



## REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS  
Aquatic Invasive Species • Septic Inspector  
Drainage Inspector • Agricultural Inspector*

PO BOX 130  
REDWOOD FALLS  
MINNESOTA 56283  
PH: 507-637-4023

### NOTICE OF PUBLIC HEARING

An *Application for Conditional Use Permit* has been filed by Curt Walter for Verizon Wireless o/b/o landowner Lester Schultz pursuant to Section 20 and Section 25 of Redwood County Zoning Ordinance. Verizon Wireless is proposing to construct a 250 foot self-supporting telecommunications tower (259 foot overall height including lightning rod) on the following described property, situated in the County of Redwood, State of Minnesota, to wit:

The Southeast Quarter (SE1/4) of Section 5, Township 111 North, Range 35 West, Three Lakes Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the Planning Commission meeting scheduled at 1:00 o'clock p.m. on Monday, the 30<sup>th</sup> day of January, 2017, at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023 or in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.*

DATED: January 13<sup>th</sup>, 2017

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Nicholas W. Brozek  
Land Use and Zoning Supervisor  
Redwood County Environmental Office



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PO BOX 130  
REDWOOD FALLS  
MINNESOTA 56283  
PH: 507-637-4023

**TO:** Whom It May Concern

**FROM:** Nick Brozek *NB*  
Land Use and Zoning Supervisor  
Redwood County Environmental Office

**DATE:** January 17<sup>th</sup>, 2017

**RE:** Notice of Public Hearing on Application for Conditional Use Permit

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Conditional Use Permit* submitted by Curt Walter for Verizon Wireless o/b/o landowner Lester Schultz pursuant to Section 20 and Section 25 of Redwood County Zoning Ordinance. Verizon Wireless is proposing to construct a 250 foot self-supporting telecommunications tower (259 foot overall height including lightning rod) on the following described property, situated in the County of Redwood, State of Minnesota, to wit:

The Southeast Quarter (SE1/4) of Section 5, Township 111 North, Range 35 West,  
Three Lakes Township.

Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet of the incorporated areas and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of landowners in the unincorporated areas, the township in which the affected property is located, and all municipalities within two (2) miles of the property are required to be notified in writing of the time and place of the public hearing.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office and/or attend the public hearing at the time and date set forth in the *Notice of Public Hearing*.

enclosure

Cc: Curt Walter  
Lester Schultz





**CUP Notification Area = 1/4 Mile From CUP Parcel**









**THOMAS GERALD ROTHMEIER  
22414 OCEAN AVE  
CLEMENTS, MN 56224**

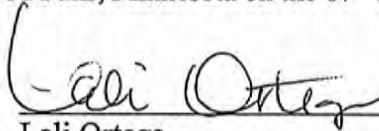
**PATRICK J SCHOFFMAN  
PO BOX 2  
REDWOOD FALLS, MN 56283**

**SEAN SINNOTT ET'AL  
27624 CO HWY 1  
REDWOOD FALLS, MN 56283**

**DALE V TAUER  
2102 MINNESOTA AVE  
DULUTH, MN 55802**

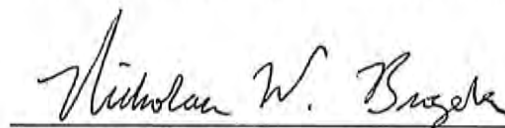
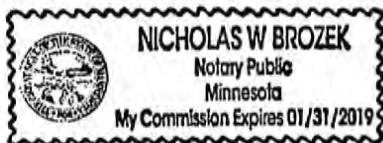
**THREE LAKES TOWNSHIP CLERK  
% DAVID KALKHOFF  
25232 MIDWAY AVE  
CLEMENTS, MN 56224**

by enclosing a copy of the same in an envelope, with postage prepaid, and depositing said envelope in a United States Postal Service mailbox located at Redwood Falls, Minnesota on the 17<sup>th</sup> day of January, 2017.



Lali Ortega  
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 17<sup>th</sup> day of January, 2017, by Lali Ortega.

  
\_\_\_\_\_  
Notary Public



www.co.redwood.mn.us

### Application for Conditional Use Permit

Permit #: 0-00 Date: \_\_\_\_\_

#### Location of Proposed Use:

Address: 27246 Co. Hwy 1 City: Redwood Falls State: MN Zip: 56283  
House # Street Name  
Parcel #: 69-005-4020 Township: Three Lakes Section: 5 Twp #: 111 N Range: 35 W

#### Legal Description:

SE 1/4 of Sec 5, T 111 N, R 35 W, Redwood County, MN

#### Information about the Site:

Zoning District: Agriculture

#### General description of the building or request:

Install new 250' self support tower (259' overall height). Install control equipment on ground platform with appropriate fencing and driveway.

#### Type of occupancy:

\_\_\_\_\_

Building Size: (Please enter dimensions in feet) outdoor Cabinets on metal platform

Width: 9'4" Length: 14'0" Diameter: ✓

Sidewall Height: ✓ Total Height: 9'

#### Setbacks: (Please enter in feet)

Side Yard Setback: 1000' plus Direction: North

Side Yard Setback: 1000' plus Direction: South

Rear Yard Setback: 2000' plus Direction: West

Road Type: County Hwy Setback from the Center of the Road: 419'

Right-of-Way Footage: 33 ft

#### General Contractor:

Name: Verizon Wireless City: Bloomington State: MN

Sewer System Contractor:

Name: Not applicable City: \_\_\_\_\_ State: MN

Type of Sewer System: \_\_\_\_\_

Drainage Plan: \_\_\_\_\_

Water Usage (estimated gallons per day): \_\_\_\_\_

Soil Type 1: \_\_\_\_\_

Soil Type 2: \_\_\_\_\_

Estimated Date of Completion: \_\_\_\_\_

Other Information: \_\_\_\_\_

Applicant Information:

First Name: Curt Last Name: Walfer

Business: for Verizon Wireless

Address: 2897 Lake Vista Dr. NW City: Rochester State: MN Zip: 55901

Home Phone: \_\_\_\_\_ Cell Phone: 507-951-7151

Land Owner Information:

First Name: Lester Last Name: Schultz

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature Lester W. Schultz Date: 11-2-2016

Office Use Only: \*The section below is to be filled out by the Environmental Office Staff

CUP Permit Fee: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Date Approved: \_\_\_\_\_

Commission Action:

County Board Action

Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_





**Overview**



**Legend**

- Municipal Boundaries
- Sections
- Surrounding Counties
- Townships
- Open Ditch
- Drain Tile
- Lakes
- Rivers
- Address points
- Parcels
- Zoning**
- B1
- I1
- R1
- S
- UE
- 2M
- AG
- Major Roads**
- County/Twp/City
- State/Federal
- County
- Minor Roads

Parcel ID 69-005-4020  
 Sec/Twp/Rng 5-111-35  
 Property Address 27246 CO HWY 1 RWF  
 56283

Alternate ID n/a  
 Class AGRICULTURE  
 Acreage 160

Owner Address SCHULTZ/LESTER W/ET'AL  
 27246 CO HWY 1  
 REDWOOD FALLS MN 56283

District n/a  
 Brief Tax Description SE1/4, 160.A  
 (Note: Not to be used on legal documents)

Date created: 1/18/2017  
 Last Data Uploaded: 1/18/2017 10:12:14 AM





- Legend**
- Municipal Boundaries
  - Sections
  - Surrounding Counties
  - Townships
  - Open Ditch
  - Drain Tile
  - Address points
  - Parcels
- Major Roads**
- County/Twp/City
  - State/Federal
  - County
  - Minor Roads

Parcel ID 69-005-4020  
 Sec/Twp/Rng 5-111-35  
 Property Address 27246 CO HWY 1 RWF  
 56283

