



March 20, 2023

Re: 2024 Street Improvements

City of Baxter Property Owner:

This letter is written to update you on a street improvement project being considered in your neighborhood during the 2024 construction season. We understand many roadways do not currently “appear” to need improvements. Please understand the project being considered is either a capital project or maintenance project intended to increase the life expectancy of the street. Once a roadway surface appears to have failed, it HAS failed ... and the repairs are expensive. Hopefully this letter will assist you with answering questions you may have related to the proposed project.

Background Information

The City of Baxter has approximately 86 miles of roadways to maintain. In 2013, the City of Baxter began the process of developing a pavement management system by completing a “Comprehensive Pavement Management System Report”. In 2016, the City implemented the “Pavement Management Program”. The goal of the pavement management program is to extend the life of existing pavements and lower future maintenance costs by utilizing proactive maintenance and rehabilitation strategies. Information on the City of Baxter’s Pavement Management Plan and frequently asked questions can be found on the city website at www.baxtermn.gov/Government/Public Works/Streets & Utilities/Streets.

Roadway Maintenance Options

The City of Baxter performs crack sealing on a yearly basis. Crack sealing is the process of placing an adhesive sealant into cracks on the pavement surface, preventing the infiltration of moisture and non-compressible materials into the pavement. It is a cost-effective pavement preservation treatment that can slow pavement’s deterioration and extend pavement life by three to five years.

In addition to crack sealing, four street pavement management or capital projects are currently being utilized by the City of Baxter. A very brief description of each type of maintenance operation is as follows, in order of severity and associated cost:

Micro Surfacing:	Rejuvenates the bituminous surface by placing a coating directly on the surface. Micro surfacing consists of the application of a mixture of water, asphalt emulsion, aggregate (very small, crushed rock), and chemical additives. The asphalt emulsion used in micro surfacing contains chemical additives which allow it to break (adhere) without relying on the sun or heat for evaporation to occur. Thus, micro surfacing is an application that hardens quickly and can be opened to traffic in about an hour. A 2-layer system has been implemented to fill in minor rutting/cracking and provide
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a smooth surface. Approximate costs vary between \$15 and \$20 per lineal foot of roadway, depending on the roadway width.

Mill & Overlay:

A capital project that grinds off the top level of the existing bituminous surfacing and replaces it with a new bituminous surface. Used when the bituminous surface starts aging and the base material supporting the bituminous is in salvageable condition. Existing cracks in the bituminous surface will reappear (reflective cracking). Approximate costs vary between \$78 and \$108 per lineal foot of roadway, depending on the roadway width.

Full Depth Reclamation:

A capital project that grinds bituminous surface and some of the aggregate base together and lays it back down as a new homogenous mixed aggregate base material. New bituminous surface is then applied over the mixture. Use when both the bituminous surface and aggregate base show signs of aging. Approximate costs vary between \$144 and \$200 per lineal foot of roadway, depending on the roadway width.

Full Depth Reconstruction:

A capital project that removes all bituminous surfacing and underlying aggregate base and replaces both with new aggregate base and bituminous. Used when roadway has reached the end of its useful life and the existing aggregate base is not capable of supporting continued traffic loads. Approximate costs vary between \$245 and \$340 per lineal foot of roadway, depending on the roadway width.

The maintenance operation/capital project being proposed for your roadway is Mill and Overlay.

Cost Participation

Costs are calculated based on the City of Baxter Assessment Policy for Public Initiated Improvements. 100% of the costs associated with a Residential Mill & Overlay project, to a maximum street width of 26', are assessed to the benefitted property owners. The cost for street width over 26' is paid by the City. Assessments for mill & overlay in 2023 dollars are estimated at \$5,625.00 - \$6,189.00 per lot. Assessments will be collected in equal annual installments over a period of 7-years with an interest rate set at 1.5 % over the True Interest Cost rate of the project bond issue.

Additional details regarding methods of assessments, assessment conditions, payment procedures (including prepayments and partial payments) and deferments can be found in the assessment policy on the City of Baxter's website (www.baxtermn.gov).

What's Next?

The process associated with a public improvement project has numerous steps that need to be followed. The red items listed below is where public input is asked from the property owners. During the next 12 – 16 months residents can anticipate the following process in association with proposed improvements:

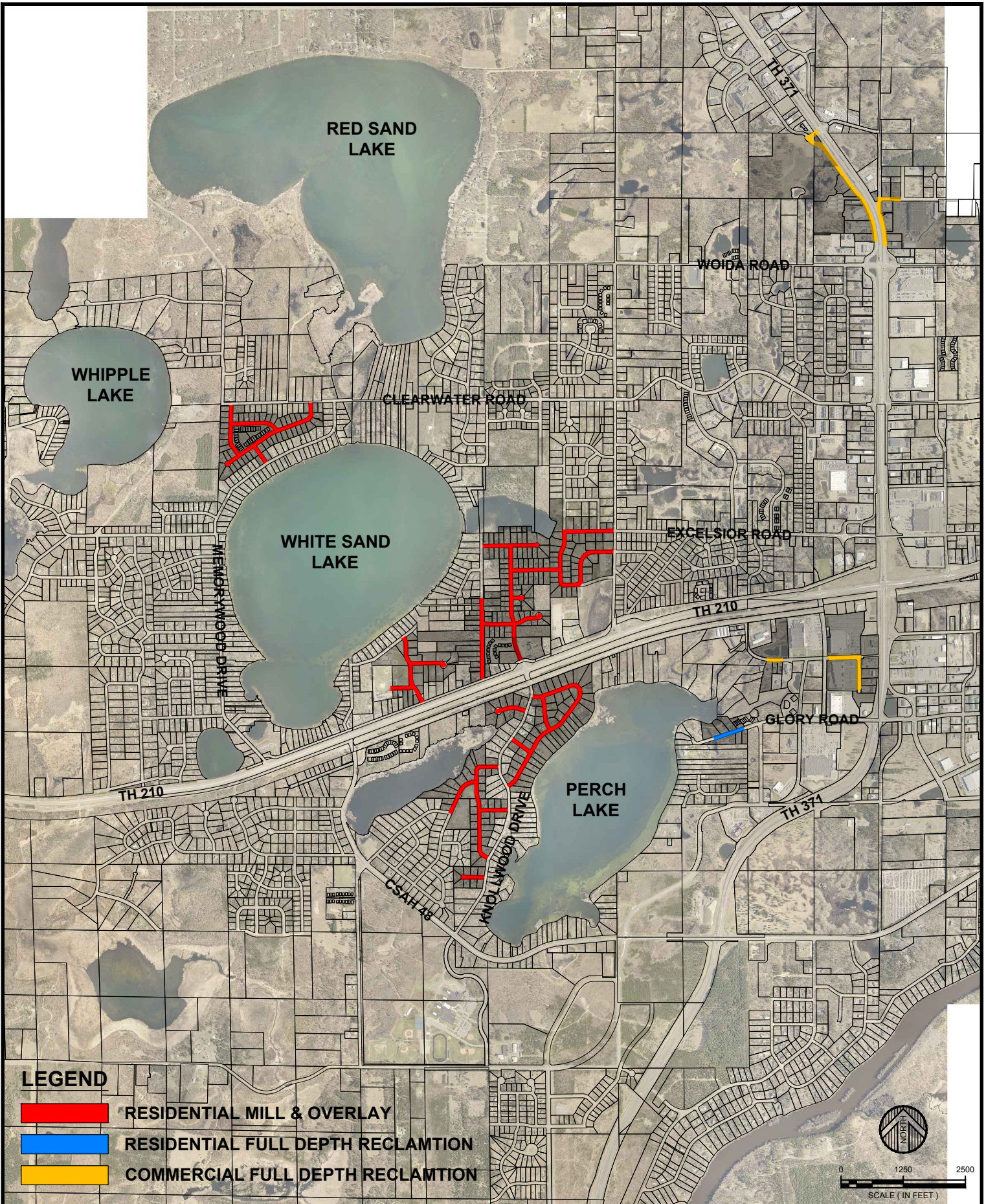
- A report will be prepared to study the feasibility of the project. The report will include a review of existing conditions, proposed improvements, estimated costs, assessments, and recommendations. City Council authorized the report at the March 7, 2023 meeting and the project schedule will be based off the Feasibility Report.
- All residents will be mailed a notice for a Public Open House which will be held to allow input from the property owners during the development of the Feasibility Report.
- Council will pass a resolution accepting the feasibility report and calling for the Improvement Hearing.
- Property owners will be notified of the Improvement Hearing by mail and a notice will be published in the Brainerd Dispatch.
- Improvement Hearing will be held, and property owners will receive information on the proposed improvements, estimated project costs, estimated assessments, and anticipated schedule.
- Council will pass a resolution ordering the project and preparation of plans and specifications.
- Plans and specifications will be prepared.
- Council will pass a resolution approving plans and specifications and authorizing advertisement for bids.
- Project will be publicly advertised and bid.
- Bids will be received and reviewed.
- Council will pass a resolution ordering the Assessment Hearing.
- Property owners will be notified of the Assessment Hearing by mail and a notice will be published in the Brainerd Dispatch. The mailed notice will include a summary of the final proposed assessment amount with an amortization schedule.
- Assessment Hearing held and property owners will be presented with the final project costs and assessment information.
- Council passes a resolution adopting the assessment roll.
- Contract will be awarded to the lowest responsible bidder.
- Residents will be mailed a notification for a Public Informational Meeting with the contractor on the construction schedule.
- Construction starts and is completed.

