



# CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #4  
May 5, 2014  
BZZ-6506

## LAND USE APPLICATION SUMMARY

**Property Location:** 4200 West River Parkway  
**Project Name:** Verizon Wireless – MINC True Light  
**Prepared By:** [Becca Farrar-Hughes](#), City Planner, (612) 673-3594  
**Applicant:** Minnehaha Academy  
**Project Contact:** Verizon Wireless, Attn: Rob Viera  
**Request:** To construct a new 60 foot tall, freestanding monopole communication tower  
**Required Applications:**

<b>Conditional Use Permit (CUP)</b>	To allow a new 60 foot tall, freestanding monopole communication tower on the property which is located in the RI (Single-family) District, SH (Shoreland Overlay) District and MR (Mississippi River) Critical Overlay District
<b>Variance</b>	To allow a transformer and equipment building (associated with the monopole communication tower) within the required front yard adjacent to 46 <sup>th</sup> Avenue South.

## SITE DATA

<b>Existing Zoning</b>	RI District SH Overlay District MR Critical Overlay District
<b>Lot Area</b>	533,174 square feet / 12.24 acres
<b>Ward(s)</b>	12
<b>Neighborhood(s)</b>	Longfellow Community Council
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	The subject property is located along West River Parkway which abuts the Mississippi River. There are no specific land use features/designations located proximate to the subject site.
<b>Small Area Plan(s)</b>	<a href="#">Mississippi River Critical Area Plan</a>

<b>Date Application Deemed Complete</b>	April 7, 2014	<b>Date Extension Letter Sent</b>	N/A
<b>End of 60-Day Decision Period</b>	June 6, 2014	<b>End of 120-Day Decision Period</b>	N/A

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** Minnehaha Academy's South Campus is located on the subject property, and consists of an approximately 3 to 5 story, 156,000 square foot, PreK-8 grade school building and chapel. Recreational fields, a hockey arena and a surface parking lot are also located on the property. No alterations are proposed to the campus other than replacing an existing flagpole near a recreational field and replacing it with a 60 foot tall, freestanding monopole communication tower which requires a CUP. The property is zoned R1 (Single-family) District and is located in the SH (Shoreland Overlay) District and MR (Mississippi River) Critical Overlay District. However, the proposed tower is located outside of the boundaries of both the SH and MR Overlay Districts. In addition, an associated transformer and equipment building are proposed within the required front yard adjacent to 46<sup>th</sup> Avenue South which requires a variance.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** There are primarily residential, institutional and park related uses surrounding the subject site. The subject property is located along West River Parkway which abuts the Mississippi River. There are no specific land use features/designations located proximate to the subject site.

**PROJECT DESCRIPTION.** The applicant is proposing to replace an existing flagpole near an athletic field on the Minnehaha Academy's South Campus with a 60 foot tall, freestanding monopole communication tower, as well as a 12 foot by 16 foot or approximately 192 square foot equipment building and a new associated transformer. The tower and associated equipment are proposed in order to improve the carrier's wireless communication coverage in the area. The proposed monopole would accommodate internally located antennas and a flag would be placed on top of the monopole. The associated equipment shelter would be composed of brick and a wood fence is proposed around a portion of the shelter to screen it from view. The freestanding communication tower requires a CUP and the associated transformer and equipment building requires a variance due to its proposed location within a required front yard adjacent to 46<sup>th</sup> Avenue South. No other campus alterations or modifications are proposed.

**RELATED APPROVALS.** The site received approvals (BZZ-2979) in 2006, for numerous campus-wide improvements. The project primarily involved the renovation of the existing 129,627 square foot PreK-8 school and included additions of approximately 26,661 square feet to the school on the north and east elevations, including classrooms and enlarged classrooms, as well as a new entry adjacent to the bus drop-off and pick-up area. A chapel with a cupola was also proposed as part of the project, as was a 6,618 square foot addition to the existing 30,671 square foot hockey arena. The following land use applications were approved for that project: (1) Amended CUP for a school in the R1 district; (2) CUP to increase the maximum permitted height of the proposed cupola/clock tower on the site to 61 feet tall and to allow an increase in building height for clerestory windows to 40 feet on the east elevation; (3) Variance of the required front yard along the east property line adjacent to West River Parkway South; (4) Variance to allow parking in the required corner side yard along the north property line adjacent to 42nd Street East; (5) Variance of the interior side yard setback along the south property line for an addition to the existing hockey rink to approximately 7.2 feet; (6) Variance to allow an increase in the maximum allowable fence height to 6.5 feet and to allow a fence greater than 8 feet in height on the property; (7) Site Plan Review for proposed additions to the existing school, hockey rink, parking lot and other site improvements.

The site also received approvals (BZZ-4368) in 2009, to allow renovations and additions to the existing ice arena. While the previous approval included improvements to the ice arena, they were the only improvements that were not completed as part of the larger campus-wide renovations. This proposal

included additions that were slightly larger than those previously approved at 6,618 square feet as a total of approximately 10,294 square feet were proposed. The following land use applications were approved for that project: (1) Amended CUP for an existing school in the R1 district; (2) Variance of the required front yard setback along the east property line adjacent to West River Parkway South; (3) Variance of the interior side yard setback along the south property line for an addition to the existing ice arena to approximately 7 feet; and (4) Site Plan Review for proposed additions to the existing ice arena.

Planning Case #	Application	Description	Action
BZZ-2979	Conditional Use Permits, Variances and Site Plan Review	Campus-wide improvements and renovations	Approved.
BZZ-4368	Conditional Use Permit, Variances and Site Plan Review	Renovations and additions to an existing ice arena	Approved.

**PUBLIC COMMENTS.** Staff has not received any official correspondence from the Longfellow Community Council or any neighborhood letters prior to the printing of this report. A letter received from the Minneapolis Park & Recreation Board has been attached. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a 60 foot tall, freestanding monopole communication tower based on the following findings:

- 1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

Constructing a telecommunications tower on the property would not be detrimental to or endanger the public health, safety, comfort or general welfare. The proposed tower is located approximately 145 feet from the west property line along 46th Avenue South and approximately 57 feet from the south property line. Further, the location of the tower is approximately 900 feet west of West River Parkway and approximately 1,150 feet west of the Mississippi River. While the larger property is located in both the SH Overlay District and the MR Critical Overlay District, the proposed tower would be located outside both of the overlay boundaries (approximately 150 feet west of the MR boundary and approximately 750 feet west of the SH boundary).

- 2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

Constructing a telecommunications tower on the property would not impede development or be injurious to the use and enjoyment of other property in the area. The telecommunications tower is designed as an enlarged flag pole and all antennae would be located within the monopole. Staff would recommend that the Planning Commission require that the monopole be painted a dark brown color to better blend into its surroundings given that the galvanized steel pole would stand out visually given the proposed diameter.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

The applicant would be required to work closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

This use should not have any impact on the amount of traffic coming to and from the site. The applicant has indicated that once the tower has been constructed typically the site is inspected once monthly for purposes of routine maintenance.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

**Land Use Policy 4.3: Develop and maintain the city's technological and information infrastructure to ensure the long-term success and competitiveness of Minneapolis in regional, national and global markets.**

- 4.3.1 Promote the use of best available technology in upgrading communication linkages to the region and the world.
- 4.3.2 Develop new and innovative means for city government to communicate with businesses.
- 4.3.3 Develop technological and information infrastructure in order to offer high quality working environments for businesses.
- 4.3.4 Electronically link schools, libraries and community centers into telecommunications and information infrastructure.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

In addition to the required findings for a CUP, approval of a telecommunications tower/antenna requires the applicant to submit written documentation indicating compliance with the following standards:

**535.530. Specific standards for conditional uses. All communication towers and antennas requiring a conditional use permit shall be subject to the provisions of Chapter 525, Administration and Enforcement, and the submittal requirements of section 535.510(b). In addition, the applicant shall comply with the following standards and submit written documentation indicating such compliance:**

1. *Tower type. Communication towers shall be of a monopole design. The city planning commission may consider the substitution of alternative tower types in cases where structural, radio frequency, and design considerations, location or the number of co-locators suggests a tower other than a monopole.*

The applicant is proposing to replace an existing flagpole and construct a 60-foot tall monopole. The proposed monopole would accommodate internally located antennas and a flag would be placed on top of the monopole.

2. *Co-location of communication antennas. Shared use of existing communication towers shall be preferred to the construction of a new tower.*

The applicant has indicated that there are no existing telecommunications towers located within a  $\frac{3}{4}$  of a mile radius of the proposed site. There is only one tower within a one mile radius (Crown Caste located at 44<sup>th</sup> and Hiawatha) and that tower is outside of Verizon's search area. The applicant states that it isn't conducive to co-location as it doesn't meet Verizon's coverage objectives. Verizon already has a site in close proximity to that tower so that area is already sufficiently covered.

3. *Height of freestanding towers and antennas.*

- a. *Residence, office residence and commercial districts. The height of freestanding communication towers and antennas located in the residence, office residence and commercial districts shall not exceed seventy-five (75) feet.*

- b. *Industrial districts. The height of freestanding communication towers and antennas located in the industrial districts shall not exceed one hundred (100) feet.*

- c. *Excess height. The city planning commission may increase the height of freestanding towers and antennas, provided that in the residence, office residence and commercial districts such increase shall not exceed the maximum height by more than fifty (50) percent. The applicant shall submit an inventory of existing and approved communication towers within a one (1) mile radius of the proposed site outlining opportunities for shared use as an alternative to the construction of a new tower, and shall demonstrate to the satisfaction of the city planning commission the following:*

1. *The proposed antenna cannot be accommodated on an existing or approved tower due to one or more of the following reasons:*

- i. *The unwillingness of the owner of the existing or approved tower to co-locate an additional antenna.*

- ii. *The planned antenna would exceed the structural capacity of existing or approved tower.*

- iii. *The planned antenna would cause radio frequency interference with other existing or planned equipment, which cannot reasonably be prevented.*

- iv. *Other reasons affecting technical performance, system coverage and system capacity make it impractical to place the proposed equipment on existing or approved towers.*

- v. *The proposed co-location on an existing or approved tower would not conform to the requirements of the zoning ordinance.*

2. *The surrounding topography, structures, vegetation and other factors make a tower that complies with the district height regulations impractical.*

3. *The proposed tower is designed to structurally accommodate both the applicant's antenna and at least one (1) additional user. The applicant shall submit a letter indicating the proposed tower is available for co-location with a phone number for interested parties to call.*

In the R1 zoning district a telecommunications tower may be constructed up to 75 feet in height. The applicant is proposing to construct a 60-foot tall telecommunications tower that is designed as an enlarged flag pole and all antennae would be located within the monopole. As noted above, the applicant has submitted documentation indicating that there are no existing telecommunications towers within  $\frac{3}{4}$  of a mile of the proposed tower. The closest tower is too far from the search area and too close to an existing Verizon site for it to be a viable location for antenna co-location. The applicant has submitted a letter indicating that the tower is being designed to accommodate another telecommunications carrier.

4. *Height of all other towers and antennas allowed by conditional use. The maximum height of all other towers and antennas shall be as approved by conditional use permit.*

Not applicable.

**535.540. Development standards for all permitted and conditional communication towers, antennas and base units.**

In addition to the standards of sections 535.490, 535.500 and 535.530 above, all communication towers, antennas and base units shall be subject to the following standards:

*1. Encroachments and setbacks.*

- a. *The tower site and setback shall be of adequate size to contain guyed wires, debris and the tower in the event of a collapse.*

The site is of an adequate size to contain the telecommunications tower and the related base equipment without posing a problem to adjacent properties as the proposed tower is located approximately 145 feet from the west property line along 46<sup>th</sup> Avenue South and approximately 57 feet from the south property line.

- b. *Communication towers shall maintain a minimum distance from the nearest residential structure equal to twice the height of the tower. For the purposes of this article, residential structures shall also include any parking structure attached to a principal residential structure.*

With a 60-foot high tower the minimum distance between it and any residential structure must be at least 120 feet. The proposed tower is located approximately 150 feet away from the residential structure to the south and over 200 feet from the nearest residential structure to the west.

- c. *No part of any communication tower, antenna, base unit, equipment, guyed wires or braces shall extend across or over any part of a public right-of-way.*

No part of the telecommunications tower or base equipment extends across or over any public right-of-way.

- d. *Communication towers, antennas and base units shall comply with applicable regulations as established by the Federal Aviation Administration.*

The applicant had indicated that the project will be in compliance with the regulations established by the Federal Aviation Administration (FAA) and that FAA approval would be obtained prior to construction of the proposed tower and associated equipment.

- e. *Communication towers, antennas and base units shall comply with the minimum yard requirements of the district in which they are located.*

The minimum front yard setback in the RI district is 25 feet and the minimum interior side yard setback in the RI district is 6 feet. The tower would be located approximately 145 feet from the west property line (front yard) along 46<sup>th</sup> Avenue South and approximately 57 feet from the interior south property line. The equipment building would be located approximately 26 feet from the west property line (front yard) and 11 feet from the interior south property line. A new transformer and the equipment building that is associated with the proposed communication facility requires a front yard setback variance as it is located up to the property line along 46<sup>th</sup> Avenue South. The variance findings are addressed below.

2. *Compatibility with nearby properties. Communication towers, antennas and base units shall utilize building materials, colors and textures that are compatible with the existing principal structure and that effectively blend the tower facilities into the surrounding setting and environment to the greatest extent possible. Metal towers shall be constructed of, or treated with, corrosive resistant material. Outside of the industrial districts, unpainted, galvanized metal, or similar towers shall be prohibited, unless a self-weathering tower is determined to be more compatible with the surrounding area.*

Verizon Wireless would be replacing the existing flagpole located on the southwest side of the property with a 60-foot freestanding monopole communication tower, and the tower would be accompanied by a 12 foot by 16 foot or approximately 192 square foot equipment building and a new associated transformer. The antennas would be internally located. Staff would recommend that the that the Planning Commission require that the monopole be painted a dark brown color to better blend into its surroundings given that the galvanized steel pole would stand out visually given the proposed diameter. The proposed equipment building would be composed of a red brick and a wood fence is proposed around a portion of the shelter to further screen it from view. Existing vegetation would screen the shelter as well.

3. *Screening and landscaping. A screening and landscaping plan designed to screen the base of the tower and the base unit shall be submitted. The plan shall show location, size, quantity and type of landscape materials. Landscape materials shall be capable of screening the site all year. One row of evergreen shrubs or trees capable of forming a continuous hedge at least six (6) feet in height within two (2) years of planting shall be provided to effectively screen the base of the tower and the base unit, except for towers and antennas designed for private reception of television and radio signals and used for amateur or recreational purposes. A maintenance plan for the landscape materials shall also be submitted. The city planning commission may consider the substitution of other architectural screening plans such as a decorative fence or masonry wall in lieu of planted materials.*

The applicant is not proposing to landscape around the base of the tower given its proximity to the track and recreational playing field. The applicant is proposing to replace an existing flagpole and install a 60 foot tall monopole that would accommodate internally located antenna; a flag would be

placed on top of the monopole. The base equipment would be concealed within a brick equipment shelter and within the confines of a wood fence. All of the cables that run between the base equipment and the tower would be located underground.

4. *Rooftop mounted towers and antennas. Rooftop mounted communication towers and antennas shall not be located on residential structures less than fifty (50) feet in height, except for towers and antennas designed for private reception of television and radio signals and used for amateur or recreational purposes.*

Not applicable.

5. *Facade mounted antennas.*

- a. *Mounted on freestanding towers and poles. A facade mounted antenna shall not extend above the facade of the tower or pole on which it is mounted, but otherwise may project outward beyond such facade.*

All antennae would be internally located within the proposed monopole.

