



City of
BRAHAM

"Building A Better Tomorrow"

201 Broadway Avenue South
PO Box 521
Braham, MN 55006
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Planning Commission Meeting
November 25, 2024 at 4:00pm
Braham City Hall Council Chambers

AGENDA

1. Call to Order and Pledge Allegiance
2. Roll Call/ Introductions
3. Approve Planning Commission Minutes from September 23, 2024
4. Appointment of Planning Commission Chair by election of Commissioners
5. Discussion and possible approval of Comprehensive Plan.
6. Discussion on Lead, Copper and service line issues.
7. Discussion and Commission recommendation to council on the creation of an ordinance requiring presale utility inspections (Water and Sewer Lines)
8. Discussion and Commission recommendation to council on the creation of an ordinance requiring residential rental property licensing.
9. Adjournment



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Planning Commission Minutes
September 23rd, 2024 at 5:00pm
Braham City Hall Council Chambers

1. Call to Order and Pledge Allegiance

The Meeting was called to order by Commissioner LaQuier at 5:05pm.

2. Roll Call/ Introductions

Present was Commissioners Fike, LaQuier, and Hill. Councilmember Kunshier, and City Administrator Stahl.

3. Approve Planning Commission Minutes from April 22, 2024

A motion was made by Commissioner Fike and seconded by LaQuier to approve the Minutes, the motion was carried unanimously.

4. Discuss Variance proposal for PID NO 14.056.0700

City Administrator Stahl described the Variance proposal to the commission. There was a discussion with impacted community members who wanted more information on the orientation of the property. Those questions were answered and there were no public objections to the variance request. A motion was made by Commissioner LaQuier and seconded by Commissioner Hill and approved unanimously.

5. Discussion on Comprehensive Plan update.

City Administrator Stahl provided the commission a copy of the Comprehensive draft as provided by WSB. There was a brief description of the comprehensive plan and no actions were taken.

6. Adjournment

Prior to adjournment Administrator Stahl requested if any commissioners wanted to put their name in to chair the Commission. Commissioner LaQuier stated that she would like to be considered for the position. A motion was made by Commissioner Hill and seconded by Commissioner LaQuier and approved unanimously to adjourn the meeting at 5:33pm.

Chapter 1 - Introduction

Community Background

The City of Braham is centrally located within the State being an hour from the Twin Cities Metropolitan Area, an hour and half from Duluth and 40 minutes from St. Cloud. The community is located on Highway 107.

The City is located within two counties, predominately Isanti County with a small portion in the north within Kanabec County. The community is approximately 1.61 square miles and is almost fully developed.

The City of Braham, which was first settled in 1899, contains over 125 years of history that has made it what it is today.

In 1990, Braham was declared by Governor Rudy Perpich the "Homemade Pie Capital of Minnesota". Carrying this title provides a glimpse of the tranquility that can be felt by the small-town, while its location allows the benefits and accessibility of major cities.

Historical Beginnings

Braham, as part of East Central Minnesota, was first explored by Daniel Stanchfield, in the timber business, in 1847. Later on, the township would be named after him. Prior to European settlement, the area was occupied by Dakota (Sioux), Isanti and the Chippewa people. Originally, the site of the city was considered a railway village for the Great Northern railway company (previously known as St. Paul and Pacific railroad and currently is known as the Burlington Northern and Santa Fe Railway) starting in 1891. It was later officially founded by railway officers who settled there, along the Lower Stanchfield Branch, and named the village Braham. The expansion of the city was tied to the fortunes of the railway as it allowed transportation and created a trading hub which spurred its initial growth in the late 1800s and 1900's.

Migration to the area at the time was primarily Swedish, Norwegian, and German. The community began to grow with additional migrants that supported the new Swedish Methodist Episcopal Church and Braham's first school; both were built in the early days of the city. During those times, the railroad traffic and patronage of surrounding bigger settlements such as Cambridge, Mora, Pine City, and Rush City helped the village grow. Many pioneers of the area worked as farmers or within the railway station. The settlers

Sources:

Isanti County Historical Society
Minnesota Department of Highways
Minnesota Historical Society
U.S. Census Bureau

eventually started to include immigrants that were of Czech, English, Finnish, French, and Italian descent. By 1910, the first records show the population had reached 460 residents.

