



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 9-22 Date: 6/26/22

Location of Proposed Use:

Address: 16345 110th Street City: Walnut Grove State: MN Zip: 56180
House # Street Name
Parcel #: 61-050-3020 Township: North Hero Section: 30 Twp #: 109 N Range: 38 W

Legal Description:

Please see attached Site Survey description.

Information about the Site:

Zoning District: _____

General description of the building(s) and proposed use:

Verizon proposes to build a 250' self-support telecommunications tower (with a 9' lightning rod for a total height of 259') with ancillary ground equipment, to fulfill a network need and improve its network for residents and visitors. The project previously received County CUP approval in 2018, but Verizon was unable to construct the tower within the expiration period.

Building Size: (Please enter dimensions in feet)

Width: NA Length: NA Diameter: NA Total Height: 259'

Setbacks: (Please enter in feet)

Side Yard Setback: 130' Direction: West
Side Yard Setback: 500+' Direction: East (owner's residence)
Rear Yard Setback: approx 2480' Direction: North

Road Type: Township Setback from the Right-of-Way: 136'1"
Right-of-Way Width from Centerline 33 ft

Type of Sewer System:

NA

Drainage Plan:

NA

Other Information:

None

Applicant Information:

First Name: Donovan **Last Name:** McCain
Business Name: Buell Consulting, Inc. working on behalf of Verizon Wireless
Address: 720 Main Street Ste 200 **City:** St. Paul **State:** MN **Zip:** 55118
Home Phone: NA **Cell Phone:** 651-341-5666 **Email:** d1mcc3@gmail.com

Operator Information: (Complete only if different from Applicant)

First Name: Ron **Last Name:** Reiter
Business Name: Verizon Wireless
Address: 10801 Bush Lake Rd **City:** Bloomington **State:** MN **Zip:** 55438
Home Phone: _____ **Cell Phone:** 612-720-0052 **Email:** _____

Land Owner Information: (Complete only if different from applicant)

First Name: Nancy **Last Name:** Baker
Address: 11028 Derby Ave **City:** Walnut Grove **State:** MN **Zip:** 56180
HomePhone: _____ **CellPhone:** 507-859-2205 **Email:** bnbaker@arvig.net

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

Nancy Baker

Date: 6-20-22

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

Permit Fee: \$1700.00 **Receipt #:** 27 075 **Date Approved:** _____

Application Received: 6/27/22

Commission Action: _____ **County Board Action:** _____
Approved: _____ **Date:** _____ **Approved:** _____ **Date:** _____
Disapproved: _____ **Date:** _____ **Disapproved:** _____ **Date:** _____

The proposed site layout and tower-structure design has not changed since the previous CUP-approval process in 2018. Verizon Wireless was unable to construct the tower within the expiration period, and is thus applying again for CUP approval for the proposed telecommunications tower at 16345 110th Street, Walnut Grove, MN 56180.

Alltel Communications, LLC d/b/a Verizon Wireless ("Verizon") seeks Conditional Use Permit approval to install a new telecommunications facility on the parcel located at the intersection of 110th St and Derby Rd (Parcel 61-030-3020). Verizon is proposing to construct a 250' wireless communications tower with a nine (9) foot lightning rod on the property. The property is located in the County of Redwood and the underlying zoning district for the property is Agricultural (Ag). The property is owned by Nancy J. Baker. The subject parcel's primary use is agricultural.

Verizon proposes to construct a 250-foot lattice tower with a nine (9) foot lightning rod (total structure height of 259') with Verizon equipment mounted at 246'. The tower will be capable of holding no less than two additional co-locators. The tower will be built within a 48' x 54' fenced compound within a 100' x 100' lease area. Within this compound, Verizon will install a 9'4" x 14'0" platform, a 3'8"x7'6" concrete pad for generator placement, and a hand hole/pull box for its fiber equipment. The fence surrounding the compound will be a six (6) foot high chain link fence topped with three (3) strands of barbed wire canted outwards for a total of seven (7) feet total height.

The compound and tower are designed to accommodate collocation by other telecommunication carriers. The site is an unmanned facility; therefore, no water or sewage service is necessary. The tower and compound will be accessed from 110th St. (see Exhibit A).

Per Redwood County Zoning Ordinance, Section 20, Telecommunications Tower Management ("Zoning Ordinance"), telecommunications tower facilities are allowed in Agricultural-zoned districts via a conditional use permit. Subdivision 2 of the Zoning Ordinance lays out application requirements for towers. The enclosed information demonstrates that Verizon has complied with the Zoning Ordinance and is entitled to approval of its requested conditional use permit approval.

Granting approval of Verizon's proposal is in the best interest of Redwood County residents and visitors. In addition to immediate improvement of the customer experience of Verizon customers, the new facility will also provide critical infrastructure on which additional cellular carriers can collocate in the future. If Verizon's request is approved, the County's public safety system and the enhanced E-911 services from Verizon will improve public safety in the in the County surrounding the tower. The E-911 service allows public safety answering points (PSAPs) to specifically locate users of wireless devices who dial 9-1-1, even if those users cannot communicate. As 76% of 9-1-1 calls originate from a cell phone (National Highway Traffic Administration, February, 2016), it is critical to the public safety that wireless devices have coverage sufficient to make these calls.

A. Subdivision 2 lays out the below requirements as included in this application package:

1. A site plan, detailing the location of the project area boundaries including maps demonstrating size of communication cells and search radius for the antenna location. A narrative describing a search of not less than one (1) mile radius for the requested site, clearly explaining why the site was selected, locating all existing towers, and identifying all other structures that may be potential co- location sites.

Please see attached site plans. There are no existing suitable towers or structures within (1) mile of the proposed site. Please see Exhibits C and D.

2. The name, address, and telephone number of the owner and lessee of the parcel of land on which the tower is situated. if the applicant is not the owner of the parcel of land upon which the tower is situated, the consent of the owner shall be obtained by sworn affidavit.

LESSOR / LICENSOR: NANCY BAKER
11028 DERBY AVE.
WALNUT GROVE, MN 56180
(607) 859-2205

LESSEE: VERIZON WIRELESS
10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
RON REITER (612) 720-0052

The land owner's signature on the application demonstrates their consent to the construction of this tower on their land.

3. The legal description, parcel number, and address of the parcel of land upon which the tower is situated.

Please see attached p8 or site plans for legal description.

Parcel: 61-030-3020

Address: 16345 110th Street, Walnut Grove, MN 56180

- 4. The location of all public and private airports within a three (3) mile radius of proposed tower.**

No airports exist within 3 miles.

- 5. Towers located within 5 miles of a FAA approved Airstrip shall provide evidence of FAA and/or MnDOT consent.**

No FAA approved airstrips exist within 5 miles

- 6. Written documentation that the applicant made diligent, but unsuccessful efforts for permission to install or co-locate the applicant's telecommunications facilities on other available antenna support structures located within one (1) mile radius of the proposed tower site.**

Please see attached correspondence with Verizon RF engineer (Exhibit C). No existing collocatable structures would be suitable due to Verizon height requirements.

- 7. Written technical evidence from an engineer(s) that the proposed tower or telecommunications facilities cannot be installed or co-located on another person's tower or useable antenna support structure located within one (1) mile radius of the proposed tower site and must be located at the proposed site in order to meet the coverage requirements of the applicant's wireless communications system.**

NA. No existing collocatable structures would be suitable due to Verizon height requirements.

- 8. A report from a licensed engineer that describes the telecommunication tower's capacity, including the number and type of antenna that it can accommodate.**

Please see page T-1 of site plans showing capacity for a similar array from two additional telecommunications carriers.

- 9. A sworn and certified statement by an engineer certifying that the tower is structurally sound and conforms to the requirements of the Minnesota Building Code and all other construction standards set forth by the County, Federal, and State law.**

Please see Exhibit A.

- 10. A copy of the Federal Communications Commissioner's licensure and approval as required for various communications application.**

Please see Exhibit E.

- 11. A letter of intent from the tower owner committing the tower owner and successors to allow the shared use of the tower if additional users agree in writing to meet reasonable terms and conditions for shared use.**

Please see Exhibit B.

Exhibit A



January 26, 2018

Mr. Travis Rosenwald
Design 1

RE: Proposed 250' Self-Supporting Tower for MN08 Walnut Grove, MN

Dear Mr. Rosenwald,

Upon receipt of order, we propose to design and supply the above referenced tower for a Basic Wind Speed of 89 mph with no ice (115 mph ultimate per the 2012 International Building Code) and 50 mph with 1" radial ice, Structure Class II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANS/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.* In the unlikely event of total separation, this would result in collapse within a radius of 125 feet.

Sincerely,

Keith J. Tindall, P.E.
Vice President of Engineering

PROFESSIONAL ENGINEER
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.

Print Name KEITH J. TINDALL

Signature 

Date 1/26/18 License #20242

Exhibit B



Verizon Wireless
10931 Bush Lake Road
Bloomington, MN 55438

May 16, 2018

Redwood County Planning Department
c/o Nick Brozek
403 S Mill St, PO Box 130
Redwood Falls, MN 56283

RE: Verizon Wireless Conditional Use Permit Application, MN08 Walnut Grove

Dear Mr. Brozek,

Verizon Wireless, and its successors, hereby agree to allow shared use of the proposed tower if an additional use 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.

Sincerely,

A handwritten signature in black ink, appearing to be "Nick Brozek", written over a horizontal line.

Exhibit C

From: Ruch, Justin Scott [REDACTED]

Sent: Thursday, May 17, 2018 2:34 PM

To: David Hendrixon <David.Hendrixon@ntpwireless.com>

Cc: [REDACTED]

Subject: Re: [E] FW: Engineer Confirmation Needed_MN08 Walnut Grove_05.08.18

David,

The two alternate candidates on the attached SCIP will not allow Verizon to be at a height that will allow for our needs. The Baker rawland location will allow us to be at 250' which is needed to cover the town and surrounding areas and make a reliable connection to the existing network. The surrounding trees and terrain will limit the coverage and capacity of the two alternate locations due to their available heights. Please let me know if you will need anything else.

