



**Public Works Department**

Donald J. Theisen, P.E.  
Director

Wayne H. Sandberg, P.E.  
Deputy Director/County Engineer

March 25, 2014

Jennifer Haskamp  
Planner  
City of Grant  
P.O. Box 577  
Willernie MN 55090

**RE: Dellwood Barn Renovation and CUP Application for a Rural Event Facility, 7373 120<sup>th</sup> Street, City of Grant**

Dear Jennifer:

Washington County staff reviewed the site plan for the Dellwood Barn Renovation for a Rural Event Facility located at 7373 120<sup>th</sup> Street in the City of Grant. Currently, the property has access to County State Aid (CSAH) 7 at two locations. The traffic volumes on this section of CSAH 7 are approximately 1750 Trips per day (TPD) *Washington County Traffic Volumes 2012*. The speed limit along CSAH 7 is 55 mph; however, the curve along this property is posted a cautionary 45 mph.

In review of the change of use from a residential/agricultural use to an event facility use for up to 300 guests, access should be restricted based on review of the site distance issues at both driveways.

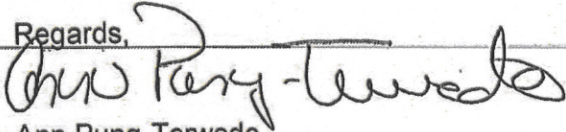
The following are comments on the proposal that should be incorporated into the conditions of approval for the Dellwood Barn CUP:

1. This conditional use permit is a change of use on the property so an access permit is required for both proposed access points. There is a permit fee of \$150.00. Please contact Carol Hanson at her e-mail listed below for the permit application.
2. The south access shall be used for event parking and the main access for delivery trucks. Entrance/event signage should be placed at this access outside the right-of-way and could be incorporated into business signage.
3. The north access shall be restricted during events with a gate. The gate shall be placed out of the right-of-way.
4. The vegetation along CSAH 7, south of the south access road shall be removed and the blooming crab apple tree north of the access shall be trimmed in order to open site distance from the south access.

Finally, the applicant may wish to consider that the address to the property be changed to the north/south street name, Hamlet Avenue North so guests are able to locate the main entrance to the site.

Thank you for your request to comment on this project. If you would like to discuss this further, please contact me at 651-430-4362 or at [ann.pung-terwedo@co.washington.mn.us](mailto:ann.pung-terwedo@co.washington.mn.us). The applicant should contact Carol Hanson at [carol.hanson@co.washington.mn.us](mailto:carol.hanson@co.washington.mn.us) for the right-of-way and access permit applications.

Regards,

A handwritten signature in black ink, appearing to read "Ann Pung-Terwedo", written over a horizontal line.

Ann Pung-Terwedo  
Senior Planner

Cc: Carol Hanson, Office Specialist



December 31, 2013

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

**Re: Letter of Intent for Shared Use of Verizon Wireless 150' Monopole  
on Manning Avenue North in Grant, Minnesota/VZW MIN Kit Kat**

To whom it may concern:

I am providing this statement to comply with City of Grant Zoning Code Section 32-447 related to shared-use of proposed telecommunications towers.

Verizon Wireless agrees to allow future collocations (including combined antennas) on the facility, where reasonable and structurally feasible. However, as noted in the ordinance, Verizon will not be required to accept unreasonable terms or conditions.

Thank you for your consideration. If you have any questions, please contact me using the information supplied.

Sincerely,

A handwritten signature in dark ink, appearing to read "Marcia Wine Paine", written over a horizontal line.