Hopefully this letter has answered your questions regarding the upcoming roadway project. If you have any questions or would like to stop by and visit with me, please send an email at twalter@baxtermn.gov or call (218) 454-5110 to make an appointment.

Sincerely,



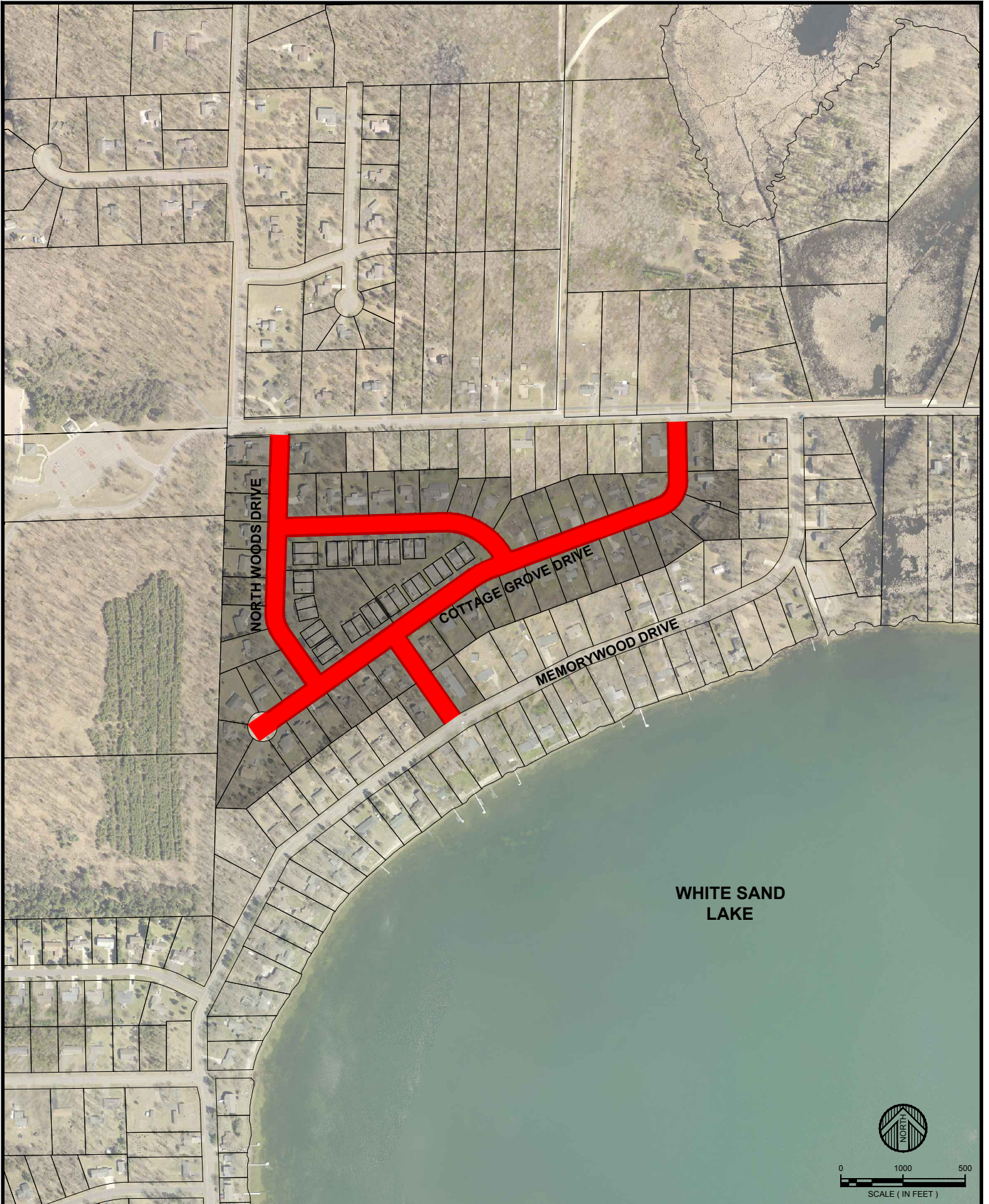
Trevor Walter, P.E.
Public Works Director
City Engineer



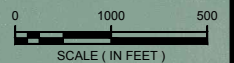
LEGEND

- RESIDENTIAL MILL & OVERLAY
- RESIDENTIAL FULL DEPTH RECLAMTION
- COMMERCIAL FULL DEPTH RECLAMTION

DATE	REV#	REVISIONS DESCRIPTION	BY	DATE:
				FEB 2023
				AS SHOWN
				AL.W.
				AL.W.
				JOB NUMBER:



WHITE SAND LAKE



SCALE (IN FEET)

© City of Baxter/Project@bax - 2024 Streets Project Location Map.dwg Plotted by Alex Miller 3/10/2025 8:13:40 PM © 2025 WIDSETH SMITH HOLDING & ASSOCIATES, INC.