Thank you,

verizon[✓]

Justin Ruch
RF Engineer

1530 E. Army Post Road
Des Moines, IA 50320

[REDACTED]

f t in [®]

From: David Hendrixon

Sent: Tuesday, May 08, 2018 10:36 AM

To: Ruch, Justin Scott [REDACTED]

Cc: [REDACTED]

Subject: Engineer Confirmation Needed_MN08 Walnut Grove_05.08.18

Hi Justin,

We are applying for our zoning permit for the subject site. The jurisdiction's ordinance requires colocation on existing structures within one mile unless the existing structures cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified professional engineer.

The two structures below were submitted in the original QSCIP, as attached. Will you please confirm these structures will not be able to accommodate VZWs needs due to their height?

- Walnut Grove Water Tower – 129' (44°13'27.56"N, 95°28'15.10"W)
- Affinity Tower – 120' (44°13'12.78"N, 95°28'11.05"W)

Thank you,

DAVID HENDRIXON

Solution Specialist, Site Acquisition

NTP Wireless

773-904-2810

Exhibit D



Exhibit E

Callsigns

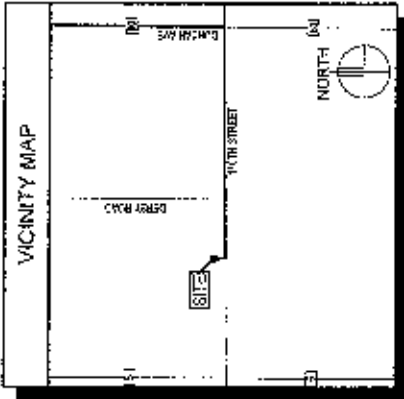
Callsigns	Market	Radio Code	Market Number	Block	State	County	Licensee Name	Wholly Owned	Total MHz	Freq Range 1	Freq Range 2	Freq Range 3	Freq Range 4	POB/ Sq MI	Status
KNKN022	Minnesota 8 - Lac qui Paré	CL	CNA48 B		MIN	Redwood	Alitel Communications LLC	Yes	25.000	835.000 - 845.000	880.000 - 890.000	845.000 - 894.000	891.500 - 894.000	18.3	Active
KNLG874	Maakato-Fairmont, MN	CW	BTA277 E		MIN	Redwood	Alitel Communications LLC	Yes	10.000	1885.000 - 1896.000	1945.000 - 1970.000	0.000 - 0.000	0.000 - 0.000	18.3	Active
KNLG950	Maakato-Fairmont, MN	CW	BTA277 F		MIN	Redwood	Alitel Communications LLC	Yes	10.000	1890.000 - 1895.000	1970.000 - 1975.000	0.000 - 0.000	0.000 - 0.000	18.3	Active
WPZA798	Minneapolis-St Paul	CW	MTA01 B		MIN	Redwood	Alitel Communications LLC	Yes	5.000	1870.000 - 1872.500	1950.000 - 1952.500	0.000 - 0.000	0.000 - 0.000	18.3	Active
WQBI461	Minneapolis-St Paul	CW	MTA01 B		MIN	Redwood	Alitel Communications LLC	Yes	5.000	1872.500 - 1875.000	1952.500 - 1955.000	0.000 - 0.000	0.000 - 0.000	18.3	Active



MN08 WALNUT GROVE NEW BUILD

PROJECT INFORMATION

SITE NAME	MN08 WALNUT GROVE
SITE ADDRESS	10451 WILSON DRIVE SOUTH BAY PARK, MN 56180
COUNTY	REDFORD
LATITUDE	N 41° 12' 28.41" (NAD83)
LONGITUDE	W 92° 27' 55.91" (NAD83)
DRAWING ISSUED ON	09-13-17
SHEET NUMBER OF TOTAL SHEETS	18
SHEET AREA	100 x 100 = 10000 SF



SHEET INDEX

SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION & SHEET INDEX
A-1	SITE PLAN & SITE PLAN INDEX
A-2	ENLARGED SITE PLAN
A-3	ANTENNA AND EQUIPMENT MOUNTING SURFACE PROFILES PLAN, NOTES & PHOTO
A-4	OPTIONAL SPECIFICATIONS
A-5	ISSUING AGENCY
O-1	UTILITY AND PLUMBING PROVISIONS DETAIL AREA
O-2	SITE UTILITIES PLUMBING NOTES



ISSUE SUMMARY

REV	DESCRIPTION	SUBMITTED
A	ISSUED FOR REVIEW 11/28/17	ALL
B	ISSUED FOR POWER APPROVAL 12/20/17	ALL
C	ISSUED FOR CONSTRUCTION PERMIT 1/11/18	ALL

DEPARTMENTAL APPROVALS

JOB TITLE	NAME	DATE
STATE ENGINEER	JOSHUA HUGHES	12/22/17
OPERATIONS MANAGER	NICHOLE STODOLKOWSKI	01/22/18
UTILITY TECHNICAL ENGINEER	ALEX KOSLOVSKIY	02/02/18

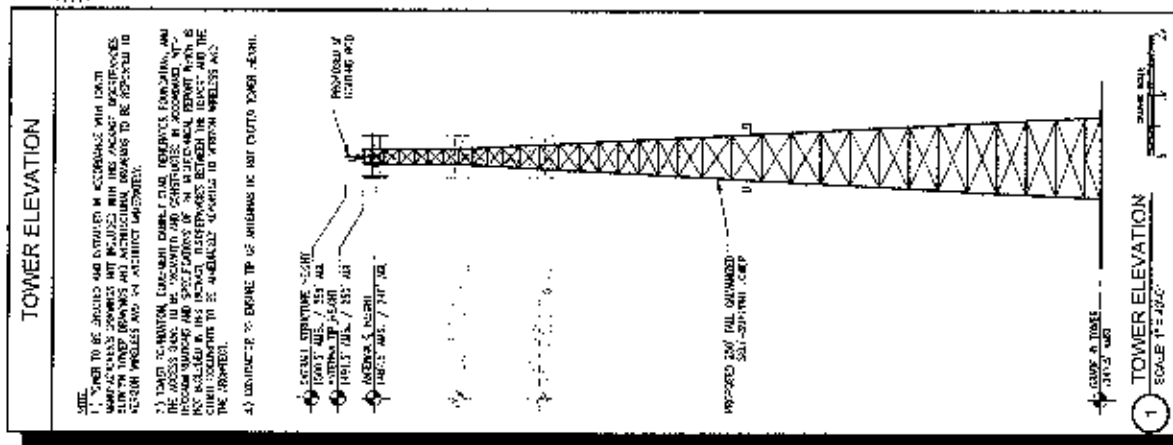
LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE

NO CHANGES
 CHANGES CHECKED, APPROVED

CONTACTS

ISSUEE / USER: MANDY BAUER 10451 WILSON AVE WALNUT GROVE, MN 56180 507-850-2208	LESSOR: VERIZON/WIRELESS 1001 BUSH LANE ROAD BLOOMINGTON, MN 55425 612-332-1234	ARCHITECT: JEROME ENGINEERING 400 WILSON DRIVE SOUTH BAY PARK, MN 56180 507-850-2208	ENGINEER: WESLEY A. HUGHES, P.E., INC. 810 E. WOOD STREET, PO BOX 1034 AITKEN, MN 56124 507-854-1795	STRUCTURAL ENGINEER: RIA	ENGINEERING CONSULTING FIRM: AMERICAN ENGINEERING TESTING, INC. 2505 W. 130TH ST BOSTON, MN 55108
--	--	---	---	------------------------------------	---



DESIGN
 10000 WILSON DRIVE
 SOUTH BAY PARK, MN 56180
 507-850-2208

10000 WILSON DRIVE
 SOUTH BAY PARK, MN 56180
 507-850-2208

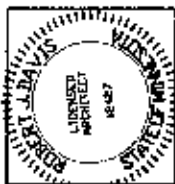
PROJECT
 20181070008
 LOC. 00001: 29782 /

MN08 WALNUT GROVE

1546 - 110TH STREET
 WALNUT GROVE, MN 56180

SHEET CONTENTS:
 CONCEPT
 ISSUE DRAWING
 SHEET INDEX
 LEGENDS AND SYMBOLS
 PROJECT INFORMATION
 UTILITY AND PLUMBING PROVISIONS DETAIL
 GENERAL NOTES

T-1



UNLICENSED ARCHITECT
 #6487
 10330 110TH STREET
 MINNETONKA, MN 55345
 (763) 533-9494
 WWW.RDADESIGN.COM
 ROBERT DAVIS ARCHITECTS