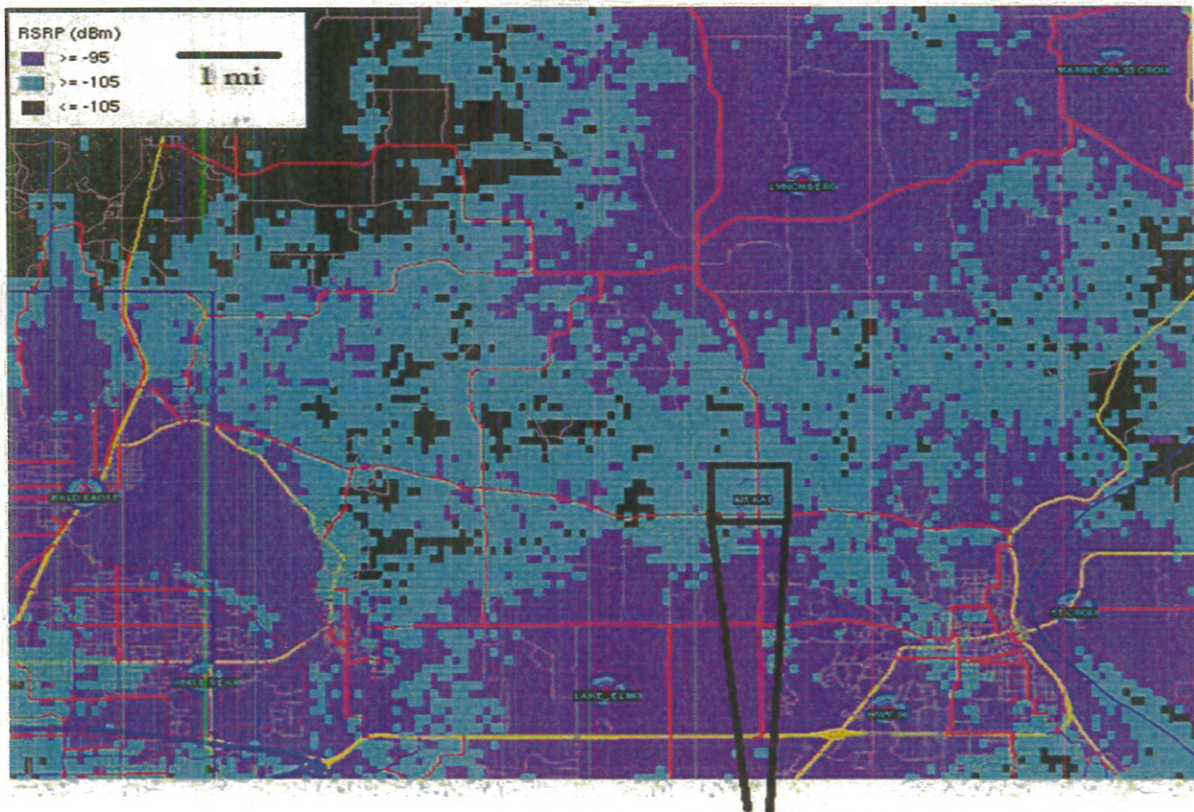
Marcia Wine Paine  
Real Estate Specialist  
Verizon Wireless

**RF Coverage Maps for Zoning**  
**MIN Kit Kat**  
**Jordan Alstad, RF Engineer, VZW**  
**12-26-2013**

The following four maps will show the existing and proposed VZW LTE coverage surrounding the proposed MIN Kit Kat cell site. The maps will show the coverage provided by adjacent sites in the VZW network, and will show the effect of the proposed site by comparing maps of the existing coverage (coverage provided by the existing sites with the proposed site inactive) with maps of the proposed coverage (coverage provided by the existing sites with the proposed site active). There are no VZW sites within a 2-mile radius of the proposed site, so I included the maps of the nearest sites, which range from 3 to 7 miles from the proposed site. I also provided a scale on each of the maps for reference.

