



Infrastructure ■ Engineering ■ Planning ■ Construction

701 Xenia Avenue South
Suite 300
Minneapolis, MN 55416
Tel: 763-541-4800
Fax: 763-541-1700

Memorandum

To: Honorable Mayor and City Council, City of Grant
Kim Points, Administrator, City of Grant

CC: Jennifer Haskamp, City Planner

From: Phil Olson, PE, City Engineer
WSB & Associates, Inc.

Date: January 26, 2015

Re: Verizon Wireless Cell Tower: Engineering Plan Review

SUBMITTAL:

Plans were prepared by Design 1 and dated January 16, 2015. Engineering review comments were generated from the following documents included in the submittal:

- Site plans(12 sheets) including:
 - Site plan
 - Landscape Plan
 - Mounting Detail
 - Notes & Specifications
 - Grounding Plan
 - Site Survey

SITE PLAN COMMENTS:

1. The applicant is required to provide structural plans and/or a letter by a licensed engineer verifying that the proposed tower has been designed for the specific conditions on this site.
2. The site plan proposes a 20' wide access/utility right-of-way corridor. This area should be established as an easement instead of right-of-way. The applicant is required to work with the property owner to secure and file the easements.

Should you have any questions or comments regarding the items listed above, please contact me at 763-512-5245.



Exhibit B

Jennifer Haskamp <jhaskamp@swansonhaskamp.com>

RE: Proposed Verizon Wireless Tower // Site ID: MIN GIMLI (DeMars) // 10629 JAMACA AVENUE, NORTH, MAHTOMEDI, MN 55115-1343

1 message

Karen Kill <KKill@mnwcd.org>

Tue, Jan 20, 2015 at 3:24 PM

To: "Lewis Martin (Martin Consulting)" <lewis@martinconsultingtx.com>

Cc: Administrator/Clerk <clerk@cityofgrant.us>, Jennifer Haskamp <jhaskamp@swansonhaskamp.com>, "rfleming@eorinc.com" <rfleming@eorinc.com>

Dear Lewis,

I have reviewed the information you have emailed regarding the 60 foot x 60 foot leased area at 10629 Jamaca Ave N in the City of Grant, MN for the use of installing a Verizon Wireless tower. As long as the project continues to disturb less than 5,000 square feet and/or 50 cubic yards of material, no Brown's Creek Watershed District permit will be necessary.

Best Regards,

Karen

Karen Kill

Administrator

Brown's Creek Watershed District

455 Hayward Ave N

Oakdale, MN 55128

651-330-8220 x26

Cell: 651-331-8316

FAX: 651-330-7747

Karen.kill@mnwcd.org

From: Lewis Martin (Martin Consulting) [mailto:lewis@martinconsultingtx.com]

Sent: Monday, January 19, 2015 3:09 PM

To: Karen Kill

Cc: 'Lewis Martin (Martin Consulting)'

Subject: Proposed Verizon Wireless Tower // Site ID: MIN GIMLI (DeMars) // 10629 JAMACA AVENUE, NORTH, MAHTOMEDI, MN 55115-1343

Importance: High

Karen Kill, Brown's Creek Watershed District Administrator

Washington Conservation District

455 Hayward Ave. N.

Oakdale, MN 55128

651-330-8220 ext 26

I just wanted to follow-up with you regarding our conversation we had last October. Verizon Wireless has filed for a Conditional Use Permit with the City of Grant, and the location of the tower is on a hill on the land owned by Ricki and Pat DeMars, located at the address listed above.

I am attaching a flood plain map, and also a USF&W Wetlands Map for the proposed location of the cell tower. This location was selected for various reasons, one of which is the fact that it is not located near a body of water or any nearby wetlands. Additionally, the proposed project will not impact the flow of water in any manner, as there will be no grading of the land where the proposed cell tower is to be placed. I am attaching drawing that show the minimal amount of ground space being covered by the project.

As a part of the CUP application, I would like to include a letter from the BCWD and/or WCD that this proposed project won't have a negative impact to the BCWD.

Can you please call me when you get this message, and I also left you a voicemail earlier today, and I look forward to speaking with you again!

Sincerely,

Lewis Martin

Lewis Martin, President

Martin Consulting, LLC

Direct Line (469) 347-0920

Fax Line (469) 777-3482

Lewis@MartinConsultingTX.com

(A National Full-Service Consulting

Firm for Verizon Wireless/KGI)



Martin Consulting, LLC
Site Acquisition / Leasing / Zoning / Permitting
424 El Camino Drive
Frisco, Texas 75034
Serving the Southern States, Midwest Region, Great Plains, and Northeast Regions

Jennifer Haskamp, SHC, LLC
Consultant for City of Grant
246 Albert Street S, Suite 2A
Saint Paul, MN 55105

Tuesday, January 20, 2015

RE: Verizon Wireless - Additional Information Being Requested for the CUP Application from Martin Consulting for Verizon Wireless (MIN GIMLI)

Ms. Jennifer Haskamp:

I am in receipt of your request for additional information regarding the CUP application that was submitted last month. In addressing **Section 32-450. Preferences for antennas and support structure locations**, Verizon Wireless considered and attempted to comply with Section 32-450 (1) a-e, as well as Section 32-450 (2) a-e.

Specifically regarding Section 32-450 (1), here's the documentation and results of attempting to locate on these proposed land uses:

- a. **General Business District:** The nearest property zoned General Business is 5.03 miles away, well outside of the search area that Verizon is targeting to provide service. (*SEE EXHIBIT A AND EXHIBIT B*).
- b. **Public Land of Structures:** This category was not available in the targeted search ring.
- c. **Athletic Complexes, Public Parks, and Golf Courses:** This category was not available in the targeted search ring.
- d. **Parking Lots:** This category was not available in the targeted search ring.
- e. **Within the easement of a high power overhead transmission line, or within 50' of the transmission line easement on the same side of the road.** We attempted to collocate on exist XCEL power lines, but we were informed that this entire power line was not suitable for collocation, as documented in writing by XCEL's Engineering Team and also their Facility Attachments Manager. (*SEE EXHIBIT C*).

Specifically regarding Section 32-450 (2), here's the result of attempting to locate on these proposed land uses:

- a. **Water Towers:** This category was not available in the targeted search ring.
- b. **Existing Antennas Support Structures:** This category was not available in the targeted search ring. The closest tower (Crown 878456) is just under 1.0 miles away from the proposed tower location, and more importantly, it is **over 1 mile outside the search area ring**. (*SEE EXHIBIT D*). Additionally, Verizon Wireless' engineer also showed that this tower would not provide adequate coverage within the defined search ring area.
- c. **Church Steeples:** This category was not available in the targeted search ring.
- d. **Two-Story Buildings:** This category was not available in the targeted search ring, and even if they were present, the height would not be tall enough to allow Verizon to provide adequate service within the search ring.
- e. **Existing power, lighting or phone poles:** This category was not available in the targeted search ring, and even if there were, the height would not be tall enough to allow Verizon to provide adequate service within the search ring. Structurally speaking these structure could not handle the antennas and equipment that would be required to make the cell tower operational.

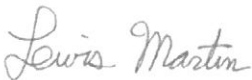
Since April 2014, I have personally spoken with **numerous other landowners** inside the defined search ring (*SEE EXHIBIT D*).