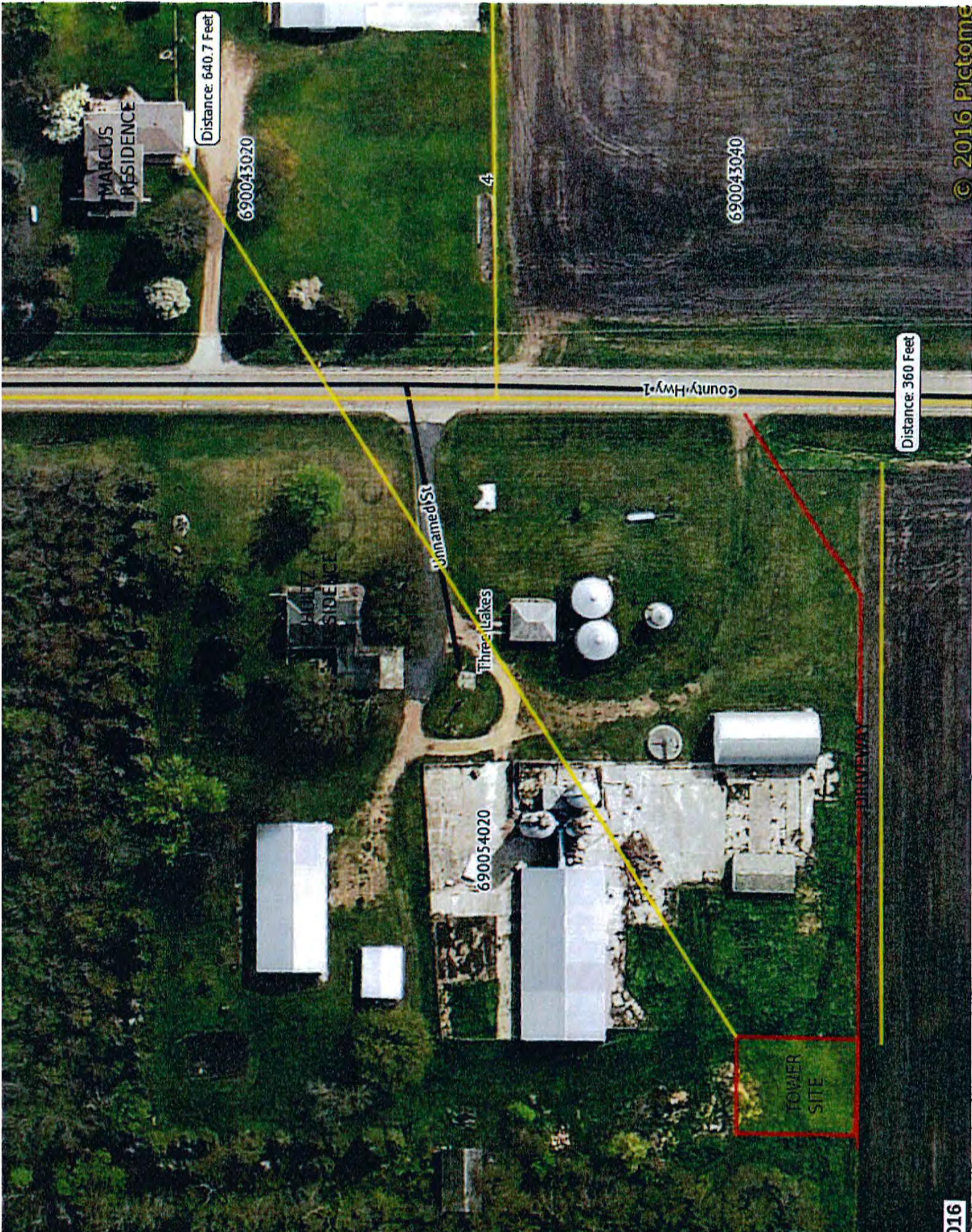
Alternate ID n/a  
 Class AGRICULTURE  
 Acreage 160

Owner Address SCHULTZ/LESTER W/ET'AL  
 27246 CO HWY 1  
 REDWOOD FALLS MN 56283

District n/a  
 Brief Tax Description SE1/4, 160.A  
 (Note: Not to be used on legal documents)

