CITY OF BALDWIN

AGENDA FOR JULY 1ST, 2026
BALDWIN CITY COUNCIL REGULAR MEETING
7:00 p.m.
(Revised 06/26/2026)

7:00 p.m. Call to Order
a. Pledge of Allegiance
b. Additions/Corrections to Agenda
c. Approval of Regular Meeting Agenda With/Without Additions/Corrections

Treasurer's Report:

Sheriff's Report:

Fire Department Report:
a. Discuss/Approve/Disapprove Elected Fire Chief, Robin Fischer Effective 6/9/2026
b. Discuss/Approve/Disapprove Elected Assistant Fire Chief, Brian Torborg Effective 6/9/2026
c. Discuss/Approve/Disapprove Elected Captain 5, Connor Loscheider Effective 6/9/2026
d. Discuss/Approve/Disapprove Using Cell Tower Funds to Pay for First Due
e. Discuss/Approve/Disapprove Donation for Fire Dance Liquor License Fee and Insurance – Tom Rush
f. Discuss/Approve/Disapprove Changing the Fire Department Liaison to Scott Case – Jay Swanson

Public Comment Requests:

Approval of Consent Agenda *(Items on Consent Agenda are reviewed in total by the City Council and may be approved through one motion. Any item on the Consent Agenda may be removed by any of the City Council Members for separate consideration.)*

- Approve Road Workshop Meeting Minutes for June 11th, 2026
- Approve Special City Council Meeting Minutes/Employee Reviews for June 16th, 2026
- Approve City Council Meeting Minutes for June 17th, 2026
- Approve Baldwin Newsletter for July - September 2026
- Approve Resolution 26-18; Application for Exempt Bingo and Raffle Permit for Christ Our Light Catholic Parish for Event on September 20th, 2026

Disclaimer: This agenda has been prepared to provide information regarding an upcoming meeting of the Baldwin City Council. This document does not claim to be complete and is subject to change. A quorum of the Baldwin City Council must be present. Five Copies of the agenda and one copy of the packet materials are available for review by the public. The meeting will be video and audio recorded for transcription purposes only.

- Approve Application for One Day Temporary On-Sale Liquor License for Christ Our Light Catholic Parish for Event on September 20th, 2026

Planning Items:
a. Discuss/Approve/Disapprove Conditional Use Permit for Vertical Bridge/The Towers LLC at 28509 128th Street
b. Discuss/Approve/Disapprove Dvoracek Variance at 28506 97th Street
c. Discuss/Approve/Disapprove Coen Variance at 14203 285th Street
d. Discuss/Approve/Disapprove Resolution 26-19; Adopting a Comprehensive Plan Update
e. Discuss Code Enforcements

Park Committee Report – Tom Rush
a. Discuss/Approve/Disapprove Park Committee Member; Lester Kriesel's Resignation, Effective October 16th, 2025
b. Discuss/Approve/Disapprove Park Committee Appointment of Krista Reinke

Cemetery Update – Tom Rush
a. Discuss/Approve/Disapprove Cemetery Sexton; Lester Kriesel's Resignation, Effective March 1st, 2026

Tabled Items:
a. Discuss/Approve/Disapprove Quote from NSU for Telemetry Units – Jay Swanson
b. Discuss/Approve/Disapprove Pay Increase/COLA for Employees – Jay Swanson
c. Discuss City Owned Land on Country Road 9 and 45 – Jeff Holm

New Business:
a. Discuss/Approve/Disapprove Eliminating Direct Deposit for Fire Department Payroll – Scott Case
b. Discuss CIP for the City of Baldwin – Scott Case
c. Discuss Scheduling an Open House for 100th Street Residence Regarding Road Project – Alan Walker
d. Discuss/Approve/Disapprove Survey on 100th Street – Alan Walker

Announcements:
a. City Hall Closed Friday, July 3rd, 2026 in Observance of Independence Day
b. Special Planning Commission Meeting Wednesday, July 8th, 2026 at 7:00 p.m.
c. Next City Council Meeting Wednesday, July 15th, 2026 at 7:00 p.m.
d. July 14th – July 28th, Filing Period Opens for Municipal Offices; Mayor; Four Year Term and Two Positions for City Council; Four-Year Term

Any Other Business:

Approve Bills for Payment:

Adjourn:

CITY OF BALDWIN

*Cash Balances

Cash Account: 10100

July 2026

Fund	Begin July 2026	Receipts	Disbursements	Transfers Rec/Disb	Transfers Journal Entries	JE Payroll	Balance No Investments	Investments	Balance	
10100 - Old National Bank										
101 - General Fund	($631,406.65)	$0.00	($4,228.58)	$0.00	$0.00	($1,481.32)	($637,116.55)	$0.00	($637,116.55)	In Bal
225 - Cemetery Fund	$11,023.95	$0.00		$0.00	$0.00		$11,023.95		$11,023.95	In Bal
250 - Fire Fund	$155,895.86	$0.00	($933.50)	$0.00	$0.00	($3,258.84)	$151,703.52		$151,703.52	In Bal
275 - Street Capital	$1,069,142.84	$0.00	($162,632.35)	$0.00	$0.00		$906,510.49		$906,510.49	In Bal
301 - G.O. 2017A	$246,807.99	$0.00		$0.00	$0.00		$246,807.99		$246,807.99	In Bal
302 - G.O. 2024A	$45,342.84	$0.00		$0.00	$0.00		$45,342.84		$45,342.84	In Bal
401 - Capital Project Fund	$175,320.50	$0.00		$0.00	$0.00		$175,320.50		$175,320.50	In Bal
402 - Fire Services	($6,024.61)	$0.00		$0.00	$0.00		($6,024.61)		($6,024.61)	In Bal
403 - Fire Infrastructure Fund	$279,777.49	$0.00		$0.00	$0.00		$279,777.49		$279,777.49	In Bal
404 - Parks Capital Fund	$86,889.24	$0.00	($1,958.98)	$0.00	$0.00		$84,930.26		$84,930.26	In Bal
602 - Sewer Fund	$45,988.97	$0.00	($8,034.27)	$0.00	$0.00		$37,954.70		$37,954.70	In Bal
801 - Developers Account - Escrow	$196,926.42	$0.00	($24,035.97)	$0.00	$0.00		$172,890.45		$172,890.45	In Bal
802 - Baldwin Estates Escrow	$2,389.61	$0.00		$0.00	$0.00		$2,389.61		$2,389.61	In Bal
804 - Buck Run Escrow	$15,401.81	$0.00		$0.00	$0.00		$15,401.81		$15,401.81	In Bal
805 - Sumser Farms 1st Addt Escr	$2,186.41	$0.00		$0.00	$0.00		$2,186.41		$2,186.41	In Bal

	MTD Amounts	YTD Amounts
Begin	$1,695,662.67	$1,725,230.87
Receipt	$0.00	$1,099,802.78
Disbursements	($201,823.65)	($1,152,168.33)
Transfers Rec/Disb	$0.00	$0.00
Transfers JE	$0.00	$2.04
JE Payroll	($4,740.16)	($183,768.50)

	MTD Amounts	Begin + YTD	
Investments	$0.00	$0.00	
Petty Cash	$0.00	$0.00	
Savings	$0.00	$0.00	
Money Market	$0.00	$0.00	
Balance	$1,489,098.86	In Balance	

first due

Quote

One-time subtotal	$1,000
Subscription subtotal	$6,550
Total year 1	**$7,550**

first due

107 Seventh St
Garden City, NY 11530, United States

First Due Quote

Prepared By: Tyler Ledbetter
Valid Until: Aug 31, 2026
Quote Number: 1545132000635214025

Baldwin Fire & Rescue (MN)

We are excited to present pricing for the First Due Suite! Please see detailed breakdown below. It is important to note that First Due is a cloud-based system, and all Support, Maintenance, Hosting and Upgrades are ALWAYS INCLUDED.

First Due Modules and Implementation Services Included - Description

Occupancy Management & Pre-Incident Planning
Manage Occupancies, Pre-Incident Mapping, ArcGIS Maps, Fire Systems, Hazardous Material, and Contacts.

Responder
Web Responder dashboard and Responder iOS/Android App with notifications, statusing and routing.

Incident Reporting - Fire Incident Documentation
Fire Incident Documentation enabling ongoing State and Federal compliance with NFIRS and NERIS data standards.

Personnel Management
Store, Manage and Access Employee Records including demographic data, certifications and employment information.

Basic Training Records
Assign Training, Record Completions, View Training Logs, and Manage Certifications.

Events & Activities
Create Events, View Global Activity Log, and Access Global Calendar.

Assets & Inventory
Assets, vehicles, equipment and inventory management, assets and equipment checks, and work order management.

CAD Integration (Other)
Receive CAD Data to support First Due Responder and Incident Reporting modules via sFTP, XML, or API.

Essentials Online Training Package
Up to 4 Hours Online Training with certified First Due Instructor

Implementation and Configuration Services
Services related to configuring and customizing the First Due Platform as described in the Statement of Work.

One-Time Subtotal	**$ 1,000.00**
Subscription Subtotal	**$ 6,550.00**
Total Year 1	**$ 7,550.00**

**Excluding Tax*

Terms and Conditions

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Optional Add-Ons

First Due Modules	Description	Price
Inspections	Field Inspections, Configurable Checklists, Violation Management, Virtual Inspections, Inspections Scheduler, and Integrated Pre-Incident Planning.	$ 1,000.00
AI Enhanced Documentation: Fire Reporting	AI powered transcription and documentation solution to assist with completing NFIRS/NERIS reports.	$ 500.00

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First Due Modules and Implementation Services Included – Description

Occupancy Management & Pre-Incident Planning

Manage Occupancies, Pre-Incident Mapping, ArcGIS Maps, Fire Systems, Hazardous Material, and Contacts.

Responder

Web Responder dashboard and Responder iOS/Android App with notifications, status and routing.

Incident Reporting - Fire Incident Documentation

Fire Incident Documentation enabling ongoing State and Federal compliance with NFIRS and NERIS data standards.

Personnel Management

Store, Manage and Access Employee Records including demographic data, certifications and employment information.

Basic Training Records

Assign Training, Record Completions, View Training Logs, and Manage Certifications.

Events & Activities Create Events, View Global Activity Log, and Access Global Calendar.

Assets & Inventory

Assets, vehicles, equipment and inventory management, assets and equipment checks, and work order management.

CAD Integration (Other)

Receive CAD Data to support First Due Responder and Incident Reporting modules via sFTP, XML, or API.

Essentials Online Training Package

Up to 4 Hours Online Training with certified First Due Instructor

Implementation and Configuration Services

Services related to configuring and customizing the First Due Platform as described in the Statement of Work

ALPINESOFTWARE

Quote

One-time Subtotal	$1,500
Annual Subtotal	$11,924
Total Year 1	**$13,424**

ALPINESOFTWARE

Baldwin Fire Dept - Full RedAlert System Ballpark Quote

Baldwin Fire Dept

Reference:
Quote created: April 21, 2026
Quote expires: July 31, 2026
Quote created by: Will Wendel
"Account Executive"
willw@alpinesoftware.com

Comments from Will Wendel

Pricing & Contract Terms

Alpine Software offers 1-, 3-, or 5-year agreements. Annual contracts include a 3–5% annual uplift depending on the length and size of the agreement.

The pricing shown reflects the annual cost for the first year of service and is provided for quoting purposes only — this document is not a contract.

Any discounts included in this quote are not temporary or promotional. They are permanent and will carry forward for the duration of your agreement. Your discounted rate is locked in and will not increase due to the expiration or removal of a discount.

Billing Considerations

If needed, we can delay your first invoice for up to one year while beginning implementation immediately after contract signature to help align with your budget cycle.

Products & Services

Item & Description	Quantity	Unit Price	Total
RedAlert Desktop Centralized platform for incident reporting, personnel management, daily logs, document management, training, certification, and event	1	$2,000.00 / year	$2,000.00 / year for 1 year

scheduling. Includes NERIS compliance for state and federal submission, integrated imaging and records, and secure document storage for all department operations. Includes US-based customer support in Rochester, NY. Designed for deployment on Windows-based operating systems only. NERIS input from a mobile device is provided as an extension of RedAlert Desktop.

RedAlert Email/Paging CAD Interface Receives the same alert data transmitted from the dispatch center to alerting applications via email or paging data push. Supports basic alerting and limited automation of incident report creation based on available dispatch information. Implementation requires coordination with the dispatch agency to define integration scope and confirm any vendor-imposed interface fees prior to setup.	1	$250.00 / year	$250.00 / year for 1 year
RedAlert Responder Mobile Responder solution that provides real-time incident notifications, response status updates, and routing for personnel within the RedAlert Mobile App.	1	$500.00 / year	$500.00 / year for 1 year
RedAlert Mapping GIS-powered mapping solution enabling hydrant plotting, POI plotting, hazard, and pre-incident plan visualization across Desktop, Mobile, and MDT platforms. Supports hydrant layers, property boundaries, and live map overlays for field and station use. Includes RedAlert Hydrant Management in package.	1	$1,000.00 / year	$1,000.00 / year for 1 year
RedAlert Scheduling Configurable shift and staffing scheduler for managing shift calendar, time-off requests, shift trades, and automated notifications.	1	$3,000.00 / year	$3,000.00 / year for 1 year
RedAlert Property Inspections and Management Comprehensive field inspection, permitting, and violation management tool supporting configurable checklists, inspections, and permit tracking. Enables departments to build out and manage detailed property pre-plans, including hazards, contacts, and site information. Integrates with GIS mapping for inspection scheduling, field access, and follow-up. Mobile App for iPad only.	1	$3,499.00 / year	$3,499.00 / year for 1 year
RedAlert Assets, Inventory, and Maintenance End-to-end asset, equipment, and fleet management system for tracking truck checks, equipment checks, fleet inspections, hoses,	1	$1,500.00 / year	$1,500.00 / year for 1 year

SCBAs, inventory, maintenance, and work orders. Provides lifecycle tracking, automated notifications, and compliance reporting for apparatus and station assets.

RedAlert Paging & Reminders Integrated notification module that automates delivery of system alerts, task reminders, and scheduled notifications to personnel via email, text, or in-app messaging. Supports customizable reminder intervals for inspections, maintenance, training, and compliance deadlines. Ensures critical assignments and time-sensitive activities are completed on schedule across all RedAlert modules.	1	$25.00 / year	$25.00 / year for 1 year
RedAlert Retone Supplemental CAD alerting and notification service allowing departments to retransmit CAD activations via text, push notification, or pager for secondary alerting redundancy.	1	$25.00 / year	$25.00 / year for 1 year
RedAlert Pay Per Call Tracking System Module for tracking, calculating, and reporting per-call compensation for responders. Automatically logs attendance and participation from incident entries, applies department-defined pay rates, and exports payment summaries for payroll or municipal processing.	1	$25.00 / year	$25.00 / year for 1 year
RedAlert Station Monitor Digital station display for call alerts, shift information, and department bulletins. Delivers interface for display boards in truck bay or office areas of the fire house. Includes CAD interface and GIS mapping integration. -Includes the software for the bulletin board display (Up to X Bulletins). -Department is responsible for display hardware (TV, monitor, screen, etc.) and HDMI connection to that display via a laptop or PC that will host the software	1	$100.00 / year	$100.00 / year for 1 year
RedAlert Implementation, Product Training, & Configuration Services Comprehensive professional services for configuring, customizing, training, and deploying the RedAlert platform based on department purchases. Training is delivered in a one-on-one, train-the-trainer format and continues until the platform is fully operational.	1	$1,500.00	$1,500.00

Annual subtotal	$11,924.00
One-time subtotal	$1,500.00

Purchase terms

By signing below, I agree to purchase the software and services quoted above on the following coterminous terms:
The subscription of software and services attached to this quote shall run coterminously with the Term of the Alpine Software as a Service License Agreement, and any actions or events which shall operate to extend or terminate the Agreement shall automatically extend or terminate this quote simultaneously. All fees are committed and non-cancellable.

Implementation and Training: Any implementation or training associated with the purchased modules would need to occur on Monday - Friday between 8:30 AM and 4:30 PM ET

Payment Terms: payment is due thirty days from Signature Date.

Questions? Contact me

Will Wendel
"Account Executive"
willw@alpinesoftware.com

Alpine Software
295 Woodcliff Drive
Fairport, NY 14450
United States

PS TRAX

Quote

One Time Fees	$1,080
Annual Fees	$3,570
IamResponding fee	$3,137
Total first year	**$7,787**

EXHIBIT A: MODULES & PRICING

The pricing below includes:

- **Software License:** Access to the licensed modules.
- **Setup & Implementation:** Includes project management, data import, configuration, training, and rollout.
- **Hosting:** Secure and reliable platform hosting.
- **Unlimited Support:** Ongoing support, including training and configuration updates.

Pricing was created on 05.11.26 and is valid until [Document.ExpirationDate]. Please contact your PSTrax representative for adjustments to the modules priced below. Pricing is exclusive of applicable sales tax.

Annual Software License Fees

Product	Billed	Limit	Metric	Price	Total
Vehicle	Annual	9	Vehicles	$260.00 per year	**$2,340.00** per year
Includes: 2 engines, 2 tenders, 1 rescue, 1 ladder, 2 grass, 1 rehab PLUS 3 commands, 1 sxs @ N/C if less than ten checks each for these light support veh(s)					
Station	Annual	0.0	Stations / Buildings	$290.00 per year	**$0.00** per year
Includes:					
SCBA	Annual	1	Stations / Buildings	$410.00 per year	**$410.00** per year
Includes:					

Product	Billed	Limit	Metric	Price	Total
PPE	Annual	1	Stations / Buildings	$410.00 per year	**$410.00** per year
Includes:					
Asset	Annual	1	Stations / Buildings	$410.00 per year	**$410.00** per year
Includes:					
Supplies	Annual	0.0	Stations / Buildings	$520.00 per year	**$0.00** per year
Includes:					

One-Time Software Implementation Fees

Product	Billed	Limit	Metric	Price	Total
Vehicle	One-Time	9	Vehicles	$90.00	**$810.00**
Station	One-Time	0.0	Stations / Buildings	$90.00	**$0.00**
SCBA	One-Time	1	Stations / Buildings	$90.00	**$90.00**
PPE	One-Time	1	Stations / Buildings	$90.00	**$90.00**
Asset	One-Time	1	Stations / Buildings	$90.00	**$90.00**
Supplies	One-Time	0.0	Stations / Buildings	$110.00	**$0.00**

Other Services (Optional)

Product	Billed	Limit	Metric	Price	Total
API Library (INCLUDED)	Annual	0.0	FREE	$0.00 per year	**$0.00** per year

Your IT team can use PSTrax's API library of endpoints to connect and sync data with other critical systems.

Ready-To-Use Integrations (Optional)

Product	Billed	Limit	Metric	Price	Total
First Arriving Integration	Annual	0.0	Stations / Buildings	$60.00 per year	**$0.00** per year

Connect to your First Arriving dashboards to bring PSTrax insights to life — in real time.

One-Time Fees :	$1,080.00
Annual Fees * :	$3,570.00 per year
Year 1 Grand Total (USD) :	**$4,650.00**

Other Special Instructions: None

PSTRAX

IamResponding.com

INVOICE

Emergency Services Marketing Corp., Inc.
P.O. Box 93
Dewitt, New York 13214-0093
Phone (315) 701-1372 Fax (315) 314-7748

DEC 1 8 2023

INVOICE #23-41470
DATE: OCTOBER 19, 2023

TO:
Baldwin Fire Department (MN)
PO Box 25
Princeton, MN 55371

FOR:
IamResponding.com

DESCRIPTION	AMOUNT
Five Year Subscription (12/11/23-12/10/26)	$3137.00
TOTAL	$3137.00

PLEASE UPDATE YOUR BILLING CONTACT INFORMATION!	Billing Contact Name: _____ Billing Contact Email: _____ Billing Contact Phone: _____ Billing Contact Fax: _____ Billing Address: _____

All fees are in US funds, and shall be paid in US funds.
All prices set forth are the cash discount prices for payments via cash or checks.
Non-discounted pricing for credit card payments is 3.5% higher for all prices set forth.

Please make all checks payable to: **Emergency Services Marketing Corp., Inc. (Tax ID #: 20-5787005)**

Payment is due upon receipt of invoice.

Thank you for your business!

250-47250-320 SFC

CITY OF BALDWIN

CITY OF BALDWIN
ROAD WORKSHOP
JUNE 11TH, 2026

Present – Mayor Jay Swanson, City Council; Tom Rush, Alan Walker, Scott Case, and Jeff Holm
Also Present – City Engineer, Sam Jochum and Shane Nelson with Hakanson Anderson

Call to Order – The June 11th, 2026 Road Workshop of the City of Baldwin was called to order by Mayor Jay Swanson at 6:00 p.m.

Pledge of Allegiance – All present recited the Pledge of Allegiance.

Discuss Available Budget for Road Projects – Mayor Swanson discussed the MSA funds available. For 2026, MSA maintenance funding is $149,044.00. The delays in current projects allow for accumulation of the MSA construction dollars which potentially reduces future bonding requirements for road projects. Nelson, with Hakanson Anderson, stated that cities can designate up to 20% for their overall road mileage as MSA routes and the allotment is based on road mileage and population.

The City Council discussed that the road project funding available for 2026 is approximately $611,000.

Discuss Micro Surfacing, Crack Sealing, Chip Sealing and Sinkholes Projects – Rush discussed that the city has the project manuals from last year for micro surfacing and crack sealing. Nelson stated that you can micro-surface roads which add 8-10 years to the road. Micro surfacing would be $80,000 a mile due to significant reduction in mobilization costs. This pricing includes scratch course. Nelson discussed that when you complete micro-surfacing, there will be a ridge due to the overlaps but will settle down within a year. This would be in the developments for Hidden Hollow, Country View Ridge and The Preserve at Baldwin. These developments were crack sealed last year. The preliminary quote for micro surfacing would be approximately $320,000. Discussion on the crack sealing and Rush stated the budget could be $150,000 to $200,000. Nelson stated that crack sealing is very hard to quote due to so many variables. Rush and Case discussed budget up to $150,000 for crack sealing. Rush asked how much the inspection would be on crack sealing and Nelson stated it all depends on how much time is spent on inspecting. Rush proposed doing one to two sinkholes this year. Sink holes are estimated at $20,000-$30,000.
Case/Walker unanimous to approve micro surfacing up to $320,000.
Rush/Walker unanimous to approve crack/chip sealing up to $150,000.
Case/Walker unanimous to approve completing one sink hole this year up to $30,000.

Jeff Holm arrived at 6:16 p.m.

Discuss 2027 Road Projects – Hakanson Anderson provided a preliminary cost estimate for future street rehabilitation projects. Rush discussed doing 303rd Avenue next year. The Engineers proposal was 127th north and south, 289th Avenue, 299th Avenue and 302nd Avenue. Total estimated construction cost for these roads is $676,948.55. Rush asked about 305th Avenue and Nelson stated there isn't enough time to go out for bids for this project. Nelson recommends holding an open house next month to take an informal poll of the residents' support to widen 303rd Avenue. The 303rd Avenue project is a 2029 reconstruction with an estimated budget of $700,000, confirmed as a project and identified for MSA funding. This road also has no wetland impacts or complex culvert/DNR permits making easements the primary potential hurdle. At the June 17th, 2026 City Council meeting, the Council will schedule this meeting with the residents on 303rd Avenue.
Rush/Case unanimous to approve Engineers working on 303rd Avenue project. The Engineers will prepare for an open house for these residents. This will determine the next steps forward. Engineers will review the cost on the CIP for 303rd Avenue.
Rush/Case unanimous to approve Engineers starting survey, designs and planning for 127th north and south, 289th Avenue, 299th Avenue and 302nd Avenue. This is for the 2027 road projects with an estimation at this time of $680,000 for construction.

Rush/Case unanimous to approve applying for Local Road Improvement Program (LRIP) grants. Nelson stated that Hakanson Anderson will reach out to the city once the grant opens.

Nelson spoke regarding easements on 100th Street and 297th Avenue. The City Council discussed that easement acquisition signatures are stalled, with approximately 45% of easements signed. Walker and Clerk will be visiting residents to ask for signatures and get documents notarized on the unsigned easements.

Adjourn – Holm/Rush unanimous approve adjourning at 7:16 p.m.

Submitted By: (s/) Joan Heinen
Clerk/Treasurer
City of Baldwin

Approved By: (s/) Jay Swanson
Mayor
City of Baldwin

Date

Attendees: None

CITY OF BALDWIN

CITY OF BALDWIN
SPECIAL CLOSED EMPLOYEE PERFORMANCE REVIEW MEETING
June 16th, 2026

Notice is hereby given that the City Council of the City of Baldwin, Sherburne County, Minnesota, will hold special meetings on Tuesday, June 16th, 2026 at 6:00 p.m., 6:30 p.m., 7:00 p.m., and 7:30 p.m. at Baldwin City Hall to conduct closed session(s) as required by Minnesota State Statute S 13D.05, subdivision 3(a) to evaluate the performance of an individual(s) who are subject to the board's authority. The person(s) subject to the closed session has the option to request that it be open to the public. The City Council may also open the meeting after the closed session in order to take action if it determines it may be warranted.

Dated this 12th day of June 2026. Posted on June 12th, 2026.

Present – Mayor; Jay Swanson, City Council Members; Tom Rush, Alan Walker, and Scott Case

Absent – City Council Member, Jeff Holm

Motion to Close Meeting - Per MN State Statute S 13D.05, subdivision 3(a) - The meeting may be opened at the request of the employee or may be opened by the City Council to take further action if warranted. Deputy Clerk, Kayla Nielsen, requested that the employee performance review remain closed. **Rush/Walker unanimous to approve** closing the employee performance review for Kayla Nielsen at 6:00 p.m.

Motion to Open Meeting – Rush/Walker to approve opening the employee performance review meeting for Kayla Nielsen at 6:11 p.m.

Notice is hereby given that the City Council of the City of Baldwin, Sherburne County, Minnesota, will hold special meetings on Tuesday, June 16th, 2026 at 6:00 p.m., 6:30 p.m., 7:00 p.m., and 7:30 p.m. at Baldwin City Hall to conduct closed session(s) as required by Minnesota State Statute S 13D.05, subdivision 3(a) to evaluate the performance of an individual(s) who are subject to the board's authority. The person(s) subject to the closed session has the option to request that it be open to the public. The City Council may also open the meeting after the closed session in order to take action if it determines it may be warranted.

Dated this 12th day of June 2026. Posted on June 12th, 2026.

Present – Mayor; Jay Swanson, City Council Members; Tom Rush, Alan Walker, and Scott Case

Absent – City Council Member, Jeff Holm

Motion to Close Meeting - Per MN State Statute S 13D.05, subdivision 3(a) - The meeting may be opened at the request of the employee or may be opened by the City Council to take further action if warranted. Public Works Maintenance Technician, Phil Fadden, requested that the employee performance review remain closed. **Rush/Walker unanimous to approve** closing the employee performance review for Phil Fadden at 6:20 p.m.

Motion to Open Meeting – Rush/Case unanimous to approve opening the employee performance review meeting for Phil Fadden at 6:31 p.m.

Notice is hereby given that the City Council of the City of Baldwin, Sherburne County, Minnesota, will hold special meetings on Tuesday, June 16th, 2026 at 6:00 p.m., 6:30 p.m., 7:00 p.m., and 7:30 p.m. at Baldwin City Hall to conduct closed session(s) as required by Minnesota State Statute S 13D.05, subdivision 3(a) to evaluate the performance of an individual(s) who are subject to the board's authority. The person(s) subject to the closed session has the option to request that it be open to the public. The City Council may also open the meeting after the closed session in order to take action if it determines it may be warranted.

Dated this 12th day of June 2026. Posted on June 12th, 2026.

Present – Mayor; Jay Swanson, City Council Members; Tom Rush, Alan Walker, and Scott Case

Absent – City Council Member, Jeff Holm

Motion to Close Meeting - Per MN State Statute S 13D.05, subdivision 3(a) - The meeting may be opened at the request of the employee or may be opened by the City Council to take further action if warranted. Public Works Supervisor, Zac Good, requested that the employee performance review remain closed. **Rush/Walker unanimous to approve** closing the employee performance review for Zac Good at 6:48 p.m.

Motion to Open Meeting – **Rush/Walker unanimous to approve** opening the employee performance review meeting for Zac Good at 7:07 p.m.

Notice is hereby given that the City Council of the City of Baldwin, Sherburne County, Minnesota, will hold special meetings on Tuesday, June 16th, 2026 at 6:00 p.m., 6:30 p.m., 7:00 p.m., and 7:30 p.m. at Baldwin City Hall to conduct closed session(s) as required by Minnesota State Statute S 13D.05, subdivision 3(a) to evaluate the performance of an individual(s) who are subject to the board's authority. The person(s) subject to the closed session has the option to request that it be open to the public. The City Council may also open the meeting after the closed session in order to take action if it determines it may be warranted.

Dated this 12th day of June 2026. Posted on June 12th, 2026.

Present – Mayor; Jay Swanson, City Council Members; Tom Rush, Alan Walker, and Scott Case

Absent – City Council Member, Jeff Holm

Motion to Close Meeting - Per MN State Statute S 13D.05, subdivision 3(a) - The meeting may be opened at the request of the employee or may be opened by the City Council to take further action if warranted. Clerk/Treasurer, Joan Heinen, requested that the employee performance review remain closed. Rush/Walker unanimous to approve closing the employee performance review for Joan Heinen at 7:08 p.m.

Motion to Open Meeting – Rush/Case unanimous to approve opening the employee performance review meeting for Joan Heinen at 7:32 p.m.

Adjourn - Rush/Case unanimous to approve adjournment at 7:32 p.m.

Submitted By: (s/) Joan Heinen
Clerk/Treasurer
City of Baldwin

Approved By: (s/) Jay Swanson
Mayor
City of Baldwin

Date

CITY OF BALDWIN

BALDWIN CITY COUNCIL REGULAR MEETING

JUNE 17th, 2026

Present – Mayor Jay Swanson, City Council; Tom Rush, Alan Walker, Scott Case, and Jeff Holm

Also Present – City Planning & Zoning Administrator; Dan Licht from The Planning Company (TPC), City Engineer; Sam Jochum from Hakanson Anderson and City Attorney; Bob Ruppe from Couri & Ruppe

Call to Order – The June 17th 2026 regular meeting of the City of Baldwin was called to order by Mayor Jay Swanson at 7:00 p.m.

Pledge of Allegiance – All present recited the Pledge of Allegiance

Prayer Request from Delmas Hines

Additions/Corrections to Agenda

Approval of Regular Meeting Agenda With/Without Additions/Corrections - Rush/Walker unanimous to approve as amended.

May 2026 Final Treasurer's Report – Beginning balance of $1,147,930.23, receipts of $106,151.35, disbursements of $98,643.15 leaving an unaudited ending balance of $1,155,438.43.

June 2026 Preliminary Treasurer's Report – The Clerk/Treasurer reported a beginning balance of $1,155,438.43, receipts of $16,425.95, disbursements of $190,816.26 leaving an unaudited ending balance of $981,048.12.

Public Comment Requests:

- Scott Schmidt – 14215 285th Avenue NW, Mr. Schmidt is requesting a permanent easement access to Little Elk Lake through city property. This would allow him to clean up this area to get access to Elk Lake. City Attorney will look at title work and recent law changes in this area along with case law including statute to make a determination. Rush stated that this land is not usable by the city. Schmidt has done brush cutting and maintenance on the property in the past. **Rush/Walker unanimous to approve** City Attorney researching to see if permanent easement access could be granted for this property.

Approval of Consent Agenda – Case/Walker unanimous to approve the Consent Agenda.

- Approve City Council Meeting Minutes for May 20th, 2026 and June 3rd, 2026

- Approve Liquor License Renewal for Ridgewood Bay, Inc.
- Approve Liquor License Renewal for Fairway Shores, LLC

Engineering:

Discuss/Approve/Disapprove Quotes received for the 2026 Sandy Lake and Lake Diann Project – Rush/Walker unanimous to approve Holt Excavating quote for $67,500.00 contingent on the temporary construction easement signature being completed.

Discuss/Approve/Disapprove Letter of Credit (LOC) Reduction for Meadows of Baldwin – Rush/Walker unanimous to approve LOC reduction for the Meadows of Baldwin to $124,500.00.

Discuss/Approve/Disapprove Letter of Credit (LOC) Reduction for Oaks of Battle Brook Second Addition - Rush/Walker unanimous to approve LOC reduction for Oaks of Battle Brook 2nd Addition to $63,084.00.

Discuss/Approve/Disapprove Hardy Homestead Escrow Reduction - Rush/Walker unanimous to approve Hardy Homestead Escrow reduction to $3,000.00.

Discuss Right-of-Way Ordinances and Right-of-Way Permit Application Drafts – City Engineer, Jochum, reviewed Ordinance 100; Regulating the Town Road Right-of-Way. The Ordinance currently states there are three types of right-of-way permits which are excavation, obstruction and a combination permit. City Attorney stated that financial security should be obtained, certificate of insurance and possibly conditions could be added. City Attorney recommends City Attorney, City Engineer, City Planner and Mayor to discuss this further. Rush stated that the developer's agreement should be utilized if there is one. Rush also stated that if internet installation is needed to add smaller sections or a few homes, this would be permitted. City Engineer created a registration form, and the certificate of insurance would be submitted with this form. The registration form would only need to be completed once per registrant. City Attorney, Ruppe, suggests a resolution be completed to delegate authority to the Mayor and for City Staff to review the language based on tonight's discussion. **Case/Walker unanimous to approve** City Staff proceeding with review of Ordinance 100.

Discuss/Approve/Disapprove Construction Pay Application No. 1 for 2026 Street Reconstruction Project – Case/Rush unanimous to approve construction pay application no. 1 for 2026 street reconstruction project of $162,632.35.

Schedule Open house for Residents on 303rd Avenue – City Engineer, Jochum, recommends getting more information and tabling this until the mid-July City Council meeting. The City Council discussed some options for dates for the open house. These dates were July 20th or July 27th, 2026. **Rush/Case unanimous to approve** these dates.

Frontier Trails Update:

Discuss May 2026 Wastewater Operation Summary – May 2026 wastewater operation summary from NSU stated that the site is operational. Ongoing adjustments are being made to control TN.

Discuss Revenues and Expenditures for Frontier Trails SSD – Mayor Swanson reported revenues of $6986.79 and disbursements of $7764.65 for the month of May 2026.

Discuss/Approve/Disapprove Quote from NSU for Telemetry Units – Rush/Case unanimous to table until the July 1st, 2026 City Council meeting.

Road Report:

Discuss Public Works Report – Walker reported that 300th and 297th has been completed along with topsoil and shouldering. Public Works has repaired signs, the stripping of the parking lots at City Hall and the Fire Department have been completed. Public Works has applied 9 tons of patching material on 297th Avenue so far this year.

Discuss/Approve/Disapprove Road Repairs on 297th Avenue – Public Works Department has put a total of 9 ton of material down on 297th Avenue this year. Public Works is looking for directions from the City Council on ongoing road repair needs for this road. Swanson discussed doing 297th Avenue road project now and wait on 100th Street. Swanson also suggests surveying and putting up stakes to show the residents the road right of way area. The goal is to have 297th Avenue bid prior to spring of 2027. Clerk and Walker will visit residents that have not signed the easements. The City Council requested a letter be sent out to residents that weren't available requesting they contact the city on why they aren't signing their easement.

Tabled Items:

Discuss/Approve/Disapprove Consulting Agreement for Solar App+ Permitting Software Incentive – Case/Swanson unanimous to approve Solar App+ Permitting Software Incentives.

Discuss/Approve/Disapprove IPAWS TextMyGov Alerts – Case, Swanson, Holm, Walker approved, Rush disapproved IPAWS premium package with an additional $1500.00 annual cost. This is for a three-year contract and requires a 60-day cancellation notice.

New Business:

Discuss/Approve/Disapprove Resolution 26-17; Appointment of Election Judges – Rush/Walker unanimous to approve Resolution 26-17.

Discuss Capital Improvement Plan (CIP) for the City of Baldwin – Case discussed drafting a Capital Improvement Plan for the whole city. Swanson and Case requested City Planner, Licht, to provide examples that other Municipalities have used.

Discuss/Approve/Disapprove Emergency Procedures Guide – Rush/Walker unanimous to approve Emergency Procedures Guide with addition of defining "Supervisor" throughout the document.

Discuss Budget Reports – The Clerk provided the City Council with a budget report of over budget line items. The clerk will work on adjustments.

Schedule Budget Meeting – Rush/Walker unanimous to approve July 13th, 2026 at 7:00 p.m.

Discuss/Approve/Disapprove Pay Increase/COLA for Employees – Rush/Walker unanimous to table until the July 1st, 2026 City Council meeting.

Discuss/Approve/Disapprove Moving Service Counter Area at City Hall – Rush/Walker unanimous to approve moving forward with this plan. Walker to check with Public Works on doing the relocation of the service counter at City Hall.

Discuss a Farmers Market in the City of Baldwin – Residents have approached Walker on holding a Farmers Market in the City of Baldwin. The suggestion would be at Young Park, City Hall parking lot or the city owned land on County Road 45 and 9. Rush stated that the ballfield and pavilion are occasionally rented at Young Park. Swanson suggested Monday or Thursday nights but would like more information brought back to the City Council.

Discuss City Owned Land on County Road 9 and 45 – Holm/Walker unanimous to table until the July 1st, 2026 City Council meeting.

Announcements:

a. Park Committee Meeting, Thursday, June 18th, 2026 at 7:00 p.m.
b. City Hall Closed Friday, June 19th, 2026 in Observance of Juneteenth
c. Planning Commission Meeting Wednesday, June 24th, 2026 at 7:00 p.m.
d. Next City Council Meeting Wednesday, July 1st, 2026 at 7:00 p.m.
e. July 14th – July 28th, Filing Period Opens for Municipal Offices; Mayor; Four Year Term and Two Positions for City Council; Four-Year Term

Any Other Business - None

Approve Bill for Payment – Walker/Rush unanimous to approve check number 29559 – 29588 for $45,250.63, 7 EFT payments for $6,711.82 for a total of $51,962.45.

Adjourn – Rush/Walker unanimous to approve adjourning at 9:27 p.m.

Submitted By: (s/) Joan Heinen
Clerk/Treasurer
City of Baldwin

Approved By: (s/) Jay Swanson
Mayor
City of Baldwin

Date

Attendees: Adam Schreder, Delmas Hines, Scott Schmidt, Steve Hieb, Bruce West and Dave Jackson

CITY OF BALDWIN
30239 128th Street NW, Baldwin, MN 55371

NEWSLETTER

City of Baldwin
30239 128th Street NW
Baldwin, MN 55371

Office Hours
Mon-Thurs: 8:00 a.m. to 4:30 p.m.
Closed for Lunch: 12:30 p.m-1:00 p.m.
Friday: 8:00 a.m. to 12:00 p.m.

Phone: 763-389-8931
Email: city.clerk@baldwinmn.gov

CITY COUNCIL
Jay Swanson, Mayor - 763-631-8545
mayor@baldwinmn.gov
Jeff Holm - 763-389-8931
CouncilmemberA@baldwinmn.gov
Scott Case - 763-389-8931
councilmemberB@baldwinmn.gov
Alan Walker - 763-389-8931
councilmemberC@baldwinmn.gov
Tom Rush - 763-389-8931
councilmemberD@baldwinmn.gov

CITY CLERK / TREASURER
Joan Heinen—Clerk/Treasurer
Kayla Nielsen—Deputy Clerk/Treasurer

FIRE STATION
****EMERGENCY DIAL 911****
Robin Fischer Fire Chief -763-350-0374

PUBLIC WORKS DEPARTMENT
Zachary Good, Supervisor
Phil Fadden, Maintenance Technician
Josh Wergin, Maintenance Technician

CITY OF BALDWIN WEBSITE:
www.baldwinmn.gov

CITY OF BALDWIN FACEBOOK:
www.facebook.com/
CityofBaldwinMinnesota

July - September 2026

Calendar of Events for 2026

(unless otherwise noted all meetings start at 7:00 p.m.)

July 1	City Council Meeting
July 3	Observance of Independence Day - OFFICE CLOSED
July 8	Special Planning Commission Meeting
July 13	City Council Budget Meeting
July 14	Filing Period Opens 8 am
July 15	City Council Meeting
July 15 & 16	Baldwin Fire Garage Sale 8 am - 5 pm
July 16	Park Committee Meeting
July 17	Baldwin Fire Garage Sale 8am - 12pm
July 22	Planning Commission Meeting
July 28	Filing Period Ends 5 pm
August 4	National Night Out 6 pm - 8:30 pm
August 5	City Council Meeting
August 11	Primary Election
August 12	Special Planning Commission Meeting
August 19	City Council Meeting
August 20	Park Committee Meeting
August 26	Planning Commission Meeting
August 29	Baldwin Fire Dance 8 pm - 12 am
September 2	City Council Meeting
September 7	Labor Day - OFFICE CLOSED
September 9	Special Planning Commission Meeting
September 12	Baldwin Fire Open House 11am - 3pm
September 16	City Council Meeting
September 17	Park Committee Meeting
September 19	Baldwin FunFest 11 am - 3 pm
September 23	Planning Commission Meeting

COUNCIL CORNER

A Story about Kermit and Margritte Young - By Council Member Jeff Holm

Many Baldwin residents are familiar with Young Park, named after Kermit Young, who donated the land in 2005. Kermit and his wife, Margritte, purchased their 80-acre homestead from his parents, William and Cora Young, along with an additional 120-acre tract. They farmed the land and enjoyed daily walks, cross-country skiing, and hunting—especially around what the family called the "Big Pond," a tradition that continues today.

During the platting process of the 120-acre tract, it was discovered that the Big Pond was classified by the Minnesota DNR as unnamed lake #71003400, a "natural environment" lake. These lakes are typically shallow and marshy, with stricter development setbacks. When I jokingly told Kermit it was officially a lake and suggested naming it, he quickly replied, "Lake Margritte." What began as a joke soon became a mission.

The naming process required a petition with at least 15 county signatures. I canvassed nearby residents and also sought support from the Baldwin Township Board. In January 2006, I presented the idea to honor Margritte Young, who passed away in 1998. The board approved the measure and later adopted a formal resolution recognizing her contributions, including her 40 years of service as a fire warden and her role in the community.

With the petition and resolution in place, I presented the request to the Sherburne County Board of Commissioners. With support from the Minnesota DNR, the proposal passed and was forwarded to the U.S. Board on Geographic Names. By June 2006, Lake Margritte was officially recognized. It took time for maps to update, but today it can be found on Google Maps.

The lake is surrounded by private property with no public access, but it plays an important role in the ecosystem. It serves as a feeding and resting area for migrating waterfowl and is home to trumpeter swans, muskrats, and occasional loons. Bald eagles are also frequent visitors. This type of shallow lake adds valuable diversity to Baldwin's wildlife and is worth protecting for future generations.

Kermit and Margritte lived remarkable lives. They farmed with horses, served as fire wardens for over 40 years, planted Norway pines, and raised Christmas trees. Margritte worked as a telephone operator in Princeton and shared her musical talents in the community. The couple welcomed neighbors to their home, especially during Halloween, and Kermit was known for taking nearly everyone fishing at least once.

Today, Young Park reflects their legacy. Its trails follow the paths they once walked, and it has become a place where families gather and memories are made. I enjoy seeing people use the park and recognizing its beauty in photos. My hope is that its popularity continues and Kermit's vision is cherished for generations to come.

