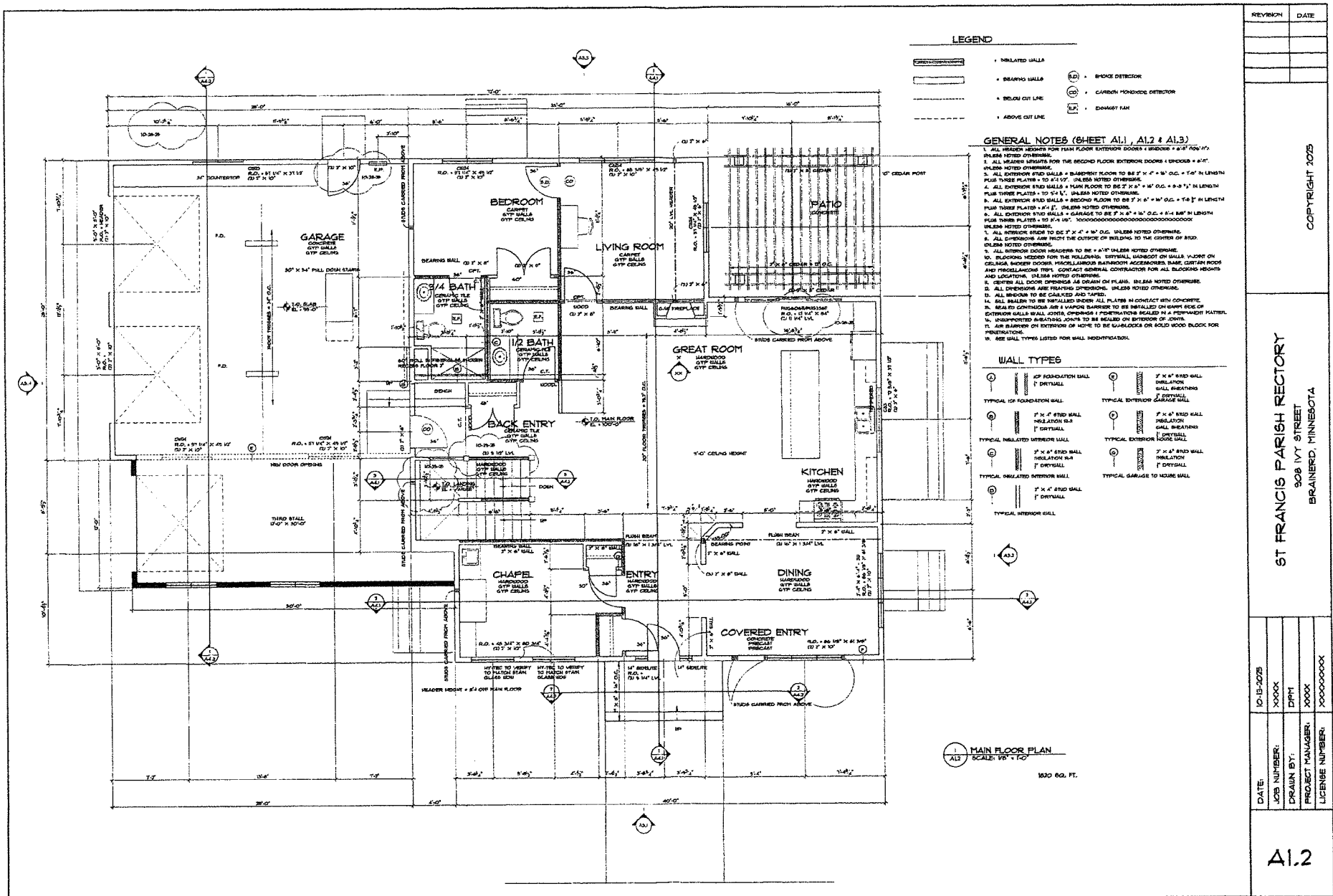
* Mitch Fererabend
Applicant Signature

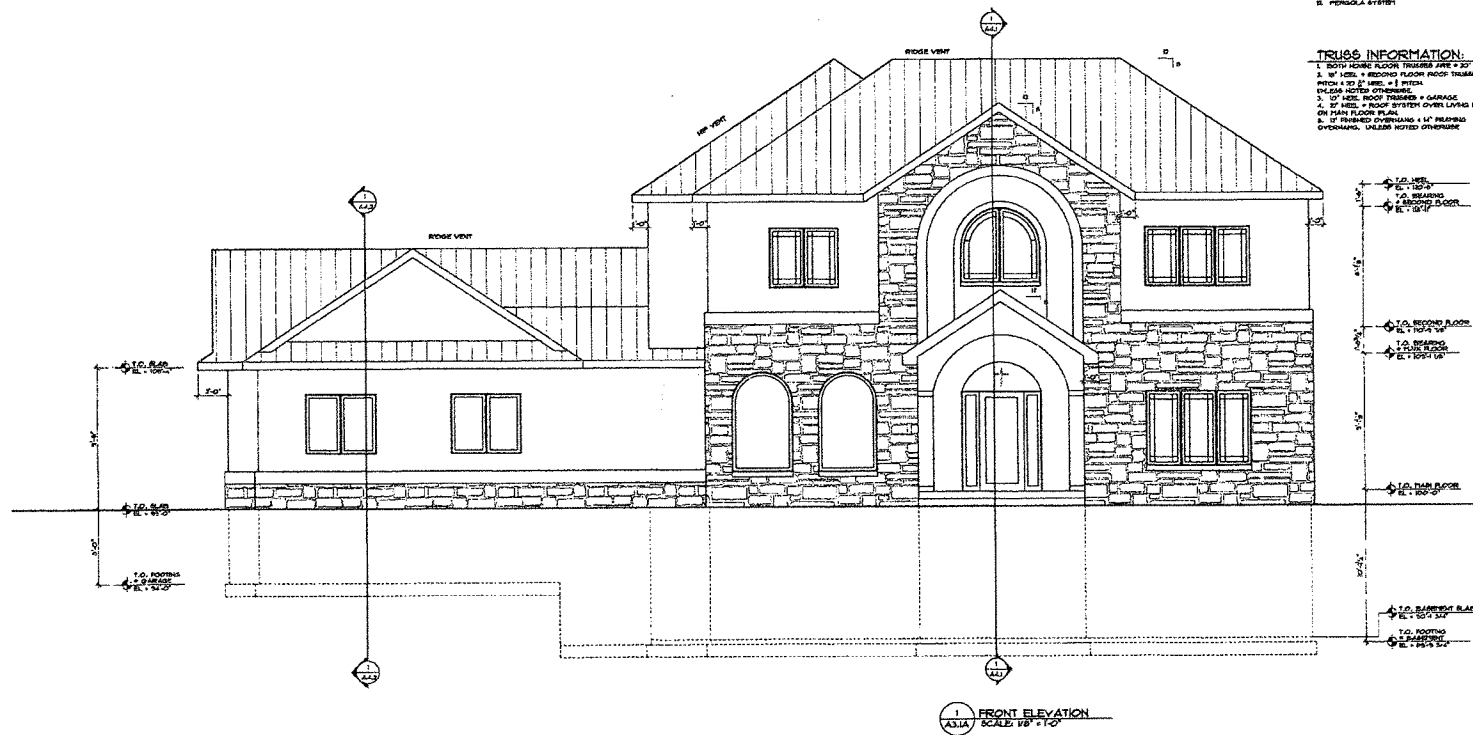
11-11-25
Date

Mitchel Jon Fererabend
(Please print name)

12/11/25 30 days
1/10/26 60 days

(OVER)