Date created: 1/18/2017  
 Last Data Uploaded: 1/18/2017 10:12:14 AM





MARCUS RESIDENCE

Distance: 640.7 Feet

690043020

4

690043040

County Hwy 1

Distance: 360 Feet

Unnamed St

Three Lakes

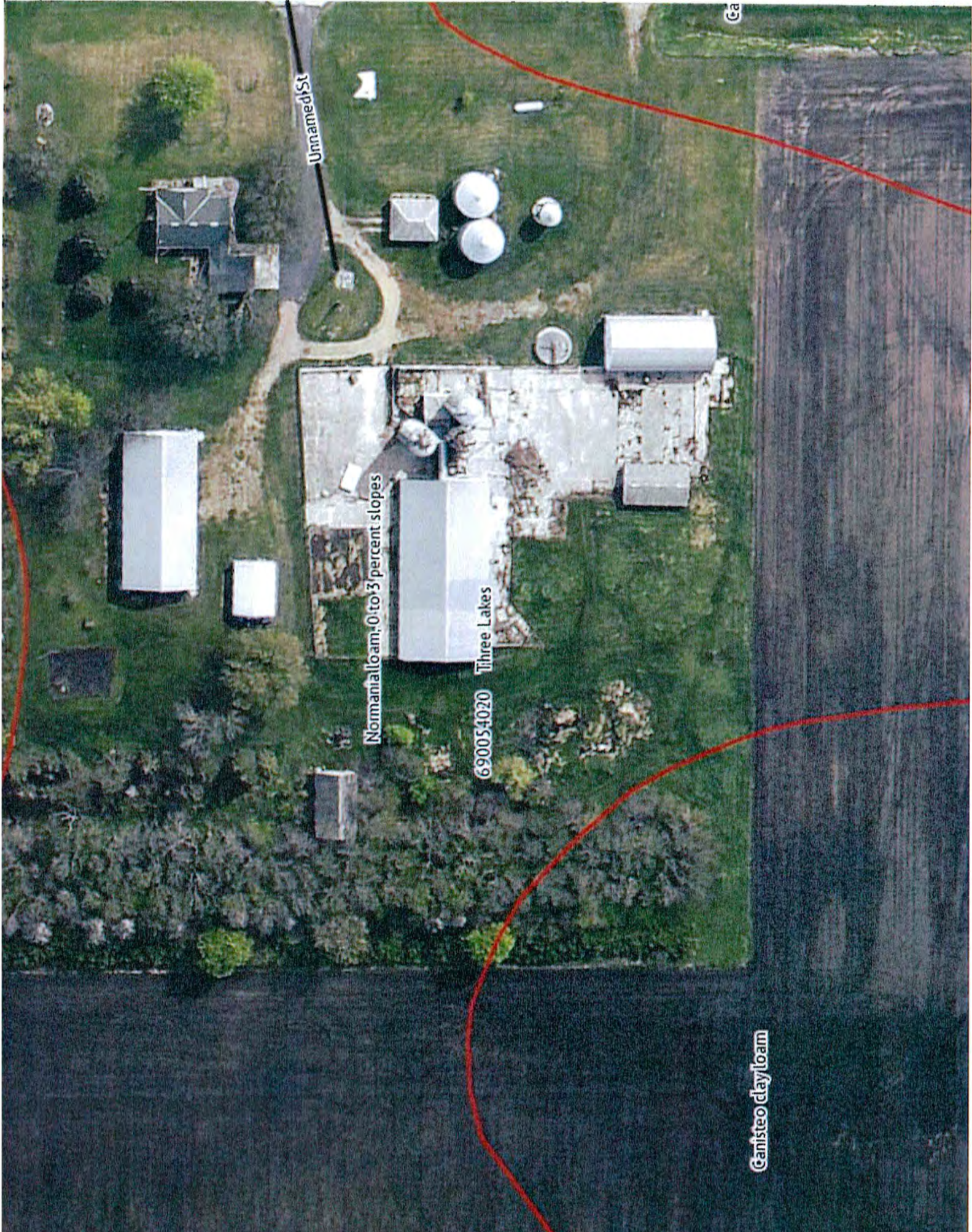
HOLLY SIENICE

690054020

TOWER SITE

DRIVEWAY





Unnamed St

Normania loam, 0 to 3 percent slopes

690054020 Three Lakes

Canisteo clay loam

Ca





# MN08 MAGNOLIA NEW BUILD

## PROJECT INFORMATION

SITE NAME: MN08 MAGNOLIA  
 COUNTY ROAD 1  
 REDWOOD FALLS, MN 56223  
 COUNTY: REDWOOD  
 LATITUDE: 44° 26' 41.43" (NAD83)  
 LONGITUDE: 95° 04' 10.69" (NAD83)  
 DRAWING BASED ON: 08-26-18 (V-2)  
 SITE DATA FORM DATED: 08-26-18  
 BUILDING TYPE: 00  
 SITE AREA: 78' X 78' = 6,024 S.F.

## ISSUE SUMMARY

REV.	DESCRIPTION	SHEET OR DETAIL
A	ISSUED FOR REVIEW 10-05-18	ALL
B	ISSUED FOR PERMITTING 10-24-18	ALL

## SHEET INDEX

SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION, & SHEET INDEX
A-1	SITE PLAN, DETAIL INDEX, PHOTO
A-2	ENLARGED SITE PLAN
A-3	ANTENNA AND COAX KEY, CABLE BRIDGE PLAN, & NOTES
A-4	OUTLINE SPECIFICATIONS
G-1	GROUNDING NOTES
G-2	GROUNDING PLAN & GROUNDING DETAIL INDEX
U-1	SITE UTILITY PLANS & NOTES
-	SURVEY

## AREA MAP



## VICINITY MAP



DIRECTIONS FROM BLOOMINGTON PRK:  
 TAKE US-212 WEST FOR 74.3 MILES. TURN SOUTH ONTO WHAMMAN ST.  
 & FOR 4.6 MILES. TURN SOUTH ONTO US-7/US-40TH ST FOR 0.3 MILE.  
 TURN SOUTH ONTO COUNTY RD 1 FOR 1.7 MILES. TURN SOUTHEAST  
 ONTO COUNTY ROAD 1. THE PROJECT SITE IS ON COUNTY  
 RD 1. SITE WILL BE ON THE WEST SIDE OF COUNTY RD 1, APPROX. 4.5  
 FROM INTERSECTION.

## DEPARTMENTAL APPROVALS

NAME	DATE
JUSTIN GARTNER	10-17-18
MICHAEL STUTTMANN	10-17-18
DAVE AUSTIN	10-18-18

## LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE

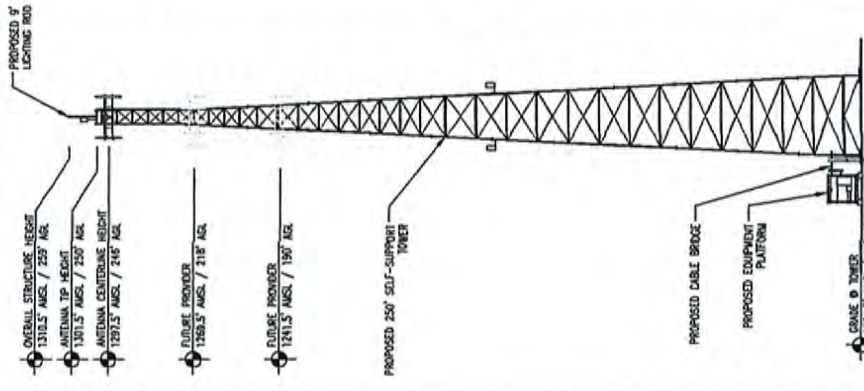
LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW  
 NO CHANGES.  CHANGES NEEDED. SEE COMMENTS.

## CONTACTS

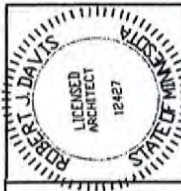
LESSOR / LICENSOR:	LESTER SCHULTZ 27248 COUNTY ROAD 1 REDWOOD FALLS, MN 56223 (807) 844-8332
LESSEE:	VERIZON WIRELESS 10601 BUSH LAKE ROAD BLOOMINGTON, MN 56488 RON HEITER (812) 720-0652
POWER UTILITY COMPANY CONTACT:	REDWOOD ELECTRIC COOP 60 PINE STREET CLEMENTS, MN 56034 CHAD NELSEN (807) 592-2214
TELECOM UTILITY COMPANY CONTACT:	T.B.D.
ARCHITECT:	DESIGN 1 OF EDEN PRAIRIE, LLC. 8973 VALLEY VIEW ROAD EDEN PRAIRIE, MN 55544 (952) 805-6279
SURVEYOR:	WISBETH SMITH HOLDING 810 FALLSVIEW STREET - PO BOX 1028 200-762-9148
STRUCTURAL ENGINEER:	N/A
GEOTECHNICAL ENGINEER:	T.B.D.

## TOWER ELEVATION

NOTE:  
 1.) TOWER TO BE ERIGED AND INSTALLED IN ACCORDANCE WITH TOWER  
 MANUFACTURER'S DRAWINGS NOT INCLUDED WITH THIS PACKAGE. DIMENSIONS  
 SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED TO BE RETURNED TO  
 VERIZON WIRELESS AND THE ARCHITECT IMMEDIATELY.  
 2.) TOWER FOUNDATION, PLATFORM FOUNDATION, AND THE ACCESS DRIVE TO BE  
 EXCAVATED AND CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND  
 SPECIFICATIONS PROVIDED WITH THIS PACKAGE. THE ARCHITECT HAS REVIEWED THIS  
 PACKAGE. DISCREPANCIES BETWEEN THE ELEVATION AND THE OTHER DOCUMENTS TO  
 BE IMMEDIATELY REPORTED TO VERIZON WIRELESS AND THE ARCHITECT.  
 3.) CONTRACTOR TO ENSURE TIP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.



NOTE: FENCE NOT SHOWN FOR CLARITY  
 1 EAST ELEVATION  
 SCALE: 1" = 40'  
 GRAPHIC SCALE



I hereby certify that the plan, specifications, and details herein were prepared by me or under my direct supervision and that I am a duly licensed and in good standing architect in the State of Minnesota.  
 ROBERT J. DAVIS, Reg. No. 12427  
 10-21-18  
 DMC



PROJECT  
 20151284928  
 LOC. CODE: 384395

MN08  
 MAGNOLIA

COUNTY ROAD 1  
 REDWOOD FALLS, MN  
 56223

SHEET CONTENTS:  
 CONTRACTS  
 SITE PLAN  
 SHEET INDEX  
 ENLARGED SITE PLAN  
 DEPARTMENTAL APPROVALS  
 LESSOR APPROVAL  
 PROJECT INFORMATION  
 AREA & VICINITY MAPS  
 GENERAL NOTES

DRAWN BY: STACEY R.  
 DATE: 08-26-18  
 CHECKED BY: KILBURN  
 REV. A: 10-05-18  
 REV. B: 10-21-18

T-1



I hereby certify that the work shown on this plan was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.  
 ROBERT J. DAVIS, Reg. No. 12487  
 Date: 03-14-18