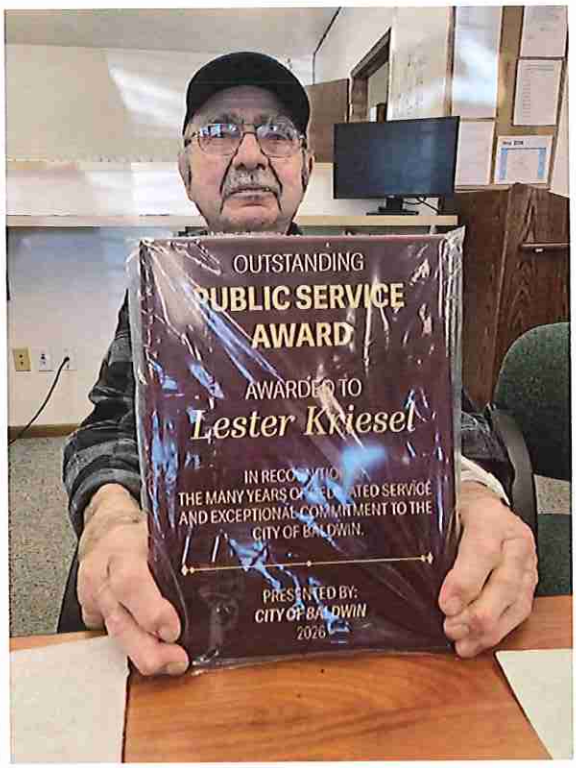
See Jeff's entire article at www.baldwinmn.gov/baldwin-city-newspaper/

RECOGNIZING LESTER KRIESEL

The City of Baldwin would like to thank Lester Kriesel for his dedication to Baldwin in various capacities for the last 50 years.

Lester began his service in 1975, serving for over 20 years as a Town Board Supervisor. At that time, there were only three supervisors on the Town Board and approximately 500 people in the township. During his time on the Town Board, Lester witnessed a lot of growth in our community's population. Lester became the Baldwin Township Cemetery Sexton on November 3, 1997, a role his grandfather held before him. Lester has been a faithful member of the Park Committee for the last 30 years and played a crucial role in the development of Young Park.

Lester is a man of many talents. In his youth, he worked on a farm until he joined the Air Force in 1951 where he served in the Korean War as a tail gunner on a Boeing B-29. He also served in the Air Force for 4 years. After Lester was discharged from the military, he purchased his parents' home in Baldwin, got married, and had three children. He worked at Hoffman Engineering for 30 years. Lester loves to tinker with tractors and ride motorcycles.



On May 9, 2026, the City Council presented Lester with an Outstanding Public Service award. The award recognizes Lester's many years of dedicated service and exceptional commitment to Baldwin Township and the City of Baldwin.

Thank you Lester, for serving Baldwin with pride!

ELECTION JUDGES

Election Judges play a vital role in conducting voting activities for local, state, and federal elections. The City of Baldwin is looking for individuals to join this proud team working to ensure the election process is fair and in accordance with our laws.

To be an election judge, you must be:

- **Eligible to vote in Minnesota**
- **Able to read, write, and speak English**
- **Appointed by the City Council**

An election judge cannot be a candidate in the election or closely related to a candidate. Also, election judges cannot be closely related to another election judge in the same precinct.

Election judges are required to complete election judge paid training through the Sherburne County Auditor/Treasurer's Office.

If you are interested in serving as an election judge, you can find the Election Judge Application on the City's website at baldwinmn.gov, or by contacting the City Clerk/Treasurer Joan Heinen at 763-389-8931 or at city.clerk@baldwinmn.gov.

OPEN SEATS:
MAYOR - 4 YEAR TERM
CITY COUNCIL MEMBER (TWO SEATS) - 4 YEAR TERM

JULY 14 - JULY 28, 2026

CANDIDATE FILING PERIOD

Location and Hours for Filing:

Affidavits for Candidacy must be filed at Baldwin City Hall, located at 30239 128th Street NW, Baldwin, MN 55371, during regular business hours:

- Monday - Thursday: 8:00 a.m. to 4:30 p.m.
- Closed for lunch from 12:30 p.m. to 1:00 p.m.
- Friday: 8:00 a.m. to 12:00 p.m.
- On July 28, filings will be accepted until 5:00 p.m.

Filing Fee: A filing fee of $2.00 is required at time of filing.

ORDINANCE SPOTLIGHT

Headwalls: Ordinance No. 100
Baldwin has adopted a Right-of-Way Ordinance for management of public rights-of-way and roadway easements within the City.

The Right-of-Way Ordinance establishes standards for construction of driveway access to properties off of public streets. These standards include the that the driveway be paved within the right-of-way or easement (the Zoning Ordinance establishes additional requirements), minimum and maximum width requirements for driveways, slope limits, and specifications for a culvert to maintain drainage through the ditch adjacent to public streets. A permit is required to construct a new driveway from a City street. Access from Sherburne County roads is subject to approval of the Sherburne County Highway Department.

Additionally, the Right-of-Way Ordinance prohibits placement of headwalls within the public right-of-way or roadway easement. Headwalls are small, decorative retaining walls placed on either side a driveway at the culvert ends. Headwalls are considered a hazardous obstruction for use of the public right-of-way or easement due to potential increased damages to vehicles leaving the public street or other right-of-way users, such as snowmobiles, that may collide with the structure.

Public Works staff will identify headwalls during regular roadway maintenance and inspections. Headwalls that are identified are subject to enforcement action to cause removal and restoration of the public right-of-way or roadway easements, including administrative fines or court orders.

Ordinances can be found at https://baldwinmn.gov/ordinances/.

Fences: Ordinance No. 900
The Baldwin Zoning Ordinance establishes regulations for fences constructed on properties within the City.

Construction of fences that are less than 7 feet in height require an administrative permit, whereas fences that are 7 feet in height or greater require a building permit for residential and business purposes. Qualifying farms are not required to obtain a fence permit.

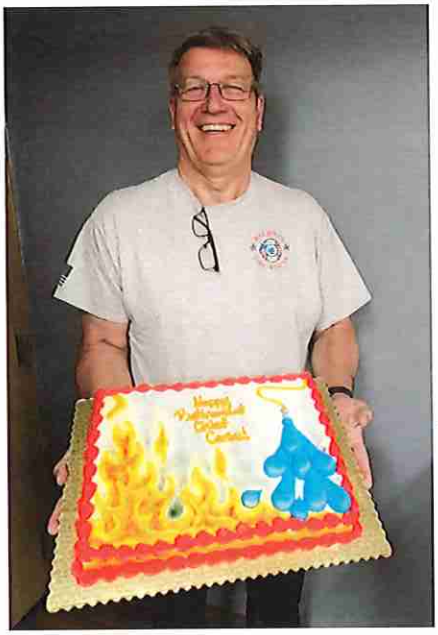
Fences must be located entirely within property lines and property owners are be responsible for verifying the property lines. Fences located within drainage and utility easements require approval of the City Engineer and no fences are allowed in public rights-of-way or roadway easements.

Fences are required to be constructed of weather resistant materials with the "face" of the fence visible from outside of the enclosed property. Use of barbed wire or electric fences are only allowed for qualifying farm purposes, including for keeping of farm animals on residential properties as allowed by this ordinance, or for business security purposes.

Fences on residential properties are limited to a maximum height of 7 feet, whereas the maximum height for business uses is 12 feet. There are additional height and visibility requirements for fences in yards along public streets.

For more information regarding fence regulations or to obtain a permit application, visit the Planning and Zoning Department page of the City website at the link: https://baldwinmn.gov/planning-and-zoning/.

BALDWIN FIRE



To the citizens of the city of Baldwin and Blue Hill township, June 9, 2026, will mark the end of my fire service career. As a wide-eyed recruit at the St. Paul Fire academy to my last day as the Baldwin Fire chief, I have enjoyed the chance to help my fellow citizens and the on-going camaraderie of my fellow firefighters. I have seen many challenges to get through and thankfully made it through intact. While there are things yet unfinished, I will leave those to the ones who come after me. Having been in public safety for 40 years, I have seen things both good and bad that will stay with me for the rest of my life. I have had the pleasure of being the Baldwin Fire Chief for 9 plus years and know the firefighters I have led are well trained and dedicated to the welfare of the people they serve. Thank you for the honor of being your fire chief.

To my firefighters, stay safe and good luck.

Scott F. Case—Fire Chief (retired)

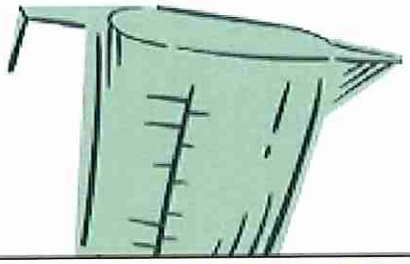
Family Clothes, Toys, Decor, Holiday Items, & More

Donation Drop-Offs:
6/30, 7/7 (5-8 pm)
7/11, 7/12 (12-4 pm)

Baldwin Fire Garage Sale

Email:
baldwinfirefoundation@gmail.com

July 15 - 17th
Wed. & Thurs. 8 - 5 pm
Fri. 8 - 12 pm
30239 128th st nw Baldwin, MN 55371



All proceeds with benefit Baldwin Fire Foundation & Relief Association

TOGETHER, WE BUILD A SAFER COMMUNITY

2026 NATIONAL Night Out

POLICE • FIRE • COMMUNITY
STRONGER TOGETHER

HOSTED BY
BALDWIN FIRE

BALDWIN BFD 2003 FIRE • RESCUE

JOIN US FOR AN EVENING OF COMMUNITY, CONNECTION & FUN!

- MEET YOUR NEIGHBORS
- TOUR FIRE TRUCKS & EQUIPMENT
- CONNECT WITH LOCAL FIRST RESPONDERS
- FOOD, FUN & ACTIVITIES FOR THE WHOLE FAMILY

TUESDAY, AUGUST 4, 2026 | 6:00 PM – 8:30 PM

BALDWIN FIRE DEPARTMENT
30239 128TH STREET NW
BALDWIN, MN 55371

BLUE HILL TOWNSHIP
32090 153RD ST NW
PRINCETON, MN 55371

★ LOCK YOUR DOORS. LIGHT YOUR PORCH. MEET YOUR NEIGHBORS. ★
Building a Stronger, Safer Baldwin—Together!

2ND ANNUAL
BALDWIN FIRE DANCE

FEATURING THE BAND
RHINO

21+ ONLY EVENT

SERVICE • COURAGE • COMMUNITY

BAR
CASH OR CARD

BALDWIN DEPT.

8PM – MIDNIGHT

The SMASHED COW FOOD TRUCK
A SPUD ABOVE FOOD TRUCK

GOOD MUSIC. GREAT PEOPLE. SUPPORT YOUR

★ SATURDAY, AUGUST 29, 2026 ★

PRE-SALE TICKETS $10 | $15 AT THE DOOR

BALDWIN
FIRE DEPARTMENT
OPEN HOUSE

Spend the afternoon with us!

Saturday
September 12

11:00am - 3:00pm

Baldwin Fire Station
30239 128th St (County Rd 45)
Baldwin, MN

BALDWIN FUNFEST

Let's Celebrate Our Community!

SEPTEMBER 19, 2026

11 AM – 3 PM

YOUNG PARK
11141 305th Ave NW

CITY OF BALDWIN
COUNTY OF SHERBURNE
STATE OF MINNESOTA

RESOLUTION NO. 26-18

RESOLUTION APPROVING AN EXEMPT GAMBLING PERMIT APPLICATION FOR CHRIST OUR LIGHT CATHOLIC PARISH

WHEREAS, the City Council of the City of Baldwin has received an exempt application from Christ Our Light Catholic Parish, to conduct lawful gambling at an event held at Christ Our Light Catholic Church on September 20th, 2026 at 11700 293rd Avenue N.W., Baldwin, MN; and

WHEREAS, Christ Our Light Catholic Parish is a religious nonprofit organization in good standing and their application materials are in order,

THEREFORE, BE IT RESOLVED, that the Council for the City of Baldwin approves the Application for Exempt Permit for Lawful Gambling in accordance with State Law as requested.

ADOPTED by the Baldwin City Council on the 1st day of July, 2026.

CITY OF BALDWIN

_____
Jay Swanson, Mayor

Attest:

_____
Joan Heinen, Clerk/Treasurer

LG220 Application for Exempt Permit

An exempt permit may be issued to a nonprofit organization that:

- conducts lawful gambling on five or fewer days, and
- awards less than $50,000 in prizes during a calendar year.

If total raffle prize value for the calendar year will be $1,500 or less, contact the Licensing Specialist assigned to your county by calling 651-539-1900.

Application Fee (non-refundable)

Applications are processed in the order received. If the application is postmarked or received 30 days or more before the event, the application fee is **$100**; otherwise the fee is **$150**.

Due to the high volume of exempt applications, payment of additional fees prior to 30 days before your event will not expedite service, nor are telephone requests for expedited service accepted.

ORGANIZATION INFORMATION

Organization Name: Christ Our Light Catholic Parish

Previous Gambling Permit Number: X-48001-26-066

Minnesota Tax ID Number, if any: 1619218

Federal Employer ID Number (FEIN), if any: 27-2606585

Mailing Address: 11700 293rd Ave NW

City: Princeton State: MN Zip: 55371 County: Sherburne

Name of Chief Executive Officer (CEO): Fr. Kevin Anderson

CEO Daytime Phone: 763-389-2115 CEO Email: frkevin@christourlightmn.org

(permit will be emailed to this email address unless otherwise indicated below)

Email permit to (if other than the CEO): davidb@christourlightmn.org

NONPROFIT STATUS

Type of Nonprofit Organization (check one):

☐ Fraternal ☑ Religious ☐ Veterans ☐ Other Nonprofit Organization

Attach a copy of <u>one</u> of the following showing proof of nonprofit status:

(DO NOT attach a sales tax exempt status or federal employer ID number, as they are not proof of nonprofit status.)

☐ **A current calendar year Certificate of Good Standing**
Don't have a copy? Obtain this certificate from:
MN Secretary of State, Business Services Division
60 Empire Drive, Suite 100
St. Paul, MN 55103

Secretary of State website, phone numbers:
www.sos.state.mn.us
651-296-2803, or toll free 1-877-551-6767

☐ **IRS income tax exemption (501(c)) letter in your organization's name**
Don't have a copy? To obtain a copy of your federal income tax exempt letter, have an organization officer contact the IRS toll free at 1-877-829-5500.

☑ **IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter)**
If your organization falls under a parent organization, attach copies of <u>both</u> of the following:
1. IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling; and
2. the charter or letter from your parent organization recognizing your organization as a subordinate.

GAMBLING PREMISES INFORMATION

Name of premises where the gambling event will be conducted (for raffles, list the site where the drawing will take place): Christ Our Light Catholic Parish

Physical Address (do not use P.O. box): 11700 293rd Ave NW

Check one:

☑ City: City of Baldwin Zip: 55371 County: Sherburne

☐ Township: _____ Zip: _____ County: _____

Date(s) of activity (for raffles, indicate the date of the drawing): 9/20/26

Check each type of gambling activity that your organization will conduct:

☑ Bingo ☐ Paddlewheels ☐ Pull-Tabs ☐ Tipboards ☑ Raffle

Gambling equipment for bingo paper, bingo boards, raffle boards, paddlewheels, pull-tabs, and tipboards must be obtained from a distributor licensed by the Minnesota Gambling Control Board. EXCEPTION: Bingo hard cards and bingo ball selection devices may be borrowed from another organization authorized to conduct bingo. To find a licensed distributor, go to ***www.mn.gov/gcb*** and click on ***Distributors*** under the ***List of Licensees*** tab, or call 651-539-1900.

LG220 Application for Exempt Permit

LOCAL UNIT OF GOVERNMENT ACKNOWLEDGMENT (required before submitting application to the Minnesota Gambling Control Board)

CITY APPROVAL for a gambling premises located within city limits

☐ The application is acknowledged with no waiting period.

☐ The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days (60 days for a 1st class city).

☐ The application is denied.

Print City Name: _____

Signature of City Personnel:

_____

Title: _____ Date: _____

The city or county must sign before submitting application to the Gambling Control Board.

COUNTY APPROVAL for a gambling premises located in a township

☐ The application is acknowledged with no waiting period.

☐ The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days.

☐ The application is denied.

Print County Name: _____

Signature of County Personnel:

_____

Title: _____ Date: _____

TOWNSHIP (if required by the county)
On behalf of the township, I acknowledge that the organization is applying for exempted gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minn. Statutes, section 349.213.)

Print Township Name: _____

Signature of Township Officer: _____

Title: _____ Date: _____

CHIEF EXECUTIVE OFFICER'S SIGNATURE (required)

The information provided in this application is complete and accurate to the best of my knowledge. I acknowledge that the financial report will be completed and returned to the Board within 30 days of the event date.

Chief Executive Officer's Signature: Fr. Kevin Anderson Date: 6/18/26

(Signature must be CEO's signature; designee may not sign)

Print Name: Fr. Kevin Anderson

REQUIREMENTS

Complete a separate application for:

- all gambling conducted on two or more consecutive days; or
- all gambling conducted on one day.

Only one application is required if one or more raffle drawings are conducted on the same day.

Financial report to be completed within 30 days after the gambling activity is done:
A financial report form will be mailed with your permit. Complete and return the financial report form to the Gambling Control Board.

Your organization must keep all exempt records and reports for 3-1/2 years (Minn. Statutes, section 349.166, subd. 2(f)).

MAIL APPLICATION AND ATTACHMENTS

Mail application with:

____ a copy of your proof of nonprofit status; and

____ application fee (non-refundable). If the application is postmarked or received 30 days or more before the event, the application fee is **$100**; otherwise the fee is **$150**. Make check payable to **State of Minnesota**.

To: Minnesota Gambling Control Board
1711 West County Road B, Suite 300 South
Roseville, MN 55113

Questions?
Call the Licensing Section of the Gambling Control Board at 651-539-1900.

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process the application. Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to Board members, Board staff whose work requires access to the information; Minnesota's Department of Public Safety; Attorney General; Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

This form will be made available in alternative format (i.e. large print, braille) upon request.

Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
651-201-7507 TTY 651-282-6555

APPLICATION AND PERMIT FOR A 1 DAY TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE

Name of organization	Date of organization	Tax exempt number
Christ Our Light Parish	09/20/2026	27-2606585

Organization Address (No PO Boxes)	City	State	Zip Code
11700 293rd Ave NW	Baldwin	MN	55371

Name of person making application	Business phone	Home phone
Christopher Rotz	3202660169	

Date(s) of event: 09/20/2026

Type of organization ☐ Microdistillery ☐ Small Brewer ☐ Club ☐ Charitable ☒ Religious ☐ Other non-profit

Organization officer's name	City	State	Zip Code
Christopher Rotz	Zimmerman	MN	55398
		MN	
		MN	

Location where permit will be used. If an outdoor area, describe.
The area outside of the church on the east side parking area.

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City or County approving the license

Date Approved

Fee Amount

Permit Date

Event in conjunction with a community festival ☐ Yes ☐ No

City or County E-mail Address

Current population of city

Please Print Name of City Clerk or County Official

Signature City Clerk or County Official

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event

No Temp Applications faxed or mailed. Only emailed.

ONE SUBMISSION PER EMAIL, APPLICATION ONLY.

PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. ***E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US***

TPC
The Planning Company

3601 Thurston Avenue
Anoka, MN 55303
763.231.5840
TPC@PlanningCo.com

MEMORANDUM

TO:	Baldwin Mayor and City Council
FROM:	D. Daniel Licht
DATE:	19 June 2026
120 DAY DATE:	28 August 2026
RE:	Baldwin – Verizon Tower CUP (PID 01-00033-3200)

BACKGROUND

Vertical Bridge/The Towers, LLC has submitted plans on behalf of Verizon to construct a 175-foot telecommunications tower with antennas and related equipment at 28509 128th Street. The subject property is a 7.22 acre parcel located at the southeast quadrant of 128th Street (CR 45) and 281st Avenue that is developed with a single family dwelling and detached accessory buildings.

The proposed tower requires issuance of a Conditional Use Permit subject to the performance standards established by Chapter 27 of the Zoning Ordinance. Applications for a Conditional Use Permit are subject to review by the Planning Commission and approval of the City Council. A public hearing to consider the proposed tower was held by the Planning Commission at their meeting on 24 June 2026. Mr. Alex Trueman of Vertical Bridge was present as the applicant and agreed with the recommendations of City staff.

The public hearing was well attended by persons residing in the area of the subject property. Comments and questions from the public addressed the process as to how the site for the tower was selected and the need for the facility, as well as concerns about radio frequency emissions. People speaking also addressed impacts to property values, aesthetics, and compliance with the Zoning Ordinance. After taking questions and comments, the public hearing was closed.

Exhibits:

- Property Location Map
- Residential Area Analysis
- Service Analysis (6 pages)
- Civil plans (45 sheets)

ANALYSIS

Telecommunications Act of 1996. The Federal Telecommunications Act of 1996 establishes parameters to which the City is allowed to regulate telecommunications facilities. Under the Act, telecommunications towers and antennas are treated similarly to electric and gas utilities as essential services. Baldwin is required to allow such facilities within the City and must limit regulation to zoning issues, such as minimum lot area, setbacks, structure height, screening, and the like. However, the City is prohibited from regulating or considering perceived health or environmental effects of telecommunications facilities.

There were also questions during the public hearing as to how the subject property was selected for the proposed telecommunications facility. Verizon has identified a need for an antenna facility in the area of the subject property to address service area gaps and meet demand for increasing services. This analysis also includes an evaluation as to whether there are existing towers in the area on which Verizon could locate to address the service needs. If no existing tower is adequate or available, Verizon then contacts property owners in the area with a proposal to lease a portion of their property to locate a tower. The property owner must agree to lease a portion of their property to Verizon. With a lease established, Verizon proceeds with preparation of site and building plans for the telecommunications facility, which are submitted to the City. The Zoning Ordinance includes telecommunications facilities broadly within the various zoning districts and performance standards pertaining to location and construction.

In summary, and in accordance with Act, the City cannot:

- Consider operation of the proposed telecommunications system and must only evaluate the land use aspects of the application for compliance with the standards established by the Zoning Ordinance.

- Direct that the applicant locate a proposed tower on a different property but must review the current proposal for the subject property for compliance with the provisions of the Zoning Ordinance.

Comprehensive Plan. The Comprehensive Plan guides the subject property for Rural land uses. Allowance of telecommunications towers provides services necessary for residents and businesses in the area as well as transient users along the US Highway 169 corridor. The proposed telecommunications tower is consistent with the policies of the Comprehensive Plan.

Zoning. The subject property is zoned R1, General Rural District. Telecommunications towers are allowed within the R1 District subject to the provisions of Chapter 27 of the Zoning Ordinance. Section 900-27-7.A.2.b of the Zoning Ordinance requires issuance of a Conditional Use Permit for a freestanding tower up to a height of 175 feet, which the applicant has requested.

Section 900-27-7.A.3 of the Zoning Ordinance prohibits towers within platted lots or residential areas defined by Section 900-2-2 of the Zoning Ordinance:

> ***Residential Area.*** *Shall include all platted land and land which has been legally subdivided into tracts less than ten acres for the purpose of residential use, where there are 24 homes or more within a 0.25 mile radius of the proposed tower site.*

A question was raised at the public hearing whether the subject property is within a defined residential area. City staff evaluated this requirement as part of its review of the application finding that the subject property is not within a defined residential area. Following the public hearing, the applicant provided a map illustrating that there are 19 homes within 0.25 mile of the proposed tower. The applicant did a second analysis based on a 0.30 mile radius of the proposed tower and identified 21 homes. Section 900-27-7.A.3 of the Zoning Ordinance does not apply to the subject property and application.

Portions of the subject property are within the S, Shoreland Overlay District of Cantlin Lake to the northeast. The submitted site plans must be revised to identify the boundaries of the Shoreland Overlay District. Due to the height of the proposed tower, it must be located outside of the Shoreland Overlay District applicable to the subject property.

The subject property is not within the airport safety zone surrounding the Princeton Airport. Any regulations pertaining to aviation safety would be based on the height of the proposed tower in accordance with Federal Aviation Safety rules.

Surrounding Uses. The area surrounding the subject property is guided by the Comprehensive Plan for rural uses that are zoned R1 District.

The proposed tower is in the central portion of the property and is surrounded in all directions by unplatted parcels developed with single family dwellings. The closest residential dwelling on an adjacent property is located approximately 400 feet to the east of the subject property. Compliance with the performance standards of Chapter 27 of the Zoning Ordinance is required to ensure that the proposed tower is as compatible as possible with surrounding land uses.

City staff also notes that the residential area analysis required by Section 900-27-7.3 of the Zoning Ordinance is not a setback requirement, nor does it apply reciprocally upon adjacent properties. A new single family dwelling is allowed to be constructed on a vacant property that is within 0.25 mile of the tower location (if approved) with issuance of a building permit. If in the future there are 24 or more single family dwellings within 0.25 mile of the subject property, the tower would become a legal non-conforming structure regulated by Chapter 15 of the Zoning Ordinance.

Property Values. The Planning Commission and City Council do not consider potential impacts to property values in making decisions for land use applications. Information pertaining to possible property value changes is highly subjective and inconsistent; even comprehensive real estate appraisals prepared by licensed appraisers can provide widely different interpretations of property values. Furthermore, because the proposed use is consistent with the Comprehensive Plan and allowed by the Zoning Ordinance, there an existing possibility that a use such as this may develop on the subject property. The potential for the use to develop on the subject property, therefore, must be considered as part of any expectations regarding the value of nearby properties.

Service Analysis. Section 900-27-4.B of the Zoning Ordinance requires an applicant for construction of a new telecommunications tower to demonstrate through a service coverage analysis the need for the proposed tower location. The purpose of this requirement is to balance the need for telecommunication services within the City (and along US Highway 169) with minimizing the number of tower locations and promoting co-location on existing towers or structures where feasible.

The applicant has provided a coverage analysis for the proposed location based on existing towers in the area. There is a service coverage gap for the provider within the City in the area of the proposed tower location. The analysis further illustrates that the service coverage gap will be mitigated with the construction of the proposed tower and installation of additional telecommunications antennas. The service analysis provided by the applicant reasonably demonstrates the need for the proposed tower located at the subject property as required by the Zoning Ordinance.

Lot Area. Section 900-27-2.G.1 of the Zoning Ordinance establishes a minimum lot area of 2.5 acres for construction of a tower over 35 feet in height. The 7.22 acre area of the subject property exceeds the minimum area requirement of the Zoning Ordinance.

Yard Location. Section 900-27-2.I of the Zoning Ordinance requires that the tower be located within the rear yard defined by the Zoning Ordinance when located on a property with another principal residential use. The front lot line of the subject property as defined by the Zoning Ordinance is the north line abutting the 281st Avenue right-of-way. A rear yard is defined in Section 900-2-2 of the Zoning Ordinance as the area extending the full width of the lot between the rear lot line and the nearest line of the principal building. The tower is proposed to be located behind the south line of the principal building and is, therefore, within a rear yard.

Setbacks. The setbacks required by Chapter 27 of the Zoning Ordinance exceed the base setbacks required within the R1 District by Section 900-51-8 of the Zoning Ordinance.

Section 900-27-5.B of the Zoning Ordinance requires that towers over 60 feet in height be located no closer than the height of the tower plus 20 feet from any residential dwelling other than a dwelling located on the same property. The proposed tower location is more than 400 feet from the nearest residential dwelling not located on the same property.

Section 900-27-5.C of the Zoning Ordinance further requires that the proposed tower not be located closer to a property line than the height of the tower. The proposed tower and ground-mounted equipment are more than 195 feet from the east, south, and west property lines. The proposed tower and ground-mounted equipment comply with the applicable setback requirements of the Zoning Ordinance.

Screening. Section 900-27-2.H of the Zoning Ordinance requires installation of fencing and landscaping to screen views of the telecommunications facility from off-site properties.

A six-foot chain link fence with one-foot security arms is to be installed to form a 50-foot by 50-foot perimeter around the proposed tower and ground-mounted equipment. There is one gate on the north side of the fence enclosure for access to the proposed tower. The proposed fence complies with the provisions of Section 900-19-4 of the Zoning Ordinance regulating fences.

The site plan illustrates installation of nine eastern red cedar trees at the outside perimeter of the fenced enclosure. The quantity of trees is not sufficient to provide complete screening of the enclosed area, and the landscape plan must be revised to provide for evergreen trees planted at not more than 25 feet on center. The size of the proposed trees is identified as five feet and must be increased to eight feet as required by Section 900-19-2.B.3.b of the Zoning Ordinance. The Zoning Administrator will review the revised landscape plan.

Section 900-19-2.C of the Zoning Ordinance requires that all new plants be guaranteed for 12 months from the date planting is completed. Plants must be alive, in good health, of good quality and structural condition, and insect- and disease-free at the end of the warranty period or be replaced.

Access. The proposed telecommunications facility is to be accessed via an existing driveway to 128th Street (CR 45). Use of the existing driveway for the proposed telecommunication facility is to be subject to review and approval of Sherburne County. The driveway is shown to be improved with a 12-foot wide gravel driveway. A gravel driveway is allowed for the proposed use by Section 900-21-6.B.2.a of the Zoning Ordinance.

Design Standards. Section 900-27-3 of the Zoning Ordinance establishes design standards for proposed telecommunications towers as follows:

- Section 900-27-3.A of the Zoning Ordinance requires that all telecommunications towers be a monopole design. The proposed tower is a monopole design that complies with the Zoning Ordinance.

- Section 900-27-3.B of the Zoning Ordinance requires engineered plans for the proposed tower. The submitted plans are to be signed by a licensed professional engineer upon approval.

- Section 900-27-3.C of the Zoning Ordinance requires use of anti-climbing measures for the proposed tower. The proposed tower and ground-mounted equipment are to be surrounded by a perimeter chain link fence that is seven feet in height with outward angled barbed wire security arms. The monopole design of the tower does not include any climbing equipment.

- Section 900-27-3.D of the Zoning Ordinance prohibits illumination of the tower unless required by Federal aviation regulations. No lighting is included on the proposed tower.

- Section 900-27-3.E of the Zoning Ordinance requires the proposed tower to be a silver or galvanized finish. The proposed tower is to have a galvanized finish as required by the Zoning Ordinance.

- Section 900-27-3.F.2 of the Zoning Ordinance requires that towers over 125 feet in height make provision for co-location of two other antenna systems upon the tower. The purpose of this requirement is to minimize the need for additional towers within the community and ensure adequate access to telecommunications. The proposed tower can accommodate two additional antenna systems in addition to Verizon's facilities.

Signs. Section 900-27-2.B of the Zoning Ordinance prohibits advertising signs from being affixed to the proposed tower. The submitted plans detail the regulatory and safety signs to be installed for the facility, which do not include any advertising. The signage complies with the Zoning Ordinance.

Utilities. The site plan indicates extension of electric utilities to serve the proposed telecommunications facility from 128th Street (CR 45) overlaid by a utility easement. The Building Official will review extension of the electric utility as part of the Building Permit application.

Grading. The submitted plans include information for grading, drainage, and erosion control related to construction of the telecommunications tower, equipment, and facilities. The City Engineer has reviewed the submitted plans and commented on the need for additional erosion control to protect a wetland south of the proposed tower location. All grading, drainage, and erosion control issues are to be subject to review and approval of the City Engineer.

Insurance. Section 900-27-2.M of the Zoning Ordinance requires that the tower owner provide evidence of at least $1,000,000.00 in property damage liability coverage. A certificate of insurance coverage will be required to be submitted as a condition of approval.

Termination. Section 900-27-2.C of the Zoning Ordinance requires that unused telecommunications equipment, including antennas, ground-mounted equipment, or the tower itself, must be removed within 12 months after operations cease. The applicant must provide documentation that the removal provision is included in the ground lease with the property owner.

Building Permit. A building permit must be obtained prior to construction of the proposed tower or ground-mounted equipment upon the subject property. The building permit application will be subject to review and approval of the Building Official.

RECOMMENDATION

Subject to the recommended conditions of approval, the application for a Conditional Use Permit for construction of a new telecommunications tower complies with the criteria and standards established by the Zoning Ordinance. The Planning Commission, after closing the public hearing, discussed the application and concurred with the recommendations of City staff. The Planning Commission voted 5-1 to adopt findings of fact and recommend the City Council approve the application. City staff has drafted a resolution for consideration by the City Council to adopt findings of fact and approve the Conditional Use Permit, which is to be subject to the conditions stated.

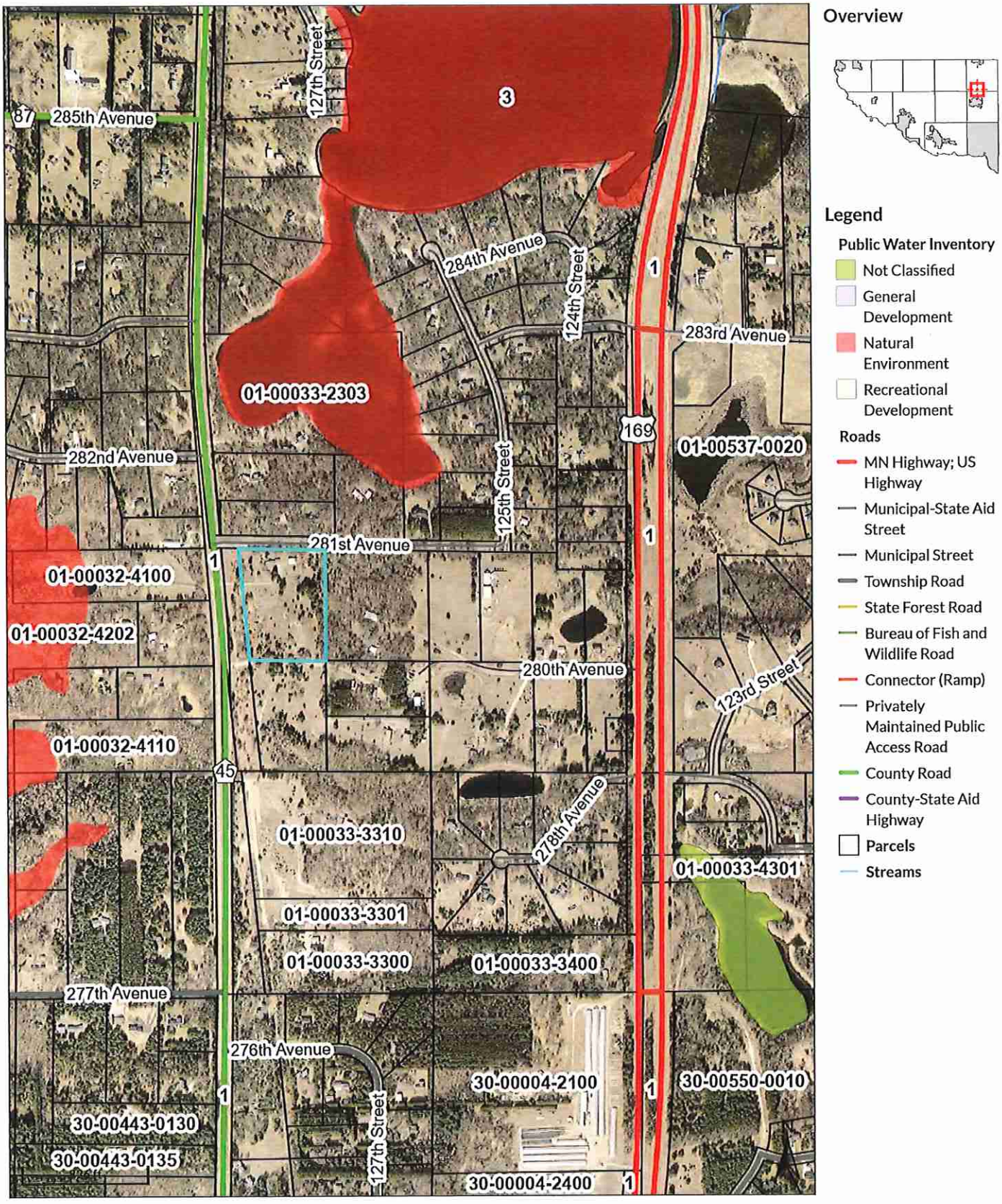
POSSIBLE ACTION

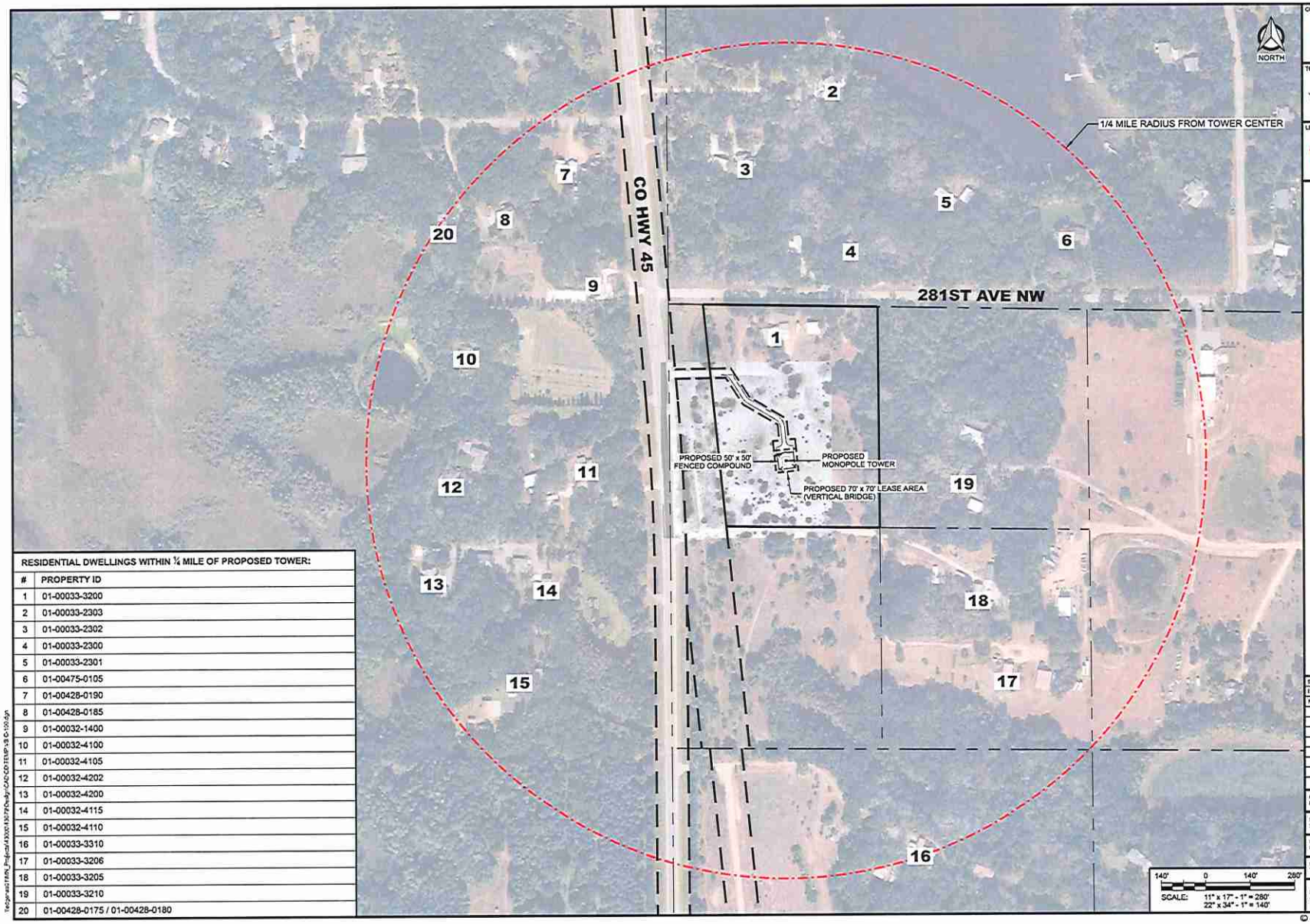
Motion to adopt a resolution approving findings of fact and a Conditional Use Permit for a telecommunications tower for Vertical Bridge/The Towers, LLC subject to the conditions stated.

c. Joan Heinen, City Clerk/Treasurer
Sam Jochum, City Engineer
Andy Schreder, Building Official
Bob Ruppe, City Attorney

Property Location Map

28059 128th Street (01-00033-3200)





RESIDENTIAL DWELLINGS WITHIN ¼ MILE OF PROPOSED TOWER:	
#	PROPERTY ID
1	01-00033-3200
2	01-00033-2303
3	01-00033-2302
4	01-00033-2300
5	01-00033-2301
6	01-00475-0105
7	01-00428-0190
8	01-00428-0185
9	01-00032-1400
10	01-00032-4100
11	01-00032-4105
12	01-00032-4202
13	01-00032-4200
14	01-00032-4115
15	01-00032-4110
16	01-00033-3310
17	01-00033-3206
18	01-00033-3205
19	01-00033-3210
20	01-00428-0175 / 01-00428-0180

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
vertical bridge
THE TOWERS, LLC

LESSEE:
verizon

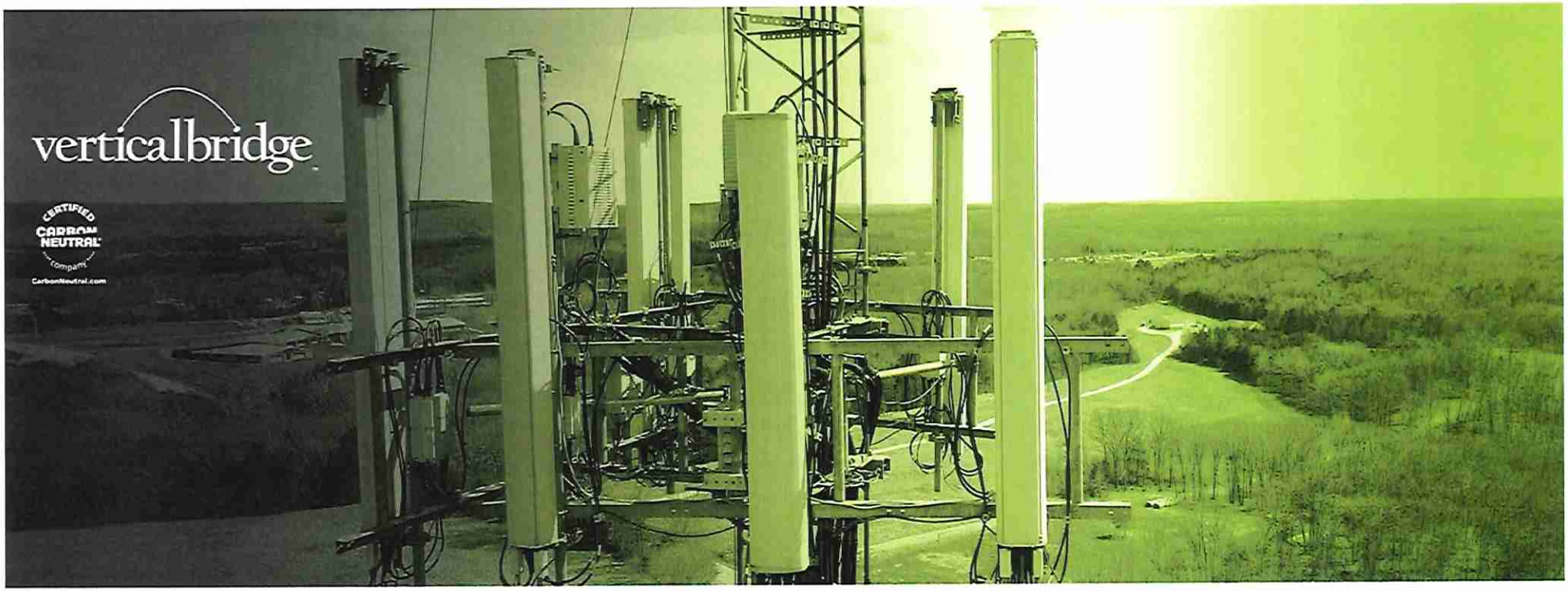
SITE AREA OVERVIEW

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	06/25/26	REV. A

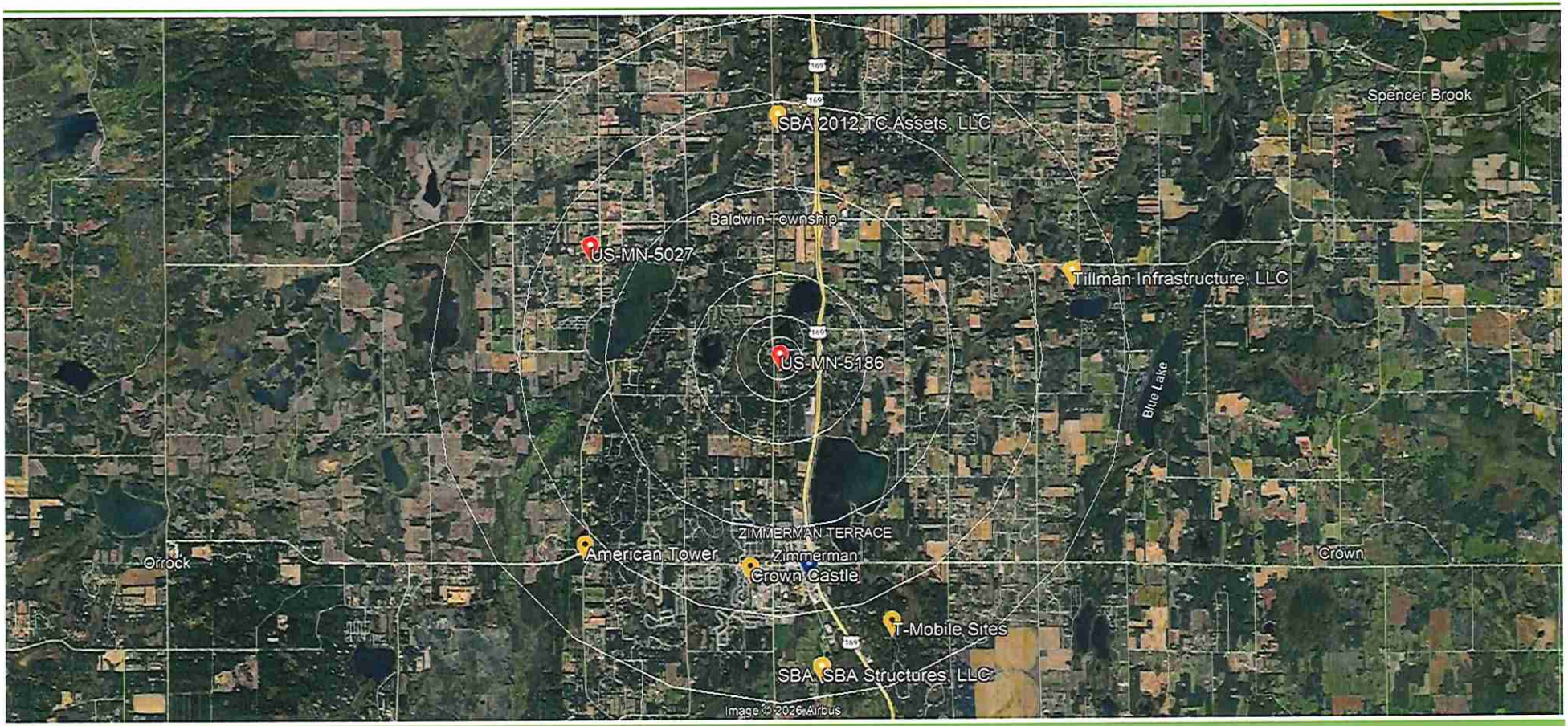
CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SCT TYPE	DRAFT
SHEET NUMBER	VB C-100