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

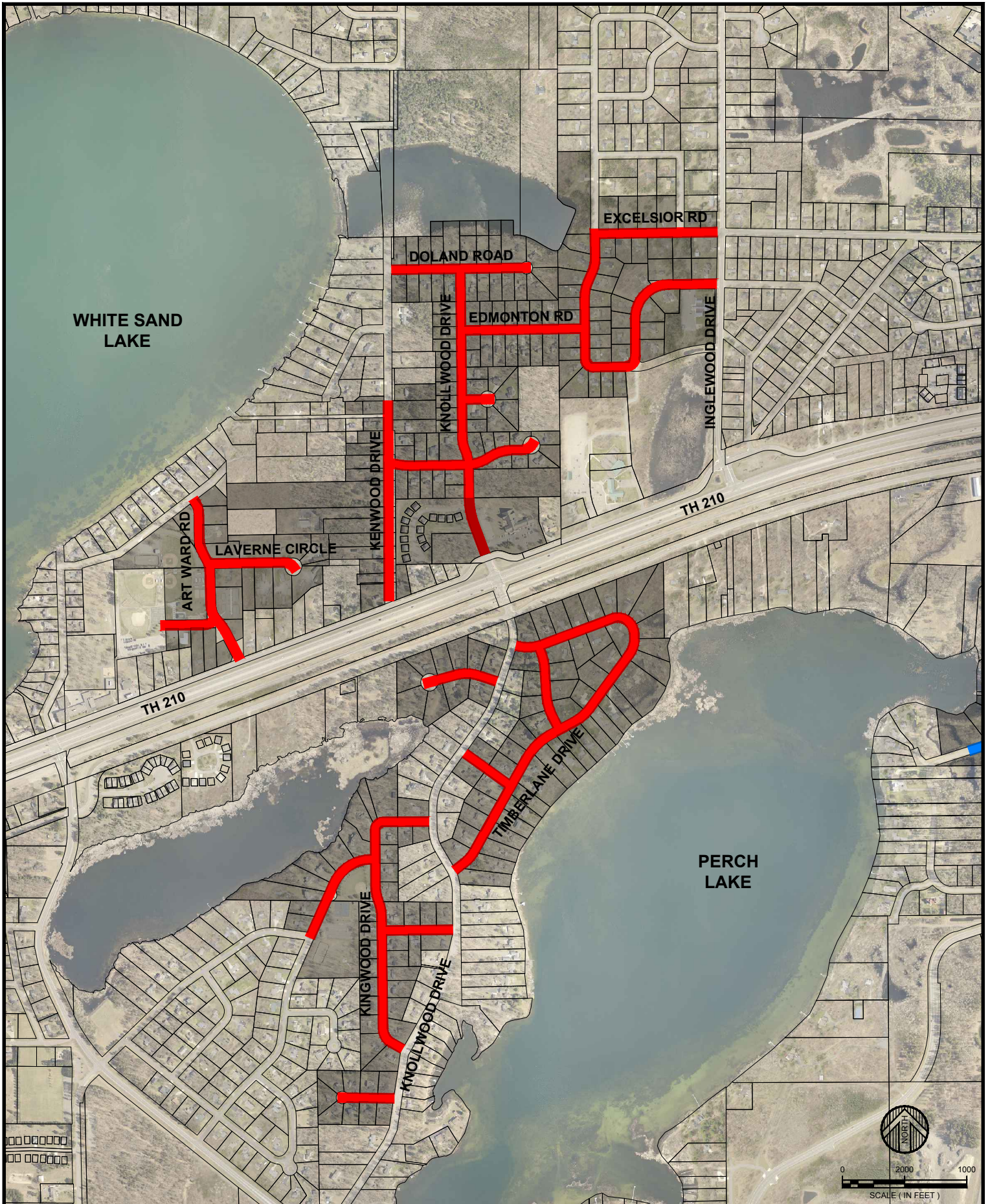
ERIC WELCH DATE: LIC. NO. 41981

DATE	REV#	REVISIONS DESCRIPTION	BY

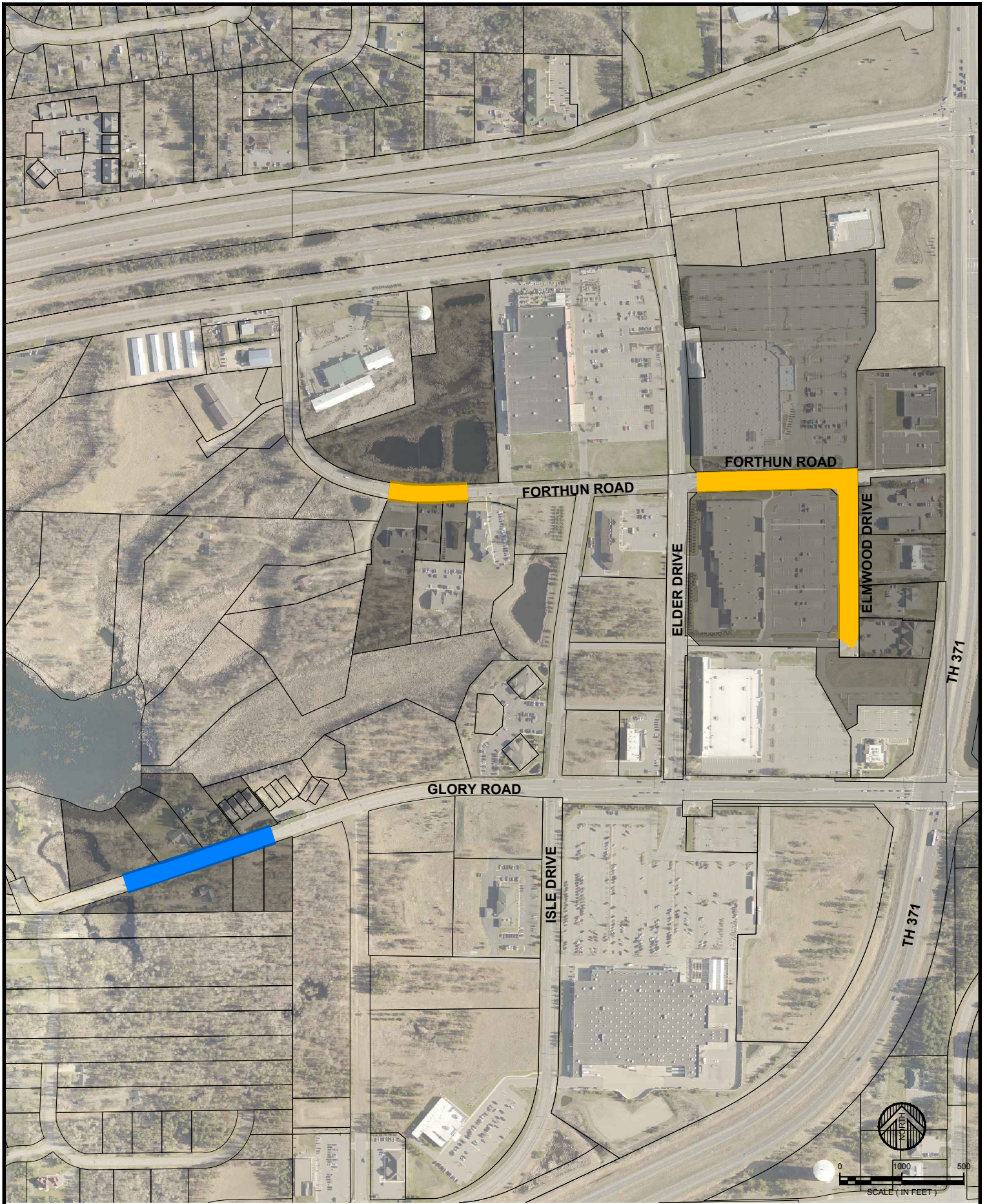
DATE: FEB 2023
SCALE: AS SHOWN
DRAWN BY: A.L.W.
CHECKED BY: A.L.W.
JOB NUMBER:

2024 MILL & OVERLAY AND FDR IMPROVEMENTS
CITY OF BAXTER
BAXTER, MINNESOTA
PROPERTY MAP

SHEET NO.
SHEET OF



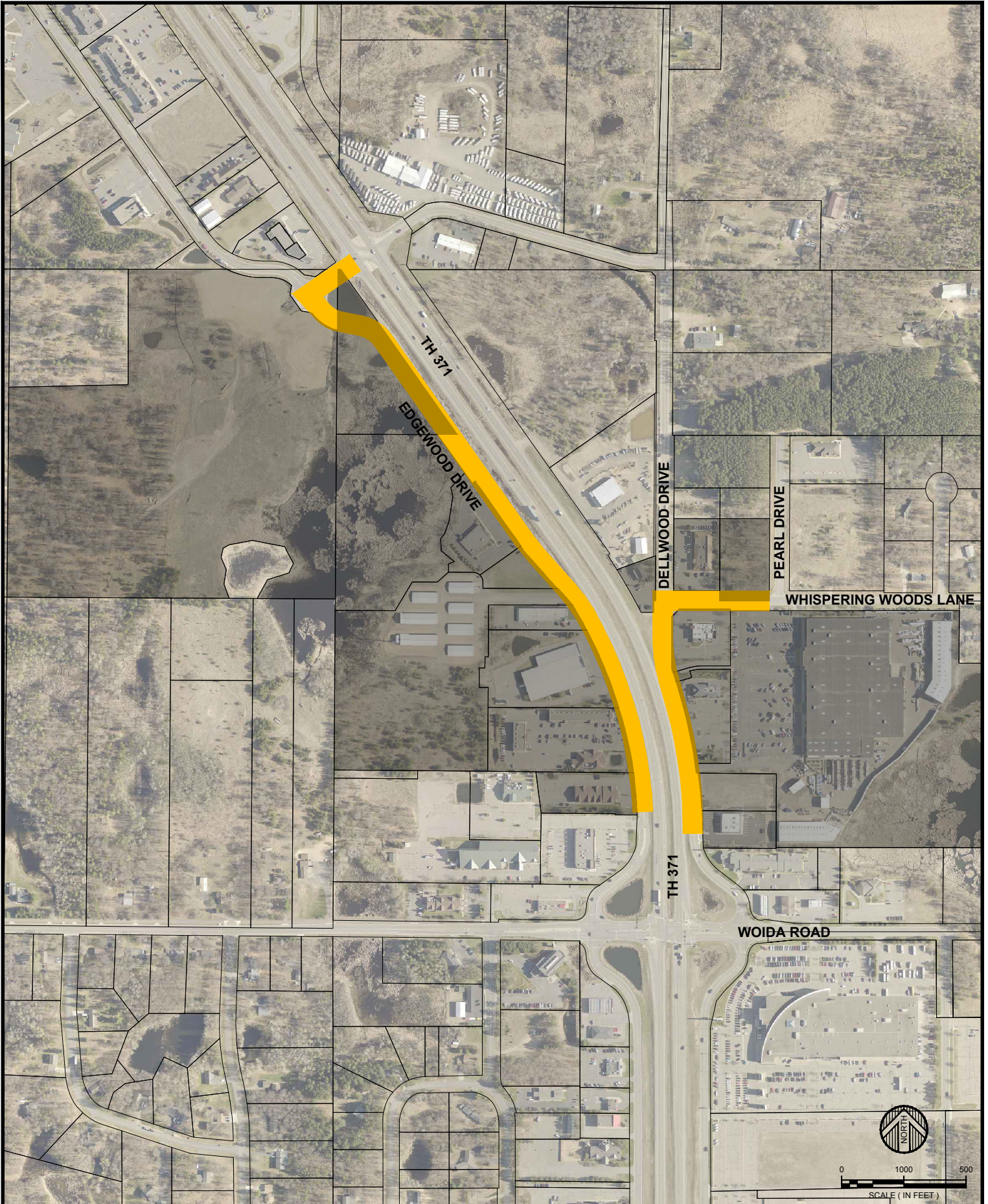
	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	DATE: FEB 2023 SCALE: AS SHOWN DRAWN BY: A.L.W. CHECKED BY: A.L.W. JOB NUMBER:	2024 MILL & OVERLAY AND FDR IMPROVEMENTS CITY OF BAXTER BAXTER, MINNESOTA PROPERTY MAP	SHEET NO. SHEET OF
	ERIC WELCH DATE: LIC. NO. 41981	REVISIONS DESCRIPTION	BY:	0 2000 1000 SCALE (IN FEET)