PROJECT: 20161284928  
 LOC. CODE: 394385

MN08  
 MAGNOLIA

COUNTY ROAD 1  
 REDWOOD FALLS, MN  
 56283

SHEET CONTENTS:  
 SITE PLAN  
 DETAIL INDEX  
 PHOTO

DRAWN BY:	STACEY R.
DATE:	03-14-18
CHECKED BY:	MARIBUS
REV. A:	03-28-18
REV. B:	03-31-18

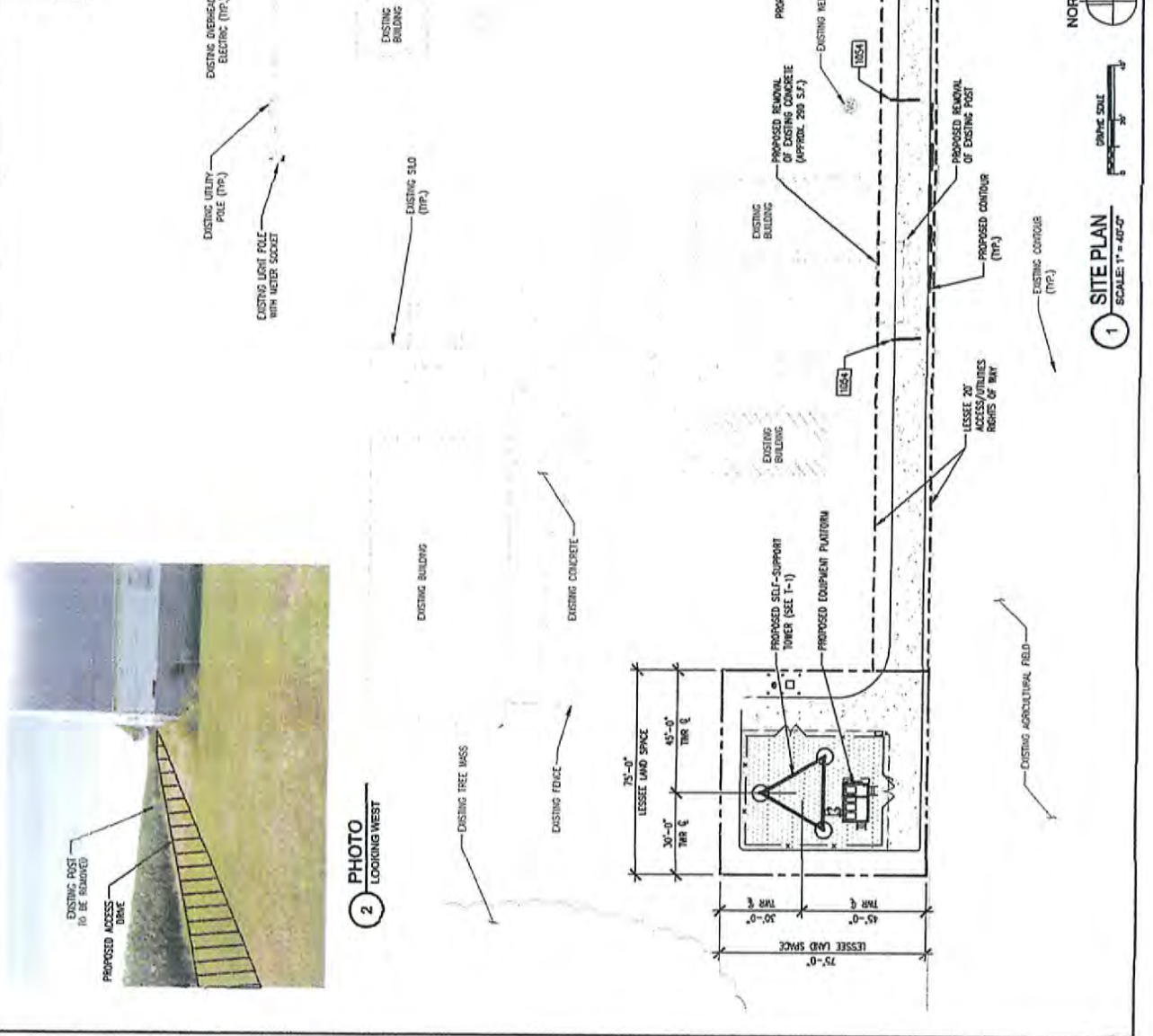
A-1

DETAIL INDEX	
DETAIL	DETAIL DESCRIPTION
PLATFORM	VZWBXN14-GLSP-4; 8'-0" x 14'-0" PLATFORM W/ FULL CANOPY
1.1	FUTURE GENERATOR
2.1	BOLLARD DETAIL
3.1	FENCE SECTION (DETAIL 2)
4.3	CABLE BRIDGE SECTION (SIMILAR)
5.1	ROAD SECTION (DETAIL 1)
6.1	GATE DETAIL (DETAIL 1)
7.1	GPS MOUNTING DETAIL (DETAIL 2)
8.1	TELOD ENTRY DETAIL
10.7	CAMP DETAIL
12.1	ONE-LANE RISER DIAGRAM (G.C. TO VERIFY)
13.1	H-FRAME DETAIL (DETAIL 2)
13.1	ILC ICE SHIELD DETAIL

GENERATOR TYPE:  
 CAM-LOK  
 FUTURE GENERATOR  
 FROST DEPTH  
 DESIGN = 4'-0"



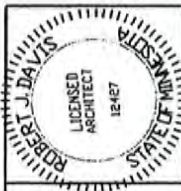
2 PHOTO  
 LOOKING WEST



1 SITE PLAN  
 SCALE: 1" = 40'-0"







DESIGN  
 8073 VALLEY VIEW RD.  
 EDEN PRAIRIE, MN 55324  
 WWW.DESIGNIP.COM

**verizon**  
 2061 BUSH LAKE ROAD  
 BLOOMINGTON, MN 55425  
 (612) 752-0582

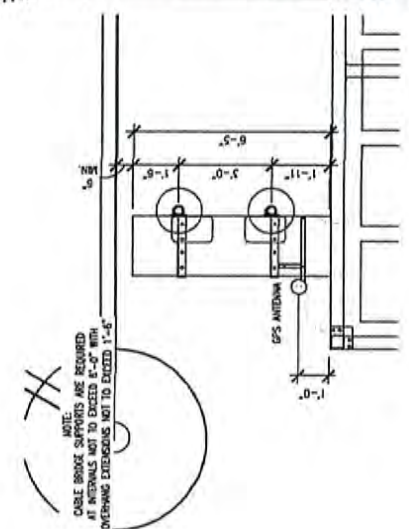
PROJECT  
 20151284928  
 LOC. CODE: 3943596

MINN08  
 MAGNOLIA  
 COUNTY ROAD 1  
 REDWOOD FALLS, MN  
 56283

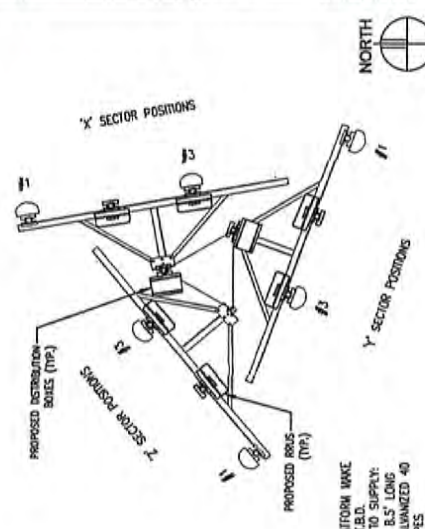
SHEET CONTENTS:  
 COAX & ANTENNA KEY  
 CABLE BRIDGE PLAN  
 ANTENNA MOUNTING DETAIL

