

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, JANUARY 22, 2014**

MINUTES

1. The Willmar Planning Commission met on Wednesday, January 22, 2014, at 7:00 p.m. at the Willmar City Offices Conference Room #2.

** Members Present: Mark Klema, Gary Geiger, Andrew Engan, Bob Poe, and Scott Thaden.

** Members Absent: Margaret Fleck, Randy Czarnetzki, and Sandy Bebler.

** Others Present: Steve Salzer, Michelle Haefner, Nathan Feist, Andy Nelson, Jay Jorgenson, Megan DeSchepper- Planner.

2. MINUTES: The minutes of the January 8, 2014 meeting were approved as submitted.

3. BETHESDA NURSING HOME THIRD ADDITION PRELIMINARY PLAT- FILE NO. 14-01: The public hearing opened at 7:01 p.m. Michelle Haefner presented the request for subdivision of land owned by Bethesda and moving some lot lines around to better accommodate future expansion plans on property legally described as: Lot 1, Block 1, Bethesda Nursing Home Addition, Lot 1 and Lot 2, Block 1 Bethesda Nursing Home Second Addition (901 Willmar Ave. SE, 1015 Willmar Ave. SE, 1105 9th St. SE, 1113 & 1115 9th St. SE). The parcels are all platted and owned by Bethesda and some of the lot lines are being shifted or consolidated for future expansion.

Jay Jorgenson, a property owner northeast of Bethesda inquired about the improvement of 12th St. SE; staff stated that project was not part of the Bethesda plat. Mr. Jorgenson inquired about a timeline for the street improvement and when he will be able to comment on that project. Staff said there were plans to improve the street in 2014 but there would be improvement hearings etc. in the future. Mr. Jorgenson was concerned about possible assessments. Staff directed him to contact the Engineering Department regarding timelines and improvement hearings.

The Commission reviewed and discussed staff comments (see Attachment A).

The Planning Commission inquired about the timeline. Ms. Haefner stated that they hope to commence on the project within a year likely after 12th St. SE is completed.

The Commission talked about that the proposed Lot 2 will only have street frontage/access via 12th St. SE (as well as an access easement via 9th St. SE), and thus cannot be finalized until the street is constructed so that it has legal frontage/access.

Mr. Thaden made a motion, seconded by Mr. Poe, to approve the preliminary plat with the following conditions:

- A. All relocating of electrical service and lines shall be at the full cost of the developer.
- B. All of the City Engineers comments on the staff report (see Attachment A) shall be added to the plat and additional information supplied for review and approval prior to issuance of a building permit.
- C. The existing assessment shall either be paid in full or reapportioned concurrent with the final plat approval.
- D. The final plat shall not be recorded until 12th St. SE is constructed.
- E. The existing easements shall be referenced on the plat including the recording documentation numbers (microfiche) to allow for tracking.

The motion carried.

4. MINNWEST TECHNOLOGY CAMPUS PARKING LOT EXPANSION PLAN REVIEW (EAST LOT) FILE NO. 14-01: Steve Salzer presented the east parking lot expansion on behalf of the MinnWest Technology Campus on property legally described as: Unit 33 and Unit 34 MinnWest Technology Campus CIC #40 a Planned Community (1800 Technology Dr. NE). The 100 stall parking lot is needed as more of the leasable space is being filled on the campus. The parking lot plan has already been reviewed and approved by the Minnesota State Historic Preservation Office.

The Planning Commission reviewed and discussed staff comments (see Attachment A).

Andy Nelson, of Bollig Inc., stated that once the layout is approved by the Planning Commission the full construction and drainage plans will be submitted to the City for review and approval.

Staff noted that the parking lot is approximately four feet off the southerly property line. The Commercial parking lot setback is 10'. The Commission discussed the existing parking lot to the west that is at the same setback, as well as the fact that the campus is a common interest community and really functions like a planned unit development. The Commission talked about shifting it another 6' off the property line, but were concerned the jog would detract from the layout. Mr. Nelson added that the Historic Preservation office requested the green spaces between the portions of the lot to match the existing open and green spaces on the campus and this plan is in keeping with the overall flow.

Mr. Thaden made a motion, seconded by Mr. Engan to approve the parking lot plan review with the following conditions:

- A. The Interim Engineers comments shall be added or submitted in the construction documents and approved prior to any construction commencing.
- B. The ten foot parking setback shall be met off of the south property line.
- C. The use shall meet all applicable local, state, and federal rules and regulations at all times.

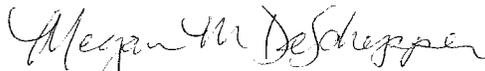
Mr. Geiger made a motion, seconded by Mr. Thaden, to amend Mr. Thaden's motion by removing letter B from the conditions of approval and allow the setback as submitted.

The Planning Commission reviewed and made affirmative findings of fact in Zoning Ordinance Section 9.E.4.a.1-7.

The motion carried.

5. STORAGE CONTAINER DRAFT/DISCUSSION: Per the Commissions direction staff drafted a sample ordinance regarding prohibiting storage/shipping containers in residential areas except in a temporary fashion for moving purposes. The Planning Commission talked about the time limit for a temporary storage container and three months seemed like too long a timeframe. The consensus was one month in a twelve month period would be more reasonable; and that trailers shouldn't be used as storage containers either. Staff will reword the Ordinance and prepare it for a public hearing at an upcoming meeting.
6. There being no further business to come before the Planning Commission the meeting adjourned at 7:53 p.m.

Respectfully submitted,


Megan M. DeSchepper, AICP
Planner/Airport Manager

PLANNING COMMISSION- JANUARY 22, 2014

STAFF COMMENTS

1. BETHESDA NURSING HOME THIRD ADDITION- PRELIMINARY PLAT- FILE NO. 14-01:

- The applicant is Bethesda Willmar, MN.
- The applicant is requesting subdivision of three existing platted lots into two on property legally described as: Lot 1, Block 1 Bethesda Nursing Home Addition, Lot 1 and Lot 2, Block 1 Bethesda Nursing Home Second Addition (901 Willmar Ave. SE, 1015 Willmar Ave. SE, 1105 9th St. SE, 1107 9th St. SE, 1113 1115 9th St. SE).
- The applicant is requesting combining Lot 1, Block 1 Bethesda Nursing Home Second Addition with Lot 1, Block 1 Bethesda Nursing Home Addition. As well as combining a portion of the southeast corner of Lot 1, Block 1 Bethesda Nursing Home Second Addition with Lot 2, Block 1 Bethesda Nursing Home Addition.
- 12th St. SE is proposed to be improved in 2014 connecting Willmar Ave. SE to 11th Ave. SE. The 12th St. SE r-o-w plat has been recorded.
- Proposed Lot 2, Block 1 will not have legal street access until 12th St. SE is built. The final plat shall not be recorded until 12th St. SE is completed.
- Question whether the light blue parking easement is a shared parking agreement between the three lots? Not sure purpose of proposed permanent access easement on the east portion of lot perhaps east parking areas, assume west easement is to the existing parking lot?
- Any need to keep old access easements, or should those be vacated?
- Prior to any building additions or new structures that include new beds/services, a conditional use permit amendment will be required.
- Reference to the existing easements and recording or microfiche number on the plat would be helpful for tracking.
- Lot sizes and frontage exceed Zoning Ordinance minimums except for Lot 2, Block One as mentioned above regarding access.

Assessor's Comments: Replat of parcels 95-055-0010, 95-055-0100, and 95-055-0110. There are existing assessments of \$3,084.85 that shall either be paid in full or reapportioned. I have concerns regarding townhomes that sit on parcel 95-055-0010. They are taxable and subject to residency agreements which allow holders to homestead (having four structures of various values is difficult to track etc.). Also, I have concerns regarding access if current access easements are vacated and 12th St. SE is not developed as noted on preliminary plat. Also, access to parcel 95-055-0120 will be effected by this plat as will the shared parking that occurs with the current parcels 95-055-0100 and 95-055-0110.

Interim City Engineer Comments: I recommend approval of the preliminary plat contingent on the below referenced revisions as well as the submittal of the additional requested information.