© EDGE CONSULTING ENGINEERS, INC

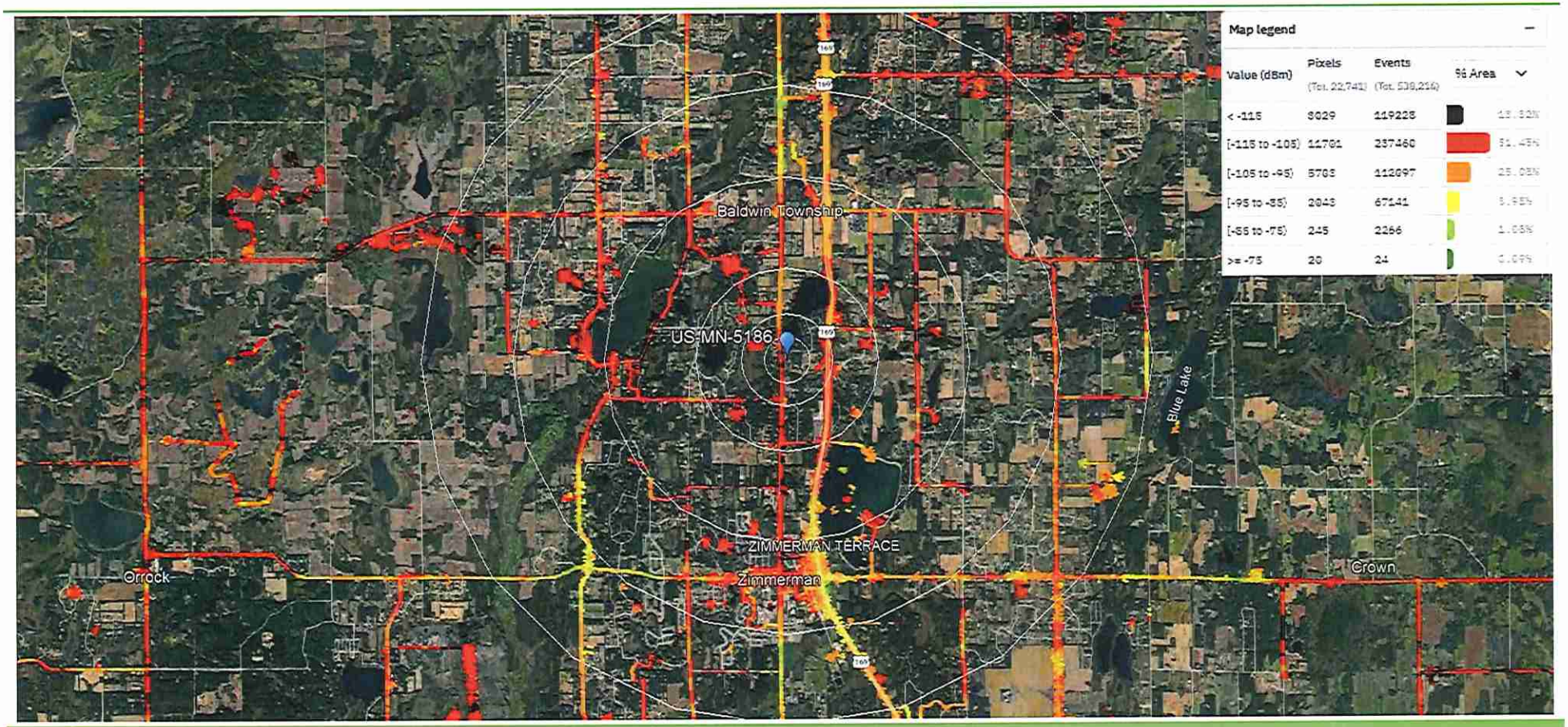


Propagation Maps for US-MN-5186

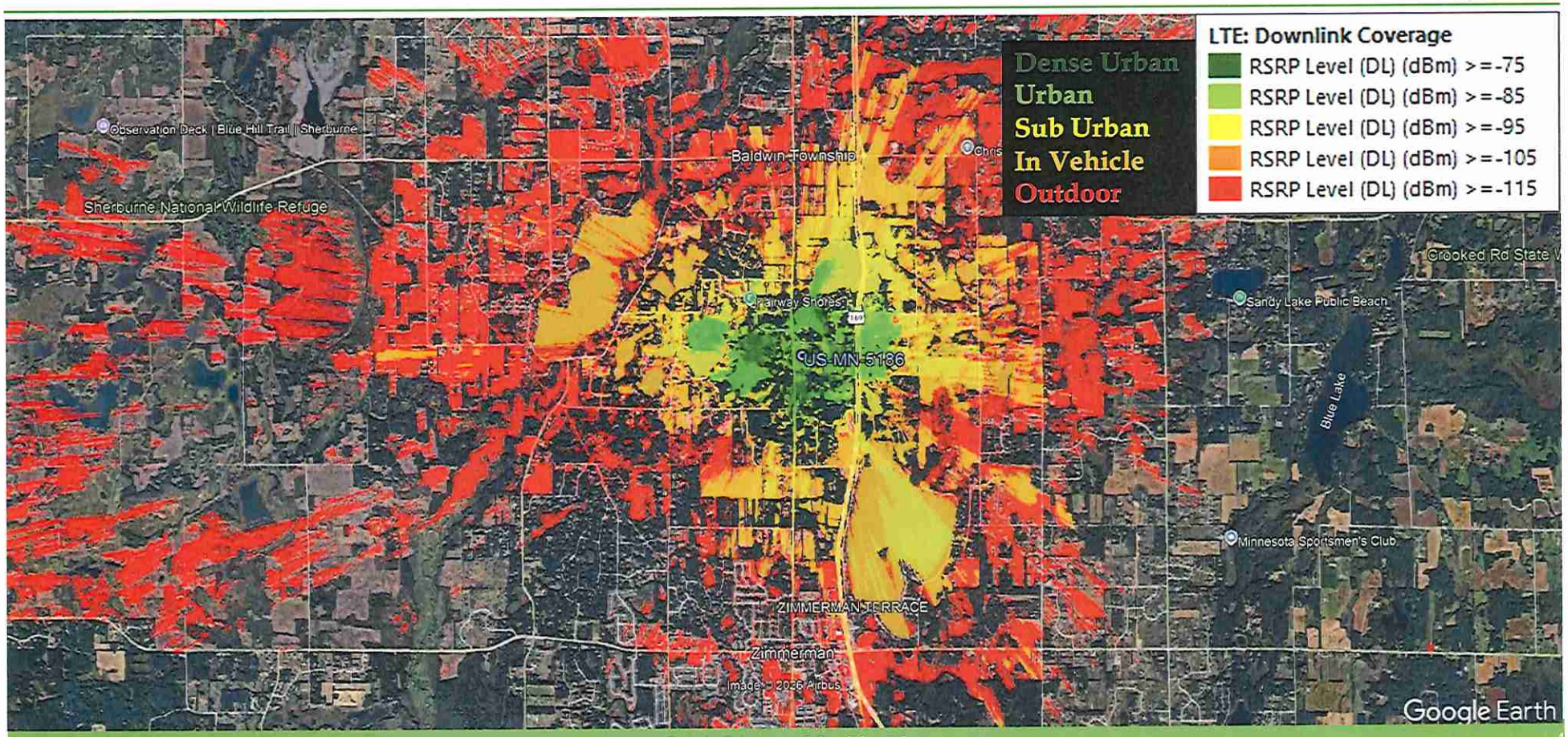
US-MN-5186 CMA



Verizon Crowdsource Data



US-MN-5186 Coverage @ 170 Feet RAD



Disclaimer

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verticalbridge

SHEET INDEX

NO.:	SHEET TITLE	REV.
TOWER OWNER CONSTRUCTION SECTION		
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VB C-101	SITE PLAN	C
VB C-102	ENLARGED SITE PLAN	C
VB C-103	COMPOUND PLAN	C
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-	SURVEY *	-
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E-504	UTILITY DETAILS	A
E-505	ELECTRICAL DETAILS	A

* COMPLETED BY OTHERS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS/CONDITIONS ON SITE, IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK OR BE RESPONSIBLE FOR THE SAME.

vertical bridge

verizon

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA
CONSTRUCTION DRAWINGS
175' MONOPOLE TOWER

SITE LOCATION MAP

DIRECTORY

TOWER OWNER:
THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487
CONTACT: STEVE RICK
PHONE: 414.801.1969
SITE NAME: STC FREMONT
SITE NUMBER: US-MN-5186

LESSEE:
VERIZON WIRELESS
10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
CONTACT: JOSEPH ESPINOSA

ENGINEERING COMPANY:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
PROJECT MANAGER: PAUL MOLITOR
PHONE: 608.644.1449
FAX: 608.644.1549

SURVEYOR:
WIDSETH
610 FILMORE ST.
ALEXANDRIA, MN 56308
CONTACT: BRYAN BALCOME
PHONE: 320.335.5023

SITE ACQUISITION:
THE GRINNELL GROUP
1515 LINDEN ST. SUITE 210
DES MOINES, IA 50309
CONTACT: ALEX TRUEMAN
EMAIL: ALEX@TRUEMANSAC.COM

PROJECT INFO

SITE LOCATION:
28509 NW 128TH STREET
ZIMMERMAN, MN 55398

E911 ADDRESS: TBD

VERIZON PSLC #: 579241

VERIZON MDG LOCATION ID #: 5000059132

PROPERTY OWNER:
BRUCE A. ROELKE LIVING TRUST

SITE COORDINATES (PER 1-A CERTIFICATE):
AT TOWER BASE (CENTER OF LEASE PARCEL)
LAT: N 45°-28'-41.35" (45.478154°)
LONG: W 93°-35'-30.00" (-93.591666°)
GROUND ELEVATION (NAVD 88): 983.3'

PLSS INFORMATION:
PART OF NW1/4 OF THE NW1/4 OF THE SW1/4,
SECTION 33, T.35N., R.26W.,
SHERBURNE COUNTY
MINNESOTA

PROPERTY ID:
01-00033-3200

ZONED:
GENERAL RURAL

UTILITY INFORMATION

ELECTRIC SERVICE PROVIDER
TBD
CONTACT: TBD
PHONE: TBD
EMAIL: TBD
WORK ORDER #: TBD

FIBER SERVICE PROVIDER
TBD
CONTACT: TBD
PHONE: TBD
EMAIL: TBD
WORK ORDER #: TBD

811

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN MINNESOTA, CALL GOPHER STATE ONE CALL

TOLL FREE: 1-800-252-1166
FAX A LOCATE: 1-800-236-4967

MN STATUTE REQUIRES MIN. OF 48 HOURS NOTICE BEFORE YOU EXCAVATE

SCOPE OF WORK

PROJECT DESCRIPTION
PROJECT TYPE: 175' MONOPOLE TOWER
EQUIPMENT: 4'-0" x 8'-0" CONC. EQUIP. PAD WITH CABINETS
GENERATOR: EXTERIOR DIESEL GENERATOR

RF DESCRIPTION (VERIFY WITH RFDS)
PRO. ANTENNA CL: 170' A.G.L.
ANTENNAS: (3) PRO, PANEL ANTENNA(S)
(3) PRO, AIR5419 ANTENNA/RADIO(S)
(3) PRO, AIR3283 ANTENNA/RADIO(S)

CABLES: (2) PRO, HYBRID LINE(S)
EQUIPMENT: (1) PRO, SURGE PROTECTOR(S)
(3) PRO, REMOTE RADIO UNIT(S)

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
vertical bridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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

SIGNATURE:

TYPED OR PRINTED NAME:

LIC. NO.:

DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

TITLE SHEET
STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY:	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	G-001

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SECTION 1: GENERAL REQUIREMENTS

1.1 PURPOSE AND INTENT

A. THE DRAWINGS ARE SUPPLEMENTAL TO ANY WRITTEN SPECIFICATIONS OR REQUIREMENTS, SHOULD ANYTHING BE SHOWN, INDICATED, OR SPECIFIED IN ONE AND NOT THE OTHER, OR IF ANY DISCREPANCIES OR DISAGREEMENTS ARE IDENTIFIED, THIS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR ENGINEER.

B. THE CONTRACTOR SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

1.2 CONFLICTS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIALS OR DOING ANY WORK. NO EXTRA COMPENSATION WILL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS SHOWN ON THE PLANS. CONTRACTOR MUST SUBMIT NOTICE OF ANY DISCREPANCY IN DIMENSIONS TO OWNER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK IN THE AFFECTED AREAS.

B. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE TO ASSESS CONDITIONS PRIOR TO BIDDING. IN ADDITION, CONTRACTOR SHALL PERFORM TESTING AND ADDITIONAL INVESTIGATION AS DEEMED NECESSARY TO SUBMIT A FIXED BID. IGNORANCE OF THE SITE OR PROJECT CONDITIONS WILL NOT BE GROUNDS FOR CHANGE ORDERS OR ALTERING THE SCHEDULE.

1.3 CLEANUP

A. THE CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATION OF WASTE CAUSED BY EMPLOYEES. AT THE COMPLETION OF THE WORK, REMOVE ALL WASTE AND NON-CONSTRUCTION MATERIAL, INCLUDING ALL CONTRACTOR TOOLS. LEAVE THE SITE CLEAN AND READY FOR USE.

B. IF CLEARING IS REQUIRED, ALL BRUSH, STUMPS, AND OTHER WASTE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. THE OWNER SHALL BE CONSULTED FOR SPECIFICATIONS ON TREE PLACEMENT AND DISPOSAL. IF REQUIREMENTS ARE NOT SPECIFIED, A CONSERVATIVE ASSUMPTION SHALL BE UTILIZED FOR BIDDING PURPOSES.

C. THE SITE SHALL BE LEFT IN A CONDITION EQUIVALENT TO THE PRE-CONSTRUCTION CONDITION AND SATISFACTORY TO THE OWNER.

1.4 CODES

A. CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND RULES. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THE DRAWINGS OR WRITTEN SPECIFICATIONS.

B. IN ADDITION TO ALL CODES, CONTRACTOR SHALL FOLLOW ALL MANUFACTURER RECOMMENDATIONS AND APPLICABLE STANDARDS (ACI, IBC, NEC, ETC).

1.5 QUALITY ASSURANCE

A. THE CONTRACTOR SHALL PROVIDE A PROJECT SCHEDULE PRIOR TO COMMENCING ANY WORK. IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CHANGES TO THE SCHEDULE AS SOON AS THEY ARE KNOWN. THE CONTRACTOR SHALL PROVIDE 48-HOUR ADVANCE NOTICE OF SPECIFIC INSPECTION MILESTONES (SUCH AS FOUNDATION POURING). ADVANCE NOTICE WILL ALLOW FOR COORDINATION WITH INSPECTION COMPANIES.

PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL REQUEST A LIST OF INSPECTIONS FROM THE OWNER OR ENGINEER. AT A MINIMUM THIS WILL TYPICALLY INCLUDE THE FOUNDATION, GROUNDING, SUBSTANITAL COMPLETION, AND FINAL.

B. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF ALL COMPLETED WORK AND PROVIDE THESE TO THE OWNER ON A WEEKLY BASIS. PHOTOGRAPHS SHALL INCLUDE DOCUMENTATION OF ALL SUBGRADE WORK THAT CANNOT BE VISIBLY INSPECTED UPON COMPLETION (GROUNDING, FOUNDATION, UTILITIES, ETC.).

C. THE CONTRACTOR IS THE GUARANTOR OF ALL WORK. FAILURE TO IDENTIFY A DISCREPANCY/DEFECT OR IMMEDIATELY NOTIFY THE CONTRACTOR OF SAID DEFECT DOES NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITIES IN THIS REGARD.

D. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT INSPECTIONS OCCUR PRIOR TO COMPLETION OF WORK. IF AN ITEM IS COMPLETED WITHOUT THE REQUESTED INSPECTION, THE OWNER WILL HAVE THE RIGHT TO ASSUME THAT THE WORK WAS NOT COMPLETED PROPERLY AND MUST BE REPLACED.

1.6 BUILDING PERMITS

THE CONTRACTOR IS RESPONSIBLE TO OBTAIN THE BUILDING PERMIT. CONTRACTOR SHALL COORDINATE AND SCHEDULE REQUIRED INSPECTIONS AT THE JOB SITE, COMPLY WITH SPECIFIC PROJECT RELATED REQUESTS AND SUGGESTIONS MADE BY BUILDING INSPECTOR, AND INFORM THE OWNER OF ANY REQUIREMENTS THAT MAY DEVIATE FROM THE CONSTRUCTION DOCUMENTS.

1.7 FAA PERMIT AND TOWER LIGHTING

REFER TO CONSTRUCTION DOCUMENTS AND CONSTRUCTION MANAGER FOR FAA AND STATE LIGHTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE TEMPORARY FAA APPROVED LIGHTING UNTIL PERMANENT LIGHTING IS OPERATIONAL. THE CONTRACTOR SHALL ENSURE THAT ANY FAA ELEVATION LIMITATIONS ARE NOT EXCEEDED.

1.8 TOWER SECURITY

THE CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY THROUGHOUT THE CONSTRUCTION PHASE. THE SITE MUST BE SECURELY FENCED (PERMANENTLY OR TEMPORARILY) WITHIN 24 HOURS OF TOWER ERECTION.

1.9 SITE CONTROL

A. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR CONTAINMENT OF SEDIMENT AND CONTROL OF EROSION AT THE SITE. ANY DAMAGE TO ADJACENT OR DOWNSTREAM PROPERTIES WILL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

B. IF WETLANDS ARE PRESENT IN THE PROJECT VICINITY THE CONTRACTOR IS RESPONSIBLE TO TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THAT THEY ARE NOT DISTURBED IN ANY MANNER. IF DISTURBANCE OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND CONSEQUENCES, INCLUDING FINES (EVEN IF ASSESSED TO THE OWNER).

C. THE CONTRACTOR IS TO MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPOINSIBILITY OF CONTRACTOR.

D. THE CONTRACTOR SHALL CONTAIN ALL CONSTRUCTION ACTIVITIES, MATERIALS, EQUIPMENT, ETC. TO THE LEASED AREA AND LEGAL EASEMENTS UNLESS PERMISSION TO DO OTHERWISE IS GRANTED BY THE PROPERTY OWNER.

1.10 CHANGE ORDER PROCEDURE

THE CONTRACTOR MUST PROVIDE NOTICE IN WRITING ON PROPER FORMS OF ANY POTENTIAL CLAIM FOR CONCEALED OR UNKNOWN CONDITIONS, OR ANY OTHER ITEM (EVEN IF A REQUEST BY OWNER) THAT MAY RESULT IN A TIME DELAY OR COST CHANGE WITHIN 1 DAY OF FIRST KNOWLEDGE. ANY CLAIM (CHANGE ORDER) MUST BE APPROVED BY THE OWNER PRIOR TO PROCEEDING OR INCURRING ANY COSTS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR AND ANY ASSOCIATED COST INCURRED WILL NOT BE PAID.

SECTION 2: EARTHWORK

2.1 SCOPE OF WORK

REFER TO THE SURVEY AND SITE PLAN FOR EXISTING GRADES AND FINAL ELEVATIONS.

2.2 SITE PREPARATION

A. CLEAR TREES, BRUSH AND DEBRIS FROM COMPOUND, ACCESS DRIVE, AND UTILITY PATH AS REQUIRED. SEE SITE PLAN FOR APPROPRIATE AREA TO BE CLEARED. REMOVE STUMPS, ORGANIC SOIL, AND OTHER DETRIMENTAL MATERIAL COMPLETELY UNDER ENTIRE COMPOUND AND DRIVE. ALL WASTE MATERIALS INCLUDING, BUT NOT LIMITED TO, STUMPS AND DEBRIS SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF PROPERLY.

B. STRIP ALL ORGANIC MATERIAL FROM COMPOUND AND ACCESS DRIVE. IF SITE CONTAINS WET SOIL, CONTRACTOR SHALL OVER EXCAVATE A MINIMUM OF 18 INCHES OF MATERIAL FROM THE ENTIRE COMPOUND AND ACCESS DRIVE.

C. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, CONTRACTOR SHALL REMOVE ALL TOPSOIL, ORGANIC MATERIALS AND WET OR POOR SOILS. IF MORE THAN 2'-0" OF POOR SOILS ARE ENCOUNTERED, CONTRACTOR SHOULD IMMEDIATELY CONTACT CONSTRUCTION MANAGER AND/OR ENGINEER FOR GUIDANCE.

D. CONTRACTOR SHALL FOLLOW RECOMMENDATIONS CONTAINED IN PLANS AND GEOTECHNICAL REPORT.

2.3 EXCAVATION

A. CONTRACTOR SHALL EXCAVATE TO DEPTH, AND GRADES SHOWN ON THE PLANS.

MINIMUM COMPACTION SHALL BE 90% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557 FOR SITE WORK AND 95% MAXIMUM DRY DENSITY UNDER STRUCTURAL ELEMENTS. AREAS OF SETTLEMENT IDENTIFIED WITHIN ONE YEAR OF ACCEPTANCE OF FINAL CONSTRUCTION BY OWNER WILL BE EXCAVATED, FILLED, AND RECOMPACTED AT CONTRACTOR'S EXPENSE.

B. CONTRACTOR SHALL REVIEW THE GRADING PLANS, GEOTECHNICAL REPORT, AND TOWER FOUNDATION PLANS THOROUGHLY PRIOR TO BIDDING. ANY DISCREPANCIES OR INCONSISTENCIES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

C. IT IS RECOMMENDED THAT THE OWNER HIRE AN INDEPENDENT GEOTECHNICAL ENGINEER TO REVIEW SOIL CONDITIONS AND AN ACI CERTIFIED INSPECTOR TO REVIEW ALL FOUNDATION ELEMENTS.

D. REGARDLESS OF THE ABOVE RECOMMENDATION, THE CONTRACTOR IS RESPONSIBLE TO OBSERVE SITE AND SOIL CONDITIONS THROUGHOUT THE CONSTRUCTION PROCESS AND COMPARE THE ABOVE TO THE GEOTECHNICAL REPORT, THE PLANS, AND THE TOWER DRAWINGS. ANY INCONSISTENCIES, DISCREPANCIES, OR ASSUMPTIONS THAT PROVE TO BE INCORRECT, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

2.4 SITE GRADING

ANY INCONSISTENCIES BETWEEN THE GEOTECHNICAL REPORT, SITE DRAWINGS, TOWER PLANS, AND SPECIFICATIONS SHALL BE RESOLVED IN FAVOR OF THE STRICTER REQUIREMENT.

A. CONTRACTOR SHALL USE ON-SITE MATERIALS OR IMPORTED FILL TO MATCH THE LINES, GRADES, AND CROSS SECTIONS SHOWN ON THE DRAWINGS. HOWEVER, IN NO CASE SHALL ORGANIC MATERIALS, WET SOIL, FROZEN SOIL, OR POOR SOIL BE USED AS ON-SITE FILL. IN ADDITION, ALL FILL (ON-SITE OR IMPORTED) SHALL BE ADEQUATELY COMPACTED PER THE EARTHWORK SPECIFICATIONS.

B. IF DISCREPANCIES ARE IDENTIFIED BETWEEN THE GRADING PLAN AND ACTUAL SITE CONDITIONS, THESE SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH WORK. ANY CHANGES TO THE GRADING PLAN CONTOURS MUST BE PREAPPROVED.

C. THE CONTRACTOR SHALL LIMIT ALL SITE GRADING AND CONSTRUCTION ACTIVITIES TO THE LEASED AREA AND ASSOCIATED EASEMENT. IF THIS IS NOT POSSIBLE, CONTACT THE PROJECT MANAGER AND OBTAIN OWNER APPROVAL PRIOR TO WORKING OUTSIDE THE ABOVE LIMITS.

D. REGARDLESS OF THE CONTOURS DEPICTED IN THE PLANS, ALL REQUIREMENTS IN THE TOWER FOUNDATION DRAWINGS (INCLUDING THE MINIMUM SOIL COVER) MUST BE ADHERED TO STRICTLY.

E. ALL FINISHED SURFACES SHOULD BE GRADED TO DRAIN FROM FOUNDATION. PROVIDE PROPER DITCHING AND ROUTING OF SURFACE WATER, AND AVOID PONDING AND EROSION.

F. ALL EXPOSED SOIL SHALL BE PROPERLY SEEDED AND PROTECTED FROM EROSION.

G. THE FINISHED GRADE SHALL EXTEND A MINIMUM OF ONE FOOT BEYOND THE COMPOUND FENCE.

2.5 GRAVEL SURFACING

A. CONSTRUCT GRAVEL DRIVE AND COMPOUND AREAS USING CRUSHED AGGREGATE BASE AND FINISH COURSES AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS OR AS DIRECTED BY THE CONSTRUCTION MANAGER.

B. PLACE FILL OR STONE IN MAXIMUM EIGHT INCH LIFTS AND COMPACT TO SPECIFIED DENSITY PRIOR TO PLACING NEXT LIFT.

2.6 RETAINING WALLS

A. RETAINING WALLS TO BE INSTALLED BY AN EXPERIENCED CONTRACTOR FAMILIAR WITH AT LEAST TEN (10) PROJECTS OF SIMILAR SIZE AND SCOPE.

B. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER DESIGN CHARTS AND INSTALLATION GUIDELINES.

C. ALL BACKFILLED MATERIAL SHALL BE QUALITY SOILS (SAND, GRAVEL, OR SILTY SAND) WITH A MINIMUM SOIL BEARING CAPACITY OF 2,500 P.S.F. LL BACKFILLED MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN MAXIMUM 8" LIFTS.

D. DRAINAGE TILE SHALL BE USED BEHIND THE RETAINING WALL. THE DRAINAGE TILE SHALL RUN TO DAYLIGHT AT A MAXIMUM INTERVAL OF 20'. WHEN SITE CONDITIONS REQUIRE, WRAP DRAINAGE TILE IN 3/4" CRUSHED AGGREGATE AND FILTER FABRIC WITH DRAINAGE COMPOSITE OR AGGREGATE BACK DRAIN.

E. RETAINING WALL EMBEDMENT SHALL BE AT LEAST THE MINIMUM SPECIFIED IN THE DRAWINGS. IN ADDITION, MINIMUM EMBEDMENT MUST EXCEED ANY MANUFACTURER DESIGN GUIDELINES.

F. ALL GEOGRID MATERIAL IS TO BE COATED POLYESTER WITH A MINIMUM ALLOWABLE DESIGN STRENGTH OF LTDS = 1350 PK.

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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

SIGNATURE:
TYPED OR PRINTED NAME:
LIC. NO.:
DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

GENERAL SPECIFICATIONS

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
NAT	03/10/26	REV. B
NAT	04/15/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	G-002

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SECTION 3: TRENCHING

3.1 MATERIALS

FILL MATERIALS SHALL BE OBTAINED, WHEN POSSIBLE, FROM MATERIALS EXCAVATED FROM TRENCHES ON-SITE. STRUCTURAL FILL, SAND OR SLURRY SHALL BE APPROVED BY THE CONSTRUCTION MANAGER AND SHALL CONFORM TO LOCAL UTILITY COMPANY REQUIREMENTS. THE FILL MATERIAL SHALL CONTAIN NO ORGANIC MATERIALS OR ROCKS. ALL FILL MATERIAL SHALL BE FREE OF OBJECTIONABLE MATERIALS AND/OR MATERIALS DESIGNATED AS HAZARDOUS OR POTENTIALLY HAZARDOUS. THE FILL MATERIAL SHALL CONTAIN FINES SUFFICIENT TO FILL ALL VOIDS IN THE MATERIAL. COMPACTION OF SOIL SHALL BE IN 8 INCH LOOSE LIFTS WHEN UTILIZING HEAVY COMPACTION EQUIPMENT OR 6 INCH LOOSE LIFTS WHEN UTILIZING HAND OPERATED TAMPERS.

3.2 PIPE DETECTION AND IDENTIFICATION

ALL ELECTRIC SERVICE TRENCHES SHALL BE MARKED WITH DETECTABLE WARNING TAPE.

3.3 TRENCH EXCAVATION

A. DIG TRENCH TO DEPTHS AND GRADES SHOWN ON THE PLANS OR AS DIRECTED BY THE CONSTRUCTION MANAGER.

B. TRENCH LENGTH SHALL BE SUFFICIENT TO ALLOW FOR SATISFACTORY CONSTRUCTION AND INSPECTION OF THE PROJECT, WITHOUT ENDANGERING OTHER CONSTRUCTION WORK OR ADJACENT FACILITIES.

C. DISPOSE OF EXCESS AND UNSUITABLE EXCAVATION MATERIAL PROPERLY.

D. USE HAND EXCAVATION METHODS WHEN REQUIRED BY LOCAL OR STATE GUIDELINES, OR WHEN NECESSARY TO AVOID ENDANGERING EXISTING OR NEW STRUCTURES OR OTHER FACILITIES.

3.4 TRENCH PROTECTION

A. PROVIDE MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO PROTECT TRENCHES AT ALL TIMES.

B. SHEETING AND BRACING SHOULD MEET OR EXCEED OSHA REQUIREMENTS.

3.5 BACKFILLING

A. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AT LEAST 24 HOURS IN ADVANCE OF BACKFILLING.

B. PROTECT CONDUIT FROM LATERAL MOVEMENT, DAMAGE FROM IMPACT, OR UNBALANCED LOADING TO AVOID DISPLACEMENT OF CONDUIT AND/OR STRUCTURES. DO NOT FREE FALL BACKFILL INTO TRENCH UNTIL THERE IS AT LEAST 12 INCHES OF COVER OVER THE CONDUIT.

3.6 COMPACTION

A. COMPACT BACKFILL TO AT LEAST 95% STANDARD PROCTOR.

B. IF REQUIRED COMPACTION DENSITY IS NOT OBTAINED, REMOVE BACKFILL FROM TRENCH, REPLACE WITH APPROVED BACKFILL, AND RECOMPACT AS SPECIFIED.

C. ANY SUBSEQUENT SETTLEMENT OF TRENCH OR BACKFILL DURING MAINTENANCE PERIOD (1 YEAR MINIMUM) SHALL BE REMOVED, REPLACED, AND RECOMPACTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

SECTION 4: CONCRETE WORK

4.1 CONCRETE FORMWORK

CONTRACTOR SHALL FOLLOW ALL APPLICABLE CODES AND STANDARDS (IBC, ACI, ETC.) WHEN COMPLETING CONCRETE WORK.

A. FORMS SHALL BE SMOOTH AND FREE OF SURFACE IRREGULARITIES. CONTRACTOR SHALL UTILIZE FORM RELEASE AGENTS AS NECESSARY.

B. EXPOSED EDGES OF ALL TOWER FOUNDATIONS SHALL RECEIVE A 3/4" CHAMFER. OTHER EXPOSED EDGES SHALL RECEIVE A TOOLED RADIUS FINISH.

C. UPON COMPLETION, CONTRACTOR SHALL REMOVE ALL FORMS, INCLUDING THOSE CONCEALED OR BURIED.

D. REFER TO PLANS AND TOWER DRAWINGS FOR ADDITIONAL REQUIREMENTS.

4.2 CONCRETE REINFORCEMENT

REFER TO PLANS AND TOWER DRAWINGS FOR REINFORCEMENT REQUIREMENTS.

4.3 CAST-IN-PLACE CONCRETE

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE REQUIREMENTS FOR FOOTINGS, FOUNDATIONS, ETC. ANY NON-STRUCTURAL SITE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.

A. ALL CONCRETE SUBJECT TO FREEZE-THAW SHALL CONTAIN 4-6% AIR ENTRAINMENT.

B. ALL CONCRETE SHALL BE VIBRATED IN PLACE USING HIGH FREQUENCY, LOW AMPLITUDE MECHANICAL IMMERSION TYPE VIBRATORS. INSERT VIBRATORS IN CONCRETE AT REGULAR INTERVALS AND OVER ENTIRE SURFACE TO SOLIDLY FILL AROUND AND BETWEEN REINFORCEMENT AND INTO CORNERS AND IRREGULARITIES. DISCONTINUE VIBRATION WHEN RISING ENTRAPPED AIR BUBBLES STOP BREAKING THE LEVELING SURFACE. DO NOT OVERVIBRATE AS THIS MAY CAUSE SEGREGATION.

4.4 QUALITY CONTROL

A. ALL STRUCTURAL CONCRETE SHALL BE INSPECTED BY INDEPENDENT, QUALIFIED PERSONNEL (ACI OR OTHERWISE). ALL STRUCTURAL CONCRETE SHALL BE TESTED BY AN INDEPENDENT LAB. AT A MINIMUM, 5 CYLINDERS SHALL BE CAST AND TESTED AT 7, 14, AND 28 DAYS . THE REMAINING CYLINDER SHALL BE RESERVED FOR RE-TESTING, IF NECESSARY.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE CONSTRUCTION MANAGER AND/OR TESTING AGENCY A MINIMUM OF 48 HOURS PRIOR TO EACH FOUNDATION POUR. IF A POUR OCCURS WITHOUT THE REQUESTED INSPECTION, THE OWNER CAN ASSUME THAT THE INSTALLATION WAS NOT INSTALLED CORRECTLY AND REQUIRE REPLACEMENT.

B. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND REPLACE, AT HIS SOLE EXPENSE, ANY CONCRETE THAT DOES NOT MEET THE ABOVE SPECIFICATIONS, OR SIMILAR SPECIFICATIONS CONTAINED IN THE PLANS OR TOWER DRAWINGS. ANY CONCRETE THAT DOES NOT MEET THE MINIMUM COMPRESSIVE STRENGTH REQUIRED UPON COMPLETION OF LAB TESTING SHALL BE REPLACED. THE AVERAGE OF THE TWO 28 DAY BREAK RESULTS SHALL GOVERN. NO DISPUTES REGARDING THE METHOD USED TO COLLECT THE TEST CYLINDERS OR PERFORM THE LAB TESTING ARE ALLOWED. IF THE CONTRACTOR CHOOSES, HE MAY COLLECT AND TEST ADDITIONAL CYLINDERS AT HIS SOLE EXPENSE.

C. DESPITE THE ABOVE REQUIREMENT, THE CONTRACTOR IS RESPONSIBLE TO PERFORM QUALITY WORK AND IS THE GUARANTOR OF THE FINISHED PRODUCT. IF A DEFECT IS NOT IMMEDIATELY IDENTIFIED BY THE INSPECTOR, OWNER, OR CONSTRUCTION MANAGER, BUT IDENTIFIED SUBSEQUENTLY, THE CONTRACTOR SHALL STILL BE RESPONSIBLE TO CORRECT SAID DEFECT.

D. CONTRACTOR MUST VERIFY THAT CONCRETE MEETS DESIGN REQUIREMENT (FOR STRENGTH AND OTHER PARAMETERS) BEFORE PLACING ANY SERVICE LOADS.

SECTION 5: STRUCTURAL STEEL

A. UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).

B. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL, CONFORMING TO ASTM A-615, GRADE 60, DEFORMED.

C. HEATING AND WELDING OF BARS IS PROHIBITED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.

D. ALL REINFORCEMENT BARS ARE TO BE FREE FROM LOOSE RUST AND SCALE.

E. UNLESS OTHERWISE NOTED, ALL REINFORCEMENT SHALL HAVE A MINIMUM CONCRETE COVER OF 3 INCHES. CONTRACTOR SHALL UTILIZE SPACERS AND CHAIRS AS REQUIRED.

F. SPLICES IN REINFORCEMENT STEEL ARE PROHIBITED, UNLESS APPROVED BY THE STRUCTURAL ENGINEER. ALL SPLICES MUST THEN MEET ALL APPLICABLE ASTM STANDARDS FOR SPLICING.

G. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWG) D.1.1-02. STRUCTURAL WELDING CODE.

SECTION 6: GROUNDING

A. GROUND RING IS TO BE CONSTRUCTED OF MATERIALS INDICATED ON THE DRAWINGS. ALL ABOVE GROUND LEADS TO BE SEALED IN CARFLEX CONDUITS.

B. GROUND ALL CORNER POSTS WITH EXOTHERMIC WELDS (CONNECTION TO BE NO MORE THAN 12 INCHES ABOVE GROUND BUT MUST BE VISIBLE).

C. ICE BRIDGE GROUND - GROUND SUPPORT POST TO GROUND RING AND GROUND ICE BRIDGE TO THE POST.

D. A SMOOTH, DOWNWARD PATH TO GROUND IS REQUIRED FOR ALL GROUND LEADS.

E. CONTRACTOR TO BOND PROPOSED GROUND SYSTEM TO EQUIPMENT/BUILDING GROUND RING IN 2 LOCATIONS.

F. PROPOSED GROUND RING SHALL BE INSTALLED A MINIMUM OF 2' FROM ANY STRUCTURE.

G. AT BASE OF ANTENNA TOWER, ATTACH GROUND KITS FROM COAXIAL CABLES TO TOWER GROUND BAR. LOCATE GROUND RING AROUND TOWER AND BOND GROUND BAR TO GROUND RING AS INDICATED ON DRAWINGS. CONTRACTOR TO PROVIDE GROUND BAR AND ALL MOUNTING HARDWARE.

H. DOUBLING UP OR "STACKING" OF CONNECTION IS NOT PERMITTED.

I. OXIDE INHIBITING COMPOUND TO BE USED AT ALL CONNECTIONS.

J. RESISTIVITY TEST SHALL BE PERFORMED BY THE CONTRACTOR PRIOR TO BACKFILLING. A MAXIMUM RESISTIVITY OF 5 OHMS MUST BE ACHIEVED PRIOR TO PROCEEDING. THE RESULTS OF THIS TEST SHALL BE DOCUMENTED, WITH COPIES PROVIDED TO THE OWNER AND CONSTRUCTION MANAGER.

K. DO NOT INSTALL BURIED GROUND RING OUTSIDE OF THE LEASED AREA. CONTRACTOR SHALL NOTIFY THE OWNER 24 HOURS IN ADVANCE OF THE GROUND RING INSTALLATION SO THAT A REPRESENTATIVE CAN INSPECT THE GROUND RING BEFORE IT IS BACKFILLED. IF A REPRESENTATIVE IS NOT PRESENT, CONTRACTOR SHALL PHOTOGRAPH ENTIRE INSTALLATION AND PROVIDE PHOTOGRAPHS TO CONSTRUCTION MANAGER WITHIN 48 HOURS.

SECTION 7: ELECTRICAL

A. PROVIDE 2 PULL STRINGS SECURELY FASTENED AT EACH END OF ALL CONDUITS.

B. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UNDERGROUND POWER, TELCO, GROUNDING CONDUITS, AND ALL OTHER UTILITY EASEMENTS AND/OR WIRES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UNDERGROUND SERVICES OR SYSTEMS SHALL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE.

C. CONTRACTOR SHALL CONTACT UTILITY PROVIDER PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY THAT SERVICE HAS BEEN ORDERED AND DISCUSS ANY SITE SPECIFIC REQUIREMENTS. CHANGE ORDERS RELATED TO UTILITY REQUIREMENTS OR REQUESTS WILL NOT BE ALLOWED UNLESS THIS CONDITION HAS BEEN MET.

D. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS SHALL BE PAID BY CONTRACTOR.

E. ALL MATERIALS UTILIZED SHALL BE U.L. LISTED.

SECTION 8: TOWER AND ANTENNA INSTALLATION

A. IF REQUIRED, ERECT FURNISHED TOWER. PRIOR TO ERECTION, CONTRACTOR MUST VERIFY THAT CONCRETE HAS MET THE MINIMUM STRENGTH REQUIREMENTS AS WELL AS ANY OTHER INSPECTION OR TESTING REQUIREMENTS.

B. INSTALL ANTENNAS AND LINES AS INDICATED ON THE DRAWINGS AND PER OWNER SPECIFICATIONS.

C. INSTALL ANTENNA AND COAX MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS OR APPROVED BY THE CONSTRUCTION MANAGER.

D. ASSIST OWNER TECHNICIANS IN PERFORMING SWEEP TEST OF INSTALLED COAX.

E. ANTENNA INSTALLATION TO BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF ANTENNAS, TRANSMISSION LINES AND SUPPORT STRUCTURES.

F. CONTRACTOR SHALL FOLLOW ALL APPLICABLE STANDARDS INCLUDING, BUT NOT LIMITED TO: EIA 222 (LATEST VERSION), FAA ADVISORY CIRCULAR AC70/7460-1A, FCC RULES & REGULATIONS.

SECTION 9: LANDSCAPING & SITE RESTORATION

CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN LANDSCAPE WORK AS SHOWN ON THE CONSTRUCTION DRAWINGS OR REQUIRED IN THE SPECIFICATIONS.

CONTRACTOR SHALL UTILIZE THE SERVICES OF A LANDSCAPE CONTRACTOR TO ENSURE THE LANDSCAPING IS PROPERLY INSTALLED, WATERED, AND OTHERWISE MAINTAINED. CONTRACTOR SHALL GUARANTEE LANDSCAPING FOR A MINIMUM OF 1 YEAR AND SHALL REPLACE ANY DEAD OR VISIBLY DISTRESSED PLANTS WITHIN THIS PERIOD.