© City of Baxter, Project Name: 2024 Streets Project Location Map Date: Printed by Auto Plot: 3/10/2025 6:14:20 PM © 2025 WIDSETH SMITH HOLTZ & ASSOCIATES, INC.

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: FEB 2023
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CHECKED BY: A.L.W.
JOB NUMBER:



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DATE: FEB 2023
SCALE: AS SHOWN
DRAWN BY: A.L.W.
CHECKED BY: A.L.W.
JOB NUMBER:

2024 Mill & Overlay

Cottage Grove Drive/Northwoods Drive

JOHNSON, SANDRA K REVOCABLE TRUST
5158 COTTAGE GROVE TERR
BAXTER MN 56425

GEDITZ, JAYSON & BRITTANY
5140 COTTAGE GROVE TER
BAXTER MN 56425

SCHMIDT, THOMAS L & MELISSA M
14354 COTTAGE GROVE DR
BAXTER, MN 56425

BRUNS, TROY & SHERI
14368 COTTAGE GROVE DR
BAXTER MN 56425

BECKMANN, JERRY L & JEAN A
14378 COTTAGE GROVE DR
BAXTER, MN 56425

EDELBROCK, MICHAEL & SANDRA L
14392 COTTAGE GROVE DR
BAXTER, MN 56425

KNUTSON, JOHN & MARLENE
14402 COTTAGE GROVE DR
BAXTER, MN 56425

MILLER, RITA
14420 COTTAGE GROVE DR
BAXTER, MN 56425

JOHNSON, KEVIN W & MICHELLE J
14428 COTTAGE GROVE DR
BAXTER, MN 56425

JENINGA, ADAM & WHITNEY
14434 COTTAGE GROVE DR N
BAXTER MN 56425

TROUTEN, JEFFREY D &
MATTSON, LINDA J
14444 COTTAGE GROVE DR
BAXTER, MN 56425

ANDERSON, JUSTIN & KRISTA
14454 COTTAGE GROVE DR
BAXTER MN 56425

STOLSKI, JON & KIM
14466 COTTAGE GROVE DR
BAXTER, MN 56425

NOWACKI, EARL
14472 COTTAGE GROVE DR
BAXTER MN 56425

KIRCHHOF, MARK & MORRIS
14478 COTTAGE GROVE DR
BAXTER MN 56425

BAXTER, LAUREL
14483 COTTAGE GROVE DR
BAXTER MN 56425

SHANNON, ROGER & ANN
14451 COTTAGE GROVE DR
BAXTER MN 56425

GLEASON, CLAYTON C & LITA P
14445 COTTAGE GROVE DR
BAXTER MN 56425

O'BRIEN, TYLER N
14433 COTTAGE GROVE DR
BAXTER MN 56425

ANDERSEN, RYAN D & LAURA C
14423 COTTAGE GROVE DR
BAXTER MN 56425

BJERKETVEDT, TRAVIS S & ALLISON P
14409 COTTAGE GROVE DR
BAXTER MN 56425

KNOLL, ROGER & COLLETTE
14401 COTTAGE GROVE DR
BAXTER MN 56425

GORAL, LESLIE E
5178 CAMDEN RD
BAXTER MN 56425

HEIDMANN, RANDY J & LORNA A
5168 CAMDEN RD
BAXTER, MN 56425

WENNER, BRIAN ALLEN
C/O DONALD & FLORENCE WENNER
5152 CAMDEN RD
BAXTER MN 56425

SHATKA, RICHARD L & JUDITH A
5132 CAMDEN RD
BAXTER MN 56425

LASHER, DENNIS & DEBBIE
5108 CAMDEN RD
BAXTER, MN 56425

NELSON, JEFFREY W & SHEILA M
5100 CAMDEN RD
BAXTER MN 56425

SCHAFFHAUSER, PHILIP & KRISTIN
5078 CAMDEN RD
BAXTER MN 56425

MACDONALD, COLIN & DEBBIE HIBBARD
14446 NORTHWOODS DR
BAXTER MN 56425

FREECE, THOMAS E JR & JEANNE M
14482 NORTHWOODS DR
BAXTER MN 56425

WITT, DANIEL R & JULIE
14481 NORTHWOODS DR
BAXTER, MN 56425

HALL, JENNIFER & NEAL
14463 NORTHWOODS DR
BAXTER MN 56425

WATSON, ETHAN DOYLE GLEN &
MADISEN
14435 NORTHWOODS DR
BAXTER MN 56425

SMITH, JODY L & MARK E
14425 NORTHWOODS DR
BAXTER MN 56425

O'SHEA, SCOTT A & SASHANNA
14399 NORTHWOODS DR
BAXTER MN 56425

ANDERSON, JOSEPH T & HEATHER R
14353 NORTHWOODS DR
BAXTER MN 56425

LEMBCKE, SARA
14337 NORTHWOODS DR
BAXTER MN 56425

PELKEY, MARTIN & THOMASENA
14287 COTTAGE GROVE DR
BAXTER MN 56425

SLONIKER, KATHRYN
14271 COTTAGE GROVE DR
BAXTER MN 56425

NEISTADT, SETH A & EMILY W
14269 COTTAGE GROVE DR
BAXTER MN 56425

BLUTH, GARY J & PATSY
14264 COTTAGE GROVE DR
BAXTER MN 56425

SCHNEIDER, JOHN
14266 COTTAGE GROVE DR
BAXTER MN 56425

ANDERSON, SAMUEL S & LORI L
14272 COTTAGE GROVE DR
BAXTER MN 56425

GEDICKE, DELORES J REV TRUST
14280 COTTAGE GROVE DR
BAXTER, MN 56425-8222

WEGENER, ANGELA G
14290 COTTAGE GROVE DR
BAXTER, MN 56425

KOVAL, ROBERT L & ALLIE T
14302 COTTAGE GROVE DR
BAXTER MN 56425

STARDIG, CHARLENE A
14316 COTTAGE GROVE DR
BAXTER MN 56425

KINGSLEY FAMILY TRUST
14322 COTTAGE GROVE DR
BAXTER MN 56425

MADISON, JOSEPH T & TASHA L
5163 COTTAGE GROVE TER
BAXTER MN 56425

MORGAN, LINDA A
14321 COTTAGE GROVE DR
BAXTER, MN 56425

MCTERNAN, ANN C
14325 COTTAGE GROVE DR
BAXTER MN 56425

HOEN, MICHAEL A & SHARON M
14331 COTTAGE GROVE DR
BAXTER MN 56425

BALLARD, JUDITH A & GEORGE
14335 COTTAGE GROVE DR
BAXTER MN 56425

ROBERTS, DALE F & JOAN C
14341 COTTAGE GROVE DR
BAXTER, MN 56425

BEUTZ, JOHN AND KATHERINE
14347 COTTAGE GROVE DR
BAXTER MN 56425

RICE, FRANCIS & FLORENCE
14353 COTTAGE GROVE DR
BAXTER MN 56425

BUNCH, REBECCA
14357 COTTAGE GROVE DR
BAXTER MN 56425

ANDERSON, BONNIE TRUST
14363 COTTAGE GROVE DR
BAXTER, MN 56425

BJORGE, ROBERT O & HELEN
14369 COTTAGE GROVE DR
BAXTER MN 56425

BOOTS FAMILY TRUST
16248 W LAGO VERDE WAY
SURPRISE AZ 85374

LARSON, EUGENE R & CHRISTINE L
14379 COTTAGE GROVE DR
BAXTER, MN 56425

SANDS, DENNIS L & JOYCE E
5141 CAMDEN RD
BAXTER, MN 56425

SMITH, JEFFERY K & LU ANN
5131 CAMDEN RD
BAXTER MN 56425

HEGLIE, RODNEY & SANDRA
5125 CAMDEN RD
BAXTER MN 56425

JOSEPH, PATRICIA A
5113 CAMDEN RD
BAXTER MN 56425

BLIZIL, NANCY S
5103 CAMDEN RD
BAXTER MN 56425

MULENBURG, ROBERT M JR & CLIO B
5099 CAMDEN RD
BAXTER MN 56425

LAMSER, JANET
5085 CAMDEN RD UNIT 5082
BAXTER MN 56425

KINZEL, ROBERT F & JUDITH
5081 CAMDEN RD
BAXTER MN 56425

SCHNEEBERGER, CARLA
14408 NORTHWOODS DR
BAXTER MN 56425

SPURLOCK, FRANCES KAY
14404 NORTHWOODS DR
BAXTER, MN 56425

LEBLANC, GAIL
14386 NORTHWOODS DR
BAXTER, MN 56425

BRAY, VIRGIL L & MARY R
14382 NORTHWOODS DR
BAXTER MN 56425

MAGNAN, BENJAMIN O & NIMFA
14364 NORTHWOODS DR
BAXTER, MN 56425

ELSENPETER, JOHN C & VICKI J
PO BOX 176
WALKER, MN 56484

SAATHOFF, DONALD
14334 NORTHWOODS DR
BAXTER MN 56425

PILON FAMILY REVOCABLE LIVING TRUST
14330 NORTHWOODS DR
BAXTER MN 56425

GUNDERSON, ROGER D & VIRGINIA
14318 NORTHWOODS DR
BAXTER, MN 56425

FELIX, TIMOTHY AND TAMARA
22407 NORTH VEGA DR
SUN CITY WEST AZ 85375

Glory Road/Forthun Road

HOME DEPOT USA INC
PROPERTY TAX DEPT RE 2818
P O BOX 105842
ATLANTA GA 30348

SAZAMA INVESTMENTS LLC
7073 FORTHUN RD
BAXTER MN 56425

BGT INVESTMENTS LLC
23312 DUTCHMANS BLF
NISSWA MN 56468

WINKELMAN, DONALD E & KRISTEEN
PO BOX 407
BRAINERD, MN 56401

COSTCO WHOLESALE CORPORATION
PROPERTY TAX DEPT 1122
999 LAKE CR
ISSAQUAH, WA 98027-8990

CENTRACARE HEALTH SYSTEM
1406 6TH AVE N
ST CLOUD, MN 56303

BAXTER PS 2016 LLC
2655 CHESHIRE LANE N
PLYMOUTH MN 55447

NGUYEN, KIM
14668 GRAND OAKS DR
BAXTER, MN 56425

2024 Mill & Overlay

Knollwood/Timberlane/Kingwood/
Art Ward/Laverne/Kenwood/Donald/
Edmonton/Excelsior/Cherrywood