1. The applicant shall verify the bearing and distance calls around the parcel perimeter. The distances do not reflect the distances identified in the Bethesda Nursing Home Second Addition Plat.
2. Distance and bearing information shall be provided for all proposed easements.
3. The easements existing on Lot 3 shall be identified on the preliminary plat.
4. All easements with the exception of drainage and utility easements must be dedicated through a separate recording process. By statute, only drainage and utility easements can be dedicated on a final plat.
5. The applicant shall coordinate the proposed permanent access easement from 12th Street SE with the future 12th St. SE roadway construction.
6. The applicant shall submit utility for the review and approval by the City of Willmar prior to final plat approval or a building permit being issued for the site.
7. The applicant shall submit grading, drainage, and erosion control plans for the review and approval of the City Engineer. Drainage plans shall include drainage areas. Drainage calculations shall comply with the City of Willmar ordinances as well as the Minnesota Pollution Control Agency requirements.
8. The applicant shall submit a Stormwater Pollution Prevention Plan for review and approve of the City Engineer.
9. The applicant shall be responsible for obtaining an NPDES Construction Stormwater Permit prior to construction on the project. A copy of the permit shall be submitted to the City of Willmar for our files.
10. The existing lot lines shall be clearly identified on the preliminary plat as well as the boundaries between them.

MUC Comments: Electrical service 3 phase power is available via overhead along Willmar Ave. SE and 9th St. SE. A large portion (approx. 75%) of existing underground will need to be relocated/reinstalled. Water is available via a 12" inch main in Willmar Ave. SE and an 8" main in 9th St. SE and 11th Ave. SE. When 12th St. SE is developed connect 11th Ave. SE and Willmar Ave. Se with 8" water main.

RECOMMENDATION: Approve the preliminary plat with the following conditions:

- A. All relocating of electrical service and lines shall be at the full cost of the developer.
- B. All of the above mentioned City Engineers comments shall be added to the plat and additional information supplied for review and approval prior to issuance of a building permit.
- C. The existing assessment shall either be paid in full or reapportioned concurrent with the final plat approval.
- D. The final plat shall not be recorded until 12th St. SE is constructed.

- E. The existing easements shall be referenced on the plat including the recording documentation numbers (microfiche) to allow for tracking.

2. MINNWEST TECHNOLOGY CAMPUS PARKING LOT EXPANSION PLAN REVIEW (EAST LOT) FILE NO. 14-01:

- MinnWest Technology Campus, Willmar, MN requests plan review for a parking lot expansion on the east side of the campus to accommodate the additional tenants they've acquired over the past few years on property legally described as Unit 33 and Unit 34 MinnWest Technology Campus CIC #40 a Planned Community (1800 Technology Dr. NE).
- The parking lot is an extension of an existing parking lot on the southeast portion of the campus off of 18th St. NE.
- They propose 100 new parking stalls.
- The parking lot is on two parcels, both of which are owned by the MinnWest Technology Campus. This may need to be covered by a parking or access agreement depending on the future plans for the vacant parcel?
- The 10' parking setback is not met on the south side of the property, the whole lot shall be shifted north to meet the 10' parking setback requirement.
- The parking lot is proposed to be paved with bituminous and curbed.
- Connection to other buildings with walking paths?

Interim City Engineer Comments: I have reviewed the east parking lot layout submitted for the MinnWest Technology Campus dated January 1, 2013, and have the following comments:

1. Parcel ownership information shall be provided to the City for our records. Parcel lines have been identified on the parking exhibit; however, parcel ownership has not.
2. All easements required based on existing parcel boundaries and the proposed improvements shall be clearly identified on the construction plans.
3. All existing easements shall be clearly identified on the construction drawings.
4. All utilities, consisting of but not limited to sanitary sewer, watermain, storm sewer, electrical, and street lights shall be clearly identified on the construction drawings.
5. The applicant shall submit stormwater calculations and maps complete with pre and post development drainage areas for the review of the City.
6. The applicant shall submit grading, drainage, and erosion control plans for the review and approval of the City of Willmar.
7. All construction shall be in accordance with the City of Willmar Standards.

I recommend that revised plans incorporating the above mentioned comments be submitted for the review and approval of the City.

RECOMMENDATION: Approve the parking lot expansion with the following conditions:

- A. The Engineers comments shall be added or submitted in the construction documents and approved prior to any construction commencing.
- B. The ten foot setback shall be met for the south property line.

NOTICE OF HEARING FOR PROPOSED REZONING

Notice is hereby given that the Willmar Planning Commission will meet at the Willmar City Office Building (Conference Room #2 upstairs), 333 6th St. SW, Willmar, Minnesota, at 7:01 p.m. on Wednesday, February 12, 2014, to consider the application of I & S Group for a change in zoning from SC (Shopping Center) to GB (General Business) allowing retail commercial on property legally described as follows: part of the NW ¼ of Section 23, Township 119, Range 35 (soon to be Lot 1, Block 1, Gesch Acres Second Addition – 19th Ave. SE).

All property owners or residents living in the vicinity of the above-described property are hereby notified of the public hearing and that they may appear in person or be represented by counsel to be heard on this matter.

January 31, 2014

Date

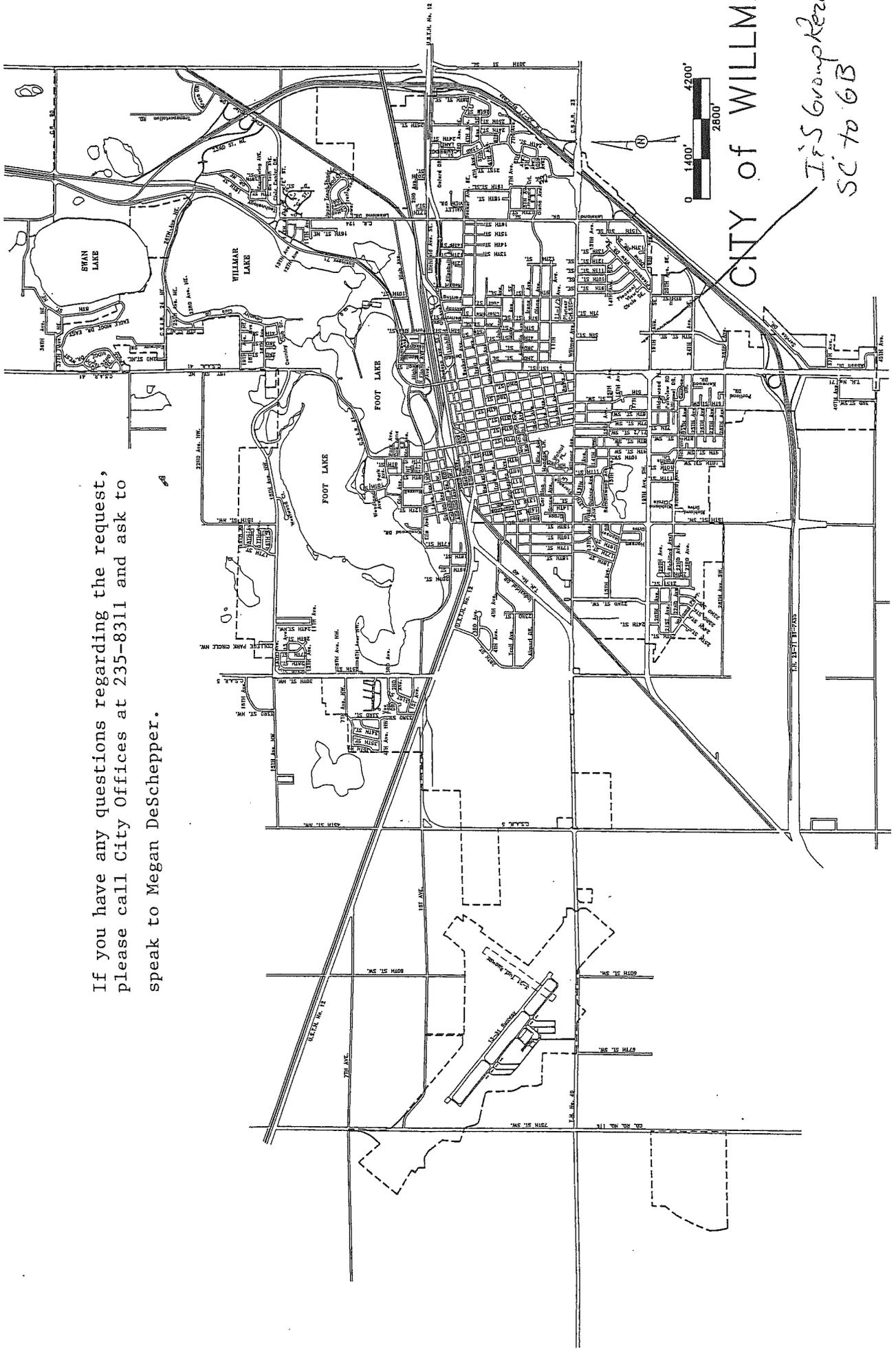
Megan M. DeSchepper

Planner

Si Usted no lee inglés o si este aviso no contiene una explicación suficiente, por favor comuníquese con Jill al 231-8575, de la Cooperativa de Integración del Oeste Central.