9.1 PROTECTION

A. CONTRACTOR SHALL PROTECT SEEDED AREAS FROM EROSION THROUGH THE USE OF AN EROSION CONTROL MESH OR MULCH NET.

B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE PLAN WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE AND SECURED TO A STEEL ANGLE EXTENDING TWO FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.

C. ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION.

9.2 INSTALLATION

A. SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS TO ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.

B. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.

C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS BY WATERING. CONTINUE TO REWORK BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

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TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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SIGNATURE:

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DATE:

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GENERAL SPECIFICATIONS

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ.#	43079
SET TYPE	DRAFT
SHEET NUMBER	G-003

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VERTICAL BRIDGE CONSTRUCTION SCOPE OF WORK

1.00 PERMITTING
A. CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL PERMITS AND ALL REQUIRED INSPECTIONS.

2.00 SITE CLEARING
A. CONTRACTOR SHALL CLEAR ACCESS EASEMENT AND LEASE AREA OF ALL TREES AND STUMPS. REMOVE AND DISPOSE OF ALL DEBRIS. CONTRACTOR SHALL NOT DISTURB AREA OUTSIDE OF LIMITS OF DISTURBANCE.

B. IF REQUIRED PER UTILITY COORDINATION CONTRACTOR SHALL CLEAR UTILITY EASEMENTS OF ALL TREES AND STUMPS. REMOVE AND DISPOSE OF ALL DEBRIS.

C. CONTRACTOR SHALL INSTALL SILT FENCE PRIOR TO THE START OF CONSTRUCTION.

D. ALL DEBRIS OR MATERIALS TO BE LEFT ON SITE WILL BE CLEARED WITH THE LAND OWNER ON A SIGNED DOCUMENT.

3.00 ACCESS ROAD
A. CONTRACTOR SHALL COMPLETE GRAVEL ACCESS DRIVE TO TOWER COMPOUND PER CONSTRUCTION DRAWINGS OR AT A MINIMUM OF VERTICAL BRIDGE STANDARDS.

B. 18" CULVERT PIPE IS VERTICAL BRIDGE MINIMUM STANDARD UNLESS DOT ENFORCED SIZE IS REQUESTED. SEE CONSTRUCTION DRAWINGS GRADING PLAN FOR SITE CULVERT LOCATION(S) AND SIZES.

4.00 COMPOUND FENCE
A. CONTRACTOR SHALL INSTALL STYMIE LOCK SYSTEM AND VERTICAL BRIDGE LOCK ON COMPOUND GATE. VERTICAL BRIDGE LOCK COMBO (0951)

B. CONTRACTOR SHALL INSTALL MUSHROOM AND GATE STOPS.

C. CONTRACTOR SHALL INSTALL 50'x50'x6' CHAINLINK FENCE WITH (3) RUNS OF BARBED WIRE ON TOP FOR MONOPOLE AND GUYED TOWERS. (75'x75'x6' FENCED COMPOUND FOR SST TOWER SITES)

5.00 TOWER AND FOUNDATION
A. CONTRACTOR SHALL COORDINATE DELIVERY OF ANCHOR BOLTS, TEMPLATE AND TOWER STEEL WITH TOWER VENDOR.

B. CONTRACTOR SHALL UTILIZE SUPPLIED FOUNDATION DESIGN FOR TOWER. REBAR AND CONCRETE INSTALLATION SHALL BE INSPECTED AND TESTED BY A 3RD PARTY COMPANY AND SUBMIT TEST AND INSPECTION REPORTS TO VERTICAL BRIDGE. (SPOILS FROM FOUNDATION SHALL BE REMOVED FROM SITE)

C. 3 DAY / 7 DAY / 28 DAY BREAK TEST REQUIRED. BREAK TEST MUST BE SUBMITTED FOR REVIEW PRIOR TO TOWER STACK.

D. CONTRACTOR SHALL INSTALL TOWER, ALL ASSOCIATED STEP BOLTS, SAFETY CLIMB EQUIPMENT, LIGHTNING ROD, WAVEGUIDE LADDER AND ALL MISCELLANEOUS TOWER PARTS.

E. CONTRACTOR SHALL CONFORM TO SUPPLIED FAA HEIGHT VERIFICATION.

6.00 TOWER LIGHTING
A. TOWER LIGHTING EQUIPMENT SHALL BE INSTALLED BY LIGHTING MANUFACTURE.

B. CONTRACTOR SHALL SUPPLY AND INSTALL 100A SUB-PANEL WITH (3) 20 AMP BREAKERS FOR TOWER LIGHTING IF REQUIRED.

C. CONTRACTOR SHALL SUPPLY AND INSTALL (1) GFI OUTLET AT SUB-PANEL LOCATION FOR TOWER LIGHTING IF REQUIRED.

D. CONTRACTOR SHALL SUPPLY AND INSTALL (1) 2" CONDUIT FROM SUB-PANEL LOCATION TO TOWER LEG WITH WEATHER-HEAD IF REQUIRED.

7.00 UTILITY H-FRAME CONSTRUCTION
A. CONTRACTOR SHALL SUPPLY AND INSTALL A 4-GANG 800 AMP METER PANEL ON A NEW 8' H-FRAME.

B. H-FRAME TO BE CONSTRUCTED TO HOLD 4-GANG METER BASE ON FRONT WITH METERS FACING OUT OF COMPOUND.

C. H-FRAME TO BE CONSTRUCTED TO HOLD TOWER LIGHTING SUB-PANEL AND LIGHTING CONTROLLER ON FRONT ALONGSIDE METER BASE.

D. CONTRACTOR SHALL SUPPLY GFCI ALL WEATHER RECEPTACLES ON H-FRAME.

E. CONTRACTOR SHALL SUPPLY AND INSTALL 500-WATT METAL MAUDE FLOOD LIGHT 120 VOLT WITH TIMER SWITCH.

8.00 POWER SERVICE
A. CONTRACTOR SHALL USE PROVIDED UTILITY REPORT AND CONSTRUCTION DRAWINGS TO BID POWER FROM POWER DEMARC.

B. CONTRACTOR SHALL BE IN CONSTANT COMMUNICATION WITH POWER COMPANY UNTIL POWER IS ACQUIRED AT MULTI-METER FRAME.

C. CONTRACTOR SHALL NOTIFY UTILITY PROVIDER OF START OF CONSTRUCTION.

D. CONTRACTOR SHALL CONDUCT A SECOND POWER WALK WITH UTILITY PROVIDER AT START OF CONSTRUCTION.

E. IF CHANGES TO THE SCOPE OF WORK ARE MADE BY THE UTILITY PROVIDER AFTER CONSTRUCTION START, CONTRACTOR SHALL NOTIFY VERTICAL BRIDGE CM/PM IMMEDIATELY.

9.00 VERIZON TELCO/FIBER SERVICE INSTALL BY VERTICAL BRIDGE
A. CONTRACTOR SHALL SUPPLY AND INSTALL A SEPARATE HAND-HOLE AT THE ROW, AT THE COMPOUND AND EVERY 300' (OR AT ANY BEND) WITH 2" CONDUIT FOR THE LIT FIBER PER THE CONSTRUCTION DRAWINGS.
MARK HAND-HOLES LIT FIBER

B. CONTRACTOR SHALL SUPPLY AND INSTALL A SEPARATE HAND-HOLE AT THE ROW, AT THE COMPOUND AND EVERY 300' (OR AT ANY BEND) WITH 2" CONDUIT FOR THE DARK FIBER PER THE CONSTRUCTION DRAWINGS.
MARK HAND-HOLES DARK FIBER FIBER

C. FIBER TO FOLLOW ACCESS ROAD TO ROW ALWAYS!

CONTRACTOR NOTES

A. FIBER COORDINATION IS NOT COMPLETED (PENDING FIBER CONTACT), PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

VERTICAL BRIDGE CM NOTES

VERTICAL BRIDGE CONSTRUCTION SCOPE OF WORK CON'T.

10.00 VERIZON CIVILS
A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE FOR ALL VERIZON LINE ITEMS UNDER TENANT CIVILS ON BID DOCUMENT. THIS INCLUDES SET AND CONNECTIONS OF VERIZON'S EQUIPMENT/GENERATOR PADS, FUEL TANKS, EQUIPMENT/GENERATOR ELECTRICAL, TELCO/FIBER CONDUITS, EQUIPMENT GROUNDING AND ICE BRIDGE.

11.00 VERIZON ANTENNA MOUNT(S)
A. CONTRACTOR SHALL PROVIDE SEPARATE LINE ITEM FOR ANTENNA MOUNT INSTALLATION UNDER TENANT MOUNT. CONTRACTOR SHALL ORDER THE ANTENNA MOUNT AND CONFIRM THE ITEM DESCRIPTION THROUGH VERIZON.

B. CONTRACTOR WILL BE REQUIRED TO ORDER ANTENNA MOUNT ASAP TO AVOID ANY DELAYS TO STACK THE TOWER.

VERIZON CONSTRUCTION SCOPE OF WORK

1.00 VERIZON ANTENNA AND LINES
A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE FOR ALL VERIZON ANTENNA AND LINES WITH EQUIPMENT UNDER TENANT CIVILS ON BID DOCUMENT. VERIZON TO PROVIDE ALL EQUIPMENT FOR ANTENNA AND LINE INSTALLATION. CONTRACTOR SHALL PROVIDE CONSUMABLE MATERIALS AS NEEDED TO COMPLETED THE CO-LOCATION.

B. CONTRACTOR SHALL SUPPLY AND INSTALL HYBRID CABLES.

2.00 STARTUP COMMISSIONING
A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE UNDER BID CLARIFICATION/EXCEPTIONS SECTION FOR COMMISSIONING AND START-UPS (AS REQUIRED BY "STANDARD VERIZION INSTALL). VERIZON IS RESPONSIBLE FOR PAYMENT OF THESE SERVICES.

3.00 VERIZON POWER SERVICE
A. CONTRACTOR/VERIZON CM RESPONSIBLE FOR SETTING UP VERIZON'S POWER ACCOUNT OR TRANSFER OF INITIAL SERVICE ACCOUNT FROM VERTICAL BRIDGE TO VERIZON.
1. CONTRACTOR RESPONSIBLE FOR REPORTING POWER UPDATES.
2. CONTRACTOR RESPONSIBLE FOR TRACKING AND CONFIRMING METER SET.
3. PHOTO CONFORMATION REQUIRED.

B. VERIZON POWER SERVICE SHALL BE 200 AMPS
C. TYPICAL VERIZON ELECTRICAL POWER SERVICE INSTALL. SEE CONSTRUCTION DRAWINGS FOR POWER ROUTING.

VERTICAL BRIDGE TIMELINE EXPECTATIONS

- ONCE NTP HAS BEEN ISSUED, CONTRACTOR HAS (3) BUSINESS DAYS TO PROVIDE A SCHEDULE TO VERTICAL BRIDGE CONSTRUCTION MANAGER AND PROJECT MANAGER.
- CONSTRUCTION STARTS WITHIN 7 DAYS OF NTP RECEIPT.
- DAILY SAFETY REPORTS ARE REQUIRED.
- DAILY SITE UPDATES WITH PHOTOS ARE REQUIRED.
- TOWER STACKED (OTHVR) WITHIN 28 DAYS OF NTP RECEIPT.
- CLOSEOUT APPROVAL WITHIN 60 DAYS OF NTP RECEIPT.

CONSULTANT:
Edge
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608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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SCOPE OF WORK
STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	SOW-1

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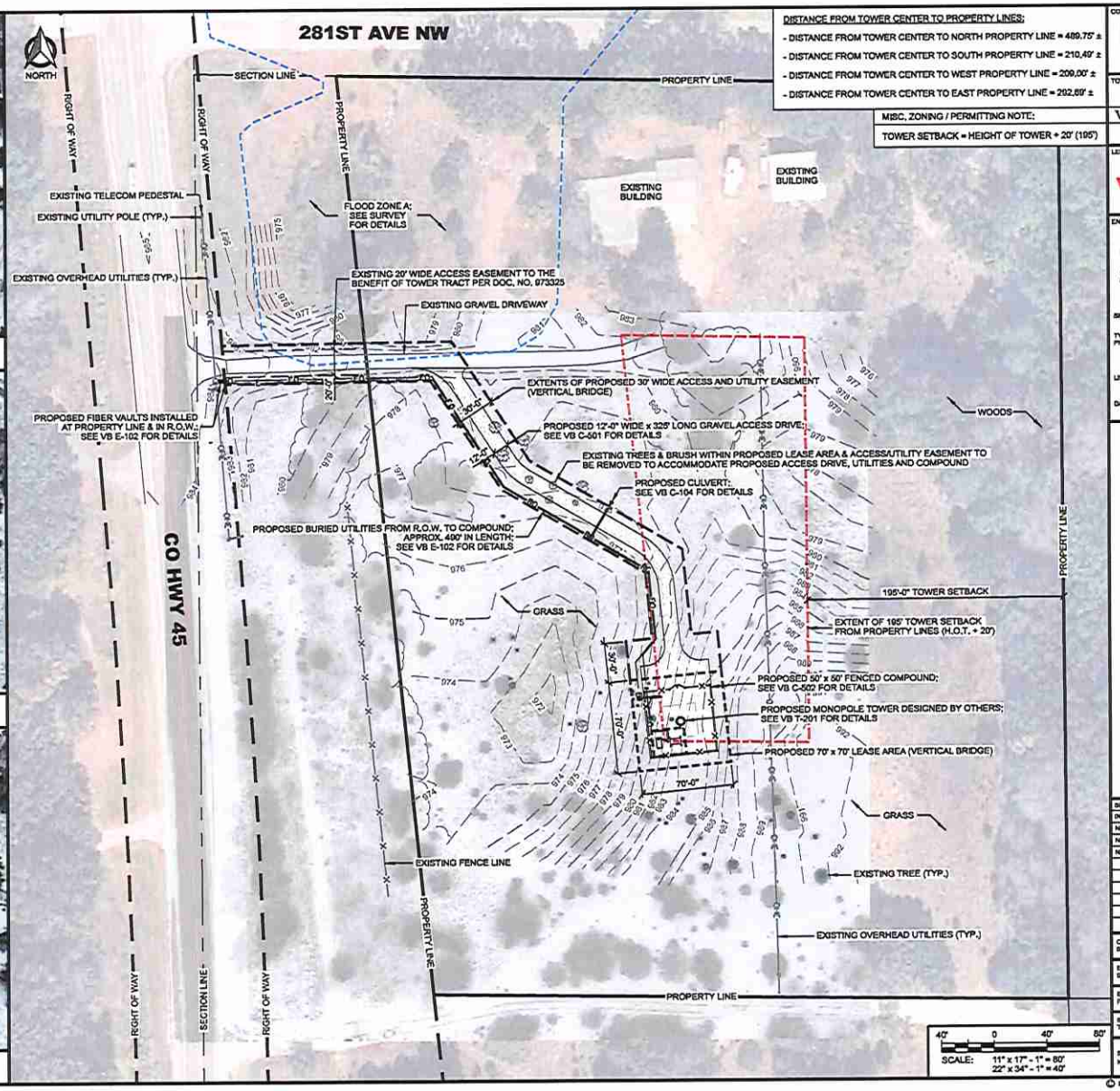
A AERIAL OVERVIEW OF SITE (LOOKING NORTHEAST)

B AERIAL OVERVIEW OF SITE (LOOKING SOUTH)

C AERIAL OVERVIEW OF SITE (LOOKING SOUTHEAST)



DISTANCE FROM TOWER CENTER TO PROPERTY LINES:
- DISTANCE FROM TOWER CENTER TO NORTH PROPERTY LINE = 489.75' ±
- DISTANCE FROM TOWER CENTER TO SOUTH PROPERTY LINE = 210.49' ±
- DISTANCE FROM TOWER CENTER TO WEST PROPERTY LINE = 209.00' ±
- DISTANCE FROM TOWER CENTER TO EAST PROPERTY LINE = 202.69' ±

MISC. ZONING / PERMITTING NOTE:
TOWER SETBACK = HEIGHT OF TOWER + 20' (195')

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SITE PLAN

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

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NAT	04/13/26	REV. C

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EDGE SITE ID:	S16585
EDGE PROJ. #:	43070
SET TYPE:	DRAFT
SHEET NUMBER:	VB C-101

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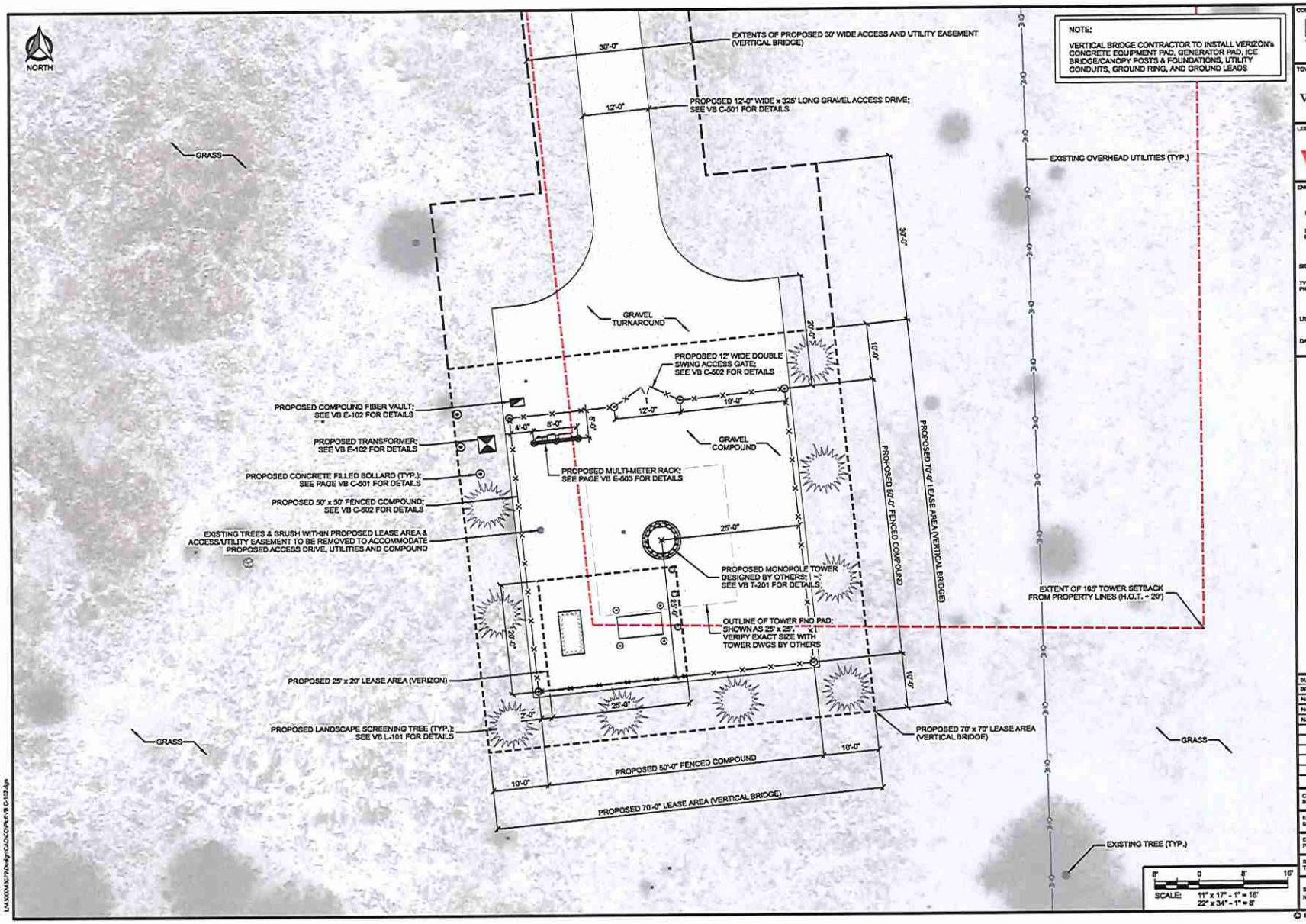

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ENLARGED SITE PLAN
STC FREMONT (VB #: US-MN-5186)
STC FREMONT (V2W #: 17060181)
ZIMMERMAN, MINNESOTA

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INT.	DATE:	DESCRIPTION:
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EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	VB C-102

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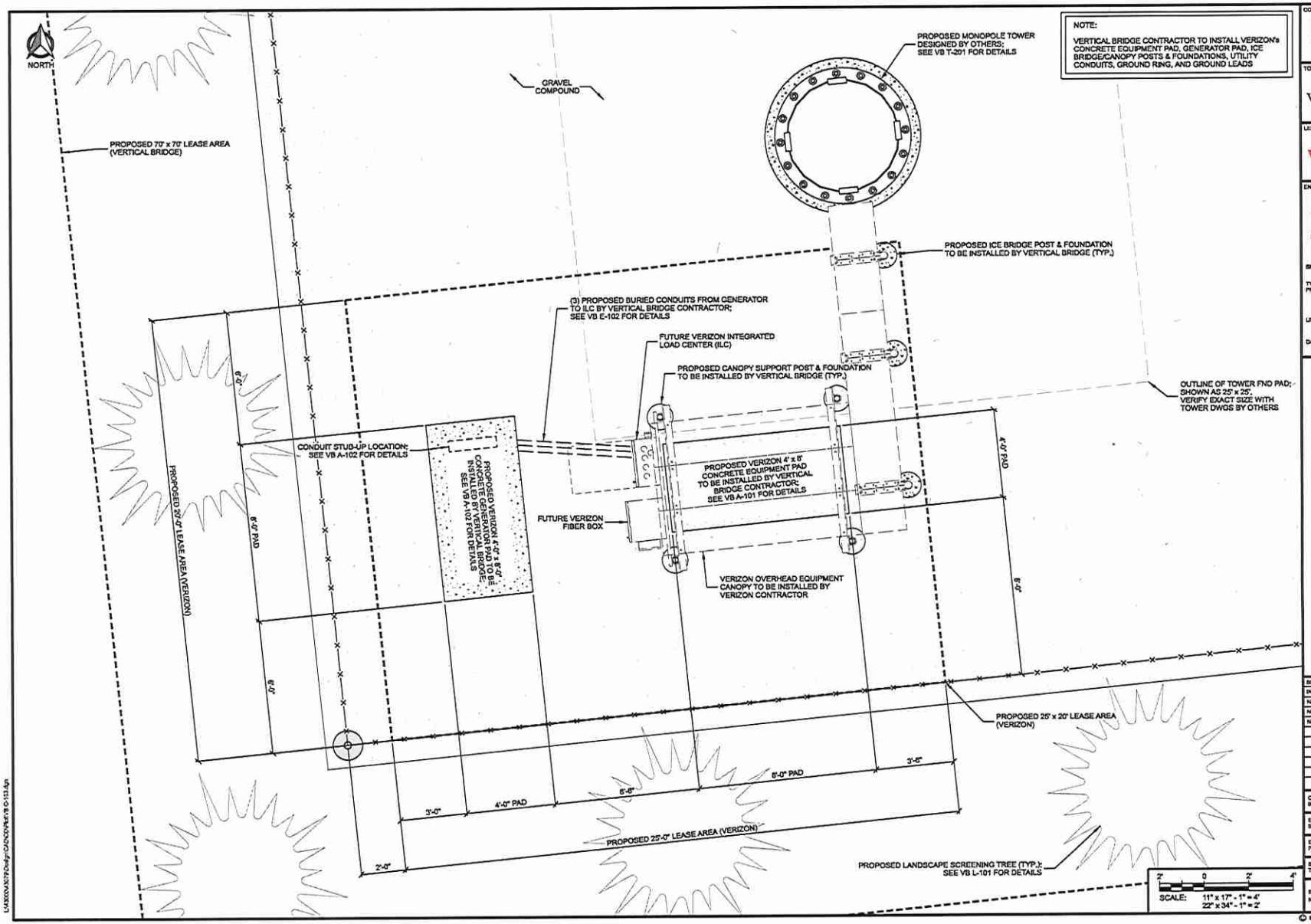

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COMPOUND PLAN

9TC FREMONT (VB #: US-MN-5186)
9TC FREMONT (V2W #: 17660181)
ZIMMERMAN, MINNESOTA

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SET TYPE	DRAFT
SHEET NUMBER	VB C-103

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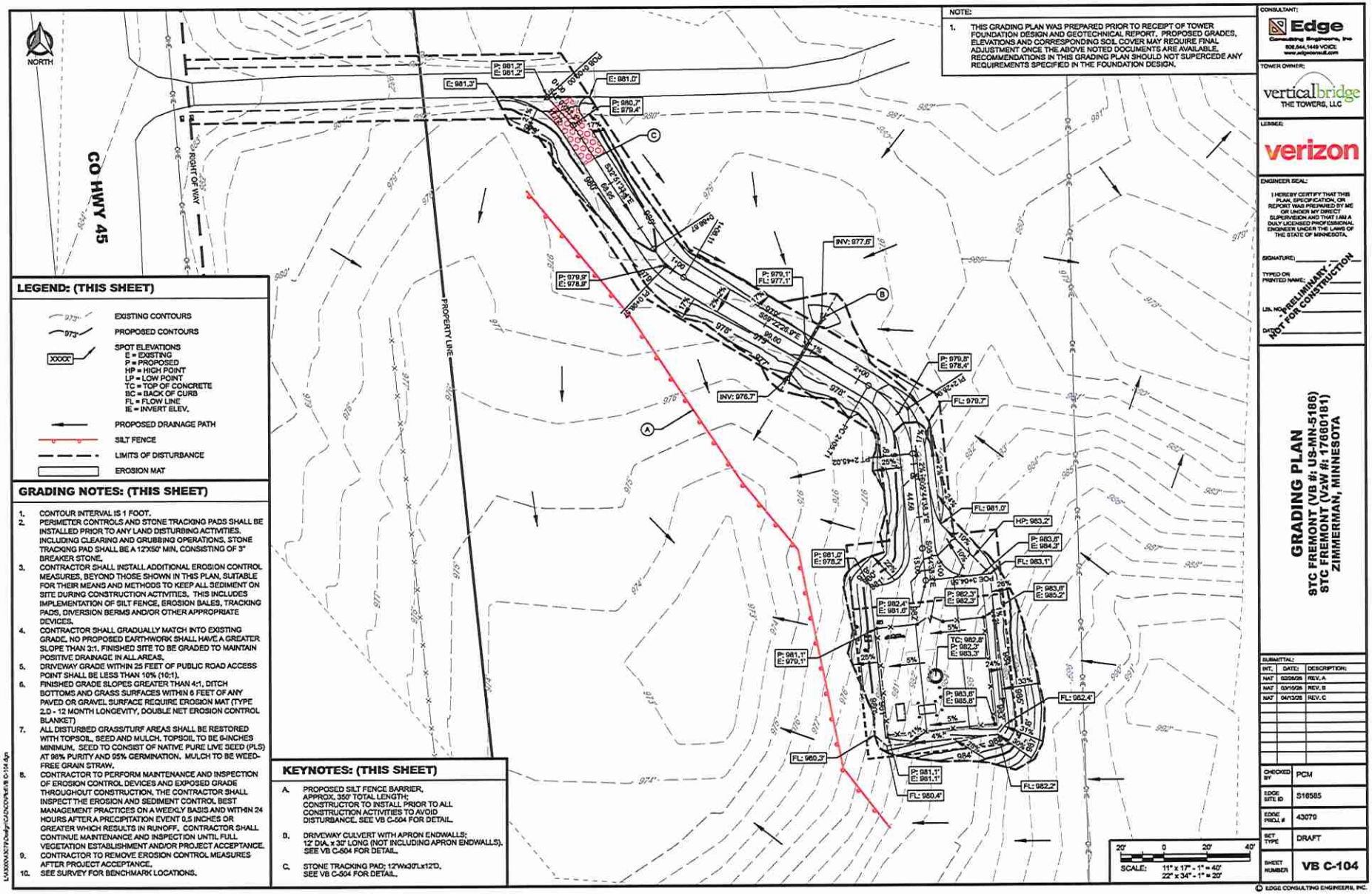

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GRADING PLAN
9TC FREMONT (VB #: US-MN-5186)
9TC FREMONT (V2W #: 17660181)
ZIMMERMAN, MINNESOTA

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NAT	04/13/26	REV. C

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EDGE SITE ID	S16585
EDGE PROJ. #	43079
SCT TYPE	DRAFT
SHEET NUMBER	VB C-104

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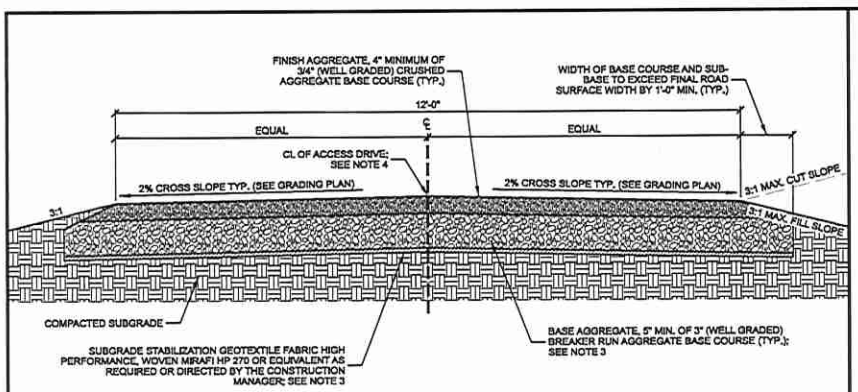
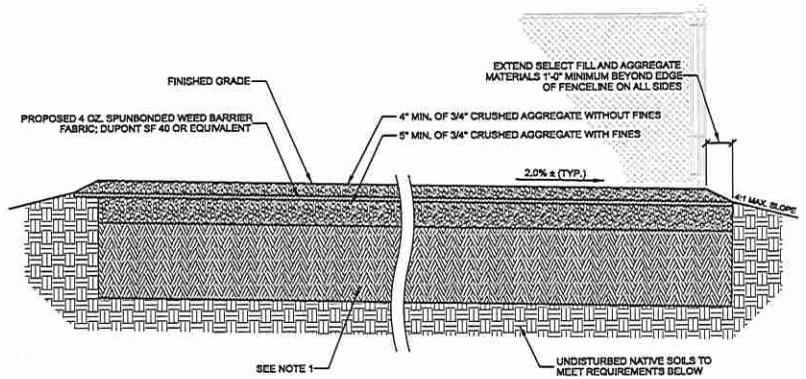


GENERAL NOTES:

1. REMOVE ALL TOPSOIL, ORGANIC MATERIAL AND WET OR POOR SOILS ALONG ACCESS DRIVE. CONTRACTOR TO REVIEW SITE CONDITIONS AND CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF SOILS THAT WILL REQUIRE REMOVAL. IF POOR SOILS ARE ENCOUNTERED AT A DEPTH OF MORE THAN 12", CONTACT CONSTRUCTION MANAGER FOR GUIDANCE.
2. SUBGRADE TO BE COMPACTED TO 95% MODIFIED PROCTOR AND VERIFIED BY PROOF-ROLL WITH LOADED TRI-AXLE DUMP TRUCK. CONTACT CONSTRUCTION MANAGER FOR GUIDANCE FOR FAILING SUBGRADE SOILS.
3. FAILING AREAS OF SUBGRADE SHALL BE UNDERCUT TO A MINIMUM DEPTH OF 18" BELOW FINISH AGGREGATE AND STABILIZED WITH 3" (WELL GRADED) BREAKER RUN AGGREGATE OVER SUBGRADE STABILIZATION GEOTEXTILE FABRIC.
4. CONSULT GRADING PLAN OR SITE PLAN FOR FINAL SITE GRADES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASPHALT ACCESS DRIVE REPAIR AND RESTORATION FOLLOWING CONSTRUCTION COMPLETION. ANY DISTURBED OR DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION UPON COMPLETION OF WORK.

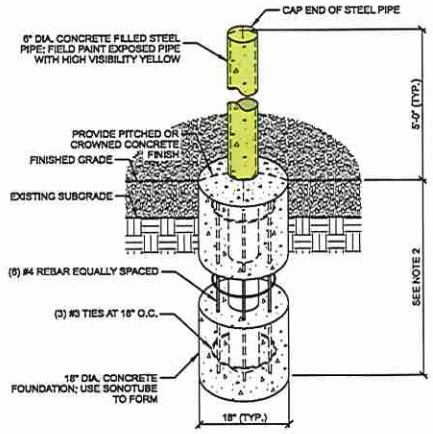
A GRAVEL DRIVE CROSS SECTION



NOTES:

1. REMOVE ALL TOPSOIL, ORGANIC MATERIAL AND WET OR POOR SOILS WITHIN COMPOUND AREA. CONTRACTOR TO REVIEW SITE CONDITIONS AND CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF SOILS THAT WILL REQUIRE REMOVAL. IF POOR SOILS ARE ENCOUNTERED SELECT FILL AND/OR SUBGRADE STABILIZATION MAY BE REQUIRED. CONTACT CONSTRUCTION MANAGER FOR GUIDANCE.
2. FINAL TOWER FOUNDATION DESIGN RECOMMENDATIONS TO SUPERCEDE GRADING PLAN OR SITE PLAN ELEVATIONS.

B COMPOUND CROSS SECTION



NOTES:

1. MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTION
2. PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH
3. CONCRETE TO BE A MINIMUM OF 2,500 PSI AT 28 DAYS

C PIPE BOLLARD

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:
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Consulting Engineers, Inc
906.644.1449 VOICE
www.edgemi.com

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CONSTRUCTION DETAILS

9TC FREMONT (VB #: US-MN-5186)
9TC FREMONT (V2W #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

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EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	VB C-501

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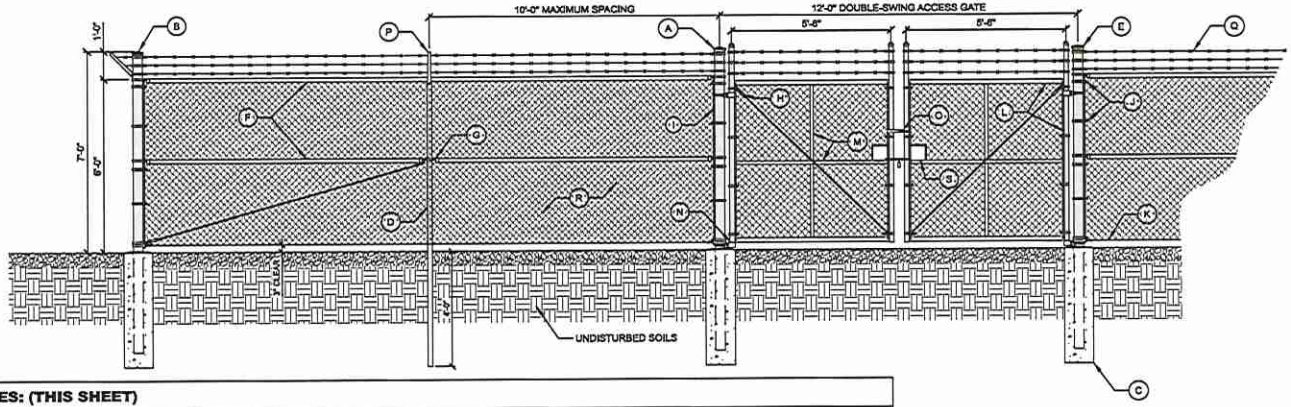
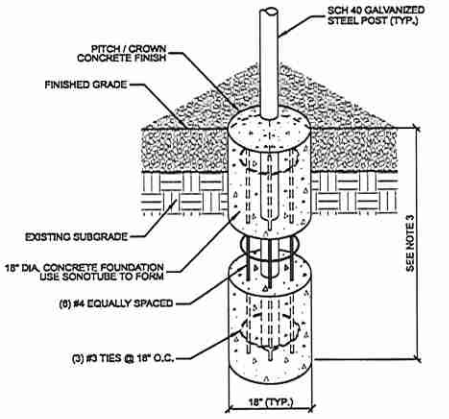


REFERENCE NOTES: (THIS SHEET)

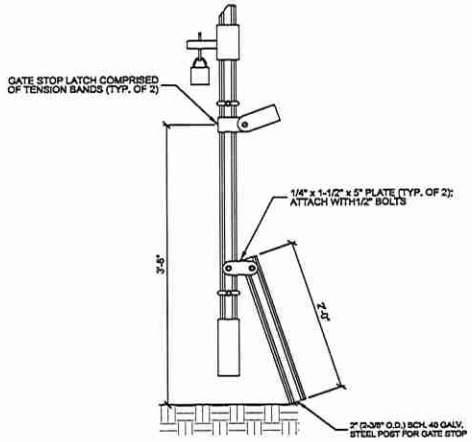
- (A) 4" (4-1/2" O.D.) SCH. 40 GALV. STEEL GATE POST
- (B) 4" (4-1/2" O.D.) SCH 40 GALV. STEEL CORNER POST
- (C) CONCRETE PIER FOUNDATION; SEE DETAIL BELOW
- (D) 2" (2-3/8" O.D.) SCH. 40 GALV. STEEL INTERMEDIARY LINE POSTS; LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" O.C
- (E) FENCE POST CAP (SIZE VARIES)
- (F) 1-1/4" (1.66" O.D.) TOP RAIL & MID BRACE RAIL PIPE
- (G) OFFSET BRACE RAIL ENDS FOR MID BRACE RAIL
- (H) 5/16" O.D. TRUSS ROD WITH TRUSS TIGHTENER ASSEMBLY
- (I) 3/16" x 3/4" STRETCHER BAR; TO EXTEND FULL HEIGHT OF FENCE FABRIC
- (J) 3/4" TENSION BAND (TYP.).
- (K) TENSION WIRE
- (L) 1-1/2" (1.9" O.D.) SCH. 40 GALV. STEEL FENCE GATE FRAME
- (M) 1-1/4" (1.66" O.D.) SCH. 40 GALV. STEEL HORIZONTAL AND VERTICAL GATE BRACES
- (N) MALLEABLE BUTT HINGES (TYP.)
- (O) GATE LATCH; VERIFY REQUIREMENTS WITH FENCE MANUFACTURER
- (P) 45° BARB ARM FENCE POST CAP
- (Q) (3) STRANDS OF 4 PT. GALV. BARB WIRE
- (R) #9 GAUGE GALV. CHAIN LINK FENCE FABRIC WITH TWISTED TOP SELVAGE AND KNUCKELD BOTTOM SELVAGE
- (S) 6" x 6" HANDHOLE FOR CHAIN LOCK

A COMPOUND FENCE



NOTES:
1. MAINTAIN 3" MINIMUM REBAR COVER WITH CONCRETE IN ALL DIRECTIONS.
2. CONCRETE MIX TO BE 4000 PSI @ 28 DAYS.
3. FOUNDATION DEPTH TO EXCEED LOCAL FROST DEPTH, OR 48" MINIMUM.

B FENCE POST PIER FOUNDATION



C GATE STOP

MANUFACTURER INFORMATION:

TAYHOPE
70 SPRINGHURST AVENUE
TORONTO, CANADA M6K 1B8
PHONE: 1,416,364,5625
FAX: 1,416,364,2746
EMAIL: northamerica@tayhope.com

PART NUMBER:

5 PADLOCK TUBULAR MULTI-LOCK W/ CHAIN CATCH # 05-TK

NOTES:
- TO TYPICALLY BE INSTALLED ON MAIN DOUBLE SWING GATE.
- WORKS ON 30mm TO 70mm DIAMETER PIPE
- 1 TO 5 PADLOCKS

D GATE LATCH

CONSULTANT:
Edge
Consulting Engineers, Inc
508.844.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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FENCE DETAILS

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (V2W #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	VB C-502

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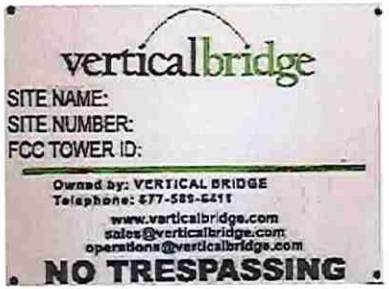
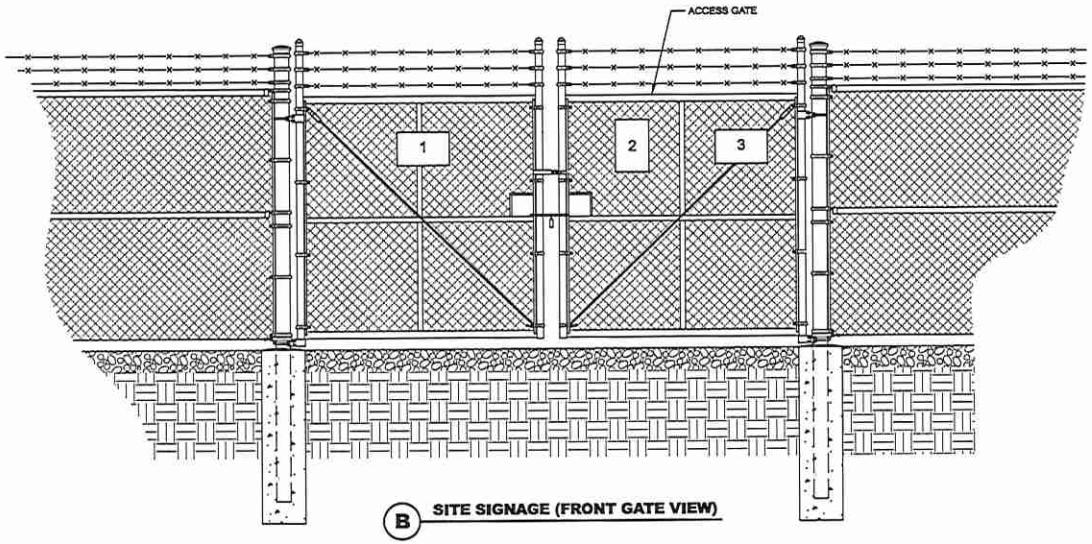


1 VERTICAL BRIDGE ID SIGN

2 CAUTION- RF SIGN (YELLOW)

3 NOTICE- RF SIGN (BLUE)

A TYPICAL SIGNS AND SPECIFICATIONS



B SITE SIGNAGE (FRONT GATE VIEW)

SIGN SPECIFICATIONS: (THIS SHEET)	
1	18" HIGH x 24" WIDE (OPERATIONS PROVIDED)
2	12" x 18" DIGITAL PRINT MOUNTED TO 0.40" THICK ALUMINUM (OPERATIONS PROVIDED)
3	12" x 18" DIGITAL PRINT MOUNTED TO 0.40" THICK ALUMINUM (OPERATIONS PROVIDED)

SIGNAGE NOTES: (THIS SHEET)

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCING USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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SITE SIGNAGE
STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
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NAT	04/13/26	REV. C

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EDGE SITE ID	S16585
EDGE PROJ. #	43070
SET TYPE	DRAFT
SHEET NUMBER	VB C-503

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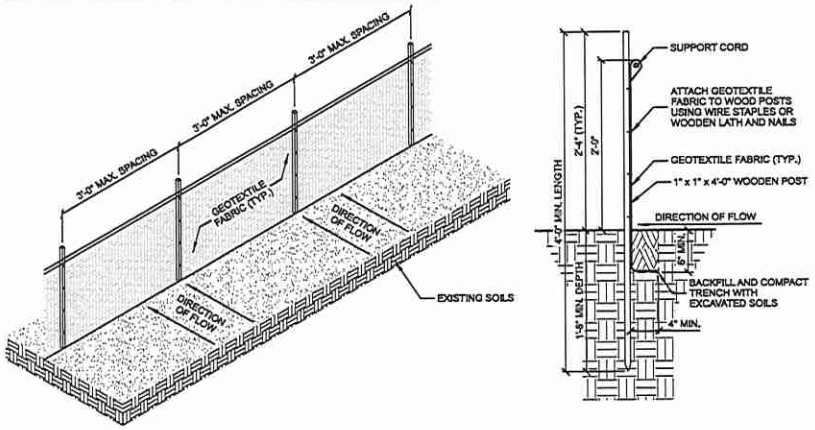
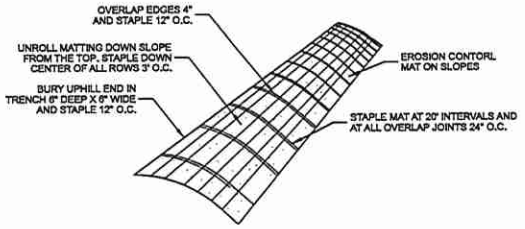


NOTES:

1. TRENCH SHALL BE SIZED TO ACHIEVE ADEQUATE GEOTEXTILE FABRIC ANCHORAGE. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE HICKORY OR OAK.
3. 8'-0" POST SPACING IS ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.
4. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.

