

TO: Whom It May Concern

FROM: Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office



DATE: January 10, 2025

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 Blair Ransom of Buell Consulting, Inc., as agent for Verizon Wireless, o/b/o landowner James DuBois, pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.142 and 153.381. Vertical Bridge has been assigned tower ownership rights from Verizon Wireless in this matter. Vertical Bridge is proposing to construct a 250-foot self-supporting telecommunications tower (259-foot overall height including lightning rod) on the following described property:

Part of the North One-half of the Northeast Quarter, Section 16, Township 112 North, Range 38 West, Vesta Township, Redwood County, Minnesota, with exceptions.

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly scheduled Planning Commission meeting starting at 1:00 p.m. on Tuesday, the 28th day of January, 2025. The meeting will be held in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

This application was previously heard on November 26th, 2024, however, notice of the hearing was insufficient. 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 by telephone at (507) 637-4023, via email at Environmental@co.redwood.mn.us, or by mail at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*, and/or attend the public hearing at the time and date set forth in the *Notice of Public Hearing*.

enclosure

cc: Blair Ransom
James DuBois

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



NOTICE OF PUBLIC HEARING

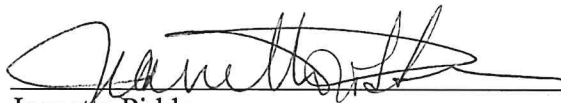
An *Application for Conditional Use Permit* was filed by Blair Ransom of Buell Consulting, Inc., as agent for Verizon Wireless, o/b/o landowner James DuBois, pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.142 and 153.381. The application was heard at the November 26th, 2024, Planning Commission meeting. Since that time, the tower owner has changed from Verizon to Vertical Bridge. No other changes to the application were made. Vertical Bridge is proposing to construct a 250-foot self-supporting telecommunications tower (259-foot overall height including lightning rod) on the following described property:

Part of the North One-half of the Northeast Quarter, Section 16, Township 112 North, Range 38 West, Vesta Township, Redwood County, Minnesota, with exceptions.

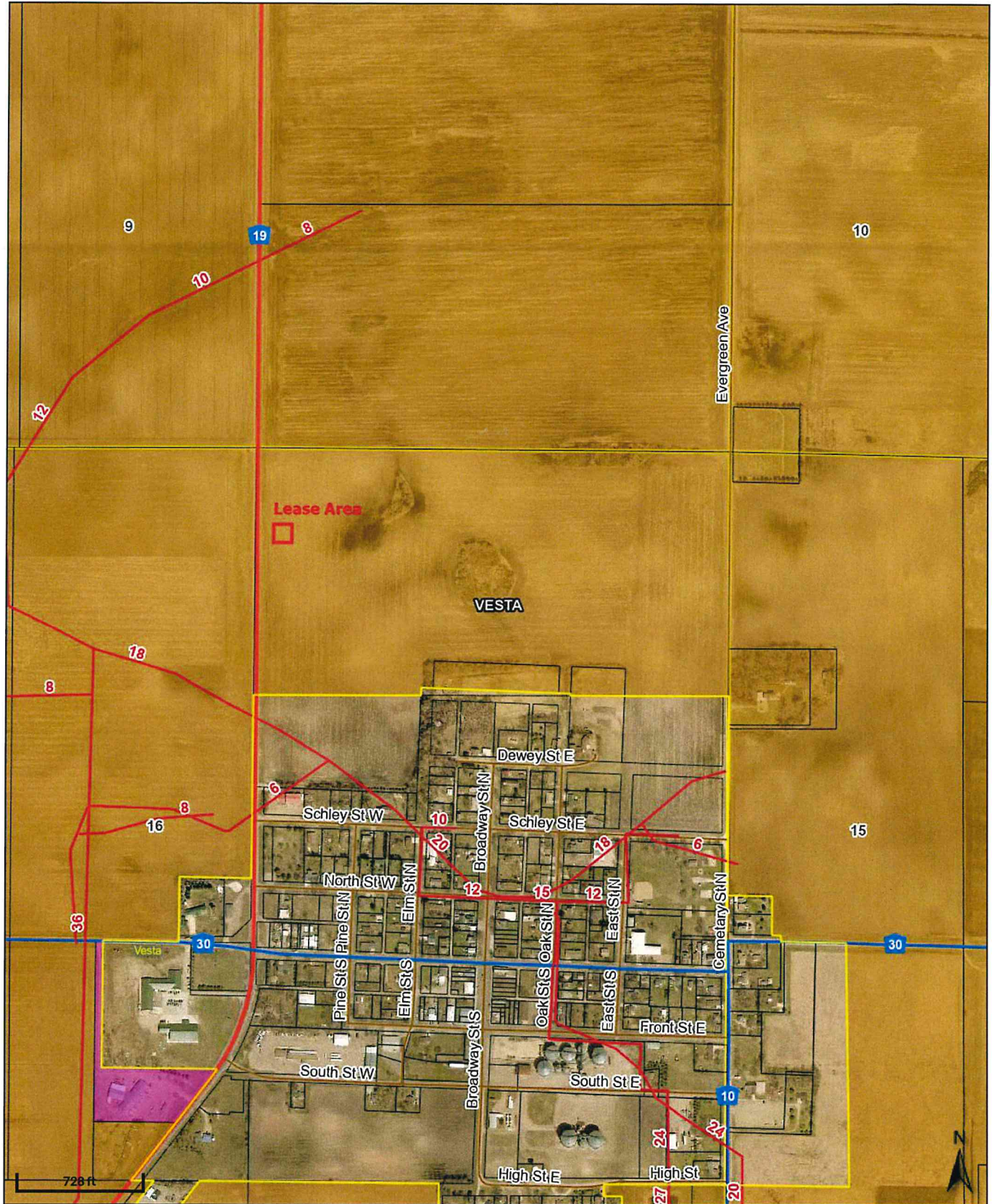
A public hearing thereon will be held before the Redwood County Planning Commission at the regularly scheduled Planning Commission meeting starting at 1:00 p.m. on Tuesday, the 28th day of January, 2025. The meeting will be held in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