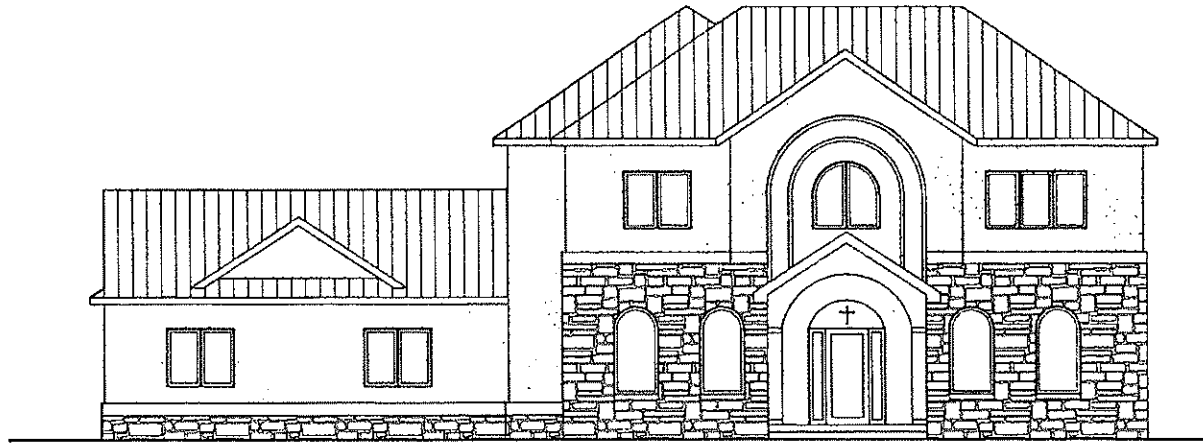


MATERIALS:

1. STANDING SEAM ROOF PANELS 18" BY 36"
2. GABLE END TRUSSES FOR LOCATION
3. END TRUSSES FOR LOCATION
4. END TRUSSES FOR LOCATION
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20. END TRUSSES FOR LOCATION