DRAWN BY: STACEY R.  
 DATE: 08-20-18  
 REVISIONS:  
 REVISION NO. 1  
 REVISION DATE: 08-21-18

A-3



2 CABLE BRIDGE PLAN  
 SCALE: 1/4" = 1'-0"



1 ANTENNA MOUNTING DETAIL  
 SCALE: 3/8" = 1'-0"

ANTENNA KEY				COAX KEY			
ALTIMETER	POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	ANTENNA (H/MTD/M/ANTENNA LENGTH)	MECH (CENTER POINT/POINT)
80'	1.1	T1/R10	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.2	T1/R11	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.3	T1/R12	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.4	T1/R13	1	COMMSCOPE	SRW10-105SC	96"	246"
207'	1.1	T1/R10	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.2	T1/R11	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.3	T1/R12	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.4	T1/R13	1	COMMSCOPE	SRW10-105SC	96"	246"
207'	1.1	T1/R10	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.2	T1/R11	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.3	T1/R12	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.4	T1/R13	1	COMMSCOPE	SRW10-105SC	96"	246"
207'	1.1	T1/R10	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.2	T1/R11	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.3	T1/R12	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.4	T1/R13	1	COMMSCOPE	SRW10-105SC	96"	246"

ANTENNA KEY				COAX KEY			
ALTIMETER	POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	ANTENNA (H/MTD/M/ANTENNA LENGTH)	MECH (CENTER POINT/POINT)
80'	1.1	T1/R10	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.2	T1/R11	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.3	T1/R12	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.4	T1/R13	1	COMMSCOPE	SRW10-105SC	96"	246"
207'	1.1	T1/R10	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.2	T1/R11	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.3	T1/R12	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.4	T1/R13	1	COMMSCOPE	SRW10-105SC	96"	246"
207'	1.1	T1/R10	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.2	T1/R11	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.3	T1/R12	1	COMMSCOPE	SRW10-105SC	96"	246"
	1.4	T1/R13	1	COMMSCOPE	SRW10-105SC	96"	246"

NOTE: (1) DISTRIBUTION BOXES, MODEL RRCS-1315-2F-4S; (2) AT PLATFORM & (3) ON TOWER. (1) COMMSCOPE HYBRID JUMPER, MODEL HT1412-4329-15; (2) COMMSCOPE HYBRID JUMPER, MODEL HT1412-4329-15; (3) COMMSCOPE HYBRID JUMPER, MODEL HT1412-4329-15.















I hereby certify that this plan, specification and contract documents were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.  
**ROBERT J. DAVIS, P.E., No. 12427**  
 12-21-18  
 Date



PROJECT  
 20151294929  
 LOC. CODE: 994395

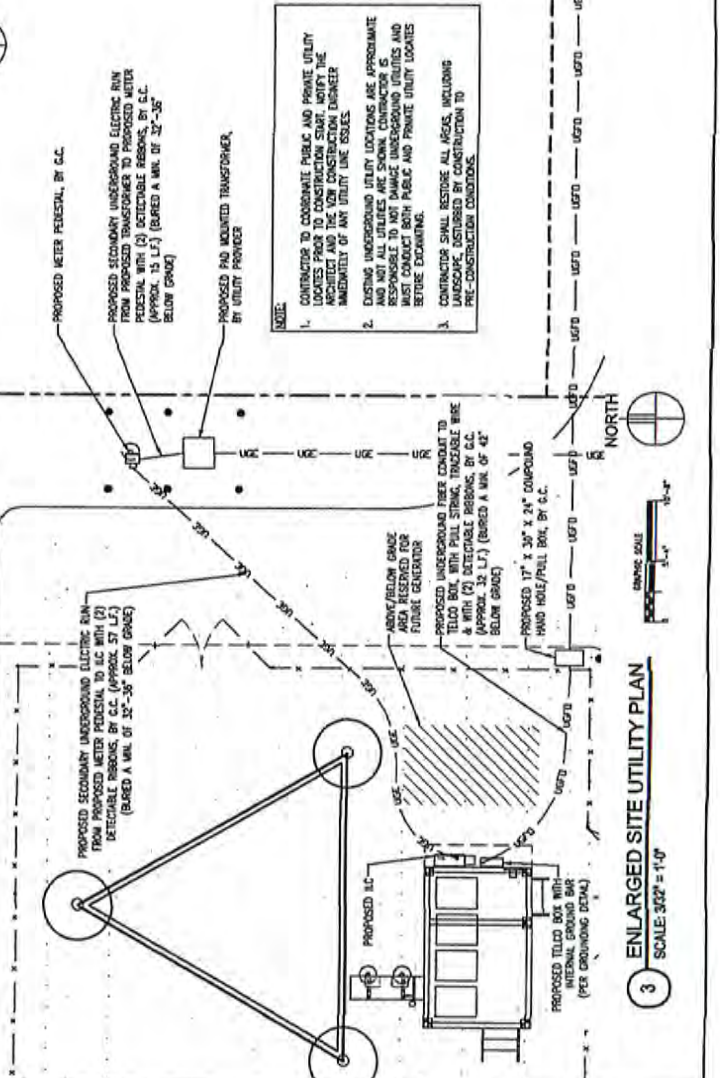
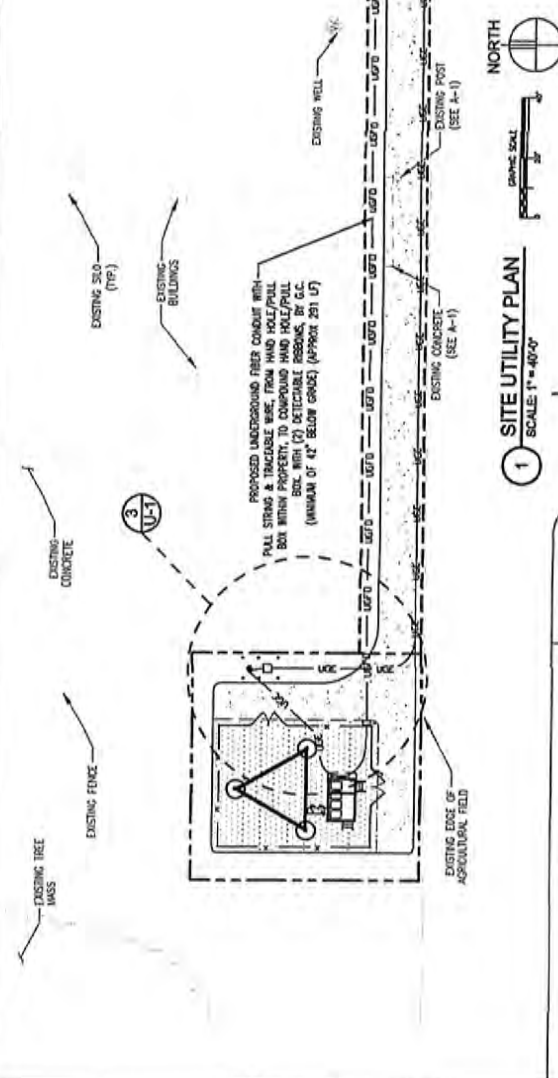
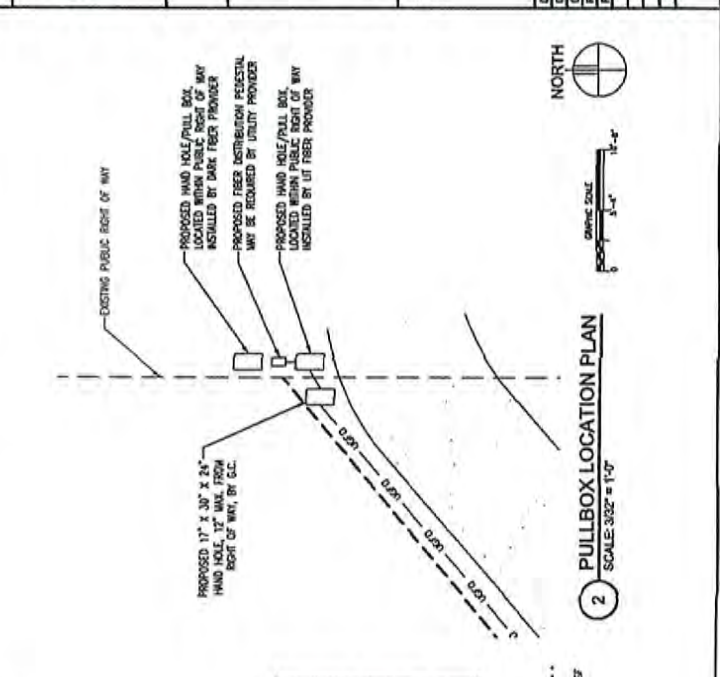
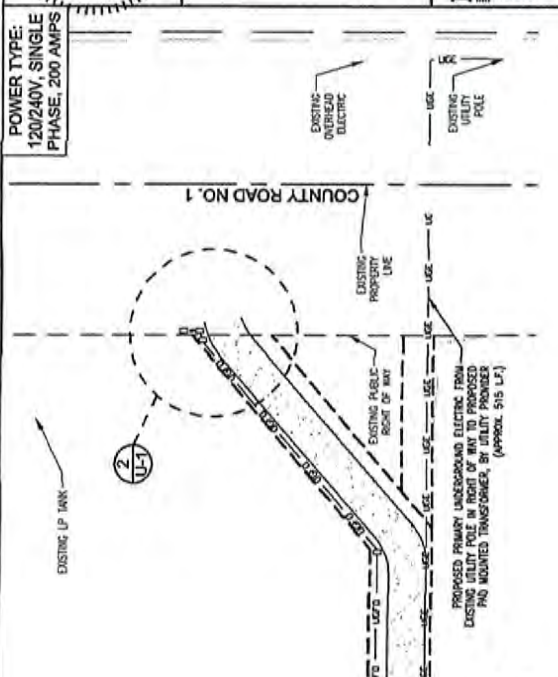
MN08  
 MAGNOLIA