1. I approached **Goldwood Kennels**, and the father and son running that operation said they were not interested, although they do have space to place a tower on the rear of their parcel.
 2. I approached **Costa Farms**, but in conversations with Mayor Tom Carr, there are restrictive covenants in effect that would prevent a tower from be located on that parcel. The Landowner contacted his attorney, and confirmed the restrictive covenants were still in effect.
 3. I approached **Brian Kline** to the north of the search ring, but he declined citing that he performed contract work for the City of Grant.
 4. I contact other parcel owners that had **abandoned silos**, but each landowner said their silos weren't structurally sound, and therefore, Verizon Wireless could not place antennas on a structurally deficient silo for obvious reasons, including the safety of the workers and anyone else walking near the silos.
 5. Properties in the **western part** of the ring seems too residential to consider placing a tower in that area.
 6. Properties in the **southern part** of the ring was considered for placing a tower in that area, and ones that were interested had the restrictive covenants that prevented them from being a viable location for a proposed cell tower.
 7. Properties in the **eastern part** of the ring had the restrictive covenants that prevented them from being a viable location for a proposed cell tower, or as documented in #1 and #2, they were not interested.
 8. Properties in the **northern part** of the ring is were also searched. The proposed tower location seemed to be the best fit and location all things considered, due to these items:
 - a. It was a larger parcel than most other parcels
 - b. It contained an **abundance of natural screening** from the road and from other parcels, in all four directions.
 - c. The DeMars also **own the adjoining parcel to the east** (10.030.21.23.004) which is over 300' wide itself, providing even more distance/buffer from the next parcel owner to the east.
 - d. The proposed tower would be over **360' from the road to the north**, 107th Street North.
 - e. The proposed tower would be over **850' from the road to the west**, Jamaca Avenue North.
 - f. The proposed tower would be over **640' from their southern property line**.
- Specifically regarding Section 32-450 (3), I feel that Verizon Wireless has adequately and sufficiently shown that it has attempted to try to use the properties and structure identified in Sections 32-450 (1) and 32-450 (2). Each of the 8 items listed above explains the length and painstaking due-diligence process Verizon Wireless has performed attempting to locate a structure in Sections 32-450 (1) and 32-450 (2). I am in receipt of your request for additional information regarding **Section 32-450. Preferences for antennas and support structure locations**, and that request is being provided by this letter dated 1/20/2014, being delivered by email as well.

- I am in receipt of your two (2) requests for additional information regarding the CUP application that was submitted last month regarding the construction drawings. Your request for scalable drawings were completed, and those drawings were delivered to your office on Monday, 1/20/2015 @ 2:11 PM, via FedEx overnight delivery.
- I am in receipt of your request for additional information regarding planning and coverage in the area over a five year period, I have attached that chart to this letter. (*SEE EXHIBIT E*).
- I am in receipt of your request for additional information regarding having the parcels listed out to ¼ miles (1320'), and that information was delivered to you via email on 1/7/2015 @ 5:13 PM.

Can you please confirm that you have received this document, and that it meets the requirements that you requested. Please let me know if you have any questions.

Sincerely,



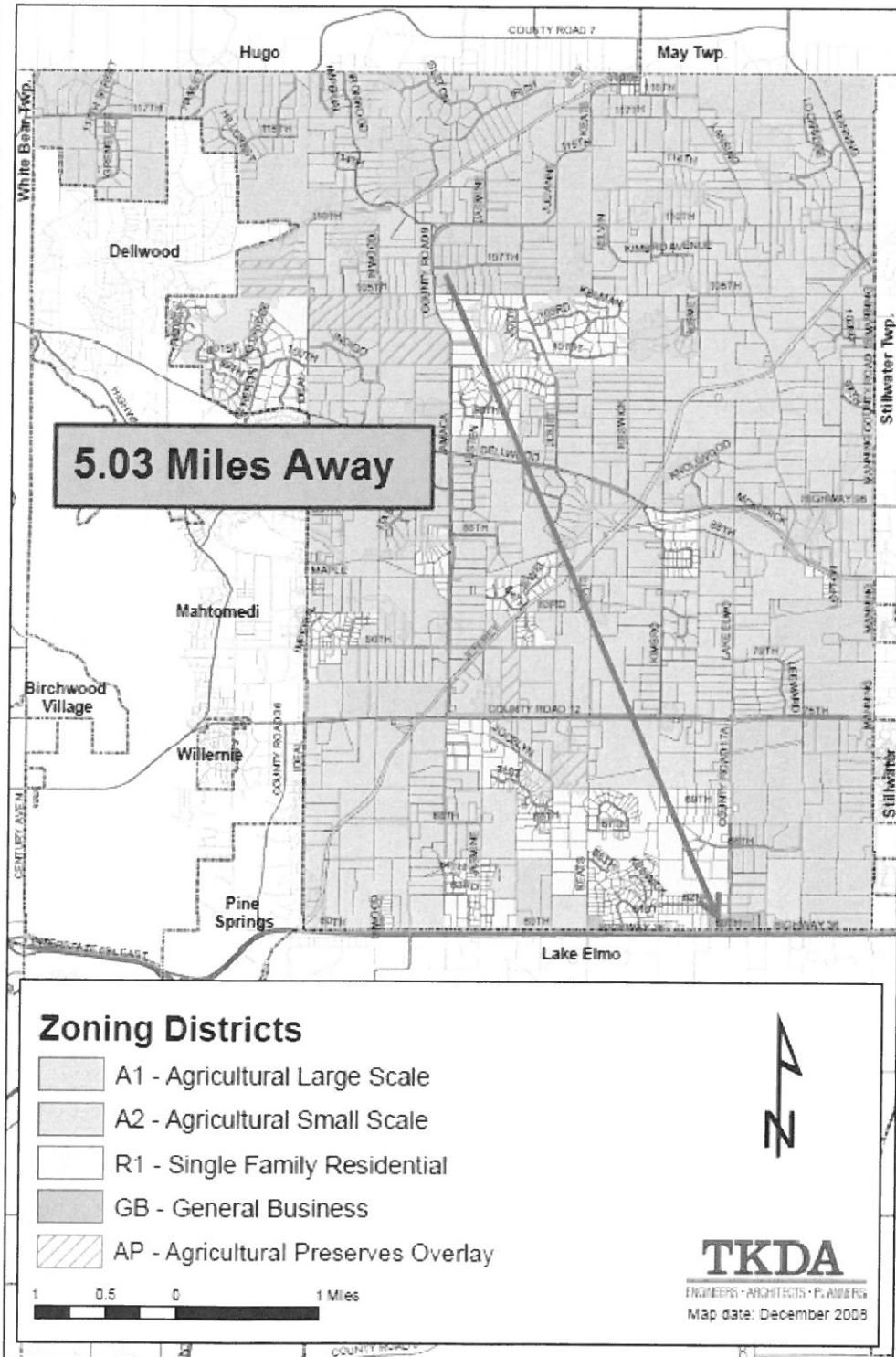
Lewis Martin, President
Martin Consulting, LLC
(469) 347-0920 Direct Line
(469) 777-3482 Fax
Lewis@MartinConsultingTX.com

EXHIBIT A:



EXHIBIT B:

City of Grant: Future Land Use and Zoning



Source: Metropolitan Council, TKDA

EXHIBIT C:

Lewis Martin (Martin Consulting)

From: Breuckman, Tom <tom.breuckman@xcelenergy.com>
Sent: Tuesday, May 6, 2014 11:18 AM
To: 'Lewis Martin'
Cc: 'Amanda Eastin'
Subject: RE: Verizon Wireless Potential Collocation // Site ID: (Gimli) // XCEL Power Pole (South of Pole #70)

Categories: Red Category

Hi Martin,

I had this reviewed by our engineer and he said these poles will not work for collocation. Painted monopoles are not candidates for collocation.

Galvanized poles or weathered steel (rusty looking) would be considered.

Steel lattice structures are preferred.

If you have any questions let me know.

Thanks,

Tom Breuckman
Xcel Energy | Responsible By Nature
Manager, Facility Attachments
825 Rice Street, St. Paul, MN 55117
P: 651.229.2224 C: 612.210.5564
E: tom.breuckman@xcelenergy.com

XCELENERGY.COM

Please consider the environment before printing this email

This e-mail, and any attachments, may contain confidential or private material for the sole use of the intended recipient(s). If you are not the intended recipient, please contact the sender by reply mail and delete all copies of this message and any attachments.