DESIGN
 CONSULTING ENGINEERS
 10330 110TH STREET
 MINNETONKA, MN 55345
 (763) 533-9494

verizon
 10330 110TH STREET
 MINNETONKA, MN 55345
 (763) 533-9494

PROJECT
 201410026
 LOC. CODE: 209327

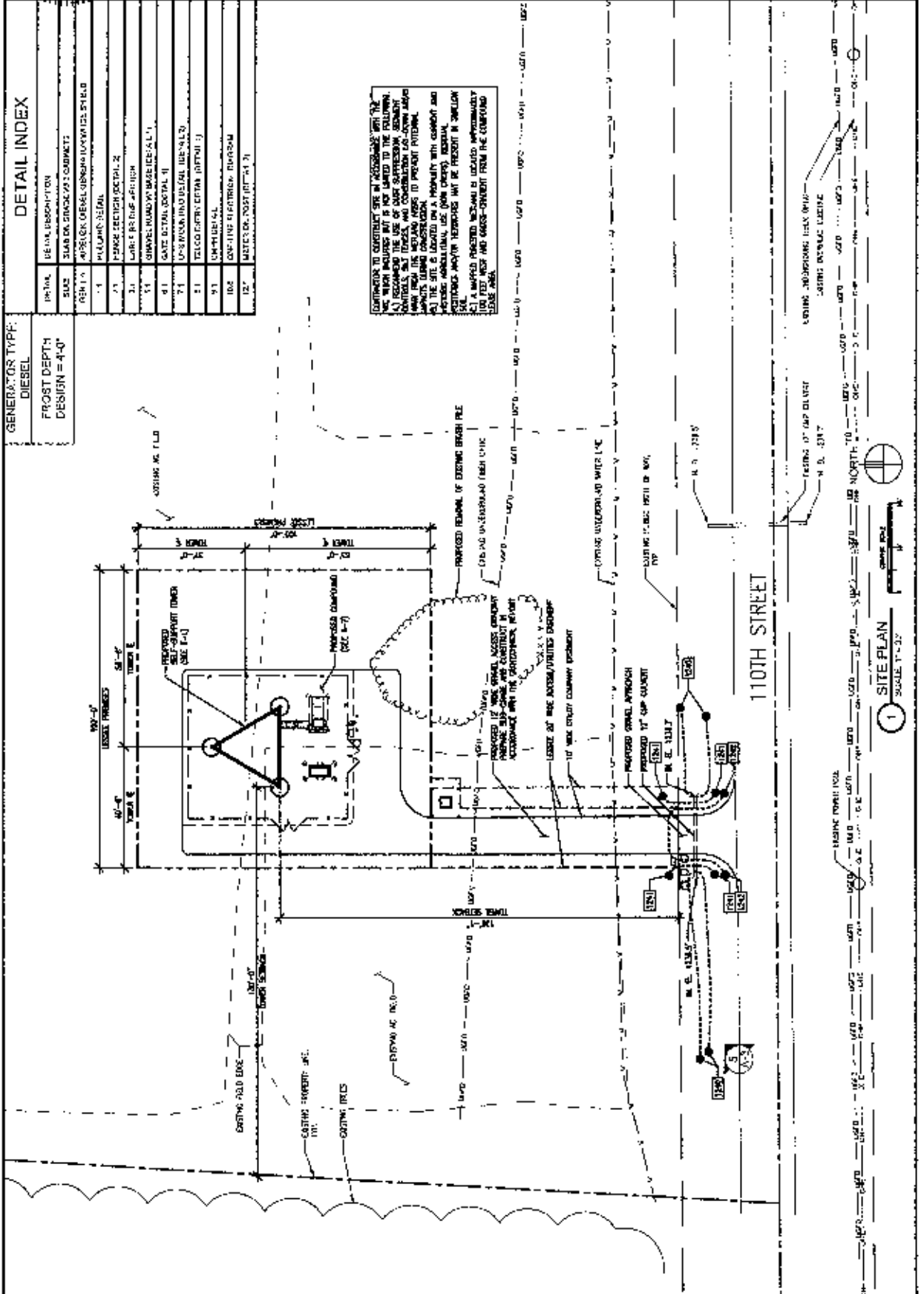
MINN
 WALNUT GROVE

10330 110TH STREET
 WALNUT GROVE, MN 55380

SHEET CONTENTS:
 SITE PLAN
 DETAIL INDEX

NO. 1	11.20	01-08-13
NO. 2	11.20	01-23-13
NO. 3	11.20	01-23-13
NO. 4	11.20	01-23-13
NO. 5	11.20	01-23-13

A-1





STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 LICENSE NO. 14177
 ROBERT J. DAVIS
 1000 W. BELT ROAD, SUITE 200
 ANNAPOLIS, MARYLAND 21403-1000
 PHONE: 410-261-1417
 FAX: 410-261-1418



PROJECT
 20141070028
 LOG. CODE: 297027

MIND8
 WALNUT GROVE

8846-1-0110KELLI
 WALNUT GROVE, MIND810

SHEET CONTENTS:

DATE	11/16/17
DESIGNED BY	11/16/17
REV. A	11/16/17
REV. B	11/16/17
REV. C	11/16/17
REV. D	11/16/17

A4

GENERAL NOTES:

01 0001 FOUNDATION
 Contractor shall provide foundation for all structures. Foundation shall be constructed in accordance with the design. Foundation shall be constructed in accordance with the design. Foundation shall be constructed in accordance with the design.

01 0002 EXTERIOR FINISHES
 Contractor shall provide exterior finishes for all structures. Exterior finishes shall be constructed in accordance with the design. Exterior finishes shall be constructed in accordance with the design. Exterior finishes shall be constructed in accordance with the design.

01 0003 INTERIOR FINISHES
 Contractor shall provide interior finishes for all structures. Interior finishes shall be constructed in accordance with the design. Interior finishes shall be constructed in accordance with the design. Interior finishes shall be constructed in accordance with the design.

01 0004 ROOFING
 Contractor shall provide roofing for all structures. Roofing shall be constructed in accordance with the design. Roofing shall be constructed in accordance with the design. Roofing shall be constructed in accordance with the design.

01 0005 MECHANICAL
 Contractor shall provide mechanical for all structures. Mechanical shall be constructed in accordance with the design. Mechanical shall be constructed in accordance with the design. Mechanical shall be constructed in accordance with the design.

01 0006 ELECTRICAL
 Contractor shall provide electrical for all structures. Electrical shall be constructed in accordance with the design. Electrical shall be constructed in accordance with the design. Electrical shall be constructed in accordance with the design.

01 0007 PLUMBING
 Contractor shall provide plumbing for all structures. Plumbing shall be constructed in accordance with the design. Plumbing shall be constructed in accordance with the design. Plumbing shall be constructed in accordance with the design.

01 0008 PAINTING
 Contractor shall provide painting for all structures. Painting shall be constructed in accordance with the design. Painting shall be constructed in accordance with the design. Painting shall be constructed in accordance with the design.

01 0009 FENCING
 Contractor shall provide fencing for all structures. Fencing shall be constructed in accordance with the design. Fencing shall be constructed in accordance with the design. Fencing shall be constructed in accordance with the design.

01 0010 SIGNAGE
 Contractor shall provide signage for all structures. Signage shall be constructed in accordance with the design. Signage shall be constructed in accordance with the design. Signage shall be constructed in accordance with the design.

01 0011 LANDSCAPING
 Contractor shall provide landscaping for all structures. Landscaping shall be constructed in accordance with the design. Landscaping shall be constructed in accordance with the design. Landscaping shall be constructed in accordance with the design.

01 0012 UTILITIES
 Contractor shall provide utilities for all structures. Utilities shall be constructed in accordance with the design. Utilities shall be constructed in accordance with the design. Utilities shall be constructed in accordance with the design.

01 0013 SECURITY
 Contractor shall provide security for all structures. Security shall be constructed in accordance with the design. Security shall be constructed in accordance with the design. Security shall be constructed in accordance with the design.

01 0014 SPECIALTIES
 Contractor shall provide specialties for all structures. Specialties shall be constructed in accordance with the design. Specialties shall be constructed in accordance with the design. Specialties shall be constructed in accordance with the design.

01 0015 ACCESSIBILITY
 Contractor shall provide accessibility for all structures. Accessibility shall be constructed in accordance with the design. Accessibility shall be constructed in accordance with the design. Accessibility shall be constructed in accordance with the design.

01 0016 SUSTAINABILITY
 Contractor shall provide sustainability for all structures. Sustainability shall be constructed in accordance with the design. Sustainability shall be constructed in accordance with the design. Sustainability shall be constructed in accordance with the design.

01 0017 ENERGY EFFICIENCY
 Contractor shall provide energy efficiency for all structures. Energy efficiency shall be constructed in accordance with the design. Energy efficiency shall be constructed in accordance with the design. Energy efficiency shall be constructed in accordance with the design.

01 0018 GREEN BUILDING
 Contractor shall provide green building for all structures. Green building shall be constructed in accordance with the design. Green building shall be constructed in accordance with the design. Green building shall be constructed in accordance with the design.

01 0019 HISTORIC PRESERVATION
 Contractor shall provide historic preservation for all structures. Historic preservation shall be constructed in accordance with the design. Historic preservation shall be constructed in accordance with the design. Historic preservation shall be constructed in accordance with the design.

01 0020 ARCHITECTURAL
 Contractor shall provide architectural for all structures. Architectural shall be constructed in accordance with the design. Architectural shall be constructed in accordance with the design. Architectural shall be constructed in accordance with the design.

01 0021 INTERIOR DESIGN
 Contractor shall provide interior design for all structures. Interior design shall be constructed in accordance with the design. Interior design shall be constructed in accordance with the design. Interior design shall be constructed in accordance with the design.

01 0022 EXTERIOR DESIGN
 Contractor shall provide exterior design for all structures. Exterior design shall be constructed in accordance with the design. Exterior design shall be constructed in accordance with the design. Exterior design shall be constructed in accordance with the design.

01 0023 SITEWORK
 Contractor shall provide sitework for all structures. Sitework shall be constructed in accordance with the design. Sitework shall be constructed in accordance with the design. Sitework shall be constructed in accordance with the design.

01 0024 CONSTRUCTION MANAGEMENT
 Contractor shall provide construction management for all structures. Construction management shall be constructed in accordance with the design. Construction management shall be constructed in accordance with the design. Construction management shall be constructed in accordance with the design.

01 0025 QUALITY CONTROL
 Contractor shall provide quality control for all structures. Quality control shall be constructed in accordance with the design. Quality control shall be constructed in accordance with the design. Quality control shall be constructed in accordance with the design.

01 0026 SAFETY
 Contractor shall provide safety for all structures. Safety shall be constructed in accordance with the design. Safety shall be constructed in accordance with the design. Safety shall be constructed in accordance with the design.

01 0027 ENVIRONMENTAL
 Contractor shall provide environmental for all structures. Environmental shall be constructed in accordance with the design. Environmental shall be constructed in accordance with the design. Environmental shall be constructed in accordance with the design.