- b. *Mounted on all other structures. A facade mounted antenna shall be mounted flush against the structure on which it is mounted and shall not extend beyond the facade of such structure, except that antennas designed for private reception of television and radio signals, used for amateur or recreational purposes, may extend above the facade of the structure.*

Not applicable.

6. *Base units. Base units shall not exceed five hundred (500) square feet of gross floor area. The city may require as a condition of approval that base units be located underground.*

According to the applicant, the base equipment would occupy an area that measures approximately 12 feet by 16 feet or approximately 192 square feet.

7. *Security. All sites shall be reasonably protected against unauthorized climbing. The bottom of the tower, measured from ground level to twelve (12) feet above ground level, shall be designed in a manner to discourage unauthorized climbing.*

Climbing pegs would not be installed as part of this project.

8. *Signage. Advertising or identification of any kind on towers, antennas and base units shall be prohibited, except for applicable warning and equipment information signage required by the manufacturer or by federal, state or local regulations.*

The applicant had indicated that they will affix only the applicable warning signs necessary on the telecommunications tower and antennas as required by city, state or other local governmental agencies.

9. *Lighting. Communication towers and antennas shall not be illuminated by artificial means, except when mounted on an existing light pole or where the illumination is specifically required by the Federal Aviation Administration or other federal, state or local regulations.*

There will be a light at the base of the tower to illuminate the flag at the top of the pole.

10. *Heritage Preservation Ordinance compliance. Communication towers and antennas proposed for any locally designated historic structures or locally designated historic districts shall be subject to all requirements of the city's Heritage Preservation Ordinance.*

The State Historic Preservation Office (SHPO) has evaluated this site. In a letter dated March 17, 2014, the Manager of the Government Programs and Compliance for the SHPO indicated that no historic properties will be affected by this project. The letter further states that due to existing vegetative cover and existing buildings, that the proposed flagpole style wireless tower would not be visible from either historic district that is located within a ½ mile of the subject site. The two historic districts include the Grand Rounds Mississippi Segment (which has been determined eligible for listing in the National Register of Historic Places - NRHP) and the Minnehaha Historic District (which is listed in the NRHP).

11. *Radio frequency emissions and noninterference. The applicant shall comply with all applicable Federal Communication Commission standards.*

The applicant has indicated that they will meet all regulations established by the Federal Communications Commission.

12. *Public safety communication system. The location of the proposed antenna, if located on publicly owned property, shall not be needed for use by the public safety communication system, or if needed, it shall be determined by the director of public works that co-location of the proposed antenna with a public safety antenna is agreeable.*

Not applicable.

## VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the required front yard setback adjacent to 46<sup>th</sup> Avenue South to allow a transformer and equipment building (associated with the monopole communication tower and equipment building) based on the following [findings](#):

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The applicant proposes to locate a transformer within the required front yard setback adjacent to 46<sup>th</sup> Avenue South. The transformer is approximately 2 feet wide by 3 and a half feet tall; transformers are not permitted obstructions in required front yards. Typically, the front yard setback requirement in the RI District is 25 feet, but in this circumstance the property is subject to a front yard increase per Section 546.160(b) due to the residential property to the south. The applicant proposes to locate the transformer up to the property line and the proposed equipment building would be located approximately 26 feet from the west property line. Practical difficulties exist in complying with the ordinance as Xcel Energy requires that they have easy access to its facilities 24 hours per day, 7 days per week. The circumstances requiring the setback variance are unique as the applicant must upgrade an existing transformer in the same general location to serve the proposed communication tower. Further, the proposed equipment building is setback further than what the RI District would typically require.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The proposal to reduce the front yard setback along the west property line for a proposed transformer and equipment building is reasonable given the specific circumstances and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The applicant proposes to paint the transformer green to mitigate the appearance and to help it blend into the existing vegetation on the property.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposal to allow a new transformer and equipment building in the required front yard to serve the proposed communication tower would not adversely alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity, nor would it be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The transformer replaces an existing transformer that is located in the same general vicinity and it will be painted green to blend into the vegetation that currently exists on the premises.

**RECOMMENDATIONS**

**Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow a new 60 foot tall, freestanding monopole communication tower on the property located at 4200 West River Parkway, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The monopole shall be painted a dark brown color to better blend into its surroundings.
3. All antennae shall be internally located.

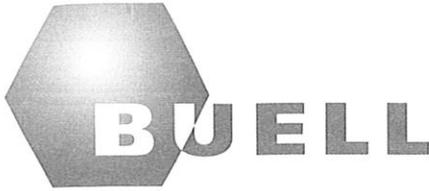
**Recommendation of the Department of Community Planning and Economic Development for the Variance:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to allow a transformer and equipment building (associated with the monopole communication tower) within the required front yard adjacent to 46<sup>th</sup> Avenue South on the property located at 4200 West River Parkway, subject to the following condition:

1. The transformer shall be painted green.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Plans
4. Photo simulations
5. Correspondence



**Buell Consulting, Inc.**  
1360 Energy Park Drive, Suite 210  
Saint Paul, Minnesota 55108  
(651) 225-0792  
www.buellconsulting.com

*Site Acquisition  
Permitting  
Established 1991*

March 27, 2014

City of Minneapolis  
Community Planning & Economic Development  
Development Services Division  
250 South 4<sup>th</sup> Street, Room 300  
Minneapolis, MN 55415

Re: Statement of Proposed Use – Verizon Wireless – 4200 Minnehaha Academy South Campus

To Whom It May Concern:

Verizon Wireless is proposing to install a 60' stealth, wireless communication monopole and 12' x 16' equipment building on the property of the Minnehaha Academy South Campus at 4200 West River Parkway in order to improve its wireless communications coverage in the area.

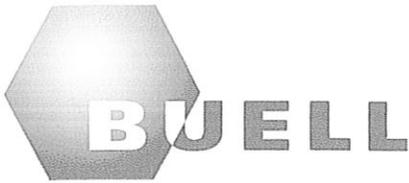
We are proposing to replace an existing flag pole near the athletic field with a more structurally sound monopole that can accommodate antennas (internally located) and place a flag back on top of the monopole. The reduced-size equipment building will be encompassed with a wood fence to screen it from view; there's also natural vegetation in the area that will further screen the ground equipment.

I've enclosed detailed construction drawings, photo simulations, propagation maps (showing current coverage with the site "off" and a coverage map showing the site "on"), a letter from Minnehaha supporting the project, SHPO determination, RF letter explaining why the nearest existing tower isn't viable, and additional information for the Planning Commission's review.

Please feel free to contact me should you have any further questions or require additional information.

Thank you.

Rob Viera  
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*Site Acquisition  
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April 04, 2014

City of Minneapolis  
Community Planning & Economic Development  
Development Services Division  
250 4<sup>th</sup> Street, Room 300  
Minneapolis, MN 55415-1316

Re: Proposed Conditional Use Permit – Verizon Wireless – 4200 West River Parkway

1 – Verizon Wireless is proposing to build a tower and equipment shelter that will adhere to all FCC regulations and city, state, and federal laws.

2 – Verizon Wireless is proposing to replace an existing flagpole and place it's shelter in the extreme corner of the property adhering to all setback requirements. Verizon's proposed construction will not impede the ability of any adjoining properties from development or improvement. The goal is to improve the poor wireless coverage in the area.

3 – Adequate utilities (fiber, power) will be provided to operate the facilities and are depicted on our construction drawings. An access road to the site isn't necessary. Verizon Wireless technicians that visit the site on a regular basis to maintain the site, will park on 46<sup>th</sup> Ave S and access the equipment building via an existing gate off of 46<sup>th</sup> Ave S.

4 – This isn't applicable as only one maintenance vehicle will access the proposed shelter/tower approximately once a month for basic maintenance purposes.

5 – The proposed use is allowed per a conditional use permit and is consistent with the applicable policies of the Comprehensive Plan.

6 – I have reviewed the zoning regulations for this district and the proposed structures will conform to the applicable regulations of the zoning district.

Please let me know of questions or if you require additional information.

Thank you.

A handwritten signature in black ink, appearing to read "Rob Viera".

Rob Viera  
Buell Consulting  
5096 Merrimac Lane N  
Plymouth, MN 55446  
612.801.2228



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*Site Acquisition  
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April 04, 2014

City of Minneapolis  
Community Planning & Economic Development  
Development Services Division  
250 4<sup>th</sup> Street, Room 300  
Minneapolis, MN 55415-1316

Re: Section 535.530 – Specific standards for conditional uses– Verizon Wireless – 4200 West River Parkway

1 – Verizon Wireless is proposing a stealth monopole with the antennas internal to the monopole

2 – There are no existing towers w/in the search area that meet Verizon's coverage objective. The closest tower is approximately ¾ mile away. This tower has been analyzed by a Verizon RF Engineer. Please see the enclosed letter.

3(a) – The proposed tower will be 60'.

3(b) – Not Applicable

3(c) – As previously mentioned, there's only one tower w/in a mile radius (Crown Caste @ 44<sup>th</sup>/Hiawatha). It's well outside Verizon's search area and isn't conducive to co-location as it doesn't meet Verizon's coverage objectives. Verizon already has a site close enough to this cover so that the area is sufficiently covered.

3(iv) – Is applicable as the existing tower (Crown Castle/44<sup>th</sup> Hiawatha) is too far from the search area and too close to an existing site for it to be a viable location for antenna co-location.

3(2) – NA

3(3) – Verizon Wireless' stealth monopole will be designed to accommodate another wireless communications provider.

4 – Not applicable

Please feel free to contact me should you have any questions.

Thank you.

A handwritten signature in black ink, appearing to read "RV", is written over the "Thank you." text.

Rob Viera  
Buell Consulting  
5096 Merrimac Lane N  
Plymouth, MN 55446  
612.801.2228



April 04, 2014

City of Minneapolis  
Community Planning & Economic Development  
Development Services Division  
250 4<sup>th</sup> Street, Room 300  
Minneapolis, MN 55415-1316

Re: Section 535.540 – Development standards for all permitted and conditional communication towers, antennas, and base units – Verizon Wireless – 4200 West River Parkway

- 1 (a) – The 60' tower will be setback over 100' from all property lines.
  - (b) – The proposed tower is approximately 150' away from the residential structure to the south and over 200' from the nearest residential structure to the west.
  - (c) – No part of the tower or ground equipment extends over the ROW
  - (d) – The proposed tower/shelter will comply with all FAA regulations. FAA approval will be obtained prior to construction commencement.
  - (e) – The equipment building will be set back over 25' to the rear (west) property line and over 10' from the side yard (south) so all setbacks for the district will be met.
- 2 – Our proposal is to replace an existing flagpole so as not to add any additional towers to the property. A flag will be placed on top of the Verizon's monopole and antennas internally located so the appearance is of a flag pole and not a wireless communications tower. Minnehaha Academy picked out colors of the shelter (red brick) to blend in better with the surroundings. Also, we are proposing to construct a wood fence around a portion of the shelter to further disguise it from view. Existing vegetation will also screen the shelter from all sides.
- 3 – There are quite a few existing trees in the area, and due to the proximity of the shelter to the track, additional landscaping is not being proposed. However, we are designing a custom made shelter based on the school's specifications and proposing a 6' wood fence, too.
- 4 – Not applicable.
- 5 (a) and (b) – Not applicable
- 6 – We are proposing to construct a 12' x 16' equipment building (192 SF)
- 7 – Proposed monopole will not have any climbing pegs that would make it easier to climb the structure.
- 8 – Verizon will only place signage as required by city, state, or local governmental agencies.
- 9 – There will be a light at the base of the pole to illuminate the flag.
- 10 – Not Applicable. Please see the enclosed letter from the MN SHPO dated March 20, 2014.

11 – Verizon Wireless will comply with all applicable FCC standards.

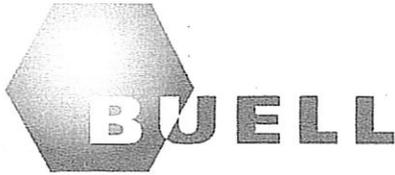
12 – Not applicable as Minnehaha Academy is privately owned land.

Please free to contact me should you have any questions.

Thank you.

A handwritten signature in black ink, appearing to read 'Rob Viera', is positioned above the printed contact information.

Rob Viera  
Buell Consulting  
5096 Merrimac Lane N  
Plymouth, MN 55446  
612.801.2228



Buell Consulting, Inc.  
1360 Energy Park Drive, Suite 210  
Saint Paul, Minnesota 55108  
(651) 225-0792  
[www.buellconsulting.com](http://www.buellconsulting.com)  
*Site Acquisition*  
*Permitting*  
*Established 1991*

April 10, 2014

City of Minneapolis – Community Planning and Economic Development  
Becca Farrar-Hughes – Senior City Planner  
250 South Fourth Street, Room # 300  
Minneapolis, MN 55415

Re: Verizon Wireless Variance Request – Minnehaha Academy

Becca-

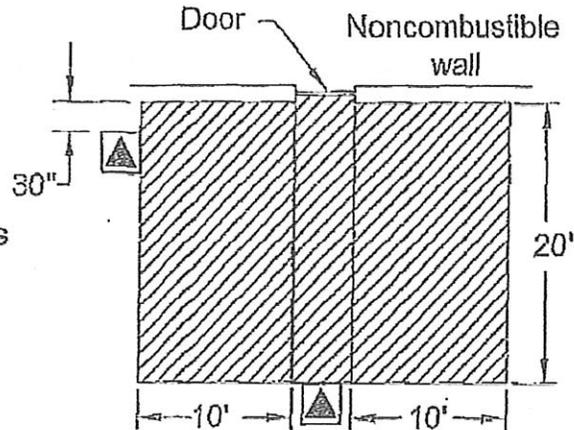
As you aware, Verizon/Xcel is proposing to place a transformer near the property line in order to provide electrical service to its proposed facilities on Minnehaha Academy's south campus near the athletic field. A variance is being request as the proposed transformer will be within the 25' setback. The following are my responses to the three variance findings:

-Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

**Xcel requires that they have 24/7 access to its electrical facilities so they are able to drive up to them in a large service vehicle. Xcel also has requirements that a transformer must be located 20 feet from a door to a building for safety purposes, (see below). As noted on the drawings, we'll be replacing the existing fence to make room for the transformer so that it's just west of the new fence and easily accessible for Xcel employees. The code-required 25' setback would put the transformer close to our shelter and closer to the existing track and not easily accessible. As shown on a photograph on page A-6, we are proposing to pull power from an existing Xcel primary splice box (w/in the 25' setback on private property) through a ROW to our proposed transformer on Minnehaha Academy's property. The route is depicted on page U 1.1 for your reference. This is the best location for the transformer as it's easily accessible for Xcel and solely utilizes an existing ROW from an existing Xcel facility to this proposed transformer. 240 volt power from a transformer, with the power draw that Verizon has, should not be longer than 250 feet. To extend that distance would disturb considerable green space. There are no other power sources in the proximity of the proposed Verizon facility that would fulfill Verizon's needs.**

## DOORS

Oil insulated, pad-mounted transformers shall not be located within a zone extending 20' outward and 10' to either side of a building door.



-The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

**Verizon is proposing to install only utilities that are absolutely necessary to operate its facilities and provide enhanced wireless coverage to its customers the live and visit the area. Xcel requires that it has easy access to its facilities for maintenance/emergency purposes. This couldn't be achieved with the transformer being placed 25' east of the property on private property behind a fence.**

-The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

**A: The proposed transformer will be painted green and be located within existing vegetation on Minnehaha's property along 46<sup>th</sup>. This location is ideal as it abides by Xcel's standards of setbacks from a structure (Verizon's shelter), keeps it away from the school's track facilities, and is easily accessible for Xcel employees. There's an existing transformer (of about the same size) located to the south (from which our power will emanate) on private property that's been there for years and hasn't adversely affected the neighborhood in any way. Verizon Wireless/Xcel will abide by all applicable rules and regulations. Both companies regularly visit their facilities in order to maintain them and ensure health, safety, and welfare to the residents and general public.**

Please feel free to contact me should you have any questions or require additional information.