From: Lewis Martin [<mailto:lewis@martinconsultingtx.com>]
Sent: Tuesday, May 06, 2014 9:27 AM
To: Breuckman, Tom
Cc: lewis@martinconsultingtx.com; 'Amanda Eastin'
Subject: Verizon Wireless Potential Collocation // Site ID: (Gimli) // XCEL Power Pole (South of Pole #70)

Tom,

I have included a photo with the latitude and longitude pole located South of Pole #70, located in Grant, MN. The closest address I could find is 9411 Dellwood Road, Grant, MN.

Can you please if the tower identified in the second picture below (South of Pole #70) is available for collocation?

EXHIBIT C (Cont'd):

Pole #70 is located next to a pond that may potentially make it difficult for collocation (See 1st and 3rd pictures)

Sincerely,

Lewis Martin, President
Martin Consulting, LLC
Direct Line (469) 347-0920
Lewis@MartinConsultingTX.com



EXHIBIT D:

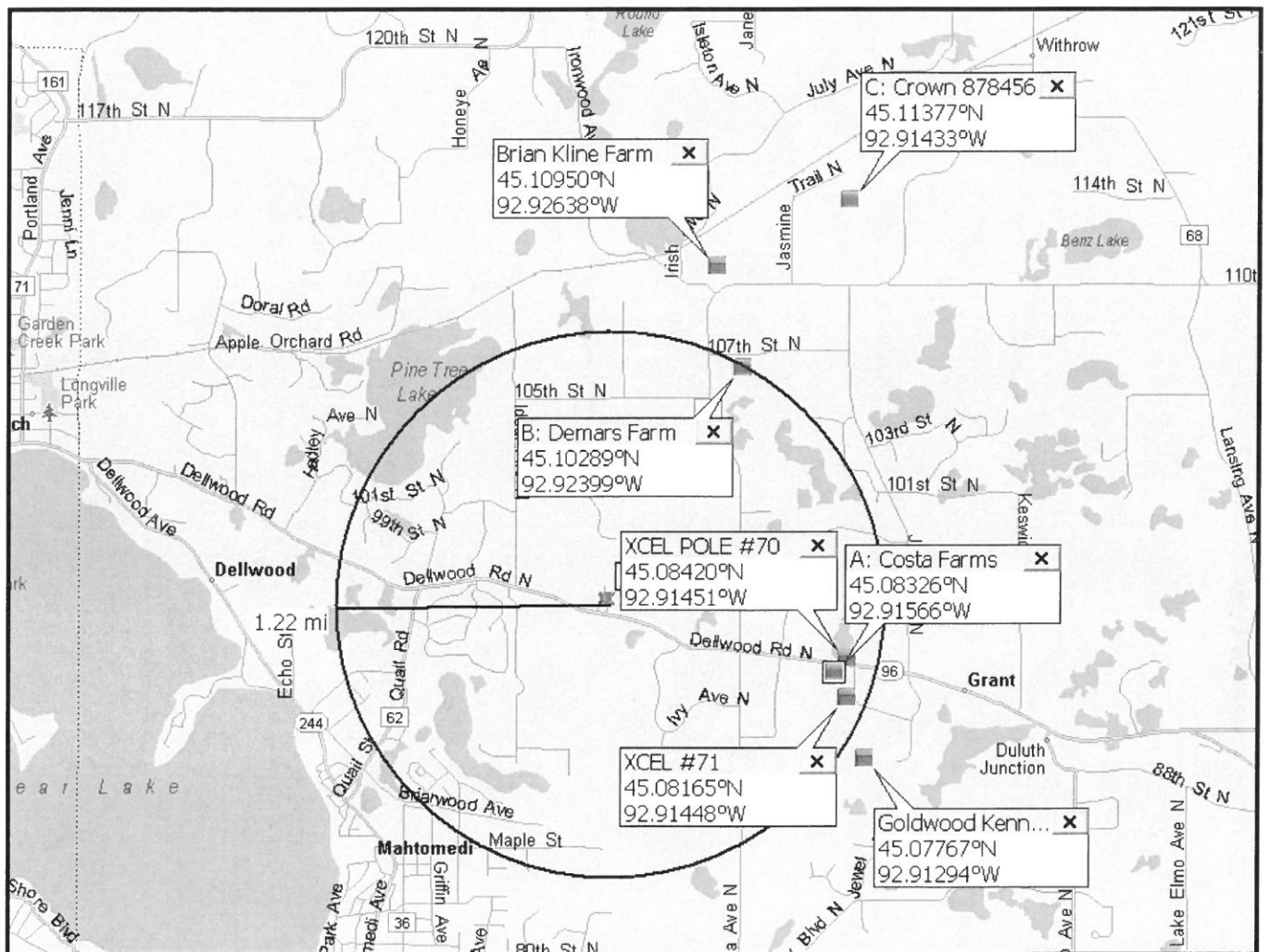


EXHIBIT E:

Current and planned Sites in and around Grant

Existing Sites
Proposed Sites

Address	Building Type	Height to top of antennas; antenna type	Tx Frequency Ranges; Rx Frequency Ranges (MHz); Max Power Output (W); Max ERP (W)
9254 Manning Ave N, Grant	Monopole with Antennas on top	150' AGL/1064.7' AMSL; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
6667 Keats Ave N, Grant	Water Tower with Antennas mounted above	131' AGL/1114.0' AMSL; 9x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
15030 St. Croix Trail N, Marine on St Croix	Monopole with Antennas on top	164.9' AGL/1088.9' AMSL; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
1221 Frost Ave, Maplewood	Self-support	89.0' AGL/984.0' AMSL; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
1700 Miller Ave, White Bear Lake	Guyed Tower	125.2' AGL/1065.6' AMSL; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
1903 County Road D East, Maplewood	Guyed Tower	80.0' AGL/1013.0' AMSL; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
1754 Washington Ave, Stillwater	Guyed Tower	84.0' AGL/1032.0' AMSL; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
7050 Otter Lake Rd, Hugo	Monopole with Antennas on top	159.0' AGL/1068.0' AMSL; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
4725 Stagecoach Trail, Stillwater	Monopole with Antennas on top	153.0' AGL/1030.0' AMSL; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
13505 May Ave, Stillwater	Self-support	180.0' AGL/1175.0' AMSL; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
1372 Main St, Houston	Guyed Tower	141.0' AGL/1005.0' AMSL; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
2305 1st St N, North St Paul	Monopole with Antennas on top	92.0' AGL/1046.0' AMSL; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
3555 Century Ave N, White Bear Lake	Water Tower with Antennas mounted on side	82.0' AGL/1142.0' AMSL; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
1636 Centerville Rd, St Paul	Water Tower with Antennas mounted on side	75.0' AGL/1059.0' AMSL; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
777 Cty Rd D, Vadnais Heights	Monopole with Antennas on top	80.0' AGL/1000.0' AMSL; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
8232 147th St, Hugo	Monopole with Antennas on top	172.0' AGL/1174.3' AMSL; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
5860 Highway 61, St Paul	Water Tower with Antennas mounted on side	104.0' AGL/1045.3' AMSL; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
29 Long Lake Rd, Mahtomedi	Proposed Monopole	Unknown Height; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
4000 Labore Rd, Vadnais Heights	Proposed Monopole	Unknown Height; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
1691 Cty Rd C E, St Paul	Monopole with Antennas on top	Unknown Height; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
1300 Gewais St, St Paul	Proposed Monopole	Unknown Height; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
Unknown Address, Lake Elmo	Proposed Monopole	Unknown Height; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000
Unknown Address, Lake Elmo	Proposed Monopole	Unknown Height; 12x Panels	746-757, 880-894, 1970-1985, 2110-2130; 776-787, 835-849, 1890-1905, 1710-1730; 60; 1000

EXHIBIT F:



Justification for Proposed New Tower at MIN Gimli Site

Jordan Alstad, Verizon Wireless RF Engineer

Signed:

A handwritten signature in black ink, appearing to read "Jordan Alstad".