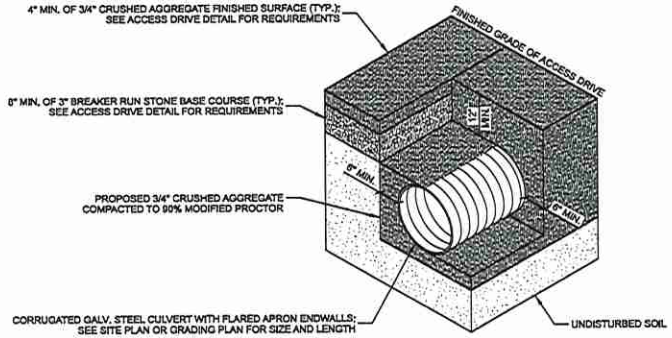
A SILT FENCE



NOTES:

1. PREPARE SOIL BEFORE INSTALLING EROSION MAT INCLUDING ALL SOIL PREPARATION AND SEEDING ACCORDING TO SPECIFICATIONS.
2. BEGIN AT TOP OF SLOPE BY ANCHORING MAT IN 6" WIDE BY 6" DEEP TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING.
3. ROLL THE EROSION MAT DOWN THE SLOPE.
4. THE EDGES OF PARALLEL EROSION MATS SHALL BE STAPLED WITH A 4" OVERLAP. USE ONLY BIODEGRADABLE STAPLES UNLESS SPECIFIED OTHERWISE.
5. WHEN EROSION MAT MUST BE SPLICED DOWN THE SLOPE, PLACE EROSION MAT END OVER END (SHINGLE STYLE) WITH 6" OVERLAY, STAPLE APPROX. 12" APART.
6. ALL EROSION MATS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
7. SEE EROSION CONTROL PLANS FOR CLASS AND TYPES OF EROSION MAT.

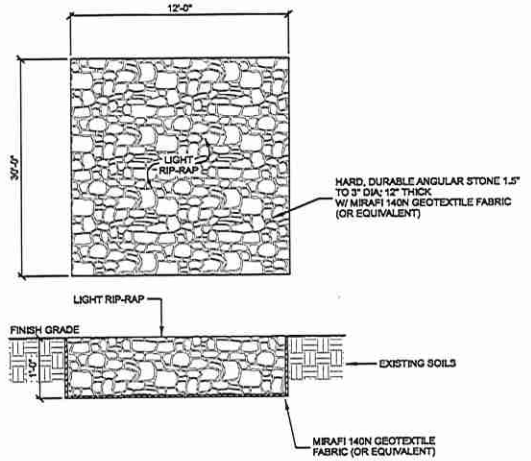
B EROSION MAT DETAIL



NOTES:

1. FOR CULVERT TRENCHES LOCATED OUTSIDE OF OF ACCESS DRIVE AREAS, BACKFILL MATERIAL MAY BE USED TO ACHIEVE REQUIRED COVER AFTER MINIMUM BEDDING REQUIREMENTS HAVE BEEN MET.
2. BACKFILL MATERIAL TO BE COMPACTED TO 90% MODIFIED PROCTOR AND TO BE FREE OF FROZEN CLODS AND STONES LARGER THAN 6".
3. GRADE AREAS UPSTREAM AND DOWNSTREAM OF CULVERT TO ACHIEVE POSITIVE DRAINAGE. SEE SITE PLAN OR GRADING PLAN FOR DETAILS.

C CULVERT



D TRACKING PAD DETAIL

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
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GRADING DETAILS

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STC FREMONT (V2W #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:		
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NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	VB C-504

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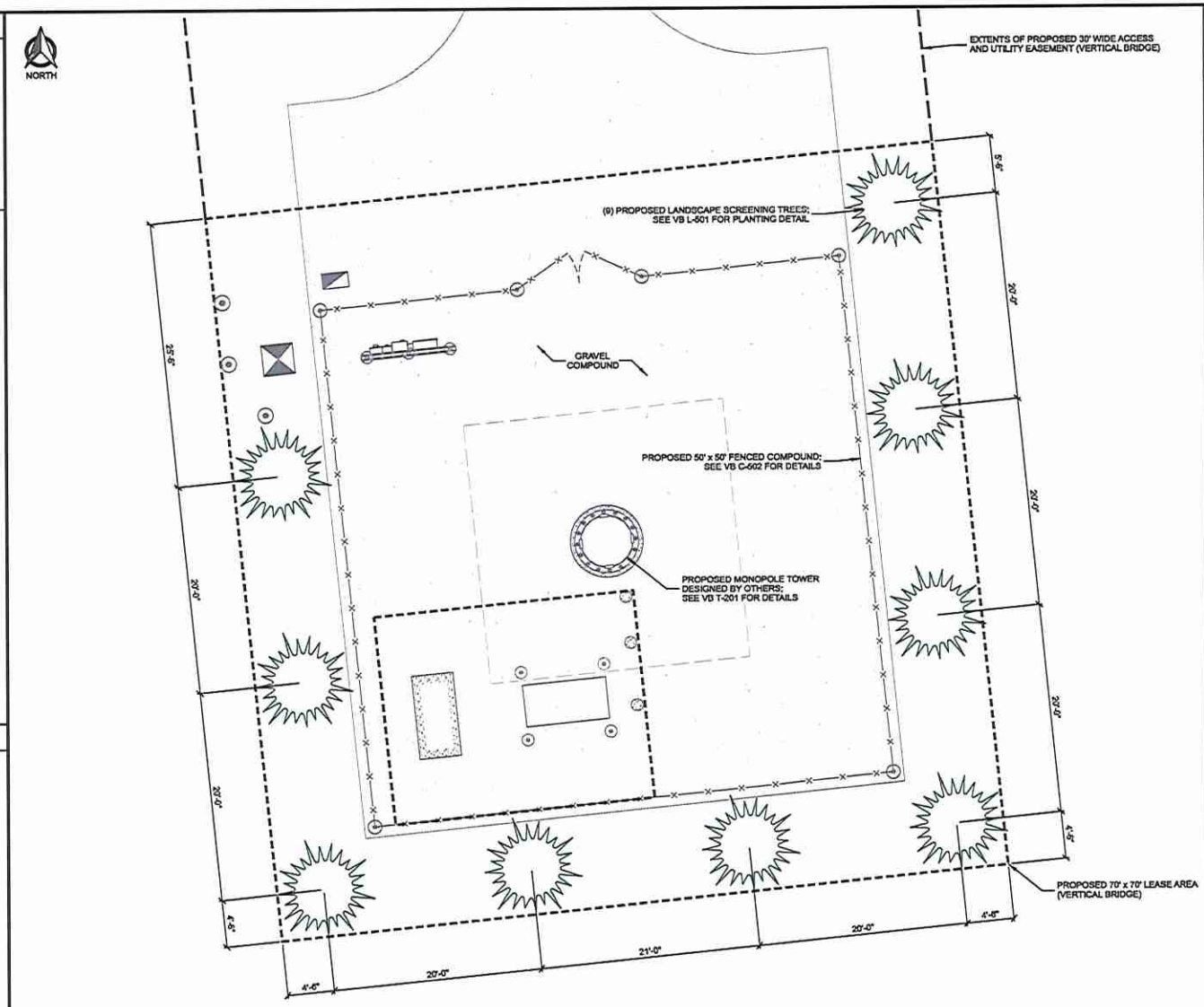
LEGEND: (THIS SHEET)

(9) EASTERN RED CEDAR
Juniperus Virginiana L.
MIN. PLANTING SIZE = 5' Height

NOTES: (THIS SHEET)

1. PLANT CONTAINER OR BALLED-AND-BURLAPED PLANTS IN SPRING OR FALL.
2. PLANT ON A RAISED BED TO ENSURE PROPER DRAINAGE.
3. ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION
4. MINIMIZE DISTURBANCE TO EXISTING SITE TREES, PLANTS AND NATURAL ROCK OUT AS MUCH AS POSSIBLE FOR PROPOSED CONSTRUCTION.
5. ALL PROPOSED LANDSCAPE TREES AND SHRUBS SHALL BE PURCHASED FROM A LOCAL NURSERY WITH PLANT STOCK THAT ARE ACCLIMATED TO THE CLIMATIC VARIATION OF THE LOCAL REGION.
6. BEFORE LANDSCAPE TREES ARE PLANTED, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOT LINE LISTED ON G-001.
7. ALL DISTURBED SOILS LOCATED ADJACENT TO THE COMPOUND AND/OR WITHIN THE PLANTING AREAS SHALL BE LOOSENED PRIOR TO ALL LANDSCAPE PLANTING. AMEND NATIVE SOIL AS REQUIRED WITH ORGANIC MATTER SUCH AS PEAT MOSS AND/OR MANURE TO ENSURE ROOT ESTABLISHMENT OF NEWLY PLANTED TREES IF THE NATIVE SOIL CONSISTS OF SANDY LOAMS OR CLAYEY SOILS.
8. A ROOT STIMULATOR SUCH AS HI-YIELD OR EQUIVALENT SHALL BE UTILIZED PER THE MANUFACTURERS RECOMMENDATIONS AT THE TIME OF PLANTING.
9. MAINTENANCE TO INCLUDE WATERING OF NEWLY PLANTED TREES AT MINIMUM ONCE PER WEEK WITH A HOSE ON TRICKLE AT THE BASE OF THE TRUNK FOR A MIN. 30 MINUTES PER PLANT UNTIL FINAL ROOT ESTABLISHMENT, AND DURING DROUGHT CONDITIONS; AND SHEARING/ PRUNING OF LANDSCAPE TREES TO PROVIDE ACCESS AROUND COMPOUND AND TO THE ADJACENT DRAINAGE AREA.
10.



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LANDSCAPE PLAN

STC FREMONT (VB #: US-MN-5166)
STC_FREMONT (V2W #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
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EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	VB L-101

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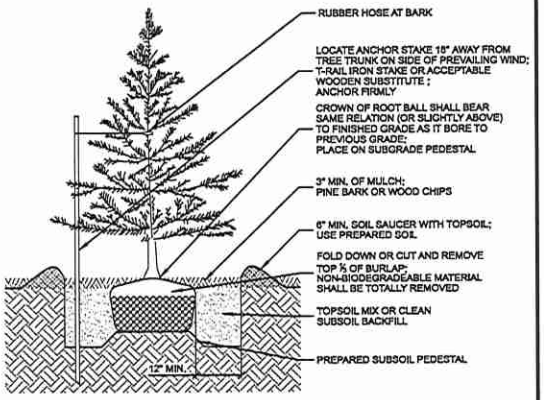

A **CONIFEROUS TREE PLANTING**

THIS SPACE INTENTIONALLY LEFT BLANK

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
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THE TOWERS, LLC

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LANDSCAPE DETAILS

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (V2W #: 17880181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

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EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	VB L-501

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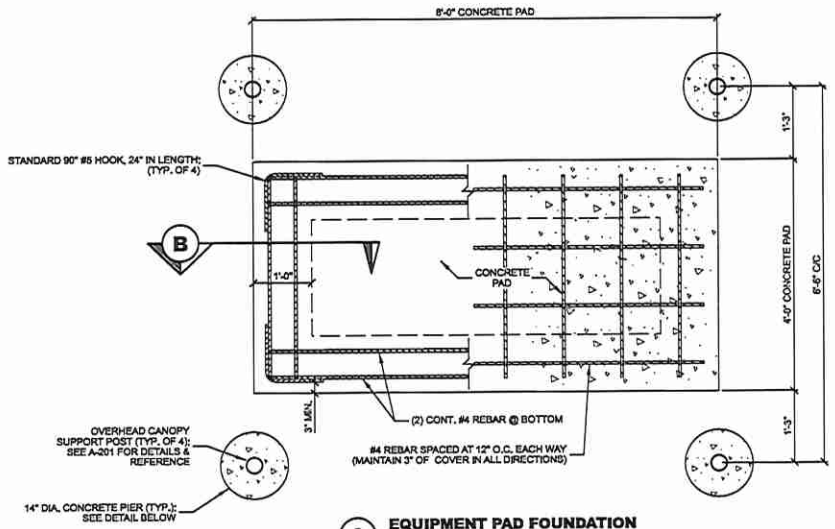
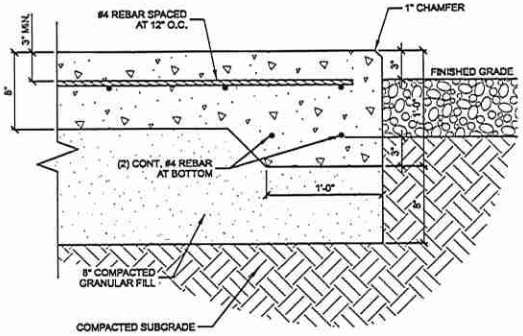
REBAR SCHEDULE		
SIZE	LENGTH	QTY
#4	7'-6"	8
#4	3'-6"	12
#5	2'-0"	4



A EQUIPMENT PAD FOUNDATION

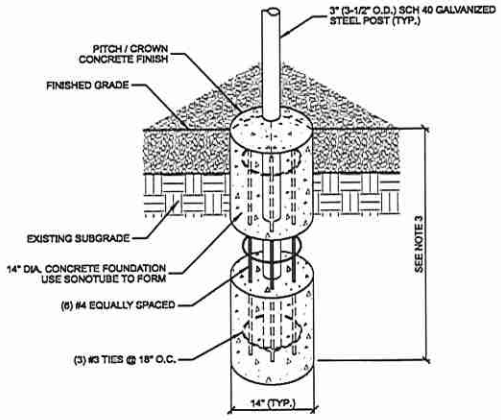
SCALE: 11" x 17" - 1/2" = 1'-0"
22" x 34" - 1" = 1'-0"

NOTE:
VERTICAL BRIDGE CONTRACTOR TO INSTALL VERIZON'S EQUIPMENT CABINET PAD



NOTE:
1. 3" MIN. CONCRETE COVER OVER BAR AND WIRE.

B THICKENED SLAB FOUNDATION



NOTES:
1. MAINTAIN 3" MINIMUM REBAR COVER WITH CONCRETE IN ALL DIRECTIONS.
2. CONCRETE MIX TO BE 4,000 PSI @ 28 DAYS.
3. FOUNDATION DEPTH TO EXCEED LOCAL FROST DEPTH, OR 48" MINIMUM.

C CANOPY POST PIER FOUNDATION

CONCRETE AND REINFORCING NOTES:

1. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND MOST CURRENT VERSION OF ACI STANDARDS.
2. ALL EXPOSED CONCRETE SURFACES EXPOSED TO VIEW SHALL HAVE A SURFACE FINISH SF-2.0 IN ACCORDANCE WITH ACI 301.
3. ALL CONCRETE UNLESS SPECIFICALLY NOTED SHALL BE NORMAL WEIGHT (145 PCF) AND SHALL ACHIEVE A 28-DAY COMPRESSIVE STRENGTH (f'c) OF 4,000 PSI. EXPOSED EXTERIOR CONCRETE TO BE AIR ENTRAINED WITH 6% AIR CONTENT. CONTRACTOR TO PERFORM CONCRETE SLUMP TEST (4" MAX SLUMP). NO WATER TO BE ADDED AFTER SLUMP HAS BEEN MEASURED.
4. ALL CONCRETE REINFORCING SHALL BE ASTM A615 GRADE 60 AND PLACED IN ACCORDANCE WITH ACI STANDARDS W/ 3" MIN COVERAGE IF CAST AGAINST EARTH AND 2" MIN COVERAGE OTHERWISE.
5. REMOVE ALL ORGANIC MATERIAL, SOFT AREAS, AND POOR SOILS BENEATH FOUNDATION TO A DEPTH OF AT LEAST 2'-0" BELOW FOUNDATION.
6. SLAB NOT SUITABLE AT SITES WITH ORGANIC SOIL, UNCOMPACTED FILL, EXPANSIVE SOIL, OR SOILS SUSCEPTIBLE TO FROST HEAVE.
7. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM ALL FOUNDATIONS.
8. DESIGN BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF. NO GEOTECHNICAL REPORT FOR THE EQUIPMENT PAD HAS BEEN COMPLETED.

CONSULTANT:
Edge
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608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
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LESSEE:
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EQUIPMENT PAD DETAILS
STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660161)
ZIMMERMAN, MINNESOTA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	02/25/26	REV. A
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NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ.#	43079
SET TYPE	DRAFT
SHEET NUMBER	VB A-101

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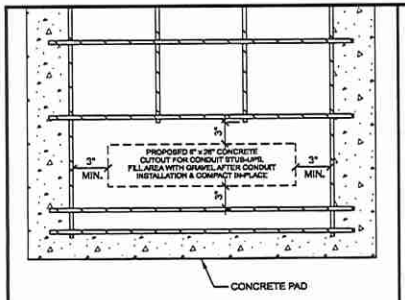
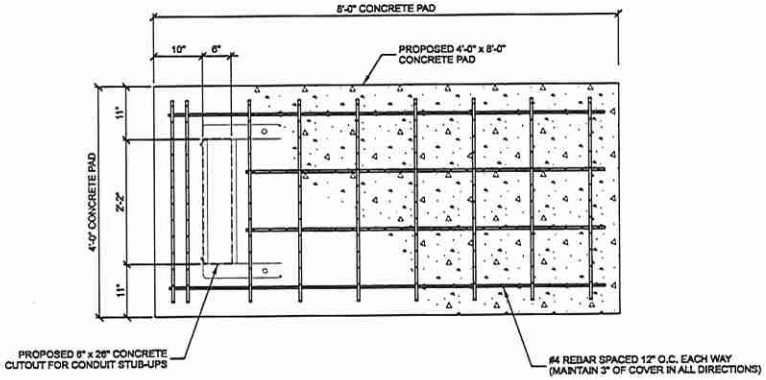


STUB-UP REINFORCEMENT

NOTE:
VERIFY EXACT CONDUIT STUB-UP LOCATIONS WITH GENSET PLANS



A **KOHLER 30REOZK DIESEL GENERATOR FOUNDATION LAYOUT**

NOTE:
VERTICAL BRIDGE CONTRACTOR TO INSTALL VERIZON's GENERATOR PAD

REBAR SCHEDULE		
SIZE	LENGTH	QTY
#4	7'-6"	2
#4	3'-6"	9
#4	6'-2"	2

GENERATOR CLEARANCE NOTE:

- MINIMUM OF 10' OF CLEARANCE FROM COMBUSTIBLE WALL
- MINIMUM OF 5' OF CLEARANCE FROM A NON-COMBUSTIBLE WALL
- MINIMUM OF 20' OF CLEARANCE FROM AN OUTDOOR ELECTRICAL TRANSFORMER OR NORMAL POWER DISTRIBUTION EQUIPMENT

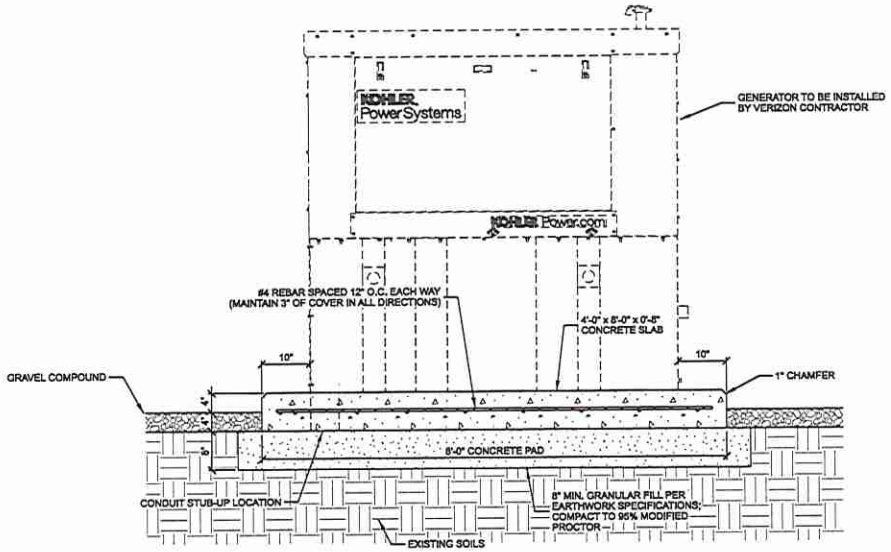
NOTE:

SEE GENERATOR MANUFACTURER'S DRAWINGS FOR PHYSICAL LOCATION OF FUEL LINES, CONTROL AND POWER INTERCONNECTIONS AND OTHER INTERFACES THAT ARE TO BE CAST INTO THE CONCRETE. THE PREFERRED METHOD IS TO BRING THE CONDUIT THROUGH THE CONCRETE PAD TO THE UNDERSIDE OF THE GENERATOR (MINIMIZES RODENT DAMAGE). FINISH CONNECTIONS WITH FLEXIBLE CONDUIT PER GENERATOR MANUFACTURER'S SPECIFICATIONS. RIGID CONDUITS SHALL BE SECURED TO THE EXISTING SLAB, THEN BURIED BETWEEN SLAB AND PLATFORM

NOTE:

SLAB NOT SUITABLE AT SITES WITH ORGANIC SOIL, UNCOMPACTED FILL, EXPANSIVE SOIL, OR SOILS SUSCEPTIBLE TO FROST HEAVE

REMOVE ALL ORGANIC MATERIAL, SOFT AREAS, AND POOR SOILS BENEATH CONCRETE PAD TO A DEPTH OF ATLEAST 2'-0" BELOW CONCRETE PAD



B **KOHLER 30REOZK DIESEL GENERATOR FOUNDATION DETAIL**

CONSULTANT:
Edge
Consulting Engineers, Inc
606.644.1449 VOICE
www.edgeconsul.com

TOWER OWNER:
vertical bridge
THE TOWERS, LLC

LESSEE:
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LIC. NO.:

DATE:

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GENERATOR PAD DETAILS

9TC FREMONT (VB #: US-MN-5186)
9TC FREMONT (VZW #: 17660181)
ZIMMERMAN, MINNESOTA

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INT.	DATE:	DESCRIPTION:
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NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	VB A-102

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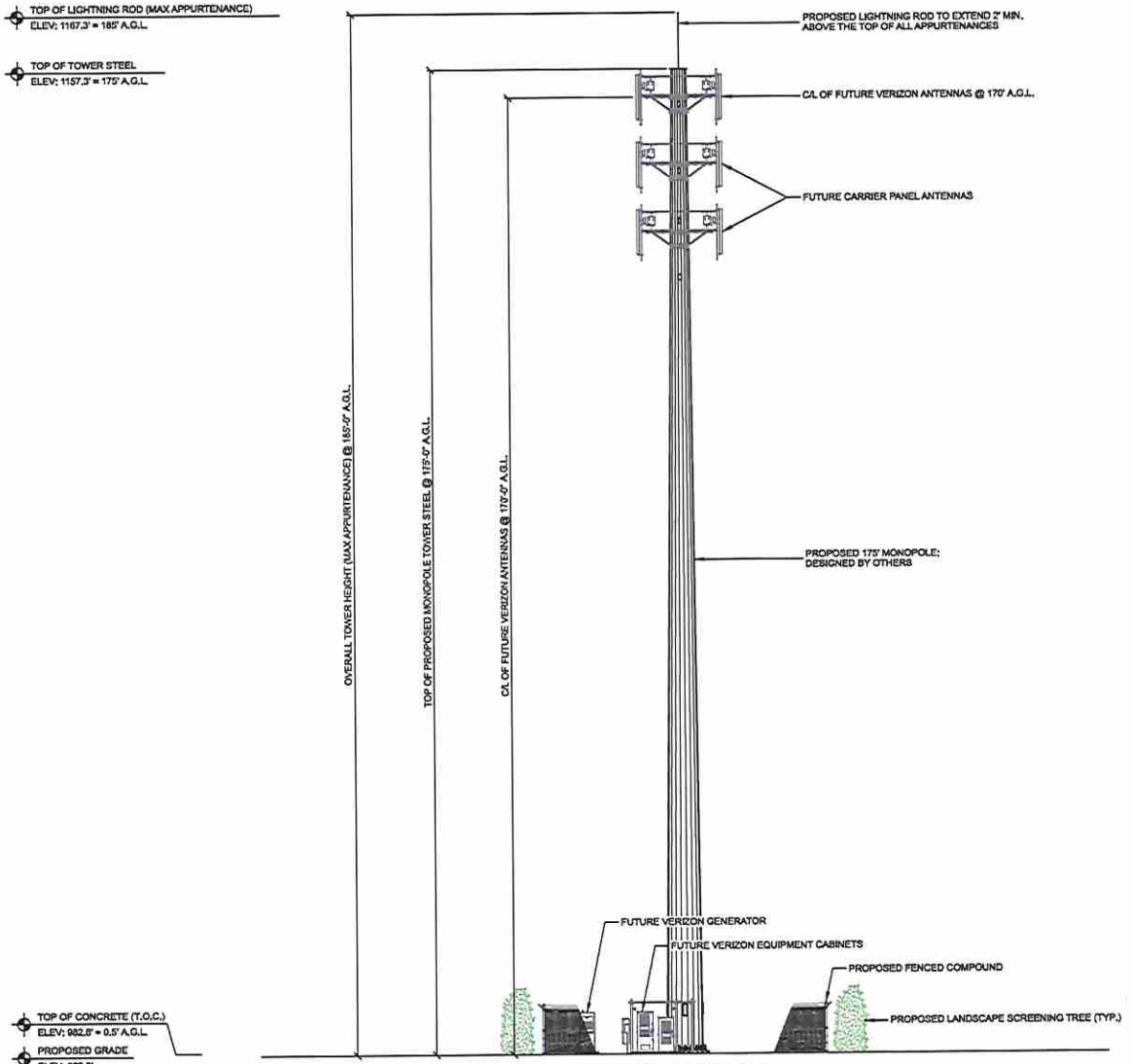

A **SITE ELEVATION**
SCALE: 11" x 17" - 1" = 20'-0"
22" x 34" - 1" = 10'-0"

VERTICAL WAVEGUIDE LADDER NOTE:

- G.C. TO INSTALL WAVEGUIDE LADDER FOR VERIZON CABLES & COMES WITH THE TOWER
- VERTICAL BRIDGE TO PROVIDE TOWER WAVEGUIDE LADDER ALONG WITH TOWER STEEL

CONSULTANT:
Edge
Consulting Engineers, Inc
608.844.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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

SIGNATURE:

TYPED OR PRINTED NAME:

LIC. NO.:

DATE:

- PRELIMINARY - NOT FOR CONSTRUCTION

TOWER ELEVATION

9TC FREMONT (VB #: US-MN-5186)
STC FREMONT (V2W #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	VB T-201

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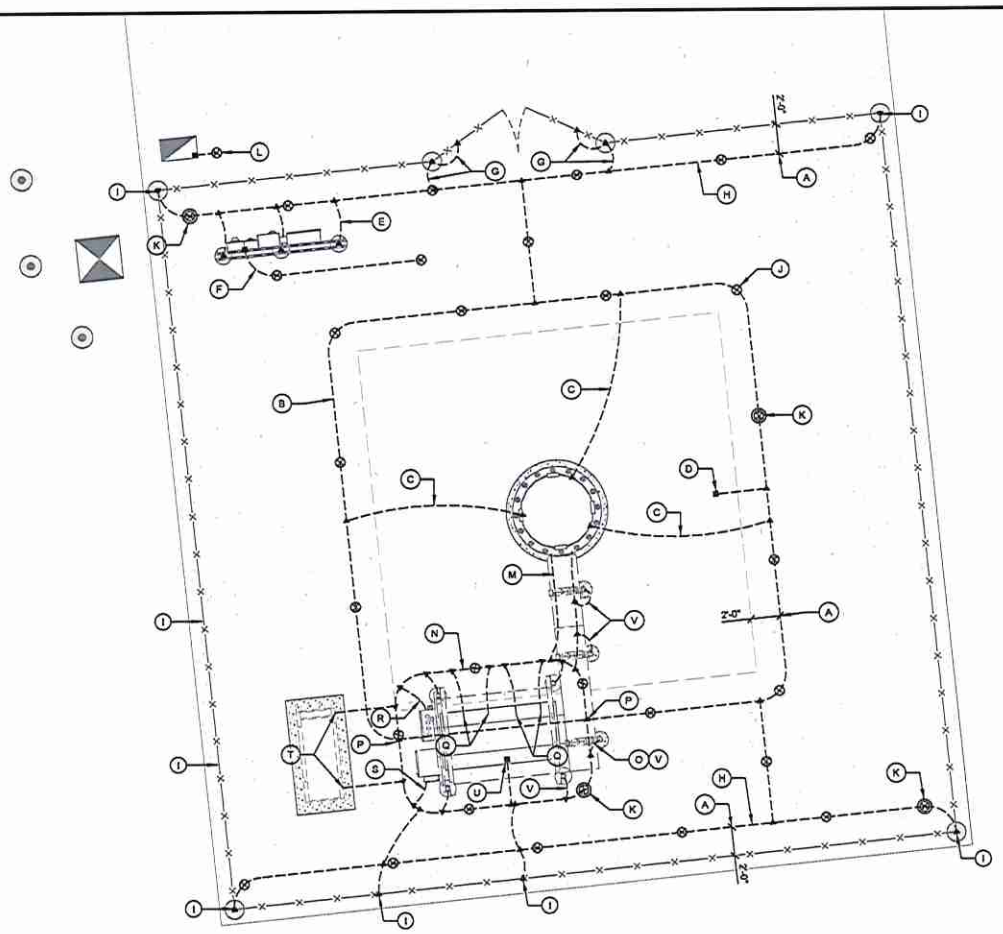
KEYNOTES: (THIS SHEET)

- (A) MAINTAIN 2-FOOT CLEARANCE FROM ALL STRUCTURES
- (B) TOWER GROUND RING, #2 SOLID BARE TINNED COPPER
- (C) GROUND LEADS FROM TOWER STEEL TO GROUND RING (TYP. OF 3) (USE GROUNDING TABS WHEN AVAILABLE), #2 SOLID BARE TINNED COPPER
- (D) TOWER FOUNDATION GROUND, #2 SOLID BARE TINNED COPPER. SEE PAGE VB E-501 FOR DETAILS
- (E) MULTI-METER RACK POST (TYP.)
- (F) GROUND ELECTRIC METER HOUSING TO (2) INDEPENDENT GROUND RODS, SPACED 10' O.C. WITH #2 SOLID BARE TINNED COPPER
- (G) GATE, FENCE FABRIC AND DETERRENT WIRING GROUND; SEE PAGE VB E-501
- (H) PERIPHERAL GROUND RING SHOULD BE INSTALLED 1' TO 2' INSIDE THE FENCED LINE, #2 SOLID BARE TINNED COPPER
- (I) FENCE CORNER GROUND LEAD, GROUND FENCE WITHIN 25-FEET OF TOWER, GROUND FENCE POSTS WITHIN 6-FEET OF EQUIPMENT PAD
- (J) 5/8" DIAMETER x 8' LONG COPPER CLAD GROUND ROD; (MAX. 10' SEPERATION)
- (K) INSPECTION WELL (TYP.). SEE PAGE VB E-501
- (L) 4" x 12" x 1/4" GROUND BAR INSIDE HAND HOLE; CONTRACTOR TO DRIVE 8' GROUND ROD & CLAMP TO GROUND BAR
- (M) (2) #2 SOLID BARE TINNED COPPER GROUND LEADS TO GROUND RING, COIL LEADS FOR FUTURE CARRIER CONNECTION TO LOWER ANTENNA GROUND BAR
- (N) EQUIPMENT GROUND RING #2 AWG SOLID TINNED COPPER GROUND LEAD MIN. 4'-0" BURY OR 6" BELOW FROST WHICH EVER IS GREATER
- (O) COIL GROUND LEAD FOR MASTER GROUND BAR (MGB) MOUNTED VERTICALLY TO FIRST ICE BRIDGE POST ON INSULATORS
- (P) BOND EQUIPMENT GROUND RING TO THE TOWER GROUND RING WITH (2) #2 SOLID BARE TINNED COPPER GROUND LEADS
- (Q) EQUIPMENT CABINET GROUND LEADS, (TYP. OF 4); SEE E-501 FOR DETAILS
- (R) INTEGRATED LOAD CENTER (ILC) GROUND LEAD; SEE E-501 FOR DETAILS
- (S) FIBER ENCLOSURE GROUND LEAD; SEE E-501 FOR DETAILS
- (T) GENERATOR GROUND LEADS, (TYP. OF 2); SEE E-501 FOR DETAILS
- (U) EQUIPMENT PAD REBAR GROUND; SEE E-502 FOR DETAILS
- (V) ICE BRIDGE POST GROUND LEADS; SEE E-501 FOR DETAILS

NORTH



NOTES: (THIS SHEET)

1. ALL EXTERIOR GROUNDING SHALL MEET OR EXCEED THE CURRENT NEC AND NFPA 780 CODE.
2. THE GROUNDING SYSTEM & CONDUCTORS SHALL BE INSPECTED PRIOR TO BACK FILLING WITH RESULTS APPROVED BY THE CARRIER. THE SYSTEM SHALL PROVIDE 5 OHM OR LESS RESISTANCE UPON COMPLETION.
3. HIGH COMPRESSION TYPE CONNECTORS SHALL BE USED FOR SECONDARY GROUNDING CONDUCTOR TO MAIN GROUNDING CONDUCTOR CONNECTIONS. AFTER INSPECTION CONNECTIONS SHALL BE WRAPPED WITH ELECTRICAL VINYL TAPE.
4. ALL MECHANICAL CONNECTIONS SHALL INCLUDE ANTI-OXIDANT COMPOUND BETWEEN LUG & CONNECTION POINT. SCRAPE PAINT FROM OBJECT BEING CONNECTED TO. TOUCH UP PAINT ANY EXPOSED METAL AFTER CONNECTION IS INSTALLED.
5. GROUNDING CONDUCTORS SHALL MAINTAIN, TO THE EXTENT PRACTICAL, A HORIZONTAL OR DOWNWARD DIRECTION FREE FROM UP AND DOWN POCKETS. THE RADIUS OF BEND SHALL NOT BE LESS THAN 8" AND THE ANGLE OF ANY BEND SHALL NOT BE SHARPER (LESS) THAN 90°.
6. THE MAXIMUM HORIZONTAL AND VERTICAL SPACING BETWEEN GROUNDING CONDUCTOR (NOT IN CONDUIT) SUPPORTS SHALL NOT EXCEED 4 FT.
7. IF A GROUNDING CONDUCTOR IS INSTALLED IN FERROUS METAL CONDUITS, THE CONDUCTOR SHALL BE BONDED TO THE TOP AND BOTTOM OF THE CONDUIT.
8. ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 3/4" PVC & SEALED WITH SILICONE ON BOTH ENDS.
9. ALL ABOVE GRADE EXOTHERMIC CONNECTIONS (TO GALVANIZED ITEMS) SHALL BE SPRAYED WITH COLD GALVANIZING COMPOUND TO PREVENT CORROSION.
10. GROUND RINGS & TOP OF RODS SHALL BE INSTALLED AT 30" BELOW FINISHED GRADE.
11. INSTALL 18" x 18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE. REFER TO GEOTECH REPORT FOR SOIL CONDITIONS.

GROUNDING LEGEND: (THIS SHEET)

- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
- ■ MECHANICAL CONNECTION
- — — GROUND LEAD
- ⊗ GROUND INSPECTION WELL
- ⊗ COPPER CLAD GROUND ROD, (5/8" DIA. x 8' LONG) SPACE @ 10' O.C. MAX.

GROUNDING NOTE:

THIS GROUNDING PLAN WAS PREPARED PRIOR TO THE COMPLETION OF THE GEOTECHNICAL REPORT AND RECEIPT OF THE TOWER FOUNDATION DESIGN. THE LAYOUT OF RADIALS AND GROUND RODS ARE APPROXIMATE IN NATURE AND MAY NEED TO BE ADJUSTED IN THE FIELD. GROUND RODS SHOULD NOT EXTEND THROUGH THE TOWER FOUNDATION OR OTHER STRUCTURAL ELEMENTS WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER. IN ADDITION, SOME ADJUSTMENT TO THE GROUND METHOD MAY BE REQUIRED IN INSTANCES WHERE SHALLOW BEDROCK OR OTHER UNIQUE CIRCUMSTANCES ARE ENCOUNTERED. CONTRACTOR SHALL CONSULT GEOTECHNICAL REPORT FOR FURTHER DESIGN AND CONSTRUCTION RECOMMENDATIONS.

NOTE:

VERTICAL BRIDGE CONTRACTOR TO INSTALL BURIED GROUND RINGS/ LEADS AND COIL ABOVE GRADE THAT WILL BE CONNECTED TO VERIZON'S EQUIPMENT. SEE VERIZON GROUNDING DETAILS ON PAGES E-501 THROUGH E-503 FOR REFERENCE

VERIZON CONTRACTOR TO CONNECT GROUND LEADS TO EQUIPMENT CABINETS, ICE BRIDGE POSTS, MASTER GROUND BAR, GENERATOR, TOWER GROUND BAR, CHARLES CUBE & ILC CABINET

4' 0 4' 8'
SCALE: 11" x 17" - 1" = 8'
22" x 34" - 1" = 4'

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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TYPED OR PRINTED NAME:
LIS. NO.:
DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

GROUNDING PLAN

8TC FREMONT (VB #: US-MN-5186)
8TC FREMONT (V2W #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	VB E-101

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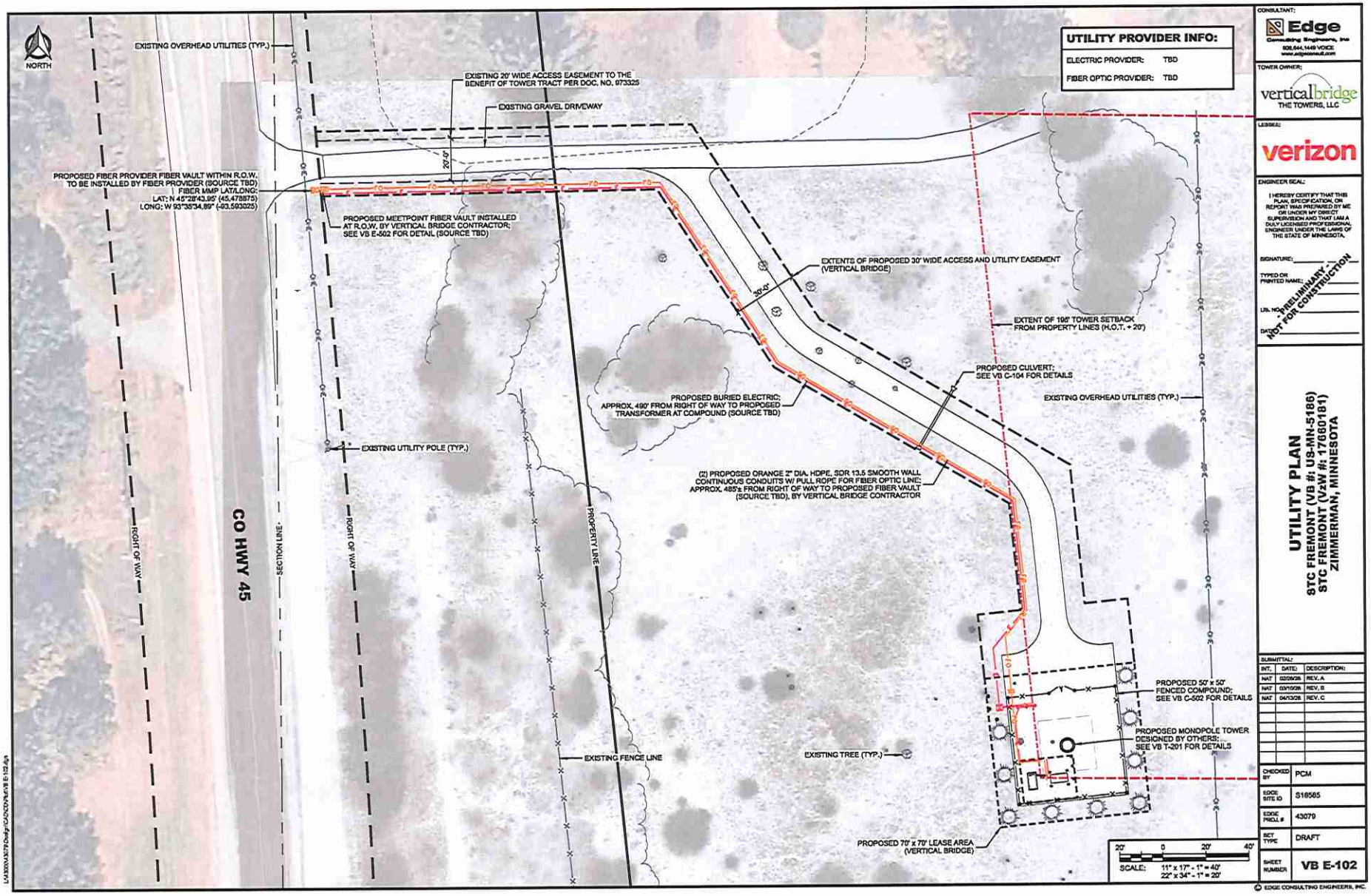

UTILITY PROVIDER INFO:

ELECTRIC PROVIDER:	TBD
FIBER OPTIC PROVIDER:	TBD

CONSULTANT:
Edge Consulting Engineers, Inc.
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

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UTILITY PLAN

9TC FREMONT (VB #: US-MN-5186)
STC FREMONT (VZW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	02/09/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY:	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43070
SET TYPE	DRAFT
SHEET NUMBER	VB E-102

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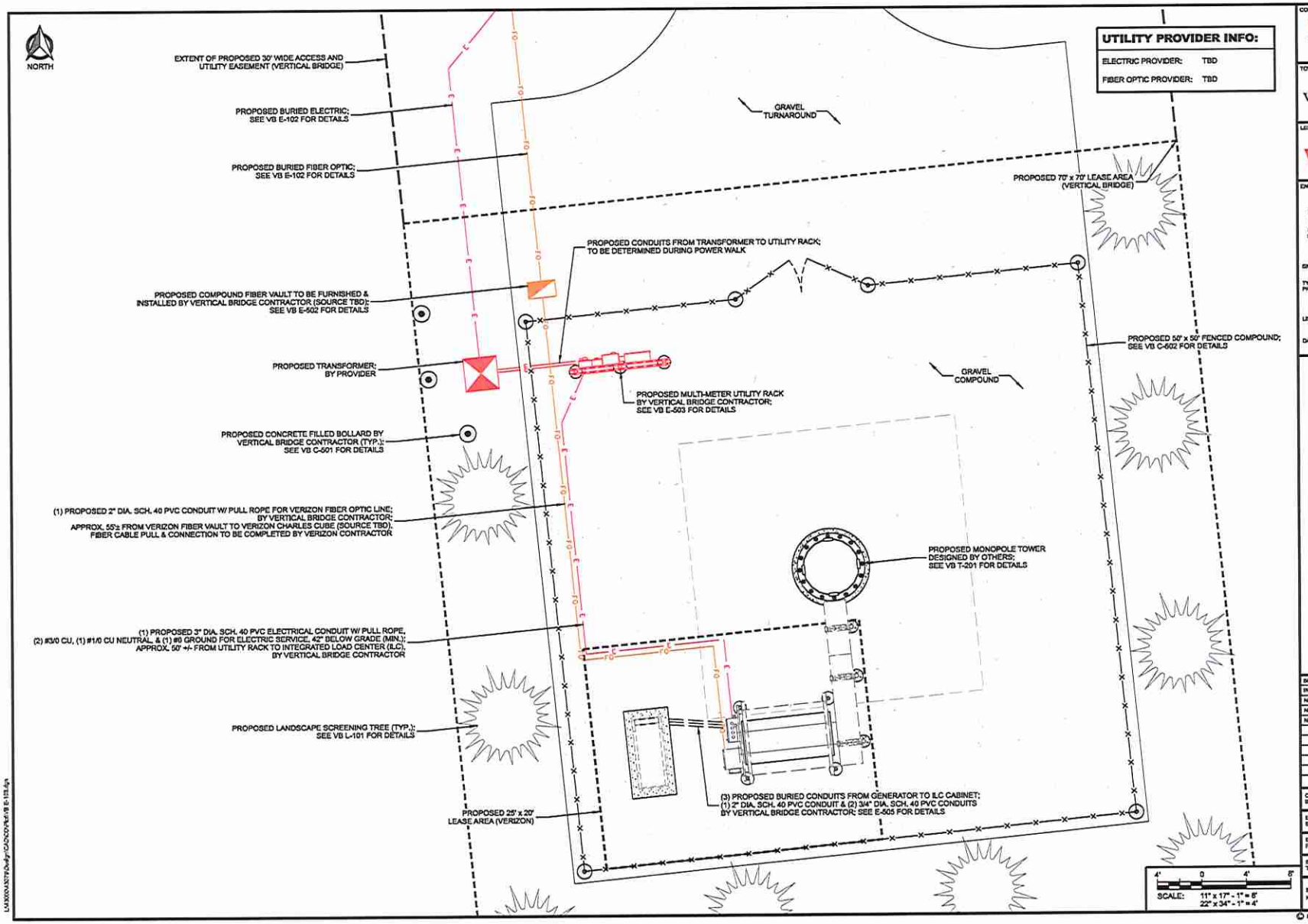

UTILITY PROVIDER INFO:

ELECTRIC PROVIDER:	TBD
FIBER OPTIC PROVIDER:	TBD

CONSULTANT:
Edge
Consulting Engineers, Inc
606.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THC TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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ENLARGED UTILITY PLAN

STC FREMONT (VB #: US-MN-5166)
STC FREMONT (V2W #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	VB E-103

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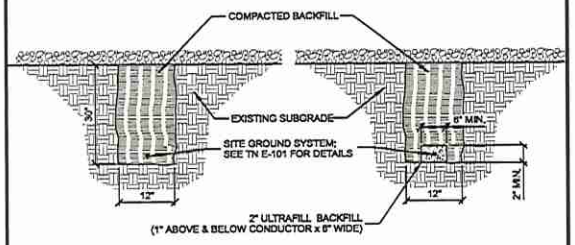
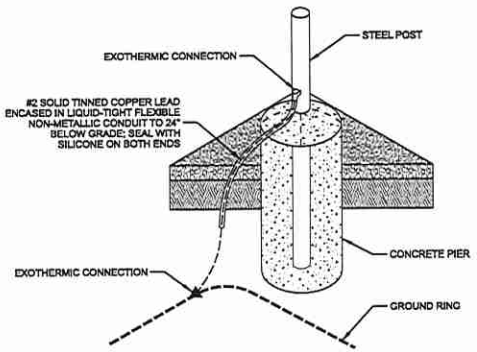


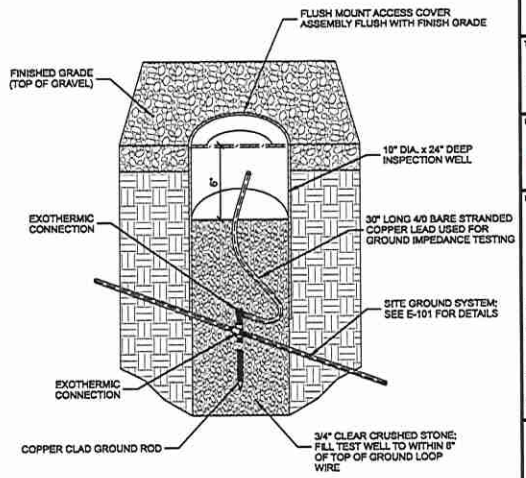
STANDARD GROUND TRENCH ENHANCED GROUND TRENCH

NOTES:
1. GROUNDING TRENCHES TO BE BACK FILLED WITH NATIVE SOIL.
2. COMPACT BACK FILL TO 95% MODIFIED PROCTOR.
3. CONTACT PSC MINIMUM 24HRS NOTICE PRIOR TO BACK FILLING TO ALLOW FOR INSPECTION.