Thank you.

Rob Viera  
Buell Consulting  
5096 Merrimac Lane N  
Plymouth, MN 55446  
612,801,2228

**REFERENCE COPY**

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



**Federal Communications Commission  
Wireless Telecommunications Bureau**

**RADIO STATION AUTHORIZATION**

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY  
CELLCO PARTNERSHIP  
1120 SANCTUARY PKWY, #150 GASA5REG  
ALPHARETTA, GA 30009-7630

<b>Call Sign</b> WQGD675	<b>File Number</b> 0006166716
<b>Radio Service</b> AW - AWS, 1710-1755/2110-2155 MHz bands	

**FCC Registration Number (FRN):** 0003290673

<b>Grant Date</b> 12-18-2006	<b>Effective Date</b> 01-03-2014	<b>Expiration Date</b> 12-18-2021	<b>Print Date</b> 02-22-2014
<b>Market Number</b> CMA015	<b>Channel Block</b> A	<b>Sub-Market Designator</b> 0	
<b>Market Name</b> Minneapolis-St. Paul, MN-WI			
<b>1st Build-out Date</b>	<b>2nd Build-out Date</b>	<b>3rd Build-out Date</b>	<b>4th Build-out Date</b>

**Waivers/Conditions:**

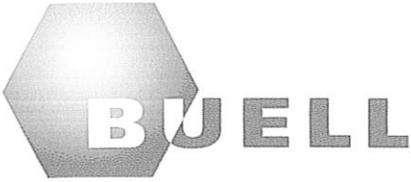
This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

**Conditions:**

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.



Buell Consulting, Inc.  
1360 Energy Park Drive, Suite 210  
Saint Paul, Minnesota 55108  
(651) 225-0792  
[www.buellconsulting.com](http://www.buellconsulting.com)

---

*Site Acquisition  
Permitting  
Established 1991*

The tower will have 2 additional centerlines. (1) @ 55' and (1) at 33'. That way VZW will have an additional canister for their use in the future while still providing room for 1 additional carrier.

Thanks,  
Brian Schriener  
Design 1 of Eden Prairie  
9973 Valley View road  
Eden Prairie, MN 55344  
(952) 903-9262



March 21, 2014

Re: Verizon Wireless Proposed 63' Stealth Monopole at 4200 West River Parkway

To Whom It May Concern:

I am the Verizon Wireless Radio Frequency Engineer responsible for the proposed site located at Minnehaha Academy, 4200 West River Parkway.

The purpose of this site is to add capacity needs and improve coverage in the area east of our existing Hiawatha site. The Hiawatha site is located at 3333 East 41<sup>st</sup> Street. My goal and end result is to provide a better user/customer experience on Verizon's network.

I fully analyzed the Crown Castle tower at 4405 Hiawatha Avenue South in lieu of our proposed site. The Crown Castle site is approximately 2000' SSE of our existing Hiawatha site. Due to its proximity to our existing site with both sites along the Hiawatha Corridor, there are few tree and building obstructions in the radio path to protect from harmful interference. The end result is unusable service for users in at least a several block radius between the two sites. The proposed site at 4200 West Parkway contains plenty of housing and tree obstructions in the radio path to prevent interference to our existing Hiawatha site, and is located in the correct east direction to provide optimal capacity offload.

In regards to Verizon's site selection the preference is to co-locate on existing towers or rooftops, the reason being, it is typically cheaper to construct and easier from a permitting perspective to do so unless circumstances prevent this.

Sincerely,

A handwritten signature in black ink that reads "Craig Ciecmierowski". The signature is written in a cursive style with a long vertical line extending from the bottom of the first name.

Craig Ciecmierowski  
RF Engineer  
Verizon Wireless



Verizon Wireless' proposed stealth tower in relation to the nearest existing tower (3/4 mile away)



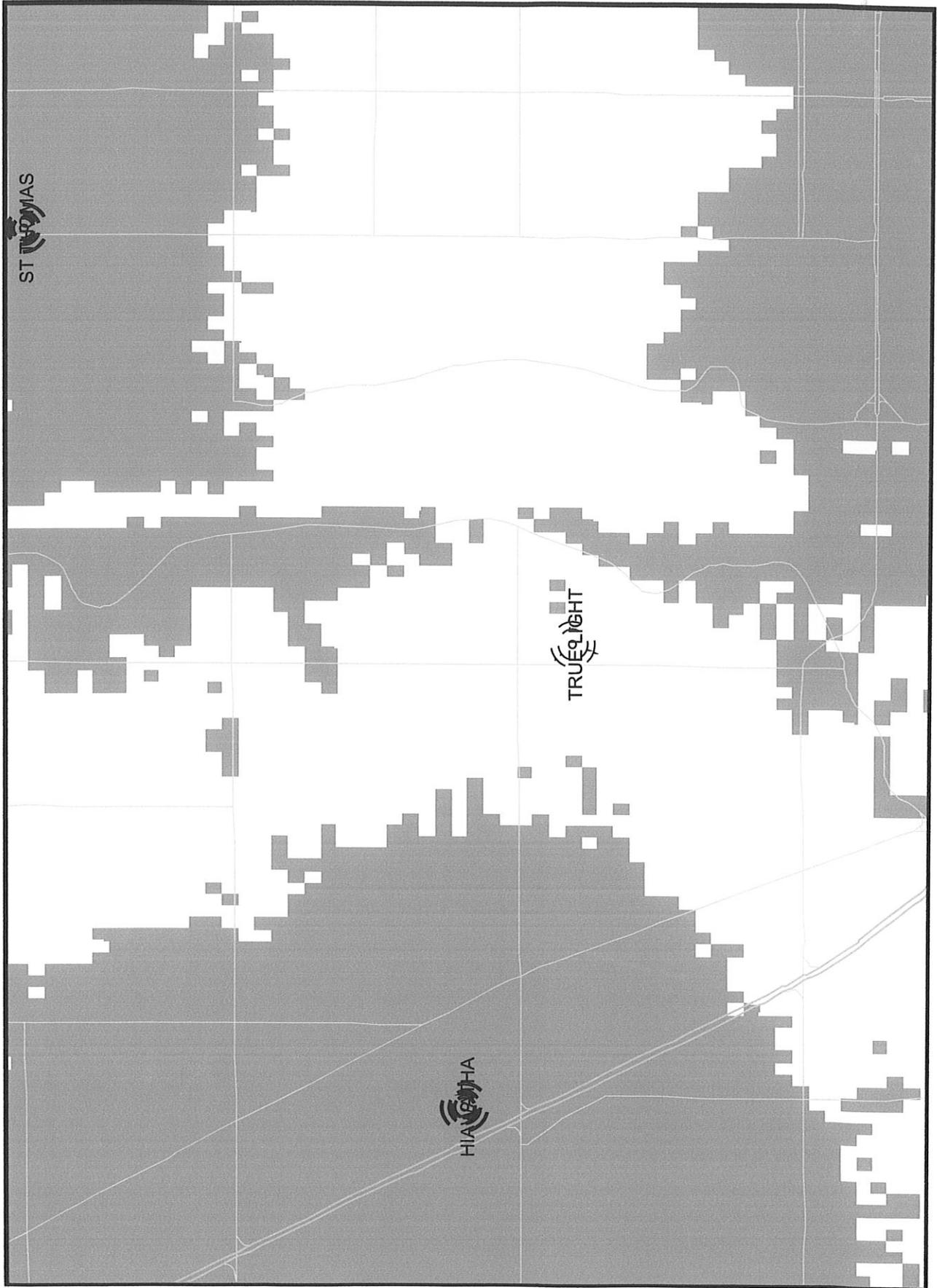
Proposed  
Equipment  
Shelter  
Location

Proposed  
Flagpole  
replacement

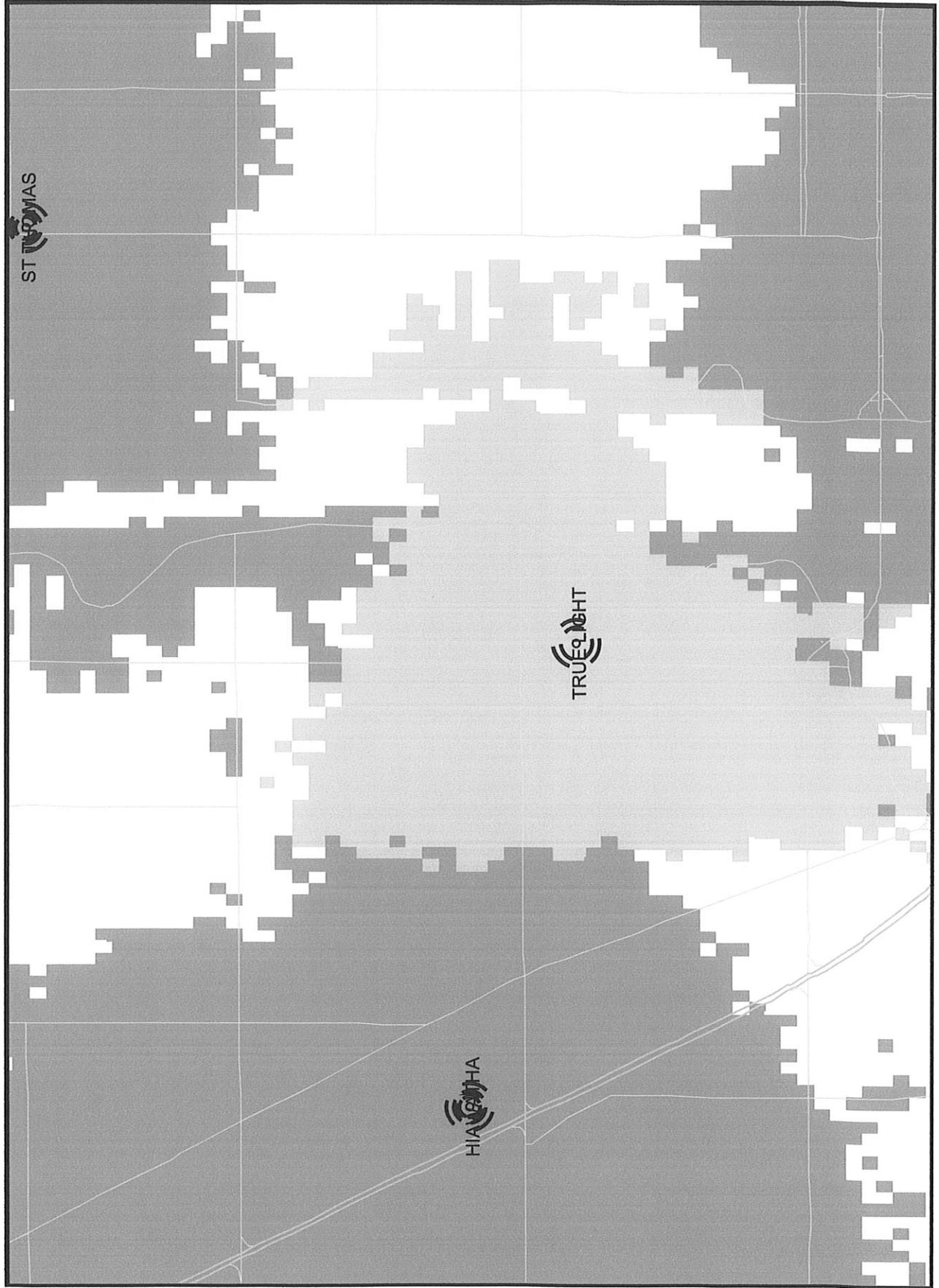
Hockey Rink

School

"Current coverage conditions"



Coverage with site turned 'on'





