



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 11-24 Date: 10-14-24

Location of Proposed Use:

Address: N/A City: Vesta State: MN Zip: 56292
House # Street Name
Parcel #: 72-016-1020 Township: Vesta Section: 16 Twp #: 112 Range: 38

Legal Description:

See attached land survey for full description of lease premises and parent parcel.

Information about the Site:

Zoning District: AG

NOTICE: Change of land use may affect your property taxes.

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

Construction of a 250' self-support style cell tower within an overall height of 259' including the lightning rod. Tower will be built within a 43' x 50' gravel compound and accessed via 12' gravel road and new approach from Hwy 19. Utilities, including power and fiber will be installed underground alongside the access drive.

Building Size: (Please enter dimensions in feet)

Width: N/A Length: N/A Diameter: N/A Total Height: 259'

Setbacks: (Please enter in feet)

Side Yard Setback: 460' Direction: N
Side Yard Setback: 900' Direction: S
Rear Yard Setback: 2,475' Direction: E

Road Type: State Hwy Setback from the Right-of-Way: 79'
Setback from the center of the road 129 ft

Type of Sewer System:

N/A, no sewer/septic required.

Drainage Plan:

N/A

Other Information:

Location and design of new approach has been preliminarily reviewed by MNDOT and a permit will be issued prior to construction.

Applicant Information:

First Name: Blair Last Name: Ransom
Business Name: Buell Consulting, Inc. o/b/o Verizon Wireless
Address: 720 Main Street, Ste 200 City: St. Paul State: MN Zip: 55118
Home Phone: 612.875.1808 Cell Phone: 612.875.1808 Email: b.ransom@grahamredev.com

Operator Information: (Complete only if different from Applicant)

First Name: Mary Last Name: Julius
Business Name: Alltel Corporation d/b/a Verizon Wireless
Address: 10801 Bush Lake Rd City: Bloomington State: MN Zip: 55438
Home Phone: 612.723.4461 Cell Phone: 612.723.4461 Email: mary.julius2@verizonwireless.com

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

First Name: James Last Name: DuBois
Address: 3220 East Minnehaha Parkway City: Minneapolis State: MN Zip: 55406
HomePhone: 612.308.2364 CellPhone: 612.308.2364 Email: jimdubois063@gmail.com

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: *James duBois* Date: 15-Aug-20
*Jim DuBois Aug 19, 2021 16:17 CDT

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

Permit Fee: \$700.00 Receipt #: 332559 Date Approved: _____

Application Received: 10-14-2024

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








Eagle Vesta Conditional-Use-Permit-Application

Final Audit Report

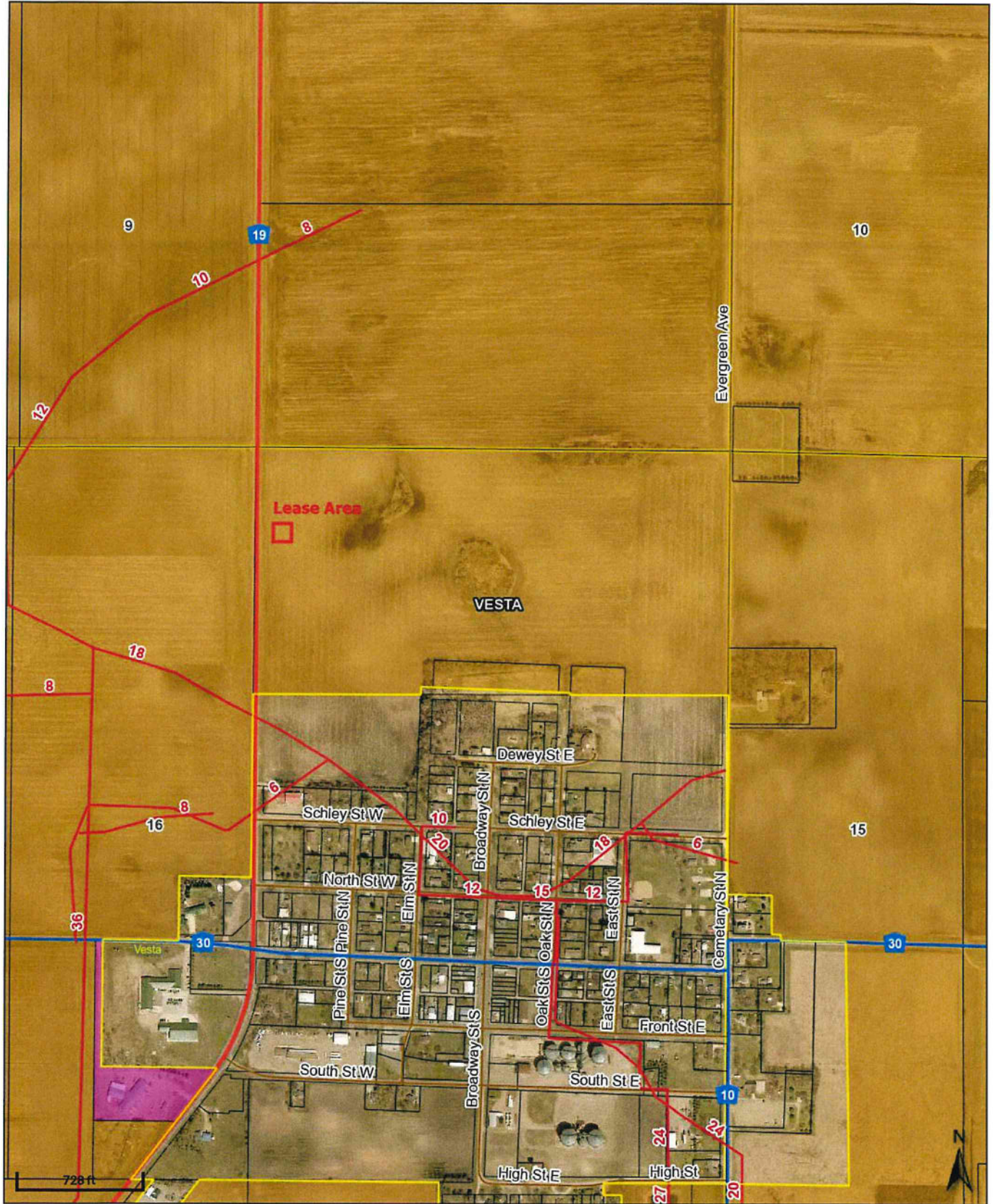
2024-08-19

Created:	2024-08-08
By:	Blair Ransom (b.ransom@grahamredev.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAE6xCROExpjQTggYS_cVDVbr4_bp-TDjC

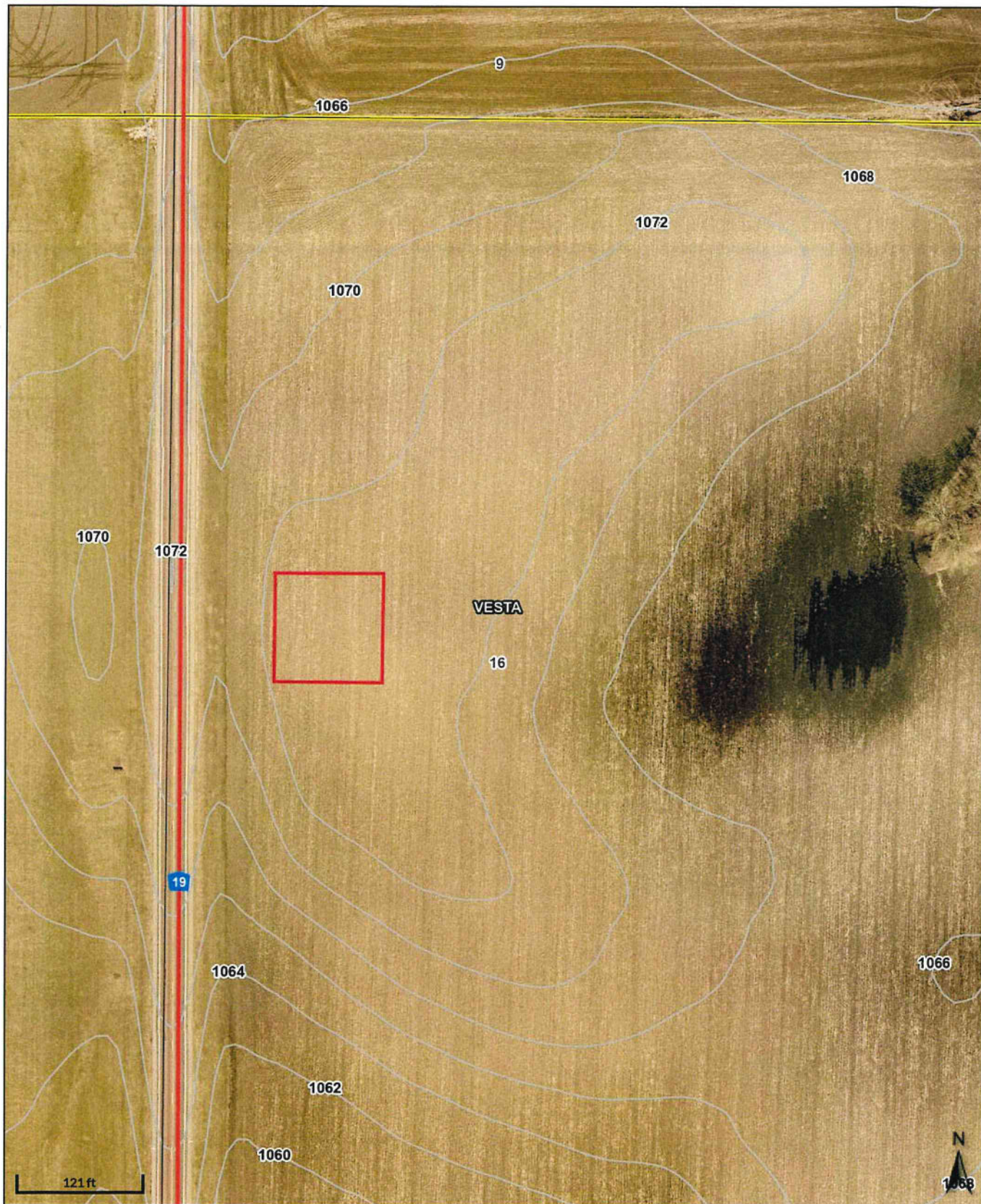
"Eagle Vesta Conditional-Use-Permit-Application" History

-  Document created by Blair Ransom (b.ransom@grahamredev.com)
2024-08-08 - 9:43:54 PM GMT
-  Document emailed to Jim du Bois (jimdubois063@gmail.com) for signature
2024-08-08 - 9:44:00 PM GMT
-  Email viewed by Jim du Bois (jimdubois063@gmail.com)
2024-08-15 - 1:08:17 PM GMT
-  New document URL requested by Jim du Bois (jimdubois063@gmail.com)
2024-08-19 - 9:16:22 PM GMT
-  Email viewed by Jim du Bois (jimdubois063@gmail.com)
2024-08-19 - 9:16:36 PM GMT
-  Document e-signed by Jim du Bois (jimdubois063@gmail.com)
Signature Date: 2024-08-19 - 9:17:06 PM GMT - Time Source: server
-  Agreement completed.
2024-08-19 - 9:17:06 PM GMT

Neighborhood



Lease Area



**Conditions for Permit No. 11-24 (Verizon –
Self-supporting communications tower – James DuBois 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 Blair Ransom 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. The permit holder shall obtain FAA and Federal Communications licensure/approvals. A copy of all such permits, licenses, and approvals shall be provided to the Redwood County Environmental Office within 30 days after receipt by the permit holder.
5. Prior to applying for and receiving a zoning permit, the permit holder shall provide the following:
 - i. A report from a licensed engineer that describes the telecommunication tower's capacity, including the number and type of antenna that it can accommodate.
 - ii. A sworn and certified statement by an engineer certifying that the tower is structurally sound and conforms to the requirements of the state's Building Code and all other construction standards set forth by the county, federal and state law.
6. 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.
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. The permit holder shall obtain a MNDOT permit for construction of their access off of Highway 19.