Contemporary History

Electricity was introduced to Braham in 1913 and eventually the PICK Electric Coop began in 1935 which later became East Central Electric in 1945. Highway 107 and Highway 65 were both authorized in 1934, eventually Highway 65 was paved in 1953, and Highway 107 was paved in 1960. The current Highway 65 was an extension of the old US 65. Interstate 35 was networked in 1956 and was constructed in 1960 and replaced the old US 61 and US 65. The mix of electricity and additional roads caused an expansion in Braham that can be seen through maps of the city, which illustrates development being created on both sides of the railway and Hwy 107.

Access to good transportation caused the population to grow in the early half of the 20th century similar to other areas in the state the surrounding area. Transportation improvements created easier connections to major cities such as Duluth and the Twin Cities Metropolitan Area. As a result, this started a tradition in Braham, during the first half of the century Minnesotans would take the “shortcut” to Duluth through Braham. While stopping by, many visited Park Café that made the Braham pie famous. It was so well known that in 1990, Governor Rudy Perpich declared Braham as the Pie Capital of Minnesota and started the tradition of Pie Day.

This added mode of transportation offered local Braham residents a way of staying in the community and having access to work in nearby towns and cities. Through the century, the population grew steadily, reaching 1,000 residents by 1980. Although it hasn't grown as rapidly as the surrounding communities, it has kept a steady rise in population.

After a century of being originally founded, between 2000 and 2010 the city population grew by 40%. Due to increases in the development of housing, the Braham population rose, going from 1,276 to 1,793. Since then, the population has experienced steady growth where it is estimated that the current community population is 1,813.

What is a Comprehensive Plan?

The City of Braham has grown at a reasonable rate and wants to continue steady expansion into the future. A desire to explore expansion and determine appropriate development opportunities requires guidance and long-term planning, thus prompting a need for a Comprehensive Plan. This plan offers an opportunity to reflect on its past, survey the

Sources:
Isanti County Historical Society
Minnesota Department of Highways
Minnesota Historical Society
U.S. Census Bureau

current community and prepare for the future of the city. Assessing both the short and long-term needs and possibilities for the community is an important part of the Comprehensive Plan focus. This document is intended to act as a guide for future planning and growth and potential implementation strategies for the city.

What makes a comprehensive plan important is that cities grow over time and as they age, factors and goals change within the community. Needs and preferences evolve with time, making it essential for a community to modernize and keep up with the ongoing change. This Comprehensive Plan reflects issues raised by the community and decision-makers. The focus of the Plan on economic development, housing, parks and open space, and transportation can be reviewed and updated in the future.

Draft

Chapter 2 – Braham Demographics

The demographics of a community gives a picture of the direction that a community is heading in population growth, economic health, population dynamics and the potential need for future services. They can also be used to help identify the challenges, risks, and opportunities that a city may face in the future and as compared to similar communities. The study area for the Braham Comprehensive Land Use Plan include the communities of Cambridge, Isanti, Mora, and Rush City and both Kanabec and Isanti Counties. These are uses for comparative purposes due to proximity and similar economic attributes.

While the changes in population in the community are one of the most common data points, the future of the community is also dependent on the additional information that helps to diagnose the strengths and issues facing a community. An analysis of the characteristics of the population of Braham is the first step in the preparation of the foundation for the goals and strategies for implementation of the Comprehensive Plan.

The projections and current demographics should be viewed as a snapshot in time that will be affected, both positively and negatively by outside forces and the decisions that are made by the community during and after the comprehensive planning process. This information will also help the community determine the direction of its future and allow the community to compare itself to other communities that it may want to emulate.

These general data points include the Median Age, Number of Households, Household Median Income and Household Size.

Table 1 - Braham Demographics

	2020	2023	2028	2023-2028 Change	Percent Change
Population	1,769	1,813	1,826	13	0.7%
Median Age	34.4	34.3	33.0	(1.3)	(0.4%)
Households	739	760	772	12	1.5%
Median Income	\$46,786	\$47,545	\$51,630	\$4,085	8.5%
Average Household Size	2.39	2.38	2.36	(0.02)	(0.8%)

Source: Ersi Business Analysis

The future population of a community provides direction for the creation and delivery of both new and existing services and the need for future infrastructure improvements. While there are many factors affecting population growth that are outside of the control of the community like city location and regional and national economic forces, there are areas that the community can affect like the availability of developable land, community perception, and city services.