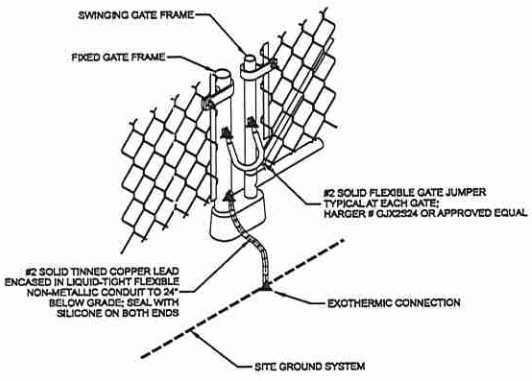
A GROUND TRENCH



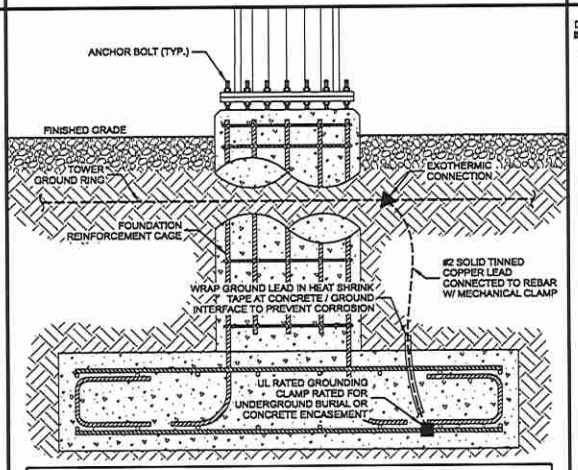
B POST GROUNDING



C INSPECTION WELL

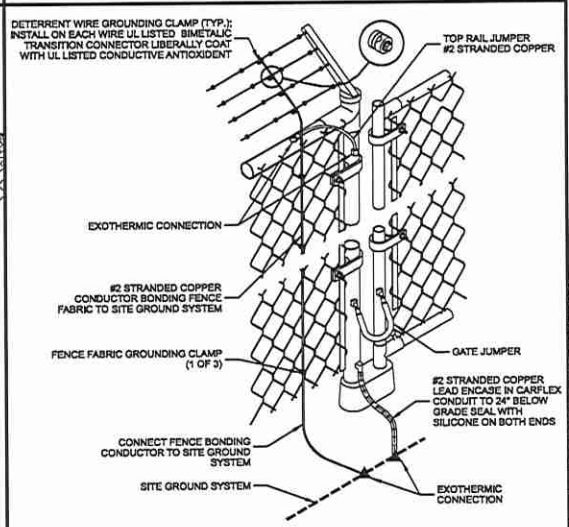


D FENCE GATE GROUNDING



NOTES:
1. FOUNDATION SHOWN IS TYPICAL. SEE TOWER FOUNDATION PLANS FOR REINFORCEMENT DETAILS.
2. FOUNDATION GROUNDING PER NEC 250.52(3)(A). GROUNDING CONNECTIONS TO BE COVERED BY A MINIMUM OF 3" CONCRETE AND BE MADE TO A MIN. 20' CONTINUOUS REBAR.

E TOWER FOUNDATION GROUNDING



F FENCE FABRIC AND DETERRENT WIRING BONDING

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

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PRELIMINARY - NOT FOR CONSTRUCTION

GROUNDING DETAILS

9TC FREMONT (VB #: US-MN-5186)
9TC FREMONT (V2W #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	03/26/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ.#	43079
SET TYPE	DRAFT
SHEET NUMBER	VB E-501

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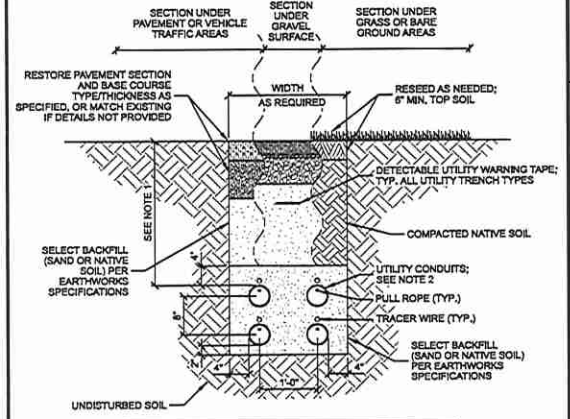


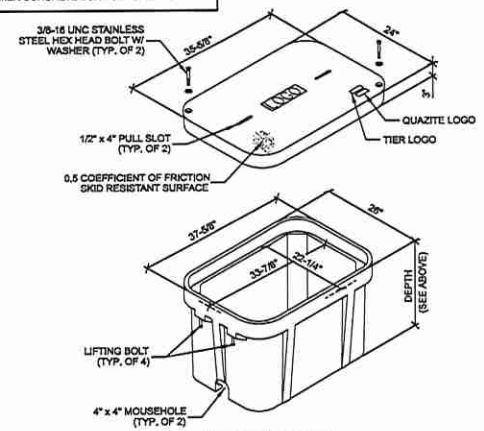
NOTES:

1. UTILITY CONDUITS TO BE BURIED A MINIMUM DEPTH OF 42" BELOW GROUND LEVEL OR 6" BELOW THE FROST LINE, PULL ROPES TO BE INSTALLED WITHIN CONDUIT.
2. CONDUIT TYPE, SIZE, AND QUANTITY SHOWN ON E-102.

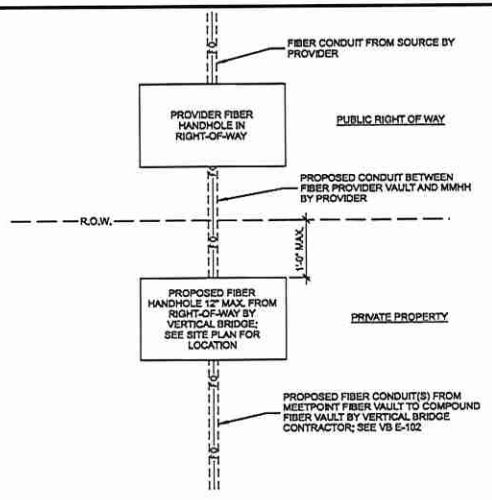
A UTILITY TRENCH

MANUFACTURER: QUAZITE
MODEL: PG2436BA36 (SPLICE BOX)
PG2436BA24 (PULL BOX)
PG2436HK00 (COVER)
INSIDE DIMENSIONS:
24" x 36" x 36" (L x W x D) SPLICE BOX
24" x 36" x 24" (L x W x D) PULL BOX

POLYMER CONCRETE BOX WITH OPEN BOTTOM



B UTILITY VAULT



C FIBER HANDHOLE INSTALLATION

WARNING TAPE & TRACE WIRE NOTES: (THIS SHEET)

1. WARNING TAPE TO BE INSTALLED ABOVE THE ELECTRICAL RUN FROM THE GENERATOR TO THE PLATFORM AND ABOVE THE FUEL LINE BETWEEN THE GENERATOR AND FUEL SOURCE.
2. WARNING TAPE SHALL BE RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH AND INSTALLED 12 INCHES ABOVE THE TOP OF THE CONDUITS
3. TRACER WIRE SHALL RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH OF THE BURIED GAS AND ELECTRIC CONDUITS
4. TRACER WIRE SHALL BE SECURED TO THE CONDUIT AND MAINTAINED ABOVE THE CONDUIT CENTERLINE DURING TRENCH BACKFILLING.
5. TRACER WIRE TO EXTEND TO THE TOP OF PVC ABOVE CONCRETE ON BOTH ENDS - LOOP AND WRAP AROUND APPROPRIATE CONDUIT.
6. TRACER WIRE SHALL CONSIST OF 14GA. SOLID COPPER WIRE WITH A CORROSION PROTECTIVE COATING.
7. INSTALL TRACER WIRE WITH SPACER AND SECURE PER MNFG. RECOMMENDATIONS - AT A MIN. EVERY 10' AND AT ALL BENDS. - DO NOT WRAP BURIED CONDUIT WITH TRACER WIRE TO AVOID UNNECESSARY STRESS ON TRACER. - CONTRACTOR TO CHECK CONTINUITY OF TRACER WIRE BEFORE AND AFTER BURIAL AND DOCUMENT RESULTS.

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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UTILITY DETAILS

9TC FREMONT (VB #: US-MN-5186)
9TC FREMONT (V2xW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
NAT	03/19/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	VB E-502

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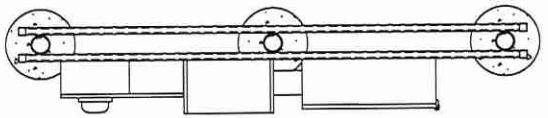
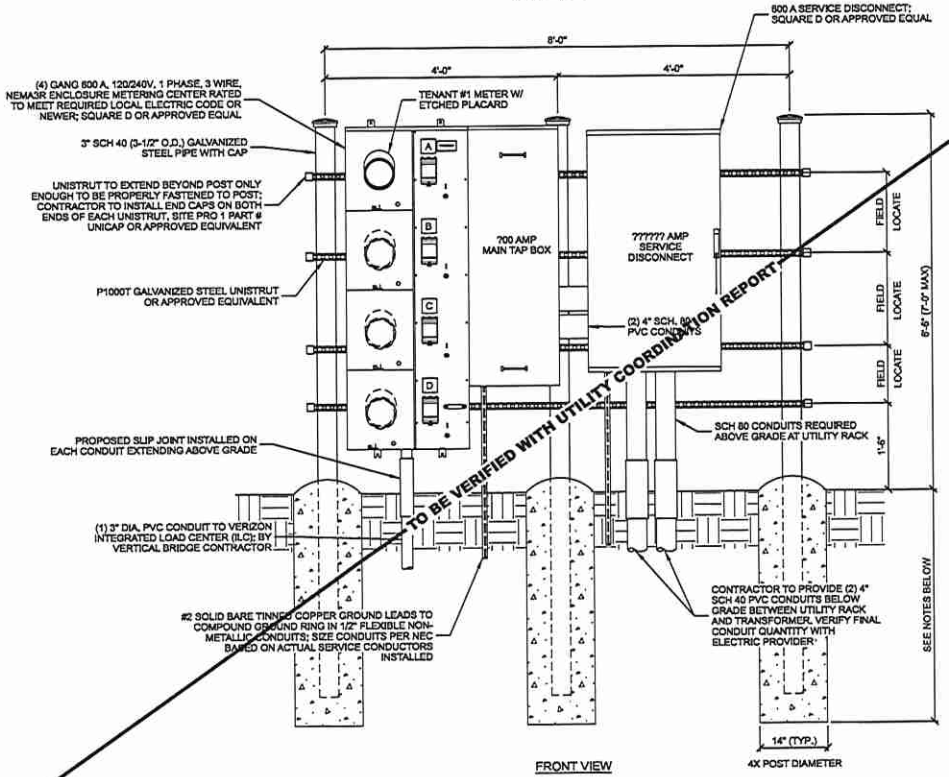


PLAN VIEW

NOTES:

- VERTICAL BRIDGE CONTRACTOR TO ENSURE LOCAL ELECTRIC CODE REQUIREMENTS ARE MET
- VERTICAL BRIDGE CONTRACTOR TO CONTACT ELECTRIC UTILITY TO CONFIRM ALL REQUIREMENTS
- VERTICAL BRIDGE CONTRACTOR RESPONSIBLE FOR INSTALLING VERIZON BREAKER
- SQUARE D PRODUCTS SHOWN FOR CLARITY. APPROVED EQUIVALENTS ARE ACCEPTABLE. VERIFY FINAL ELECTRIC EQUIPMENT WITH APPROVED UTILITY LIST
- A SERVICE DISCONNECT AND MAIN TAP BOX SHOWN IN THIS LAYOUT. VERTICAL BRIDGE CONTRACTOR TO VERIFY ELECTRIC UTILITY WILL ACCEPT A MAIN TAP BOX WITH SERVICE DISCONNECT INCLUDED



FRONT VIEW

NOTE:

A TEMPORARY 200 AMP SUB-PANEL MAY BE REQUIRED IF VERIZON ILC IS NOT INSTALLED

NOTE:

1. INSTALL PVC CONDUITS FOR SERVICE LATERAL CONNECTION TO UTILITY.
2. EXTEND SERVICE LATERAL CONDUITS UNDERGROUND BEYOND FENCELINE. CAP ENDS (NO DUCT TAPE ALLOWED) AND STAKE. EQUIP WITH PULL CORD. VERIFY REQUIREMENTS W/UTILITY PROVIDER.
3. MARK CARRIER METER SLOT @ BREAKER OR SOCKET EXTERIOR.
4. FINAL LAYOUT AND DESIGN DETERMINED BY CONTRACTOR/UTILITY & MEET NEC 2020 CODE REQUIREMENTS OR LATEST NEC. VERIFY FINAL DESIGN WITH THE CARRIER.
5. CONCRETE FOR PIER TO BE A MINIMUM OF 3,000 PSI AT 28 DAYS.
6. MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTIONS.
7. PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH.

A MULTI-METER UTILITY RACK

SCALE: 11" x 17" - 1/2" = 1'-0"
22" x 34" - 1" = 1'-0"

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UTILITY RACK DETAILS

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ.#	43079
SET TYPE	DRAFT
SHEET NUMBER	VB E-503

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I:\XXXX\US\TX\Shell\PDOCS\PLANS\VB E-503.dgn

SITE SURVEY
FOR: THE TOWERS, LLC

PARENT PARCEL DESCRIPTION: (per Tower Title, LLC Commitment No. VTB-202843-C, dated February 9, 2026)

Tower Tract:

The Northwest Quarter of the Northwest Quarter of the Southwest Quarter, Section 33, Township 35, Range 26, Sherburne County, Minnesota.

Except that part of said property lying within Parcel 41A, Sherburne County Highway Right-of-way Plat No. 24, according to the map or plat thereof on file and of record in the office of the Sherburne County Recorder.

Except all that part of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter, Section 33, Township 35, Range 26, Sherburne County, Minnesota, which lies Easterly of the Easterly right of way line of Parcel 41A, Sherburne County Highway Right of Way Plat No. 24 and which lies Westerly of the Easterly line of the former Burlington Northern and Santa Fe Railway Company right of way.

Together with an ingress and egress easement over a strip of land 20 feet wide over and across that part of the former Burlington Northern and Santa Fe Railway Company right of way being located in the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 33, Township 35, Range 26, Sherburne County, Minnesota. The centerline of said easement being described as follows: Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter of the Southwest Quarter; thence South along the West line thereof a distance of 221.67 feet; thence Easterly at an angle of 89 degrees 30 minutes 37 seconds, as measured clockwise Easterly from said West line, a distance of 20.30 feet; more or less, to the point of intersection with the East line of Parcel 41, Sherburne County Highway Right of Way Plat No. 24, Sherburne County, Minnesota, said point of intersection being the point of beginning of the centerline of the easement being described; thence continuing Easterly, along the extension of the last described line, a distance of 99.90 feet, more or less, to the point of intersection with the East line of said former Burlington Northern and Santa Fe Railway Company right of way and said centerline there terminating. The side lines of said easement are to be prolonged or shortened to terminate on said East line of Parcel 41 and on said East line of the former Burlington Northern and Santa Fe Railway Company right of way.

Parcel ID#: 01-00033-3200

This being the same property conveyed to Bruce A. Roelke, Trustee, or his successors in interest, of the Bruce A. Roelke Living Trust dated September 4, 2014, and any amendments thereto from Bruce Roelke, an unmarried person, in a deed dated August 13, 2024 and recorded August 27, 2024, in Instrument No. 973325.

Access Tract:

Parcel A

The Easterly 50 feet of said Railway Company's 100 foot wide Branch Line property in the Southwest Quarter of said Section 9 and the West Half of said Section 16, all of said Township 35 North, bounded on the North by the South line of the North 695 feet of said Southwest Quarter of Section 9 and bounded on the South by the South line of said Section 16; Less and Except that part lying in the South Half of the South Half of the Northwest Quarter and the North Half of the North Half of the Southwest Quarter of said Section 16, conveyed to James Given and wife by deed dated March 26, 1998; also,

Parcel B

The Westerly 50 feet of said Railway Company's 100 foot wide Branch Line property in the Southwest Quarter of the Southwest Quarter of said Section 9 and the West Half of said Section 16, all of said Township 35 North, bounded on the North by the North line of said Southwest Quarter of the Southwest Quarter of Section 9 and bounded on the South by the South line of said Section 16; Less and Except that part lying in the North Half of the South Half of the Southwest Quarter of said Section 16, conveyed to Spande Inc., by deed dated October 27, 1998; also,

Parcel C

The Westerly 75 feet of said Railway Company's 150 foot wide Branch Line property in the Southwest Quarter of the Southwest Quarter of said Section 21, bounded on the North and South by the North and South lines of said Southwest Quarter of the Southwest Quarter of Section 21; Also,

Parcel D

All that portion of said Railway Company's 100 foot wide Branch Line property being 50 feet wide on each side of said Main Track centerline in the Southwest Quarter of the Southwest Quarter of said Section 28, bounded on the North and South by the North and South lines of said Southwest Quarter of the Southwest Quarter of Section 28; also,

Parcel E

All that portion of said Railway Company's 150 foot wide Branch Line property, being 75 feet wide on each side of said Main Track centerline in the Northeast Quarter of the Northeast Quarter of said Section 32 and the Northwest Quarter of the Northwest Quarter of said Section 33, bounded on the North and South by the North and South lines of said Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northwest Quarter; also

Parcel F

All that portion of said Railway Company's 150 foot wide Branch Line property, being 75 feet wide on each side of said main Track centerline in the Northwest Quarter of the Southwest Quarter of said Section 33, bounded on the Northerly side by the North and West lines of said Northwest Quarter of the Southwest Quarter and bounded on the South by the South line of said Northwest Quarter of the Southwest Quarter.

SUBJECT TO ALL EXISTING INTERESTS INCLUDING BUT NOT LIMITED TO ALL RESERVATIONS R-O-W & EASE OF RECORD OR OTHERWISE. EXCEPT THAT PT OF WLY 1/2 OF FORMER BURLINGTON NORTHER RR 150.00 FT WIDE ROW LYING WITHIN SW 1/4 OF SW 1/4 OF SEC 21 LYING N OF S 65.00 FT THEREOF & S OF A LINE DRAWN ELY & AT RIGHT ANGLES TO W LINE THEREOF FROM A PT ON SAID W LINE DIST 400.00 FT N OF SW CORNER OF SAID SW 1/4 OF SW 1/4 AS MEASURED ALONG SAID W LINE SUBJECT TO EASEMENT OF RECORD.

Parcel ID#: 01-00009-0000

This being a portion of the same property conveyed to Sherburne County, Minnesota from The Burlington Northern and Santa Fe Railway Company (formerly named Burlington Northern Railroad Company), a Delaware corporation, in a deed dated February 16, 2000 and recorded March 20, 2000, in Instrument No. 409798.

SCHEDULE "B" EXCEPTIONS: (per Tower Title, LLC Commitment No. VTB-202843-C, dated February 9, 2026)

1-9.) Not survey related.

10.) Deed of Appurtenant Easement between Gilbert A. Menkveld, single; and Richard H. Peterson and Erma D. Peterson, husband and wife, dated November 20, 1970 and recorded December 4, 1970 in (instrument) 113543, in Sherburne County, Minnesota. (Tower Tract)

This document describes a 66 foot wide ingress and egress easement. Said easement does not affect the surveyed area and is shown in the vicinity map.

LEASE AREA DESCRIPTION:

That part of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 33, Township 35 North, Range 26 West, Sherburne County, Minnesota, described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 33, thence South 00 degrees 17 minutes 23 seconds East along the west line of said Southwest Quarter, a distance of 466.79 feet; thence North 89 degrees 42 minutes 37 seconds East, a distance of 327.51 feet to the Point of Beginning of the lease area to be described; thence North 84 degrees 15 minutes 22 seconds East, a distance of 70.00 feet; thence South 05 degrees 44 minutes 38 seconds East, a distance of 70.00 feet; thence South 84 degrees 15 minutes 22 seconds West, a distance of 70.00 feet; thence North 05 degrees 44 minutes 38 seconds West, a distance of 70.00 feet to the Point of Beginning.

Said lease area contains 4,900 Sq. Ft. ± or 0.11 Acres ±.

ACCESS AND UTILITY EASEMENT DESCRIPTION:

A 30.00 foot wide easement for ingress, egress and utility purposes over, under and across the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 33, Township 35 North, Range 26 West, Sherburne County, Minnesota, the centerline of said easement is described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 33, thence South 00 degrees 17 minutes 23 seconds East along the west line of said Southwest Quarter, a distance of 466.79 feet; thence North 89 degrees 42 minutes 37 seconds East, a distance of 327.51 feet; thence North 05 degrees 44 minutes 38 seconds West, a distance of 15.00 feet to the Point of Beginning of the centerline to be described; thence North 84 degrees 15 minutes 22 seconds East, a distance of 35.00 feet to a point hereinafter referred to as Point "A"; thence continue North 84 degrees 15 minutes 22 seconds East, a distance of 35.00 feet and said centerline there terminating.

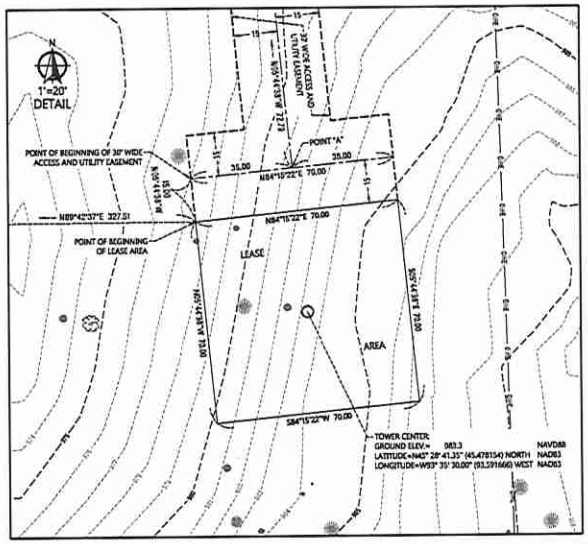
TOGETHER WITH

A 30.00 foot wide easement for ingress, egress and utility purposes over, under and across said Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 33, the centerline of said easement is described as follows:

Beginning at the previously described Point "A"; thence North 05 degrees 44 minutes 38 seconds West, a distance of 72.79 feet; thence North 59 degrees 22 minutes 27 seconds West, a distance of 130.72 feet; thence North 32 degrees 51 minutes 33 seconds West, a distance of 104.35 feet; thence South 89 degrees 16 minutes 06 seconds West, a distance of 165.47 feet to the easterly right of way line of County Highway No. 45 and said centerline there terminating.

The sidelines of said easement shall be shortened or lengthened to terminate at said easterly right of way line of County Highway No. 45.

Said access and utility easement contains 15,849 Sq. Ft. ± or 0.36 Acres ±.



SHEET 1 OF 2 SHEETS

Edge
Consulting Engineers, Inc.

verticalbridge

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

PROPERTY OWNER:
TOWER TRACT: BRUCE A. ROELKE LIVING TRUST
ACCESS TRACT: SHERBURNE COUNTY

PARCEL NO:
TOWER TRACT: 01-00033-3200
ACCESS TRACT: 01-00009-0000

ZONED:
GENERAL RURAL

DEED REFERENCED:
TOWER TRACT: INSTR. NO. 973325
ACCESS TRACT : INSTR. NO. 409798

VERTICAL BRIDGE SITE NAME:
FREMONT

VERTICAL BRIDGE SITE NUMBER:
US-MN-5186

SITE ADDRESS:
28509 NW 128TH STREET, ZIMMERMAN, SHERBURNE COUNTY, MINNESOTA 55398

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELEWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; ITS LENDERS, AND ADMINISTRATIVE AGENTS AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND TOWER TITLE, LLC

I FURTHER CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRYAN T BALCOME — LIC. NO.: 42594 — DATE: 2/26/26

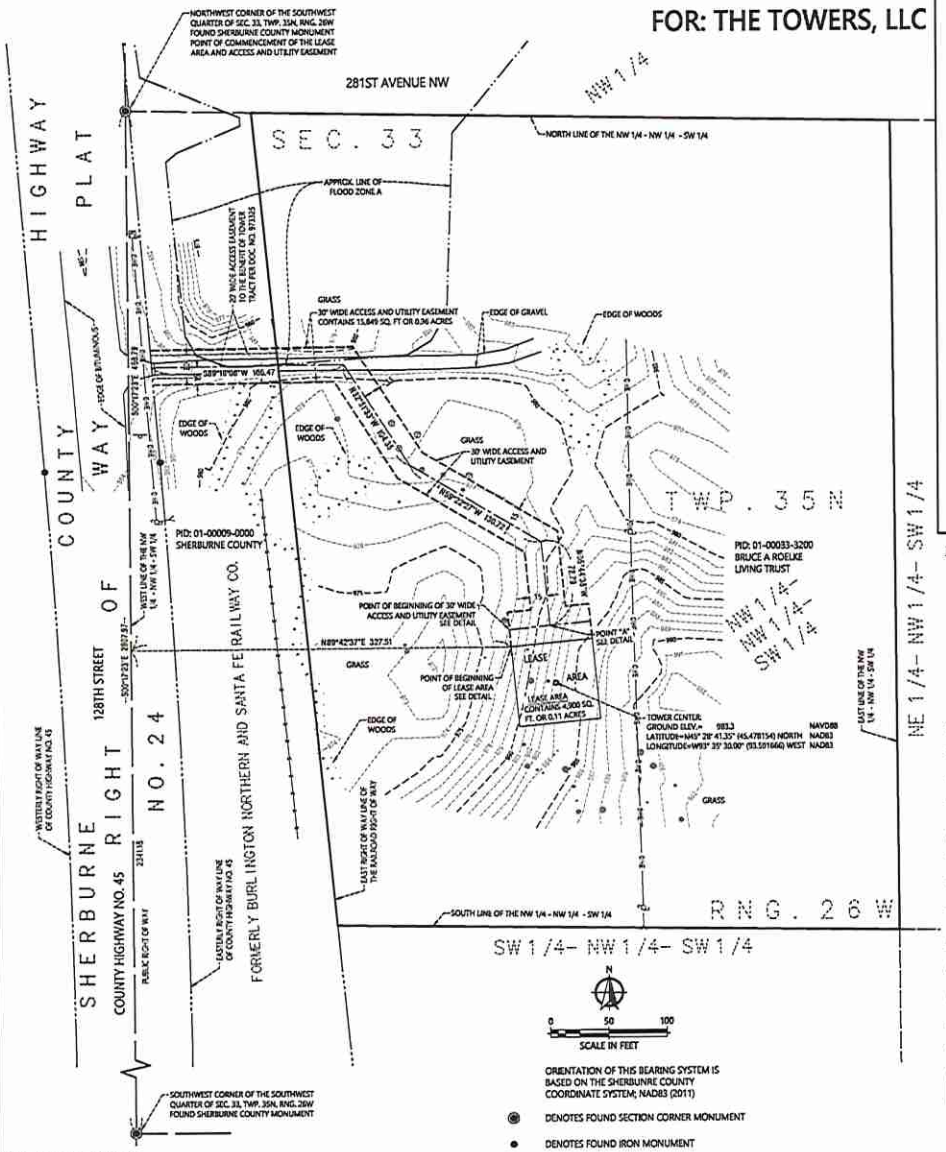
FULL SCALE ON 22"X34" HALF SCALE ON 11"X17"

2026-10240

No.	DATE	REVISION	BY	CHK.	APP'D

FIELD WORK: 1/28/26 | CHECKED BY: BTB | DRAWN BY: BAM

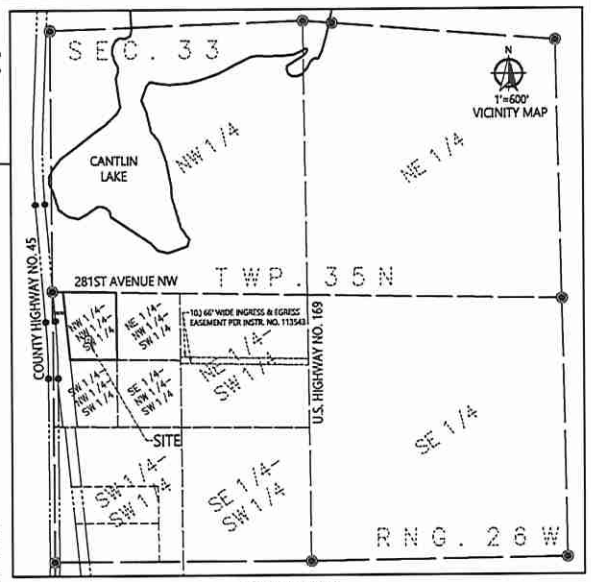
SITE SURVEY
FOR: THE TOWERS, LLC



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SHERBURNE COUNTY COORDINATE SYSTEM; NAD83 (2011)

● DENOTES FOUND SECTION CORNER MONUMENT

● DENOTES FOUND IRON MONUMENT



LEGEND

- GUY WIRE ANCHOR
- SIGN - SINGLE
- TELECOM PEDESTAL
- ELECTRIC POLE
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- EDGE OF WOODS
- OHE — OVERHEAD ELECTRIC LINE
- APPROX. LINE OF ZONE "A"
- BARB WIRE FENCE
- EASEMENT LINE
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER QUARTER SECTION LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- PLATTED LOT LINE
- LEASE AREA
- EASEMENT LINE
- CENTERLINE
- GRAVEL SURFACE

SURVEYOR NOTES:

1.) THE UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO VISIBLE EVIDENCE ALONG WITH MARKINGS FROM GOPHER STATE ONE CALL LOCATE REQUEST TICKET Nos. 260210671, DATED JANUARY 21, 2026. WIDSETH ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF THESE LOCATIONS.

2.) DUE TO SNOW AND ICE DURING THE TIME OF THE SURVEY, SOME UTILITIES AND IMPROVEMENTS MAY NOT HAVE BEEN LOCATED.

3.) THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL, THIS SURVEY REPRESENTS THE LEASE PARCEL AND ACCESS AND UTILITY EASEMENT ONLY.

4.) THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THE PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY AN ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.

5.) A PORTION OF THE TOWER TRACT IS WITHIN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP NO. 27141C0280F, REVISION DATE OF NOVEMBER 16, 2011.

6.) THE LEASE PARCEL IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENT, WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE RIGHT OF WAY OF COUNTY HIGHWAY NO. 45, AND THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID LEASE PARCEL, EASEMENT AND PUBLIC RIGHT OF WAY.

7.) THE LEASE PARCEL TOGETHER WITH ALL ACCESS AND UTILITY EASEMENTS ARE WITHIN THE AREA DESCRIBED IN THE PROPERTY DESCRIPTION CONTAINED HEREIN.

8.) DURING THE TIME OF THE SURVEY THERE WERE NO VISIBLE ENCROACHMENTS TO THE LEASE PARCEL OR ACCESS AND UTILITY EASEMENT.

9.) THIS SURVEY WAS PREPARED BY WIDSETH.
610 FILLMORE ST., ALEXANDRIA, MN 56308
PHONE NUMBER: 320-762-8149

10.) THIS SURVEY WAS PREPARED FOR EDGE CONSULTING ENGINEERS, INC.

BRYAN T BALCOME
PROFESSIONAL LAND SURVEYOR
STATE OF MINNESOTA

SHEET 2 OF 2 SHEETS

Edge
Consulting Engineers, Inc.

vertical bridge

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

PROPERTY OWNER:
TOWER TRACT: BRUCE A. ROELKE LIVING TRUST
ACCESS TRACT: SHERBURNE COUNTY

PARCEL NO:
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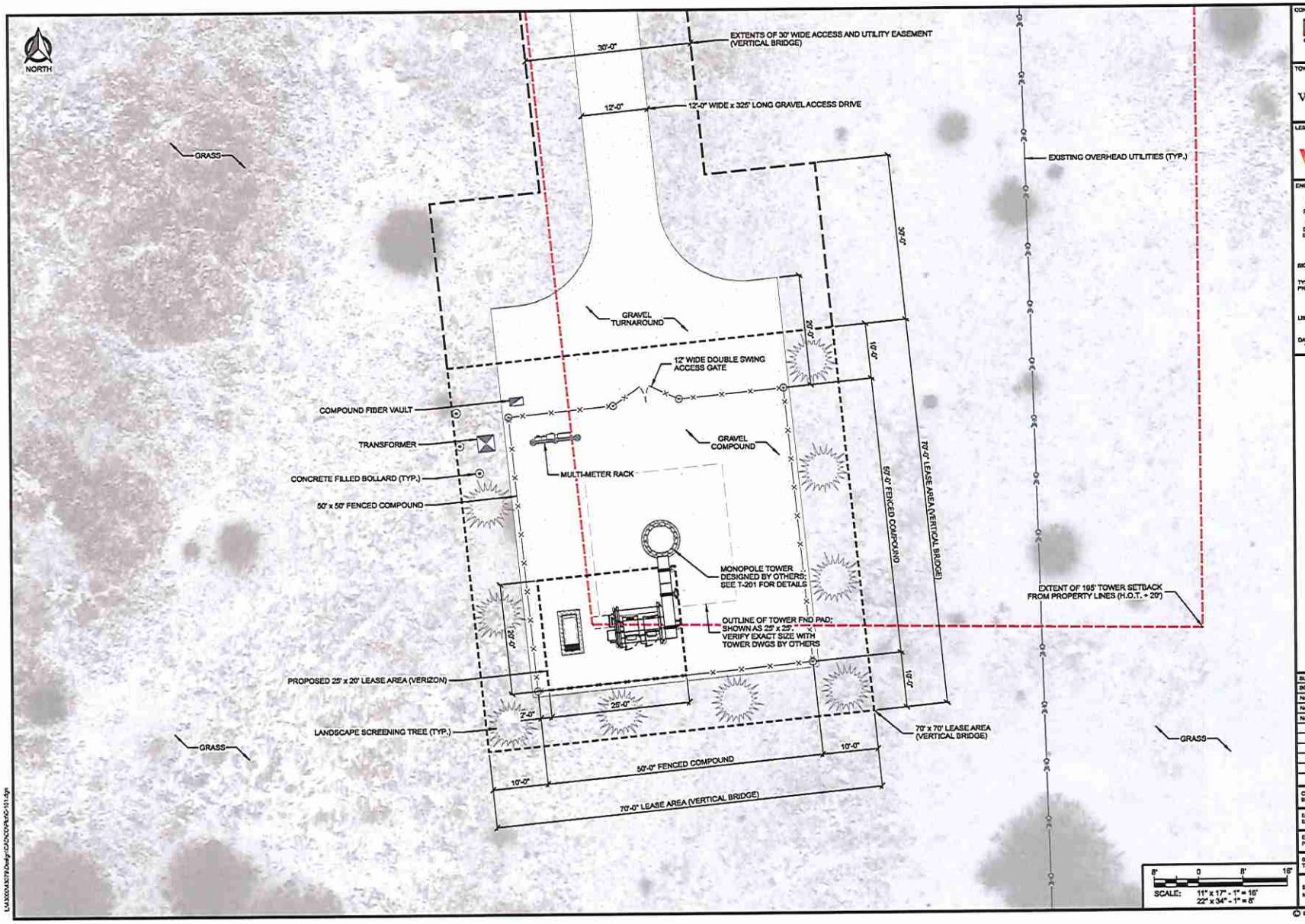
BRYAN T BALCOME — LIC. NO.: 42594 — DATE: 2/26/26

FULL SCALE ON 22"X34" HALF SCALE ON 11"X17"

2026-10240

No.	DATE	REVISION	BY	CHK	APP'D

FIELD WORK: 1/28/26 — CHECKED BY: BTB — DRAWN BY: BAM



CONSULTANT:
Edge
Consulting Engineers, Inc
606.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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

SIGNATURE:

TYPED OR PRINTED NAME:

LIC. NO.:

DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

SITE PLAN

9TC FREMONT (VB #: US-MN-5186)
9TC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	02/20/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	C-101

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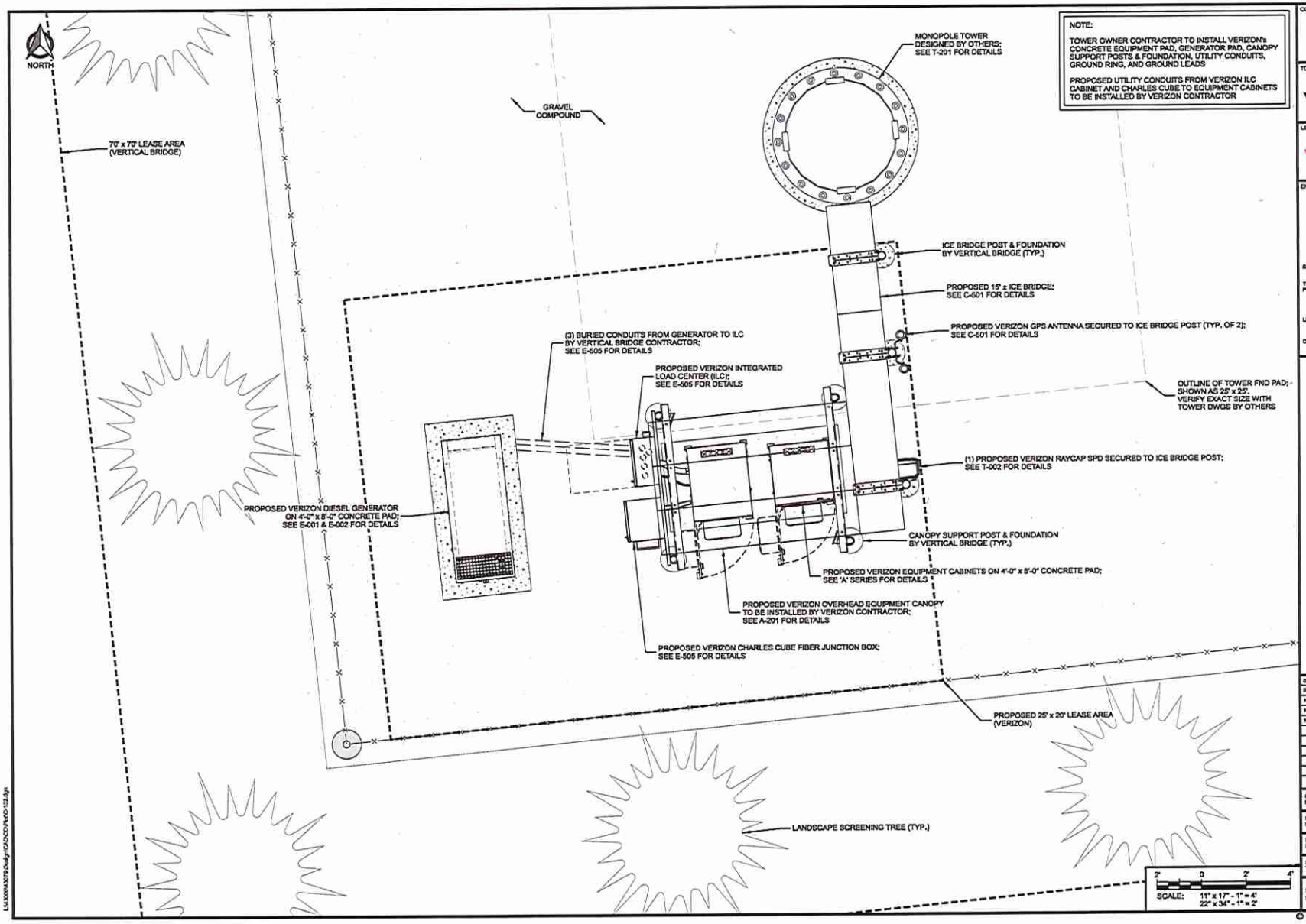

CONSULTANT:
Edge
Consulting Engineers, Inc
800.944.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
vertical bridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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SIGNATURE:

TYPED OR PRINTED NAME:

LIC. NO.:

DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

COMPOUND PLAN

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

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NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	C-102

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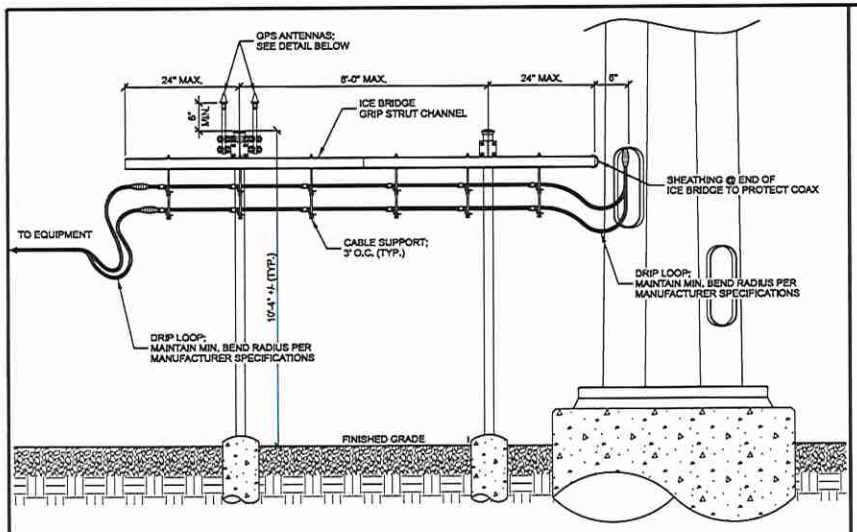
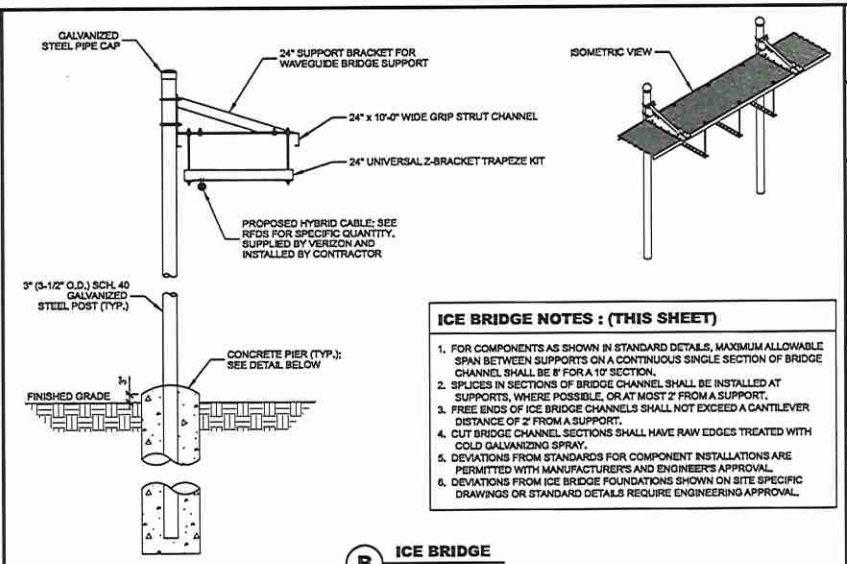


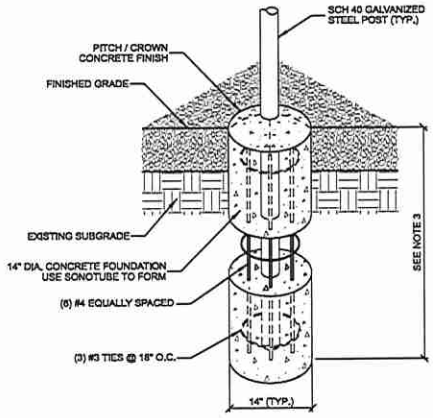
A ICE BRIDGE INSTALLATION



B ICE BRIDGE

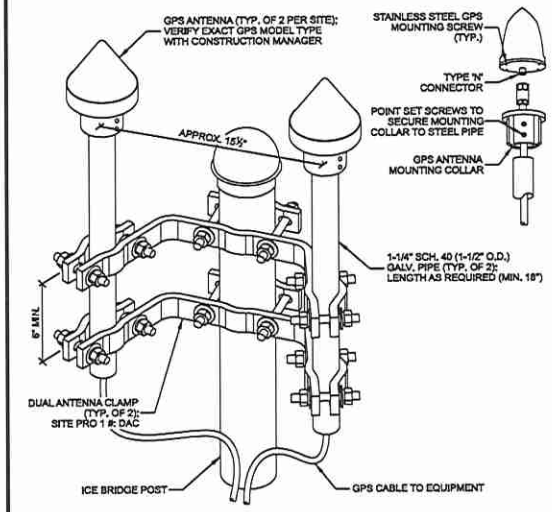
ICE BRIDGE NOTES : (THIS SHEET)

1. FOR COMPONENTS AS SHOWN IN STANDARD DETAILS, MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS ON A CONTINUOUS SINGLE SECTION OF BRIDGE CHANNEL SHALL BE 8' FOR A 10' SECTION.
2. SPLICES IN SECTIONS OF BRIDGE CHANNEL SHALL BE INSTALLED AT SUPPORTS, WHERE POSSIBLE, OR AT MOST 2' FROM A SUPPORT.
3. FREE ENDS OF ICE BRIDGE CHANNELS SHALL NOT EXCEED A CANTILEVER DISTANCE OF 2' FROM A SUPPORT.
4. CUT BRIDGE CHANNEL SECTIONS SHALL HAVE RAW EDGES TREATED WITH COLD GALVANIZING SPRAY.
5. DEVIATIONS FROM STANDARDS FOR COMPONENT INSTALLATIONS ARE PERMITTED WITH MANUFACTURER'S AND ENGINEER'S APPROVAL.
6. DEVIATIONS FROM ICE BRIDGE FOUNDATIONS SHOWN ON SITE SPECIFIC DRAWINGS OR STANDARD DETAILS REQUIRE ENGINEERING APPROVAL.