10. Applicant, or permit holder, as used in this Conditional Use Permit to refer to Verizon, shall also include its successors and assigns.
11. 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. A removal bond shall be given in favor of Redwood County in lieu of a decommissioning agreement.
12. 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.



BUELL CONSULTING, INC.
720 Main Street, Suite 200
Saint Paul, MN 55118
(651) 361-8110
www.buellconsulting.com

SENT VIA EMAIL

October 9, 2024

Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Department
403 South Mill Street
Redwood Falls, MN 56283

RE: Verizon Wireless/Cell Tower Conditional Use Permit/PID: 72-016-1020

Dear Ms. Pidde,

Verizon Wireless is proposing to construct a new cell tower in Redwood County outside of the City of Vesta. The proposed tower is a 250' self-support lattice style with an overall height of 259' including a 9' lightning rod. The tower will be built within a 43' x 50' fenced gravel compound and the scope of work includes a 12' driveway and new approach onto State Highway 19. The approach will be reviewed and permitted through MNDOT.

The following lists the supplementary documentation included in the application and addresses the relevant portions of *Telecommunications Tower Management* section of the Redwood County zoning ordinance.

Site Location: PID 72-016-1020; N1/2 of the NE1/4 of Sec. 16 – Twp. 112N – Rng. 38W

Supplementary Documentation:

- Conditional Use Permit Application
- Construction Drawings – Includes land survey.
- Engineering Letter
- Removal Cost Estimate & Bond
- FAA Determination of No Hazard
- Colocation Letter of Intent



BUELL CONSULTING, INC.
720 Main Street, Suite 200
Saint Paul, MN 55118
(651) 361-8110
www.buellconsulting.com

§ 153.381 – Permit Application

A. Land Use/Zoning Permit

- 1) Name and address of property owners.
 - i) Property: James DuBois; 3220 East Minnehaha Pkwy, Minneapolis, MN 55406.
 - ii) Tower: Alltel Corporation d/b/a Verizon Wireless; 10801 Bush Lake Rd, Bloomington, MN 55438.
- 2) Written description of Tower.
 - i) Construction of a 250' self-support style cell tower within an overall height of 259' including the lightning rod. Tower will be built within a 43' x 50' gravel compound and accessed via 12' gravel road and new approach from Hwy 19. Utilities, including power and fiber will be installed underground alongside the access drive.
- 3) Site Plan: See construction drawings and land survey. Parcel boundaries and location of tower/structures are included. No tile lines, septic systems, wells, or power lines (other than the new underground electric) were identified in the vicinity of the tower facilities. The nearest trees are shown in Attachment I.
- 4) As shown in Attachment I, there are no scenic areas or bluffs within a 1,320' radius of the tower.
- 5) Applicant requests the FCC ASR be a condition of the CUP approval. The estimated receipt is Q1 2025 and will be provided prior to issuance of the building permit. FAA Determination of No Hazard has been issued and included with this application.

B. Conditional Use Permit

- 1) As shown in Attachment II, the nearest co-locatable structure is a tower 1.3mi south. The proposed location was chosen to maximize the efficacy of the target coverage area, which is the City of Vesta and the stretch of Hwy 19 heading north to the intersection with Hwy 67. The tower south of Vesta would not have satisfactorily achieved those coverage objectives.
- 2) See landowner signed Conditional Use Permit application.
- 3) PID 72-016-1020; N1/2 of the NE1/4 of Sec. 16 – Twp. 112N – Rng. 38W. See site survey for full parcel legal description.
- 4) No known airports within 3-miles, see attachment III.
- 5) No known airports within 5-miles. FAA Determination of No Hazard is still required and was issued 08/26/2024.
- 6) N/A – there are no co-locatable structures within a 1-mile radius, see attachment II.
- 7) N/A – there are no co-locatable structures within a 1-mile radius, see attachment II.
- 8) Applicant requests tower & foundation drawings be a condition of the CUP approval. The estimated receipt is Q1 2025 and will be provided prior to the issuance of the building permit.
- 9) See engineering letter verifying reduced fall radius of 83'-6" which is the distance from the right-of-way to the tower center.



BUELL CONSULTING, INC.
720 Main Street, Suite 200
Saint Paul, MN 55118
(651) 361-8110
www.buellconsulting.com

- 10) Applicant requests the FCC ASR be a condition of the CUP approval. The estimated receipt is Q1 2025 and will be provided prior to the issuance of the building permit.
- 11) See letter of intent from Verizon Wireless.
- 12) Removal bond is intended to satisfy this requirement.

Thank you in advance for your time in reviewing our application and please do not hesitate to contact me via email or the number below with any questions or requests for further information.

Sincerely,

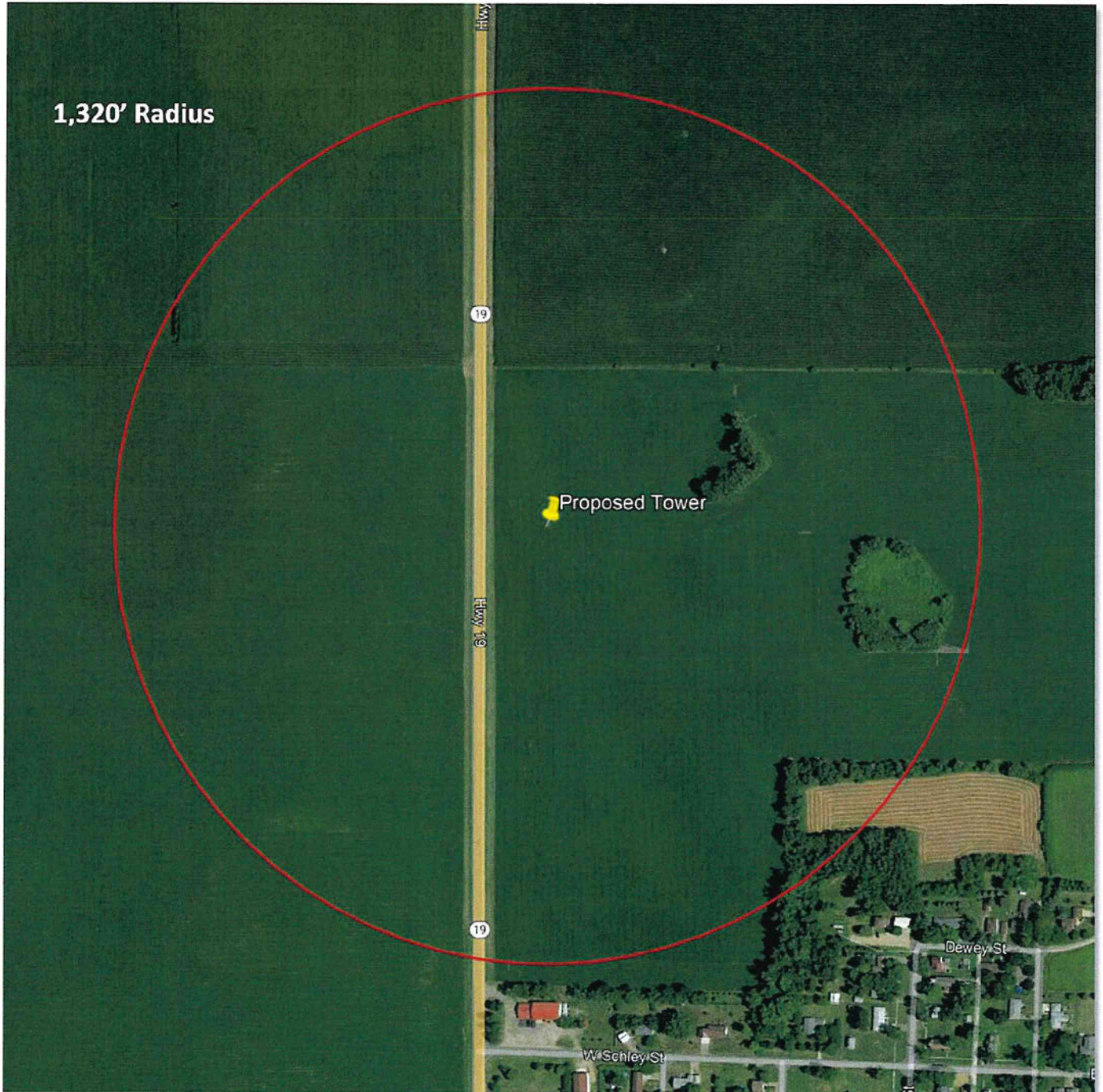
A handwritten signature in black ink that reads "Blair Ransom".

Blair Ransom
Site Development Agent *on behalf of The Towers, LLC*
Cell: 612-875-1808
Email: b.ransom@grahamredev.com