COUNTY ROAD 1  
 REDWOOD FALLS, MN  
 56283

SHEET CONTENTS:  
 SITE UTILITY PLAN  
 PULLBOX LOCATION PLAN

DRAWN BY:	STACEY P.
DATE:	04-30-18
CHECKED BY:	MURBINS
REV. A:	10-08-18
REV. B:	10-21-18

U-1



NOTE:  
 1. CONTRACTOR TO COORDINATE PUBLIC AND PRIVATE UTILITY LOCATIONS PRIOR TO CONSTRUCTION START. NOTIFY THE UTILITY PROVIDER IMMEDIATELY OF ANY UTILITY LINE ISSUES.  
 2. EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND NOT TO SCALE. CONTRACTOR IS RESPONSIBLE TO MAKE SURE ALL UTILITIES ARE MOST CONDUCT BOTH PUBLIC AND PRIVATE UTILITY LOCATES BEFORE EXCAVATING.  
 3. CONTRACTOR SHALL RESTORE ALL AREAS, INCLUDING LANDSCAPE, ASSURED BY CONSTRUCTION TO PRE-CONSTRUCTION CONDITIONS.











Buell Consulting, Inc.  
2897 Lake Vista Drive NW  
Rochester, MN 55901  
(507) 951-7151  
[curtwalter10@gmail.com](mailto:curtwalter10@gmail.com)

*Site Acquisition  
Permitting  
Established 1991*

December 12, 2016

Redwood County  
Planning Department  
403 S. Mill Street  
Redwood Falls, MN 56283

Re: Verizon Wireless CUP Application, 27246 County Highway 1.

Planning Department,

Verizon Wireless would like to construct a 250' tall self-support tower (259' overall height) on property owned by Lester Schultz located at 27246 County Highway 1, in the SE ¼ of Section 5, T 111 N, R 35 W, Redwood County (parcel #69-005-4020).

This facility is needed to help with capacity in the area and offload traffic from the nearest VZW facilities. Since more wireless usage is in the form of data and streaming, this facility is needed to help service in the homes and business of residents in this area. This specific location was chosen because the owner was willing to lease to VZW, the location did not remove any crop land from production and was not in or near a flood plain or wetland area. This location is also screened on 2 sides (north & west) by an existing tree line. It is partially screened on the east by existing farm buildings.

Verizon Wireless would be installing the 250' tall self-support tower (259' overall height), along with approved ground equipment and fencing. There are no other existing structures to accommodate VZW antennas within 4 miles of the proposed facility. This installation will meet all of Section 20 Telecommunications Tower Management required by the existing zoning ordinance.

Enclosed with this letter are the following documents:

- Application for Conditional Use Permit with original landowner signatures;
- Check in the amount of \$700 for the CUP fee;
- 2 complete sets of drawings (site plans) from a qualified and licensed engineer;
- Property owner (Lessor): Lester Schultz, 507-644-5332
- Lessee: Verizon Wireless, 10801 Bush Lake Road, Bloomington, MN 55438, 507-951-7151;
- There are no public or private airports within 3 miles of the proposed site;
- There are no antenna support structures within 1 mile of the proposed site;
- The set of drawings shows that the tower will be designed to accommodate 2 additional carriers with similar antenna equipment. A statement from the tower manufacturer can be provided once the tower has been ordered and built;
- Once the tower is built the tower manufacturer can provide a sworn statement that the tower is structurally sound and conforms to the MN Building Code and all other construction standards set forth by the County, Federal and State law.
- Copy of Verizon Wireless FCC licenses for Redwood County;
- Letter of Intent to allow shared use of the tower;

Please review and let me know if there is any additional information required. I look forward to working with you on this project.

Cordially,

*Curt Walter*

Curt Walter  
952-314-4957 (fax)