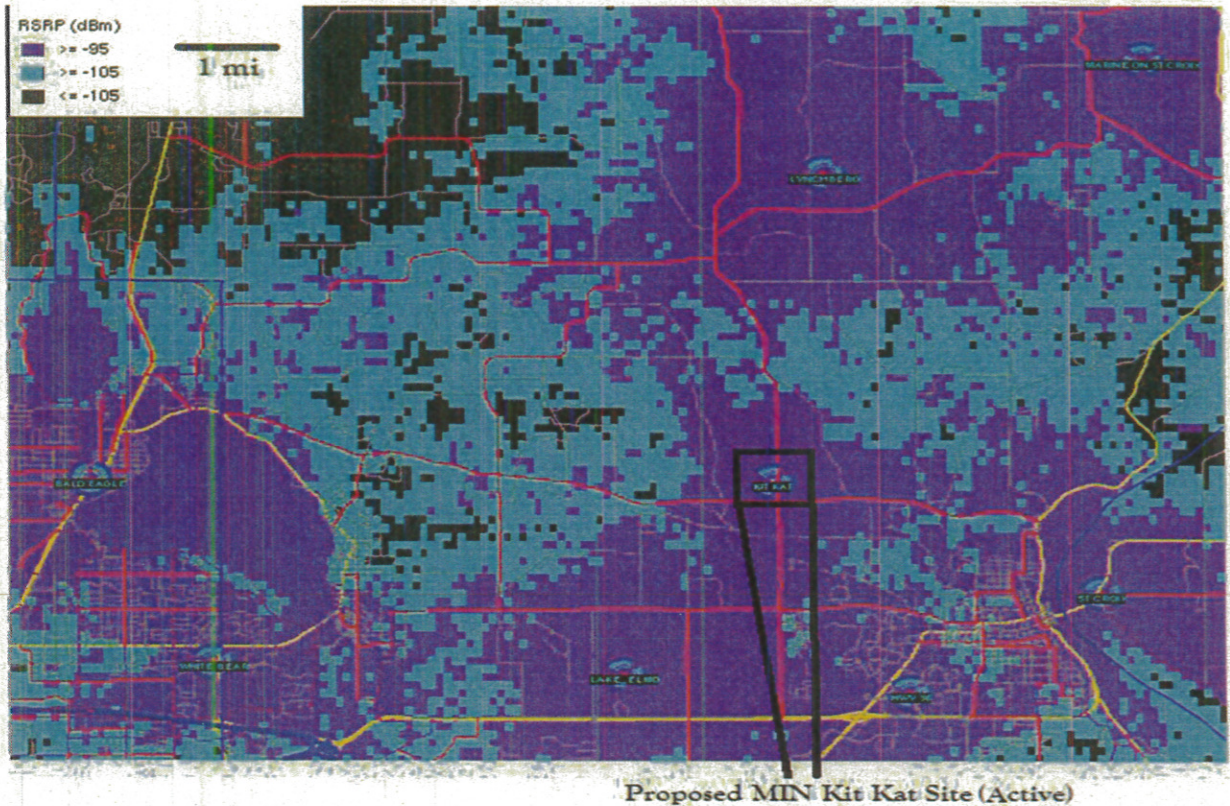
There are two types of maps: RSRP coverage maps, which is a measure of the power received by a device in comparison to a reference signal; and Best Server maps, which divide the area into colored sections that illustrate which sector provides the most reliable signal for a device in a specific area. For the RSRP maps, the colors refer to signal levels that the colored area is greater than: A "good" signal is assumed to have an RSRP above -95 dBm, a "fair" signal is assumed to have an RSRP between -95 and -105 dBm, and a "poor" signal is assumed to have less than -105 dBm.

**Existing RSRP Coverage, Proposed Site Inactive**



**Proposed MIN Kit Kat Site (Inactive)**

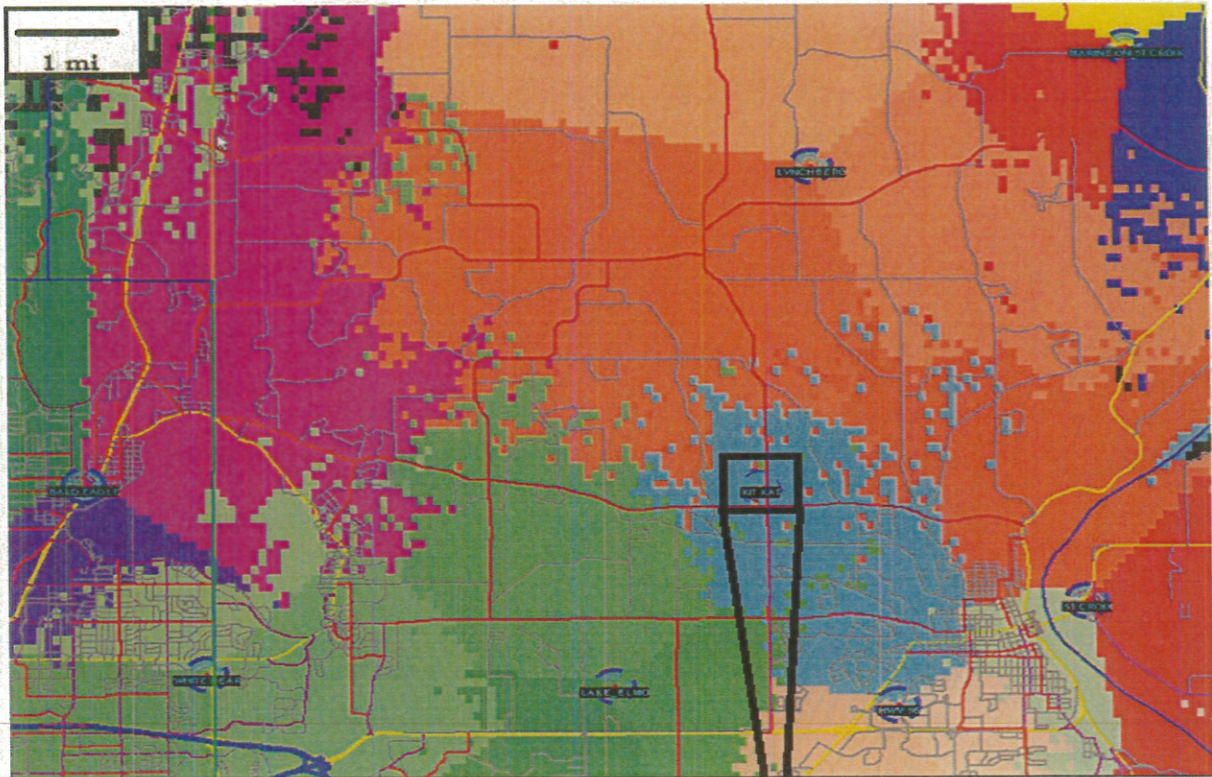
# Existing RSRP Coverage, Proposed Site Active