MIN Gimli

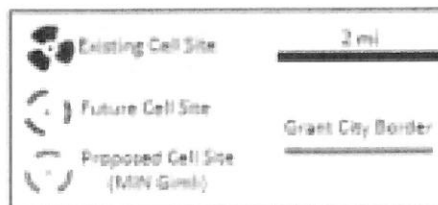
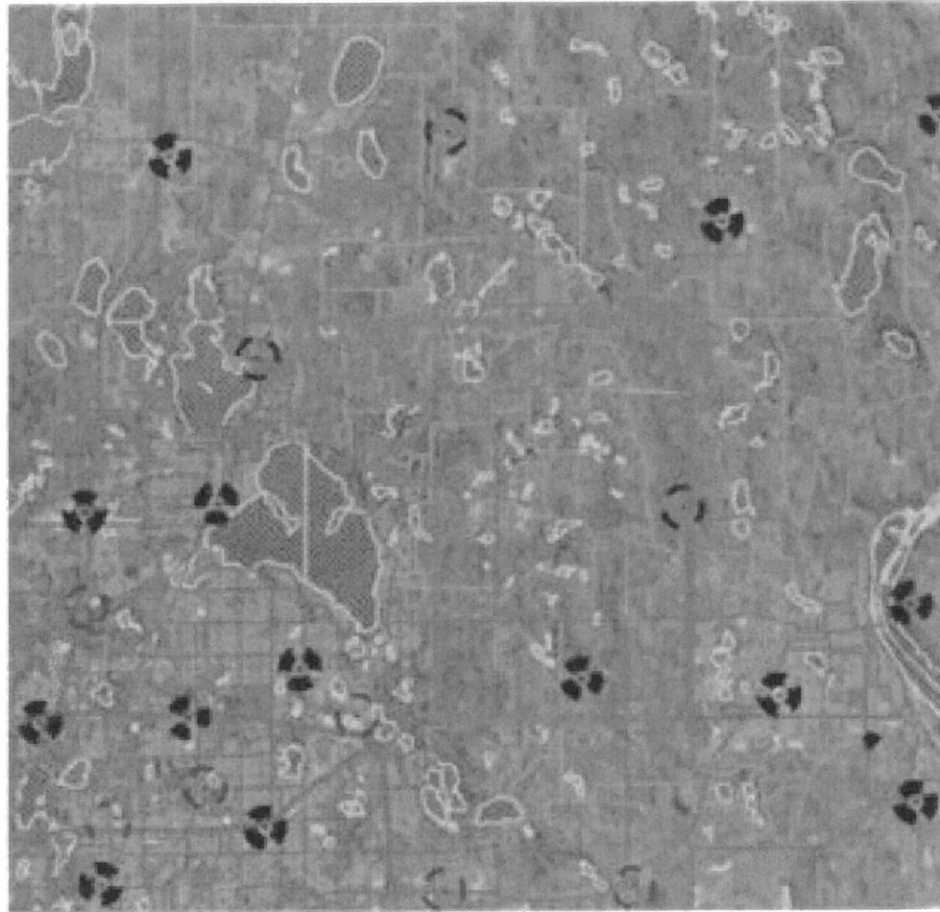
1-20-2015

Section 32-449 (c), 5-Year Plan

- (1) Over the next five years, Verizon will be providing LTE services on the four radio frequency bands owned by Verizon in the Twin Cities (described below) at the proposed site, MIN Gimli.
- (2) The four LTE bands that will be operating at the site are as follows:
 - a. Transmit: 746-757 MHz; 880-894 MHz; 1970-1985 MHz; 2110-2130 MHz
 - b. Receive: 776-787; 835-849 MHz; 1890-1905 MHz; 1710-1730 MHz
- (3) The proposed site will enable Verizon customers to utilize voice (including emergency services) and data (video transmission and streaming, data downloads, and internet browsing) via phones, tablets, and internet modems.
- (4) Verizon Sites in the Area
 - a. # of Existing Sites in Grant: 2
 - b. # of Existing Sites within 5 miles of Grant: 15
 - c. # of Proposed Sites (within the next 5 years) in Grant: 0
 - d. # of Proposed Sites (within the next 5 years) within 5 miles of Grant: 6

EXHIBIT F (Cont'd):

(5) Map of Grant and Surrounding Area



Martin Consulting, LLC
Site Acquisition / Leasing/ Zoning / Permitting
424 El Camino Drive
Frisco, Texas 75034
Serving the Southern States, Midwest Region, Great Plains, and Northeast Regions



Tuesday, December 2, 2014

Kim Points, Administrator/ City Clerk
City of Grant
P.O. Box 577
Willernie, MN 55090
Email: clerk@cityofgrant.us

RE: Written Narrative for the Proposed Verizon Wireless Project

Kim Points, Administrator/ City Clerk

Please let this letter serve as the **written narrative** for the proposed project. Verizon Wireless needs to install a monopole tower on the DeMars Parcel in order to provide coverage to the surrounding area, as it will be shown by in the attached report from Verizon Wireless' RF Engineer. There are no existing towers in the area will provide the coverage required to improve its network.

There will be no full or part-time employees at this site on a daily basis. A Verizon Wireless technician will be scheduled to make monthly visits to the site for inspection purposes, and also when an issue is detected by remote monitoring. Since the proposed cell site will not house employees on a daily basis, then the hours of operation are not applicable for this project. The cell site, for the most part, will run continually without the need for human operation or supervision. There will be no sewer or water installation as a part of this project.

It is the professional opinion of Martin Consulting and Verizon Wireless that this location on the DeMar's parcel is ideal for the placement of a cell tower, since the tower is being placed at the center of the property, and since trees line the proposed area 360 degrees. Additionally, the parcel immediately east of the tower is owned by the same landowners, Ricki and Patricia DeMars. Photo simulations will show this location for the tower will be mostly shielded by the surrounding vegetation, and since the tower is located at the center of this parcel, that further shield the visibility from surrounding areas.