01 0028 COMMUNITY ENGAGEMENT
 Contractor shall provide community engagement for all structures. Community engagement shall be constructed in accordance with the design. Community engagement shall be constructed in accordance with the design. Community engagement shall be constructed in accordance with the design.

01 0029 LEGAL
 Contractor shall provide legal for all structures. Legal shall be constructed in accordance with the design. Legal shall be constructed in accordance with the design. Legal shall be constructed in accordance with the design.

01 0030 FINANCIAL
 Contractor shall provide financial for all structures. Financial shall be constructed in accordance with the design. Financial shall be constructed in accordance with the design. Financial shall be constructed in accordance with the design.

01 0031 RISK MANAGEMENT
 Contractor shall provide risk management for all structures. Risk management shall be constructed in accordance with the design. Risk management shall be constructed in accordance with the design. Risk management shall be constructed in accordance with the design.

01 0032 PROJECT CLOSURE
 Contractor shall provide project closure for all structures. Project closure shall be constructed in accordance with the design. Project closure shall be constructed in accordance with the design. Project closure shall be constructed in accordance with the design.

01 0033 DOCUMENTATION
 Contractor shall provide documentation for all structures. Documentation shall be constructed in accordance with the design. Documentation shall be constructed in accordance with the design. Documentation shall be constructed in accordance with the design.

01 0034 COMMUNICATIONS
 Contractor shall provide communications for all structures. Communications shall be constructed in accordance with the design. Communications shall be constructed in accordance with the design. Communications shall be constructed in accordance with the design.

01 0035 TRAINING
 Contractor shall provide training for all structures. Training shall be constructed in accordance with the design. Training shall be constructed in accordance with the design. Training shall be constructed in accordance with the design.

01 0036 EVALUATION
 Contractor shall provide evaluation for all structures. Evaluation shall be constructed in accordance with the design. Evaluation shall be constructed in accordance with the design. Evaluation shall be constructed in accordance with the design.

01 0037 IMPROVEMENTS
 Contractor shall provide improvements for all structures. Improvements shall be constructed in accordance with the design. Improvements shall be constructed in accordance with the design. Improvements shall be constructed in accordance with the design.

01 0038 MAINTENANCE
 Contractor shall provide maintenance for all structures. Maintenance shall be constructed in accordance with the design. Maintenance shall be constructed in accordance with the design. Maintenance shall be constructed in accordance with the design.

01 0039 OPERATIONS
 Contractor shall provide operations for all structures. Operations shall be constructed in accordance with the design. Operations shall be constructed in accordance with the design. Operations shall be constructed in accordance with the design.

01 0040 SUPPORT SERVICES
 Contractor shall provide support services for all structures. Support services shall be constructed in accordance with the design. Support services shall be constructed in accordance with the design. Support services shall be constructed in accordance with the design.

01 0041 SPECIAL SERVICES
 Contractor shall provide special services for all structures. Special services shall be constructed in accordance with the design. Special services shall be constructed in accordance with the design. Special services shall be constructed in accordance with the design.

01 0042 OTHER SERVICES
 Contractor shall provide other services for all structures. Other services shall be constructed in accordance with the design. Other services shall be constructed in accordance with the design. Other services shall be constructed in accordance with the design.

01 0043 UNASSIGNED
 Contractor shall provide unassigned for all structures. Unassigned shall be constructed in accordance with the design. Unassigned shall be constructed in accordance with the design. Unassigned shall be constructed in accordance with the design.

01 0044 UNASSIGNED
 Contractor shall provide unassigned for all structures. Unassigned shall be constructed in accordance with the design. Unassigned shall be constructed in accordance with the design. Unassigned shall be constructed in accordance with the design.

01 0045 UNASSIGNED
 Contractor shall provide unassigned for all structures. Unassigned shall be constructed in accordance with the design. Unassigned shall be constructed in accordance with the design. Unassigned shall be constructed in accordance with the design.

01 0046 UNASSIGNED
 Contractor shall provide unassigned for all structures. Unassigned shall be constructed in accordance with the design. Unassigned shall be constructed in accordance with the design. Unassigned shall be constructed in accordance with the design.

01 0047 UNASSIGNED
 Contractor shall provide unassigned for all structures. Unassigned shall be constructed in accordance with the design. Unassigned shall be constructed in accordance with the design. Unassigned shall be constructed in accordance with the design.

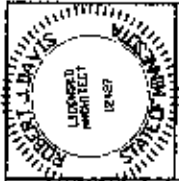
01 0048 UNASSIGNED
 Contractor shall provide unassigned for all structures. Unassigned shall be constructed in accordance with the design. Unassigned shall be constructed in accordance with the design. Unassigned shall be constructed in accordance with the design.

01 0049 UNASSIGNED
 Contractor shall provide unassigned for all structures. Unassigned shall be constructed in accordance with the design. Unassigned shall be constructed in accordance with the design. Unassigned shall be constructed in accordance with the design.

01 0050 UNASSIGNED
 Contractor shall provide unassigned for all structures. Unassigned shall be constructed in accordance with the design. Unassigned shall be constructed in accordance with the design. Unassigned shall be constructed in accordance with the design.

GROUNDING DETAIL INDEX

DETAIL	DETAIL DESCRIPTION
1.0	SLAB
1.1	STANDARD GROUNDING DETAIL
1.2	1" DIA. WALL GROUND RING & FOOT DETAIL
1.3	CONCRETE/STEEL JOINT DETAIL
1.4	FOUNDATION DETAIL
1.5	FOUNDATION DETAIL WITH DOUBLE BRIDGE DETAIL
1.6	TYPICAL TOWER GROUNDING DETAIL



18245 - 10TH STREET
 WASHINGTON, MD 20783
 (301) 278-1234
 (301) 278-1235
 (301) 278-1236

Robert J. Davis
 ENGINEER
 No. 12587



PROJECT
 2011070226
 LOG CODE: 20/927

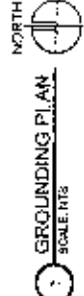
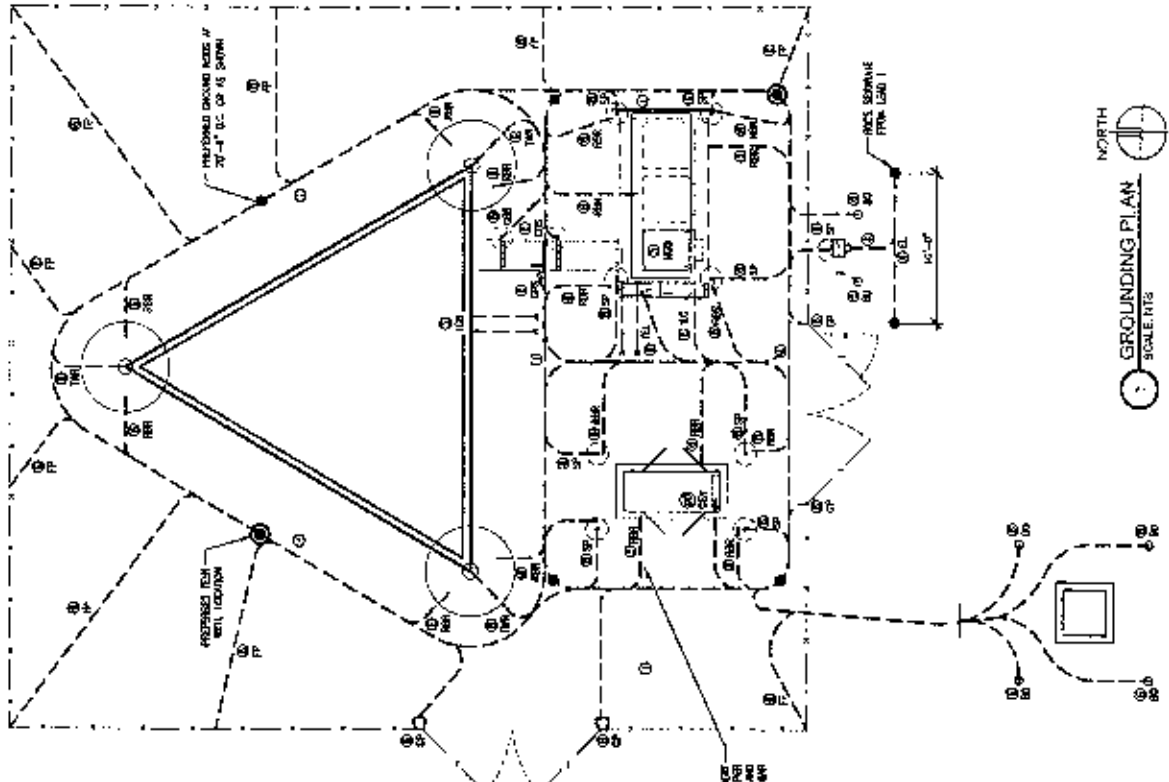
MN06
 WALNUT GROVE

18245 - 10TH STREET
 WASHINGTON, MD 20783

SHEET CONTAINS:
 GROUNDING PLAN
 GROUNDING DETAIL INDEX

REVISED BY	REF
DATE	DATE
DESCRIPTION	DATE
BY	DATE
BY	DATE
BY	DATE

G-2



NOTE: CONDUCTOR SHALL INCLUDE THIS DATA WHEN IS PROVIDED TO LEAD BY THE MANUFACTURER, AND THESE SHALL NOT BE LESS THAN 1/2 INCH.