Proposed Stealth Monopole



4236 46<sup>th</sup> Ave S

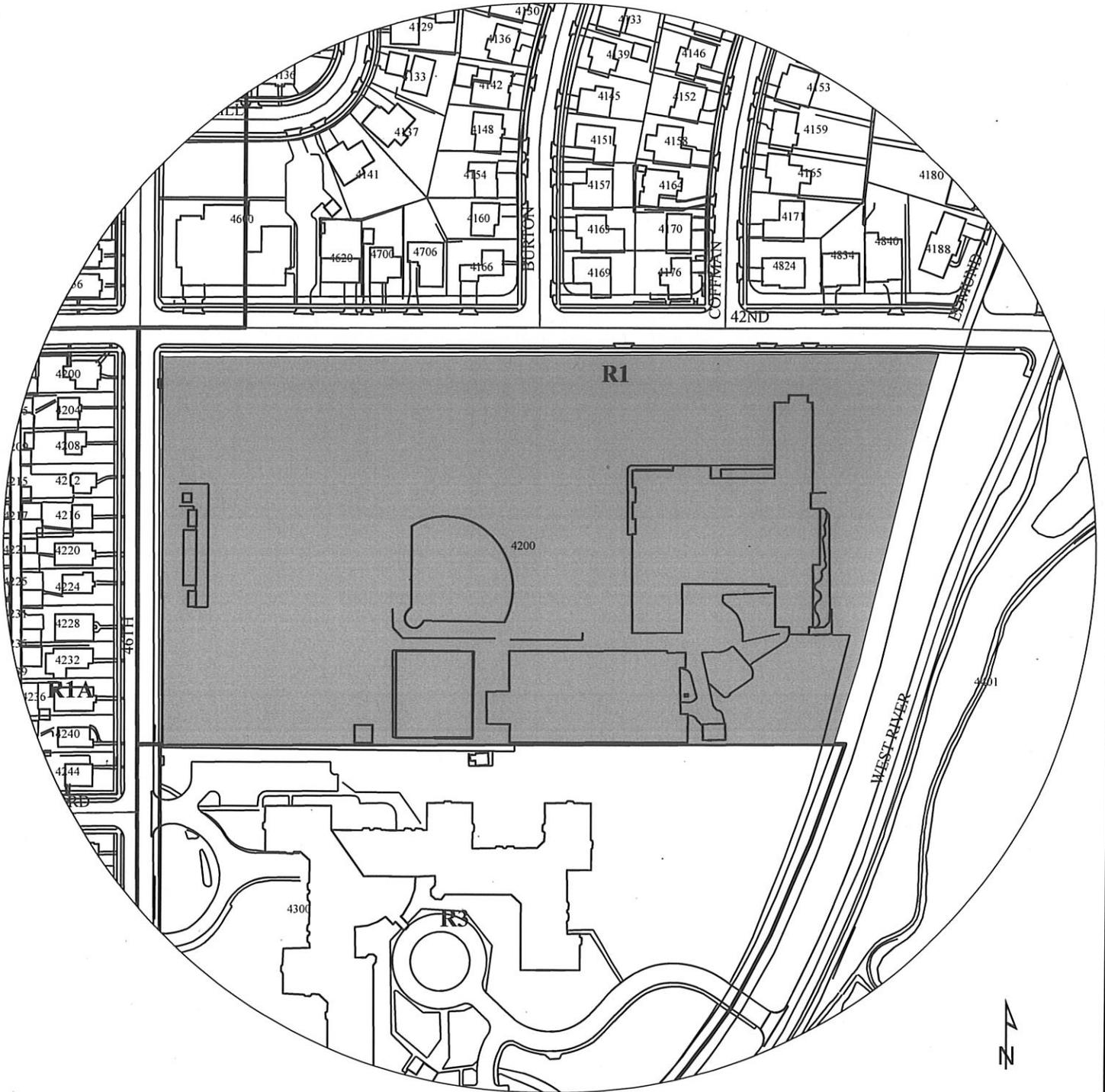
Becketwood

**Verizon Wireless**

**12th**

NAME OF APPLICANT

WARD



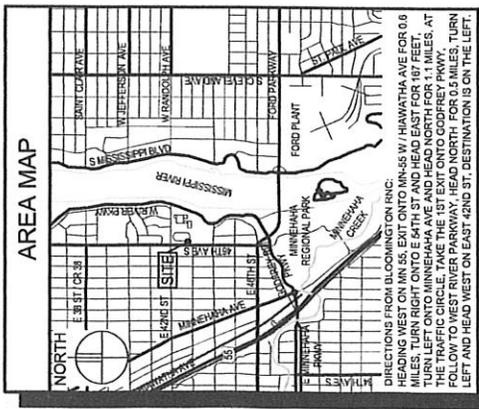
PROPERTY ADDRESS

**4200 West River Parkway**

FILE NUMBER

**BZZ-6506**

# VERIZON WIRELESS



- ### GENERAL NOTES
- In the event that Special Inspections are not performed in compliance with the contract terms, bid specifications and/or specified form, the General Contractor shall be responsible for performing, obtaining, and submitting all required permits to the authority having jurisdiction.
  - The following general notes shall apply to drawings and govern unless otherwise noted or specified.
  - The work delineated in these drawings and described in the specifications shall conform to codes, standards and regulations that have jurisdiction over the work.
  - Revisions and modifications to these drawings shall be indicated by a revision table and shall be incorporated into the drawings and specifications individually and separately in all drawings and specifications.
  - Compare field conditions with architectural and engineering drawings. Any discrepancies shall be directed to the Architect for clarification prior to fabrication and/or construction. Submit necessary shop drawings prior to fabrication for approval by the Architect. No information or details on these sheets may be used without the permission of the owner, or the architect.
  - Do not scale drawings! 11" x 17" drawings to scale. 24" x 36" drawings scale multiply by 2.
  - Unless otherwise shown or noted, typical details shall be used where applicable.
  - Details shall be considered typical at similar conditions.
  - Safety measures: The contractor shall be solely and completely responsible for the conditions of the job site, including safety of the persons and property and for independent engineering reviews of these conditions. The Architect or Engineers job site review is not intended to include review of the adequacy of the contractor's safety measures.
  - Within these plans and specifications, "Owner" implies VERIZON WIRELESS.
  - The terms "contractor" and "you" refer to the owner's general contractor and the general contractor's sub-contractors. It is the general contractor's responsibility to determine the division of work among sub-contractors.
  - The general contractor is responsible in obtaining necessary public and private underground utility locate services prior to start of excavating / construction.
  - General Contractor to assemble and construct tower per manufacturer's drawings not included in this package.

## VERIZON WIRELESS DEPARTMENTAL APPROVALS

NAME	DATE
CRAIG CIECHOMROWSKI	10-23-13
RONALD REITER	11-04-13

### LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE

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

### PROJECT INFORMATION

SITE NAME: MINC TRUE LIGHT  
 PROJECT NUMBER: 2013080076  
 SITE ADDRESS: WEST RIVER PARKWAY, MINNEAPOLIS, MN 55408  
 COUNTY: HENNEPIN  
 LATITUDE: N44°55'32.3" (NAD 1983)  
 LONGITUDE: W93°1'25.0" (NAD 1983)  
 GROUND ELEVATION: 833.2' ANSL (NGVD 1929)  
 ANTENNA TIP HEIGHT: 873.2' ANSL - .50' AGL  
 ANTENNA CENTERLINE HEIGHT: 888.6' ANSL - 45.4' AGL  
 TOWER HEIGHT: 883.2' ANSL - 60' AGL  
 OVERALL STRUCTURE HEIGHT: 883.2' ANSL - 63' AGL  
 DRAWING BASED ON: 10-07-13  
 SITE DATA FORM DATED: 10-07-13  
 OCCUPANCY: V-B  
 BUILDING TYPE: B  
 SITE AREA: 884 S.F.  
 ROOF LOAD: LEVEL LOAD = 105 PSF  
 PARKING: PROVIDED  
 ESTIMATED COAX RUN:  
 "X" COAX RUN = (2) 1 1/4" LINES @ 202' EA  
 "Y" COAX RUN = (2) 1 1/4" LINES @ 202' EA  
 "Z" COAX RUN = (2) 1 1/4" LINES @ 202' EA  
 "Z" COAX RUN = (2) 1 1/4" LINES @ 202' EA

### SHEET INDEX

SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, MAPS, DIRECTIONS, AND SHEET INDEX
A-1, A1.1	SITE PLANS
A2	ENLARGED SITE PLAN
A3	TOWER ELEVATION, COAX AND ANTENNA KEY, NOTES, AND DETAILS
A4	PREFABRICATED SHELTER PLANS, ELEVATIONS, NOTES, & DETAILS
A5	MISCELLANEOUS DETAILS
A6	EXISTING CONDITIONS PHOTOS
A7	OUTLINE SPECIFICATIONS
G-1	GROUNDING NOTES AND DETAILS
G-2	GROUNDING PLAN AND NOTE KEY
G-3	EXTERIOR GROUNDING DETAILS
U-1 - U-2	UTILITY PLAN, NOTES, AND DETAILS
	SURVEY

### ISSUE SUMMARY

REV.	DESCRIPTION	SHEET OR DETAIL
A	ISSUED FOR REVIEW 10-16-13	ALL
B	ISSUED FOR OWNER APPROVAL 11-22-13	ALL
C	ISSUED FOR OWNER APPROVAL 12-31-13	ALL
D	ISSUED FOR OWNER APPROVAL 02-27-14	ALL

### CONTACTS

LESSOR / LICENSOR: MINNEHAHA ACADEMY, 10001 BUSH LAKE ROAD, MINNEAPOLIS, MN 55408  
 HOMAR RAMIREZ (612) 728-7708  
 LESSEE: VERIZON WIRELESS, 10001 BUSH LAKE ROAD, MINNEAPOLIS, MN 55408  
 MIKE COGAR (612) 720-0030  
 POWER UTILITY: XCEL ENERGY, 414 NICOLLET MALL, MINNEAPOLIS, MN 55401  
 COMPANY CONTACT: 1-800-428-2121  
 TELCO UTILITY COMPANY CONTACT: TBD  
 ARCHITECT: DESIGN 1 OF EDEN PRAIRIE, LLC, 8973 VALLEY VIEW ROAD, EDEN PRAIRIE, MN 55344  
 (952) 903-9209  
 SURVEYOR: SUNDE LAND SURVEYING, 10001 BUSH LAKE ROAD, MINNEAPOLIS, MN 55408  
 (952) 881-2455  
 STRUCTURAL ENGINEER: N/A  
 GEOTECHNICAL ENGINEER: TBD

NOT FOR CONSTRUCTION



**VERIZON WIRELESS**  
 10001 BUSH LAKE ROAD  
 BLOOMINGTON, MN 55438  
 (612) 720-0030

PROJECT: 2013080076  
 MINC  
 TRUE LIGHT

WEST RIVER PARKWAY  
 MINNEAPOLIS, MN 55408

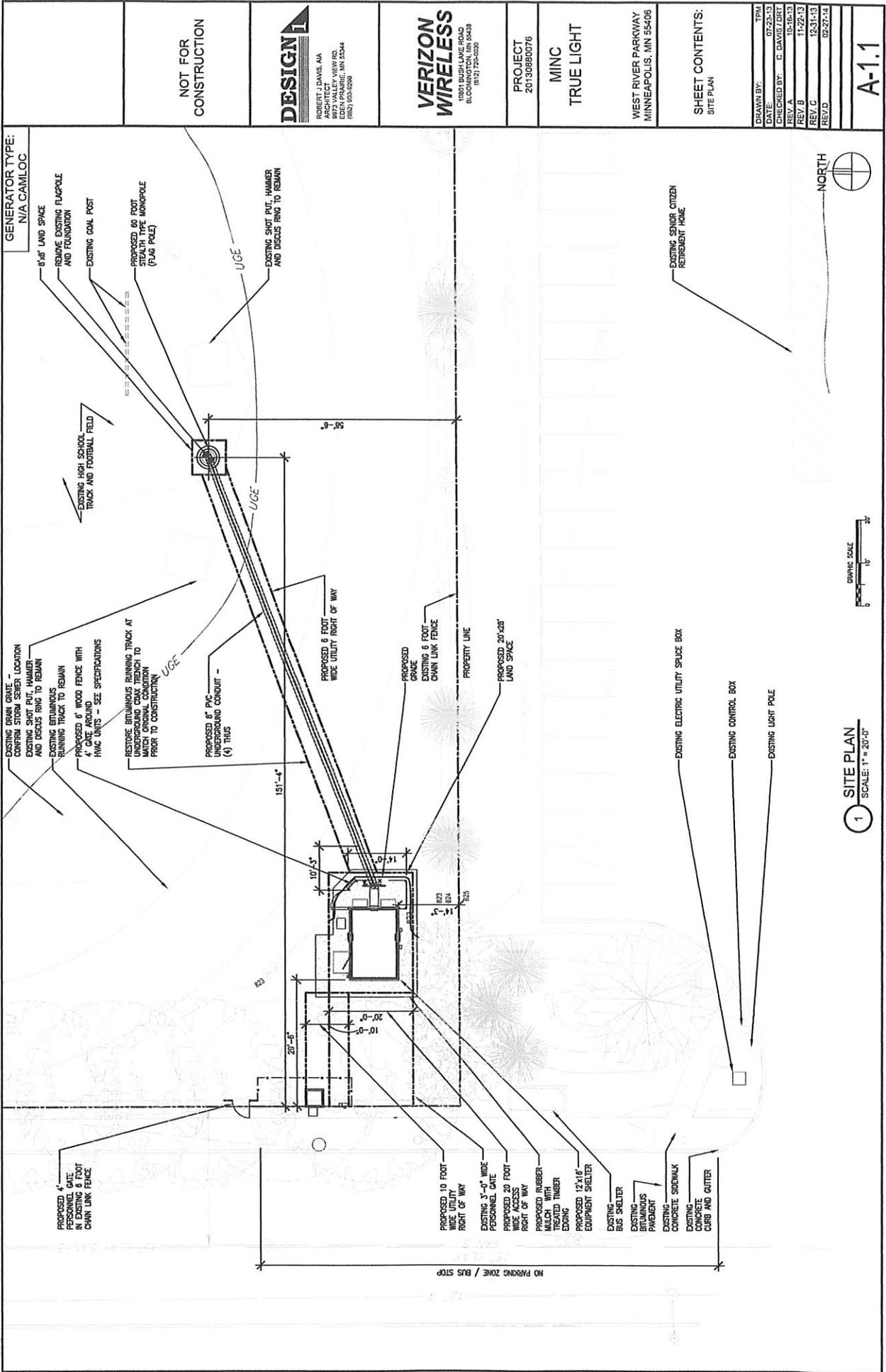
SHEET CONTENTS:  
 CONTACTS  
 SHEET INDEX  
 SHEET INDEX  
 DEPARTMENTAL APPROVALS  
 LESSOR APPROVAL  
 PROJECT INFORMATION  
 GENERAL NOTES

DRAWN BY: TFW  
 CHECKED BY: C. DAVIS / DRS  
 REV. A: 10-16-13  
 REV. B: 11-22-13  
 REV. C: 12-31-13  
 REV. D: 02-27-14

T-1







NOT FOR  
CONSTRUCTION

**DESIGN**  
ROBERT J. DAVIS, AIA  
ARCHITECT  
1800 BUSH LANE, SUITE 100  
EDEN PRAIRIE, MN 55444  
(952) 933-0200

**VERIZON  
WIRELESS**  
1800 BUSH LANE, SUITE 100  
EDEN PRAIRIE, MN 55444  
(952) 734-0200

PROJECT  
20130680076

MINC  
TRUE LIGHT

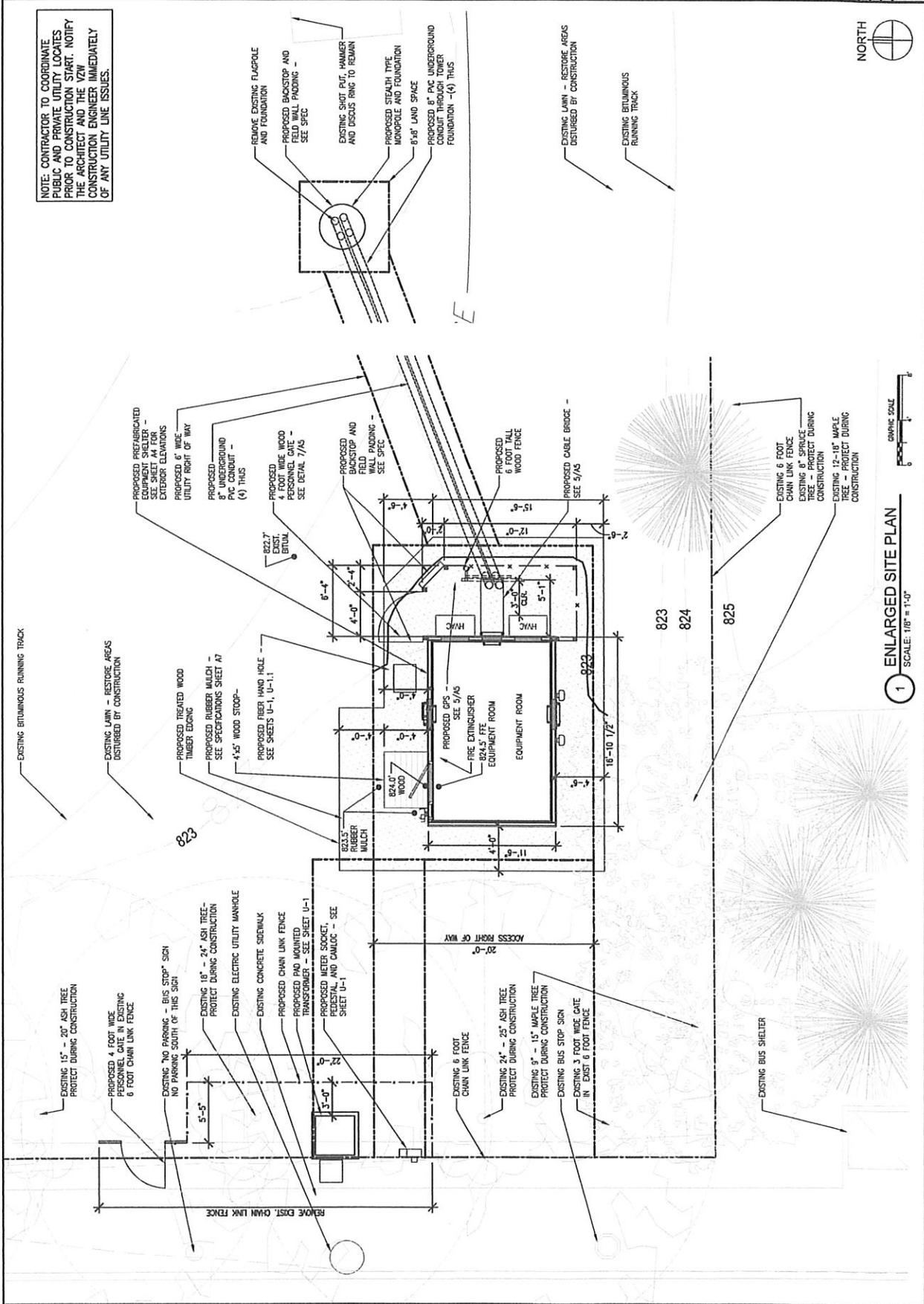
WEST RIVER PARKWAY  
MINNEAPOLIS, MN 55406