**Verizon Wireless**

**Zoning package**

**for**

**Redwood County Zoning**

**Redwood Falls, Minnesota**

*Prepared by*

Curt Walter  
Buell Consulting

December 12, 2016



**Verizon Wireless**

**SITE PLAN**

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## **Verizon Wireless**

### **Redwood County Zoning Redwood Falls, Minnesota**

#### **OBJECTIVES:**

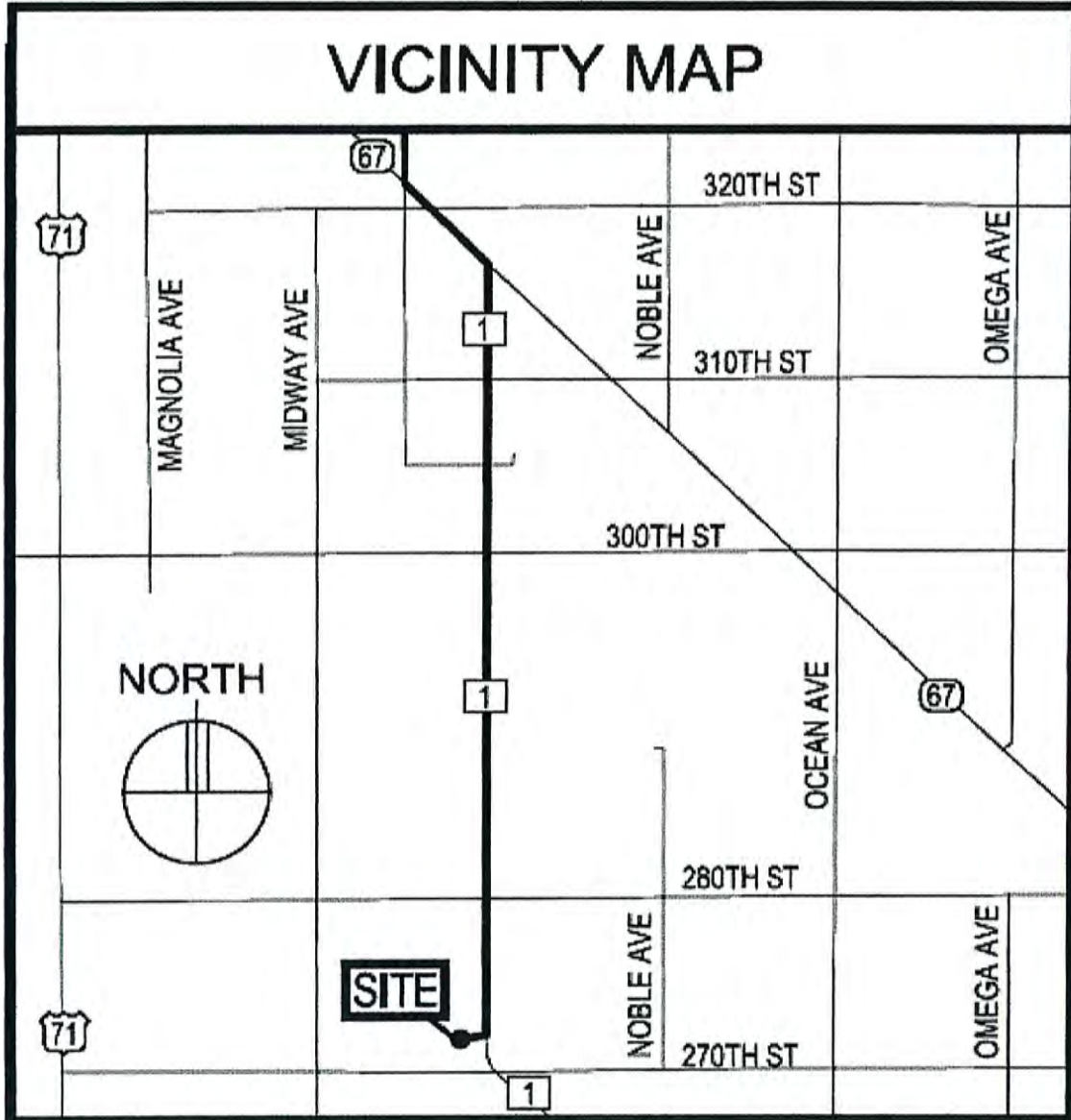
Verizon Wireless desires to improve their level of service in the Redwood County area. This proposed cellular tower will enhance their already established network in Minnesota. This site will provide a clearer, stronger and more reliable signal for Verizon Wireless customers in Redwood County as well as other wireless users along surrounding roads.

#### **BENEFITS TO THE COMMUNITY:**

- Improved cellular reception and expanded service area.
- Probable source of communications at time of natural disaster.
- Communications link for personal safety and roadside emergencies.
- Available for expansion into future technology with wireless communications industry & 911 interface capability.
- Site will be made available for collocation with other wireless carriers
- A location for the site that is of minimal visual impact to the community



SITE MAP



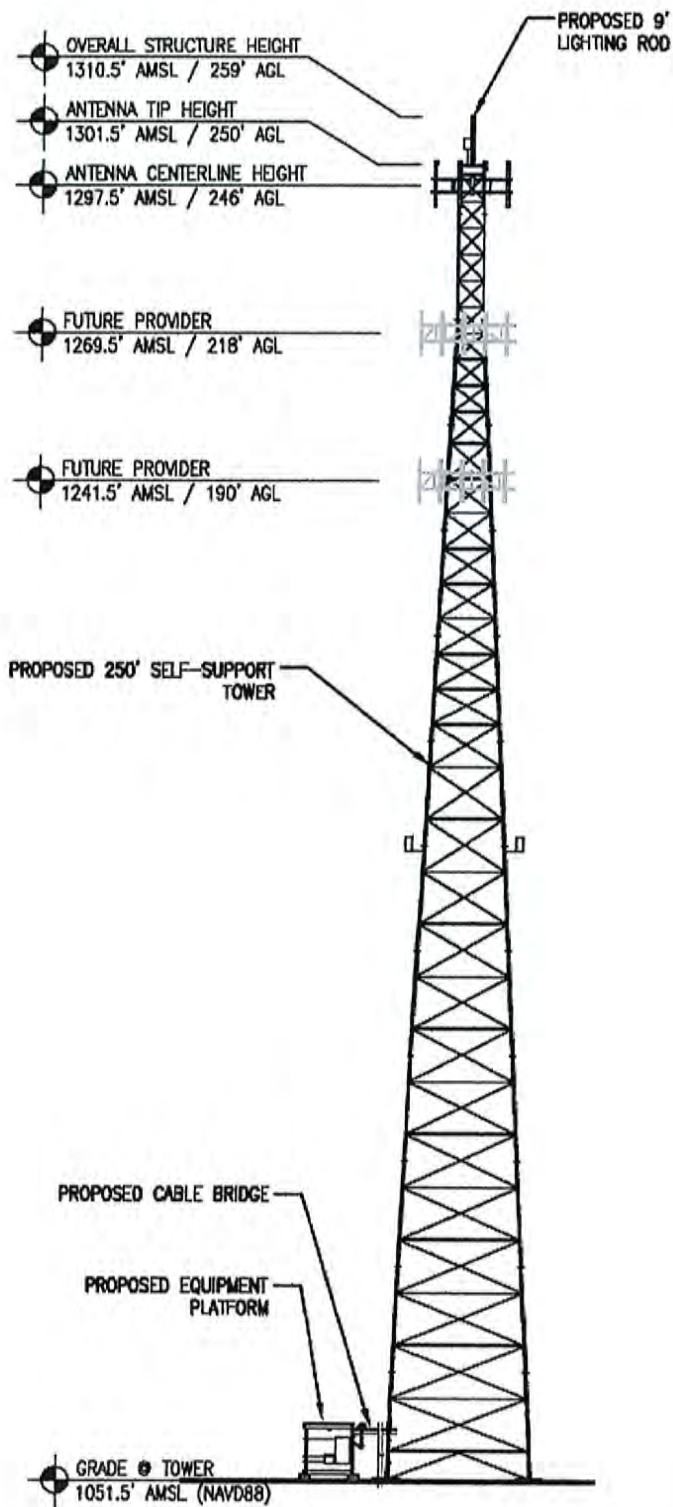




**TYPICAL SELF-SUPPORT**



250' tall tower with ground equipment, driveway and fencing



NOTE: FENCE NOT SHOWN FOR CLARITY

1 EAST ELEVATION

SCALE: 1" = 40'





## ABOUT VERIZON WIRELESS

# Verizon At A Glance

**Our network is built to deliver the most reliable coverage across the country.**

As our customers add more devices and find more ways to use them, we're constantly increasing the density of our network. In 2015, we invested more than \$11 billion to meet today's surging demand for wireless data and video, but also to get our network ready for 5G wireless technology. Our commitment to network excellence has kept us at the top of RootMetrics® U.S. National RootScore® report rankings of wireless carriers in overall, reliability, data and call performance for six straight reports and speed for five straight reports.\*

\*Rankings based on the RootMetrics US National RootScore Report: 1H 2016. Tested with best commercially available smartphones on four national mobile networks across all available network types. Your experiences may vary. The RootMetrics award is not an endorsement of Verizon. Visit [www.rootmetrics.com](http://www.rootmetrics.com) for more details.