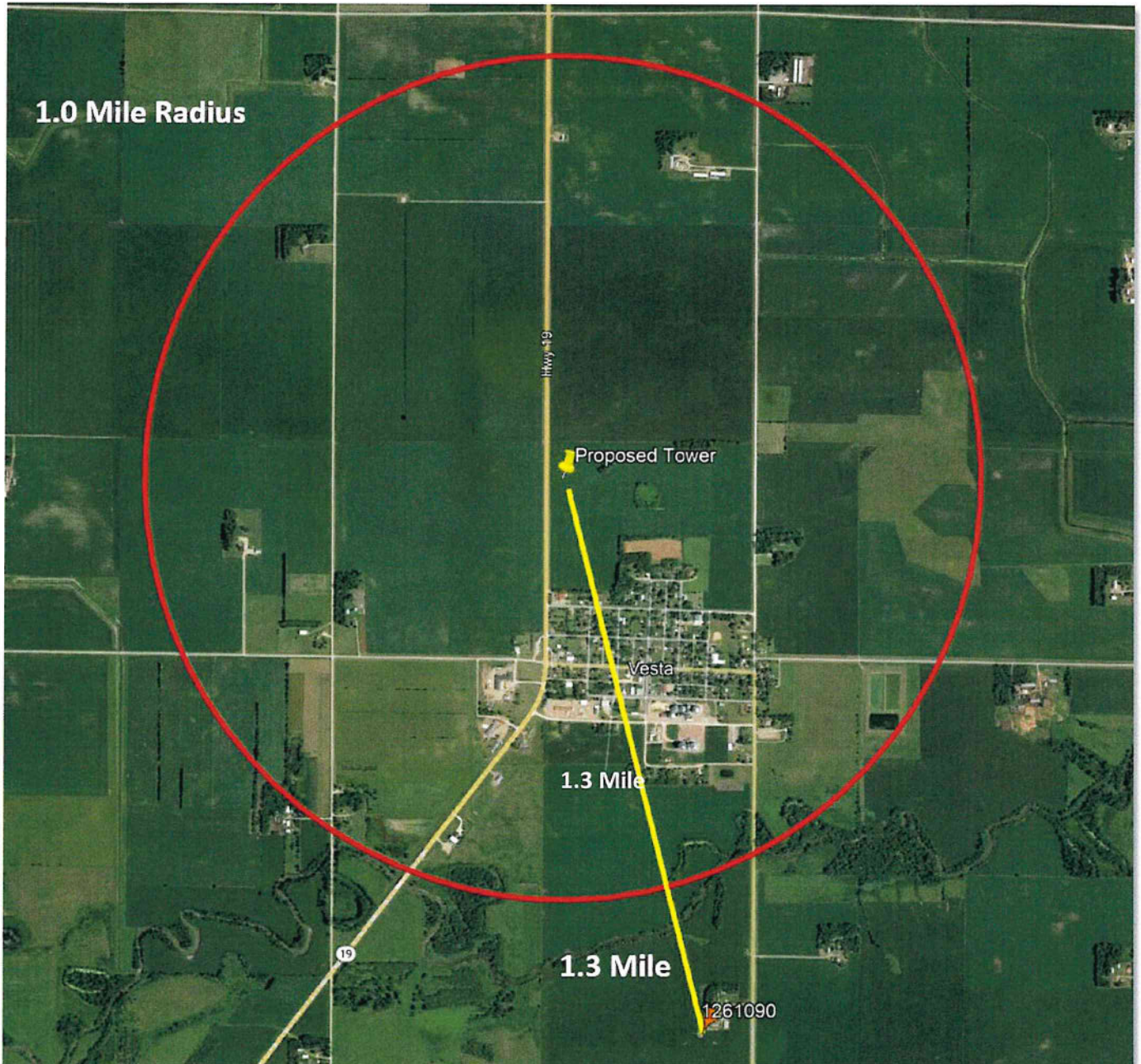


BUELL CONSULTING, INC.
720 Main Street, Suite 200
Saint Paul, MN 55118
(651) 361-8110
www.buellconsulting.com

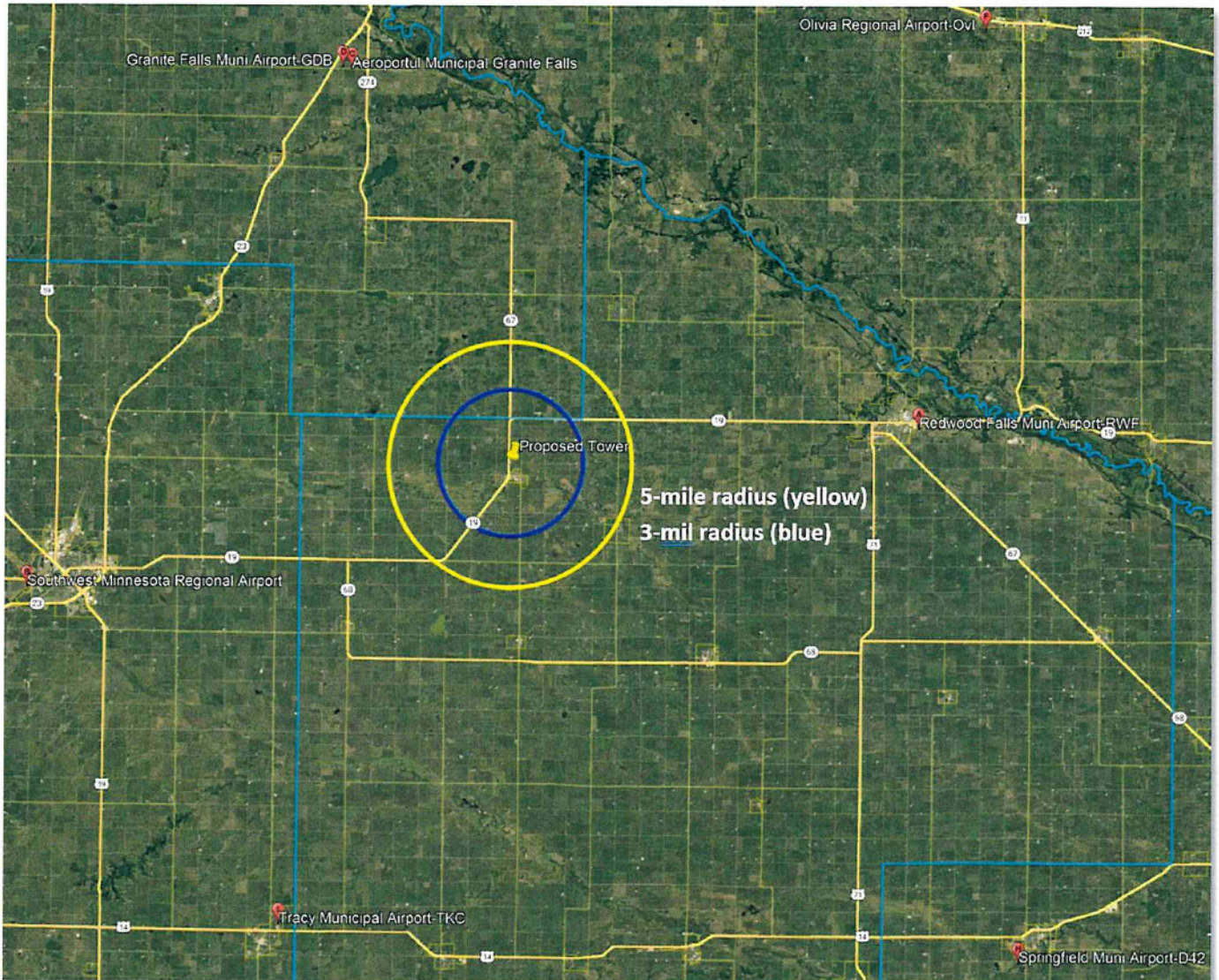
ATTACHMENT I



ATTACHMENT II



ATTACHMENT III





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2024-AGL-9465-OE

Issued Date: 08/26/2024

Network Regulatory
 Cellco Partnership
 5055 North Point Pkwy
 NP2NE Network Engineering
 Alpharetta, GA 30022

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower MN08 EAGLE VESTA
 Location: Vesta, MN
 Latitude: 44-30-51.28N NAD 83
 Longitude: 95-25-15.40W
 Heights: 1073 feet site elevation (SE)
 259 feet above ground level (AGL)
 1332 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 02/26/2026 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5323, or Marla.Duchatellier@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AGL-9465-OE.

Signature Control No: 626397471-631145734

(DNE)

Marla Duchatellier
Technician

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

Additional information for ASN 2024-AGL-9465-OE

BASIS FOR DECISION

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Frequency Data for ASN 2024-AGL-9465-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	3280	W

Verified Map for ASN 2024-AGL-9465-OE



TOPO Map for ASN 2024-AGL-9465-OE



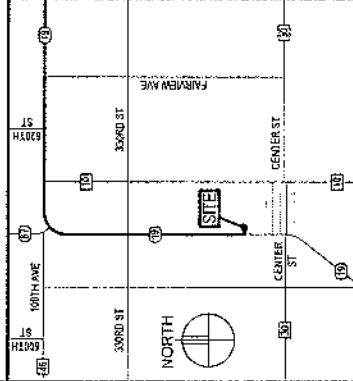


MN08 EAGLE VESTA NEW BUILD

PROJECT INFORMATION

SITE NAME: MN08 EAGLE VESTA
 SITE ADDRESS: HIGHWAY 18, VESTA, MN 56297
 COUNTY: REDWOOD
 LATITUDE: N 44° 30' 51.28"
 LONGITUDE: W 95° 26' 15.40"
 DRAWING BASED ON: 04-23-24
 REFS DATED: 11B
 CONSTRUCTION TYPE: 11B
 SITE AREA: 100' X 100' = 10,000 S.F.

VICINITY MAP



LOCATION SCAN



MAP DATA ©2023 GOOGLE

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 & UTILITY NOTES
G-2	GROUNDING PLAN & GROUNDING DETAIL INDEX
U-1	SITE UTILITY PLANS & NOTES
-	SURVEY (1 SHEET)

ISSUE SUMMARY

REV	DESCRIPTION	SHEET/DETAIL
A	ISSUED FOR REVIEW 04-18-24	ALL
B	ISSUED FOR OWNER SIGNOFF 05-03-24	ALL

DEPARTMENTAL APPROVALS

JOB TITLE	NAME	DATE
RF ENGINEER	RUSSELL WIRTLE	04-23-24
OPERATIONS MANAGER	BRYAN NELSON	04-25-24
CONSTRUCTION ENGINEER	BRYAN NELSON	04-25-24

LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE

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

CONTACTS

LESSOR / LICENSOR:
 MTS BUILDING
 200 E MINNEAPOLIS AVE
 MINNEAPOLIS, MN 55402
 (612) 339-2394

LESSEE:
 VERIZON WIRELESS
 1601 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438
 CONSTRUCTION DEPT (952) 846-7700

POWER UTILITY COMPANY CONTACT:
 REDWOOD ELECTRIC COOP
 63 PINE STREET
 COLUMBIAS, MN 56234
 CHAD NELSON (507) 892-2214

TELECO UTILITY COMPANY CONTACT:
 T.B.O.

DESIGNER:
 DESIGN 1 OF ECHO PRAIRIE
 9973 VALLEY VIEW ROAD
 EDEN PRAIRIE, MN 55544
 (952) 967-9299

SURVEYOR:
 WADSWORTH
 410 FILLMORE STREET - PO BOX 1028
 EDEN PRAIRIE, MN 56066-1028
 230-762-8118

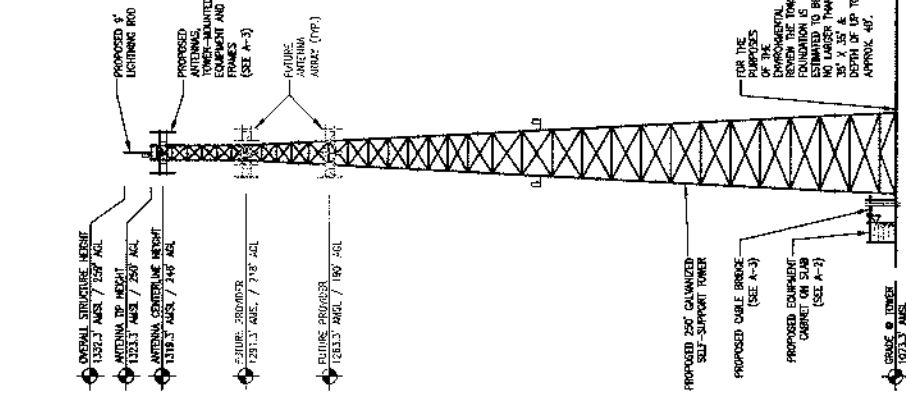
STRUCTURAL ENGINEER:
 T.B.O.

GEOTECHNICAL ENGINEER:
 T.B.O.