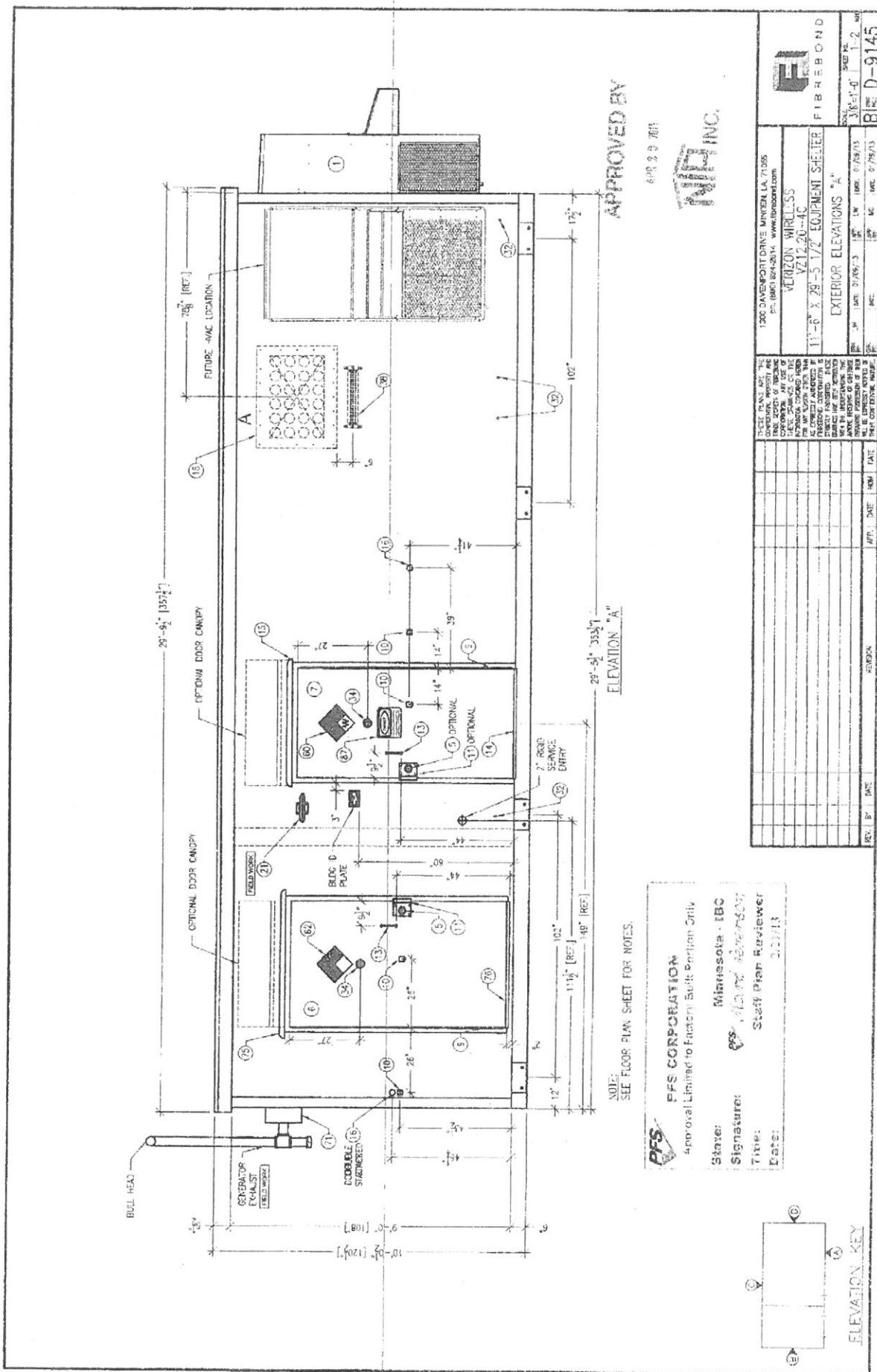
Additionally, Verizon Wireless has sought the approval, where applicable, of other governmental agencies regarding this proposed tower, including, but not limited to the FCC, FAA, NEPA, and the SHPO.

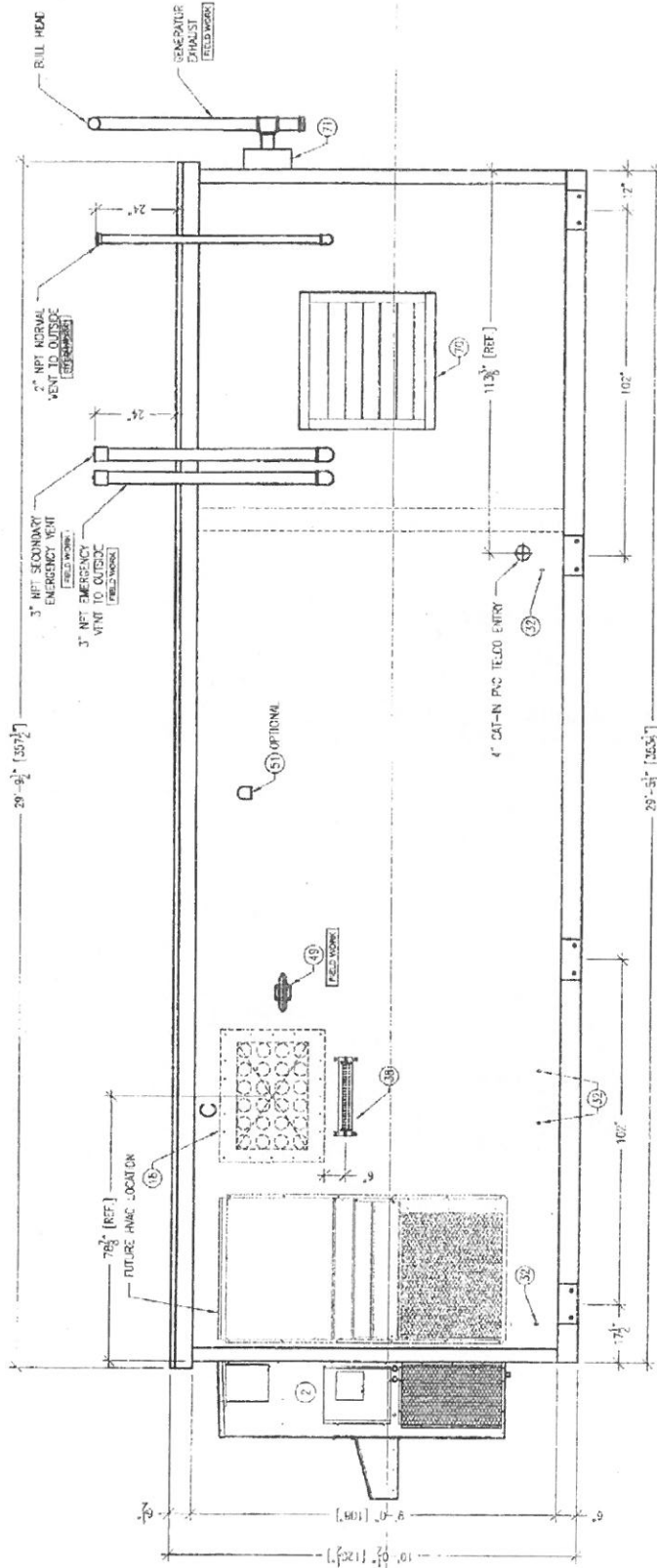
Please contact me if you have any questions about this letter.

Sincerely,

Lewis Martin, President
Martin Consulting, LLC
(469) 347-0920 Direct Line
(469) 777-3482 Fax
Lewis@MartinConsultingTX.com

Exhibit E





APPROVED BY

APR 20 2015

WIND

DUE TO THE LARGE BLOCKOUT THIS WILL HAVE A
 SINGLE PIPE PENETRATION OF 10-12"
 REQUIRED TO CLIMB TO LINE CENTER OF
 STREET ALLEY OF PUBLIC WAY OR BETWEEN TWO
 BUILDINGS

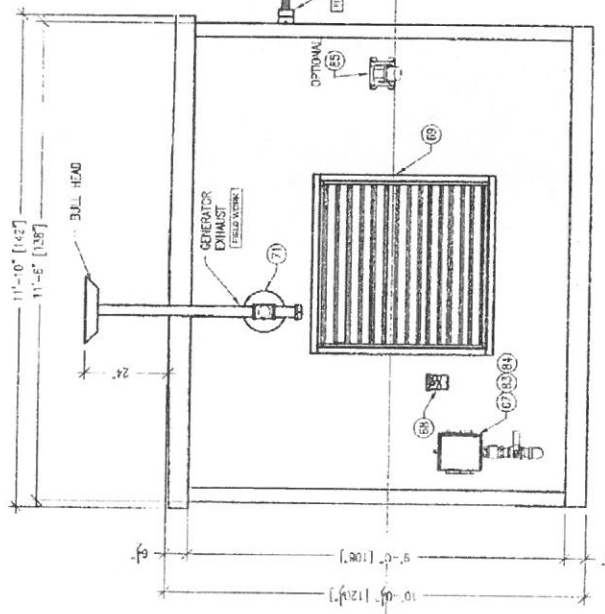
ELEVATION "C"

ACIL
 SEE FLOOR PLAN SHEET FOR NOTES

PFS PFS CORPORATION
 Approval Limited to Factory Built Portion Only
 State: Minnesota - IBC
 Signature: [Signature]
 Title: Story Plan Reviewer
 Date: 2/11/15