KRUPKE, JASON L & KALEE R
13357 KNOLLWOOD DR
BAXTER MN 56425

PICKAR, PATRICK L & ANGELA
6118 KNOLLWOOD CT
BAXTER, MN 56425

GUNDLACH, AMY & VINCENT
6092 KNOLLWOOD COURT
BAXTER MN 56425

ROTH, PAUL H & DIANE C
6078 KNOLLWOOD CT
BAXTER MN 56425

WILLIAMSON, ALANNA L
6048 KNOLLWOOD CT
BAXTER, MN 56425

DAVIDSON, JAMA M
6038 KNOLLWOOD CT
BAXTER, MN 56425

KELLERMAN, JODIE L
6037 KNOLLWOOD CT
BAXTER MN 56425

SIECKERT, BETTY JANE TRUST
6083 KNOLLWOOD CT
BAXTER MN 56425

HIGDEM, DANIEL M & VICKI R
6129 KNOLLWOOD CT
BAXTER MN 56425

TATGE, CHELSIE & VANMOER, TODD
13109 KINGWOOD DR
BAXTER MN 56425

KINATE, CHAD
13081 KINGWOOD DR
BAXTER, MN 56425

BREKKEN, ROBERT A JR & MICHELLE S
13071 KINGWOOD DR
BAXTER, MN 56425

DEBRA E VITALE REV TRUST 11-24-01
PO BOX 666
BRAINERD MN 56401

MADSEN, CHRISTIAN J & AMY M
13019 PARKWOOD DR
BAXTER, MN 56425

RAMEY, JEFFREY S & CHRISTINA
13013 PARKWOOD DR
BAXTER, MN 56425

BRECHT, BLAINE A & GAIL M
13001 PARKWOOD DR
BAXTER, MN 56425

DYRDAHL, MELISSA SUEANN
12981 PARKWOOD DR
BAXTER MN 56425

ANDERSON, HANS E & ERIN J
12931 MOUNTAIN ASH DR
BAXTER, MN 56425

VERRIPS, JESSE & CASSANDRA
13098 KINGWOOD DR
BAXTER MN 56425

PETERSON, BRENT J & ARIEL N
13062 KINGWOOD DR
BAXTER MN 56425

DOUCETTE, DANIEL J & KRISTIN LOIS
13040 KINGWOOD DR
BAXTER MN 56425

RONNEVIK, LARS M & MOLLY A
13028 KINGWOOD DR
BAXTER MN 56425

WALN, TRACY M
13010 KINGWOOD DR
BAXTER MN 56425

TOOLE, KENNETH R & NICOLE F
12976 KINGWOOD DR
BAXTER MN 56425

STANGE, CODY & JENNIFER
6024 INTERLACKEN RD
BAXTER MN 56425

HANSON, CHARLES K & KAREN
6040 INTERLACKEN RD
BAXTER, MN 56425

DRAGLAND PROPERTIES LLC
12988 KNOLLWOOD DR
BAXTER MN 56425

CHASE, RONALD R
12941 KNOLLWOOD DR
BAXTER, MN 56425

NASH FAMILY REV LIVING TRUST
6021 INTERLACKEN RD
BAXTER MN 56425

MARTINSON, BRIAN & JODY TRUST
44857 NITCHE LAKE RD
PERHAM MN 56573

OLSON, MARTIN
12916 KINGWOOD DR
BAXTER MN 56425

VELDMAN, DENNIS L & DIANE L
12896 KINGWOOD DR
BAXTER MN 56425

BOCK, SUSAN ELAINE & KRISTINE A
12882 KINGWOOD DR
BAXTER, MN 56425

HAHN, TRAVIS L & AMBER R
12858 KINGWOOD DR
BAXTER MN 56425

TSCHIDA, TIMOTHY J & DANA J
12804 KINGWOOD DR
BAXTER, MN 56425

SCHMIDT, MARTYN S & VANA
12963 KINGWOOD DR
BAXTER, MN 56425

TROUT, DANIEL T & MARY M
12935 KINGWOOD DR
BAXTER MN 56425

BOILEAU, MONICA A
12905 KINGWOOD DR
BAXTER, MN 56425

UNGER, JOHN T & RUTH
12885 KINGWOOD DR
BAXTER MN 56425

ANDERSON, PAULINE A
12863 KINGWOOD DR
BAXTER MN 56425

MELLO, JESSICA J REV TRUST
13895 CHERRYWOOD DR
BAXTER MN 56425

RUGLOSKI, BRUCE G & KAREN
12811 KINGWOOD DR
BAXTER, MN 56425

WAGNER, JOYCE A & CRAIG V
12791 KINGWOOD DR
BAXTER MN 56425

SWETLAND, STANLEY & KAREN ALY
5970 JEPSON RD
BAXTER MN 56425

BELIVEAU, BRIAN M & KRISTA L
5952 JEPSON RD
BAXTER MN 56425

WHATLEY, JEFF & MELISSA
5924 JEPSON RD
BAXTER MN 56425

SCHMECK, DALE A & BARBARA H
5906 JEPSON RD
BAXTER, MN 56425

SCHWARZKOPF, CAROL J REV TRUST
5901 JEPSON RD
BAXTER MN 56425

BAUTCH, TIMOTHY JOSEPH
5909 JEPSON RD
BAXTER MN 56425

SCHULTZ, DOUGLAS W & TAMMY BUTTZ
5923 JEPSON RD
BAXTER, MN 56425

HOLDERNESS, WILLIAM P & MARI A
5947 JEPSON RD
BAXTER, MN 56425

HOULE, BENJAMIN C & KASSANDRA
5977 JEPSON RD
BAXTER, MN 56425

STERLING, MARGARET L
13404 TIMBERLANE DR
BAXTER, MN 56425

LUND FAMILY REVOCABLE LIVING TRUST
13378 TIMBERLANE DR
BAXTER MN 56425

LIESE, MATTHEW & ALECIA
13364 TIMBERLANE DR
BAXTER MN 56425

REPULSKE, MICHAEL S
13354 TIMBERLANE DR
BAXTER, MN 56425

STERN, RAYMOND R & PEGGY L
13340 TIMBERLANE DR
BAXTER, MN 56425

LEPAGE, DAVID
13322 TIMBERLANE DR
BAXTER MN 56425

SCHNEIDER, MICHAEL & JENNIFER
13318 TIMBERLANE DR
BAXTER MN 56425

NOELDNER, HALEY MARIE &
13310 TIMBERLANE DR
BAXTER MN 56425

O'CONNOR, KYLE A
13298 TIMBERLANE DR
BAXTER MN 56425

STANGE, DOUGLAS W & PAMELA A
13294 TIMBERLANE DR
BAXTER, MN 56425

HARTING, CHAD M & JODY L
11771 SHADOW TRAILS DR SW
BRAINERD MN 56401

PATRICK, KARA C REVOCABLE TRUST
13230 TIMBERLANE DR
BAXTER MN 56425

ADAMS, BRADLEY L & KIMBERLY K
13220 TIMBERLANE DR
BAXTER, MN 56425

PARSONS, PHILIP S & MARY S
13204 TIMBERLANE DR
BAXTER, MN 56425

RITCHIE, MARK A &
MARIANNE VANVICKLE
13200 TIMBERLANE DR
BAXTER MN 56425

BJORKLUND, CHRISTOPHER C &
MICHELLE
13184 TIMBERLANE DR
BAXTER MN 56425

DANIELSON, LAYNE & HELENE
13172 TIMBERLANE DR
BAXTER, MN 56425

HAAS, LUKE & ALEXANDRA
13152 TIMBERLANE DR
BAXTER MN 56425

REED, JOSEPH & SHAWNA
13128 TIMBERLANE DR
BAXTER MN 56425