NOTES:
 1. THESE DRAWINGS DO NOT CONSTITUTE A WARRANTY, EXPRESSED OR IMPLIED, OF THE ACCURACY OF THE STRUCTURAL ANALYSES AND THE DESIGNATION AS SHOWN ON THESE DOCUMENTS AND THE STRUCTURAL ANALYSES.
 2. NO STRUCTURAL ANALYSES FOR THE TOWER, MOUNTS OR FOUNDATION HAVE BEEN PERFORMED AS PART OF THESE DRAWINGS. THE STRUCTURAL ANALYSES AND DESIGNATION AS SHOWN ON THESE DRAWINGS AND SHALL BE REVIEWED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.
 3. PLEASE COORDINATE ANY STRUCTURAL CONCERNS/WARRANTS OR ANY WORKING MODIFICATIONS TO THE CONSULTANT WHO AUTHORED THE ANALYSES AND DESIGNATION AS SHOWN ON THESE DRAWINGS.
 4. TOWER FOUNDATION, FOUNDATION SURVEY, GROUNDING, AND THE ACCESS DRIVE TO BE OBTAINED AND CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER. THE RESPONSIBILITY BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY REFERRED TO VERIZON WIRELESS AND THE DESIGNER.

TOWER ELEVATION

NOTES:
 1. TOWER TO BE ERRECTED AND INSTALLED IN ACCORDANCE WITH TOWER MANUFACTURER'S DRAWINGS NOT INCLUDED WITH THIS PACKAGE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. CONTRACTOR TO ENSURE TIP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.
 4. ELEVATION IS SHOWN FOR GENERAL DIAGRAMMATIC PURPOSES ONLY. DO NOT SCALE.
 5. ALL DIMENSIONS FOR THE MOUNTS (BT UBRSS) SHALL BE MPH PER THE VERIZON WIRELESS STANDARDS. ALL DIMENSIONS SHALL BE PER THE 1A-222-H STANDARD.

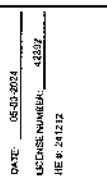


EAST ELEVATION

SCALE: 1" = 40'-0"



HERZOG CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 SIGNATURE: [Signature]
 NAME: Joshua Hagen
 DATE: 05-03-2024
 LICENSE NUMBER: 43207
 I.E.P. 24121Z



DESIGN
 803 VALLEY VIEW RD
 EDEN PRAIRIE, MN 55444
 (952) 967-9299
 WWW.DESIGN1.COM



PROJECT
 VZ-00210289.C
 LOC. CODE: 734309

MN08
 EAGLE VESTA

HIGHWAY 18
 VESTA, MN 56292

SHEET CONTENTS:	
CONTACTS	
ISSUE SUMMARY	
SHEET INDEX	
DEPARTMENTAL APPROVALS	
PROJECT INFORMATION	
AREA & VICINITY MAPS	
GENERAL NOTES	
DRAWN BY: [Signature]	IP
CHECKED BY: [Signature]	TBB
DATE: 04-18-24	
REV. A	05-03-24
REV. B	

HERZOG ENGINEERING
 334 81st AVE NE
 SPRING LAKE PARK, MN 56482
 WWW.HERZOGENGINEERING.COM

HERZOG ENGINEERING, THROUGH THIS PLAN, SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, THAT IT IS A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *Joshua Herzog*
 NAME: Joshua Herzog
 DATE: 05-03-2024
 LICENSE NUMBER: 42392
 HE #: 241212

870 W. LEXY VIEW RD.
 5524 PACIFIC BLVD.
 BLOOMINGTON, MN 55404
 (952) 903-2929
 WWW.DESIGN1P.COM

10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438
 (952) 864-0100

PROJECT: VZ-00210289 C
 LOC. CODE: 734308

MN08
 EAGLE VESTA

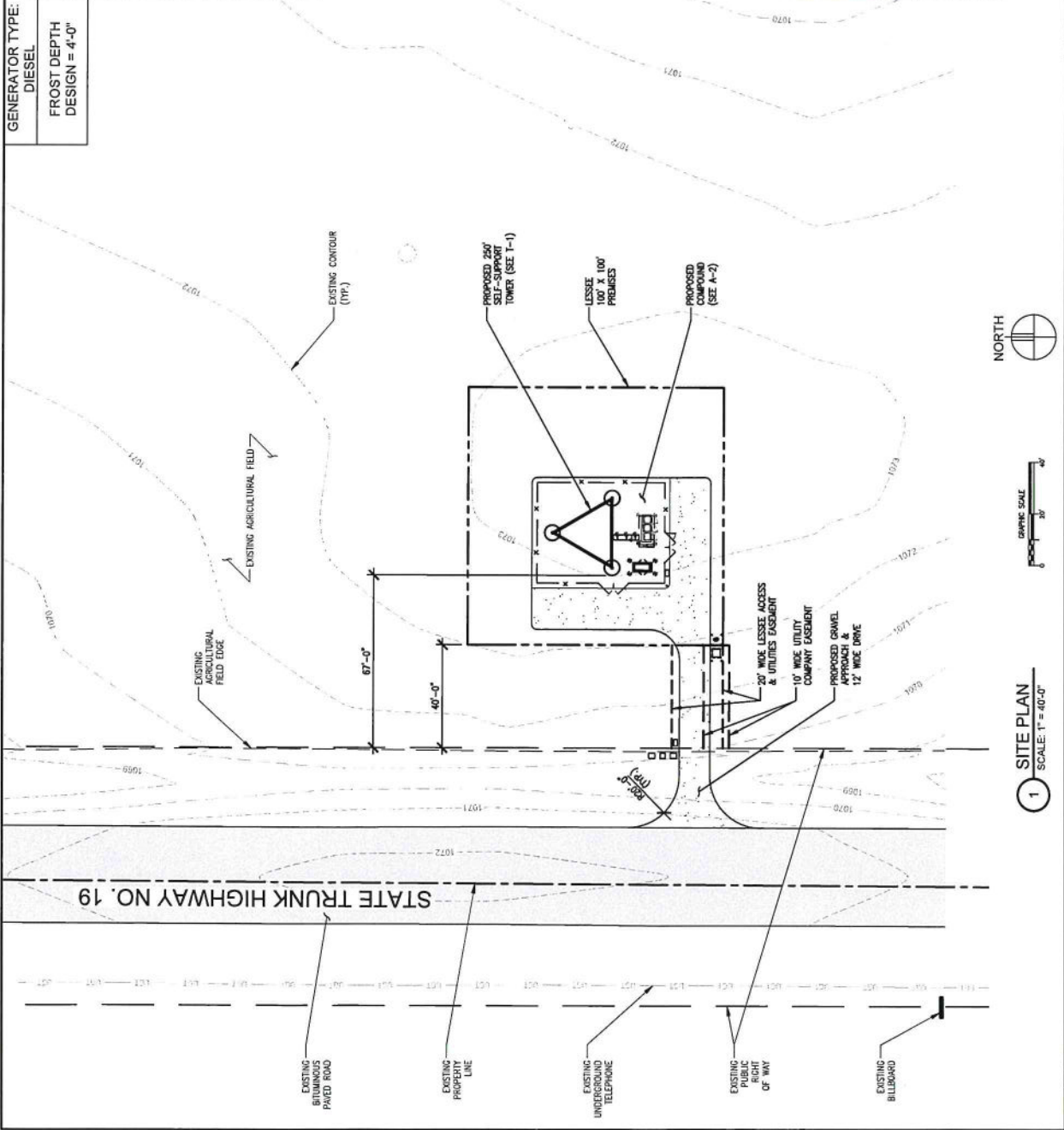
HIGHWAY 19
 VESTA, MN 56292

SHEET CONTENTS:
 SITE PLAN
 DETAIL INDEX
 PHOTO

DRAWN BY:	JR
CHECKED BY:	TRE
REV. A:	04-19-24
REV. B:	05-03-24

A-1

DETAIL INDEX	
DETAIL	DETAIL DESCRIPTION
SLAB	SLAB WITH 3 CABINETS
GEN 1.4	30RECKZ DIESEL GENERATOR W/ICE SHIELD
1.1	BOLLARD DETAIL
2.1	FENCE SECTION (DETAIL 2)
3.1	CABLE BRIDGE SECTION
4.3	CABLE BRIDGE ELEVATION
5.1	GRAVEL ROAD W/BASE (DETAIL 1)
6.1	SNOWMAN GATE (DETAIL 1)
7.1	GPS MOUNTING DETAIL (DETAIL 2)
8.1	TELCO ENTRY DETAIL
9.1	CMPH DETAIL
10.8	ONE-LINE ELECTRICAL DIAGRAM
12.1	METER ON POST (DETAIL 2)



I HEREBY CERTIFY THAT THIS PROJECT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 05/02/2024
LICENSE NUMBER: 42932
ME # 241712