Hadii Aadan Akhriyi Karin Ama Aadan Fahmeeynin Ogeeysiiskan, Fadlan Soo WAC Contact:
Lul Yusaf, Somali Women & Family Center (320)235-0532 or (678)467-3217.

If you have any questions regarding the request,
please call City Offices at 235-8311 and ask to
speak to Megan DeSchepper.



CITY OF WILLMAR

I'S Group/Kerane
SC to GB

NOTICE OF HEARING FOR PROPOSED ZONING TEXT AMENDMENT

Notice is hereby given that the Willmar Planning Commission will meet at the Willmar City Office Building, 333 6th St. SW, Willmar, Minnesota, at 7:05 p.m. on Wednesday February 12, 2014, to consider an Ordinance amending No. 1060 known as the Willmar Zoning Ordinance by amending Section 3. relating to shipping/storage containers in residential areas:

SECTION 3. Ordinance 1060 is proposed to be amended by changing Section 3.E.8. so as to read as follows:

8. *Shipping/storage containers and trailers in residential areas shall be prohibited for use as a storage structure, except as a temporary unit for moving purposes for a period of not more than one month in a twelve month period.*

All property owners or residents of the City of Willmar are hereby notified of the public hearing and that they may appear in person or be represented by counsel to be heard on this matter.

January 31, 2014

Date

Megan M. DeSchepper

Planner

Si Usted no lee inglés o si este aviso no contiene una explicación suficiente, por favor comuníquese con Jill al 231-8575, de la Cooperativa de Integración del Oeste Central.

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Lul Yusaf, Somali Women & Family Center (320)235-0532 or (678)467-3217.

**NOTICE OF HEARING ON A REQUEST FOR
A CONDITIONAL USE PERMIT**

Notice is hereby given that the City of Willmar Planning Commission will meet on Wednesday, February 12, 2014, at 7:07 p.m. at the City Office Building (Conference Room #2 upstairs), 333 6th St. SW, Willmar, Minnesota, to conduct a public hearing to hear reasons for and against a conditional use permit requested by Verizon Wireless, Bloomington, MN, to allow a 100' monopole wireless communications tower on property described as: all of Block 66 excluding Lots 5, 6, 7, and the east 50' of Lot 8 and excluding the east 50' of the south half of Lot 9, First Addition to the Town of Willmar (515 2nd St. SW).

All property owners or residents living in the vicinity of the above-described property are hereby notified of the public hearing and that they may appear in person or be represented by counsel to be heard on this matter.

January 31, 2014
Date

Megan M. DeSchepper
Planner

Si Usted no lee inglés o si este aviso no contiene una explicación suficiente, por favor comuníquese con Jill al 231-8575, de la Cooperativa de Integración del Oeste Central.

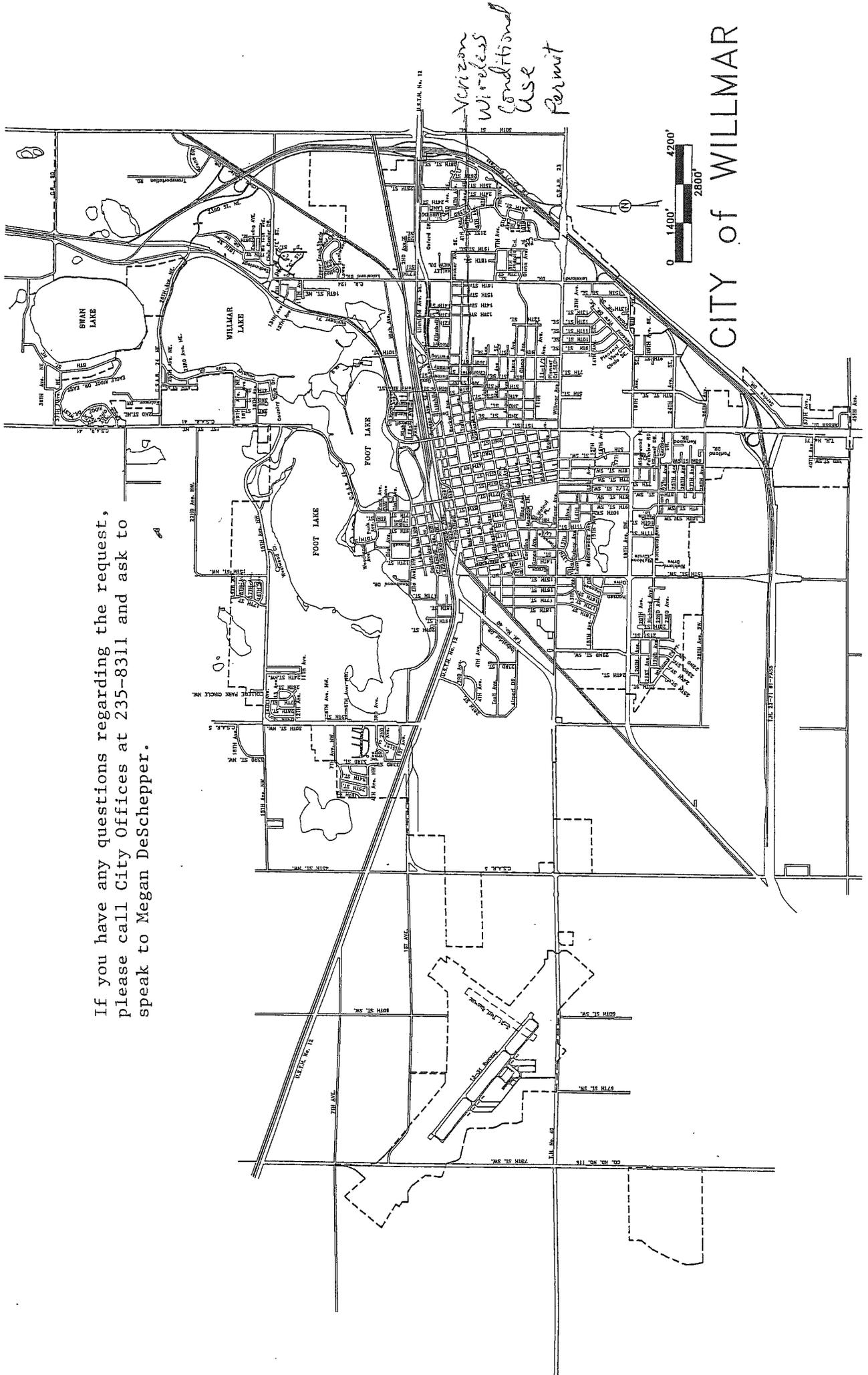
Hadii Aadan Akhriyi Karin Ama Aadan Fahmeeynin Ogeeysiiskan, Fadlan Soo WAC Contact:
Lul Yusaf, Somali Women & Family Center (320)235-0532 or (678)467-3217.