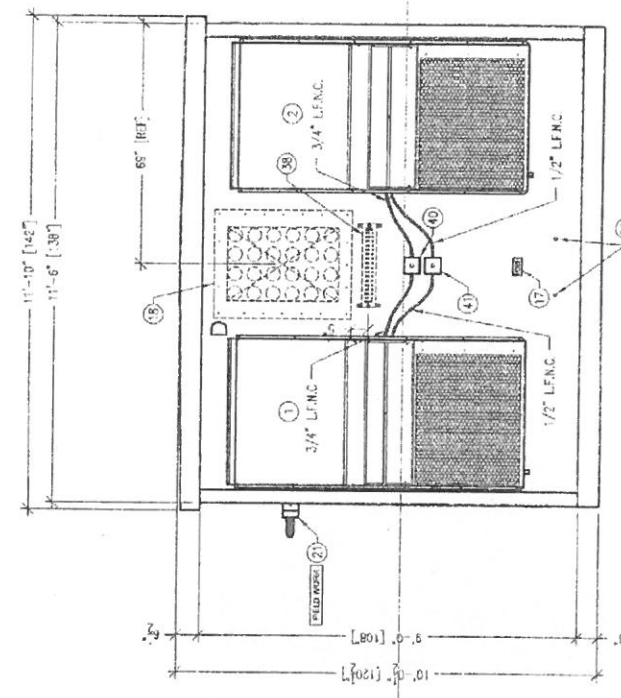


FIBREBOND 1300 DAVENPORT DRIVE MINNEAPOLIS, MN 55425 (612) 834-2514 www.fibrebond.com	
VERIZON WIRELESS 471720-46 11'-6" X 29'-5 1/2" EQUIPMENT SHELTER EXTERIOR ELEVATIONS "C"	DATE: 07/27/13 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]
THESE PLANS ARE THE OWNERS PROPERTY AND NOT BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF FIBREBOND.	PROJECT NO.: 07/27/13 SHEET NO.: 1 OF 1 SCALE: AS SHOWN



ELEVATION "B"

DUE TO THE LARGE BLOCKOUT THIS WALL HAS A
 10 HOUR FIRE RATING. SEPARATION OF 10'-0"
 REQUIRED TO COEXIST LOT LINE, CORRIDOR OF
 STREET, ALLEY, OR PUBLIC WAY OR BETWEEN TWO
 BUILDINGS.



ELEVATION "D"

PFS CORPORATION
 Approval: Limited to Factory Built Portion Only
 State: Minnesota - IBC
 Signature: PFS-11111111111111111111
 Title: Staff Plan Reviewer
 Date: 2/21/13

APPROVED BY

APR 28 2013

WIP INC.

NOTE:
 SEE FLOOR PLAN SHEET FOR NOTES.



ELEVATION KEY

1300 DAVENPORT DRIVE MINNENOLA, LA 70688 PH: (800) 824-7814 www.fiborbond.com	
VERIZON WIRELESS VZ-12-20-AC 11'-6" X 29'-5" 1/2" EQUIPMENT SHELTER EXTERIOR ELEVATIONS "B" & "D"	
DATE: 3/6/14 SCALE: 1/4" = 1'-0" SHEET NO.: 1-4 TOTAL SHEETS: 4	DATE: 01/29/13 DATE: 01/29/13 DATE: 01/29/13 DATE: 01/29/13

Exhibit H

City of Grant
P.O. Box 577
Willernie, MN 55090



Phone: 651.426.3383
Fax: 651.429.1998
Email: clerk@cityofgrant.com

Application Date:	
Fee: \$400	Escrow: \$3,000

CONDITIONAL USE PERMIT

Certain uses, while generally not suitable in a particular Zoning District, may, under certain circumstances be acceptable. When such circumstances exist, a Conditional Use Permit may be granted. Conditions may be applied to the issuance of the Permit and/or periodic review may be required. The Permit shall be granted for a particular use and not for a particular person or firm.

PARCEL IDENTIFICATION NO (PIN): 09.030.21.14.003 LEGAL DESCRIPTION: See Attached Sheet		ZONING DISTRICT & COMP PLAN LAND USE: A1 - Agricultural Large Scale LOT SIZE: 15.30 Acres
PROJECT ADDRESS: 10629 Jamaica Avenue, North White Bear Lake, MN Jurisdiction: Grant, MN	OWNER: Name: Ricki R + Patricia F. Demars Address: 10629 Jamaica Ave, N City, State: White Bear Lake, MN Phone: 612-715-2907 Email: pat.demars@yahoo.com	APPLICANT (IF DIFFERENT THAN OWNER): Martin Consulting on Behalf of Verizon Wireless c/o Lewis Martin (469) 347-0920 Lewis@MartinConsulting TX.com
BRIEF DESCRIPTION OF REQUEST: Verizon Wireless requests approval to build a 100' monopole tower to provide wireless service in this area, since no other towers will address the coverage needs.		
EXISTING SITE CONDITIONS: Property is 15.30 Acres, and proposed tower is located in the center of parcel.		
APPLICABLE ZONING CODE SECTION(S): Please review the referenced code section for a detailed description of required submittal documents, and subsequent process. 1. Division 5. Conditional Use Permits 32-141 through 157		

Submittal Materials

The following materials must be submitted with your application in order to be considered complete. If you have any questions or concerns regarding the necessary materials please contact the City Planner.

AP - Applicant check list, CS - City Staff check list

AP	CS	MATERIALS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan: All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow <ul style="list-style-type: none"> Property dimensions Area in acres and square feet Setbacks Location of existing and proposed buildings (including footprint, and dimensions to lot lines) Location of utilities Location of well and septic systems on adjacent properties Location of current and proposed curb cuts, driveways and access roads Existing and proposed parking (if applicable) Off-street loading areas (if applicable) Existing and proposed sidewalks and trails Sanitary sewer and water utility plans COPIES: 4 plans at 22"x34", 20 plans at 11"x17"

Application for: **CONDITIONAL USE PERMIT**
City of Grant

N/A	<input type="checkbox"/>	<p><u>Grading/Landscape Plan:</u> All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none"> Grading Plan Vegetation, landscaping, and screening plans including species and size of trees and shrubs Wetland Delineation Buildable area Topographic contours at 2-foot intervals, bluff line (if applicable) Waterbodies, Ordinary High Water Level and 100 year flood elevation Finished grading and drainage plan sufficient to drain and dispose of all surface water accumulated <p>COPIES: 4 plan sets 22"x34", 20 plan sets 11"x17"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><u>Architectural/Building Plan (if Applicable):</u> All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none"> Location of proposed buildings and their size including dimensions and total square footage Proposed floor plans Proposed elevations Description of building use <p>COPIES: 4 plan sets 22"x34", 20 plan sets 11"x17"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><u>Written Narrative Describing your request:</u> A written description of your request for the Conditional Use will be required to be submitted as a part of your application. The description must include the following:</p> <ul style="list-style-type: none"> Description of operation or use Number of employees (if applicable, if not state why) Sewer and water flow/user rates (if applicable, if not state why) Any soil limitations for the intended use, and plan indicating conservation/BMP's Hours of operation, including days and times (if applicable) Describe how you believe the requested conditional use fits the City's comprehensive plan <p>COPIES: 20</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement acknowledging that you have contacted the other governmental agencies such as Watershed Districts, County departments, State agencies, or others that may have authority over your property for approvals and necessary permits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mailing labels with names and address of property owners within ¼ mile (1,320 feet).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paid Application Fee: \$400
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Escrow Paid: \$3,000
MATERIALS THAT MAY BE REQUIRED UPON THE REQUEST OF THE CITY PLANNER		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><u>Survey of the property:</u> An official survey, by a licensed surveyor, must be submitted with the application. The survey shall be scalable and in an 11" x 17" or 8 ½" x 11" format.</p>
<input type="checkbox"/>	<input type="checkbox"/>	Electronic copy of all submittal documents

This application must be signed by ALL owners of the subject property or an explanation given why this not the case.

We, the undersigned, have read and understand the above.