DESIGN
3971 VALLEY VIEW RD
BLOOMINGTON, MN 55424
(763) 842-2275
WWW.DESIGN1.COM

verizon
1000 EAGLE LINK BLVD
BLOOMINGTON, MN 55424
(952) 846-0300

PROJECT: VZ-00210289.C
LOC. CODE: 734008

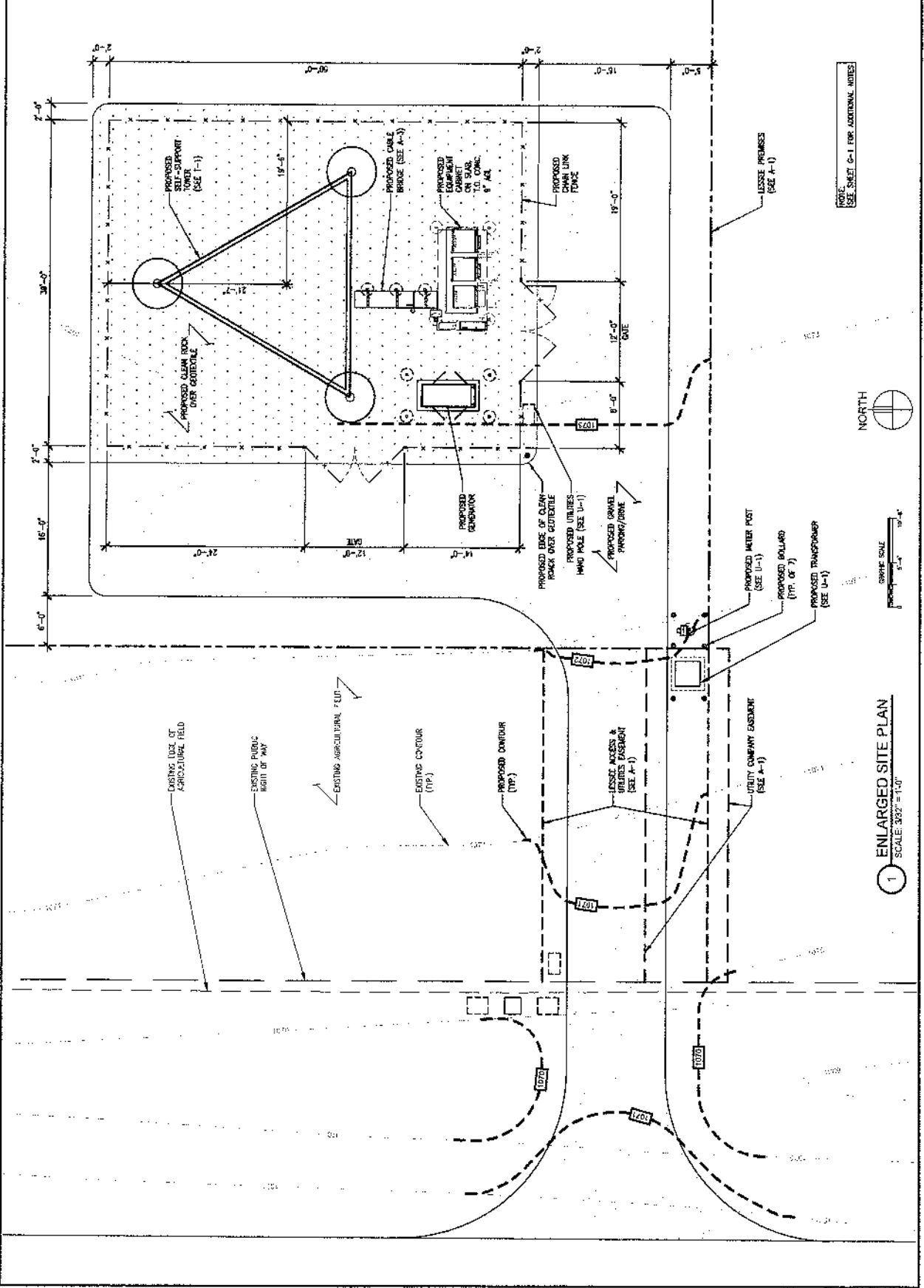
MIN08
EAGLE VESTA

HIGHWAY 18
VESTA, MN 56282

SHEET CONTENTS:
ENLARGED SITE PLAN

DESIGNED BY:	JP
CHECKED BY:	AM/BJD
REV. A:	04-03-24
REV. B:	05-02-24

A-2



NOTE: SEE SHEET G-1 FOR ADDITIONAL NOTES



GRAPHIC SCALE
1" = 20'-0"

1 ENLARGED SITE PLAN
SCALE: 3/32" = 1'-0"

OWNER: CREDIT UNION
PLAN SPECIFICATION REPORT
WAS PREPARED BY ME OR UNDER
MY CLOSE PERSONAL SUPERVISION
AND I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER
MINE STATE, THE STATE OF
MINNESOTA.
SIGNATURE: [Signature]
NAME: JAMES HERZOG
DATE: 05-03-2024
LICENSE NUMBER: 42882
REG. # 241212

DESIGN
9275 WALKER AVENUE
COLUMBIAN, MN 55044
(952) 955-2929
WWW.DESIGN1.COM

verizon
1901 BUSH LAKE ROAD
BLOOMINGTON, MN 55425
(612) 481-1000

PROJECT
VZ-00210289-G
LOC. CODE: 734308

MINN08
EAGLE VESTA

HIGHWAY 19
VESTA, MN 56292

SHEET CONTENTS:
PROPOSED TOWERS
CABLE BRIDGE PLAN
ANTENNA MOUNTING DETAIL

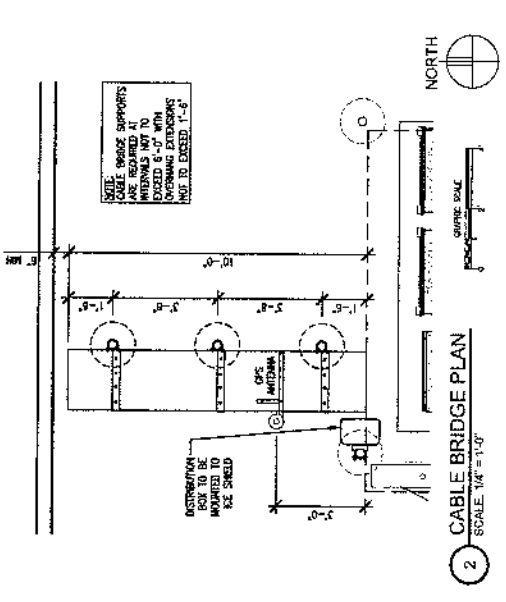
DRAWN BY: [Name]
CHECKED BY: [Name]
REV. A: 04-18-24
REV. B: 05-03-24

A-3

ANTENNA KEY				EQUIPMENT KEY			
ANTENNA POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	TYPE	HEIGHT (FEET)	LEAS
307	1.0	1	ERISSON	AR 8119	L-SUB	242.0	0
307	2.1	1	JMA	W057485-HC	200/650	242.0	3
307	2.2	1	JMA	2ND PORT	200/650	242.0	3
307	2.3	1	JMA	3RD PORT	200/650	242.0	3
307	2.4	1	JMA	4TH PORT	200/650	242.0	3
307	2.5	1	JMA	5TH PORT	200/650	242.0	3
307	2.6	1	JMA	6TH PORT	200/650	242.0	3
307	3.1	1	JMA	W057485-HC	200/650	242.0	3
307	3.2	1	JMA	2ND PORT	200/650	242.0	3
307	3.3	1	JMA	3RD PORT	200/650	242.0	3
307	3.4	1	JMA	4TH PORT	200/650	242.0	3
307	3.5	1	JMA	5TH PORT	200/650	242.0	3
307	3.6	1	JMA	6TH PORT	200/650	242.0	3
307	1.0	1	ERISSON	AR 8119	L-SUB	242.0	0
307	2.1	1	JMA	W057485-HC	200/650	242.0	3
307	2.2	1	JMA	2ND PORT	200/650	242.0	3
307	2.3	1	JMA	3RD PORT	200/650	242.0	3
307	2.4	1	JMA	4TH PORT	200/650	242.0	3
307	2.5	1	JMA	5TH PORT	200/650	242.0	3
307	2.6	1	JMA	6TH PORT	200/650	242.0	3
307	3.1	1	JMA	W057485-HC	200/650	242.0	3
307	3.2	1	JMA	2ND PORT	200/650	242.0	3
307	3.3	1	JMA	3RD PORT	200/650	242.0	3
307	3.4	1	JMA	4TH PORT	200/650	242.0	3
307	3.5	1	JMA	5TH PORT	200/650	242.0	3
307	3.6	1	JMA	6TH PORT	200/650	242.0	3

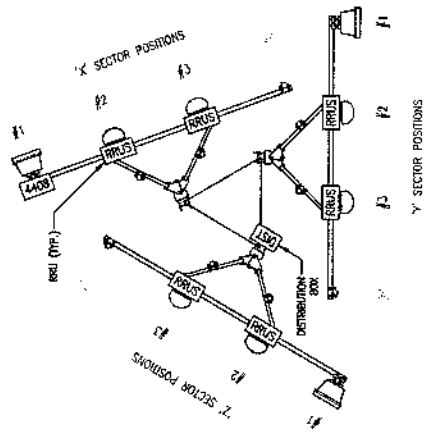
ADDITIONAL:
(1) DISTRIBUTOR BOX, MODEL R700C-602-FF-48 (1 ON TOWER & 1 AT CABINET 5/48)
(2) COMPOSITE PRRD JUMPER, MODEL HFT1206-418M-G-210 (OST BOX AT 5/48 AT 5/48 ON TOWER)
(3) COMPOSITE PRRD JUMPER, MODEL HFT1410-289Y-G-15 (OST BOX TO 8/80)
(4) AUREX COAX JUMPER, MODEL UPT4-S0A, 1/2" RGM OBLIQUE, 10' EACH (8/0 TO 8/80)
(5) POWERFEET COMPONENT, EC-30 UP-CORNER UNITS (80 CORNER)
(6) POWERFEET COMPONENT, EC-30 UP-CORNER MODULE (80 CORNER)

3 PROPOSED KEYS



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

NOTES:
1) TOWERS & ANTENNA MOUNTING PARTS BY TOWER MANUFACTURER.
2) PROVIDER TO SECURE MOUNT & ANTENNA ARMS DOES NOT VIOLATE SAFETY CUM/CABLES.
3) THE BRACES MAY BEOMIT FOR CLARITY.



1 ANTENNA MOUNTING DETAIL
SCALE: 3/16" = 1'-0"



HERZOG ENGINEERING
13341 14th Ave N
Spring Lake Park, MN 55432
www.herzogengineers.com

DESIGN
1000 BUSH LANE ROAD
E. GARDNER, MN 55420
(763) 333-3900
www.herzogdesign.com

verizon
PROJECT
VZ-00210286.C
LOG. CODE: 734308

MINN08
EAGLE VESTA

HIGHWAY 19
VESTA, MN 55292

SHEET CONTENTS:
OUTLINE SPECIFICATIONS

DATE: 05-02-2024
LICENS# NUMBER: 42392
HE #: 241212

PREPARED BY:
CHECKED BY:
REV. A:
REV. B:

A-4

OWNER-ORDERED EQUIPMENT & FITS

- CONTRACTOR SHALL PROVIDE MATERIALS, LABOR, TOOLS, TRANSPORTATION, SUPERVISION ETC. TO FULLY EXECUTE WORK. WORK REQUIREMENTS ARE DETAILED ON THE DRAWINGS AND SPECIFICATIONS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS:
SITE PREPARATION
SITE WORK & ROAD CONSTRUCTION
CROWN SLAG, GENERATOR, & TOWER FOUNDATIONS
SET EQUIPMENT CABINETS, SET GENERATOR, & ERECT TOWER
ROUTING OF GROUND, POWER, FIBER & ALARM
SIC DRINKING
ELECTRICAL & TELEPHONE SERVICES
INSTALL ANTENNAS & CABLES
CONDUIT, TRAY, DUCT & J-BOXES
CABLE SUPPORTS & TIEBACKS
SITE GRADING

CONTRACTOR SHALL PROVIDE MATERIALS, LABOR, TOOLS, TRANSPORTATION, SUPERVISION ETC. TO FULLY EXECUTE WORK. WORK REQUIREMENTS ARE DETAILED ON THE DRAWINGS AND SPECIFICATIONS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS:

- MEANS
02 5000 METALS
CONTRACTOR shall furnish and install steel shapes and fabricated steel items not specifically furnished by Owner, and install Owner-furnished materials. Fabrication and erection of steel items per AISC standards. Welding shop controls, to AWS standards. Welding shall be shop welded and inspected before delivery to site unless noted otherwise.
Steel shapes shall meet ASTM A36 and steel pipe ASTM A53 Grade B. Steel pipes and fabrications shall be hot-dip galvanized per ASTM A133 with minimum coating thickness 0.015 (1/2 mil). Bolts shall meet ASTM F1552 and nuts shall meet ASTM F1554. Bolts and nuts shall be hot-dip galvanized per ASTM A153. Field repair of purchased equipment shall be per ASTM A192.

CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

CONTRACTOR shall furnish equipment, materials, labor, tools, transportation, supervision, etc. to fully execute work. Work requirements are detailed on the drawings and specifications and shall include, but not be limited to, the following items:

- MEANS
02 5000 PAINTING
CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

CONTRACTOR shall furnish equipment, materials, labor, tools, transportation, supervision, etc. to fully execute work. Work requirements are detailed on the drawings and specifications and shall include, but not be limited to, the following items:

- MEANS
02 5000 PAINTING
CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

CONTRACTOR shall furnish equipment, materials, labor, tools, transportation, supervision, etc. to fully execute work. Work requirements are detailed on the drawings and specifications and shall include, but not be limited to, the following items:

- MEANS
02 5000 PAINTING
CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

MEANS

CONTRACTOR shall furnish and install steel shapes and fabricated steel items not specifically furnished by Owner, and install Owner-furnished materials. Fabrication and erection of steel items per AISC standards. Welding shop controls, to AWS standards. Welding shall be shop welded and inspected before delivery to site unless noted otherwise.

CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

CONTRACTOR shall furnish equipment, materials, labor, tools, transportation, supervision, etc. to fully execute work. Work requirements are detailed on the drawings and specifications and shall include, but not be limited to, the following items:

- MEANS
02 5000 PAINTING
CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

CONTRACTOR shall furnish equipment, materials, labor, tools, transportation, supervision, etc. to fully execute work. Work requirements are detailed on the drawings and specifications and shall include, but not be limited to, the following items:

- MEANS
02 5000 PAINTING
CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

CONTRACTOR shall furnish equipment, materials, labor, tools, transportation, supervision, etc. to fully execute work. Work requirements are detailed on the drawings and specifications and shall include, but not be limited to, the following items:

- MEANS
02 5000 PAINTING
CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

CONTRACTOR shall furnish equipment, materials, labor, tools, transportation, supervision, etc. to fully execute work. Work requirements are detailed on the drawings and specifications and shall include, but not be limited to, the following items:

- MEANS
02 5000 PAINTING
CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

MEANS

CONTRACTOR shall furnish and install steel shapes and fabricated steel items not specifically furnished by Owner, and install Owner-furnished materials. Fabrication and erection of steel items per AISC standards. Welding shop controls, to AWS standards. Welding shall be shop welded and inspected before delivery to site unless noted otherwise.

CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

CONTRACTOR shall furnish equipment, materials, labor, tools, transportation, supervision, etc. to fully execute work. Work requirements are detailed on the drawings and specifications and shall include, but not be limited to, the following items:

- MEANS
02 5000 PAINTING
CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

CONTRACTOR shall furnish equipment, materials, labor, tools, transportation, supervision, etc. to fully execute work. Work requirements are detailed on the drawings and specifications and shall include, but not be limited to, the following items:

- MEANS
02 5000 PAINTING
CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

CONTRACTOR shall furnish equipment, materials, labor, tools, transportation, supervision, etc. to fully execute work. Work requirements are detailed on the drawings and specifications and shall include, but not be limited to, the following items:

- MEANS
02 5000 PAINTING
CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

CONTRACTOR shall furnish equipment, materials, labor, tools, transportation, supervision, etc. to fully execute work. Work requirements are detailed on the drawings and specifications and shall include, but not be limited to, the following items:

- MEANS
02 5000 PAINTING
CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

MEANS

CONTRACTOR shall furnish and install steel shapes and fabricated steel items not specifically furnished by Owner, and install Owner-furnished materials. Fabrication and erection of steel items per AISC standards. Welding shop controls, to AWS standards. Welding shall be shop welded and inspected before delivery to site unless noted otherwise.

CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

CONTRACTOR shall furnish equipment, materials, labor, tools, transportation, supervision, etc. to fully execute work. Work requirements are detailed on the drawings and specifications and shall include, but not be limited to, the following items:

- MEANS
02 5000 PAINTING
CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

CONTRACTOR shall furnish equipment, materials, labor, tools, transportation, supervision, etc. to fully execute work. Work requirements are detailed on the drawings and specifications and shall include, but not be limited to, the following items:

- MEANS
02 5000 PAINTING
CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

CONTRACTOR shall furnish equipment, materials, labor, tools, transportation, supervision, etc. to fully execute work. Work requirements are detailed on the drawings and specifications and shall include, but not be limited to, the following items:

- MEANS
02 5000 PAINTING
CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.

CONTRACTOR shall furnish equipment, materials, labor, tools, transportation, supervision, etc. to fully execute work. Work requirements are detailed on the drawings and specifications and shall include, but not be limited to, the following items:

- MEANS
02 5000 PAINTING
CONTRACTOR shall provide materials and labor for all painting indicated in the designer documents and shall touch-up construction related scuffs and scratches with appropriate paint.



I HEREBY CERTIFY THAT THIS PROJECT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *[Signature]*
 NAME: Anna Herzog
 DATE: 05-03-2024
 LICENSE NUMBER: 43392
 REG. # 241212



PROJECT: VZ-00210249-C
 LOC. CODE: 7343018

MM08
 EAGLE VESTA

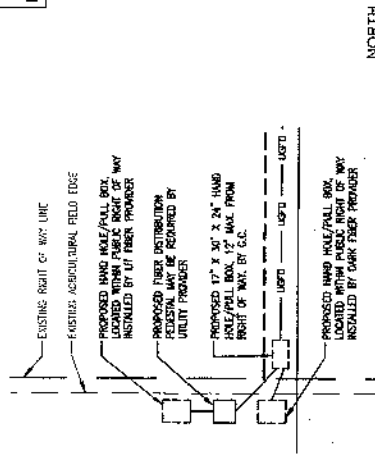
HIGHWAY 19
 VESTA, MN 55202

SHEET CONTENTS:
 SITE UTILITY PLAN
 PULLBOX LOCATION PLAN

DESIGNED BY:	J.P.
CHECKED BY:	T.S.
DATE:	05-03-24
REV. B	05-03-24

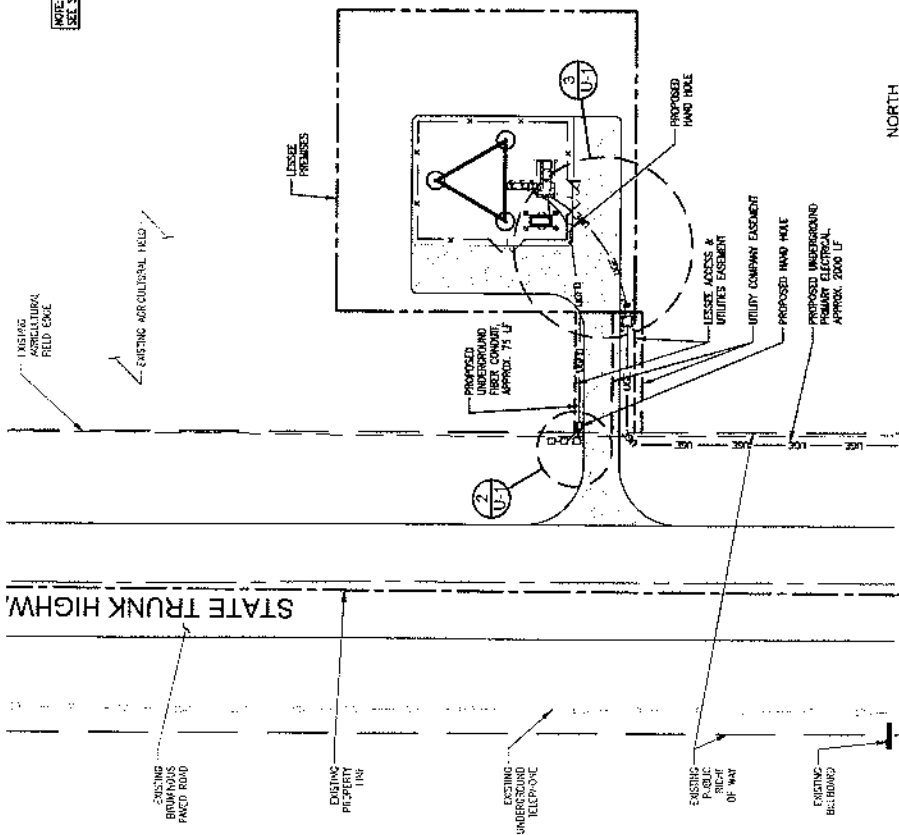
U-1

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

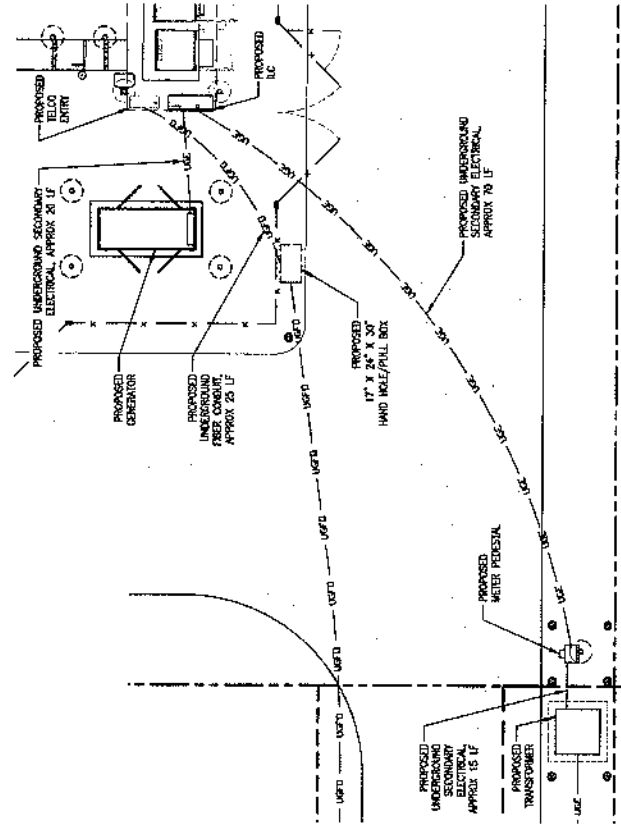


2 PULLBOX LOCATION PLAN
 SCALE: 3/32" = 1'-0"

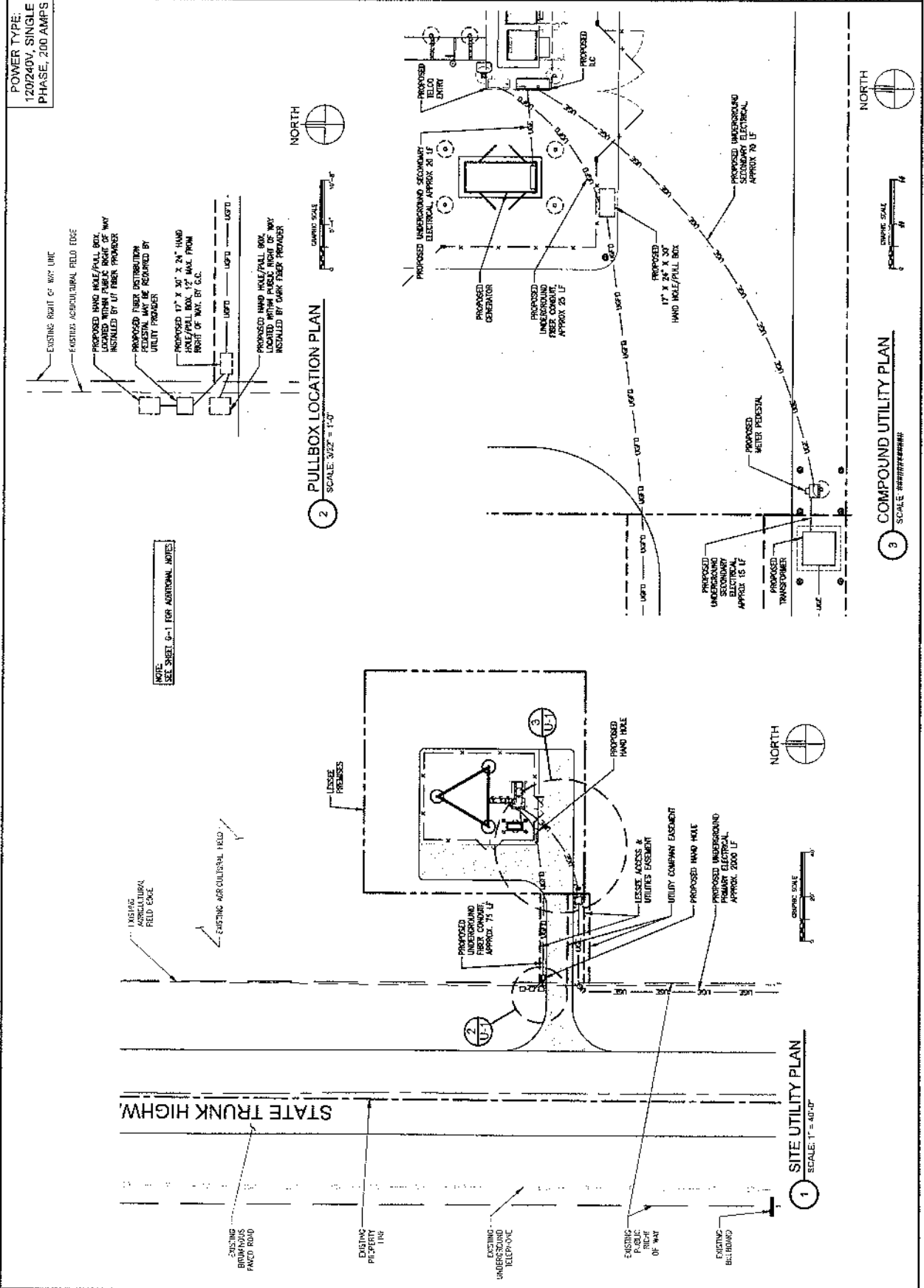
NOTE:
 SEE SHEET (U-1) FOR ADDITIONAL NOTES