SHEET CONTENTS:  
SITE PLAN

DRAWN BY:	TPM
DATE:	07-23-13
CHECKED BY:	C. DAVIS / DRT.
REV. A	10-16-13
REV. B	11-22-13
REV. C	12-31-13
REV. D	02-27-14

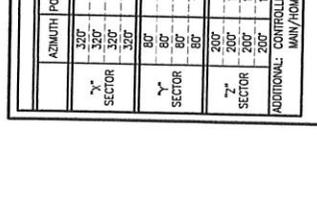
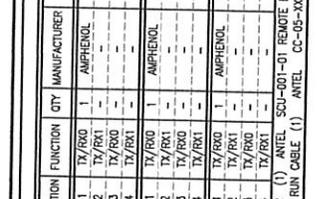
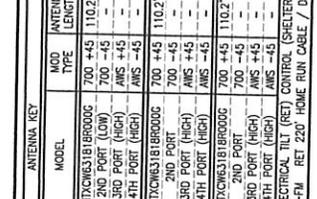
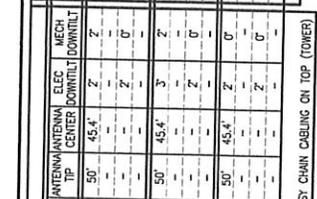
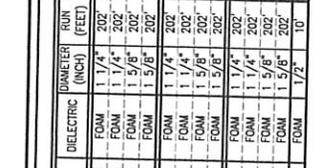
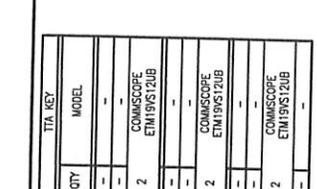
A-1.1

NOT FOR CONSTRUCTION	 ROBERT J. DAVIS, AIA ARCHITECT 8024 VALLEY VIEW RD. EDEN PRAIRIE, MN 55444 (952) 933-0799	<b>VERIZON WIRELESS</b> 1000 WEST LAKE AVENUE BLOOMINGTON, MN 55425 (612) 720-0020	PROJECT 20130860076	MINC TRUE LIGHT	WEST RIVER PARKWAY MINNEAPOLIS, MN 55406	SHEET CONTENTS: ENLARGED SITE PLAN	<table border="1"> <tr><td>TPM</td></tr> <tr><td>DATE: 07/23/13</td></tr> <tr><td>CHECKED BY: C. DAVIS/DBT</td></tr> <tr><td>REV. A: 10/16/13</td></tr> <tr><td>REV. B: 11/22/13</td></tr> <tr><td>REV. C: 12/31/13</td></tr> <tr><td>REV. D: 02/27/14</td></tr> </table>	TPM	DATE: 07/23/13	CHECKED BY: C. DAVIS/DBT	REV. A: 10/16/13	REV. B: 11/22/13	REV. C: 12/31/13	REV. D: 02/27/14	<b>A-2</b>
TPM															
DATE: 07/23/13															
CHECKED BY: C. DAVIS/DBT															
REV. A: 10/16/13															
REV. B: 11/22/13															
REV. C: 12/31/13															
REV. D: 02/27/14															



NOTE: CONTRACTOR TO OBTAIN CURRENT FINAL SDF & FAA DETERMINATION FROM VZW PRIOR TO CONSTRUCTION COMMENCEMENT

ANTENNA KEY		COAX KEY		TTA KEY				
AZIMUTH POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	DIAMETER (INCH)	RUN (FEET)	QTY	MODEL
330° SECTOR	TX/RX	1	AMPHENOL	HXCW031818000G	700 +45	110.2'	2	AW46-50
	TX/RX	1	AMPHENOL	2ND PORT (LOW)	700 -45	110.2'	2	AW46-50
	TX/RX	1	AMPHENOL	3RD PORT (HIGH)	AMS +45	110.2'	2	AW47-50
	TX/RX	1	AMPHENOL	4TH PORT (HIGH)	AMS -45	110.2'	2	AW47-50
60° SECTOR	TX/RX	1	AMPHENOL	HXCW031818000G	700 +45	110.2'	2	AW46-50
	TX/RX	1	AMPHENOL	2ND PORT (LOW)	700 -45	110.2'	2	AW46-50
	TX/RX	1	AMPHENOL	3RD PORT (HIGH)	AMS +45	110.2'	2	AW47-50
	TX/RX	1	AMPHENOL	4TH PORT (HIGH)	AMS -45	110.2'	2	AW47-50
200° SECTOR	TX/RX	1	AMPHENOL	HXCW031818000G	700 +45	110.2'	2	AW46-50
	TX/RX	1	AMPHENOL	2ND PORT (LOW)	700 -45	110.2'	2	AW46-50
	TX/RX	1	AMPHENOL	3RD PORT (HIGH)	AMS +45	110.2'	2	AW47-50
	TX/RX	1	AMPHENOL	4TH PORT (HIGH)	AMS -45	110.2'	2	AW47-50
ADDITIONAL: CONTROLLER (1) ANTEL SC1-001-01 REMOTE ELECTRICAL TILT (RET) CONTROL (SRETR)		1	ANTEL	CC-05-00A-FM	RET 220 HOME RUN CABLE / DUSTY CHAIN CABLE ON TOP (TOWER)			



NOT FOR CONSTRUCTION

**DESIGN 1**  
 RICHARD J. DAVIS, AIA  
 1001 BUSH LAKE ROAD  
 BLOOMINGTON, MN 55408  
 (612) 750-0500

**VERIZON WIRELESS**  
 1001 BUSH LAKE ROAD  
 BLOOMINGTON, MN 55408  
 (612) 750-0500

PROJECT: 20130880076  
 MNC  
 TRUE LIGHT  
 WEST RIVER PARKWAY  
 MINNEAPOLIS, MN 55406

SHEET CONTENTS:  
 TOWER ELEVATION  
 COAX & ANTENNA KEY  
 ANTENNA MOUNTING DETAIL  
 ANTENNA MOUNTING DETAIL  
 COAX ENTRY DETAIL

DRAWN BY: TPN  
 DATE: 07-23-13  
 CHECKED BY: C. DAVIS/DKT  
 REV. A: 10-08-13  
 REV. B: 11-22-13  
 REV. C: 02-01-13  
 REV. D: 02-27-14

A-3

NOTE: TOWER TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH THE FOUNDATION DRAWINGS NOT INCLUDED WITH THIS PACKAGE. DISCREPANCIES BETWEEN THE DRAWINGS AND ARCHITECTURAL DRAWINGS TO BE REPORTED TO VERIZON WIRELESS AND THE ARCHITECT IMMEDIATELY.

2.1 TOWER FOUNDATION, SHELTER, FOUNDATION AND THE ACCESS DRIVE TO BE EXPANDED AND RECONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS PACKAGE. DISCREPANCIES BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY REPORTED TO VERIZON WIRELESS AND THE ARCHITECT.

ADAPTER OPTIONS:  
 REDUCER, 1.0" > 3/4"  
 COUPLER, 1.0" > 1.0"  
 ENLARGER, 1.0" > 1 1/8"  
 ADD IMPILE FOR HEIGHT

THREADED END TO ACCEPT ADAPTER REFER TO S.D.F. FOR TYPE OF GPS ANTENNA & REQUIRED ADAPTER TYPE

SCALE: 1/4" = 1'-0"

SCALE: 3/4" = 1'-0"

SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION



**VERIZON WIRELESS**  
10001 BUSH LAKE ROAD  
EDEN PRAIRIE, MN 55444  
(612) 720-0030

PROJECT  
20130880076

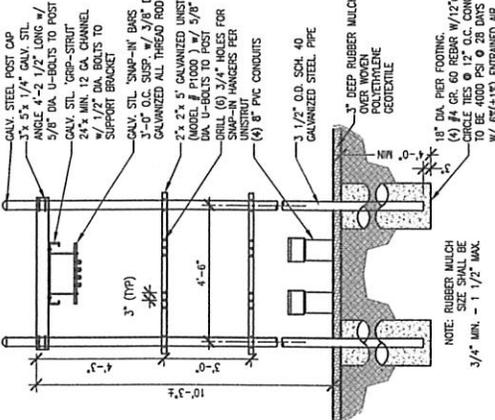
MINC  
TRUE LIGHT

WEST RIVER PARKWAY  
MINNEAPOLIS, MN 55406

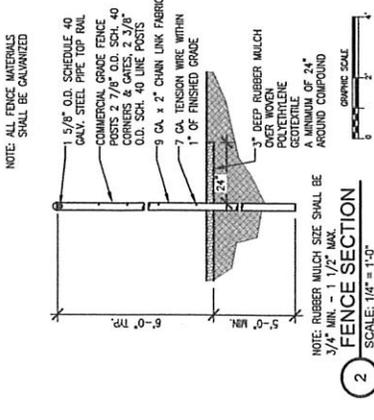
SHEET CONTENTS:  
FENCE SECTION  
CABLE BRIDGE SECTION  
CABLE BRIDGE SECTION  
MISC. DETAILS

DRAWN BY:	TPM
DATE:	07-22-13
CHECKED BY:	C. DAVIS / DRT
REV. A:	10-16-13
REV. B:	11-22-13
REV. C:	12-31-13
REV. D:	02-27-14

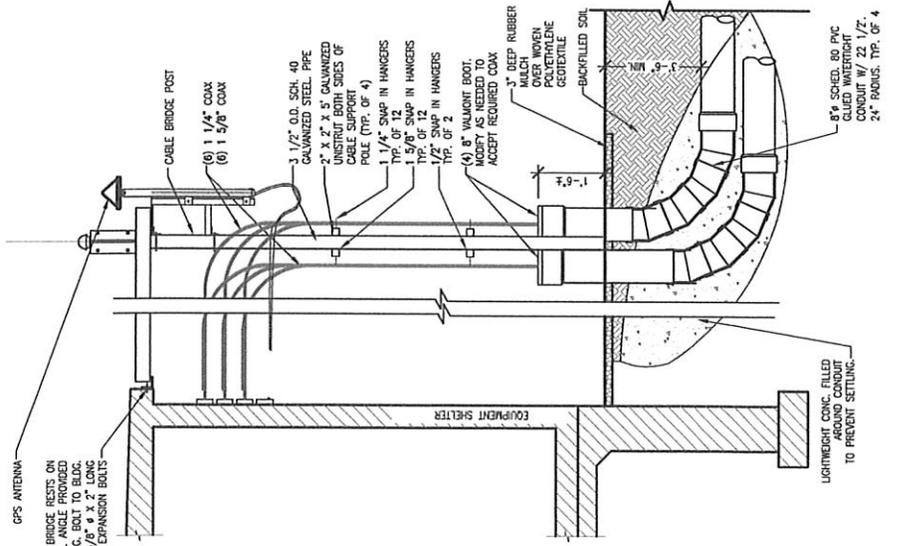
A-5



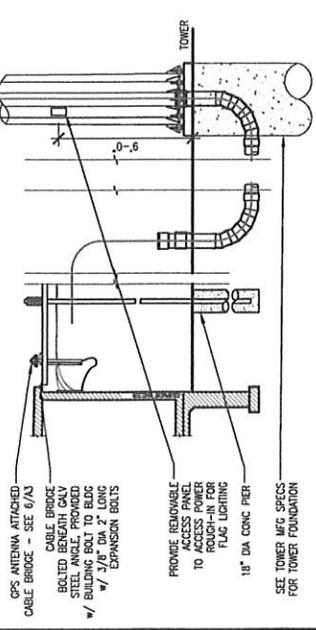
3 CABLE BRIDGE SECTION  
SCALE: 1/4" = 1'-0"



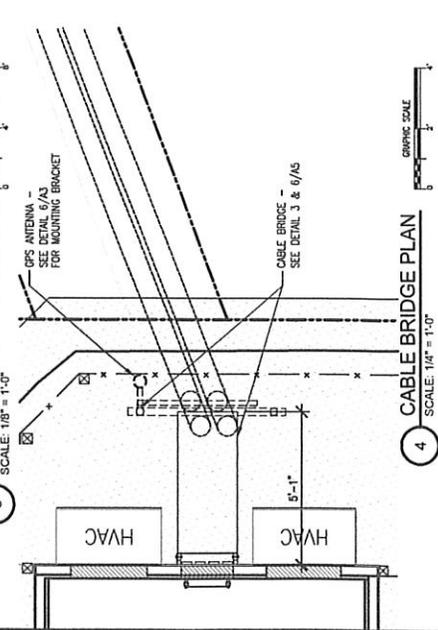
2 FENCE SECTION  
SCALE: 1/4" = 1'-0"



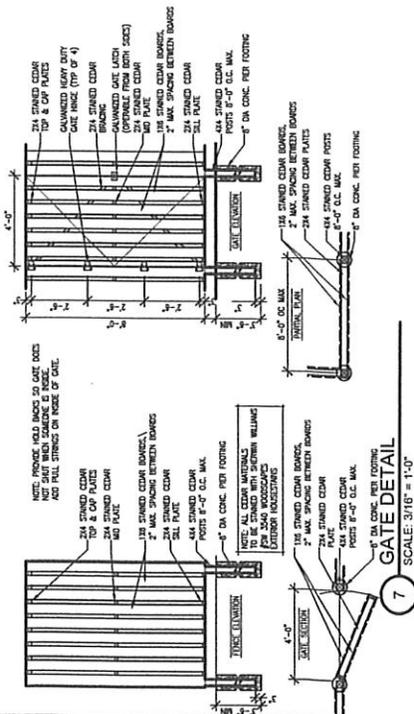
6 CABLE BRIDGE SECTION  
SCALE: 3/8" = 1'-0"



5 CABLE BRIDGE ELEVATION  
SCALE: 1/8" = 1'-0"

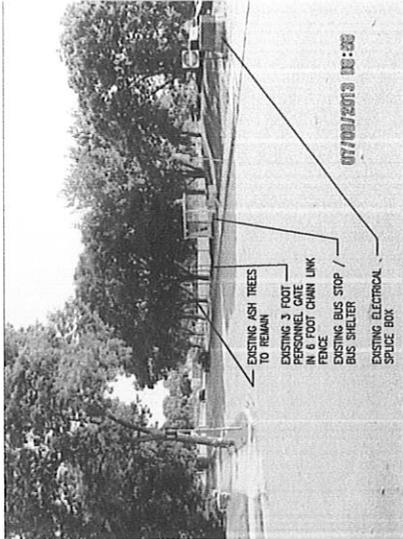


4 CABLE BRIDGE PLAN  
SCALE: 1/4" = 1'-0"

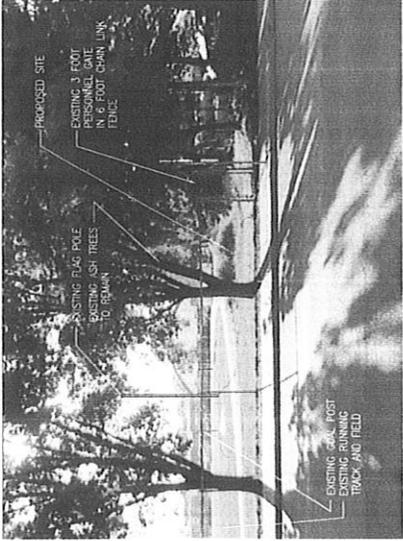


7 GATE DETAIL  
SCALE: 3/16" = 1'-0"

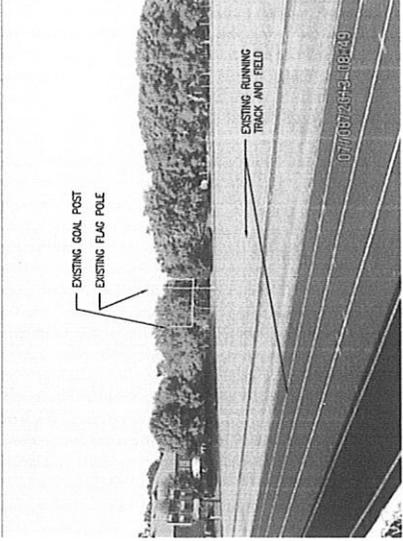
1 NOT USED  
SCALE: 1/4" = 1'-0"