TRUSS INFORMATION:

1. BOTH ROOF FLOOR TRUSSES ARE 20' DEEP
2. 10' HELL + SECOND FLOOR ROOF TRUSSES + 10' DEEP
3. 10' HELL + SECOND FLOOR ROOF TRUSSES + 10' DEEP
4. 10' HELL + SECOND FLOOR ROOF TRUSSES + 10' DEEP
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18. 10' HELL + SECOND FLOOR ROOF TRUSSES + 10' DEEP
19. 10' HELL + SECOND FLOOR ROOF TRUSSES + 10' DEEP
20. 10' HELL + SECOND FLOOR ROOF TRUSSES + 10' DEEP



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

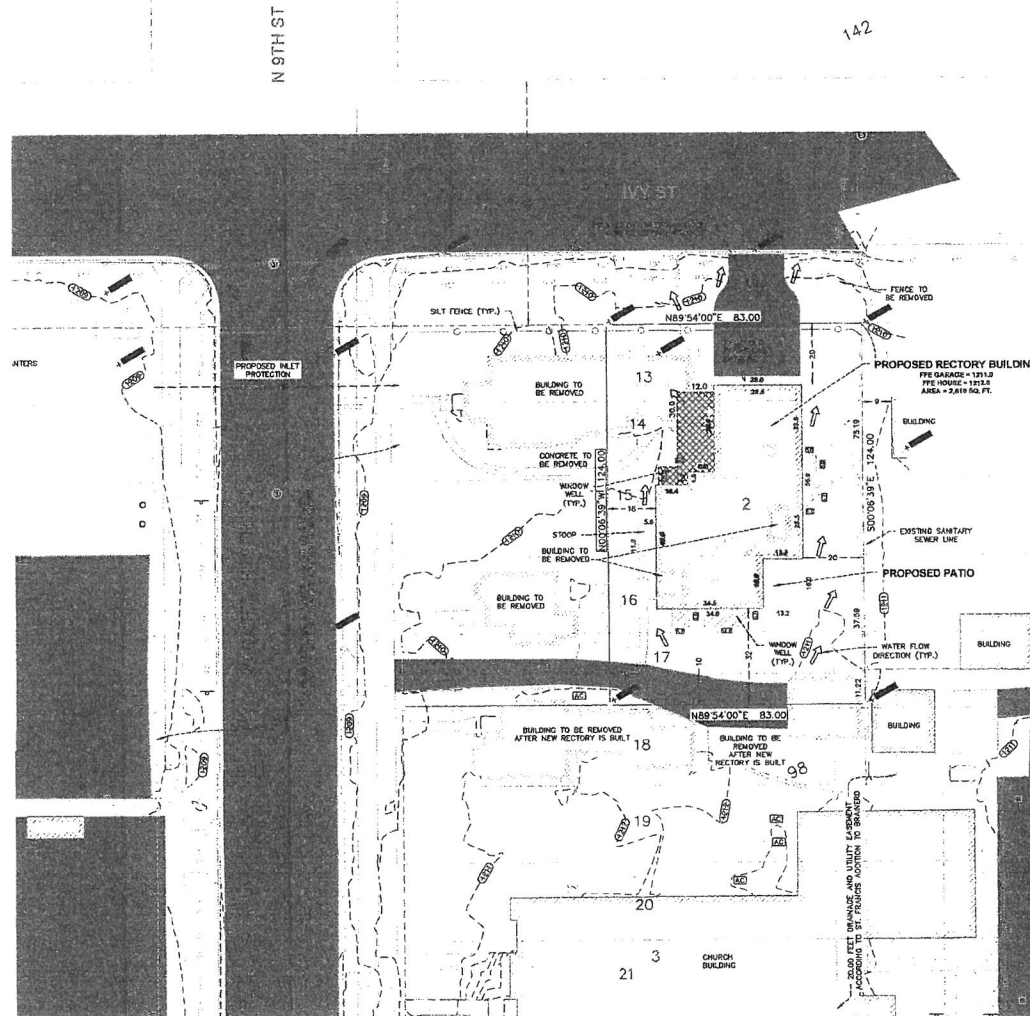


2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

REVISION		DATE
COPYRIGHT 2015		
ST FRANCIS PARISH RECTORY		
404 9TH STREET NORTH		
BRainerd, MINNESOTA		
DATE:	03-01-15	
DRAWN BY:	DPH	
A3.1		

CERTIFICATE OF SURVEY

LOT 2, BLOCK 1, ST. FRANCIS ADDITION TO BRAINERD,
SECTION 24, TOWNSHIP 45, RANGE 31,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTIES IS TO BE DETERMINED.