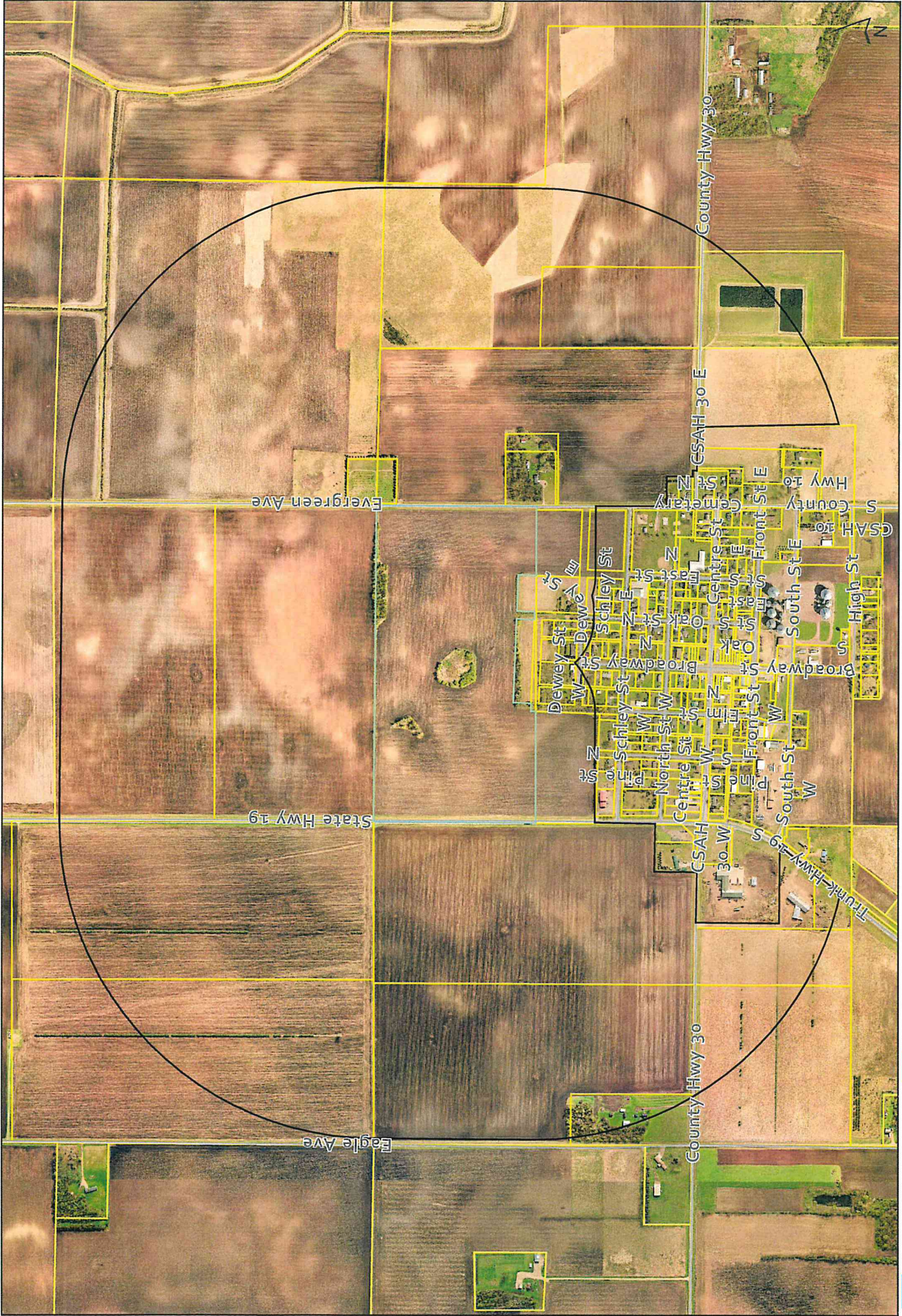
If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@co.redwood.mn.us, or in writing at Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.

DATED: January 9, 2025


Jeanette Pidde
Land Use & Zoning Supervisor
Redwood County Environmental Office

Neighborhood





Parcel ID: 72-016-1020

CUP Notification Area: 500 ft & 0.25 miles from selected parcel

Selected Parcel
 Notification Area
 Municipal Boundaries
 Sections
 Roads

0 1,000 2,000 Feet