The population of the City of Braham and study area are shown in Table 2 with the projected population for 2028. The City of Braham is currently projected to have an increase in population of 13 residents (.7%) over the next five years. This population growth rate is significantly less than Isanti County, where most of Braham’s residential population is located. Braham is located on the northern edge of Isanti County and is furthest from the Minneapolis/St Paul MSA.

The communities in the study area that have a closer proximity to the Minneapolis/St Paul MSA have a greater growth rate which is expected due to location and employment opportunities in the MSA. This locational bias is also shown by both Kanabec County and Mora seeing a decline in their respective populations. Overall, the state will continue to see an increase in the residents, however, the rate of growth will slow.

Table 2 - Population Trends

Population	2010	2020	2023	2028	Change (#)	Change (%)
Braham	1,793	1,769	1,813	1,826	13	0.7%
Cambridge	8,528	9,611	10,053	11,250	1,197	12.9%
Isanti	5,547	6,804	7,372	8,000	628	8.5%
Mora	3,529	3,665	3,660	3,647	(13)	(0.3%)
Rush City	3,120	3,228	3,273	3,291	18	0.5%
Isanti County	37,816	41,135	42,674	44,684	2,010	4.7%
Kanabec County	16,239	16,032	16,031	15,923	(108)	(0.6%)
Minnesota	5,303,925	5,706,494	5,798,827	5,898,938	110,111	1.7%

Source: Ersi Business Analysis

When reviewing the Land Use Plan, it is also clear that the lack of available land for development impacts the growth in the community. Without the expansion of available land, an increase in households and population will become more difficult, leading to potential stagnation and decline. As residents age in place, household sizes decrease. This phenomenon coupled with lower family sizes in general as seen in the last decade, will result in a population decrease even if household numbers remain stable. Ultimately, these changes may impact the vitality and sustainability of the community in the future.

While the overall population of Braham is projected to increase over the next five years, it is also important to understand how the population is broken down by the age of residents. Age distribution for the city can shed light on the future needs for a variety of services across the

community including the school district size, need for senior housing, childcare, and type of recreational facilities and services.

The current population age buckets also allows the city to plan more effectively for future community needs because residents move through the age brackets on a consistent basis. The loss of residents moving away from the community, or the attraction of additional residents can modify the projections, although it is not anticipated that there will be a significant change in the overall trends. The one caveat would be if the city increases development, which is part of the Land Use discussion in Chapter 3.

Table 3 shows how Braham’s population breaks down into the various age brackets compared to both Isanti and Kanabec Counties and the State of Minnesota. The last column compares the city to Minnesota’s age breakdown.

Table 3 - Population Distribution by Age

Age Group	Braham		Isanti County		Kanabec County		Minnesota	Difference: Compared to MN
	Number	Percent	Number	Percent	Number	Percent	Percent	
Under 5	96	5.7%	2,360	5.7%	840	5.2%	6.0%	(0.3%)
5 - 9	127	7.6%	2,570	6.2%	996	6.2%	6.4%	1.2%
10 - 14	187	11.1%	3,038	7.4%	961	6.0%	6.6%	4.5%
15 - 19	124	7.4%	2,444	5.9%	1,012	6.3%	6.6%	0.8%
20 - 24	62	3.7%	2,120	5.1%	822	5.1%	6.4%	(2.7%)
25 - 29	148	8.8%	2,509	6.1%	736	4.6%	6.5%	2.3%
30 - 34	81	4.8%	2,846	6.9%	805	5.0%	6.7%	(1.9%)
35 - 39	164	9.8%	2,605	6.3%	1,005	6.2%	6.9%	2.9%
40 - 44	73	4.3%	2,645	6.4%	919	5.7%	6.3%	(2.0%)
45-49	82	4.9%	2,409	5.8%	997	6.2%	5.7%	(0.8%)
50 - 54	132	7.9%	2,765	6.7%	1,064	6.6%	6.1%	1.8%
55 - 59	117	7.0%	3,262	7.9%	1,169	7.2%	6.7%	0.3%
60 - 64	72	4.3%	2,815	6.8%	1,384	8.6%	6.6%	(2.3%)
65 - 69	68	4.0%	2,276	5.5%	1,159	7.2%	5.5%	(1.5%)
70 - 74	75	4.5%	1,856	4.5%	873	5.4%	4.2%	0.3%
75 +	72	4.3%	2,737	6.6%	1,403	8.7%	6.8%	(2.5%)

Source: United States Census Bureau – 2022 ACS 5-Year Estimates Subject Tables

Braham is seeing growth in the number of residents in the younger age brackets compared to the state’s age breakdowns. Comparing Braham to the state, the population age group 25-29 and 35-39 is higher than the state and both Isanti and Kanabec County, respectively. The reason could be access to employment while wanting to live in a smaller, tight-knit community. The community percentage of population in the older age brackets (55+) is lower than the state. This could be a result of the lack of senior housing opportunities in the community that may result in relocation to other communities.