NOTES:
1. MAINTAIN 3" MINIMUM REBAR COVER WITH CONCRETE IN ALL DIRECTIONS.
2. CONCRETE MIX TO BE 4,000 PSI @ 28 DAYS.
3. FOUNDATION DEPTH TO EXCEED LOCAL FROST DEPTH, OR 48" MINIMUM.

C ICE BRIDGE POST PIER FOUNDATION



D GPS ANTENNA MOUNTING

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CONSULTANT:
Edge Consulting Engineers, Inc
866.844.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
vertical bridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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SIGNATURE:
TYPED OR PRINTED NAME:
LIC. NO.:
DATE:

- PRELIMINARY - NOT FOR CONSTRUCTION

ICE BRIDGE AND GPS DETAILS

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:		
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EDGE PROJ. #	43079
SCT TYPE	DRAFT
SHEET NUMBER	C-501

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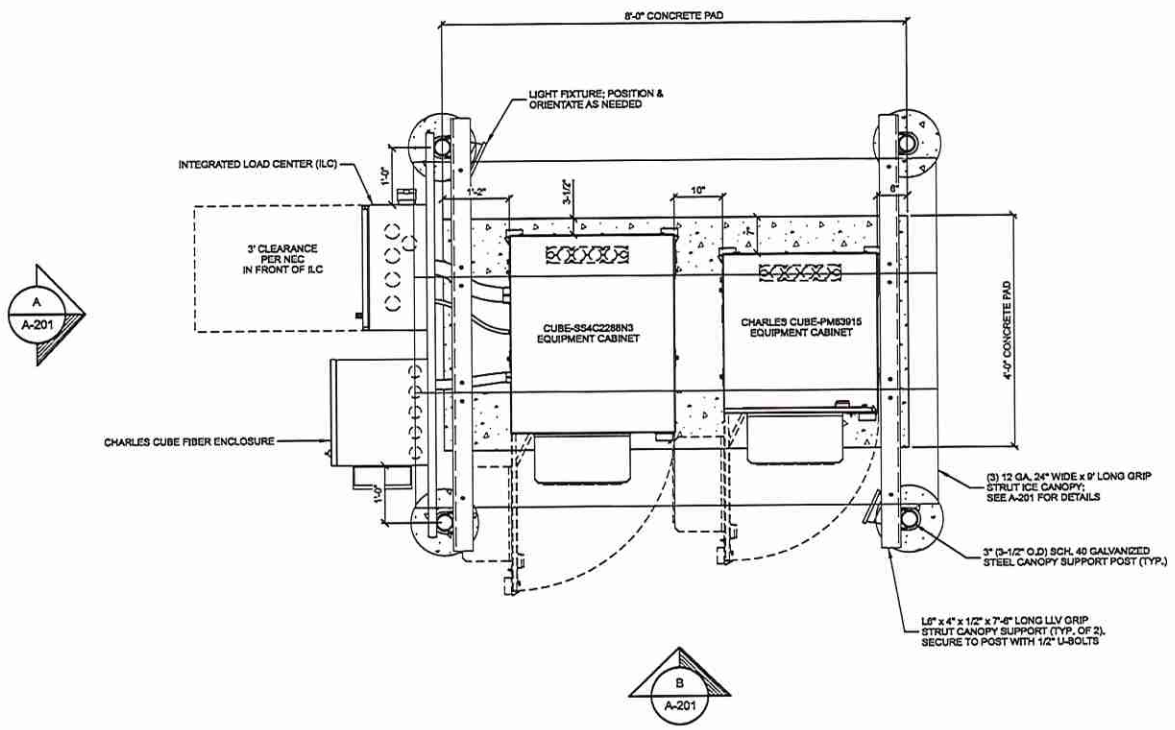

A EQUIPMENT PAD LAYOUT

SCALE: 11" x 17" - 1/2" = 1'-0"
22" x 34" - 1" = 1'-0"

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
vertical bridge
THE TOWERS, LLC

LESSEE:
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EQUIPMENT PAD LAYOUT

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

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SET TYPE	DRAFT
SHEET NUMBER	A-101

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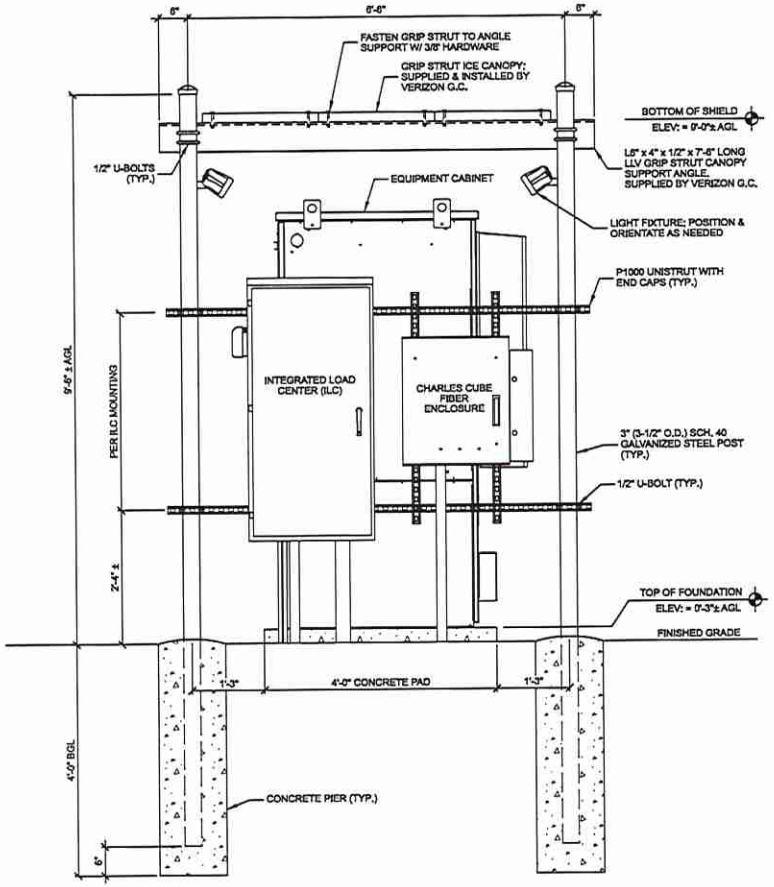
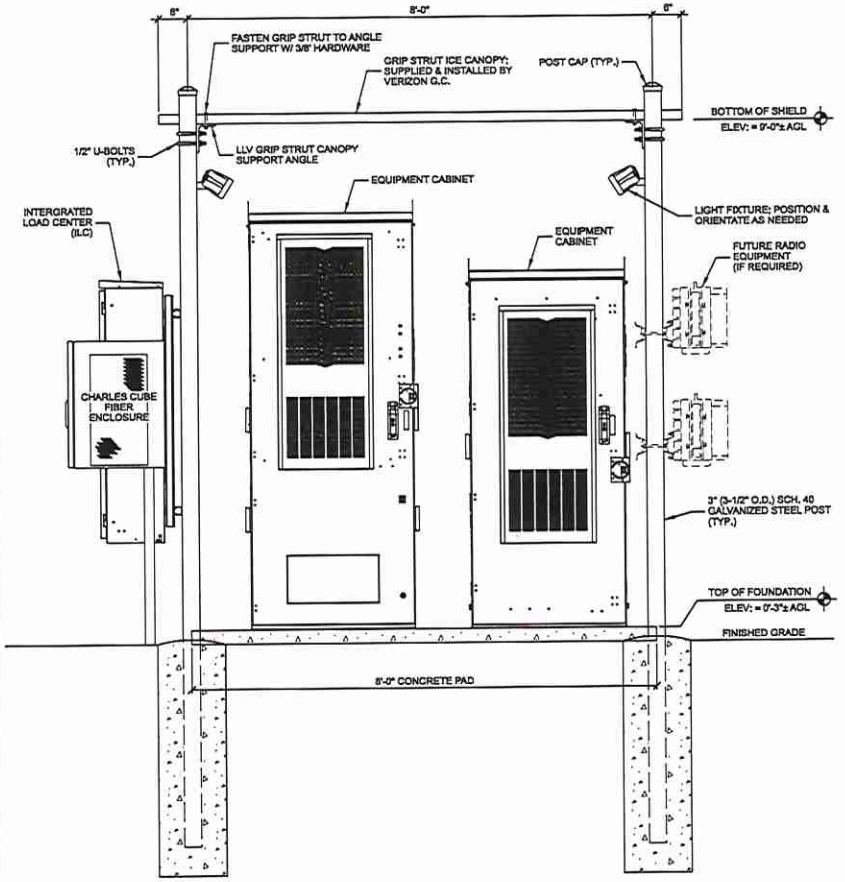


NOTES:
1. CONDUITS AND CABLING NOT SHOWN FOR CLARITY.
2. ELEVATIONS PROVIDED FOR CONVENIENCE ONLY.
3. SECURE CABINET(S) TO CONCRETE PAD PER MANUFACTURERS SPECIFICATIONS

A EQUIPMENT PAD SIDE ELEVATION



NOTES:
1. CONDUITS AND CABLING NOT SHOWN FOR CLARITY.
2. ELEVATIONS PROVIDED FOR CONVENIENCE ONLY.
3. SECURE CABINET(S) TO CONCRETE PAD PER MANUFACTURERS SPECIFICATIONS

B EQUIPMENT PAD FRONT ELEVATION

CONSULTANT:
Edge
Consulting Engineers, Inc
808.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
vertical bridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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SIGNATURE:

TYPED OR PRINTED NAME:

LIC. NO.:

DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

EQUIPMENT PAD ELEVATIONS

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (V:W #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	02/09/28	REV. A
NAT	03/10/28	REV. B
NAT	04/13/28	REV. C

CHECKED BY	PCM
EDGE SITE ID	S18585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	A-201

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MX08FHG865-BHG

NWAV™ X-Pol 8-Port Antenna

X-Pol 8-Port 8 ft, 65° Form In Tighter High Gain (FHG) with Smart Bias Ts, 698-4200 MHz: 4 ports 698-894 MHz and 4 ports 3400-4200 MHz

- High efficiency macro panel antenna with optimized 4T4R MIMO performance for low and high band with industry-leading high gain for extended coverage
- Enhanced pattern performance with superior cross-pol performance and front-to-back ratio
- Fully integrated (iRETs) with independent RET control for low band and high band
- Optimized CBRS radiation patterns for improved RSRP and maximum EIRP
- Excellent passive intermodulation (PIM) performance reduces harmful interference.
- Suitable for 4G and 5G interface technologies
- Integrated Smart Bias-Ts reduce leasing costs
- Optimized form factor for reduced wind loading

nwav

Electrical specification (minimum/maximum)	Ports 1, 2, 3, 4	
Frequency bands, MHz	698-806	806-894
Polarization	±45°	
Maximum gain over all tilts, dBi	17.0	17.3
Average gain over all tilts, dBi	16.7 ± 0.3	17.0 ± 0.3
Horizontal beamwidth (HBW), degrees[1]	67	64
Front-to-back ratio, co-polar power @180°± 30°, dB	>28.0	>28.0
SPR (Sector Power Ratio), %	5	4.5
X-Pol discrimination (CPR) at boresight, dB	>20.0	>20.0
Vertical beamwidth (VBW), degrees[1]	9	8
Electrical downtilt (EDT) range, degrees	0-10	
First upper side lobe (USLS) suppression, dB[1]	≤-18.0	≤-16.0
Cross-polar isolation, port-to-port, dB[1]	25	25
Max VSWR / return loss, dB	1.5:1 / -14.0	
Max passive intermodulation (PIM), 2x20W carrier, dBc	-153	
Max input power per any port, watts	300	
Total composite power all ports, watts	1500	

[1] Typical value over frequency and tilt

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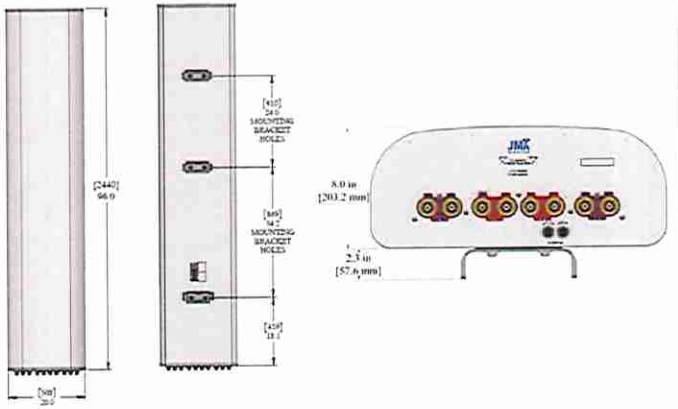
+1 315.431.7100 customerservice@jmawireless.com

MX08FHG865-BHG
NWAV™ X-Pol 8-Port Antenna

Mechanical specifications	
Dimensions height/width/depth, inches (mm)	96/ 20/ 8(2440/ 510/ 203)
Shipping dimensions length/width/height, inches (mm)	100.6/ 23.8/ 14.5(2555/ 605/ 368)
No. of RF input ports, connector type, and location	8 x 4.3-10 female, bottom
RF connector torque	96 lbf·in (10.85 N·m or 8 lbf·ft)
Net antenna weight, lb (kg)	63 (28.6)
Shipping weight, lb (kg)	120 (54.4)
Antenna mounting and downtilt kit included with antenna	91900318, 91900319 (middle bracket)
Net weight of the mounting and downtilt kit, lb (kg)	26 (11.82)
Range of mechanical up/down tilt	-2° to 12°
Rated wind survival speed, mph (km/h)	150 (241)
Frontal and lateral wind loading @ 150 km/h, lbf (N)	172.3 (766.4), 79.8 (355.0)
EPA frontal, ft^2, (m^2)	7.7 (0.72)

Front view	Back view	Bottom view



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+1 315.431.7100 customerservice@jmawireless.com

A ANTENNA SPECIFICATIONS

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:
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PRELIMINARY - NOT FOR CONSTRUCTION

ANTENNA SPECIFICATIONS
STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	02/28/25	REV. A
NAT	03/10/25	REV. B
NAT	04/13/25	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	T-001

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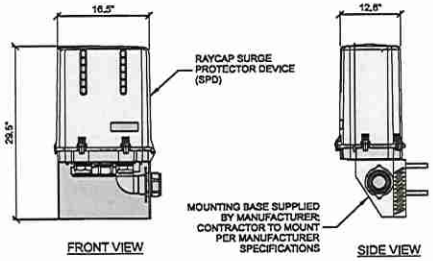
MANUFACTURER: RAYCAP
MODEL: RVZDC-6627-PF-48
DIMENSIONS: 29.5" x 16.5" x 12.8" (H x W x D)
WEIGHT: 32 LBS

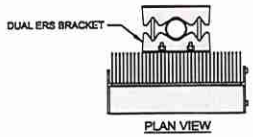
PLAN VIEW



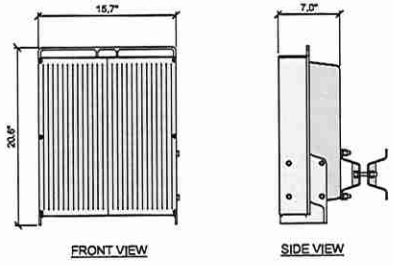
FRONT VIEW SIDE VIEW

A RAYCAP SURGE PROTECTOR DEVICE (SPD)

MANUFACTURER: ERICSSON
MODEL: RADIO 4490
DIMENSIONS: 20.8" x 15.7" x 7.0" (H x W x D)
WEIGHT: 58.4 LBS



PLAN VIEW

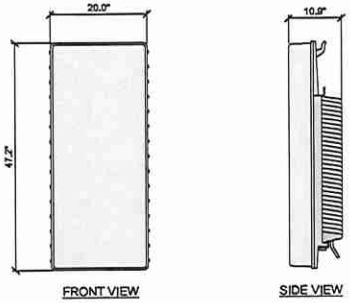


FRONT VIEW SIDE VIEW

B ERICSSON RADIO 4490

MANUFACTURER: ERICSSON
MODEL: AIR3283 B25 B66
DIMENSIONS: 47.2" x 20.0" x 10.9" (H x W x D)
WEIGHT: 108 LBS.

PLAN VIEW

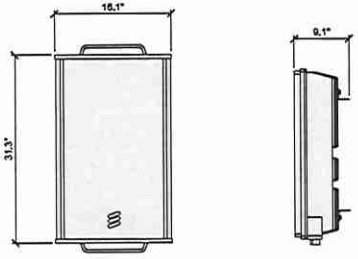


FRONT VIEW SIDE VIEW

C ERICSSON AIR3283 B25 B66

MANUFACTURER: ERICSSON
MODEL: AIR6419
DIMENSIONS: 31.3" x 16.1" x 9.1" (H x W x D)
WEIGHT: 71 LBS.

PLAN VIEW



FRONT VIEW SIDE VIEW

D ERICSSON AIR6419

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Consulting Engineers, Inc
606.644.1449 VOICE
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TOWER OWNER:
verticalbridge
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EQUIPMENT SPECIFICATIONS

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
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CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	T-002

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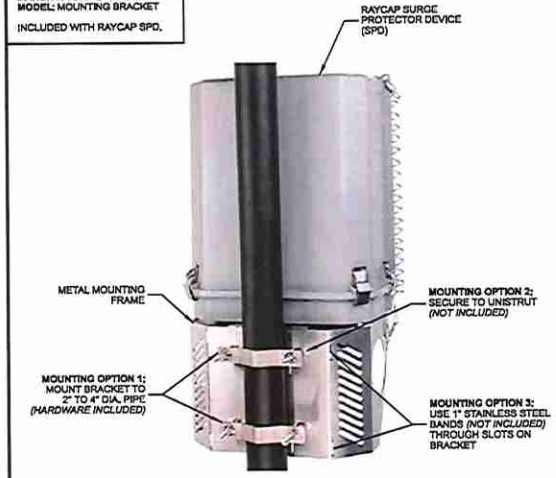
MANUFACTURER: RAYCAP
MODEL: MOUNTING BRACKET

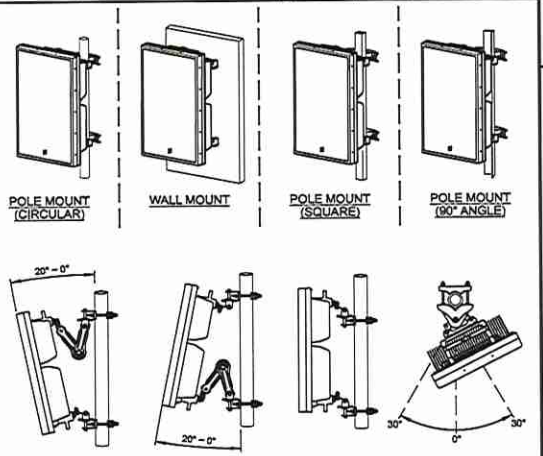
INCLUDED WITH RAYCAP SPD.



A RAYCAP SURGE PROTECTOR DEVICE (SPD) MOUNT

MANUFACTURER: ERICSSON
MODEL: SXK 109 2064/1 (SWIVEL ANGLE)
SXK 109 2065/1 (SWIVEL ANGLE AND TILT ANGLE)
WEIGHT: 9.7 LBS. (SWIVEL ANGLE)
13.0 LBS. (SWIVEL ANGLE AND TILT ANGLE)

POLE	CICULAR	SQUARE	90° ANGLE
MIN. OUTER DIMENSION	3" DIA.	2" x 2"	2" x 2"
MAX. OUTER DIMENSION	4.5" DIA.	3.15" x 3.15"	3.15" x 3.15"

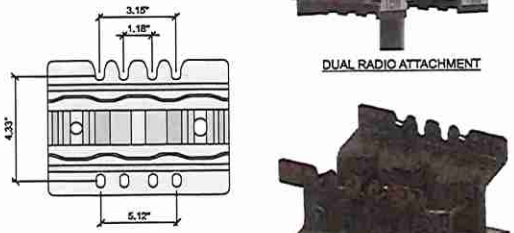


B ERICSSON SWIVEL MOUNT KIT

MANUFACTURER: ERICSSON
MODEL: SXK 109 1973/2
WEIGHT: 3.75 LBS

BRACKET FOR ATTACHING TWO STANDARD OR HEAVY ERS UNITS WITH A HOLE PATTERN OF CC 30 MM AND/OR CC 80 MM, EITHER TO A POLE, WALL, ANGLE TOWER OR SQUARE TUBE.

BOLTS FOR ATTACHING TWO ERS UNITS ARE SUPPLIED IN THE PACKAGE.



DUAL RADIO ATTACHMENT

ISOMETRIC VIEW

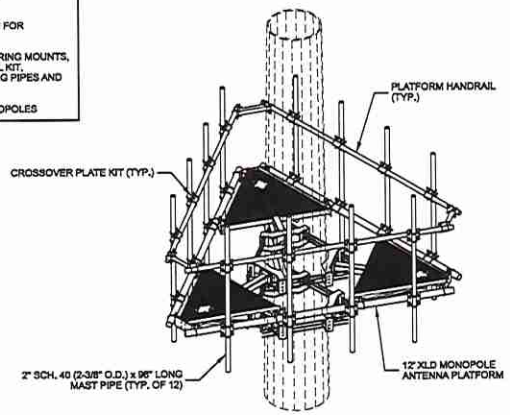
C DUAL ERS BRACKET

MANUFACTURER: SITE PRO 1
MODEL: RMQP-496-HK

XLD LOW-PROFILE PLATFORM FOR (12) ANTENNAS PLUS RRUs

COMPLETE KIT INCLUDES (2) RING MOUNTS, (3) SUPPORT ARMS, HANDRAIL KIT, GRATING, ANTENNA MOUNTING PIPES AND ALL HARDWARE

FITS 12" DIA. TO 36" DIA. MONOPOLES



NOTE:

1. CONTRACTOR TO VERIFY POLE DIAMETER AND SUITABILITY OF PROPOSED MOUNT FOR SITUATION. IF AN ALTERNATIVE SOLUTION IS PROPOSED, NOTIFY ENGINEER AND OWNER PRIOR TO PROCEEDING.

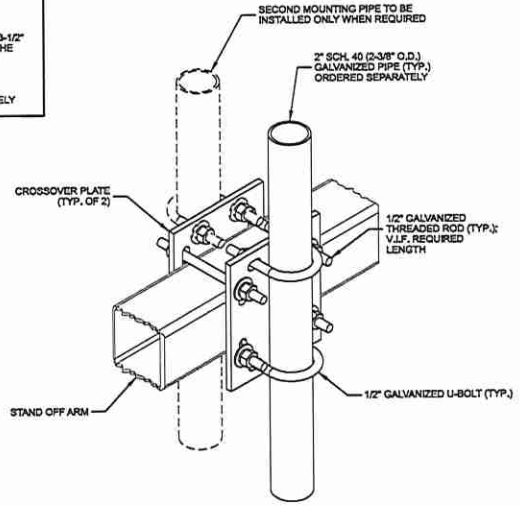
D MONOPOLE ANTENNA PLATFORM

MANUFACTURER: SITE PRO 1
MODEL: BBPM-K1

CONNECTS 3-3/8" O.D. PIPE TO A 3-1/2" TO 4-1/2" STAND OFF ARM WITH THE USE OF A CROSSOVER PLATE

ALL HARDWARE INCLUDED

MAST PIPES ORDERED SEPARATELY



E CROSSOVER PLATE

CONSULTANT:
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verticalbridge
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LESSEE:
verizon

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MOUNTING SPECIFICATIONS

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (V2W #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	T-003

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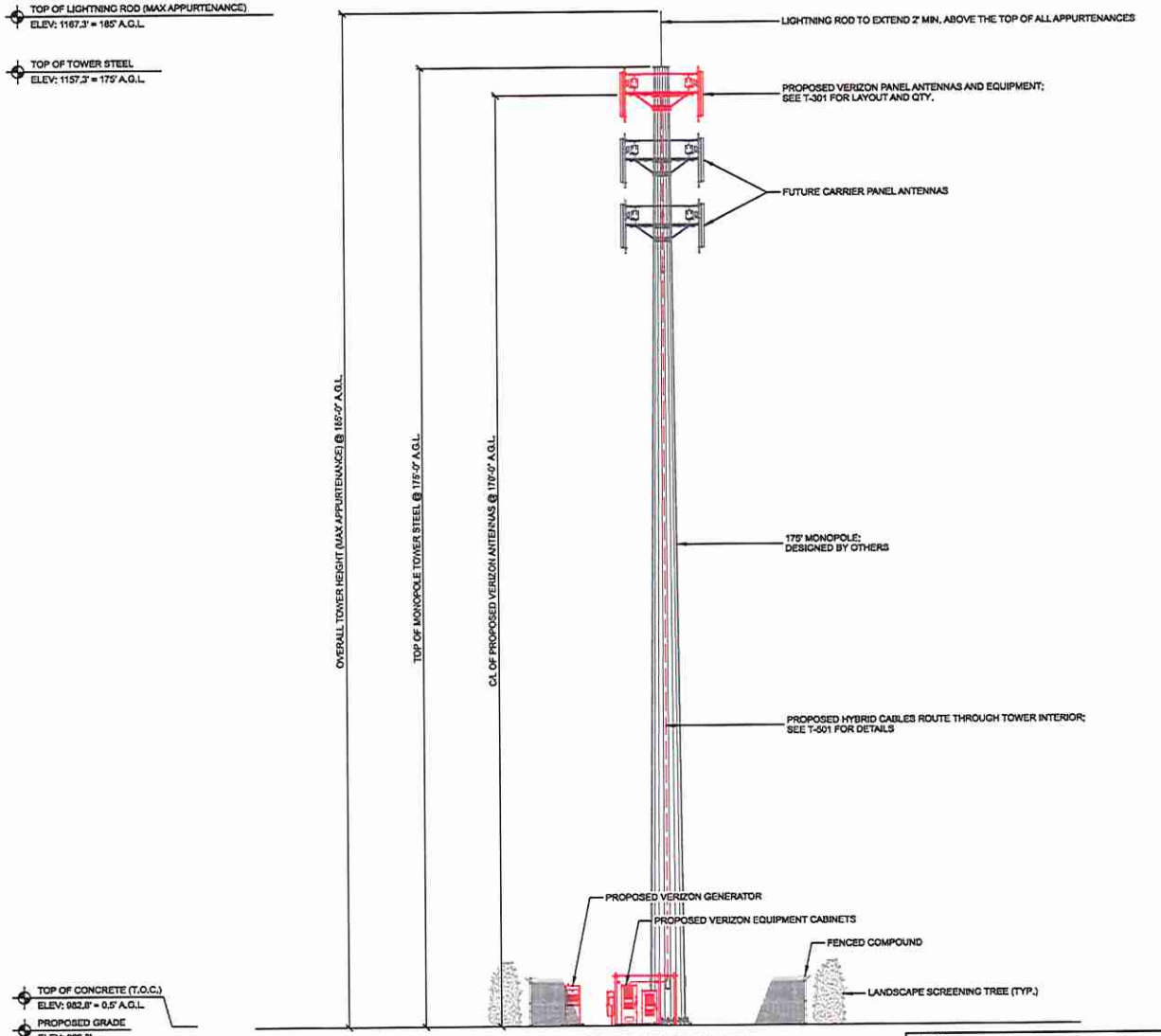

A **SITE ELEVATION**
SCALE: 11" x 17" - 1" = 20'-0"
22" x 34" - 1" = 10'-0"

RF EMISSION REPORT REQUIRED

☐ YES ☐ NO

Date:_____

NOTES:

1. CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNAS WITH PROJECT MANAGER AND FINAL RF DESIGN.
2. CONTRACTOR TO VERIFY LIGHTNING ROD EXTENDS 2' MIN. ABOVE ALL ANTENNAS & EQUIPMENT.
3. REFER TO STRUCTURAL REVIEW NOTE ON G-001.

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verticalbridge
THE TOWERS, LLC

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LIC. NO.:_____

DATE:_____

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TOWER ELEVATION

9TC FREMONT (VB #: US-MN-5186)
9TC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	02/05/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY:	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	T-201

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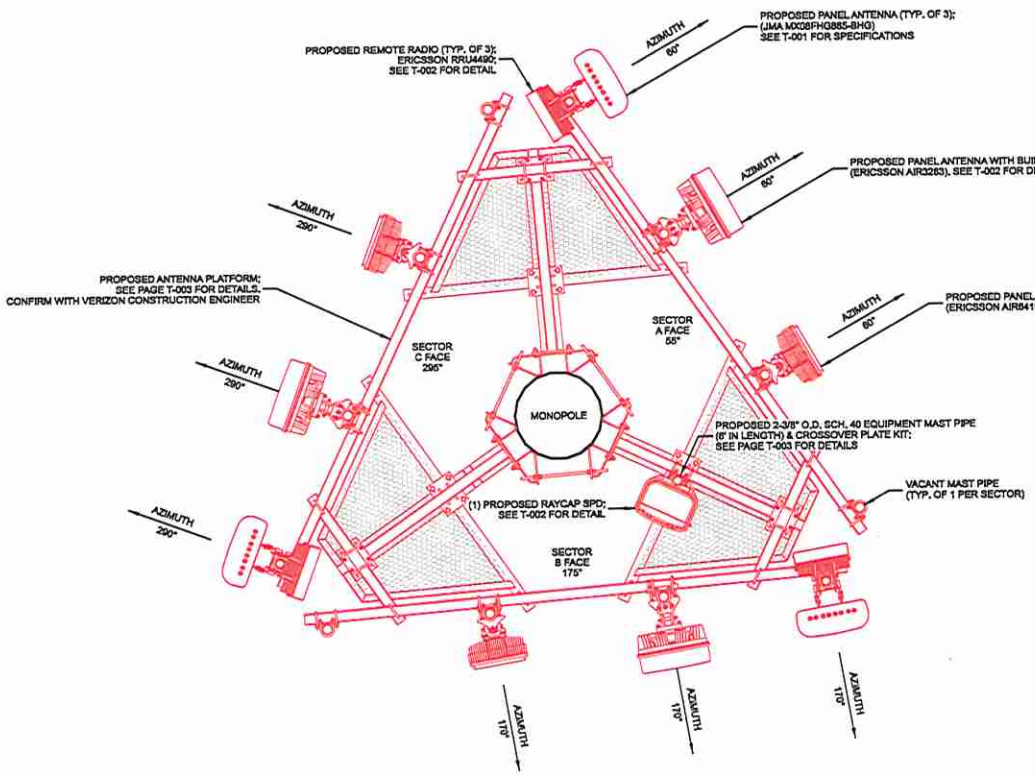

A **ANTENNA AND EQUIPMENT LAYOUT**
SCALE: 11" x 17" - 3/8" = 1'-0"
22" x 34" - 3/4" = 1'-0"

NOTES:
1. ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.
2. SEE MOUNT ANALYSIS FOR INSTALLATION REQUIREMENTS OF ANTENNAS AND EQUIPMENT.

NOTE:
1. CONTRACTOR SHALL RECORD ALL DIMENSIONS AND MEMBER SIZES REQUESTED IN THE MOUNT GEOMETRY VERIFICATION REQUIREMENTS SECTION OF THE MOUNT ANALYSIS REPORT. CONTRACT EOR IF THESE DOCUMENTS ARE NOT AVAILABLE TO THE GENERAL CONTRACTOR.
2. CONTRACTOR SHALL INSPECT CLIMBING FACILITIES AND SAFETY CLIMB, IF PRESENT, AND ENSURE THEY ARE IN GOOD CONDITION. CONTRACTOR SHALL INSTALL SAFETY CLIMB WIRE ROPE GUIDES IN LOCATIONS WHERE WIRE ROPE IS RUBBING AGAINST THE MOUNT OR MOUNT-TO-TOWER CONNECTION STEEL. WIRE BRUSH CLEAN ANY OBSERVED CORROSION AND PROTECT WITH TWO (2) COATS OF COLD GALVANIZATION (ZINGA OR ZINC KOTE). CONTRACTOR SHALL PROVIDE PHOTOS OF WIRE ROPE GUIDE INSTALLATION AS PART OF PMI DOCUMENTS. CONTRACT EOR IF ADDITIONAL GUIDANCE IS REQUIRED.
3. CONTRACTOR TO PROVIDE AND INSTALL ALL RRU AND ANTENNA MOUNTING HARDWARE AS REQUIRED.
4. CONTRACTOR TO ENSURE MOUNT DOES NOT IMPEDE SAFETY CLIMB
5. VERIZON WIRELESS TO PROVIDE PROPOSED MOUNT. PROPOSED MOUNT TO MEET VERIZON MOUNT STANDARD NSTD-445. GC TO REQUEST MOUNT CLASSIFICATION DOCUMENTATION PRIOR TO CONSTRUCTION TO CONFIRM THE MOUNT MEETS NSTD-445. GC TO BRING ANY CONCERNS OR DISCREPANCIES TO THE ATTENTION OF THE CONSTRUCTION ENGINEER AND ENGINEER OF RECORD.

CONSULTANT:
Edge
Consulting Engineers, Inc
605.644.1448 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:
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PRELIMINARY - NOT FOR CONSTRUCTION

ANTENNA CONFIGURATION
STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
NAT	03/13/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	T-301

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FINAL ANTENNA SCHEDULE

LOCATION			ANTENNA SUMMARY							NON ANTENNA SUMMARY		
SECTOR	RAD	AZ	POS	QTY.	ANTENNA	BAND	ELEC D-TILT	MECH D-TILT	STATUS	QTY.	ADDITIONAL TOWER MOUNTED EQUIPMENT	STATUS
A	170'	60°	A1	1	JMA MX08FHG865-BHG	700/850 LTE	2°	0°	INSTALL	1	Ericsson 4490	INSTALL
	170'	60°	A2	1	Ericsson AIR3283	1900/AWS LTE	2°	0°	INSTALL	-	-	-
	170'	60°	A3	1	Ericsson AIR6419	C-BAND NR	3°	0°	INSTALL	-	-	-
	-	-	A4	-	-	-	-	-	-	-	-	-
B	170'	170°	B1	1	JMA MX08FHG865-BHG	700/850 LTE	2°	0°	INSTALL	1	Ericsson 4490	INSTALL
	170'	170°	B2	1	Ericsson AIR3283	1900/AWS LTE	2°	0°	INSTALL	1	Raycap SPD RVZDC-6627-PF-48	INSTALL
	170'	170°	B3	1	Ericsson AIR6419	C-BAND NR	3°	0°	INSTALL	-	-	-
	-	-	B4	-	-	-	-	-	-	-	-	-
C	170'	290°	C1	1	JMA MX08FHG865-BHG	700/850 LTE	2°	0°	INSTALL	1	Ericsson 4490	INSTALL
	170'	290°	C2	1	Ericsson AIR3283	1900/AWS LTE	2°	0°	INSTALL	-	-	-
	170'	290°	C3	1	Ericsson AIR6419	C-BAND NR	3°	0°	INSTALL	-	-	-
	-	-	C4	-	-	-	-	-	-	-	-	-
ANTENNA TOTAL: 9										NON ANTENNA TOTAL: 4		

PROPOSED HARDWARE

QTY	MANUFACTURER	MODEL	DESCRIPTION	LOCATION	STATUS
1	RAYCAP	RVZDC-6627-PF-48	DISTRIBUTION BOX	ON ICE BRIDGE POST	INSTALL
1	RAYCAP	RVZDC-6627-PF-48	DISTRIBUTION BOX	ON TOWER	INSTALL

verizon
NPP RFDS

MIDWEST > Upper Midwest > Great Plains > Bloomington-2 > STC FREMONT

Anderson, Paul - paul.anderson@verizonwireless.com - 20260203_153343

HYBRID CABLE LENGTH	
QUANTITY	2
LENGTH FROM GROUND SURGE PROTECTOR TO TOWER	30 FT
LENGTH FROM T.O.C. TO TOWER TOP SURGE PROTECTOR C/L	170 FT
TOTAL LENGTH OF HYBRID CABLE(S)	200 FT
** HYBRID CABLE LENGTH NOT TO EXCEED 307'	

JUMPER CABLE LENGTH CHECK	
IS THE DISTANCE FROM SURGE PROTECTOR TO RADIO UNIT LESS THAN 30'?	
ALPHA SECTOR	YES
BETA SECTOR	YES
GAMMA SECTOR	YES

NOTE:
1. RF DESIGN DETAILED ON THIS SHEET PROVIDED BY VERIZON AND IS INCLUDED FOR CONVENIENCE ONLY. FINAL RF DESIGN TO BE VERIFIED WITH VERIZON PRIOR TO CONSTRUCTION. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.
2. IF CABLING LENGTH EXCEEDS MAXIMUM ALLOWED LENGTH CONTRACTOR SHALL CONTACT CLIENT AND ENGINEER TO RESOLVE PRIOR TO CONSTRUCTION.