EGGEN, ERIK R & DEBORAH J
13116 TIMBERLANE DR
BAXTER MN 56425

NIEMI, GARY A TRUST AGREEMENT &
CHRISTINE A NIEMI TRUST AGREEMENT
13108 TIMBERLANE DR
BAXTER, MN 56425

VAUGHN, MATTHEW P & JENNIFER A
13096 TIMBERLANE DR
BAXTER MN 56425

OGDAHL, ROBERT A & KAREN
13076 TIMBERLANE DR
BAXTER, MN 56425

FOSS, ERIC & KELLI
13064 TIMBERLANE DR
BAXTER MN 56425

MOEN, SCOTT & ADRIANNE
13034 KNOLLWOOD DR
BAXTER MN 56425

SHEETS, CHARLES & JAN FAMILY TRUST
4015 N 78TH ST # 117
SCOTTSDALE AZ 85251

WALLEN, BRUCE D & RUNZEL, PHYLLIS R
13075 TIMBERLANE DR
BAXTER MN 56425

WALKOWIAK, JASON & DARCY
13099 TIMBERLANE DR
BAXTER MN 56425

ELLERBUSCH, CAROL J
13111 TIMBERLANE DR
BAXTER MN 56425

FINCH, LARRY L
13121 TIMBERLANE DR
BAXTER MN 56425

JOHNSON, JEFFREY N & KIMBERLY J
6119 WOODLAND RD
BAXTER, MN 56425

MARTIN, NANCY A & THOMAS J
13238 KNOLLWOOD DR
BAXTER, MN 56425

SOLSETH, ANDREW P & CHLOE M
6144 WOODLAND RD
BAXTER MN 56425

MEYER, BECKY L & DAVID E
13157 TIMBERLANE DR
BAXTER, MN 56425

HALVERSON, JULIE ANN
13173 TIMBER LANE DR
BAXTER MN 56425

WOHLERT, JEFFREY L & DAWN E
13271 PARK ST
BAXTER, MN 56425

OLIVER, ROBERT & KRISTIE
13283 PARK ST
BAXTER MN 56425

NELSON, DONALD & MARCIA (1/2 INT) &
NELSON, MOLLIE (1/2 INT)
13321 PARK ST
BAXTER MN 56425

LARSON, CHRISTOPHER D & NOVA S
13347 PARK ST
BAXTER MN 56425

CINCO D'S INVESTMENTS LLC
7399 GARRISON RD
BAXTER MN 56425

PETERSON, GERALD R & DOROTHY
13361 TIMBERLANE DR
BAXTER, MN 56425

ANDERSON, JASON J &
LOCKWOOD, NATASHA R
13345 TIMBERLANE DR
BAXTER MN 56425

NELSON, DONALD K & MARCIA
13317 TIMBERLANE DR
BAXTER, MN 56425

KOOP, KEVIN & MOLLY HUMPHREY
13251 TIMBERLANE DR
BAXTER MN 56425

LONEY, ERIC A & JESSICA A
13229 TIMBERLANE DR
BAXTER MN 56425

BERG, LAURIE M
13266 PARK ST
BAXTER, MN 56425

BOYD, ROBERT L JR & KAYE M
5714 FAIRVIEW RD N
BAXTER MN 56425

PETERSON, MARK A & JESSICA
5696 FAIRVIEW RD
BAXTER MN 56425

HAAKONSON, JAMES A & KATIE J
13607 MAPLEWOOD DR
BAXTER, MN 56425

OLLILA, HERBERT G & GAYLE S
13554 ART WARD DR
BAXTER MN 56425

FROSETH, BLAIR J
16275 COUNTY RD 102
BRAINERD, MN 56401

MINNEAPOLIS AREA INVESTMENTS LLC
35494 COUNTY ROAD 3
CROSSLAKE MN 56442

DK INVESTMENTS LLC
1107 6TH ST S
BRAINERD, MN 56401

PETERSON, ROBERT R & BRENDA O
13471 HOSTA DR
BAXTER, MN 56425

DETTBARN, BETH R
5749 LAVERNE CIR
BAXTER MN 56425

TERVEER, LORI
5962 FAIRVIEW RD
BAXTER, MN 56425

FERGUSON, JOHN P
13475 KENWOOD DR
BAXTER, MN 56425

BOHNE, CALI M & BRANDON W
13493 KENWOOD DR
BAXTER MN 56425

RADEMACHER, TRISTAN
13521 KENWOOD DR
BAXTER MN 56425

HANSON, JUDY A
13533 KENWOOD DR
BAXTER, MN 56425

PETERSON, JAMES K JR
13563 KENWOOD DR
BAXTER MN 56425

EICKHOF, ERIK J & KENWOOD DRIVE
5245 EWING AVE S
MINNEAPOLIS MN 55410

LONG RONG LLC
15323 EDGEWOOD DR
BAXTER, MN 56425

SCHRADER, JOHN F
13641 KENWOOD DR
BAXTER, MN 56425

THOMPSON, MICHAEL
13655 KENWOOD DR
BAXTER MN 56425

RICHARDS, PAUL L & PAMELA A
13689 KENWOOD DR
BAXTER, MN 56425

RICHARDS, PAUL L & PAMELA A
13689 KENWOOD DR
BAXTER, MN 56425

ALFANO, COLLEEN J & RICHARD L
5973 SANDSTONE RD
BAXTER, MN 56425

STREIFEL, DEE A REVOCABLE TRUST
13753 KENWOOD DR
BAXTER MN 56425

MAYORAL, CARLOS E
P O BOX 133
BRAINERD MN 5640

ROOKA-ROOKA LLC
13015 PERCH LAKE DR
BAXTER MN 56425

VE ESTATES LLC
1240 PRAIRIE AVE
STAPLES MN 56479

HOLLAND, ERICK JA
6056 FOUNTAIN RD
BAXTER MN 56425

MCSTAY, HEATHER
6062 FOUNTAIN RD
BAXTER MN 56425

ORLOWSKI, VIRGINIA E
6066 FOUNTAIN RD
BAXTER MN 56425

HAGEDON, PAMELA A TRUST
6070 FOUNTAIN RD
BAXTER MN 56425

JARVIS, LAUREL
6074 FOUNTAIN RD
BAXTER, MN 56425

OLSON REVOCABLE TRUST DATED 2/2/12
C/O CAROL A OLSON TRUSTEE
6031 FOUNTIAN RD
BAXTER, MN 56425

SCHMIDT, JOHN D TRUST
7725 TANGLEWOOD CT
EDINA MN 55439

KELLEY, PATRICIA J
6061 FOUNTAIN RD
BAXTER MN 56425

GOEDKER, GENE L & KAROL
6073 FOUNTAIN RD
BAXTER, MN 56425

STOFFEL, MARY H
6083 FOUNTAIN RD
BAXTER MN 56425

VE ESTATES LLC
1240 PRAIRIE AVE
STAPLES MN 56479

KLANG, CHARLES R & MARY L
1359 EAST POINTE DR
BRAINERD, MN 56401

VE ESTATES LLC
1240 PRAIRIE AVE
STAPLES MN 56479

KNOLLWOOD NORTH ADDITION
HOMEOWNERS
14320 SHOREVIEW DR
BAXTER, MN 56425

ANDRES, GARY F REVOCABLE TRUST &
CHERYL L ANDRES REVOCABLE TRUST
4475 ST MATHIAS RD
FORT RIPLEY, MN 56449

CAMPBELL, ANDREW J & LAURA J
6079 FAIRFAX RD
BAXTER MN 56425

DAVIS, BRADLEY D REV TRUST AGR
28162 WHARTON DR
BONITA SPRINGS FL 34135

LARSON, BRIAN J & SANDRA M
6045 FAIRFAX RD