Lewis Martin
Signature of Applicant

12/2/2014
Date

Lewis Martin for Ricki & Patricia Demers
Signature of Owner (if different than applicant)

12/2/2014
Date

Martin Consulting, LLC
Site Acquisition / Leasing / Zoning / Permitting
424 El Camino Drive
Frisco, Texas 75034

Serving the Southern States, Midwest Region, Great Plains, and Northeast Regions



Tuesday, December 2, 2014

Kim Points
City Clerk, City of Grant
P.O. Box 577
Willernie, MN 55090

RE: Submission of a CUP Application from Martin Consulting for Verizon Wireless (MIN GIMLI)

I am attaching the completed Conditional Use Permit Application for the proposed 100' monopole tower that is being proposed to be installed at 10629 JAMACA AVENUE, NORTH, MAHTOMEDI, MN 55115-1343, which is currently owned by Ricki and Patricia DeMars (Parcel ID: 09.030.21.14.0003).

With this application, I have attached the following items:

1. Completed Conditional Use Permit Application.
2. Letter of Authorization from the Landowners.
3. Application Fee of \$400, Escrow Check for \$3000.
4. Written Narrative of Project.
5. Letter of Intent for Collocation, as per Section 32-447.
6. Justification Letter prepared by a Professional RF Engineer.
7. Non-Interference Letter prepared by a Professional RF Engineer.
8. List of Current and Future Verizon Wireless Sites.
9. Geotechnical Report for this Project.
10. Drawings for Outdoor Shelter for the equipment.
11. Patterns for Antennas Specification Sheet.
12. USF&W Map verifying site is not located in Wetlands.
13. FEMA Map verifying site is not located in a Flood Plain.
14. Washington County Zoning Map for this parcel.
15. Photo Simulations of proposed tower.
16. Construction Drawings for this project, as prepared by a Professional Engineer
17. AM Certification verifying no impact on AM towers.
18. Parcel ID Report from Washington County (Parcel ID: 09.030.21.14.0003).
19. Final Survey v.5 of the Parcel.
20. Mailing Labels for the 12 Property Owners within 1000', as per 32-449, (a) 13.

As you can see by the depth and detail of this application, Verizon Wireless and Martin Consulting are being very forthcoming with providing any and all information for this project to be reviewed by the City of Grant. Verizon Wireless and Martin Consulting have provided this information with the full intent of meeting the spirit and letter of the code for which this application is being submitted.

Sincerely,

Lewis Martin, President
Martin Consulting, LLC
(469) 347-0920 Direct Line
(469) 777-3482 Fax
Lewis@MartinConsultingTX.com



Martin Consulting, LLC

Site Acquisition / Leasing / Zoning / Permitting

424 El Camino Drive

Frisco, Texas 75034

Serving the Southern States, Midwest Region, Great Plains, and Northeast Regions

LETTER OF AUTHORIZATION

Tuesday, December 2, 2014

Kim Points, Administrator/ City Clerk
City of Grant
P.O. Box 577
Willernie, MN 55090
Email: clerk@cityofgrant.us

RE: Letter of Authorization - Submission of a Conditional Use Permit for a 100' Monopole Tower by Verizon Wireless and Lewis Martin

Kim Points, Administrator/ City Clerk

Please let this letter serve as formal notice and authorization that Ricki and Patricia DeMars provide Martin Consulting, Lewis Martin, and Verizon Wireless authorization to submit a CONDITIONAL USE PERMIT APPLICATION for the proposed 100' Monopole Tower to be located on their property at 10629 JAMACA AVENUE, NORTH, MAHTOMEDI, MN 55115-1343.

Please contact Lewis Martin at the number provided below if you have any questions about this form.

Parcel Owner: Patricia DeMars

Title: Landowner

Signature: Patricia DeMars

Date: 10/03/2014

Sincerely,

Lewis Martin

Lewis Martin, President
Martin Consulting, LLC
(469) 347-0920 Direct Line
(469) 777-3482 Fax
Lewis@MartinConsultingTX.com

Martin Consulting, LLC

Site Acquisition / Leasing / Zoning / Permitting

424 El Camino Drive

Frisco, Texas 75034

Serving the Southern States, Midwest Region, Great Plains, and Northeast Regions**LETTER OF AUTHORIZATION**

Tuesday, December 2, 2014

Kim Points, Administrator/ City Clerk
City of Grant
P.O. Box 577
Willernie, MN 55090
Email: clerk@cityofgrant.us

RE: Letter of Authorization - Submission of a Conditional Use Permit for a 100' Monopole Tower by Verizon Wireless and Lewis Martin

Kim Points, Administrator/ City Clerk

Please let this letter serve as formal notice and authorization that Ricki and Patricia DeMars provide Martin Consulting, Lewis Martin, and Verizon Wireless authorization to submit a CONDITIONAL USE PERMIT APPLICATION for the proposed 100' Monopole Tower to be located on their property at 10629 JAMACA AVENUE, NORTH, MAHTOMEDI, MN 55115-1343.

Please contact Lewis Martin at the number provided below if you have any questions about this form.

Parcel Owner: Ricki DeMars

Title: Landowner

Signature: *Ricki P. DeMars*

Date: 12/2/2014

Sincerely,

Lewis Martin, President
Martin Consulting, LLC
(469) 347-0920 Direct Line
(469) 777-3482 Fax
Lewis@MartinConsultingTX.com



Tuesday, December 2, 2014

Kim Points, Administrator/ City Clerk
City of Grant
P.O. Box 577
Willernie, MN 55090
Email: clerk@cityofgrant.us

Re: Verizon Wireless's Application for a Conditional Use Permit for a 100'
Telecommunications Tower at 10629 Jamaca Avenue North, Mahtomedi, MN 55115-
1343, (Parcel ID: 09.030.21.14.0003)

Dear City of Grant:

Section 32-447 of the City code states the tower owner and landowner must provide a *"letter of intent committing the tower owner, property owner, and their successors to allow the shared use of the tower shall be submitted to the city at the time of application. Pursuant to the terms of the letter of intent, the tower owner, property owner, and his successors shall, in good faith, lease space on an antenna support structure to other users."*

Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Verizon Wireless") is the proposed applicant and tower owner. On behalf of Verizon Wireless, and its successors and assigns, Verizon Wireless is committing to allow the use of the tower by an additional user if the additional user agrees in writing to meet reasonable terms and conditions for the use.

Sincerely,

Verizon Wireless (VAW) LLC
d/b/a Verizon Wireless

By: *Cynthia Shuck*
Cynthia Shuck

Its: Real Estate Specialist

Date: 12/2/2014

CC:
Lewis Martin, Martin Consulting, (469) 347-0920



November 20, 2014

Kim Points, Administrator/ City Clerk
City of Grant
P.O. Box 577
Willernie, MN 55090
Email: clerk@cityofgrant.us

RE: Non-Interference with Public Safety or Private Telecommunications, pursuant to City of Grant Code Section 32-449 (4) (Re. Verizon Wireless Project Name "MIN Gimli", 109' monopole proposed for construction on Washington County PID# 09.030.21.14.003)

Dear Kim Points:

This letter serves to confirm that the proposed telecommunications equipment to be operated on the Verizon Wireless "MIN Gimli" tower (on Property # 09.030.21.14.003 in Columbus) will not interfere with public safety telecommunications.

Verizon Wireless provides Commercial Mobile Radio Services ("CMRS") under licenses granted by the Federal Communications Commission ("FCC"). Pursuant to these licenses, Verizon Wireless is authorized to provide CMRS and operate a CMRS network in many geographic areas throughout the nation, including Columbus, Minnesota.

The FCC exclusively regulates all technical aspects of Verizon Wireless' operations and network and preempts all state and local regulation of radiofrequency transmissions. The FCC rules protect co-channel and adjacent licensees against harmful interference.

The above noted proposed Verizon Wireless facility is in compliance with all applicable FCC requirements. The following points cover Verizon Wireless' practices pertinent to complying with the FCC requirements:

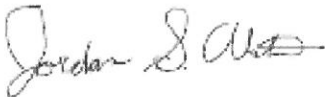
1. Verizon Wireless locates its transmitting antenna(s) in order to maximize vertical and horizontal separation from other operator's systems to minimize interference potential.
2. All operating hardware at the site is type-accepted by the FCC as far as emission levels within our licensed frequency band in addition to spurious emissions outside of our frequency band.