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



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



October 9, 2024

Travis Rosenwald
Design 1
9973 Valley View Road
Eden Prairie, MN 55344

RE: Proposed 250' Sabre Self-Supporting Tower for MN08 Eagle Vesta, MN

Dear Mr. Rosenwald,

Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 111 mph and 50 mph + 1" radial ice, Risk Category II, Exposure Category C, and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Supporting Structures".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. 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 Industries. In the unlikely event of total separation, this would result in a fall radius within 83'-6" at ground level. **PROFESSIONAL ENGINEER**

Sincerely,

Thomas T. Wilson, P.E.
Design 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 **THOMAS T. WILSON**

Signature 

Date 10/9/2024 License #**60302**

TOWER / STRUCTURE / ANTENNA/ EQUIPMENT REMOVAL BOND

Bond #108026591

Site Name: MN08 Eagle Vesta

Site Location: On Highway 19, approximately 0.25 miles north of the intersection of Highway 19 and West Schley Street, Vesta, MN 56292

Verizon Project #: 17163720

Verizon Location Code / MDG Location ID: 734309

KNOW ALL MEN BY THESE PRESENTS, THAT, Alltel Corporation, One Verizon Way, Basking Ridge, NJ, 07920, as Principal, and Travelers Casualty and Surety Company of America a corporation duly organized under the laws of the State of Connecticut, as Surety, are held and firmly bound unto Redwood County, 403 South Mill Street, Redwood Falls, MN 56283, as Obligee, in the sum of One Hundred Forty-Four Thousand Nine Hundred Eight-Two and 45/100 (\$144,982.45) lawful money of the United States, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, the liability of the Surety being limited to the penal sum of this bond regardless of the number of years the bond is in effect.

WHEREAS the Principal has entered into a written agreement with the property owner for the placement of a tower(s), structure(s), antenna(s), and/or equipment furnishing telephone, television or other electronic media service, which agreement sets forth the terms and conditions which govern the use of such tower(s), structure(s), antenna(s), and/or equipment and which agreement is hereby specifically referred to and made part hereof, and

WHEREAS, the Obligee requires the submission of a bond guaranteeing the maintenance, replacement, removal or relocation of said tower(s), structure(s), antenna(s), and/or equipment.

NOW THEREFORE, the condition of this obligation is such, that if the above bounden Principal shall perform in accordance with the aforesaid ordinance and/or agreement, and indemnify the Obligee against all loss caused by Principal's breach of any ordinance or agreement relating to maintenance, replacement, removal or relocation of a tower(s), structure(s), antenna(s), and/or equipment, then this obligation shall be void, otherwise to remain in full force and effect unless cancelled as set forth below.

THIS BOND may be cancelled by Surety by giving thirty (30) days written notice to the Obligee by certified mail. Such cancellation shall not affect any liability the Surety may have or incurred under this bond prior to the effective date of the termination. Provided that no action, suit or proceeding shall be maintained against the Surety on this bond unless action is brought within twelve (12) months of the cancellation date of this bond.

THIS BOND signed, sealed, dated on the 18th day of September, 2024. This bond is effective the 18th day of September, 2024.

Alltel Corporation

Principal

By: 

Travelers Casualty and Surety Company of America

Surety

By: 

Brittany D. Stuckel, Attorney-In-Fact

CONSTRUCTION PROPOSAL

FROM:
DESIGN 1 OF EDEN PRAIRIE
9973 VALLEY VIEW ROAD
EDEN PRAIRIE, MN 55344

DATE: 9/10/2024

PHONE: 952-903-9299

TO:
VERIZON WIRELESS
10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438

PROJECT: MN08 EAGLE VEST/DECOM SITE
TYPE: RESTORE SITE

GENERAL CONSTRUCTION DESCRIPTION	TOTALS
REMOVAL OF ROAD, COMPOUND ROCK AND CULVERT	\$35,282.50
REMOVAL OF FENCE, ICE BRIDGE POLES	\$6,000
REMOVAL AND DISPOSAL OF 250' SS TOWER AND ASSOCIATED ANTENNAS AND LIGHTING	\$36,025
REMOVAL TOWER CONCRETE 4' BELOW GRADE	\$4,214
REMOVAL OF SHELTER/CABINET CONCRETE	\$1,150
REMOVAL OF UNDERGROUND UTILITIES	\$8,700
REMOVAL OF CARRIER EQUIPMENT	\$8,500
RESTORE TO PRE CONDITION WITH DIRT AND HYDRO SEED	\$31,931
CONTINGENCIES	\$13,180.45
SUBTOTAL	\$144,982.45
	-
TOTAL	144,982.45



October 9, 2024

Redwood County Environmental Office
403 South Mill Street
Redwood Falls, MN 56283
Attn: Jeanette Pidde

**RE: Proposed Wireless Communications Facility
Site Parcel: 72-016-1020
(VZW Ref. "MN08 Eagle Vesta")**

Dear Ms. Pidde:

Pursuant to the § 153.381.B.11 of the Redwood County Land Usage Ordinance the following statement is acknowledged to be true:

Verizon Wireless and its successors will commit to shared use of the tower if and when additional users agree in writing to meet reasonable terms and conditions for shared use.

Sincerely,

Amber Johnson

Print Name: Amber Johnson

Title: CsIt-RE/Regulatory

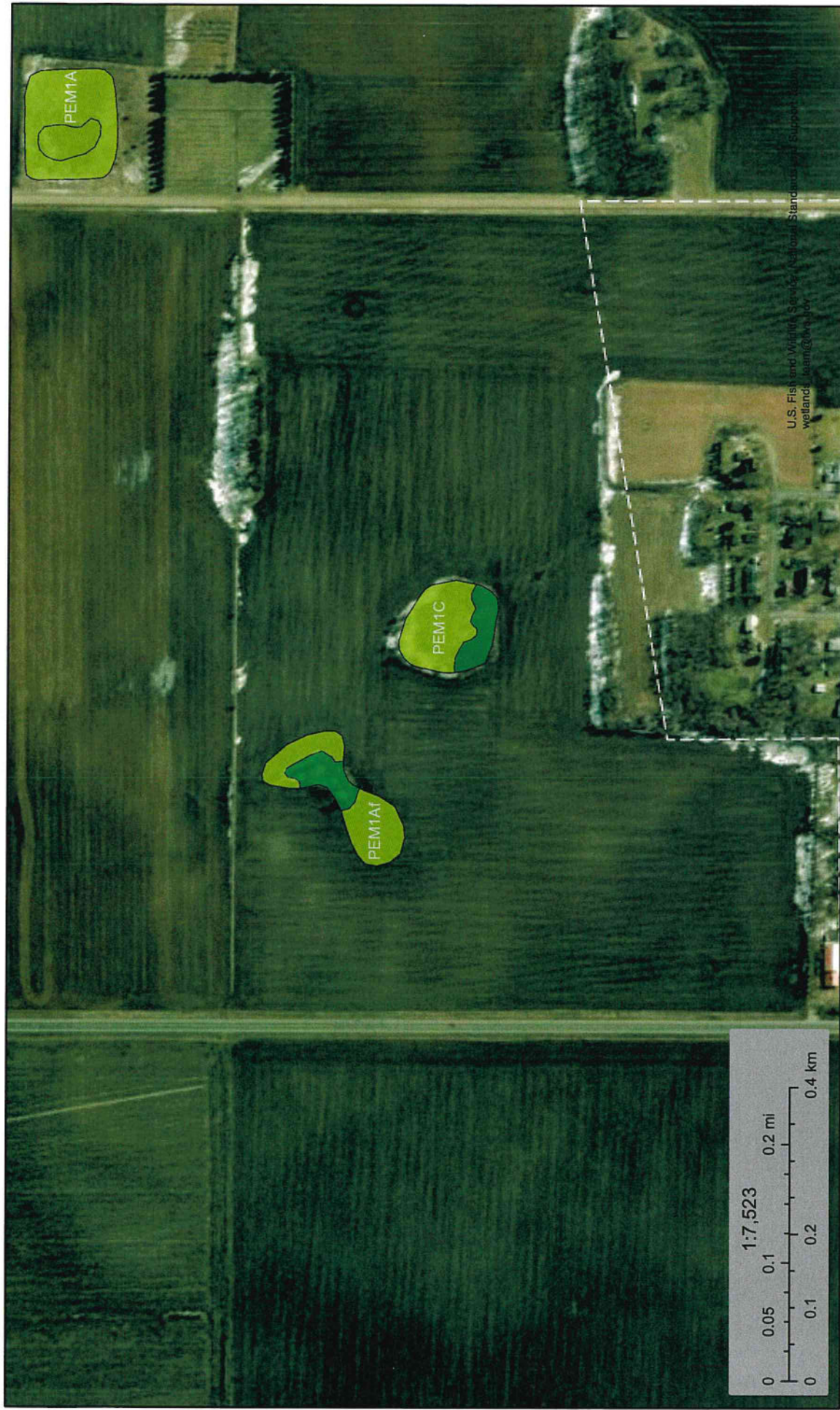
Date: 10/08/2024



U.S. Fish and Wildlife Service

National Wetlands Inventory

Verizon Tower



U.S. Fish and Wildlife Service, National Standards and Support Team
wetlands_team@fws.gov