To approve a conditional use permit, the Planning Commission must make, where applicable, the following affirmative findings:

1. That the conditional use, with such conditions as the Commission shall determine and attach, conforms to the purpose and intent of this Ordinance, and is in conformity with the Comprehensive Land Use Plan of the City.
2. That there was no factual demonstration of a substantial/appreciable negative impact on values to properties in the neighborhood from the proposed conditional use.
3. The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community.
4. That the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district as zoned.
5. That adequate utilities, access roads, stormwater management, and other necessary facilities have been, or are being, provided.
6. That adequate measures have been, or will be, taken to provide ingress and egress in such a manner as to minimize traffic congestion and maximize public safety in the public streets.
7. The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area/neighborhood.

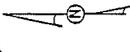
If you have any specific questions regarding the request, call City Offices at (320)235-8311 and ask to speak to Megan DeSchepper, City Planner.

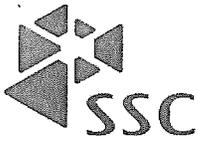
If you have any questions regarding the request,
please call City Offices at 235-8311 and ask to
speak to Megan DeSchepper.



Verizon
Wireless
Conditional
Use
Permit

CITY OF WILLMAR





January 27, 2014

Via FedEx

Megan DeSchepper
Planner
City of Willmar
333 6th St SW
Willmar, MN 56201

Re: Conditional Use Permit Application, Verizon Wireless, 515 - 2nd Street SW

Megan:

Please see the enclosed Conditional Use Permit Application for a monopole wireless communications tower and related equipment at 515 - 2nd Street SW, adjacent to the City of Willmar ("City") Fire Department. I am submitting this application as agent for Verizon Wireless ("Verizon").

I. PROJECT OVERVIEW

This letter and the accompanying documents describe the wireless communication facility proposed by Verizon, which is a one hundred foot (100') above ground level monopole tower with related ground-based equipment. The facility is proposed to replace the existing communications tower adjacent to the Fire Department, and will offer both Verizon and the City of Willmar the ability to provide improved wireless communications services. Verizon's existing tower sites in the surrounding area are nearing capacity, and therefore this proposed site is needed to keep up with increasing demand for voice and data service.

A. Technical Need for Site

In the past year, Verizon's radio frequency (RF) engineering team had determined that better network coverage was needed in the downtown Willmar area to meet the increasing voice and data needs of its wireless customers. Verizon currently has three (3) tower sites serving the City, all of which are located near the City's outer edges. With this proposed tower, both outdoor and, especially, indoor coverage in central and downtown Willmar will be improved.

When searching for a new tower location, typical considerations are the ground elevation, clearance above ground clutter, such as buildings and trees, and the proximity of adjacent towers. Typically, potential colocation sites on existing structures (towers, buildings, etc.) are examined first, in order to minimize the number of towers in a given area. To this extent, and to meet the requirements of the City's ordinance relating to wireless communications towers and antennas, the existing tower adjacent to the City's Fire Department was proposed as a candidate for colocation, or in this case, replacement, as the existing tower's structural capacity is not sufficient to support commercial wireless communication antennas and equipment.

B. Site Configuration

Verizon proposes to place its antennas at a centerline height of ninety-six feet (96') above ground level. Certain antennas currently located on the existing tower which are owned and operated by the City will be relocated to the proposed tower, as specified by City staff.

Verizon's radio and other technical equipment, along with a fully-enclosed, diesel-fueled emergency power generator, will be housed in a pre-fabricated equipment building at the base of the tower. The tower and equipment building will be protected from unauthorized access by a fenced area as shown on the enclosed plans. The generator would only be activated in the event of a power outage at the site.

II. SUPPORTING DOCUMENTATION AND CONCLUSION

The following supporting materials are enclosed:

- Photographic simulations of the proposed tower, as viewed from the north, south, east, and west of the property
- Letter regarding the need to provide additional network capacity, from Chong Lee, Radio Frequency Engineer with Verizon Wireless, dated October 22, 2013. Note: the "Willmar DT" tower location referenced is located just north of Highway 12 and west of 20th Street SE.
- Letter regarding mitigation of any interference, from Chong Lee, Radio Frequency Engineer with Verizon Wireless, dated October 22, 2013

The following additional items are enclosed:

- Ten (10) 11" x 17" copies of plans
- Completed application form
- Application fee check in the amount of \$225.00 and recording fee check in the amount of \$46.00

With the filing of this application, I would appreciate your support for this project. Please contact me at 952-831-0131 or sfester@ssc.us.com with any questions as you review this application.

Sincerely,



Steve Fester
Agent for Verizon Wireless

Attachments

cc: Mark Boeschen, City of Willmar
Marcia Paine, Verizon Wireless



October 22, 2013

Re: Verizon Wireless 100' Monopole
515 2nd Street SW
Verizon Site Name: MN07 Leon Willmar

To Whom it may concern:

The proposed site, MN07 Leon Willmar, is needed to provide additional capacity to customers that are being served by the southwest facing antennas of our Willmar DT tower location. Our modeling tool indicates that this new site will offload the Willmar DT southwest sector by 40%. This offload will increase many customers' throughput, which improves users' experiences and provide enhanced in building services to customers in the downtown and surrounding areas.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chong Lee".

Chong Lee
Radio Frequency Engineer



October 22, 2013

Re: Interference to existing communication systems
FAA and Standards Compliance
Verizon Wireless 100' Monopole
515 2nd Street SW
Verizon Site Name: MN07 Leon Willmar

To Whom it may concern:

Verizon Wireless is proposing a new wireless communication facility in Willmar, MN. The proposed facility has been designed to provide increased capacity and coverage of wireless service for the surrounding residential, commercial, & vehicular customers.

Verizon Wireless complies with all applicable local, state, and federal regulations with respect to radio frequency emission standards adopted by the FAA and FCC. All licensed users of radio frequencies operate on specific frequencies and bandwidths that are highly regulated by the FCC. The FCC has licensed Verizon Wireless to a limited radio frequency spectrum. Out of band emission limits are clearly stipulated for service transmission and we strictly comply with these requirements to protect our licensing by the FCC. Additionally, the proposed facility will not interfere with the reception or transmission of other legally licensed commercial or private facilities, including emergency services.

In the unlikely event that Verizon Wireless causes any interference we will work with the appropriate parties to mitigate the effect by whatever means necessary. This may include relocating transmitters, installing filters, changing frequencies or even shutting down the offending frequency until a solution can be found.

Sincerely,

A handwritten signature in black ink, appearing to read "Chong Lee".

Chong Lee
Radio Frequency Engineer

verizonwireless
Site: 265819
Leon Willmar
Willmar, Minnesota

SSC
7803 Glenroy Road, Suite 250
Bloomington, MN 55439
613 438 7700



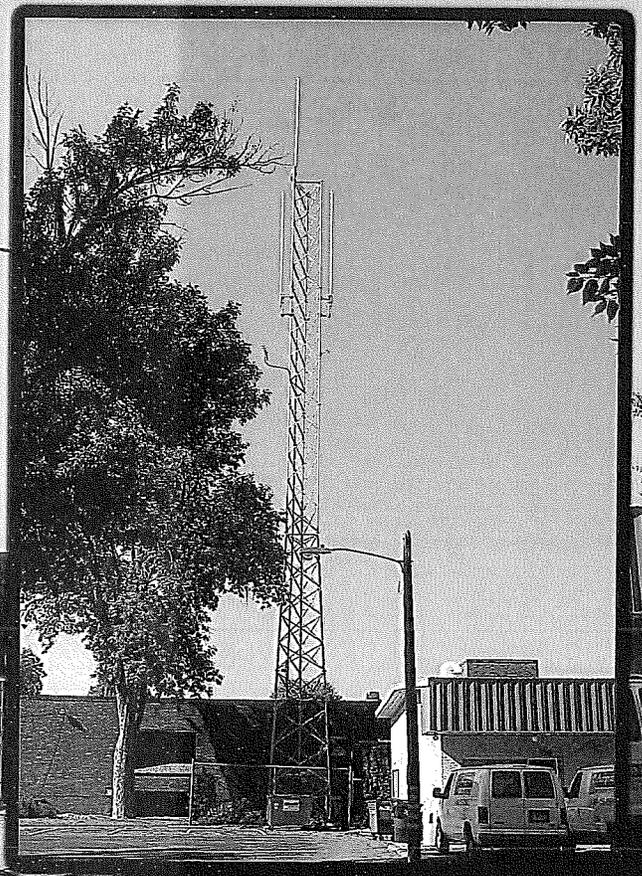
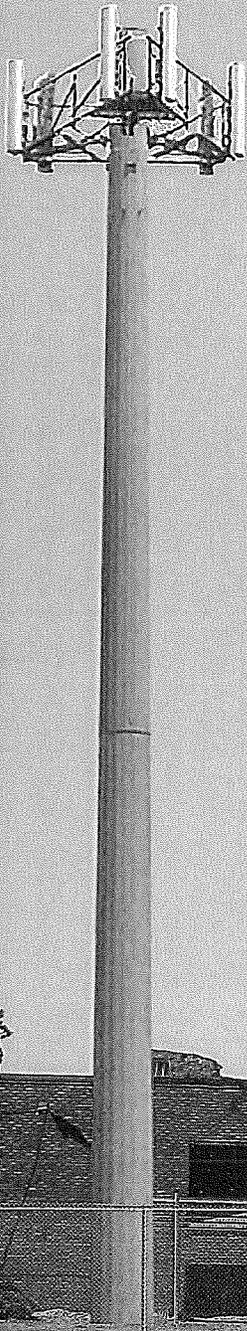
LOOKING EAST