BAXTER, MN 56425

ANDERSON, JONATHAN P & HEIDI J
6031 FAIRFAX RD
BAXTER, MN 56425

JOHNSON, RANDON L
3620 FOX LN
PEQUOT LAKES MN 56472

SILVERNAIL, RILEY
13692 KENWOOD DR
BAXTER MN 56425

LAHR, LAWRENCE P & LOIS K
13712 KENWOOD DR
P O BOX 2692
BAXTER, MN 56425

BLOWERS, JODY L
13756 KENWOOD DR
BAXTER, MN 56425

KARSNIA, DOUGLAS J & BRIGITT
6040 FAIRFAX RD
BAXTER, MN 56425

O'GRADY, KENT & CYNTHIA
6064 FAIRFAX RD
BAXTER MN 56425

WILLIAMS, TIMOTHY P & JODI L
13695 KNOLLWOOD DR
BAXTER, MN 56425

MENGHINI, FREDERICK A TRUST
13709 KNOLLWOOD DR
BRAINERD, MN 56401

SCHILLING, DIANE MARY
13727 KNOLLWOOD DR
BAXTER MN 56425

FOX, BRITTANY M & DANIEL J
13743 KNOLLWOOD DR
BAXTER MN 56425

COOPER, TRACI DEE
13773 KNOLLWOOD DR
BAXTER MN 56425

SUER, STEVEN A & MARY K
13789 KNOLLWOOD DR
BAXTER MN 56425

PETERSON, TIMMY
13807 KNOLLWOOD DR
BAXTER MN 56425

THORSON, JEFFREY B & CATHERINE J
13831 KNOLLWOOD DR
BAXTER, MN 56425

HANSEN, KENNETH R &
HANSEN, MYLISSA D
13855 KNOLLWOOD DR
BAXTER MN 56425

TOLLEFSON, BRUCE R & JUDITH A
13867 KNOLLWOOD DR
BAXTER MN 56425

TRAVICA, DAN J & ANITA M
13895 KNOLLWOOD DR
BAXTER, MN 56425

TESKE, JEFFREY J & SUSAN
13925 KNOLLWOOD DR
BAXTER, MN 56425

EYESTONE, PATRICIA A
6061 DONALD ST
BAXTER MN 56425

JACKLITCH, JERRY L & DIANNE M
6051 DONALD ST
BAXTER, MN 56425

BECKER, MARGARET A
6023 DONALD ST
BAXTER, MN 56425

CONKLIN, STEPHANIE A
6015 DONALD ST
BAXTER MN 56425

SHEPARD, RICHARD F & RUTH M
6006 DONALD ST
BAXTER, MN 56425

TONN, JEREMY L & MEGAN J
6034 DONALD ST
BAXTER MN 56425

ROEHRICH, ROBERT
6042 DONALD ST
BAXTER MN 56425

GOODELL, GEORDON
6068 DONALD ST
BAXTER MN 56425

HUNTER, IVY RAE
6078 DONALD ST
BAXTER MN 56425

UNDERWOOD, DAVID & GORDON,
BRITTANY
6112 DONALD ST
BAXTER MN 56425

BLONG, PAIGE & JACOB
6130 DONALD ST
BAXTER MN 56425

NESHEIM, ERIC F & KARLA J
6158 DONALD ST
BAXTER, MN 56425

WARDRIP, STEVEN J & JEAN K
6176 DONALD ST
BAXTER, MN 56425

ZABOROWSKI, JOSHUA & ASHLEY
6202 DONALD ST N
BAXTER MN 56425

UNDERWOOD, DAVID L & DONNA
6205 DONALD ST
BAXTER MN 56425

STOEN, ARRON R & RACHEL L
6185 DONALD ST
BAXTER, MN 56425

SMITH, MICHAEL B
6169 DONALD ST
BAXTER MN 56425

BORDWELL, BRIAN J
6147 DONALD ST
BAXTER MN 56425

STATURE PROPERTIES LLC
PO BOX 1152
BRAINERD MN 56401

NELSON, CURTIS J & KIMBERLY J
6119 DONALD ST
BAXTER, MN 56425

DAVIS, JOHN J & PAULA D
6116 EDMONTON RD
BAXTER, MN 56425

LYSCIO, TODD W & CONNIE M
6138 EDMONTON RD
BAXTER, MN 56425

SHIN, YOUNSOOK G & SEOKYONG HONG
6156 EDMONTON RD
BAXTER MN 56425

WELLS, ROCKWELL J & CATHLEEN M
6180 EDMONTON RD
BAXTER, MN 56425

EKLUND, COLE ANTHONY
KAVANAUGH, KELLY
6190 EDMONTON RD
BAXTER MN 56425

NYBECK, ERIC & BROOKE
6210 EDMONTON RD
BAXTER MN 56425

MORIARTY, JOSEPH DORAN
6232 EDMONTON RD
BAXTER MN 56425

VACINEK, JEREMY S
6241 EDMONTON RD
BAXTER, MN 56425

MORD, ADAM J & CHRISTY K
6215 EDMONTON RD
BAXTER MN 56425

BOSTROM, DAVID B & TAMI L
6195 EDMONTON RD
BAXTER MN 56425

BERTOCH, RAND D & ANN M
6179 EDMONTON RD
BAXTER, MN 56425

OLSON, JEFFREY D & ADRIENNE M
6155 EDMONTON RD
BAXTER MN 56425

MCDERMOTT, MICHAEL & TANYA
6145 EDMONTON RD
BAXTER, MN 56425

OLSEN, CONSTANCE M &
LONGLY, RANDALL WAYNE
13812 KNOLLWOOD DR
BAXTER MN 56425

ERICKSON FAMILY TRUST
12959 W CALEB RD
PEORIA AZ 85383

FREDSTROM, ROBERTA LEE REV TRUST
13768 KNOLLWOOD DR
BAXTER, MN 56425

STEFFEN, BRET & CHERYL
6140 FAIRMONT CT
BAXTER, MN 56425

SCHMIDT, SUSAN M
6144 FAIRMONT CT
BAXTER MN 56425

BRENNY, RANDY & AMANDA
6145 FAIRMONT COURT
BAXTER, MN 56425

BERNANDER, BRIAN P & KRISTA L
6141 FAIRMONT COURT
BAXTER MN 56425

MCKNIGHT, MICHAEL J & LAURA
6117 FAIRMONT CT
BAXTER, MN 56425-8153

LOSCHKO, JAMES P & SARA M
13714 KNOLLWOOD DR
BAXTER, MN 56425

MALCHOW, DAVID V & MICHELLE
13684 KNOLLWOOD DR
BAXTER MN 56425

EBERHART, ANN
6150 FAIRFAX CT
BAXTER MN 56425

JONES, RICHARD C & JESSICA L
6162 FAIRFAX COURT
BAXTER MN 56425

ECKMAN, NATHAN & KARI
6194 FAIRFAX CT
BAXTER MN 56425

REBOLLO, TAMMY M
6216 FAIRFAX CT
BAXTER MN 56425

BOYLES, KEVIN J & KELLY A
6203 FAIRFAX CT
BAXTER MN 56425

FITZGERALD, SCOTT E & RENAE L
6185 FAIRFAX CT
BAXTER MN 56425

PRIBULA, JESSICA A
6153 FAIRFAX CT
BAXTER MN 56425

LORD OF LIFE, LUTHERAN CHURCH
PO BOX 685
BRAINERD MN 56401

MELLO, JESSICA J REV TRUST
13895 CHERRYWOOD DR
BAXTER MN 56425

STRAUCH, THOMAS M & JUNE
13905 CHERRYWOOD DR
BAXTER MN 56425

SEEVERS, STEPHEN J & COLLEEN
13911 CHERRYWOOD DR
BAXTER, MN 56425