DESIGN
INCORPORATING
THE BEST OF
ARCHITECTURE, ENGINEERING
AND CONSTRUCTION
1234567890
1234567890
1234567890

verizon
5555 VERIZON DRIVE
ANNAPOLIS, MD 21403-5200
TEL: 410-293-2877

PROJECT
20141010236
.CIL: 221UC, 231B27

**MNDB
WALNUT
GROVE**

1654 - 11.21.15 (P)-1
WALNUT GROVE, VA 22400

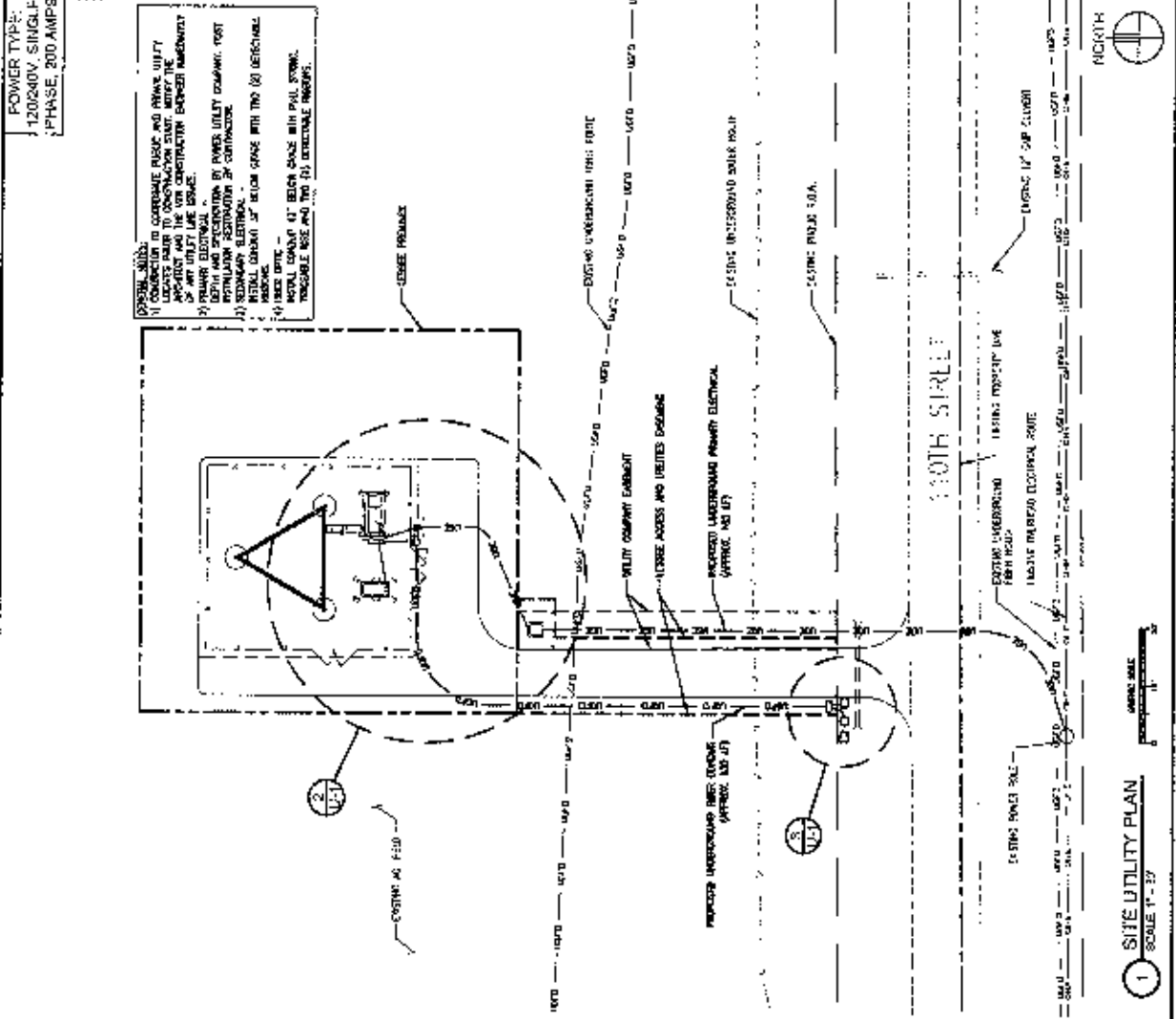
SHEET CONTAINS:
SITE UTILITY PLAN
PULLBOX LOCATION PLAN
WALNUT GROVE SITE PLAN

DESIGNED BY	REP
DRAWN BY	CHK
DATE	11/16/15
PROJECT NO.	20141010236
SHEET NO.	U-1
TOTAL SHEETS	1

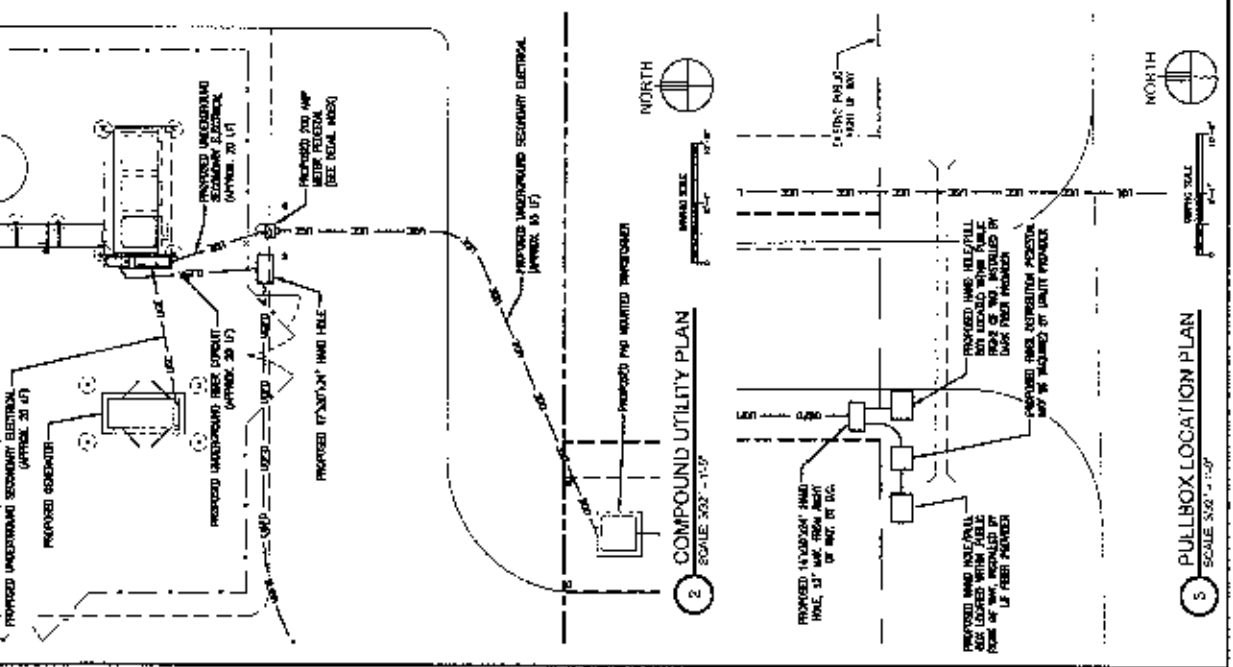
U-1

POWER TYPE:
120/240V, SINGLE
PHASE, 200 AMPES

NOTES:
1) CONSULT WITH CONTRACTOR TO DETERMINE LOCATION OF EXISTING UTILITY LOCATIONS TO DETERMINE THE BEST LOCATION FOR THE NEW UTILITY SERVICE AND THE NEW CONSTRUCTION BETWEEN MAINWATER AND NEW UTILITY SERVICE.
2) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITY LOCATIONS WITH THE OWNER AND THE CONTRACTOR.
3) MAINWATER SPECIFICATION BY POWER UTILITY COMPANY. NOT TO BE USED FOR DESIGN.
4) ELECTRICAL SPECIFICATION BY CONTRACTOR.
5) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITY LOCATIONS WITH THE OWNER AND THE CONTRACTOR.
6) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITY LOCATIONS WITH THE OWNER AND THE CONTRACTOR.
7) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITY LOCATIONS WITH THE OWNER AND THE CONTRACTOR.



1 SITE UTILITY PLAN
SCALE 1"=20'



2 COMPOUND UTILITY PLAN
SCALE 3/32"=1'-0"

3 PULLBOX LOCATION PLAN
SCALE 3/32"=1'-0"

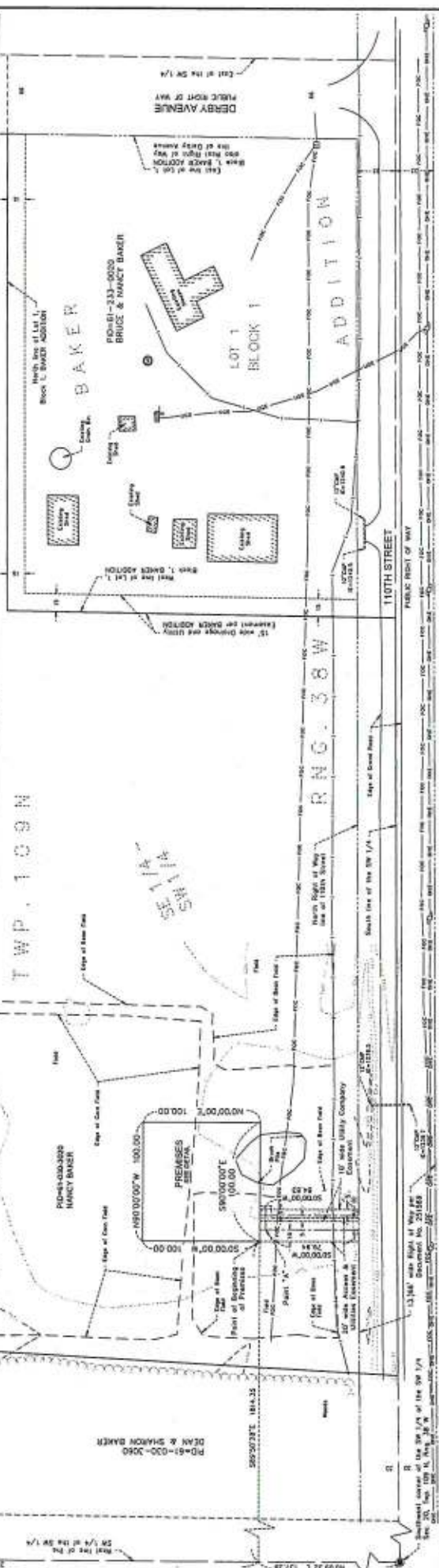
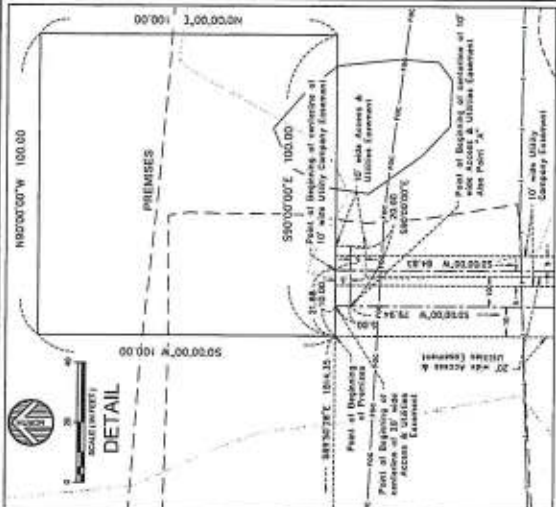
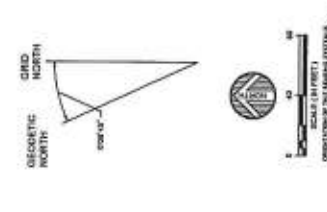
SITE SURVEY