verizon wireless

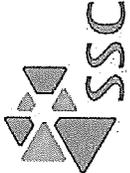
Site: 265819
Leon Willmar
Willmar, Minnesota

7803 Glenroy Road, Suite 250
Bloomington, MN 55439
913 438 7700

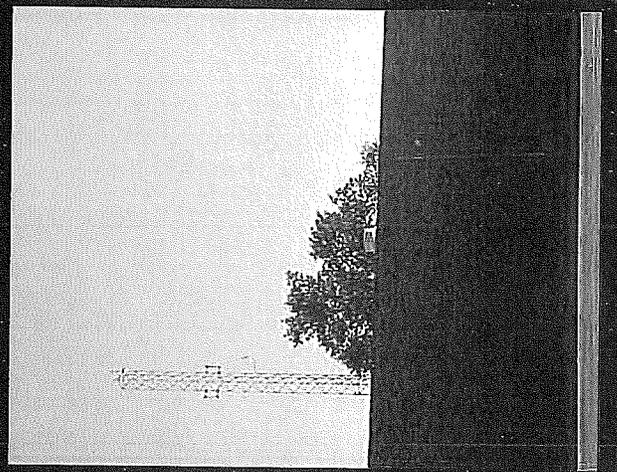
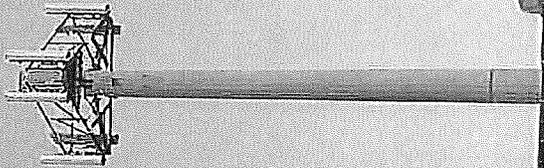


LOOKING NORTH

verizonwireless
Site: 265819
Leon Willmar
Willmar, Minnesota



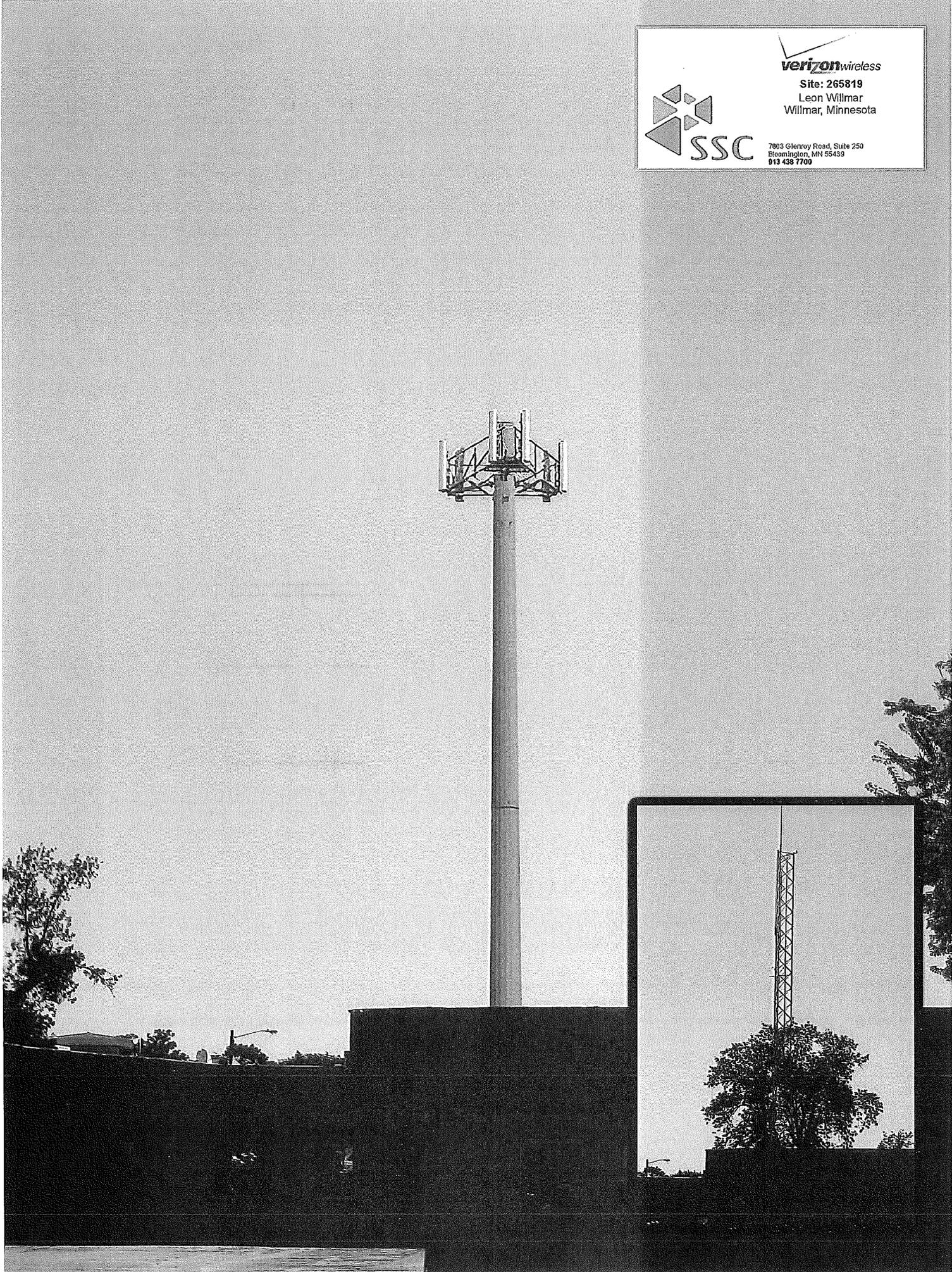
7803 Glenay Road, Suite 200
Bloomington, MN 55438
612 438 7700



HLAOS 2N1X007
LOOKING SOUTH

verizonwireless
Site: 265819
Leon Willmar
Willmar, Minnesota

SSC
7803 Glenroy Road, Suite 250
Bloomington, MN 55439
913 438 7700



LOOKING WEST

PLANS PREPARED FOR:



PLANS PREPARED BY:
 7803 Glamoy Road, Suite 102
 Bloomington, Minnesota 55439
 Phone: 952-946-4700
 Fax: 952-946-4777
SSC

STRUCTURAL CIVIL ENGINEER:
 I hereby certify that the design, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY ISSUE

ELECTRICAL ENGINEER:
 I hereby certify that the design, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Drawings Notice:
 The drawings are prepared for the use of the contractor. The contractor is responsible for the accuracy of the drawings. The contractor shall verify the accuracy of the drawings before construction. The contractor shall be responsible for the accuracy of the drawings. The contractor shall be responsible for the accuracy of the drawings.