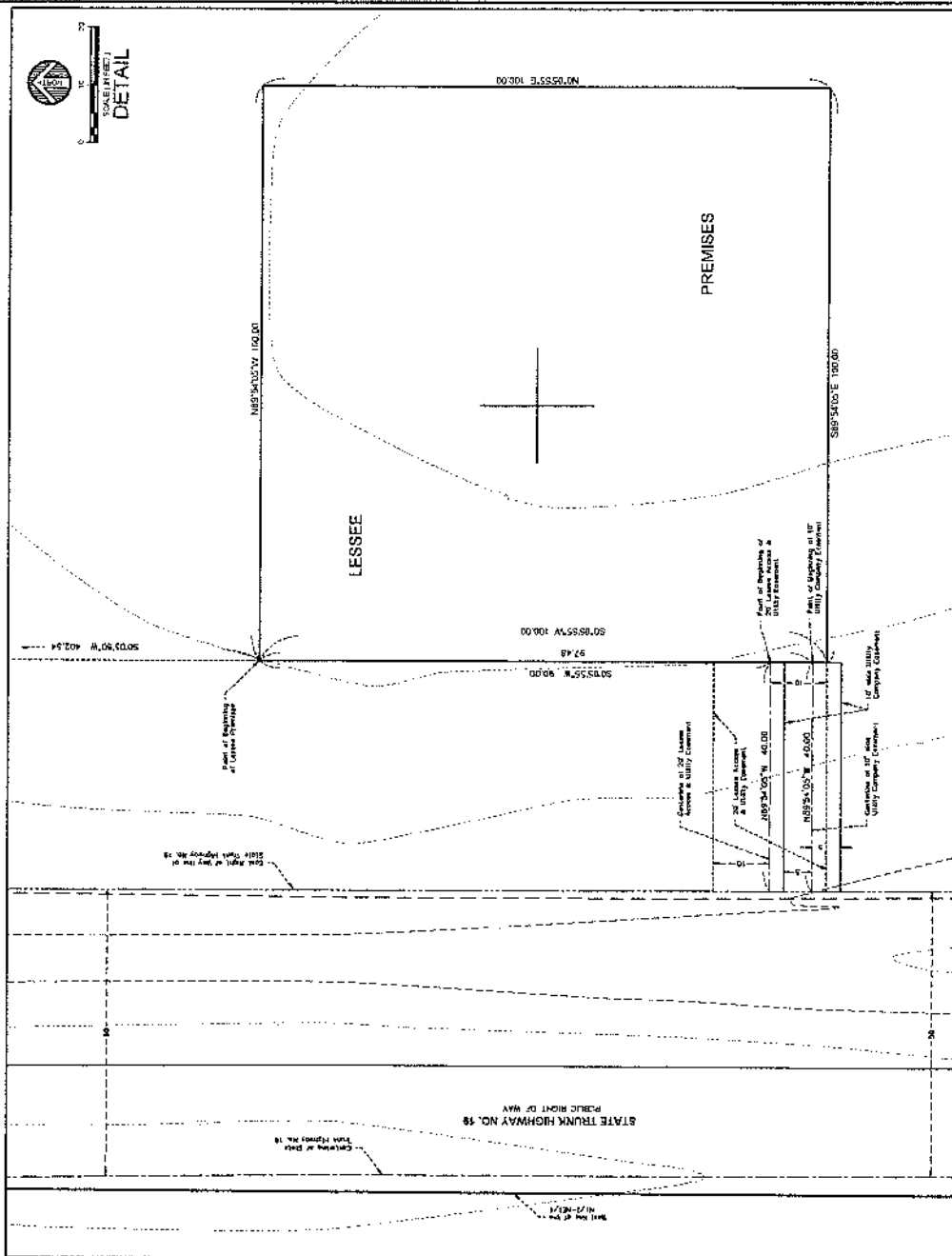
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

October 11, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

SITE SURVEY



LESSEE PREMISES DESCRIPTION:
 That part of the North Half of the Northwest Quarter of Section 15, Township 117 North, Range 24 West of the 7th Principal Meridian, Redwood County, Minnesota, described as follows:
 Commencing at the northeast corner of the Northwest Quarter of said Section 15; a distance of 294.152 feet, thence South 0 degrees 05 minutes 56 seconds West, a distance of 100.00 feet, thence South 89 degrees 54 minutes 55 seconds East, a distance of 100.00 feet, thence South 89 degrees 54 minutes 55 seconds West, a distance of 100.00 feet, thence North 89 degrees 54 minutes 55 seconds West, a distance of 100.00 feet to the Point of Beginning.

LESSEE ACCESS AND UTILITIES EASEMENT DESCRIPTION:
 A 20.00 foot wide easement for ingress and egress across and utility easement under and over the premises described in the Lessee Premises Description, located in the Northwest Quarter of Range 24 West of the 7th Principal Meridian, Redwood County, Minnesota, the centerline is described as follows:
 thence North 89 degrees 54 minutes 55 seconds West, a distance of 100.00 feet, thence South 89 degrees 54 minutes 55 seconds West, a distance of 100.00 feet to the Point of Beginning at the centerline to be 40.00 feet to the north-south line of State Trunk Highway Number 19 and said centerline here terminating.

PROPOSED UTILITY COMPANY EASEMENT DESCRIPTION:
 A utility easement for ingress and egress across and utility easement under and over the premises described in the Lessee Premises Description, located in the Northwest Quarter of Range 24 West of the 7th Principal Meridian, Redwood County, Minnesota, the centerline is described as follows:
 thence North 89 degrees 54 minutes 55 seconds West, a distance of 100.00 feet, thence South 89 degrees 54 minutes 55 seconds West, a distance of 100.00 feet to the Point of Beginning at the centerline to be 40.00 feet to the north-south line of State Trunk Highway Number 19 and said centerline here terminating.

LEGEND

○	ELECTRIC POLE
□	ELECTRIC REEBCAST
◇	TELEPHONE REEBCAST
⊕	FIBER OPTIC POST MARKER
○	GUY ANCHOR
—	EDGE OF FIELD
—	UNDERGROUND TELE
—	BOUNDARY LINE
—	SECTION LINE
—	QUARTER LINE
—	SIXTEENTH LINE
—	CENTERLINE
—	PREMISES
—	EASEMENT

SURVEYOR NOTES
 1.) USBLIN 09 for observed evidence. (includes map and markings from CORNER STATE ONE CALL, Lucas Request Ticket No. 24079185, dated March 13, 2024.
 2.) This survey was completed without the benefit of a title report. There might be additional easements that affect the subject property that are not shown on this survey.
 3.) This survey was prepared for Design 1.



SITE NAME:
 MN08 EAGLE VESTA
 Redwood County, MN

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	2/2/24	CHECKED BY: BTB	CONTRACT #		28

SIGNATURE: *Boyd J. Johnson*
 BOYD J. JOHNSON
 SURVEYOR
 DATE: 5/9/24

SCALE:
 AS SHOWN ON PLAN

WIDSETH
 ARCHITECTS • ENGINEERS • SURVEYORS

AFFIDAVIT OF SERVICE VIA U.S. MAIL

STATE OF MINNESOTA)
) ss
COUNTY OF REDWOOD)

RE: *Application for Conditional Use Permit* submitted by Blair Ransom of Buell Consulting, Inc. as agent for Verizon Wireless o/b/o landowner James DuBois; Permit Application No. 11-24

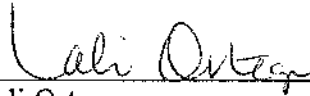
I, Lali Ortega, a person not less than eighteen (18) years of age, being first duly sworn upon oath, hereby state a copy of the following:

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

were duly served upon:

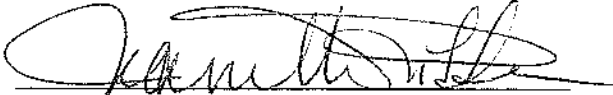
-SEE ATTACHED-

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 8th day of November, 2024.



Lali Ortega
Environmental Administrative Assistant


Subscribed and sworn to before me, a Notary Public, on this 10th day of November, 2024, by Lali Ortega.



Notary Public



TO: Whom It May Concern

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



DATE: November 8th, 2024

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. 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:

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 26th day of November, 2024. 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 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* has been 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. 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:

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 26th day of November, 2024. 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: November 8, 2024

Jeanette Pidde
Land Use & Zoning Supervisor
Redwood County Environmental Office

Name	QWNAME	C/O	Address	QWADDR3	QWCIITY	QWSTA	QWZIFF
920153050	ALEXANDER/DANIEL D & MARIA D		475 CSAH 10 E		VESTA	MN	56292
920162060	BAUNE/DAVID & KATHRYN		310 W CSAH 30		VESTA	MN	56292
720161020	DUBOIS/JAMES P		3220 E MINNEHAHA PKWY		MINNEAPOLIS	MN	55406
920152010	GLADITSCH/STEVEN D & JEAN E	420 E CSAH 30	PO BOX 112		VESTA	MN	56292
720162040	GOBLISH/GEORGE M & JENIFER L		32866 DAYTON AVE		VESTA	MN	56292
720151040	HENRIKSEN/DANIEL M/TRUST ETAL	31690 FAIRVIEW AVE	PO BOX 170		VESTA	MN	56292
920153010	KLETSCHER/HAROLD & MARILYN		110 S CO RD 10		VESTA	MN	56292
720161040	KOLANDER/WARREN R & LINDA M		PO BOX 38		VESTA	MN	56292-0038
720152020	KUEHN/RAMONA J/ETAL		6163 130 AVE		ECHO	MN	56237
920152030	LEMCKE/HARLAN & KAREN		PO BOX 272		VESTA	MN	56292
920162010	MAASCH/JEFFREY G & ELINA		PO BOX 8		VESTA	MN	56292
720153020	MEIER/O R/INC		29846 300 ST		REDWOOD FALLS	MN	56283
720153040	PASKEWITZ/SUSAN/ETAL		102 CRESTVIEW DR		REDWOOD FALLS	MN	56283-1202
720093040	PENSKE/BRADLEY JAMES/8	ASHLEY MARIE PENSKE	17155 CO HWY 30		VESTA	MN	56292
720103020	RIGGE/JAMIE		39462 IMPALA AVE		REDWOOD FALLS	MN	56283-2629
720152050	SCHUNK/GARY & LISA		31713 EVERGREEN AVE		VESTA	MN	56292
720093020	SIVERHUS/KELLY KEVIN/8	LEAH LOUISE SIVERHUS	1075 590 ST		ECHO	MN	56237
720152040	VESTA CEMETERY ASSOCIATION		32637 FAIRVIEW AVE		BELVIEW	MN	56214
720153050	VESTA/CITY OF		PO BOX 7		VESTA	MN	56292-0007
720162020	VOGEL/TERRY		18063 CO HWY 30		VESTA	MN	56292
920161030	WALLINGLON & JEAN	224 E DEWEY ST	PO BOX 271		VESTA	MN	56292-0271
920163020	WESTWOOD PROPERTY GROUP LLC	BARBARA SCHMIDT, CLERK	318 WESTWOOD DR		REDWOOD FALLS	MN	56283
	VESTA TOWNSHIP	BLAIR RANSOM	31826 DERBY AVE		VESTA	MN	56292
	APPLICANT		720 MAIN ST STE 200		ST PAUL	MN	55118

REDWOOD COUNTY PLANNING COMMISSION
Verizon Wireless – James DuBois Tower
Conditional Use Permit Application #11-24
November 26, 2024



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 use and enjoyment of other property 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: _____