Northwest Corner of the 1/4 of the SW 1/4
Sec. 30, Twp. 109 N., Rng. 38 W.

- LEGEND**
- WATER WELL
 - ELECTRIC TRANSFORMER
 - ⊕ ELECTRIC METER
 - ⊕ TELEPHONE PEDestal
 - EDGE OF FIELD
 - CULVERT
 - UNDERGROUND WATERMAIN
 - UNDERGROUND OPTIC
 - UNDERGROUND ELEC.
 - OVERHEAD ELEC.
 - BOUNDARY LINE
 - SECTION LINE
 - QUARTER LINE
 - SIXTEENTH LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - BASEMENT LINE
 - GRASS SURFACE
 - ▨ BUILDING HATCH

SURVEYOR NOTES:

- 1) LOCATIONS AND ADDRESS OF ALL ADJACENT PROPERTY OWNERS AND INTERESTS, FROM CORNER STAKE TO CENTERLINE, WERE RECORDED IN THE PUBLIC RECORDS, UNDER REG. NO. 2027.
- 2) ALL ADJACENT PROPERTY OWNERS AND INTERESTS WERE NOTIFIED BY REGISTERED MAIL OF THE SURVEY AND THE DATE WHEN THE SURVEY WOULD BE MADE. PROPERTY BOUNDARIES WERE VERIFIED.



DESIGN 1

SITE NAME:
MN08 WALNUT GROVE
Redwood County, MN

WIDSETH SMITH NOLTING
Engineering / Architecture / Surveying / Environmental

1515 W. WASHINGTON ST. SUITE 200
MINNEAPOLIS, MN 55402
TEL: 612.338.1111 FAX: 612.338.1112
WWW.WSNA.COM

DATE: 08/15/2017
BY: C. L. B. (C.L.B.)
CHECKED BY: S.M.K. (S.M.K.)
DRAWN BY: M.T.G. (M.T.G.)
REVISIONS:

SIGNATURE: [Signature]
DATE: 08/15/2017
LICENSE: 14881

FIELDWORK: S.M.K. (S.M.K.)
DATE: 08/15/2017

PROJECT NO.: MN08
SHEET NO.: 2 OF 2 SHEETS

Other information:

Name

Applicant information:

First Name: Donovan Last Name: McCain
Business Name: Buell Consulting, Inc. working on behalf of Verizon Wireless
Address: 720 Main Street Ste 200 City: St. Paul State: MN Zip: 55118
Home Phone: NA Cell Phone: 651-341-5666 Email: dlmcc3@gmail.com

Operator information: (Complete only if different from Applicant)

First Name: Ron Last Name: Reiter
Business Name: Verizon Wireless
Address: 15801 Bush Lake Rd City: Bloomington State: MN Zip: 55438
Home Phone: Cell Phone: 612-720-0052 Email:

Land Owner information: (Complete only if different from applicant)

First Name: Nancy Last Name: Baker
Address: 11028 Derby Ave City: Walnut Grove State: MN Zip: 56180
HomePhone: CellPhone: 507-859-2205 Email: bnbaker@arvig.net

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 Nancy Baker Date: 6-20-2.

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

Permit Fee: \$700.00 Receipt #: Date Approved:

Application Received:

Commission Action:

County Board Action:

Approved: Date: Approved: Date:
Disapproved: Date: Disapproved: Date:

Nick Brozek

From: Donovan McCain <dmlcc3@gmail.com>
Sent: Tuesday, July 5, 2022 7:16 PM
To: Nick Brozek
Subject: RE: MN08 Walnut Grove - Verizon CUP Application

Follow Up Flag: Follow up
Flag Status: Flagged

Nick,
Please let me know if this is sufficient:

14. **REMOVAL AT END OF TERM.** Upon expiration or within 90 days of earlier termination, LESSEE shall remove LESSEE's Communications Equipment (except footings) and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that the communications equipment shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws. If such time for removal causes LESSEE to remain on the Premises after termination of the Agreement, LESSEE shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed.

Thanks,

Donovan McCain
BUELL CONSULTING, INC.
M: 651-341-5666
E: dmlcc3@gmail.com

From: Nick Brozek <nick_b@co.redwood.mn.us>
Sent: Tuesday, July 5, 2022 1:40 PM
To: Donovan McCain <dmlcc3@gmail.com>
Subject: RE: MN08 Walnut Grove - Verizon CUP Application

I understand Verizon may not want to share its lease agreement, but can I get a copy of the decommissioning section?

Nick Brozek
Land Use & Zoning Supervisor
(507) 637-4023

From: Donovan McCain [<mailto:dmlcc3@gmail.com>]
Sent: Wednesday, June 29, 2022 8:53 AM
To: Nick Brozek <nick_b@co.redwood.mn.us>
Subject: RE: MN08 Walnut Grove - Verizon CUP Application

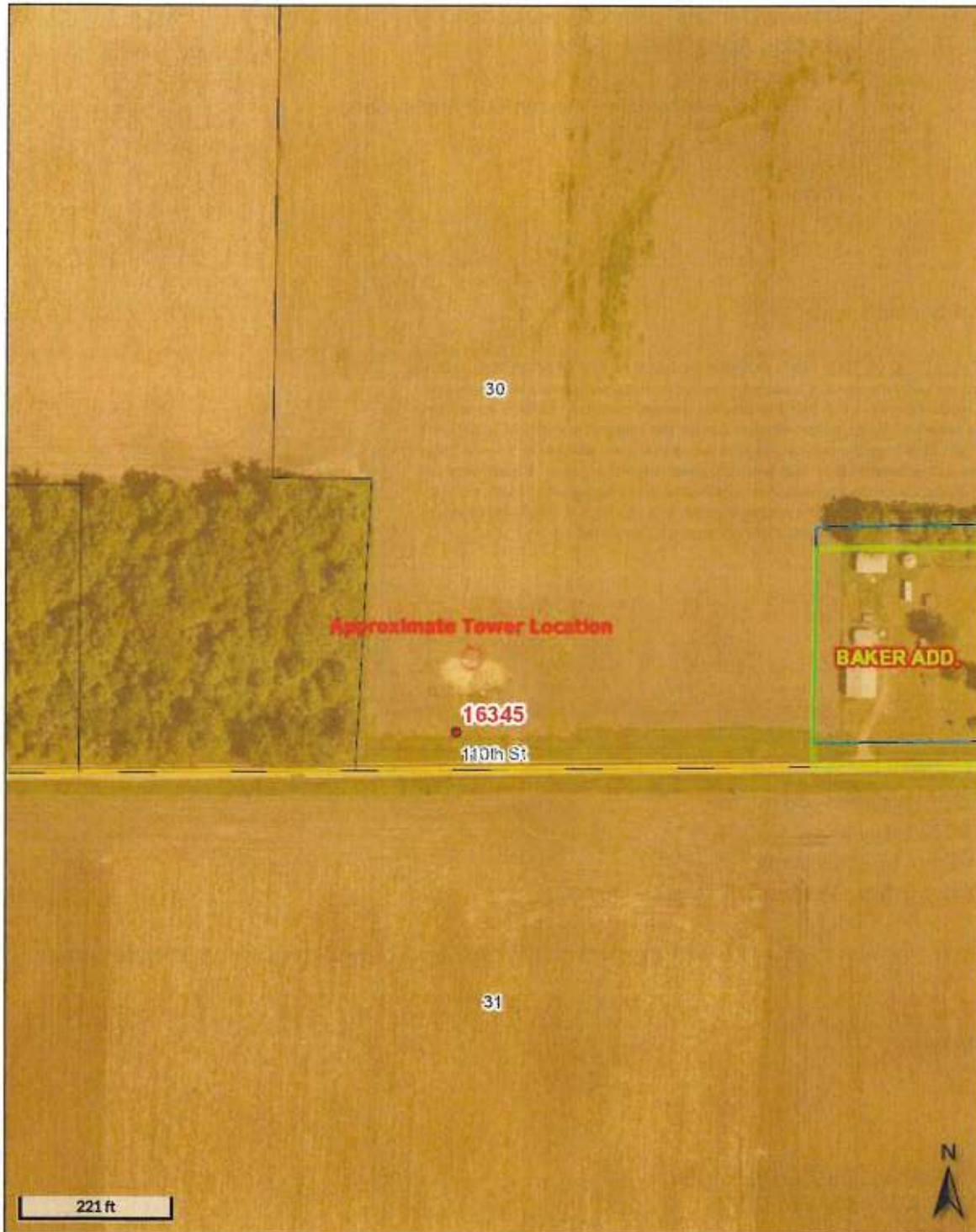
Verizon has a decommissioning agreement written into it's land lease.