DATE: 07/27/04
 DRAWING NO: 04/001
 SHEET NO: T-1

DESCRIPTION: MN07 LEON WILLMAR
 DATE: 07/27/04
 BY: [Signature]

SITE NAME: MN07 LEON WILLMAR
 SITE NUMBER: 265819

SITE ADDRESS: 515 2ND STREET SW
 WILLMAR, MINNESOTA 56201

SHEET DESCRIPTION: TITLE SHEET

SHEET NUMBER: T-1



MN07 LEON WILLMAR NEW SITE BUILD

DRIVING DIRECTIONS

FROM: BLOOMINGTON, MN SWITCH HEAD WEST ON OLD SHAGOPEE RD, MERGE ONTO US-169 NORTH (4.6 MI), TAKE EXIT ONTO OLD SHAGOPEE RD, MERGE ONTO US-12 VIA EXIT ON THE LEFT TOWARD WAZAIA (55.6 MI), TURN RIGHT ONTO US-12/ SIBLEY AVE N/ MN-22 (27.1 MI), CONTINUE TO FOLLOW US-12W (27.1 MI), TURN LEFT ONTO 2ND ST. SW. - 515 2ND ST. SW ON LEFT (.3 MI).



THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER ABOVE OR BELOW GROUND) AND TO AVOID DAMAGES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

VERIZON WIRELESS DEPT. APPROVALS

TITLE	NAME	DATE
RF ENGINEER		
OPERATIONS MANAGER		
CONSTRUCTION ENGINEER		
CONSTRUCTION MANAGER		
REAL ESTATE MANAGER		
LANDLORD		

PROJECT INFORMATION

SITE NAME: MN07 LEON WILLMAR
LESSOR: WILLMAR, MINNESOTA 56201
CONTRACT: MARK BESSCHEN
PHONE: (320) 235-4917
FAX: (320) 235-4917

SITE ADDRESS:
 10801 BUSH LAKE ROAD
 BLOOMINGTON, MINNESOTA 55438
PHONE: 952-946-4700
FAX: 952-946-2118

CONSTRUCTION ENGINEER:
 VERIZON WIRELESS
 10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438
PHONE: (612) 720-0032

CONSULTING ENGINEER:
 SSC, INC.
 7803 GLAMOY RD, SUITE 102
 BLOOMINGTON, MN 55439
PHONE: (952) 946-4700
FAX: (952) 946-4777

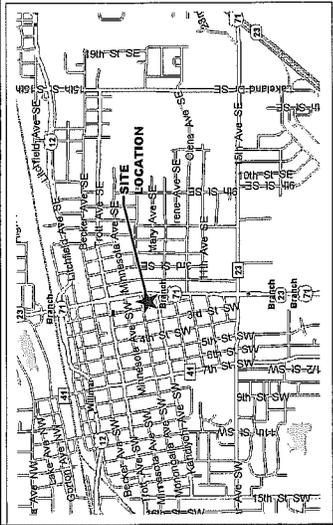
REGISTERED PROFESSIONAL ENGINEER:
 M. W. SWANER - PROJECT MANAGER
 D.D. SIMS - LEAD DESIGNER
PHONE: (913) 438-7700
FAX: (913) 438-7777

CODE COMPLIANCE:
 2009 INTERNATIONAL BUILDING CODE
 2008 NATIONAL ELECTRIC CODE
 TIA/EIA-222-C OR LATEST EDITION
 2002 ASCE CODE OF PRACTICE FOR TOPOGRAPHIC CATEGORY 1
 EXPOSURE CATEGORY B
GENERATOR FUEL TYPE:
 DIESEL

SHEET INDEX

SHEET NUMBER	TITLE SHEET	SHEET DESCRIPTION	RESPONSIBLE DISCIPLINE
T-1	TITLE SHEET	TOPOGRAPHIC SURVEY (BY OTHERS)	SC/E
A-1	OVERALL SITE PLAN		SC
A-2	ENLARGED SITE PLAN		SC
A-3	TOWER ELEVATION & ANTENNA LAYOUT		SC

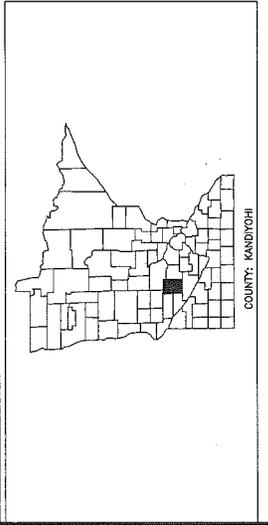
VICINITY MAP



AERIAL VIEW



GENERAL LOCATION MAP



SITE SURVEY



LEGEND

- TREE DECIDUOUS
- YARD LIGHT
- SIGN SINGLE POST
- SHRUB
- ELEC METER
- WATER HYDRANT
- OVERHEAD ELECTRIC
- UNDERGROUND TELE
- ELEC LIGHT POLE
- TELE PEDESTAL
- WATER VALVE
- TV PEDESTAL
- STORM CATCH BASIN
- SANITARY MANHOLE
- FLAG POLE
- GUARD POST

PARENT PARCEL DESCRIPTION: (per U.S. Title Solutions File No. 43041-MN1304-5030, dated April 23, 2013.)
 Block 66, except Lots 5, 6, 7 and the East 65 feet of Lot 8 and except the east 20 feet of the 57 1/2' of Lot 11, FIRST ADDITION TO THE CITY OF WILLMAR.

SCHEDULE "B" EXCEPTIONS: (per U.S. Title Solutions File No. 43041-MN1304-5030, dated April 23, 2013.)
 B) Map - First Addition to town of Willmar.
 Map is as shown on the survey.



WIDSETH SMITH NOLTING
 Engineering
 Architecture
 Surveying
 Environmental

1111 W. WYOMING ST. SUITE 200
 MINNEAPOLIS, MN 55402
 PHONE: 612.338.1111
 FAX: 612.338.1112
 WWW.WSNOLTING.COM

DATE: 7/2/14
 DRAWN BY: JMB/SAK
 CHECKED BY: 618
 FIELD WORK: 4/12/13

REVISIONS

No.	Date	By	CHK	APPD

SSC

SITE NAME: MN07 LEON WILLMAR
 Kandiyohi, MN

SURVEYOR NOTE:
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MINNESOTA SURVEYING ACT AND THE MINNESOTA SURVEYING BOARD RULES. THE SURVEYOR HAS REVIEWED ALL RECORDS AND EVIDENCE AND FROM THE RECORDS AND EVIDENCE HAS LOCATED THE CORNERS AND POINTS OF THE SURVEY. THE SURVEY WAS CONDUCTED ON 4/12/13. REQUEST TICKET NO. 1309891927, DATED APRIL 6th, 2013.

PLANS PREPARED FOR:



verizon wireless
1891 BUSH LAKE ROAD
BLOOMINGTON, MN 55428
PHONE: (952) 746-8700

PLANS PREPARED BY:
7803 Glenroy Road, Suite 102
Bloomington, Minnesota 55409
Phone: (952) 746-8700
Fax: (952) 438-7177



SSC

STRUCTURAL ENGINEER
I hereby certify that the plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

ELECTRICAL ENGINEER
I hereby certify that the plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

MECHANICAL ENGINEER
I hereby certify that the plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY ISSUE