This growth in younger residents is also supported by Braham’s lower current median age of 34.3 compared to Minnesota’s 38.2. The median is projected to decrease to 33 by 2028 compared to the statewide trend of the median age increasing to 40 over that period. The lower median age can be interpreted that younger families comprise more of the community.

The population numbers can be further broken down by the gender associated with each age group. Currently, the gender make-up of Minnesota is Male – 50.12% and Female at 49.82%. The City of Braham current break-down is 47.1% Male and 52.9% Female and indicates a greater number of female residents across all the age groups.

The project gender breakdown in 2028 is 46.4% male and 53.6% female with the female population accounting for an additional 0.7% of that population. In the 40-44, 45-49 and 55-59 age groups are the only ones where the males are more than 50% of the population. Table 4 shows the breakdown of the age groups and gender for the current and projected population.

Table 4 - Population By Gender and Age

Age (years)	2023 Male	%	2023 Female	%	2028 Male	%	2028 Female	%
Total	854	47.1%	959	52.9%	848	46.4%	978	53.6%
Under 4	75	46.6%	86	53.4%	75	44.4%	94	55.6%
5 to 9	75	46.9%	85	53.1%	71	45.2%	86	54.8%
10 to 14	65	46.4%	75	53.6%	65	43.9%	83	56.1%
15 to 19	57	46.0%	67	54.0%	61	45.9%	72	54.1%
20 to 24	49	45.8%	58	54.2%	57	46.3%	66	53.7%
25 to 29	58	47.9%	63	52.1%	60	50.8%	58	49.2%
30 to 34	45	41.3%	64	58.7%	58	52.7%	52	47.3%
35 to 39	80	48.5%	85	51.5%	43	40.6%	63	59.4%
40 to 44	60	50.4%	59	49.6%	70	46.4%	81	53.6%
45 to 49	51	57.3%	38	42.7%	59	47.2%	66	52.8%
50 to 54	33	39.8%	50	60.2%	50	58.1%	36	41.9%
55 to 59	55	56.1%	43	43.9%	29	38.7%	46	61.3%

60 to 64	45	45.0%	55	55.0%	42	50.6%	41	49.4%
65 to 69	32	49.2%	33	50.8%	37	46.8%	42	53.2%
70 to 74	26	50.0%	26	50.0%	28	49.1%	29	50.9%
75 to 79	26	48.1%	28	51.9%	18	46.2%	21	53.8%
80 to 85	11	32.4%	23	67.6%	16	44.4%	20	55.6%
85 +	11	34.4%	21	65.6%	9	29.0%	22	71.0%

Source: Esri Business Analysis

The continued development of the community will result in the changing of the racial composition of the city. Currently, the city is predominantly populated by those (over 88%) that identify as white. The community is projected in 2028 to be comprised of 87% as identifying as only white. These numbers are similar to the rest of the area that will continue to be predominantly white.

Table 5 - Population By Race

Race	Braham		Isanti County		Kanabec County	
	2023	2028	2023	2028	2023	2028
Total	1,866	1,885	43,674	45,845	16,285	16,201
White Alone	1,645	1,644	39,151	40,695	15,040	14,806
Black or African American alone	13	13	329	352	75	86
American Indian and Alaska Native alone	6	7	227	247	132	141
Asian alone	7	9	537	627	89	98
Native Hawaiian and Other Pacific Islander alone	6	8	16	21	0	0
Some other race alone	9	9	375	427	42	44
Two or more races	127	136	2,039	2,315	653	748
Hispanic	53	59	1,000	1,161	254	278

Source: 2023 ACS Esri Business Analysis

This racial make-up gives the city a diversity rating of 21.9 compared to the state of Minnesota's rating of 47.4. The diversity rating is based on a maximum of 100 which would mean complete diversity. A rating of 21.9 indicates that there would be a 21.9% chance that 2 randomly selected people are of different races.