Proposed MIN Kit Kat Site (Active)



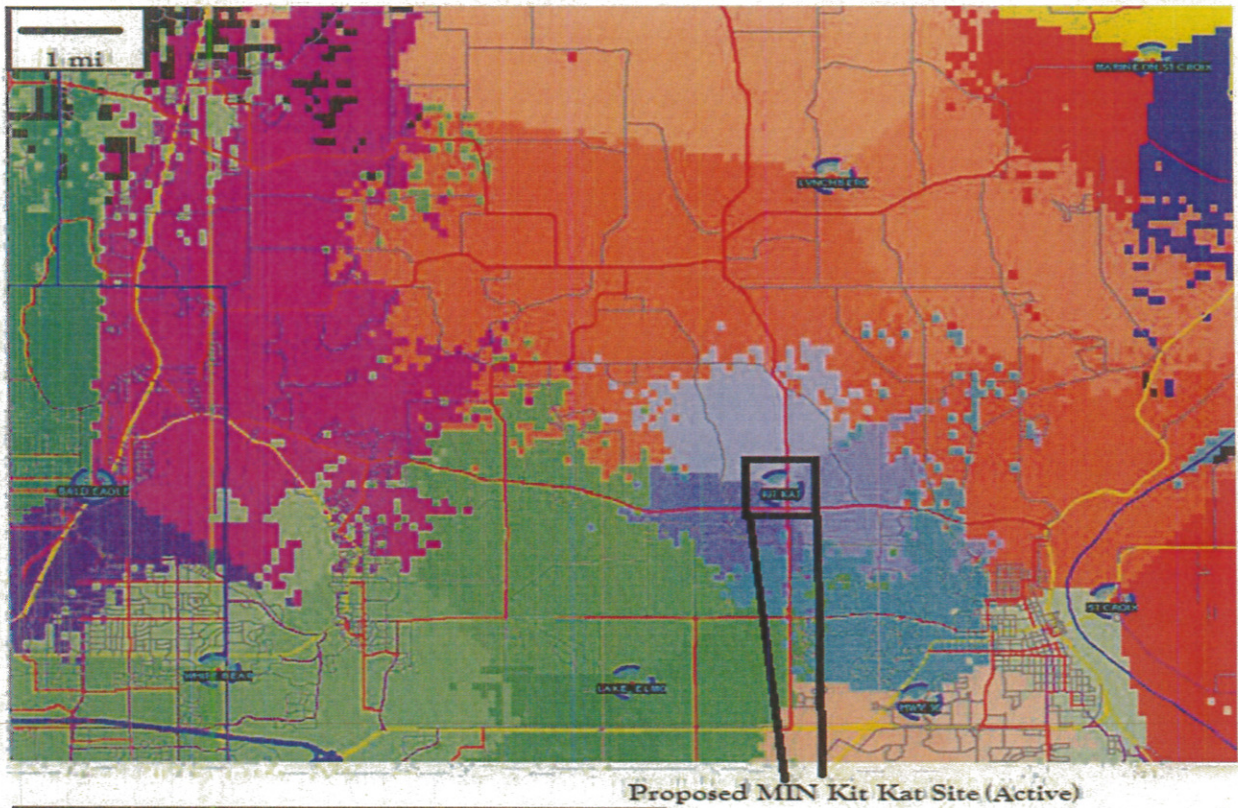
# Existing Best Server Coverage, Proposed Site Inactive



Proposed MIN Kit Kat Site (Inactive)

Sector		
MARINE ON ST CROIX 01	BALD EAGLE 01	WHITE BEAR 01
MARINE ON ST CROIX 02	BALD EAGLE 02	WHITE BEAR 02
MARINE ON ST CROIX 03	BALD EAGLE 03	WHITE BEAR 03
HWY 36 01	LYNCHBERG 01	ST CROIX 01
HWY 36 02	LYNCHBERG 02	ST CROIX 02
HWY 36 03	LYNCHBERG 03	ST CROIX 03
LAKE_ELMO 01		
LAKE_ELMO 02		
LAKE_ELMO 03		