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DATE	BY	REV
11/27/14	SSC	1

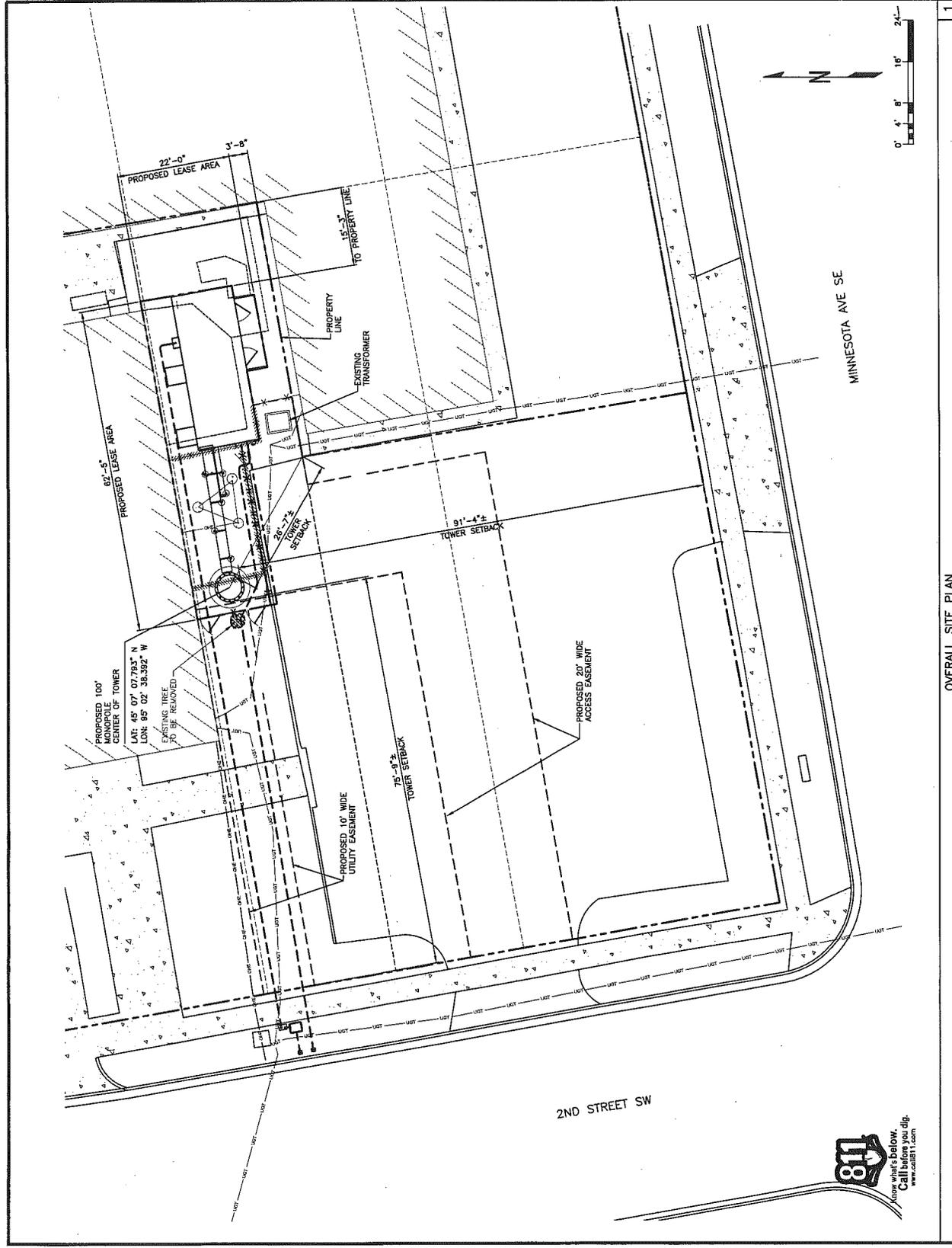
SITE NAME
MN07 LEON WILLMAR

SITE NUMBER
265819

SITE ADDRESS
515 2ND STREET SW
WILLMAR, MINNESOTA
56201

SHEET DESCRIPTION
OVERALL SITE PLAN

SHEET NUMBER
A-1



OVERALL SITE PLAN

1



PLANS PREPARED FOR:

10801 BUSY LAKE ROAD
BLOOMINGTON, MN 55438
PHONE: (952) 744-4700

PLANS PREPARED BY:

7803 Glenroy Road, Suite 102
Bloomington, Minnesota 55438
Phone: 952-851-0181
Fax: 952-851-7171

STRUCTURAL ENGINEERS

I hereby certify that the design, calculation, and report were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Signature: _____
Date: _____
Name of Licensed Professional Engineer: _____
Professional Engineer License No.: _____
City: _____
State: _____

ELECTRICAL ENGINEER

I hereby certify that the design, calculation, and report were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Signature: _____
Date: _____
Name of Licensed Professional Engineer: _____
Professional Engineer License No.: _____
City: _____
State: _____

PRELIMINARY ISSUE

DRAWING NOTICE

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DESCRIPTION	DATE	BY	REV
ISSUED FOR TOWER	07/27/14	DSF	A

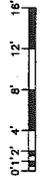
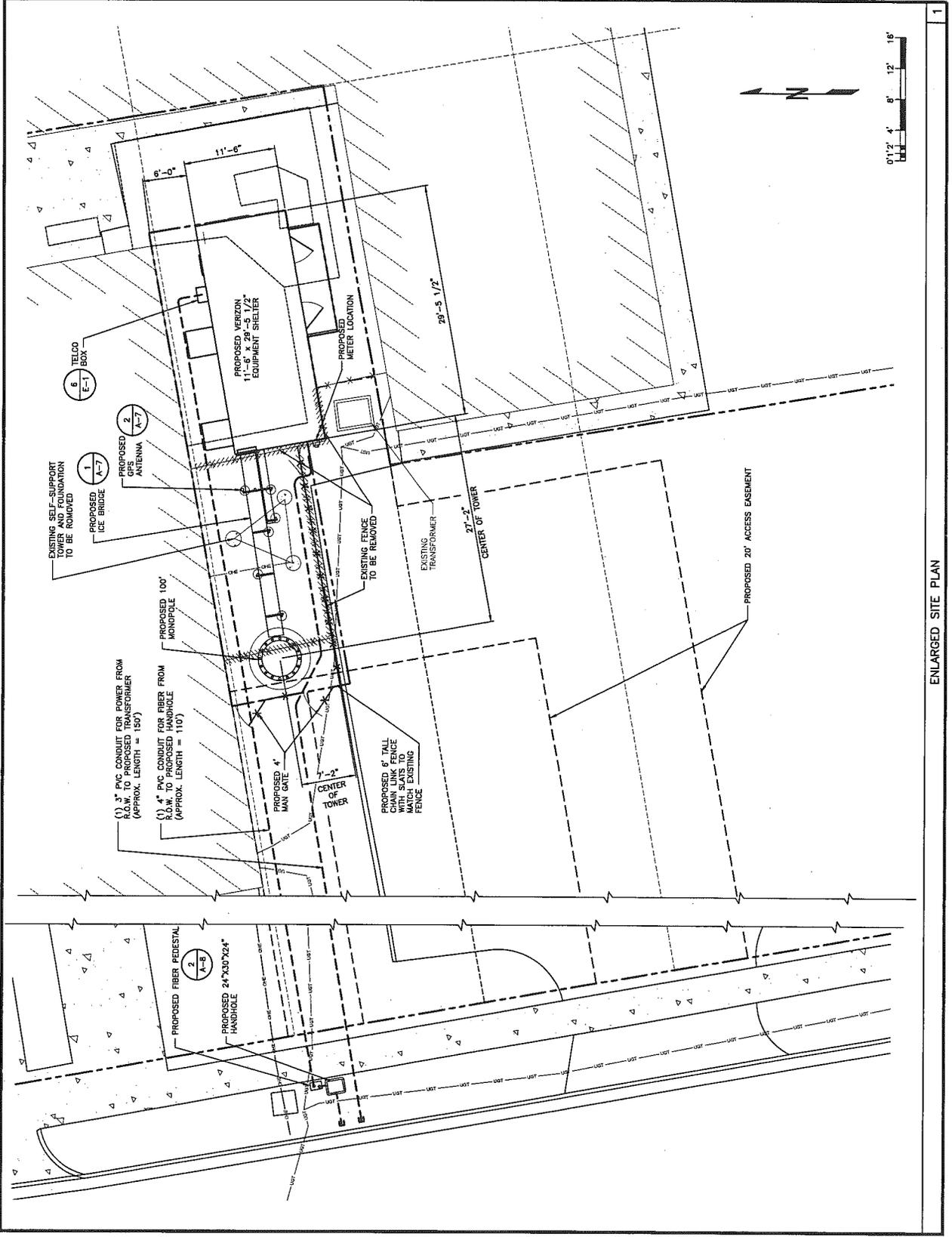
SITE NAME:
MIN07 LEON WILLMAR