3. The power levels generated by the base station hardware and corresponding effective radiated power (ERP) from the transmit antenna(s) are within the limitations specified by Part 22 (for cellular), Part 24 (for PCS), or Part 101 (for microwave) of the Commission's Rules.

4. Intermodulation studies are prepared and analyzed considering all carriers on our tower to ensure no mixing of frequencies will create harmful interference to / from our wireless system.

Verizon Wireless is committed to providing state of the art wireless services that benefit your community. If you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jordan Alstad", with a stylized flourish at the end.

Jordan Alstad
RF Engineer
Mobile (612) 719-5587
Verizon Wireless

Current and planned Sites in the City of Grant

Address	Building Type	Building Height	Height of antenna tip	Antenna type	Tx Frequency Ranges (MHz)	Rx Frequency Ranges (MHz)	Max Power Output (W)	Max ERP (W)	Site Status
9254 Manning Ave N	Monopole with Antennas on top	159'	150' AGL/1064.7' AMSL	12x Panel	746-757, 880-894, 1970-1985, 2110-2130	776-787, 835-849, 1890-1905, 1710-1730	60	1000	In Construction
6667 Keats Ave N	Water Tower with Antennas mounted above	129'	131' AGL/1114.0' AMSL	9x Panel	746-757, 880-894, 1970-1985, 2110-2131	776-787, 835-849, 1890-1905, 1710-1730	60	1000	On Air

Antenna Patterns for Antennas at MIN Gimli

Jordan Alstad

11/20/2014

700 MHz LTE Antennas

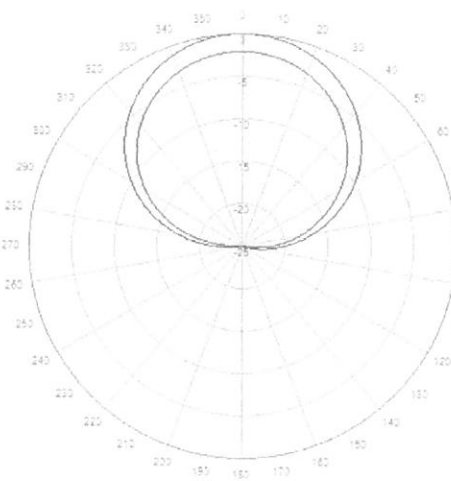
COMMScope®

Base Station Antennas

Model: LNX-6515DS-VTM

Legend

Description	Port	Frequency	Tilt	Cut	Color
Dual Polarization	Port 1 - +45	750	0	H	
Dual Polarization	Port 1 - +45	750	4	H	



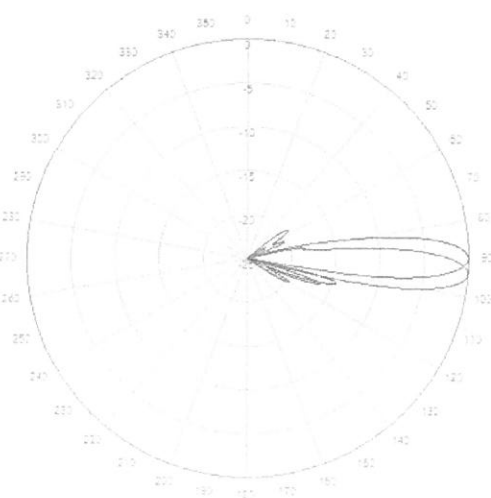
COMMScope®

Base Station Antennas

Model: LNX-6515DS-VTM

Legend

Description	Port	Frequency	Tilt	Cut	Color
Dual Polarization	Port 1 - +45	750	0	V	
Dual Polarization	Port 1 - +45	750	4	V	



2100 MHz LTE Antennas

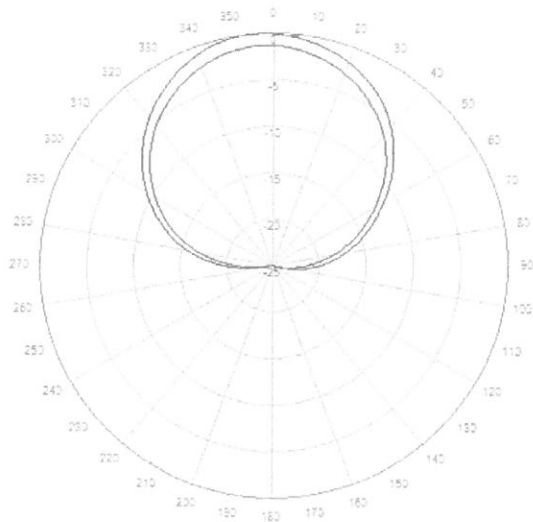
COMMScope®

Base Station Antennas

Model: HBXX-6516DS-VTM

Legend

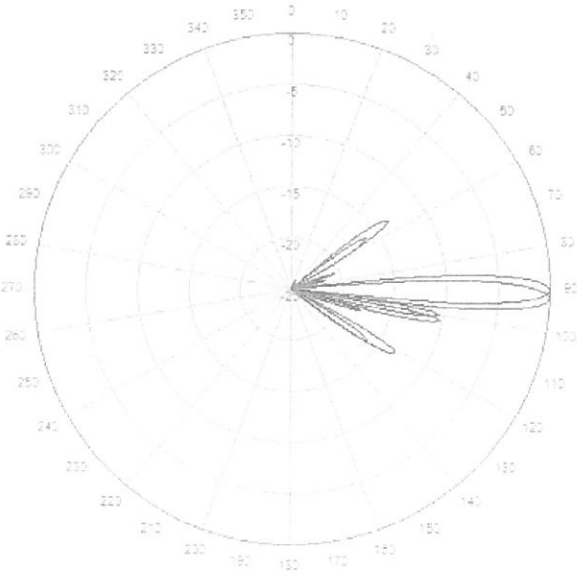
Description	Port	Frequency	Tilt	Cut	Color
Dual Polarization	Port 1 - +45	2110	0	H	
Dual Polarization	Port 1 - +45	2110	2	H	



Model: HBXX-6516DS-VTM

Legend

Description	Port	Frequency	Tilt	Cut	Color
Dual Polarization	Port 1 - +45	2110	0	V	
Dual Polarization	Port 1 - +45	2110	2	V	





U.S. Fish and Wildlife Service

National Wetlands Inventory

MIN Gimli

Sep 5, 2014



Wetlands

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

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.

User Remarks:

USFWS Wetland Map

FEMA PANEL NUMBER 27163C0235E



MAP SCALE 1" = 100'



PANEL 0235E

FIRM

FLOOD INSURANCE RATE MAP

WASHINGTON, D.C. AREA

MINNEAPOLIS

AND SURROUNDING AREAS

PANEL 235 OF 456

THIS MAP SHOWS THE FLOOD INSURANCE RATES FOR THE AREA SHOWN ON THIS MAP.

LEGEND

SYMBOL	NUMBER	AREA
1	1	1
2	2	2
3	3	3
4	4	4

THIS MAP IS A COPY OF THE FIRM NUMBER 27163C0235E. IT IS NOT A COPY OF THE ORIGINAL MAP. THE ORIGINAL MAP IS AVAILABLE FOR PURCHASE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE ORIGINAL MAP IS AVAILABLE FOR PURCHASE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



MAP NUMBER

27163C0235E

EXPIRATION DATE

DECEMBER 3, 2019

Federal Emergency Management Agency

This is an aerial photograph of the area shown on this map. It is not a copy of the original map. The original map is available for purchase from the Federal Emergency Management Agency. The original map is available for purchase from the Federal Emergency Management Agency.

ZONING MAP: A1 – AGRICULTURAL LARGE SCALE