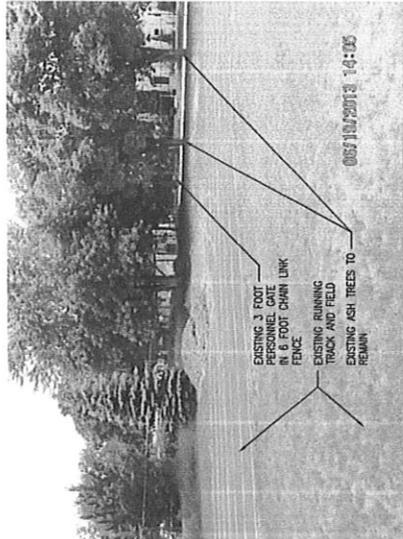
1 LOOKING NE FROM 46TH AVE S / E 41ST ST  
SCALE: NONE



2 LOOKING EAST  
SCALE: NONE



3 LOOKING SW FROM NE SIDE OF FIELD  
SCALE: NONE



4 LOOKING SOUTHWEST AT SW CORNER OF FIELD  
SCALE: NONE

NOT FOR  
CONSTRUCTION

**DESIGN**  
ROBERT J DAVIS, AIA  
1000 BUSH AVE ROAD  
BLOOMINGTON, MN 55425  
EDEN PRARIE, MN 55444  
(952) 905-5226

**VERIZON  
WIRELESS**  
1000 BUSH AVE ROAD  
BLOOMINGTON, MN 55425  
(612) 720-0030

PROJECT  
20130680076

MINC  
TRUE LIGHT

WEST RIVER PARKWAY  
MINNEAPOLIS, MN 55406

SHEET CONTENTS:  
EXISTING CONDITIONS  
PHOTOS

DRAWN BY:	TPM
DATE:	07-25-13
CHECKED BY:	C. DAVIS/DRT
REV A:	10-16-13
REV B:	11-29-13
REV C:	12-31-13
REV D:	02-27-14

A-6







NOT FOR  
CONSTRUCTION

**DESIGN 1**  
ROBERT J. DAVIS, AIA  
ARCHITECT  
1801 BUSH LAKE ROAD  
RICHMOND PARK, MN 55463  
MINNAPOLIS, MN 55404  
(952) 932-9299

**VERIZON  
WIRELESS**  
1801 BUSH LAKE ROAD  
RICHMOND PARK, MN 55463  
(952) 720-6000

PROJECT  
20130880076

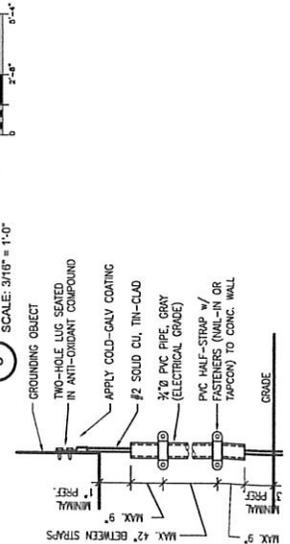
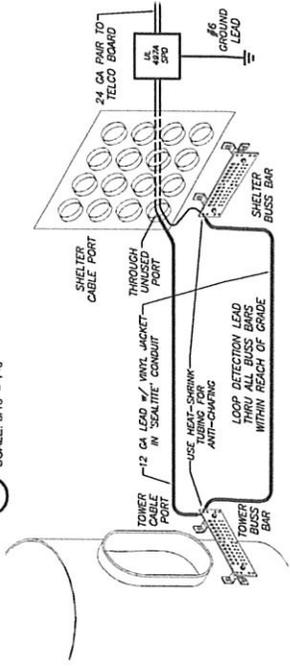
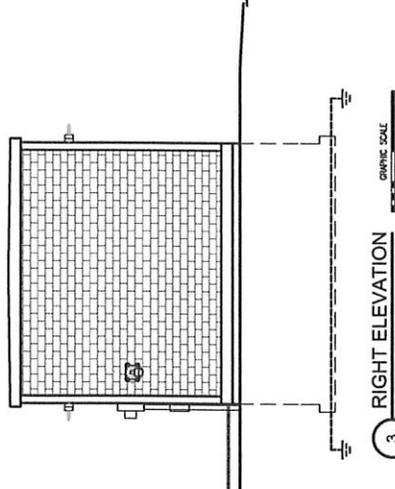
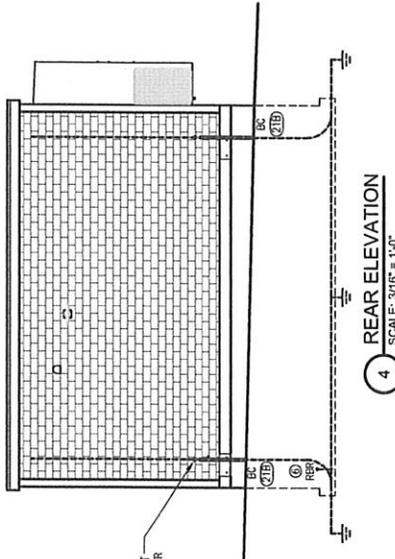
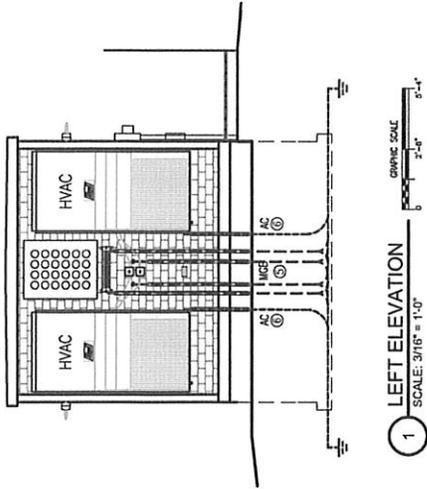
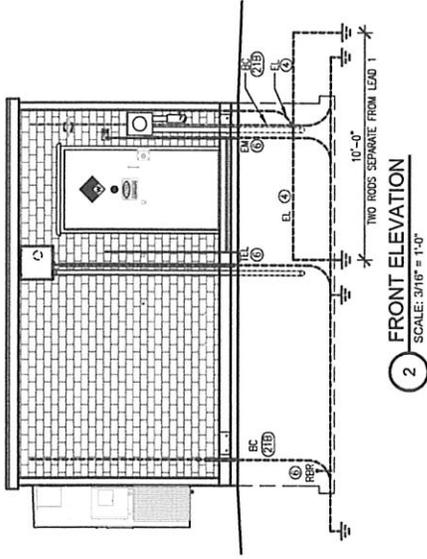
MINC  
TRUE LIGHT

WEST RIVER PARKWAY  
MINNEAPOLIS, MN 55406

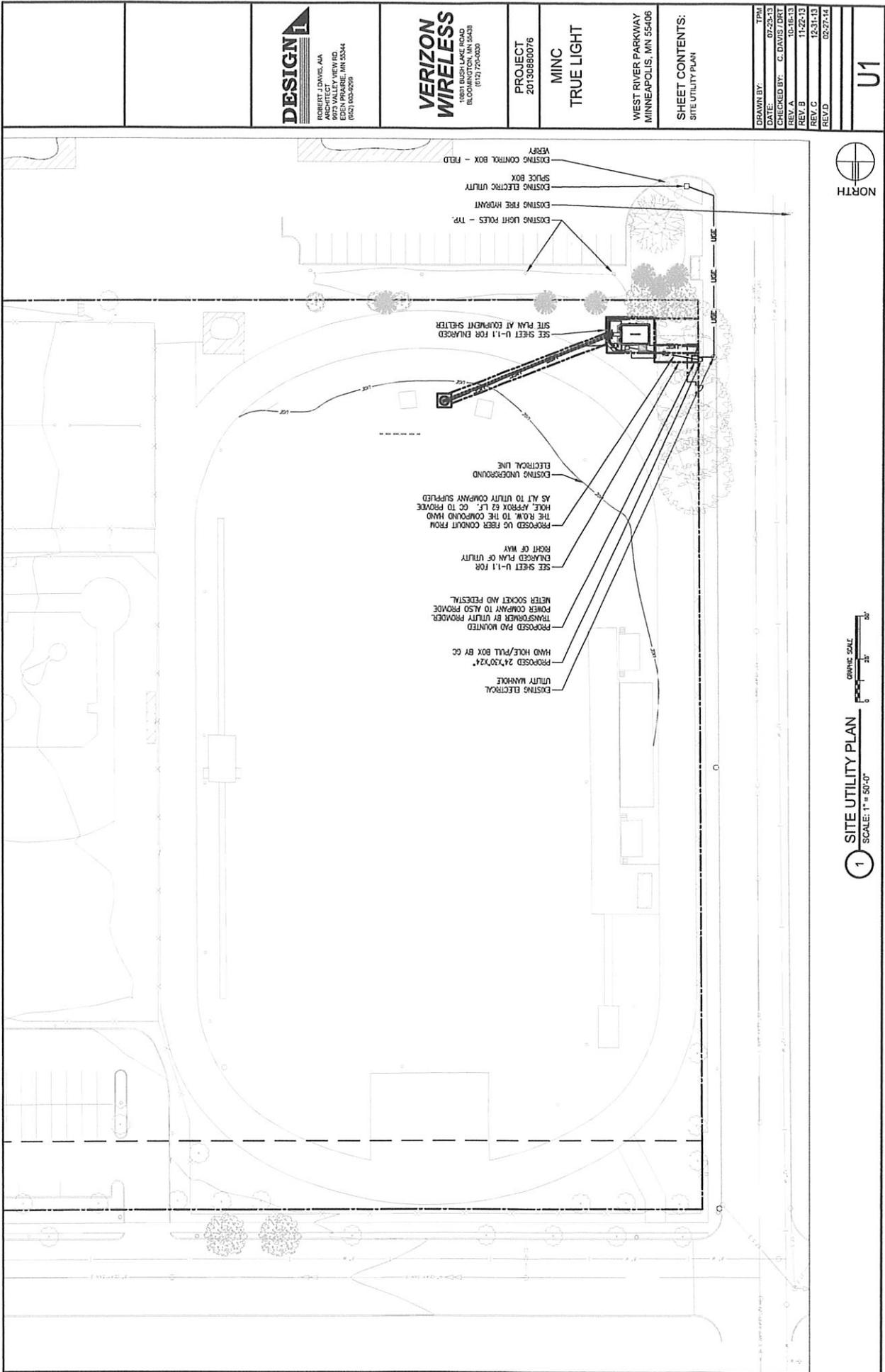
SHEET CONTENTS:  
EXTERIOR ELEVATIONS  
CONDUIT, STOOD, ANTI-  
THEFT, BRIDGE, TOWER  
BASE DETAILS

DRAWN BY:	LGB
DATE:	12-30-13
CHECKED BY:	CDJ
REV. A:	10-16-13
REV. B:	11-22-13
REV. C:	12-31-13
REV. D:	02-27-14

G-3



**6 NOT USED**  
SCALE: NONE



**DESIGN**  
 ROBERT J. DAVIS, AIA  
 ARCHITECT  
 1000 BUSH LAKE ROAD  
 EDEN PRAIRIE, MN 55344  
 (952) 953-2999

**VERIZON WIRELESS**  
 1000 BUSH LAKE ROAD  
 EDEN PRAIRIE, MN 55344  
 (952) 250-0030

**PROJECT**  
 20130890076

**MINC TRUE LIGHT**

WEST RIVER PARKWAY  
 MINNEAPOLIS, MN 55406

**SHEET CONTENTS:**  
 SITE UTILITY PLAN

DRAWN BY:	TPM
DATE:	07-23-13
CHECKED BY:	C. DAVIS/DRT
REV. A	10-16-13
REV. B	11-22-13
REV. C	12-31-13
REV. D	02-27-14

U1



**1 SITE UTILITY PLAN**  
 SCALE: 1" = 50'-0"

GENERATOR TYPE:  
N/A- CAMLOC

NOT FOR  
CONSTRUCTION

**DESIGN**

ROBERT J. DAVID, AIA  
1800 BUSH LAKE ROAD  
4000 VALLEY VIEW RD.  
EDEN PRARIE, MN 55344  
(952) 933-2026

**VERIZON WIRELESS**

1800 BUSH LAKE ROAD  
BLOOMINGTON, MN 55425  
(612) 790-0030

PROJECT  
2015080076

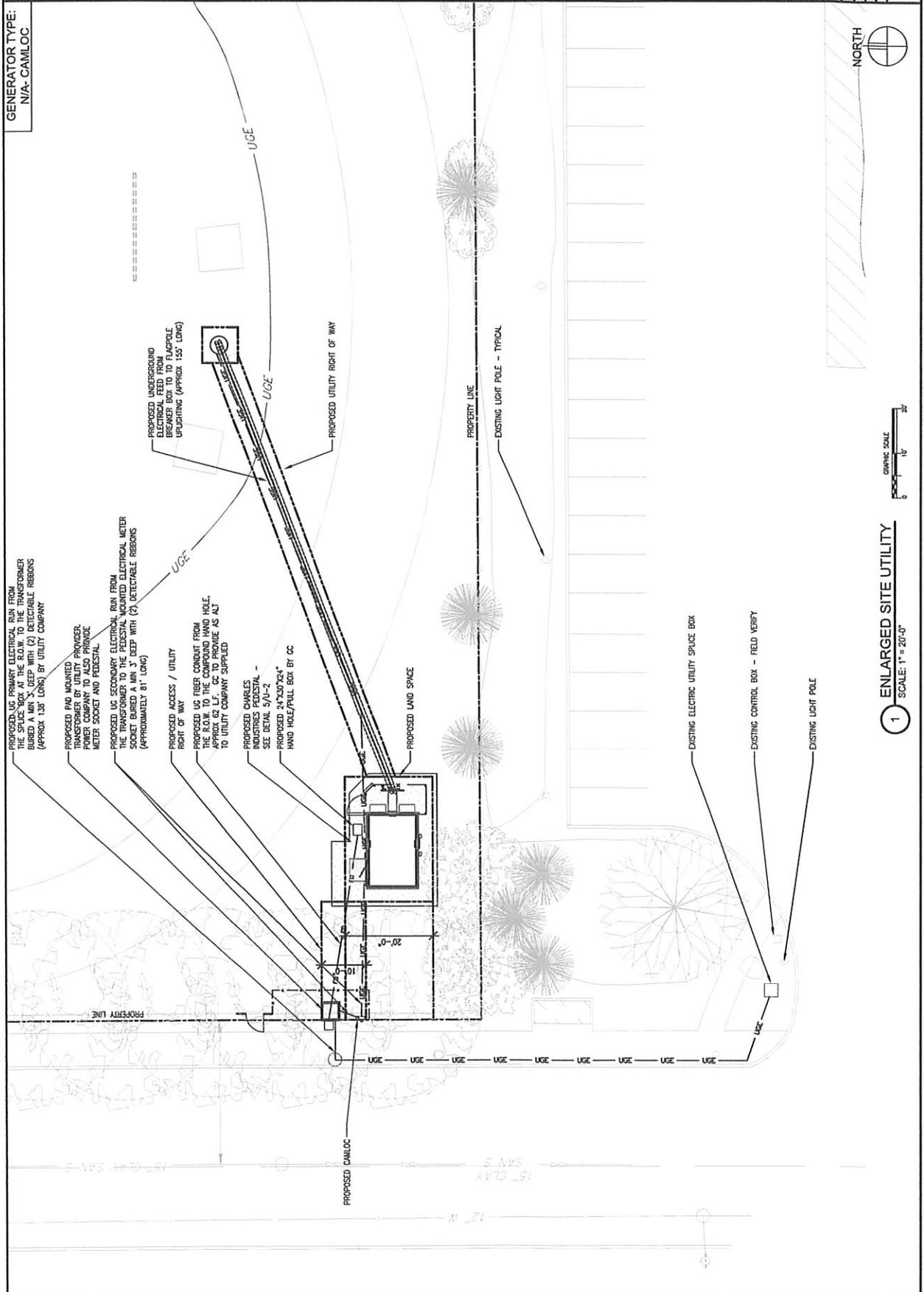
MINC  
TRUE LIGHT

WEST RIVER PARKWAY  
MINNEAPOLIS, MN 55406

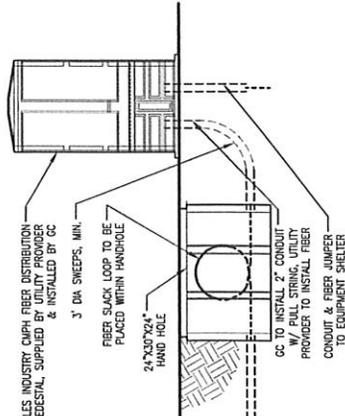
SHEET CONTENTS:  
ENLARGED SITE UTILITY PLAN