Thanks,

Donovan McCain
BUELL CONSULTING, INC.

Verizon - Baker Site

Zoning Map



Overview



Legend

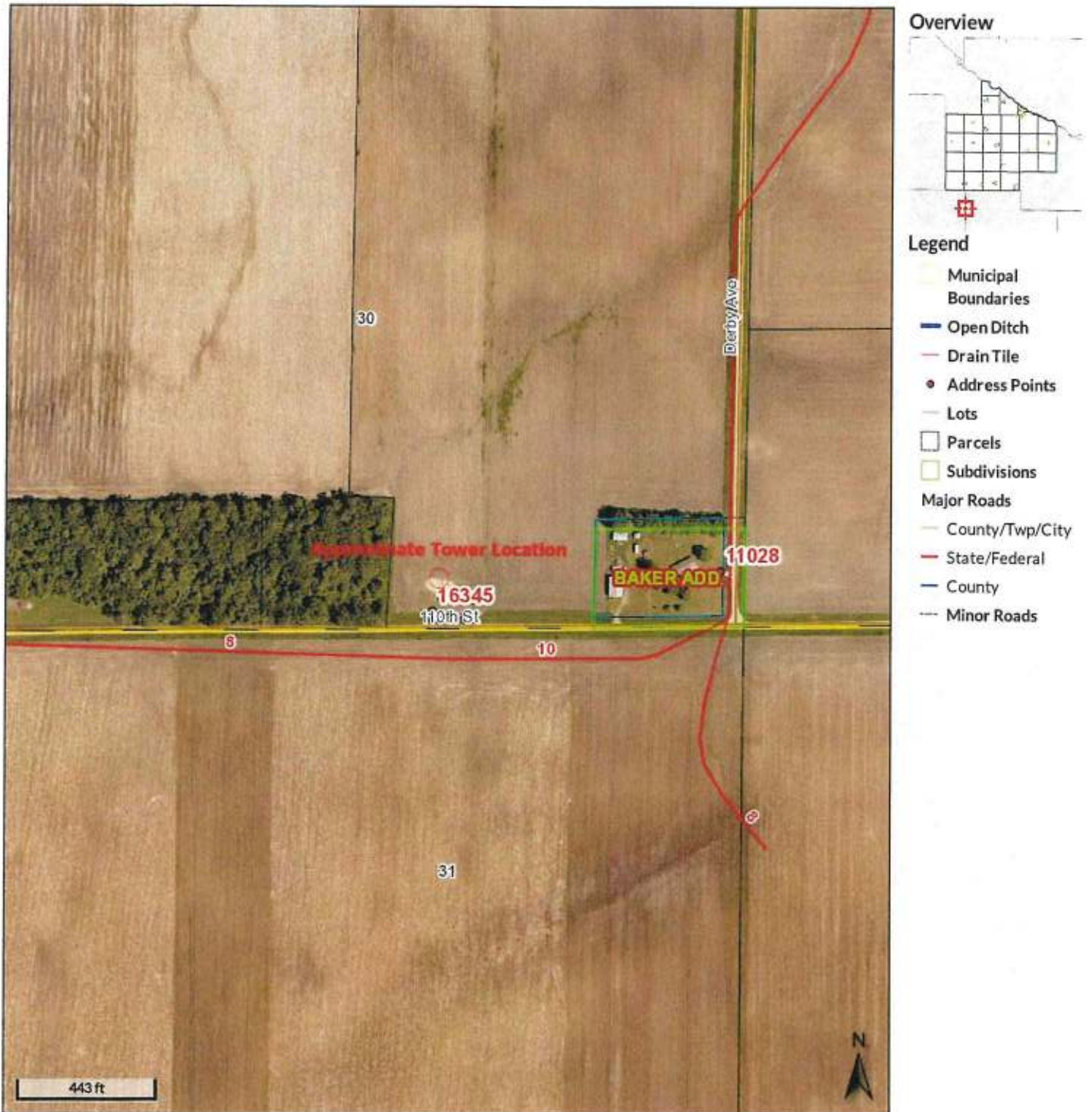
- Municipal Boundaries
- Address Points
- Lots
- Parcels
- Subdivisions
- County Zoning
 - B1
 - I1
 - R1
 - S
 - UE
 - 2M
 - AG
- Major Roads
 - County/Twp/City
 - State/Federal
 - County
 - Minor Roads

Date created: 7/21/2022
Last Data Uploaded: 7/20/2022 11:36:25 PM

Developed by  Schneider
GEOSPATIAL

Verizon - Baker Site

Ditch and Tile Map

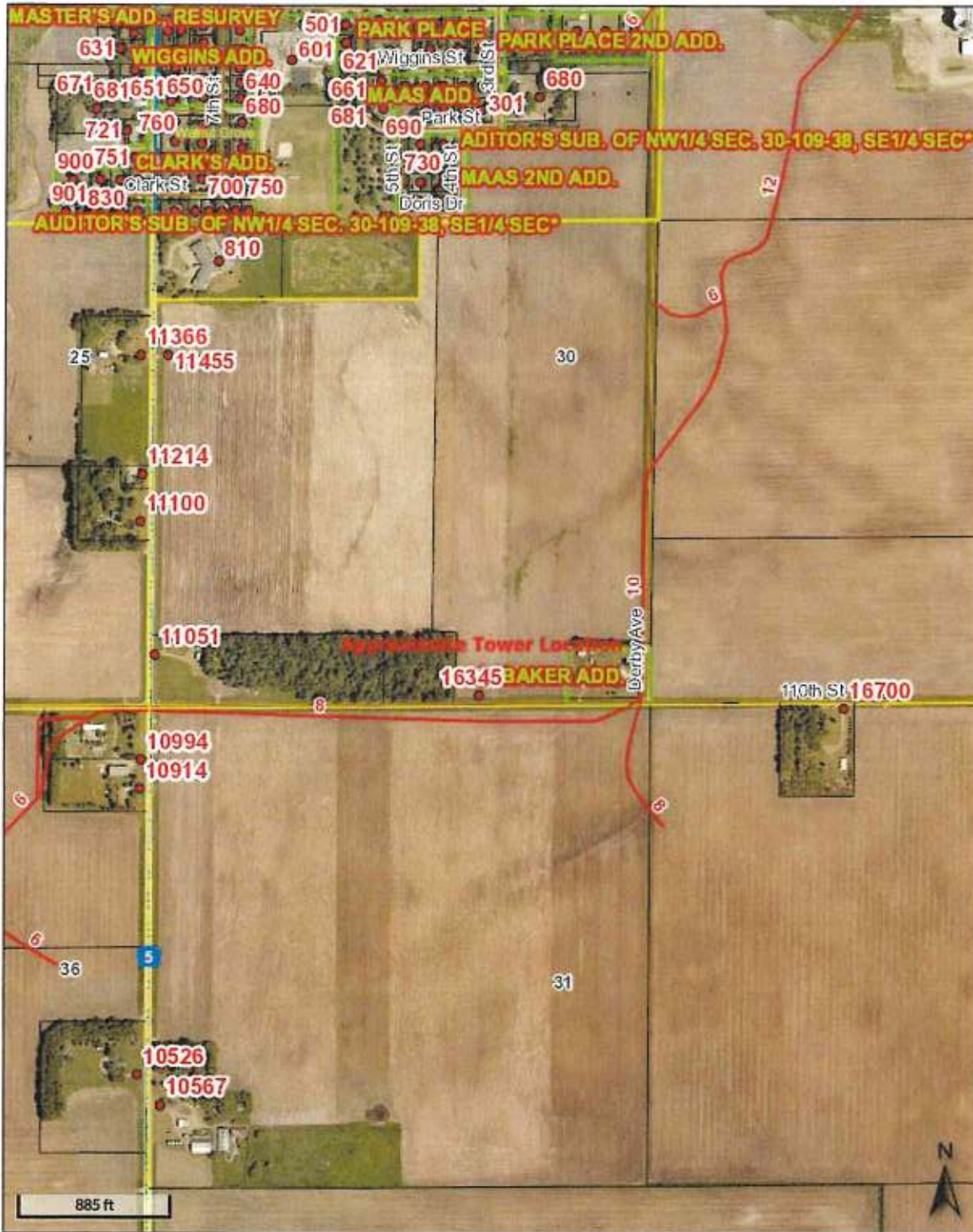


Date created: 7/21/2022
Last Data Uploaded: 7/20/2022 11:36:25 PM

Developed by  Schneider
GEO SPATIAL

Verizon - Baker Site

Area Map



- Legend**
- Municipal Boundaries
 - Open Ditch
 - Drain Tile
 - Address Points
 - Lots
 - Parcels
 - Subdivisions
 - Major Roads**
 - County/Twp/City
 - State/Federal
 - County
 - Minor Roads

Date created: 7/21/2022
 Last Data Uploaded: 7/20/2022 11:36:25 PM

Conditions for Permit No. 9-22 (Verizon – self supporting communications tower – Nancy Baker 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 Donovan McCain of Buell Consulting 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. 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.
7. The permit holder is responsible for the control of all noxious weeds on the permitted site.
8. 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.
9. Applicant, or permit holder, as used in this Conditional Use Permit to refer to Verizon, shall also include its successors and assigns.
10. At the end of the useful life of the tower, the tower and all equipment, including ground equipment and structures, shall be decommissioned and removed by the tower owner. Decommissioning shall include removal of the footings to at least 3 feet below ground level.

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

*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

REDWOOD COUNTY PLANNING COMMISSION

**Nancy Baker – Verizon Tower
Conditional Use Permit Application #9-22
July 26, 2022**

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) What potential health safety and welfare impacts were raised at the hearing and why will they, or why won't they, impact the neighboring residents?