**U.S. coverage**

**98%**

wireless network coverage

**Network investment**

**\$111B**

invested since 2000

**LTE network coverage**

**2.3M**

square miles

**Get ready for 5G.**





#	Common Name	Radio Service	Tags	Frequency Band (MHz)	Licensor/Lessee Name	Market	Call Sign/License ID
1	Verizon Wireless	700 MHz	Broadband; Fixed Wireless; Mobile Radio; Phone; Television	746 - 757	Celco Partnership	REA003 - Great Lakes	WQJQ691
2	Verizon Wireless	AWS-1	Broadband; Fixed Wireless; Phone	776 - 787 1745 - 1755 2145 - 2155	Celco Partnership	REA003 - Great Lakes	WQJQ691
3	Verizon Wireless	AWS-1	Broadband; Fixed Wireless; Phone	1740 - 1745 2140 - 2145	Celco Partnership	REA003 - Great Lakes	WQJQ691
4	Verizon Wireless	Broadband PCS	Broadband; Fixed Wireless; Mobile Radio; Phone	1890 - 1895 1970 - 1975	Midwest Wireless Communications, L.L.C.	BTA277 - Mankato-Fairmont, MN	KHLG950
5	Verizon Wireless	Broadband PCS	Broadband; Fixed Wireless; Mobile Radio; Phone	1895 - 1910 1975 - 1990	Midwest Wireless Communications, L.L.C.	BTA464 - Watertown, SD	WQJQ773
6	Verizon Wireless	Broadband PCS	Broadband; Fixed Wireless; Mobile Radio; Phone	1895 - 1910 1975 - 1990	Midwest Wireless Communications, L.L.C.	BTA477 - Willmar-Marshall, MN	KHLF368
7	Verizon Wireless	Broadband PCS	Broadband; Fixed Wireless; Mobile Radio; Phone	1895 - 1910 1975 - 1990	Midwest Wireless Communications, L.L.C.	BTA477 - Willmar-Marshall, MN	WQJQ774
8	Verizon Wireless	Broadband PCS	Broadband; Fixed Wireless; Mobile Radio; Phone	1865 - 1870 1945 - 1950	Verizon Wireless (VAW) LLC	BTA477 - Willmar-Marshall, MN	KHLH704
9	Verizon Wireless	Broadband PCS	Broadband; Fixed Wireless; Mobile Radio; Phone	1865 - 1870 1945 - 1950	Verizon Wireless (VAW) LLC	BTA477 - Willmar-Marshall, MN	WQCS443
10	Verizon Wireless	Broadband PCS	Broadband; Fixed Wireless; Mobile Radio; Phone	1885 - 1890 1965 - 1970	WWC Holding Co., Inc.	BTA277 - Mankato-Fairmont, MN	KHLG874
11	Verizon Wireless	Broadband PCS	Broadband; Fixed Wireless; Mobile Radio; Phone	1865 - 1870 1945 - 1950	WWC Holding Co., Inc.	BTA464 - Watertown, SD	WQFA956
12	Verizon Wireless	Broadband PCS	Broadband; Fixed Wireless; Mobile Radio; Phone	1885 - 1890 1965 - 1970	WWC Holding Co., Inc.	BTA477 - Willmar-Marshall, MN	KHLH770
13	Verizon Wireless	Broadband PCS	Broadband; Fixed Wireless; Mobile Radio; Phone	1885 - 1890 1965 - 1970	WWC Holding Co., Inc.	BTA477 - Willmar-Marshall, MN	WQFA959
14	Verizon Wireless	Broadband PCS	Broadband; Fixed Wireless; Mobile Radio; Phone	1870 - 1885 1950 - 1965	WWC Holding Co., Inc.	MTA012 - Minneapolis-St Paul	WQFA798
15	Verizon Wireless	Broadband PCS	Broadband; Fixed Wireless; Mobile Radio; Phone	1870 - 1885 1950 - 1965	WWC Holding Co., Inc.	MTA012 - Minneapolis-St Paul	WQFA461
16	Verizon Wireless	Cellular	Broadband; Fixed Wireless; Mobile Radio; Phone	835 - 845 846.5 - 849 880 - 890 891.5 - 894	Midwest Wireless Communications, L.L.C.	CMA489 - Minnesota B - Lac qui Parle	KHLH422







Verizon Wireless  
10801 Bush Lake Road  
Bloomington, MN 55438

December 12, 2016

Redwood County  
Planning Department  
403 S. Mill Street  
Redwood Falls, MN 56283

Re: Verizon Wireless Conditional Use Permit Application, 27246 County Highway 1.

Planning Department,

Verizon Wireless, and its successors, hereby agree to allow shared use of the proposed tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use, so long as there is no negative structural impact upon the tower and there is no disruption to the service provided.

Cordially,

A handwritten signature in black ink, appearing to read "Katie Poser".

Katie Poser  
Real Estate Manager





**Conditions for Permit No. 2-17 (Verizon – self supporting communications tower – Lester Schultz site)**

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site(s) of the project for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. The construction, maintenance, operation, and decommissioning of the project will conform to the Application for a Conditional Use Permit submitted by Curt Walter of Buell Consulting, Inc. as attached to the Conditional Use Permit.
4. The permit holder shall contact all relevant local, state, and federal authorities/entities and inquire as to whether a permit and/or license is required. If a permit and/or license is required, the permit holder shall apply for and obtain any and all required permits and/or licenses. A copy of all such permits and/or licenses shall be provided to the Redwood County Environmental Office upon request.
5. The permit holder shall take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards. Any drainage tile damaged during construction shall be repaired and/or replaced by the permit holder.
6. A 359 foot setback (tower height, including lightning rod, plus 100 feet) shall be maintained between the communications tower and the right-of-way of the public road (CSAH 1).
7. The permit holder shall not allow the conditional use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The permit holder shall not allow the conditional use to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
8. The permit holder is responsible for the control of all noxious weeds on the permitted site.
9. Adequate utilities, access roads, drainage, and other necessary facilities will be provided and continue to be provided by the permit holder now and in the future.
10. Applicant, or permit holder, as used in this Conditional Use Permit to refer to Verizon, shall also include its successors and assigns.
11. The Redwood County Planning Commission shall review the conditional use permit and shall be authorized to take any and all necessary action(s), including but not

limited to revoking the conditional use permit and/or requiring the permit holder to reapply for a conditional use permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the permitted facility or the conditional use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or conditional use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions.





**REDWOOD COUNTY ENVIRONMENTAL OFFICE**

PO BOX 130  
REDWOOD FALLS  
MINNESOTA 56283  
PH: 507-637-4023

*Planning & Zoning • Parks & Trails • GIS  
Aquatic Invasive Species • Septic Inspector  
Drainage Inspector • Agricultural Inspector*

**REDWOOD COUNTY PLANNING COMMISSION**  
**Verizon – Lester Schultz site**  
**Conditional Use Permit Application #2-17**  
**January 30<sup>th</sup>, 2017**

**FINDINGS OF FACT**

***ORDINANCE CRITERIA – The Planning Commission may recommend the granting of a Conditional Use Permit in any district provided the proposed use is listed as a conditional use for the district and upon a showing that the standards and criteria stated in this Ordinance will be satisfied and that the use is in harmony with the general purposes and intent of this Ordinance and the Comprehensive Plan.***

**In determining whether the proposed use is in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, the Planning Commission shall consider and make findings on the following questions:**

1) Will the conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the immediate vicinity?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2) Will the establishment of the conditional use impede on the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3) Are there, or will there be provided, adequate utilities, access roads, drainage, and other necessary facilities?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4) Have adequate measures been taken, or will adequate measures be taken, to provide sufficient off-street parking and loading space to serve the proposed use of the property?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5) Have adequate measures been taken, or will adequate measures be taken, to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6) Will the proposed use have an impact (adverse) on the health, safety, and general welfare of the residents in the surrounding neighborhood?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_