SITE NUMBER:
265819

SITE ADDRESS:
**515 2ND STREET SW
WILLMAR, MINNESOTA
56201**

SHEET DESCRIPTION:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



ENLARGED SITE PLAN

1

PLANS PREPARED FOR:

10801 BURLAKE ROAD
BLOOMINGTON, MN 55428
PHONE: (652) 746-4700

PLANS PREPARED BY:

7603 Glenroy Blvd, Suite 102
Bloomington, Minnesota 55439
Phone: (652) 746-4700
Fax: 919-986-7777

STRUCTURAL ENGINEER:

I hereby certify that the design, construction, or repair was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signature: _____
Title: _____
Date: _____
Project or other name: _____
City: _____
State: _____
Zip: _____

ELECTRICAL ENGINEER:

I hereby certify that the design or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signature: _____
Title: _____
Date: _____
Project or other name: _____
City: _____
State: _____
Zip: _____

DRAWING NOTICE:

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SUBMITTALS	DATE	BY	REV
USED FOR DRWG	02/24/11	DP	1

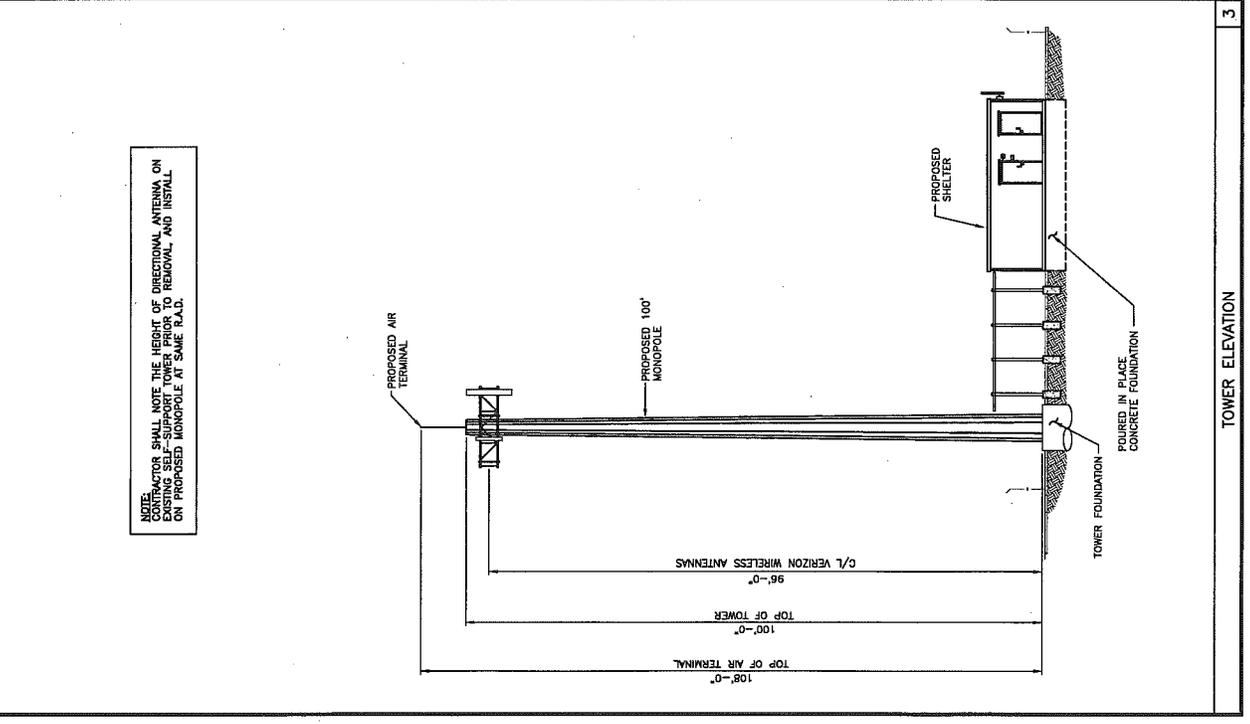
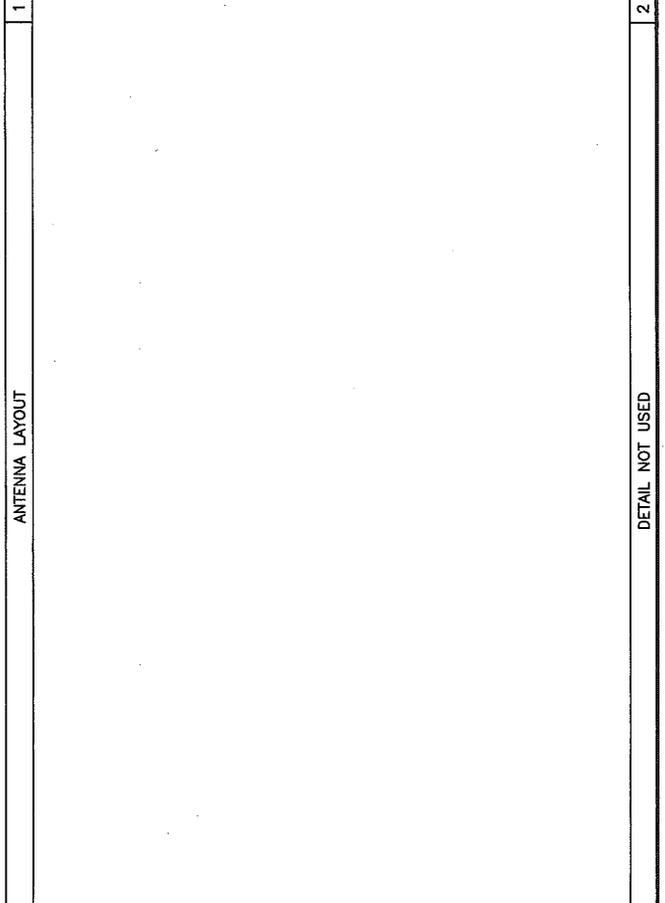
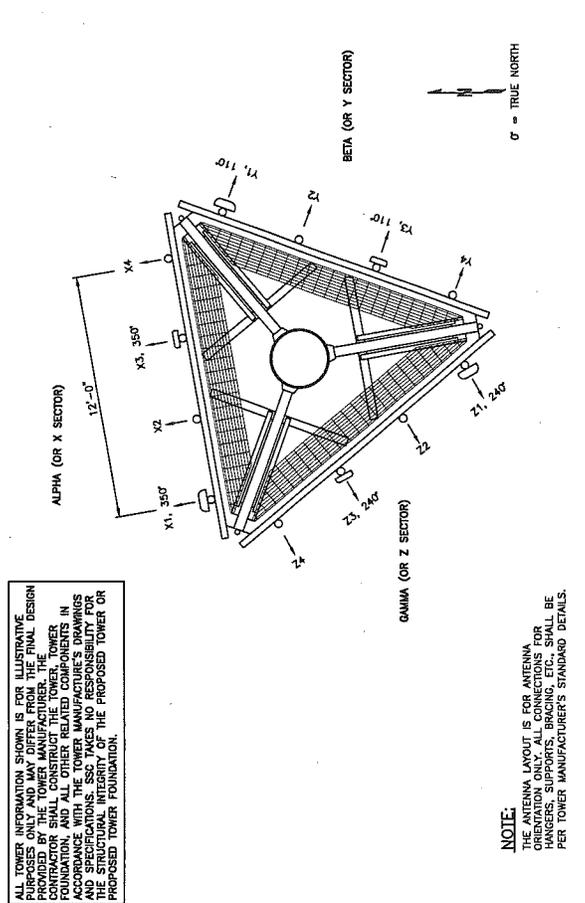
SITE NAME: MN07 LEON WILLMAR

SITE NUMBER: 265819

SITE ADDRESS: 515 2ND STREET SW
WILLMAR, MINNESOTA
56201

SHEET DESCRIPTION: TOWER ELEVATION & ANTENNA LAYOUT

SHEET NUMBER: A-3



1 ANTENNA LAYOUT

2 DETAIL NOT USED

3 TOWER ELEVATION