While the make-up of the population is important for the growth of a community, the financial well-being of the community is also important for its long-term growth and success. One of the measures is the household median income of the community and how that compares to the data from the surrounding area.

The younger population and the greater percentage of female population may also account for Braham’s lower median income, per capita income and average household income compared to the state and surrounding counties. Braham currently has a median household income of \$47,545 compared to the state median household income of \$80,483 and trails both Isanti and Kanabec Counties. Based upon the current projections, the city will continue to trail and fall further behind the state and counties by 2028 in income levels.

Table 6 – Study Area Income Comparison

	Median Household Income		Average Household Income		Per Capita Income	
	2023	2028	2023	2028	2023	2028
Braham	\$47,545	\$51,630	\$65,287	\$73,204	\$27,370	\$30,951
Isanti County	\$79,194	\$86,633	\$101,229	\$114,663	\$38,695	\$44,285
Kanabec County	\$67,412	\$77,574	\$85,533	\$96,307	\$35,052	\$39,792
Minnesota	\$80,483	\$90,958	\$112,379	\$127,701	\$44,611	\$50,930

Source: Esri Business Analysis

In addition to the income comparisons, another valuable comparison for the city is the Household Net Worth. This can allow for a comparison of both the wealth in the community and the ability to see any disparities that may exist in the city. It can also shed light on the affordability of housing in the community and how that may be affecting the residents.

Table 7 – 2023 Braham Household Net Worth

Household Net Worth	Number	Percent
Total Households	760	100.0%
<\$15,000	268	35.3%
\$15,000 - \$34,999	59	7.8%
\$35,000 - \$49,999	29	3.8%
\$50,000 - \$74,999	53	7.0%
\$75,000 - \$99,999	51	6.7%
\$100,000 - \$149,999	56	7.4%
\$150,000 - \$249,999	116	15.3%
\$250,000 - \$499,999	83	10.9%
\$500,000 - \$999,999	30	3.9%
\$1,000,000 - \$1,499,999	8	1.1%
\$1,500,000 - \$1,999,999	3	0.4%
\$2,000,000 +	4	0.5%

Source: Esri Business Analysis

In looking at the breakdown of the City of Braham, there is a significant number of households (35.3%) with a net worth of under \$15,000 indicating that those household may have financial distress. This compares to the state-wide number of 17.2% of households with a net worth's below \$15,000.

Another indicator of the health of the households in a community is the median net worth compared to the average net worth which can indicate if there is a disparity between the households in the community. In Braham the median household net worth is \$59,656 with an average of \$210,166. The difference between the average and the median net worth of \$150,510 indicates that wealth in the community is concentrated which would be expected based on the lower median age in the community.

In reviewing Brahm versus the State and Counties, the average household net worth in Braham is less than the median net worth for Minnesota, reinforcing the conclusion that there are limited financial resources in the community.

Table 8 – Household Net Worth Comparison

	Median Household Net Worth	Average Household Net Worth	Wealth Index
Braham	\$59,656	\$210,166	41
Isanti County	\$219,410	\$843,336	91
Kanabec County	\$215,418	\$591,713	71
Minnesota	\$219,791	\$1,106,735	110

Source: Esri Business Analysis

The above information results in Braham having a Wealth Index of 41 which is significantly lower than the counties and only 37% of Minnesota's ranking of 110. The Wealth Index is based upon several factors including income, and home value, with a value of 100 being considered average or balanced.

One of the significant pieces in the creation of a household's net worth is the home that they occupy and own. In Braham, the median home value is \$158,559 in 2023 and is projected to increase to 63.9% by 2028 to a value of \$259,836. This increase in home value (household assets) will improve Braham's wealth index and move it closer to Minnesota's. Over the same period, the state is projected to see an increase of 13.1% for median home values.

Currently the median value of a home in Minnesota is \$325,848 and is projected to increase to \$368,626 in 2028. The higher median home values should allow Braham to have a lower cost of living and be more attractive to people looking for a place to live and raise their families. The location of Braham, near major cities, allows for a balance of small town living while having access to employment and other amenities. The lower cost of housing could also help alleviate the stress created for families based upon the lower median income for the city. As noted in the economic development section, other issues such as property taxes may affect overall housing affordability.