DRAWN BY:	TPM
DATE:	07-25-13
CHECKED BY:	C. DAVIS / DRT
REV. A:	10-16-13
REV. B:	11-22-13
REV. C:	12-31-13
REV. D:	02-27-14

U-1.1



**CMHP PEDESTAL MAY BE REQUIRED BY UTILITY PROVIDER**



**5 CMHP PEDESTAL**  
SCALE: 3/8" = 1'-0"

1. SUBMITTAL OF 60 INCHES CONTRACTOR IS AWARE OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATION OPERATIONS TESTS, AND EXAMINE WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINISHES TO THE ARCHITECT LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. HEIGHTS SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.
4. THESE PLANS ARE DIAGRAMMATIC ONLY. FOLLOW AS CLOSELY AS POSSIBLE.
5. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, PULLBOX, J-BOX, SWITCH BOX, ETC., IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.) INSURANCE EQUIPMENT INSTALLATION, COMPLETE AND TOOLS TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS. SEE SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
6. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORY AND SHALL BEAR THE INSPECTION LABEL. "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN THE U.S.A. AND BEAR THE U.S.A. AND MADE.

**6 CONTRACTOR SHALL CARRY OUT HIS WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND O.S.H.A.**

7. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS.
8. COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
9. ALL CONDUIT ONLY (C.O.) SHALL HAVE A PULL WIRE OR ROPE.
10. PROVIDE CONSTRUCTION ENGINEER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
11. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.
12. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
13. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES AND DRAWINGS.
14. RECEPTACLES SHALL BE 20 AMPERE, 125 VOLT A.C., WHITE AS REQUIRED BY THE ARCHITECT OR APPROVED EQUAL.

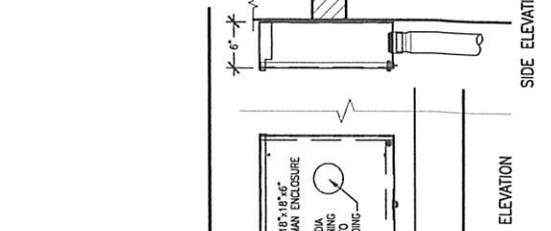
**ONE-LINE RISER DIAGRAM**  
SCALE: NONE

15. WALL SWITCHES SHALL BE SINGLE-POLE, AMBULLED #1201 OR EQUIVALENT, WHITE AS REQUIRED BY THE ARCHITECT.
16. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS, SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE RACO #800, 1/2" PASED WORK COVERS.
17. WIRE AND CABLE CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM, NO BX OR ROMEX CABLE IS PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
18. GROUND RODS SHALL BE AS SPECIFIED ON THE DRAWINGS.
19. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS.
20. PENETRATIONS THROUGH CONCRETE WALLS OR DECKS, WHETHER FOR FASTENING OR ANCHORING PURPOSES, SHALL BE SUBMITTED FROM THE EXISTING SERVICE. SUB-METER SHALL BE OF THE 10, 10, OR 10A TYPE.
21. ALL MATERIALS SHALL BE U.L. LISTED.
22. SERVICE CONDUITS SHALL BE GRAY SOL-40 PVC BURIED MIN. 30", EXCEPT THAT SOL-40 SHALL BE USED UNDER ROOMWAYS AND IN LOCATIONS SUBJECT TO CASUAL IMPACTS. BENDS SHALL BE MADE USING "WIDE SWEEP" (12" MIN. RADIUS) ELBOW FITTINGS. ANY CODE-REQUIRED RIGID STEEL CONDUIT SHALL BE U.L. LABEL, GALVANIZED INSIDE & OUTSIDE. CONDUIT SHALL EXTERN. CALVANIZED INSIDE & OUTSIDE. CONDUIT SHALL BE MIN. 3/4" BELOW GRADE, WITH "SWEEP" ELBOWS (12" MIN.) BENDING IN PVC TRANSITION FITTINGS. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2" LAP-WRAPPED WITH HUNTS PROCESS NO. 3 EXTENDING MIN. 12" ABOVE GRADE.

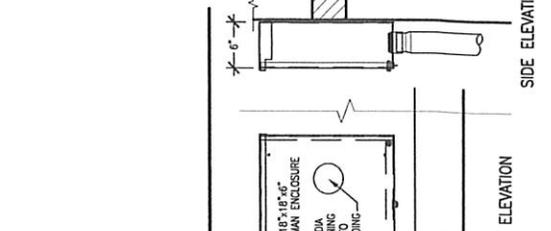
**3 PANEL SCHEDULE**  
SCALE: NONE

CIRCUIT DESCRIPTION	AMPS	DIST	A	B	A	B	A	B	AMPS	CIRCUIT DESCRIPTION
HWC UNIT 1	60	1	5696	5696	5696	5696	2	60	HWC UNIT 2	
SO. MAIN TRUNK-FAN	60	3	5696	132	5696	5696	6	60	SPACE	
BATT. CHG. BULK HTR	20	7	180	852	150	10	15	20	LIGHTS	
RECEPTACLES	30	9	1200	1200	12	12	15	15	WANTS	
RECTIFIER	30	11	1200	1200	12	12	15	15		
RECTIFIER	30	15	1200	1200	12	12	15	15		
RECTIFIER	30	17	1200	1200	12	12	15	15		
RECTIFIER	30	19	1200	1200	12	12	15	15		
RECTIFIER	30	21	1200	1200	12	12	15	15		
RECTIFIER	30	23	1200	1200	12	12	15	15		
RECTIFIER	30	25	1200	1200	12	12	15	15		
RECTIFIER	30	27	1200	1200	12	12	15	15		
RECTIFIER	30	29	1200	1200	12	12	15	15		
RECTIFIER	30	31	1200	1200	12	12	15	15		
RECTIFIER	30	33	1200	1200	12	12	15	15		
SPACE	30	35					36	36		
SURGE ARRESTOR	60	37					36	36		
	60	39					36	36		
	60	41					42	42		
SUBTOTAL CONTINUOUS 7360 8360 892 150 WATTS										
SUBTOTAL NON-CONTINUOUS 5696 5696 5696 5696 WATTS										
CONNECTED LOAD ANALYSIS (REQUIRED BY POWER COMPANY) DERATED SERVICE CALCULATION (PLUS 25% OF CONTINUOUS LOADS - 3 HOURS OR MORE - NEC SERVICE CALCULATION)										
TOTAL PHASE A LOAD 18,664										
TOTAL PHASE B LOAD 19,802										
TOTAL CONNECTED LOAD 38,466										
TOTAL DEMAND LOAD 43,762										
TOTAL DEMAND AMPS 182.3										

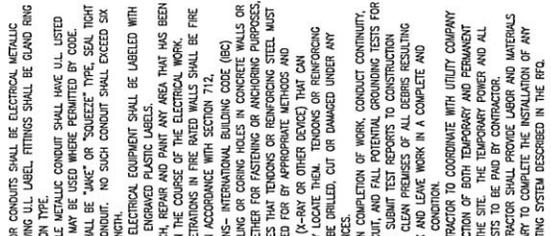
**4 NOT USED**  
SCALE: NONE



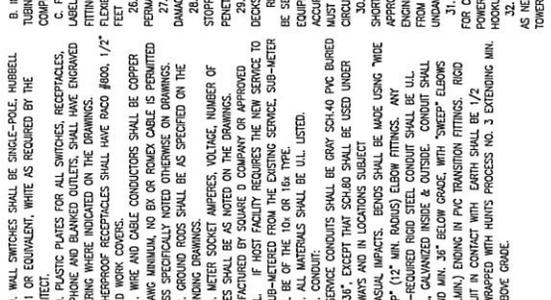
**1 TELCO ENTRY**  
SCALE: 3/4" = 1'-0"



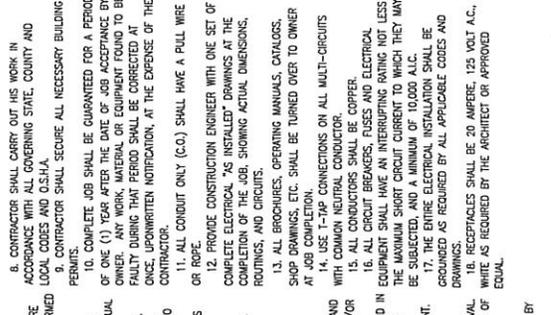
**2 WALL SWITCHES SHALL BE SINGLE-POLE, AMBULLED #1201 OR EQUIVALENT, WHITE AS REQUIRED BY THE ARCHITECT.**



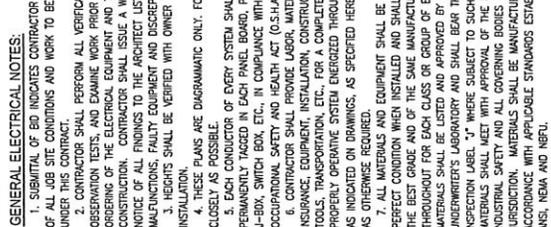
**3 CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS.**



**4 THESE PLANS ARE DIAGRAMMATIC ONLY. FOLLOW AS CLOSELY AS POSSIBLE.**



**5 EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, PULLBOX, J-BOX, SWITCH BOX, ETC., IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.) INSURANCE EQUIPMENT INSTALLATION, COMPLETE AND TOOLS TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS. SEE SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.**



**DESIGN**  
ARCHITECT  
1000 BUSH LAKE ROAD  
EAST WYOMING, MN 55044  
(952) 400-6299

**VERIZON WIRELESS**  
1000 BUSH LAKE ROAD  
EAST WYOMING, MN 55044  
(952) 720-0203

**PROJECT**  
20130880076

**MINC**  
TRUE LIGHT

**WEST RIVER PARKWAY**  
MINNEAPOLIS, MN 55406

**SHEET CONTENTS:**  
TELCO ENTRY BOX DETAIL  
ONE-LINE RISER DIAGRAM  
GENERAL ELECTRICAL NOTES

**DRAWN BY:** TPLM  
**DATE:** 07-23-13  
**CHECKED BY:** C. DAVIS/DRT  
**REV A:** 10-16-13  
**REV B:** 11-22-13  
**REV C:** 12-31-13  
**REV D:** 02-22-14

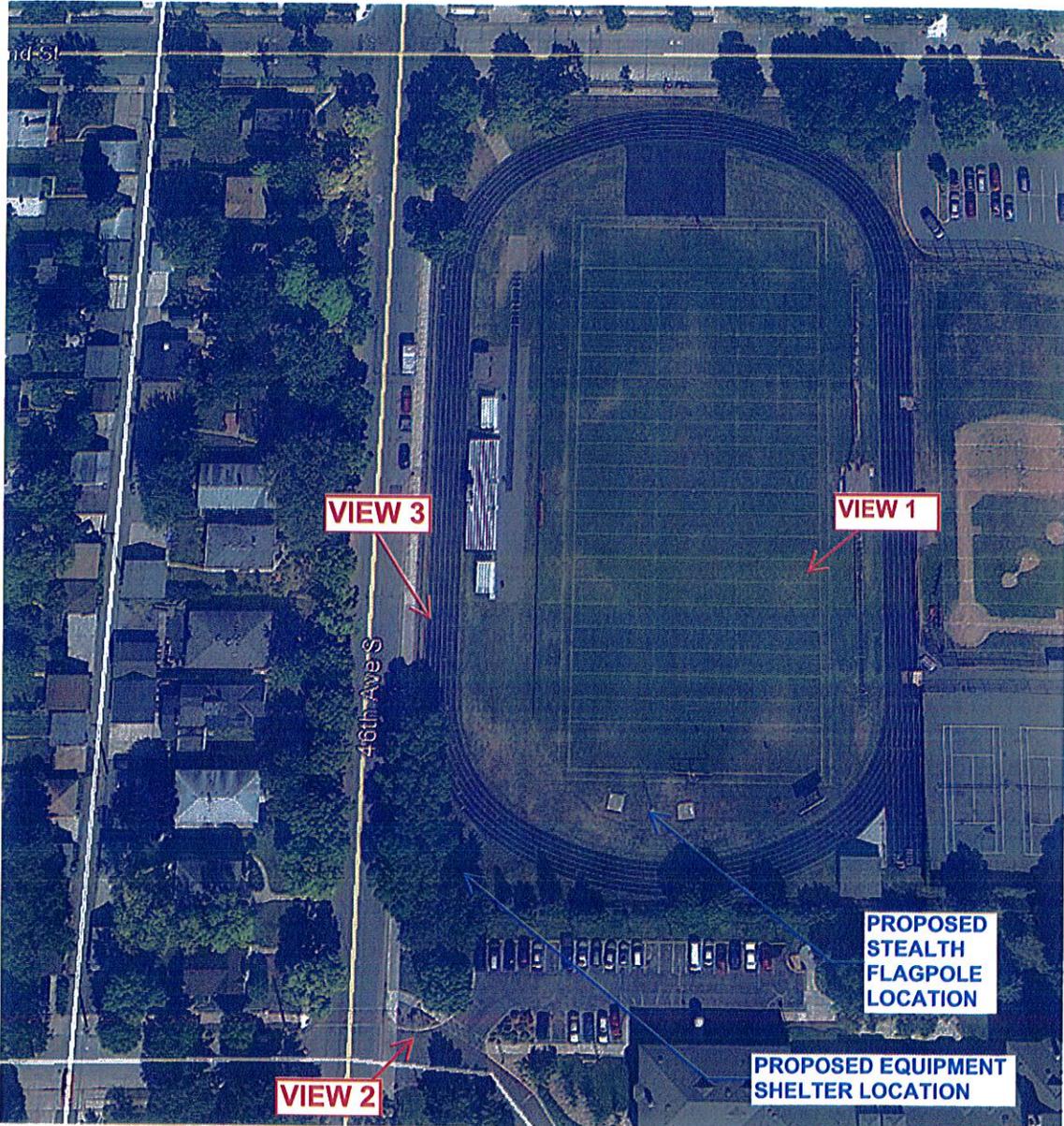
**U-2**



Bismark • Cedar Rapids • Denver • Detroit Lakes • Fargo • St. Paul • Sioux Falls  
 4285 Lexington Ave. N.  
 St. Paul, Minnesota 55126  
 Phone: 651.415.3800 Fax: 651.415.2001  
 Web: www.ulteig.com

**PHOTO SIMULATION**  
**SITE: MINC TRUELIGHT**  
**CARRIER: VERIZON WIRELESS**

**SITE ADDRESS: WEST RIVER PARKWAY, MINNEAPOLIS, MN 55406**



**SITE LOCATION MAP**  
 NOT TO SCALE





**View Type:** Original Photograph - View 1  
**Site Address:** 4200 West River Parkway  
**City:** Minneapolis **State:** MN  
**Site Name:** MINC TRUDELIGHT  
**View Description:** Looking southwest.