- 2) What potential impacts on area property uses were raised at the hearing and why will they, or why won't they, impact the property uses in the area?

3) What potential impacts on property values or future development were raised at the hearing, and why will they, or why won't they, impact the neighboring properties?

4) What infrastructure is needed to support the proposed use and how will it be provided?

5) How do the goals, purpose and policies of the Zoning Ordinance and Comprehensive Plan apply to the proposed project?

NAME: _____

DATE: _____

AFFIDAVIT OF SERVICE VIA U.S. MAIL

STATE OF MINNESOTA)
) ss
 COUNTY OF REDWOOD)

RE: *Application for Conditional Use Permit* submitted by Donovan McCain of Buell Consulting, Inc. as agent for Verizon Wireless o/b/o landowner Nancy Baker; Permit Application No. 9-22

I, Lali Ortega, a person not less than eighteen (18) years of age, being first duly sworn upon oath, hereby state a copy of the following:

- 1. Notice of Public Hearing on *Application for Conditional Use Permit*; and
- 2. Notice of Public Hearing

were duly served upon:


-SEE ATTACHED-

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 13th day of July, 2022.

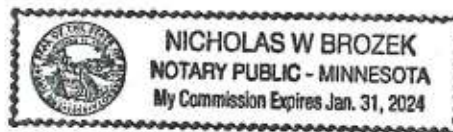


 Lali Ortega
 Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 19th day of July, 2022, by Lali Ortega.



 Notary Public



Parcel ID	OWNER	ADDRESS	CITY	STATE	ZIP
940303080	WALNUT GROVE/CITY OF	PO BOX 335	WALNUT GROVE	MIN	56180
610304020	GEIS/STEVEN D	4280 SCENIC LN	WOODBURY	MIN	55129-8652
945630100	WALTZ/BRANDON	PO BOX 171	COSMOS	MIN	56228
945630080	CAMBRO/NE/CONNIE	791 4TH ST	WALNUT GROVE	MIN	56180
945630120	ERICKSON/KAREN L	PO BOX 455	WALNUT GROVE	MIN	56180
945630060	HANSEN/THOMAS P & LYNN R	PO BOX 492	WALNUT GROVE	MIN	56180
945630140	WEST/STEVEN D & SUSAN L	750 5TH ST	WALNUT GROVE	MIN	56180
945630040	SELL/RICHARD E & LISA M	751 4TH ST	WALNUT GROVE	MIN	56180
945630160	HOHLER/RYAN/ANGKHANA SAELAO	730 5TH ST	WALNUT GROVE	MIN	56180
945630020	HERDER/DAVID O & NANCY J	PO BOX 622	WALNUT GROVE	MIN	56180
940302105	WALNUT GROVE/CITY OF	PO BOX 335	WALNUT GROVE	MIN	56180
940302110	MAASKEVIN PAUL/ETAL	1612 BLACKBERRY CIR	SARTELL	MIN	56377
610301020	MEADOW/AND FARMERS COOP	PO BOX 338	LAMBERTON	MIN	56152
610303060	BAKER/DEAN W & SHARON G	200 OAK ST	REVERE	MIN	56168
610304040	DEBATES/JOHN	23601 S DESERT STAR DR	SUN LAKES	AZ	85248
610311020	DESMITH/PAUL E & JEAN C	18700 110 ST	WALNUT GROVE	MIN	56180
610311040	VAN HECKER/RICHARD C/ETAL	58 CREE POINT DR	WALNUT GROVE	MIN	56001
610312020	RYS/JEVELYN E	10567 CO HWY 5	MANKATO	MIN	56180
610303070	BAKER/DEAN W & SHARON G	200 OAK ST	WALNUT GROVE	MIN	56180
	NORTH HERO TOWNSHIP BOARD	14743 EAGLE AVE	REVERE	MIN	56166
	CITY OF WALNUT GROVE	PO BOX 335	WALNUT GROVE	MIN	56180
	NANCY BAKER	11028 DERBY AVF	WALNUT GROVE	MIN	56180
	VERIZON	720 MAIN STREET SUITE 200	ST PAUL	MIN	55118

COPY

Southwest Minnesota

Redwood County
Environmental

TO: Whom It May Concern

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

DATE: July 12th, 2022

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* filed by Donovan McCain of Buell Consulting, Inc. as agent for Verizon Wireless, o/b/o landowner Nancy Baker, pursuant to Redwood County Code of Ordinances Title XV, Sections 153.446 and 153.381. 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:

Part of the Northeast Quarter of the Southwest Fractional Quarter (NE1/4 SWFR1/4)
and the Southeast Quarter of the Southwest Fractional Quarter (SE1/4 SWFR1/4),
except tracts, in Section 30, Township 109 North, Range 38 West, North Hero Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly scheduled Planning Commission meeting starting at 1:00 o'clock p.m. on Tuesday, the 26th day of July, 2022. The meeting will be held in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

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: Donovan McCain
Nancy Baker

Redwood County Government Center - Environmental Department

P.O Box 130 Redwood Falls, MN 56283

(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us



COPY

NOTICE OF PUBLIC HEARING

An *Application for Conditional Use Permit* has been filed by Donovan McCain of Buell Consulting, Inc. as agent for Verizon Wireless, o/b/o landowner Nancy Baker, pursuant to Redwood County Code of Ordinances Title XV, Sections 153.446 and 153.381. 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:

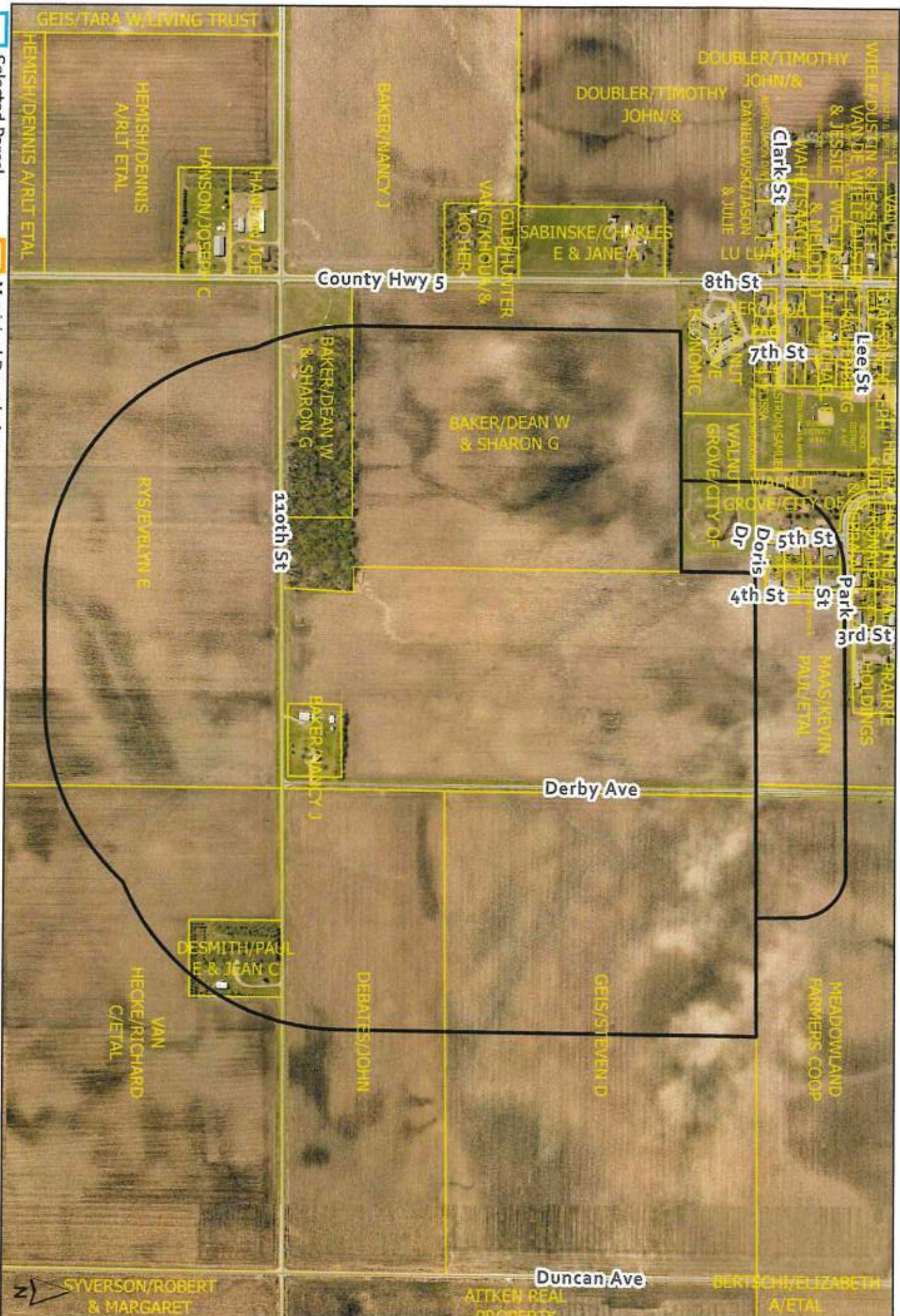
Part of the Northeast Quarter of the Southwest Fractional Quarter (NE1/4 SWFR1/4) and the Southeast Quarter of the Southwest Fractional Quarter (SE1/4 SWFR1/4), except tracts, in Section 30, Township 109 North, Range 38 West, North Hero Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly scheduled Planning Commission meeting starting at 1:00 o'clock p.m. on Tuesday, the 26th day of July, 2022. The meeting will be held in the Board Room of the Redwood County Government Center, 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, via email at Environmental@co.redwood.mn.us, or in writing at Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.

DATED: July 8, 2022

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



- Selected Parcel
- Notification Area
- Municipal Boundaries
- Sections
- Roads
- Parcels

CUP Area:
500 feet from selected parcel

Parcel ID: 61-030-302C
 0 0.05 0.1 0.2
 Miles