THE UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO VISIBLE EVIDENCE TOGETHER WITH UTILITIES MARKED FROM Gopher State One Call Ticket No. 233300731. WIDSETH SURVEYING ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACIES OF THESE LOCATIONS. FURTHER LOCATION AND VERIFICATION ARE RECOMMENDED PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

ACCORDING TO THE CITY OF BRAINERD ZONING MAP THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE TRADITIONAL NEIGHBORHOOD (TN-1) ZONING DISTRICT.

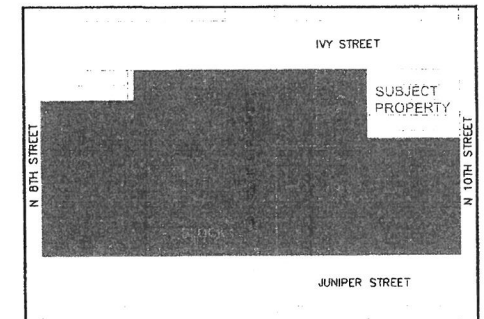
THE PSP ZONING DISTRICT STANDARDS ACCORDING TO THE CITY OF BRAINERD CODE ARE AS FOLLOWS:

PRINCIPAL BUILDINGS SETBACKS (SHOWN ON LOT 2):
FRONT YARD SETBACK (MINIMUM) = 20 FEET SIDE YARD INTERNAL LOT/CORNER LOT (MINIMUM) = 10 FEET
SETBACK FROM ADJACENT RESIDENTIAL DISTRICT (MINIMUM) = 20 FEET REAR YARD SETBACK (MINIMUM) = 10 FEET

ACCESSORY BUILDING STANDARDS:
LOCATION = BEHIND PRINCIPAL STRUCTURE, OR ATTACHED TO PRINCIPAL STRUCTURE
FLOOR AREA (MAXIMUM) = 10% OF GROSS FLOOR AREA
ACCESSORY BUILDING HEIGHT = 30 FEET, MAY NOT EXCEED HEIGHT OF PRINCIPAL BUILDING

THE EXISTING IMPROVEMENTS WITHIN LOT 2 BOUNDARIES AND SOME IMPROVEMENTS NEAR LOT 2 BOUNDARIES ARE PLANNED TO BE REMOVED PRIOR TO CONSTRUCTION OF NEW IMPROVEMENTS ON LOT 2, WHILE THE REMAINING FEW EXISTING IMPROVEMENTS TO BE REMOVED AFTER CONSTRUCTION OF THE NEW PROPOSED RECTORY BUILDING.

VICINITY MAP



PROPOSED LEGAL DESCRIPTION:

Lot 2, Block 1, St. Francis Addition to Brainerd.

PROPERTY AREA:

TOTAL AREA OF LOT 2, BLOCK 1 IS 10,292 SQ. FT.

IMPERVIOUS SURFACE CALCULATIONS:

LOT 2, BLOCK 1:
PROPOSED IMPERVIOUS SURFACE COVERAGE = 3,465 SQ. FT.
PERCENT IMPERVIOUS = 33.7 % (3,465 / 10,292 = 0.337)

IMPERVIOUS SURFACES INCLUDE ALL BUILDINGS, PATIOS, PAVES, CONCRETE AND BITUMINOUS SURFACES.

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY:
TJP
CHECKED BY:
CMC

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TYLER J. POGRIBA UC NO: 69022 DATE: 08/16/2023

DATE	AMENDMENT DESCRIPTION
08/16/2023	ADDED EXISTING UTILITIES, PROPOSED IMPROVEMENTS AND IMPERVIOUS CALCULATIONS
08/16/2023	ADDED SURVEY TO 1/4-ACRE SECTION CONTROL INFORMATION

PREPARED FOR:

ST. FRANCIS CHURCH OF BRAINERD

PROJECT #: 2024-12097

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that St. Francis Catholic Church, 411 N 10th St, Brainerd has submitted a request for a Conditional Use Permit Amendment to allow for a third garage stall for the rectory. The current CUP allows for a two-stall garage. According to Zoning Code Section 515-2-17 Public Semi-Public District, any residential use must be accessory to the principal public-semi-public use and must obtain a Conditional Use Permit. A re-plat has been approved for the property. The property is legally described as:

PIN: 41241705

BLOCK 1 LOT 2

ST. FRANCIS ADDITION TO BRAINERD

The property is located on the south side of Ivy Street between N 8th Street and N 10th Street and has been addressed as 908 Ivy Street.

A Public Hearing will be conducted by the Planning Commission at 6:00 p.m. Wednesday, December 17th, 2025 in the Council Chambers at Brainerd City Hall, 501 Laurel Street, to consider the Conditional Use Permit amendment request.

Any individual needing special accommodations or would like more information about this request, please call (218) 828-2307.

Dated this 3rd day of December, 2025



James L. Kramvik
Community Development Director

Publication Date: December 6th, 2025