# Existing Best Server Coverage, Proposed Site Active



Sector		
MARINE ON ST CROIX 01	BALD EAGLE 01	WHITE BEAR 01
MARINE ON ST CROIX 02	BALD EAGLE 02	WHITE BEAR 02
MARINE ON ST CROIX 03	BALD EAGLE 03	WHITE BEAR 03
HWY 36 01	LYNCHBERG 01	ST CROIX 01
HWY 36 02	LYNCHBERG 02	ST CROIX 02
HWY 36 03	LYNCHBERG 03	ST CROIX 03
LAKE_ELMO 01	KIT KAT 01	
LAKE_ELMO 02	KIT KAT 02	
LAKE_ELMO 03	KIT KAT 03	

## Exhibit D

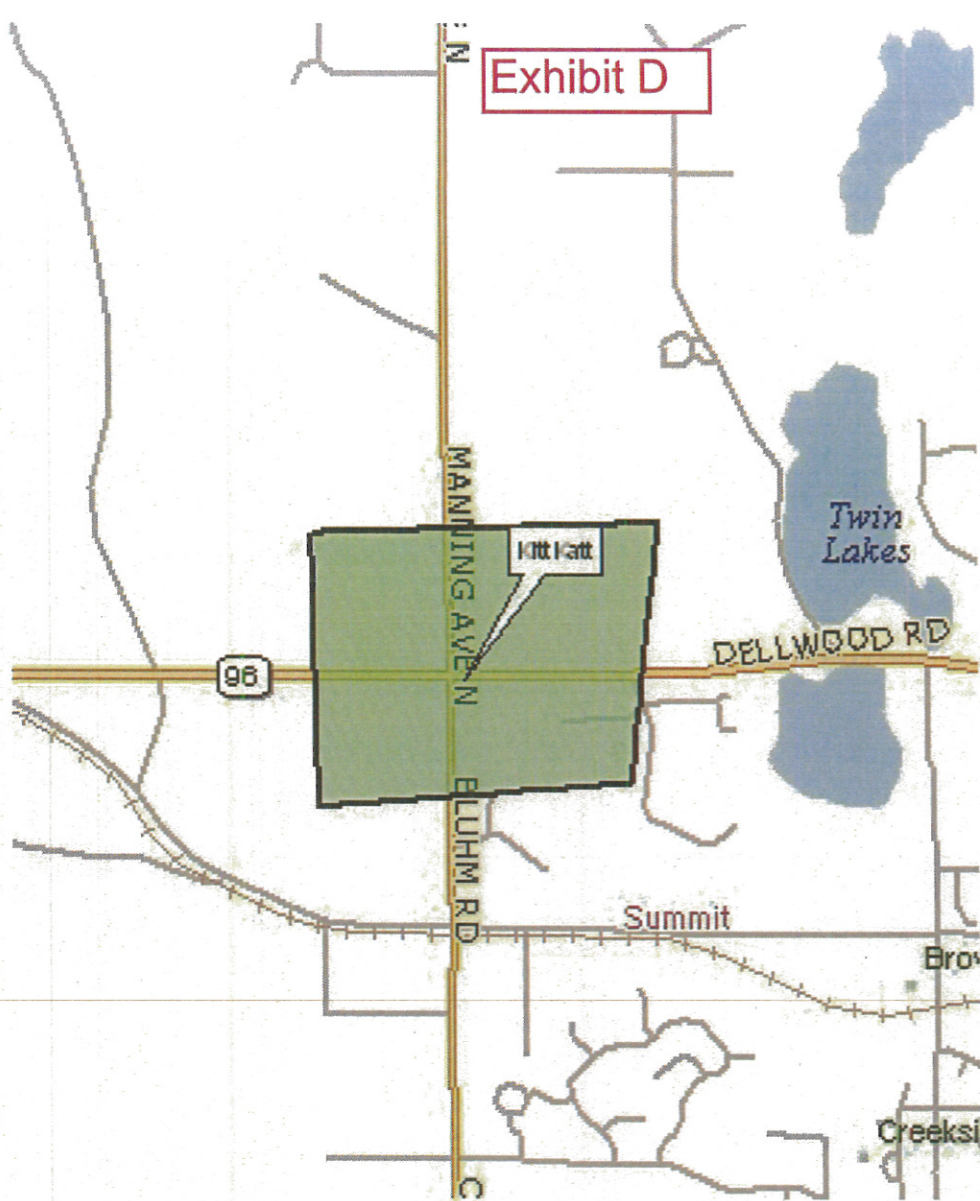




Exhibit E

Proposed Tower

1000' radius