Home ownership can be a significant contributor to the net worth of households in a community. The City of Braham currently has 64.8% of the homes in the community as owner occupied. This number is projected to decrease very slightly by 2028 to 64.6% or a net loss of 2 owner occupied

homes. Braham currently has 21 homes that are vacant; these could be for sale, under construction or available for rent. These projections are based upon the existing conditions and do not reflect changes that the city may make in response to the comprehensive planning exercise. Attracting new housing positively changes the current projections in population, households and its anticipated community wealth.

Table 9 - Housing Units by Occupancy Status

Occupancy Status	Census 2020		Census 2023		Predicted 2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	768	100.0%	781	100.0%	786	100.0%
Occupied	739	96.2%	760	97.3%	772	98.2%
Owner	498	64.8%	506	64.8%	508	64.6%
Renter	241	31.4%	254	32.5%	264	33.6%
Vacant	29	3.8%	21	2.7%	14	1.8%

Source: Esri Business Analysis

Braham is currently projected to have an increase of 5 homes over the next five years. This projected growth is based on the current conditions, including availability of lots and would not take into consideration any changes the city may undertake after the completion of the plan.

While housing in Braham is affordable compared to the other communities in the study area based upon the median home price, the community also needs to be affordable based upon the cost of home ownership. One of these costs is the property taxes associated with the community. The equation for the development of the property tax level is based on two main parts: spending and revenue generation. Braham has made significant strides in controlling the city budget and spending, they also need to develop a plan for creating a greater balance of differing land uses in the community. Increasing non-residential growth would be attractive for the community for many, some financial, reasons.

In 2022, Braham had over 74% of the property tax base as residential, with 16.53% being commercial industrial property. The remainder would be labeled as other, which can include public lands owned by the City and School District. Because the property tax formula places more of a tax burden on commercial and industrial properties. The lack of non-residential development means that individual residents must pay more in taxes than perhaps other communities where there is more of a balance between residential and non-residential development.

Table 10 – Tax Base Comparison by Land Use

City/Township	Ag Share	Homestead	Other Residential	Commercial/ Industrial	Other
Braham	0.22%	74.22%	4.81%	16.53%	3.90%
Cambridge	0.31%	60.53%	7.10%	31.03%	1.02%
Isanti	0.56%	76.88%	4.96%	17.08%	0.51%
Mora	0.67%	45.36%	10.59%	42.54%	0.84%
Rush City	1.35%	55.67%	12.05%	28.85%	2.08%

Source: League of MN Cities 2022

Chapter 3- Land Use

The City of Braham is updating its Comprehensive Plan to investigate areas for future development. When reviewing the City, and the amount of buildable land, it is clear that there is limited land available for new development. Additionally, changes in the economy and how people shop and obtain goods and services have changed; meaning the City needs to adopt additional strategies to attract and retain businesses in the downtown. Most recently, cities are seeing that industrial development, always desired for resident employment, is the precursor to residential demand and commercial attraction.

The Land Use Chapter of the Comprehensive Plan serves as the guiding document concerning the use and development of land within the City of Braham. The chapter and resulting land use plan has been drafted to address

- A plan for provision of efficient and cost-effective public services for residents and businesses
- Accommodate future growth consistent with the goals and objectives of the community
- Initiate discussions about annexation and future growth opportunities

BACKGROUND

In review of the current development pattern, the City contains predominately residential development with the majority being single family residential. In 2022, residential development was 79% of the total land use in the community, with commercial and industrial approximately 16.5%. The City would like to shift the percentage of land uses so that commercial industrial land is a higher percentage of the total within the community. Additionally, the community would like to continue experiencing growth in the city, to permit additional housing, commercial services and employment opportunities for existing and future residents.

In assessing areas for future development within the city boundaries, it became clear that much of the remaining vacant land is undevelopable due to the presence of wetlands and poor soils. Braham is located within the southern extent of the Minnesota Department of Natural Resources (MN DNR) Mille Lacs Uplands (212Kb) ecological subsection. The classification system uses associations of biotic and environmental factors, including climate, geology, topography, soils, hydrology, and vegetation. Gently rolling glacial till plains and drumlin fields are the dominant landforms in this ecoregion. Glacial till comprises moist soil parent material. In the southern portion, where Braham is located, upland hardwood forests consisting of northern red oak, sugar maple, basswood, and