GUNDERSON, JUSTIN & NICOLE
13915 CHERRYWOOD DR
BAXTER MN 56425

CLARK, CATHERINE M
13917 CHERRYWOOD DR
BAXTER, MN 56425

NOVITZKI, ANGELA M
13925 CHERRYWOOD DR
BAXTER MN 56425

STOUT, BARRY A JR & KIMBERLY A
13931 CHERRYWOOD DR
BAXTER, MN 56425

JONES, CARRI J
13947 CHERRYWOOD DR
BAXTER MN 56425

EDGE-MICHELN, DENISE & MICHELN,
ASHLEY
13953 CHERRYWOOD DR
BAXTER MN 56425

VRANISH, ROBERT J & JOYCE I
13961 CHERRYWOOD DR
BAXTER MN 56425

HAAPAJOKI, WADE W & JESSICA H
13967 CHERRYWOOD DR
BAXTER MN 56425

BRALAND, PAUL E & PAMELA
13979 CHERRYWOOD DR
BAXTER, MN 56425

EVERSON, WILLIAM G & EDNA E
13987 CHERRYWOOD DR
BAXTER, MN 56425

PEARSON, DIANNE K REVOCABLE TRUST
14051 CHERRYWOOD DR
BAXTER MN 56425

SMITH, JEREMY
6328 EXCELSIOR RD
BAXTER, MN 56425

DIETRICH, NICOLE L
6352 EXCELSIOR RD
BAXTER MN 56425

HORBAL, KLEIGHTON & EMILY
6380 EXCELSIOR RD
BAXTER MN 56425

GAVIN, TERRY
6412 EXCELSIOR RD
BAXTER MN 56425

HOLTHAUS, JOSEPH A & YVONNE
6426 DAHLIN RD
BAXTER MN 56425

KLINE, TYLER A & EMMA L
14017 INGLEWOOD DR
BAXTER MN 56425

MCGAFFEY, DAVID & JODI
13973 INGLEWOOD DR
BAXTER MN 56425

AUGUSTINACK, PAUL T
13802 CHERRYWOOD DR
BAXTER MN 56425

TUMA, ROBERT A
12502 EATON AVE
NORTHFIELD MN 55057

HESCH, KELLY P
PO BOX 377
NISSWA MN 56468

PITTMAN, SHAWN & JODI
6423 EXCELSIOR RD
BAXTER MN 56425

ERICKSON, CHANTELL M
13834 CHERRYWOOD DR
BAXTER MN 56425

CINCO D'S INVESTMENTS LLC
12176 CAMWOOD TRL
BAXTER MN 56425

NEIFERT, COURTNEY K & PETER E
13986 CHERRYWOOD DR
BAXTER, MN 56425

LANGE, DAVID A & JOSEPHINE
13838 CHERRYWOOD DR
BAXTER, MN 56425

NEIFERT, PETER E & COURTNEY K
13986 CHERRYWOOD DR
BAXTER, MN 56425

GIBSON, SHEILA J
8006 HAWTHORNE TRL NW
WALKER MN 56484

BURKE, BRUCE & PAULETTE
13970 CHERRYWOOD DR
BAXTER MN 56425

KRUEGER, MILES P & JOY A
13956 CHERRYWOOD DR
BAXTER MN 56425

RICHEY, WENDY A
13852 CHERRYWOOD DR
BAXTER, MN 56425

CHANDLER, SUSAN T
13858 CHERRYWOOD DR
BAXTER, MN 56425

OLSON, MICHAEL DAVID & LAURIE ANN
13870 CHERRYWOOD DR
BAXTER MN 56425

BUFFETTA, NICHOLAS F & GABRIELLE
13892 CHERRYWOOD DR
BAXTER MN 56425

BABIC, PANE
13910 CHERRYWOOD DR
BAXTER MN 56425

KING, ANTHONY M & JEANNE R
13930 CHERRYWOOD DR
BAXTER MN 56425

BURKE, BRIAN & MOLLY
13940 CHERRYWOOD DR
BAXTER MN 56425

BRODMARKLE, JILL L
13950 CHERRYWOOD DR
BAXTER, MN 56425

MADSEN, LEO E & PATRICIA K
13875 CHERRYWOOD DR
BAXTER MN 56425

HANSEN, NANCY A
13863 CHERRYWOOD DR
BAXTER, MN 56425

FRANKLIN, REED D & NICOLE MARIE
13849 CHERRYWOOD DR
BAXTER MN 56425

BEAN, RICK A & DIANA L
13831 CHERRYWOOD DR
BAXTER, MN 56425

CHRIST EVANGELICAL LUTHERAN
CHURCH
13815 CHERRYWOOD DR
BAXTER, MN 56425-7973

CPTPNGUIN II LLC
ATTN: JAMES L COOPER
7809 BAYSHORE DR
MARGATE NJ 08402-1803

JMJ REAL ESTATE LLC
13442 ELMWOOD DR
BAXTER MN 56425

GOERS, WILLIAM J & VICKY
233 8TH AVE SE
OSSEO MN 55369

GLORY ROAD ASSOCIATES LLC
5101 VERNON AVE S SUITE 400
EDINA, MN 55436

HAMILTON, JEANNINE REV TRST 4/17/08
6986 GLORY RD
BAXTER, MN 56425

FREDERICKSON, SCOTT D
6984 GLORY RD
BAXTER MN 56425

RANDALL FAMILY JOINT REV TRUST
6974 GLORY RD
BAXTER MN 56425

RUDNITSKI, DANIEL C & LINDA K
6972 GLORY RD
BAXTER, MN 56425

HODGE, DALEN D & LORI A
6940 GLORY RD
BAXTER MN 56425

NELSON, MICHAEL D REV TRUST
6930 GLORY RD
BAXTER MN 56425

JONES, DAWN S
3552 TROPICAIRE BLVD
NORTHPORT, FL 34286

CROUSE, CALVIN E & SHANA
6903 GLORY RD
BAXTER MN 56425

JONES, THOMAS E & DAWN S
3552 TROPICAIRE BLVD
NORTH PORT, FL 34286

Edgewood Drive/Whispering Woods

BRADFORD NORTHWOODS
DEVELOPMENT LLC
215 1/2 MAIN ST
CEDAR FALLS, IA 50613

MENARD INC
5101 MENARD DR
EAU CLAIRE WI 54703

MENARD INC
CORPORATE ACCOUNTING
4777 MENARD DR
EAU CLAIRE, WI 54703

LIEDCOM PROPERTIES, LLC
15222 DELLWOOD DR
BAXTER MN 56425

APPLEBEE'S RESTAURANTS LLC
ATTN: TAX DEPARTMENT
450 N BRAND BLVD
GLENDALE, CA 91203

ROBERT JOHN DOUG LLC
C/O JOHN THELEN
4376 MISSION RD
NISSWA, MN 56468

BRAK 1 LLC
C/O JOHN THELEN
4376 MISSION RD
NISSWA, MN 56468

ENDEAVOR PROPERTY GROUP LLC
15244 STATE HWY 371 N
BAXTER MN 56425

COCINA MEXICANA LLC
PO BOX 577
WAITE PARK, MN 56387

TNT REAL ESTATE LLLP
2100 S BROADWAY
PO BOX 698
MINOT, ND 58702

L2K LLC
3413 GRANITE WAY S
SAINT CLOUD MN 56301

JOHNSON, RANDY S & ELIZABETH
7315 UPPER ROY LAKE RD
NISSWA, MN 56468

LONG RONG LLC
12776 PARKWOOD DR
BAXTER, MN 56425

15521 EDGEWOOD DRIVE LLC
2709 LILAC CT
ST CLOUD MN 56301

BAXTER MULTIFAMILY LLC
1819 GOODWIN ST
JACKSONVILLE FL 32204