**View Type:** Simulated Photograph - View 1  
**Site Address:** 4200 West River Parkway  
**City:** Minneapolis **State:** MN  
**Site Name:** MINC TRUDELIGHT  
**View Description:** Looking southwest.

*Disclaimer: This picture is an artist's rendition of the completed site layout prior to construction. The completed construction may vary in layout, dimension, and color from the above picture.*



View Type: Original Photograph - View 2  
Site Address: 4200 West River Parkway  
City: Minneapolis State: MN  
Site Name: MINC TRUELIGHT  
View Description: Looking northeast.

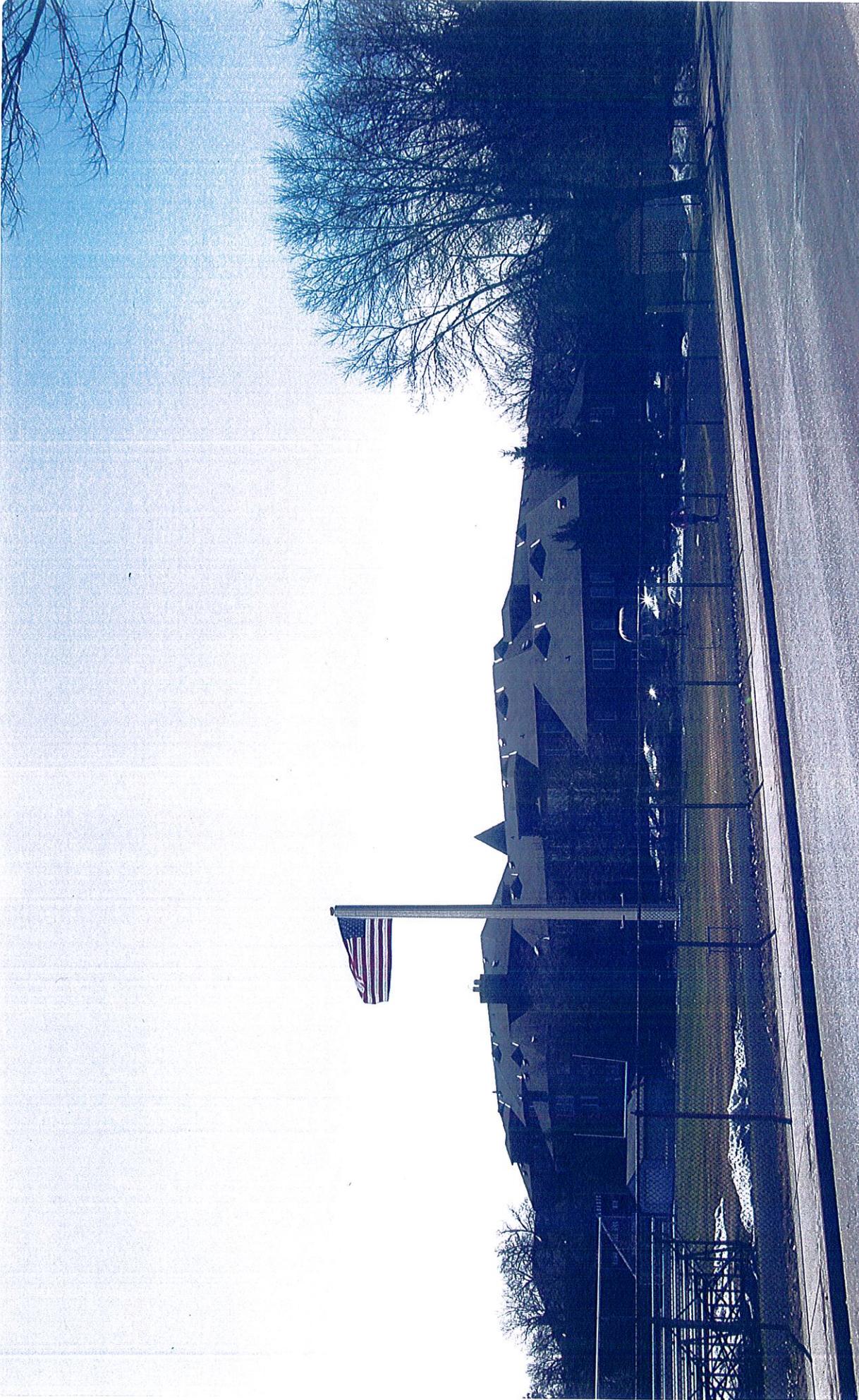


**View Type:** Simulated Photograph - View 2  
**Site Address:** 4200 West River Parkway  
**City:** Minneapolis **State:** MN  
**Site Name:** MINC TRUDELIGHT  
**View Description:** Looking northeast.

*Disclaimer: This picture is an artist's rendition of the completed site layout prior to construction. The completed construction may vary in layout, dimension, and color from the above picture.*



**View Type:** Original Photograph - View 3  
**Site Address:** 4200 West River Parkway  
**City:** Minneapolis **State:** MN  
**Site Name:** MINC TRUELIGHT  
**View Description:** Looking southeast.



**View Type:** Simulated Photograph - View 3  
**Site Address:** 4200 West River Parkway  
**City:** Minneapolis **State:** MN  
**Site Name:** MINC TRUDELIGHT  
**View Description:** Looking southeast.

*Disclaimer: This picture is an artist's rendition of the completed site layout prior to construction. The completed construction may vary in layout, dimension, and color from the above picture.*

March 27, 2014

Longfellow Community Council  
2727 26<sup>th</sup> Ave S  
Minneapolis, MN 55406

Re: Verizon Wireless Proposed Stealth Communication Monopole – 4200 Minnehaha Academy South Campus

To Whom It May Concern-

Verizon Wireless is proposing to replace an existing flag pole with a more structurally sound 60' stealth monopole (antennas internally located) and place a 12' x 16' equipment building near the athletic fields of the Minnehaha Academy South Campus in order to improve Verizon Wireless' communication coverage in the area. Verizon has made great effort to design a monopole and equipment building that's aesthetically pleasing to the area and blend in well with its surroundings.

Verizon Wireless will be seeking a Conditional Use Permit through the city of Minneapolis. An expected construction start date is late Summer, 2014.

I've enclosed detailed drawings for your review. Please feel free to contact me should you have any questions or require additional information.

Thank you.

Rob Viera  
Buell Consulting  
5096 Merrimac Lane N  
Plymouth, MN 55446  
612,801,2228

April 09, 2014

Longfellow Community Council  
2727 26<sup>th</sup> Ave S  
Minneapolis, MN 55406

Re: Verizon Wireless Proposed Stealth Communication Monopole – 4200 Minnehaha Academy South Campus

To Whom It May Concern-

On March 27, 2014, I sent a letter to you stating that Verizon Wireless is proposing to replace an existing flag pole with a more structurally sound 60' stealth monopole (antennas internally located) and place a 12' x 16' equipment building near the athletic fields of the Minnehaha Academy South Campus in order to improve Verizon Wireless' communication coverage in the area. Verizon has made great effort to design a monopole and equipment building that's aesthetically pleasing to the area and blend in well with its surroundings.

As an amendment to that letter, we'll also be seeking a variance to place a power transformer on Minnehaha Academy's property (as depicted on page A-1, A-1.1 and A-2 of the enclosed drawings) w/in the required 25' property line setbacks. This is required as Xcel will need 24/7 access to its transformer for maintenance and emergency situations. The dimensions of the transformer will be 42" wide x 38" deep x 32" tall. The transformer will be located among existing trees and painted green so as to blend in with the surrounding environment. It should be noted that there's a very similar transformer just to the south of this proposed transformer along 46<sup>th</sup> Ave.

Verizon Wireless will be seeking a Conditional Use Permit through the city of Minneapolis. An expected construction start date is late Summer, 2014.

I've enclosed detailed drawings for your review. Please feel free to contact me should you have any questions or require additional information.

Thank you.

Rob Viera  
Buell Consulting  
5096 Merrimac Lane N  
Plymouth, MN 55446  
612,801,2228

March 27, 2014

Minneapolis City Council  
Andrew Johnson  
350 South 5<sup>th</sup> Street  
Room #307  
Minneapolis, MN 55415

Re: Verizon Wireless Proposed Stealth Communication Monopole – 4200 Minnehaha Academy South Campus

Andrew-

Verizon Wireless is proposing to replace an existing flag pole with a more structurally sound 60' stealth monopole (antennas internally located) and place a 12' x 16' equipment building near the athletic fields of the Minnehaha Academy South Campus in order to improve Verizon Wireless' communication coverage in the area. Verizon has made great effort to design a monopole and equipment building that's aesthetically pleasing to the area and blend in well with its surroundings.

Verizon Wireless will be seeking a Conditional Use Permit through the city of Minneapolis. An expected construction start date is late Summer, 2014.

I've enclosed detailed drawings for your review. Please feel free to contact me should you have any questions or require additional information.

Thank you.

Rob Viera  
Buell Consulting  
5096 Merrimac Lane N  
Plymouth, MN 55446  
612,801,2228

April 09, 2014

Minneapolis City Council  
Andrew Johnson  
350 South 5<sup>th</sup> Street  
Room #307  
Minneapolis, MN 55415

Re: Verizon Wireless Proposed Stealth Communication Monopole – 4200 Minnehaha Academy South Campus

Andrew-

On March 27, 2014, I sent a letter to you stating that Verizon Wireless is proposing to replace an existing flag pole with a more structurally sound 60' stealth monopole (antennas internally located) and place a 12' x 16' equipment building near the athletic fields of the Minnehaha Academy South Campus in order to improve Verizon Wireless' communication coverage in the area. Verizon has made great effort to design a monopole and equipment building that's aesthetically pleasing to the area and blend in well with its surroundings.

As an amendment to that letter, we'll also be seeking a variance to place a power transformer on Minnehaha Academy's property (as depicted on page A-1, A-1.1 and A-2 of the enclosed drawings) w/in the required 25' property line setbacks. This is required as Xcel will need 24/7 access to its transformer for maintenance and emergency situations. The dimensions of the transformer will be 42" wide x 38" deep x 32" tall. The transformer will be located among existing trees and painted green so as to blend in with the surrounding environment. It should be noted that there's a very similar transformer just to the south of this proposed transformer along 46<sup>th</sup> Ave.

Verizon Wireless will be seeking a Conditional Use Permit through the city of Minneapolis. An expected construction start date is late Summer, 2014.

I've enclosed detailed drawings for your review. Please feel free to contact me should you have any questions or require additional information.

Thank you.

Rob Viera  
Buell Consulting  
5096 Merrimac Lane N  
Plymouth, MN 55446  
612,801,2228



April 3, 2014

City of Minneapolis  
Community Development & Economic Development  
Development Services Division  
250 South 4<sup>th</sup> Street, Room #300  
Minneapolis, MN 55415

Subject: Approval of CUP for Verizon Cell Tower at Minnehaha Academy South Campus

Dear City of Minneapolis

On behalf of Minnehaha Academy, I write this letter to request approval of a Conditional Use Permit (“CUP”) for Verizon Wireless to construct a cell tower on Minnehaha Academy property at the athletic field on our South Campus.

Minnehaha Academy has been engaged in negotiations with Verizon Wireless on this matter for several months, with much of our discussions including the review and discussion of site plans for the cell tower. We believe the proposed plans are appropriate for our property and that they address important issues such as safety, aesthetics, and neighborhood impact.

Please contact me if you require any additional information from our school.

Thank you for your consideration of the CUP and of this letter of support.

Respectfully yours,

Daniel Bowles  
Director of Finance and Business Operations

cc: Dr. Donna Harris, Head of School and President, Minnehaha Academy  
Homar Ramirez, Director of Athletics and Facilities Operations, Minnehaha Academy  
Verizon Wireless, Attn: Mr. Rob Viera

RECEIVED MAR 20 2014



STATE HISTORIC PRESERVATION OFFICE

Using the Power of History to Transform Lives  
PRESERVING SHARING CONNECTING

March 17, 2014

Angela French  
Trileaf  
2501 SE Tones Drive, Suite 700  
Ankeny IA 50021

RE: Trileaf Project #608033  
Cellco Partnership/Verizon Wireless; MIN True Light/16470  
Install Stealth Flagpole Tower and Equipment Shelter, Minnehaha Academy, 4200 West River Pkwy  
Minneapolis, Hennepin County  
SHPO Number: 2014-0767

Dear Ms. French:

Thank you for continuing consultation on the above project. It has been reviewed pursuant to the responsibilities given the State Historic Preservation Officer by the National Historic Preservation Act of 1966 and implementing federal regulations at 36 CFR 800, and pursuant to the provisions of the nationwide programmatic agreement governing telecommunications facilities.

We have reviewed the additional project information you sent on 11 February 2014. We appreciate the additional analysis of the area of potential effect (APE) for visual effects for this proposed wireless tower project. As you know, there are two (2) historic districts which are located within the ½ mile area APE for visual effects, the Grand Rounds (Mississippi Segment) which has been determined eligible for listing in the National Register of Historic Places (NRHP), and the Minnehaha Historic District which is listed in the NRHP. It is our understanding that, due to existing vegetative cover and buildings, the proposed 60 foot flagpole-style wireless tower will not be visible from either of these two historic properties. Therefore, based on available information, we concur with your determination that **no historic properties will be affected** by the proposed project.

Please contact me at (651) 259-3456 or by e-mail at [sarah.beimers@mnhs.org](mailto:sarah.beimers@mnhs.org) if you have any questions regarding our review of this project.

Sincerely,

A handwritten signature in black ink that reads 'Sarah J. Beimers'.

Sarah J. Beimers, Manager  
Government Programs and Compliance



**Minneapolis  
Park & Recreation Board**

*Administrative Offices*  
2117 West River Road  
Minneapolis, MN 55411-2227

*Operations Center*  
3800 Bryant Avenue South  
Minneapolis, MN 55409-1000

*Phone*  
612-230-6400

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[www.minneapolisparcs.org](http://www.minneapolisparcs.org)

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*Secretary to the Board*  
Pamela French



April 24, 2014

Becca Farrar  
Senior Planner  
City of Minneapolis  
250 South 4<sup>th</sup> Street, Room 300  
Minneapolis, MN 55415

Re: Proposed Conditional Use Permit at 4200 West River Parkway  
Your File BZZ-6506

Dear Ms. Farrar:

I am writing to express the concerns of the Park Board regarding the proposed height of the communication tower in this project. The Park Board has and continues to support the current height restrictions in the Shoreland Overlay District as well as the Mississippi River Critical Area Overlay District, which we feel are important to the continuity of riverfront development and park amenities.

The Mississippi River Corridor Critical Area (MRCCA) was established over 35 years ago to protect and preserve the unique natural, recreational, transportation, and cultural features of the section of the Mississippi River flowing through the Minneapolis-St. Paul Metropolitan Area.

The MRCCA was designated in 1976 by Executive Order following passage of the Minnesota Critical Areas Act of 1973. The Critical Areas Act (Minn. Stat., sec. 116G) provides a general regulatory framework for protecting specific areas of the state that possess important historic, cultural, or aesthetic values or natural systems through a defined local-regional planning and regulation process. The MRCCA was the first and remains the only critical area in the state.

This proposed conditional use permit to allow the height of the communication tower would contradict this important state statute and set a negative precedent for future proposals, so we do not support it.

Sincerely,



Rejay Leone  
Real Estate Planner