(A) PROPOSED ANTENNA SUMMARY

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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PRELIMINARY - NOT FOR CONSTRUCTION

ANTENNA & EQUIPMENT SUMMARY

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	T-501

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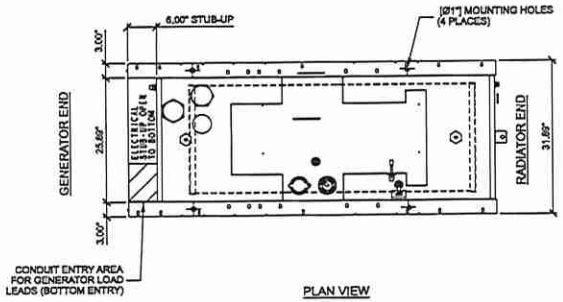
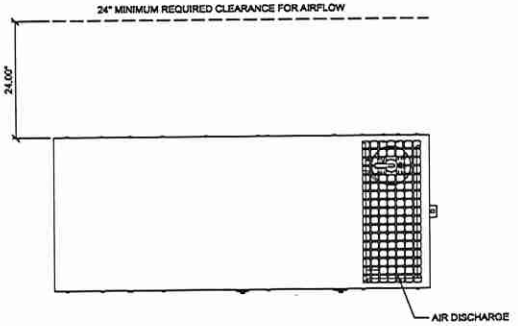
NOTES:

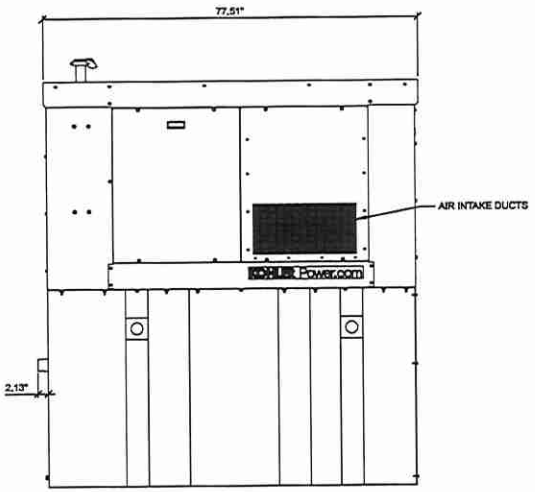
1. THE RIGHT SIDE OF THE GENERATOR IS SERVICE ACCESSIBLE.
2. 6 AMP BATTERY CHARGER.
3. 120VAC ENGINE BLOCK HEATER.
4. GENERATOR MUST BE GROUNDED.
5. SOUND ATTENUATED ENCLOSURE STANDARD WITH GENERATOR.
6. MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST.
7. MUST ALLOW FREE FLOW OF INTAKE AIR.
8. EASE ACCESS SERVICE PANEL IS LOCATED ON THE RIGHT SIDE OF GENERATOR ONLY.
9. BASE TANK REQUIRES ALL STUB-UPS TO BE IN RREAR TANK STUB-UP AREA.
10. SEE TABLE FOR SUBBASE FUEL TANK CAPACITY.
11. TANK EQUIPPED WITH FIRE SAFETY VALVE ON FUEL SUPPLY LINE.
12. IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.
13. GENERATOR IS INSTALLED ON A UL-142 RATE DOUBLE WALL SUBBASE FUEL TANK.



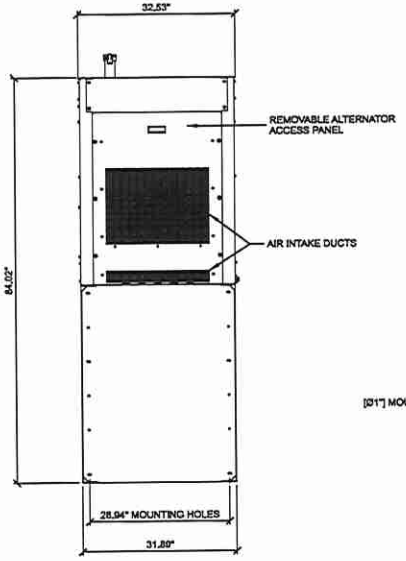
PLAN VIEW



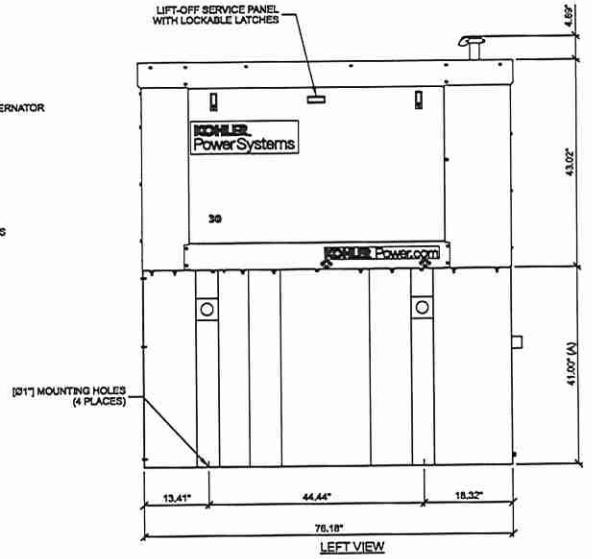
PLAN VIEW W/ ENCLOSURE



RIGHT VIEW



REAR VIEW



LEFT VIEW

GENSET	TANK P/N	TANK HT (A) IN	DESCRIPTION	ASSY WEIGHT
30REOZK	GM97093-MA2	41.0"	SKID/TANK 203 GAL	2114 LBS
30REOZK	GM97093-MA1	32.0"	SKID/TANK 148 GAL	1969 LBS

(A) KOHLER 30REOZK DIESEL GENERATOR

CONSULTANT:
Edge
Consulting Engineers, Inc
605.644.1448 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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

SIGNATURE:

TYPED OR PRINTED NAME:

LIC. NO.:

DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

GENERATOR SPECIFICATIONS

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
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NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	E-001

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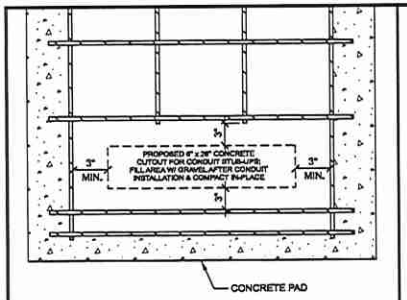
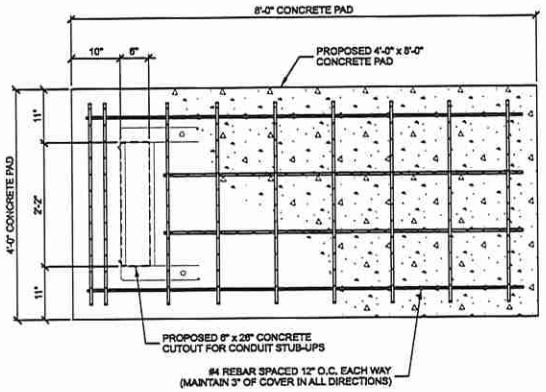


STUB-UP REINFORCEMENT

NOTE:
VERIFY EXACT CONDUIT STUB-UP LOCATIONS WITH GENSET PLANS



A **KOHLER 30REOZK DIESEL GENERATOR FOUNDATION LAYOUT**

NOTE:
TOWER OWNER CONTRACTOR TO INSTALL VERIZON's GENERATOR PAD

REBAR SCHEDULE		
SIZE	LENGTH	QTY
#4	7'-6"	2
#4	3'-6"	9
#4	8'-2"	2

GENERATOR CLEARANCE NOTE:

- MINIMUM OF 10' OF CLEARANCE FROM COMBUSTIBLE WALL
- MINIMUM OF 5' OF CLEARANCE FROM A NON-COMBUSTIBLE WALL
- MINIMUM OF 20' OF CLEARANCE FROM AN OUTDOOR ELECTRICAL TRANSFORMER OR NORMAL POWER DISTRIBUTION EQUIPMENT

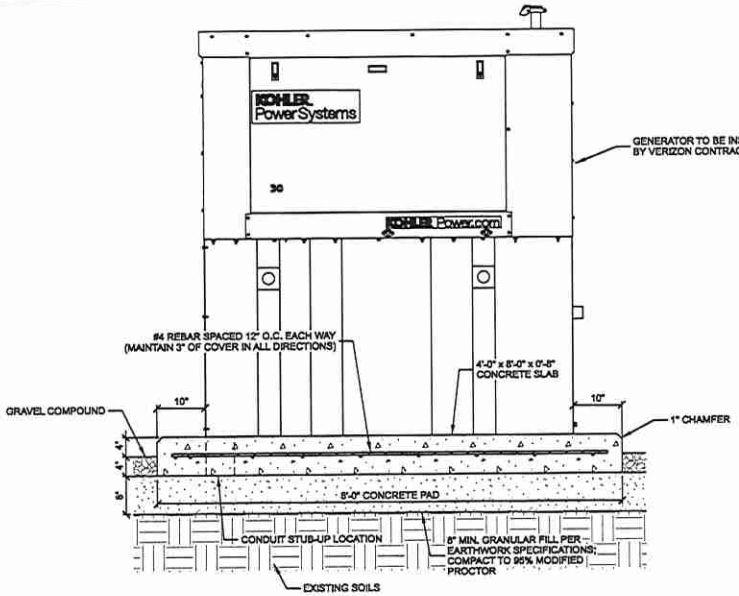
NOTE:

SEE GENERATOR MANUFACTURER'S DRAWINGS FOR PHYSICAL LOCATION OF FUEL LINES, CONTROL AND POWER INTERCONNECTIONS AND OTHER INTERFACES THAT ARE TO BE CAST INTO THE CONCRETE. THE PREFERRED METHOD IS TO BRING THE CONDUIT THROUGH THE CONCRETE PAD TO THE UNDERSIDE OF THE GENERATOR (MINIMIZES RODENT DAMAGE). FINISH CONNECTIONS WITH FLEXIBLE CONDUIT PER GENERATOR MANUFACTURER'S SPECIFICATIONS. RIGID CONDUITS SHALL BE SECURED TO THE EXISTING SLAB, THEN BURIED BETWEEN SLAB AND PLATFORM

NOTE:

SLAB NOT SUITABLE AT SITES WITH ORGANIC SOIL, UNCOMPACTED FILL, EXPANSIVE SOIL, OR SOILS SUSCEPTIBLE TO FROST HEAVE

REMOVE ALL ORGANIC MATERIAL, SOFT AREAS, AND POOR SOILS BENEATH CONCRETE PAD TO A DEPTH OF ATLEAST 2'-0" BELOW CONCRETE PAD



B **KOHLER 30REOZK DIESEL GENERATOR FOUNDATION DETAIL**

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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GENERATOR SPECIFICATIONS

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
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NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	E-002

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KEYNOTES: (THIS SHEET)

- (A) MASTER GROUND BAR (MGB) MOUNTED VERTICALLY TO FIRST ICE BRIDGE POST ON INSULATORS
- (B) EQUIPMENT CABINET GROUND; SEE E-501 FOR DETAILS
- (C) INTEGRATED LOAD CENTER (ILC) GROUND; SEE E-501 FOR DETAILS
- (D) FIBER ENCLOSURE GROUND; SEE E-501 FOR DETAILS
- (E) GENERATOR GROUND; SEE E-501 FOR DETAILS
- (F) GPS GROUND TO ICE BRIDGE POST; SEE E-501 FOR DETAILS
- (G) ICE BRIDGE POST GROUND; SEE E-501 FOR DETAILS
- (H) ICE BRIDGE SECTION GROUND; SEE E-501 FOR DETAILS
- (I) ICE BRIDGE SECTION TO POST; SEE E-501 FOR DETAILS
- (J) TOWER GROUND BAR (TGB) INSTALLED ON TOWER; SEE E-501 FOR DETAILS
- (K) RAYCAP SPD GROUND (TYP.) SEE E-501 FOR DETAILS

NOTE:

TOWER OWNER CONTRACTOR TO INSTALL BURIED GROUND RINGS/ LEADS AND COIL ABOVE GRADE THAT WILL BE CONNECTED TO VERIZON'S EQUIPMENT

VERIZON CONTRACTOR TO CONNECT GROUND LEADS TO EQUIPMENT CABINETS, ICE BRIDGE SECTIONS, AND POSTS. MGB, GENERATOR, TOWER GROUND BAR, CHARLES CUBE & ILC CABINET. SEE DETAILS ON E-501 - E-503

GROUNDING NOTE:

THIS GROUNDING PLAN WAS PREPARED PRIOR TO THE COMPLETION OF THE GEOTECHNICAL REPORT AND RECEIPT OF THE TOWER FOUNDATION DESIGN. THE LAYOUT OF RADIALS AND GROUND RODS ARE APPROXIMATE IN NATURE AND MAY NEED TO BE ADJUSTED IN THE FIELD. GROUND RODS SHOULD NOT EXTEND THROUGH THE TOWER FOUNDATION OR OTHER STRUCTURAL ELEMENTS WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER. IN ADDITION, SOME ADJUSTMENT TO THE GROUND METHOD MAY BE REQUIRED IN INSTANCES WHERE SHALLOW BEDROCK OR OTHER UNIQUE CIRCUMSTANCES ARE ENCOUNTERED. CONTRACTOR SHALL CONSULT GEOTECHNICAL REPORT FOR FURTHER DESIGN AND CONSTRUCTION RECOMMENDATIONS.

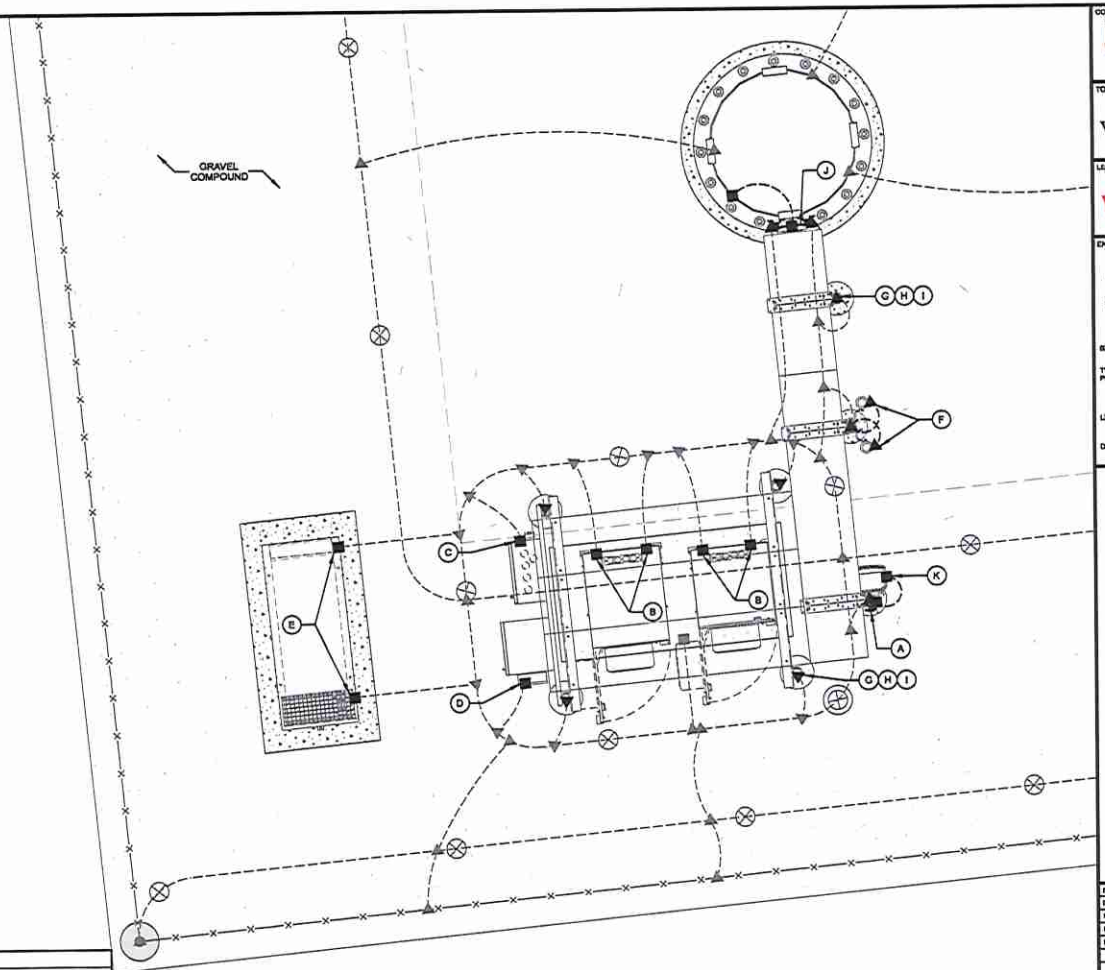
NOTES:

1. THE GROUNDING SHALL BE TESTED PRIOR TO FINAL BACKFILLING. DOCUMENTATION OF 5 OHM OR LESS RESISTANCE TO BE PROVIDED TO PROJECT MANAGER.
2. ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 3/4" PVC & SEALED WITH SILICONE. PVC SHALL BE MIN. 18" INTO EARTH & EXTEND MIN. 8" ABOVE GROUND.
3. INSTALL 18" X 18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE.

GROUNDING LEGEND: (THIS SHEET)

- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
- ■ MECHANICAL CONNECTION
- —— GROUND LEAD
- ⊗ INSPECTION WELL
- ⊗ 5/8" DIA. x 10'-0" LONG, STEEL CLAD W/ A PURE COPPER JACKET (10' MAX SEPARATION); TOP OF EACH GROUND ROD SHALL EXTEND NO MORE THAN 6" ABOVE BOTTOM OF TRENCH
- ⊗ 18" X 18" X .032" THK COPPER PLATE (10' MAX SEPARATION)

NORTH



GROUNDING ELECTRODE SYSTEM NOTES:

1. CONNECTIONS:
   ALL CONNECTIONS SHALL BE EXOTHERMICALLY CONNECTED UNLESS NOTED OTHERWISE. CONTRACTOR TO FOLLOW ALL MANUFACTURER'S GUIDELINES & RECOMMENDATIONS.
2. ALL ELECTRICAL AND MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION.
3. FENCE/GATE:
   GROUND FENCE POSTS WITHIN 8-FEET OF ENCLOSURE AND 25-FEET OF TOWER. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
4. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
   A. ONE (1) COPY TO THE OWNER REPRESENTATIVE
   B. ONE (1) COPY TO THE ENGINEER
   C. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

SCALE: 11" x 17" - 1" = 4'
22" x 34" - 1" = 2'

CONSULTANT:
Edge
Consulting Engineers, Inc.
505.944.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

GROUNDING PLAN

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
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NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	E-101

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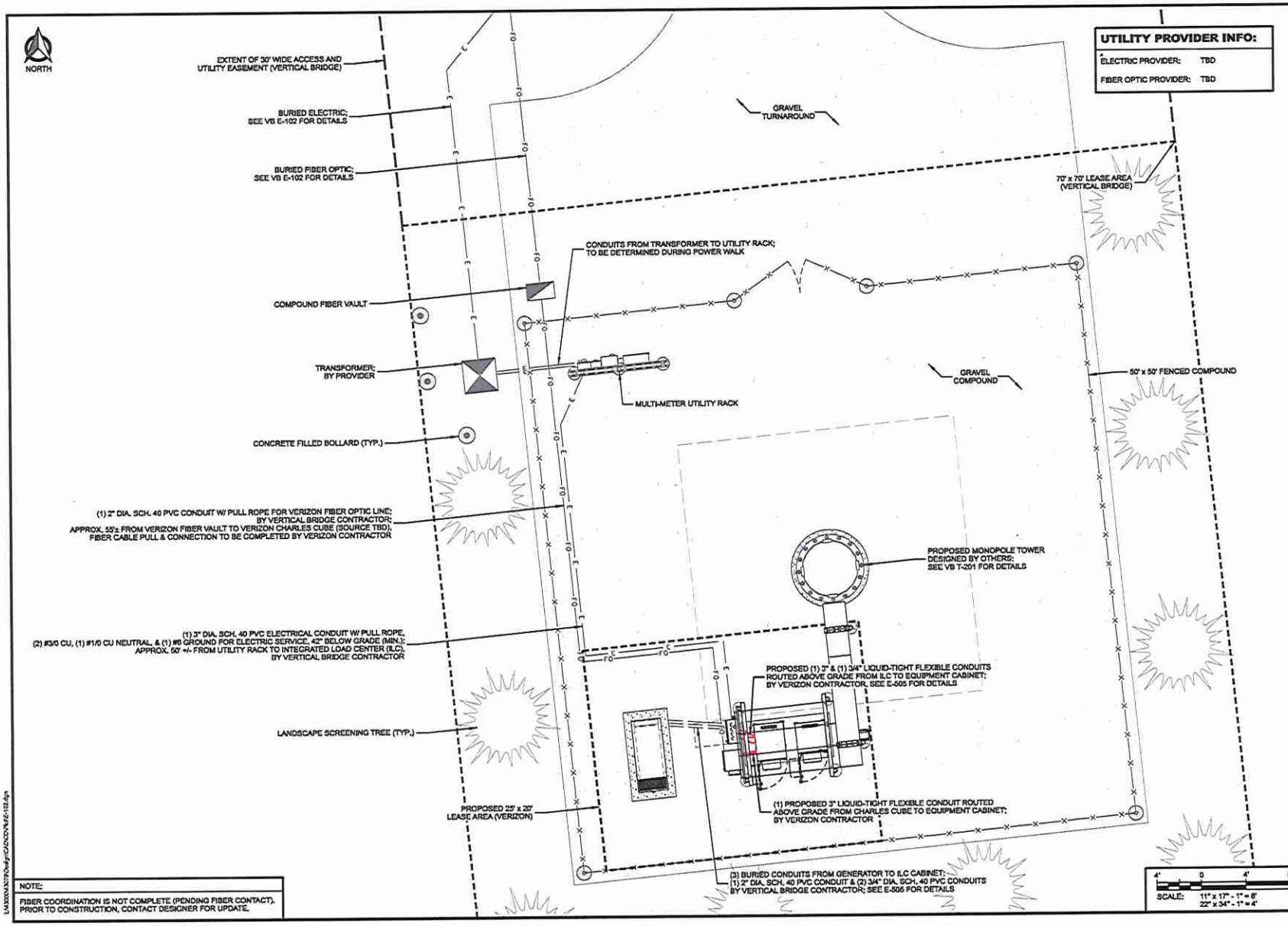

UTILITY PROVIDER INFO:

ELECTRIC PROVIDER: TBD

FIBER OPTIC PROVIDER: TBD

NOTE:

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER: vertical bridge THE TOWERS, LLC

LESSEE: verizon

ENGINEER SEAL:

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UTILITY PLAN

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

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NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	E-102

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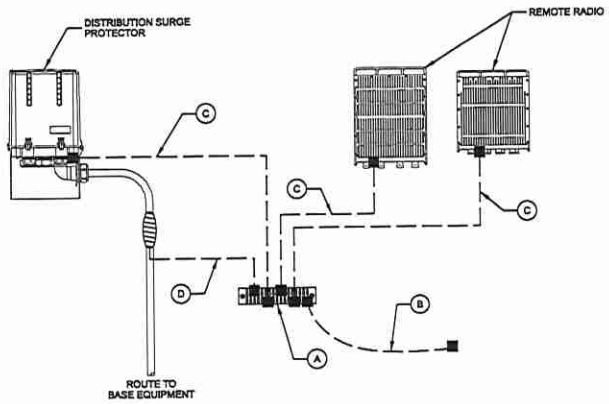
KEYNOTES: (THIS SHEET)

- (A) 1/4" x 4" x 12" COLLECTOR GROUND BAR (CGB) FOR CONNECTION OF MULTIPLE GROUND KITS AT ONE LEVEL
- (B) CGB GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH 2 HOLE LONG BARREL AND UL LISTED BONDING CLAMP TO TOWER STEEL AND/OR MOUNT STEEL
- (C) ANCILLARY EQUIPMENT GROUND KIT #2 AWG STRANDED INSULATED LEAD TO GROUND BAR WITH 2 HOLE LONG BARREL LUG (TYP.)
- (D) CABLE GROUND #2 AWG STRANDED INSULATED TO GROUND BAR WITH 2 HOLE LONG BARREL LUG (TYP.)
- (E) 1/4" x 4" x 20" MASTER GROUND BAR (MGB) MOUNTED VERTICALLY TO FIRST ICE BRIDGE POST ON INSULATORS
- (F) EQUIPMENT CABINET GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE TO EQUIPMENT PAD GROUND RING (TYP. OF 2 PER CABINET)
- (G) INTEGRATED LOAD CENTER (ILC) GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE TO EQUIPMENT PAD GROUND RING
- (H) FIBER ENCLOSURE GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE TO EQUIPMENT PAD GROUND RING
- (I) GENERATOR GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE TO EQUIPMENT PAD GROUND RING (TYP. OF 2)
- (J) CANOPY POST GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE (TYP. OF 4)
- (K) CANOPY TO POST GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH 2 HOLE LONG BARREL ON EACH END (TYP.);
- (L) EQUIPMENT PAD REBAR GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE
- (M) CONDUIT GROUND #2 AWG SOLID TINNED COPPER LEAD
- (N) GPS GROUND TO ICE BRIDGE POST #2 AWG GREEN-INSULATED STRANDED COPPER LEAD
- (O) ICE BRIDGE POST GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE (TYP.)
- (P) ICE BRIDGE SECTION GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH 2 HOLE LONG BARREL ON EACH END (TYP.)
- (Q) ICE BRIDGE SECTION TO POST GROUND #2 AWG SOLID TINNED COPPER LEAD (TYP.); ORIENT LEAD WITH HIGH SIDE TOWARDS TOWER
- (R) 1/4" x 4" x 20" TOWER GROUND BAR (TGB) INSTALLED ON TOWER; FOR LATTICE TOWERS, MOUNT TGB DIAGONALLY AT 12" ABOVE ICE BRIDGE FOR EASIER HOOK-UP OF GROUNDING KIT LEADS
- (S) TGB GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE FROM TGB TO TOWER GROUND RING (TYP. OF 2)
- (T) TBG GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH 2 HOLE LONG BARREL AND UL LISTED BONDING CLAMP TO FLAT METAL
- (U) SECURE GROUND LEADS TO TOWER WITH BAND STRAPS OR SNAP-IN HANGERS AT GENERAL CONTRACTOR'S DISCRETION. USE MULTIPLE LEVELS OF ATTACHMENT IF GROUND BAR IS ATTACHED HIGH ABOVE GRADE.

GROUNDING LEGEND: (THIS SHEET)

- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
- ■ MECHANICAL CONNECTION
- — — GROUND LEAD

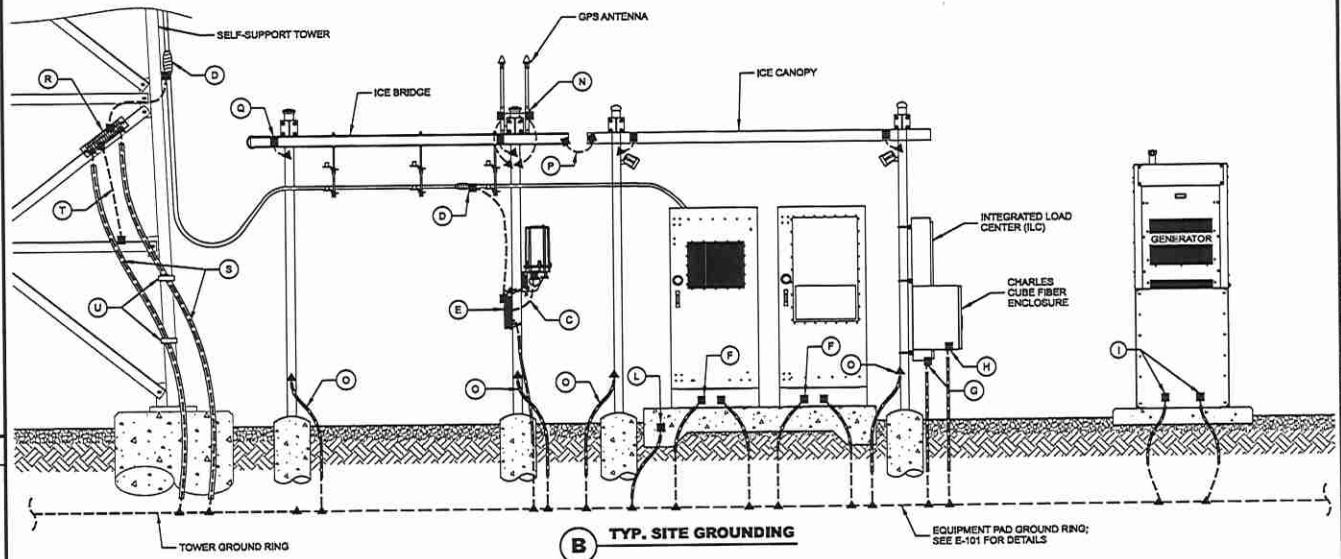


NOTES:
1. ALL CABLING AND/OR GROUNDING RUNS SHALL BE INSTALLED IN A NEAT AND ORDERLY FASHION.
2. CONTRACTOR SHALL INSTALL PER LATEST EDITION OF THE N.E.C.
3. SCHEMATIC DETAIL ONLY. REFER TO ANTENNA AND EQUIPMENT CONFIGURATION FOR EQUIPMENT QUANTITY AND LOCATION.
4. ALL GROUND LEADS TO BE ROUTED IN A DOWNWARD FASHION.

A ANTENNA LEVEL GROUNDING

NOTES: (THIS SHEET)

1. ALL BELOW-GRADE CONNECTIONS ARE TO BE EXOTHERMICALLY WELDED A MINIMUM OF 48" BELOW GRADE.
2. ALL LEADS EXTENDING ABOVE GRADE TO BE ENCASED IN 3/4" CONDUIT AND EXTEND A MINIMUM OF 6" ABOVE FINISHED GRADE AND 24" BELOW FINISHED GRADE.
3. APPLY COLD GALVANIZATION TO ALL ABOVE-GROUND EXOTHERMICALLY WELDED CONNECTIONS.
4. APPLY ANTI OXIDANT COMPOUND TO ALL MECHANICAL CONNECTIONS.
5. UPPER AND LOWER TOWER GROUND BARS TO BE BONDED DIRECTLY TO TOWER STEEL WITH #2 CONDUCTORS.
6. AIR TERMINAL TO EXTEND 2' ABOVE HIGHEST ANTENNA MIN. ON MAST PIPE MECHANICALLY FASTEN AIR TERMINAL TO MAST PIPE, MAST PIPE TO BE MECHANICALLY CONNECTED TO TOWER STEEL



B TYP. SITE GROUNDING

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
vertical bridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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STC FREMONT (V2W #: 17660181)
ZIMMERMAN, MINNESOTA

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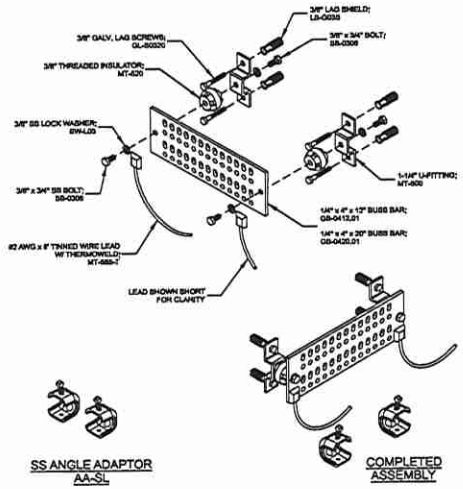
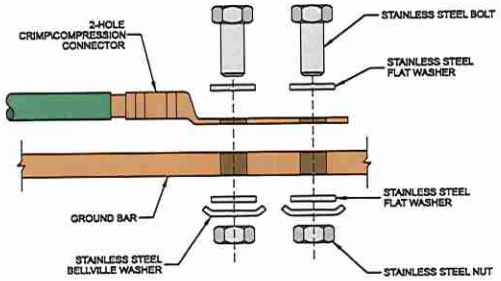


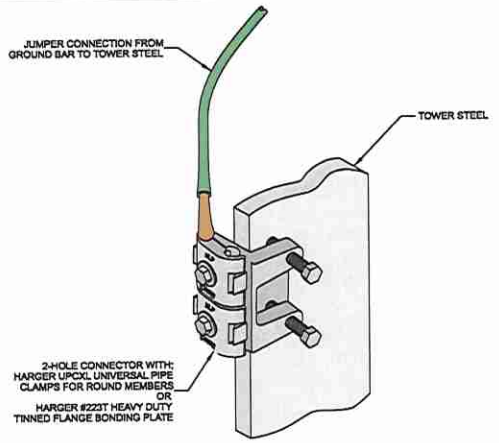
A GROUND AND BUSS BAR



NOTES:

1. ALL OUTDOOR HARDWARE (BOLTS, SCREWS, NUTS, WASHERS) SHALL BE 18-8 STAINLESS STEEL TYPE GRADE. INDOORS, GRADE 5 STEEL HARDWARE MAY BE USED.
2. CHOOSE BOLT LENGTH TO ALLOW THE EXPOSURE OF AT LEAST TWO THREADS.
3. BACK TO BACK LUG CONNECTIONS ARE AN ACCEPTABLE PRACTICE WHEN BONDED TO A GROUND BAR OR STEEL OBJECTS.
4. AT CONNECTIONS MADE TO STEEL OR ANY OTHER DISSIMILAR METALS, A DRAGON TOOTH WASHER MEETING VZW PRACTICES SHALL BE USED BETWEEN THE CONNECTOR AND STEEL.
5. IF NOT USING DRAGON TOOTH WASHERS, THOROUGHLY REMOVE A SECTION OF PAINT OR COATING APPROXIMATELY THE SAME SIZE AS CONNECTOR. REMOVE THE PAINT FROM SURFACE USING A DREMEL TYPE TOOL.
6. USE AN APPROVED ANTI-OXIDATION COMPOUND ON ALL GROUNDING CONNECTIONS. A COPPER COSMOLINE GREASE BASED COMPOUND (NO OX-ID) SHALL BE USED ON ALL COPPER TO COPPER CONNECTIONS. A ZINC BASED (GREY COLORED) COMPOUND SHALL BE USED ON ALL COPPER TO STEEL CONNECTIONS.
7. WHEN BONDING TO A METALLIC OBJECT WHERE ACCESS IS LIMITED TO ONLY ONE SURFACE, DRILLING & TAPPING OR SELF DRILLING SCREWS ARE THE PREFERRED AND ACCEPTABLE MEANS OF CONNECTION. SHEET METAL SCREWS SHALL NOT BE USED.

B GROUNDING LUG

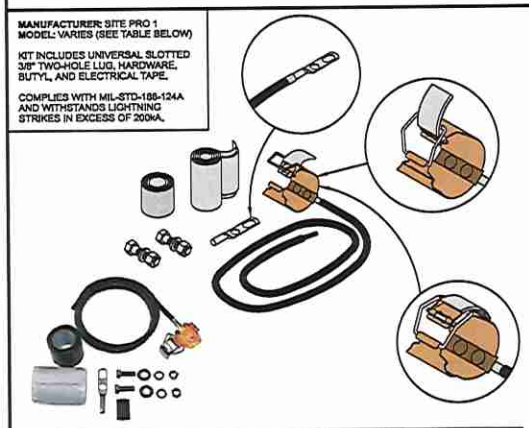


C GROUND BAR CONNECTION TO TOWER STEEL

MANUFACTURER: SITE PRO 1
MODEL: VARIES (SEE TABLE BELOW)

KIT INCLUDES UNIVERSAL SLOTTED 3/8" TWO-HOLE LUG, HARDWARE, BUTYL, AND ELECTRICAL TAPE.

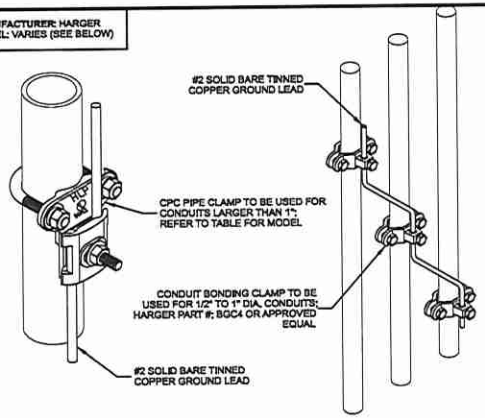
COMPLIES WITH MIL-STD-188-124A AND WITHSTANDS LIGHTNING STRIKES IN EXCESS OF 200kA.



PART #	CABLE SIZE & TYPE	LENGTH	LUG	WEIGHT
GK-C12	1/2" CORRUGATED	5'	UNATTACHED	1.50 LB.
GK-C78	7/8" CORRUGATED	5'	UNATTACHED	1.65 LB.
GK-C114	1-1/4" CORRUGATED	5'	UNATTACHED	1.70 LB.
GK-C158	1-5/8" CORRUGATED	5'	UNATTACHED	1.70 LB.
GK-C214	2-1/4" CORRUGATED	5'	UNATTACHED	1.80 LB.

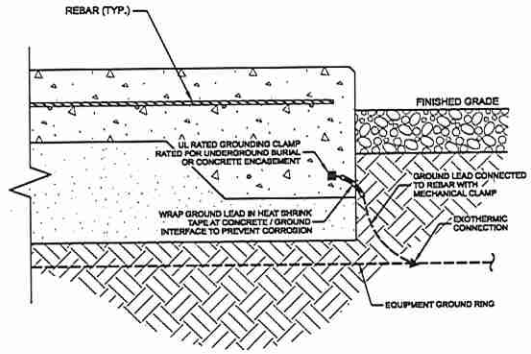
D CLIP ON GROUND KIT

MANUFACTURER: HARGER
MODEL: VARIES (SEE BELOW)



PART #	NOMINAL PIPE SIZE RANGE	PIPE OUTSIDE DIAMETER
CPC1/1.25	1" - 1.25"	0.9375" - 1.7"
CPC1.5/2	1.5" - 2"	1.25" - 2.4"
CPC2.5/3	2.5" - 3"	2.5" - 3.5"
CPC3.5/4	3.5" - 4"	3.375" - 4.5"
CPC5/6	5" - 6"	4.75" - 6.63"

E CONDUIT GROUNDING



NOTES:

1. FOUNDATION SHOWN IS TYPICAL. SEE TOWER FOUNDATION PLANS FOR REINFORCEMENT DETAILS.
2. FOUNDATION GROUNDING PER NEC 250.52(3)(A). GROUNDING CONNECTIONS TO BE COVERED BY A MINIMUM OF 3" CONCRETE AND BE MADE TO A MIN. 20' CONTINUOUS REBAR, IF POSSIBLE.

F EQUIP. PAD FOUNDATION GROUNDING

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
vertical bridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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

SIGNATURE:
TYPED OR PRINTED NAME:
LIC. NO.:
DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

GROUNDING DETAILS

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	03/26/26	REV. A
NAT	03/15/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	E-502

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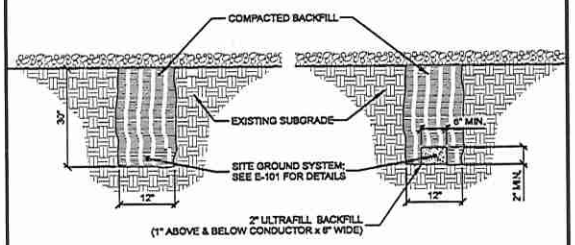
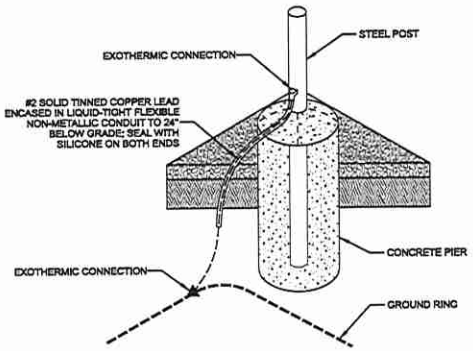


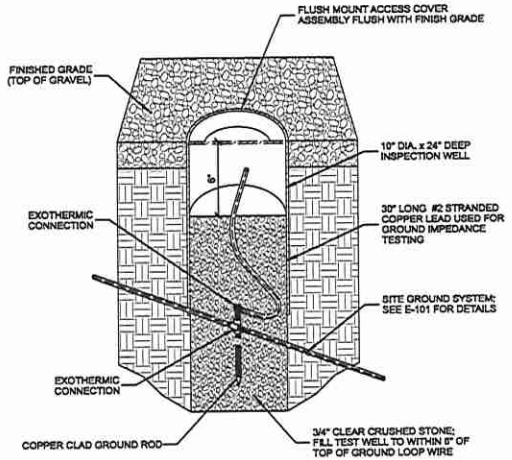
STANDARD GROUND TRENCH ENHANCED GROUND TRENCH

NOTES:
1. GROUNDING TRENCHES TO BE BACK FILLED WITH NATIVE SOIL.
2. COMPACT BACK FILL TO 95% MODIFIED PROCTOR.
3. CONTACT PSC MINIMUM 24HRS NOTICE PRIOR TO BACK FILLING TO ALLOW FOR INSPECTION.

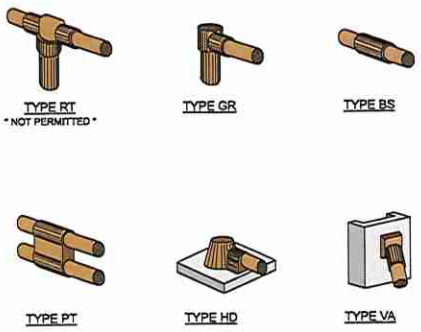
A GROUND TRENCH



B POST GROUNDING

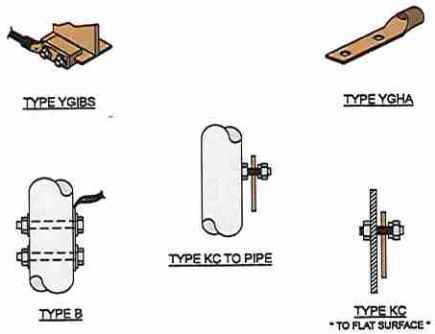


C INSPECTION WELL



NOTES:
1. EXOTHERMIC "TYPES" SHOWN ARE EXAMPLES. CONSULT WITH PROJECT MANAGER FOR OTHER POSSIBLE TYPES OF EXOTHERMIC CONNECTIONS THAT CAN BE USED IN STANDARD OR SPECIALLY DESIGNED GROUNDING PLANS.
2. CONTRACTOR TO PROVIDE ALL REQUIRED EXOTHERMIC CONNECTIONS.

D EXOTHERMIC CONNECTIONS



NOTES:
1. MECHANICAL "TYPES" SHOWN ARE EXAMPLES. CONSULT WITH PROJECT MANAGER FOR OTHER POSSIBLE TYPES OF MECHANICAL CONNECTIONS THAT CAN BE USED IN STANDARD OR SPECIALLY DESIGNED GROUNDING PLANS.
2. CONTRACTOR TO PROVIDE ALL REQUIRED MECHANICAL CONNECTIONS.

E MECHANICAL CONNECTIONS

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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

SIGNATURE:
TYPED OR PRINTED NAME:
LIC. NO.:
DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

GROUNDING DETAILS

9TC FREMONT (VB #: US-MN-5186)
9TC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	02/28/26	REV. A
NAT	03/16/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	E-503

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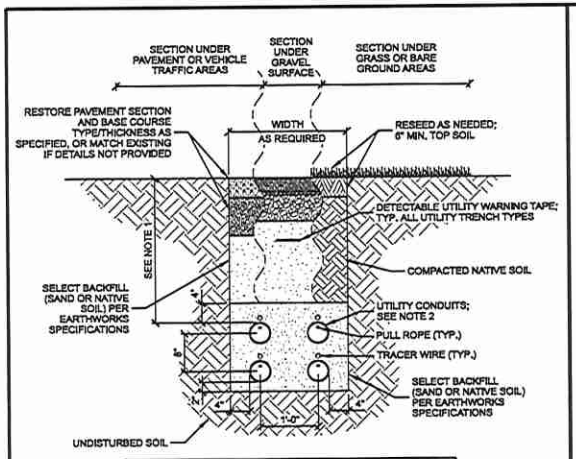
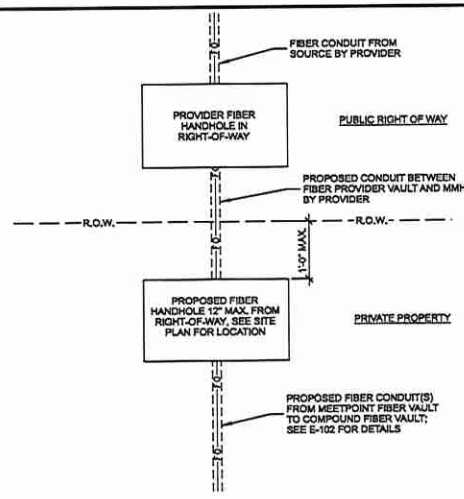


NOTES:

1. UTILITY CONDUITS TO BE BURIED A MINIMUM DEPTH OF 42" BELOW GROUND LEVEL OR 6" BELOW THE FROST LINE, PULL ROPES TO BE INSTALLED WITHIN CONDUIT.
2. CONDUIT TYPE, SIZE, AND QUANTITY SHOWN ON E-102.

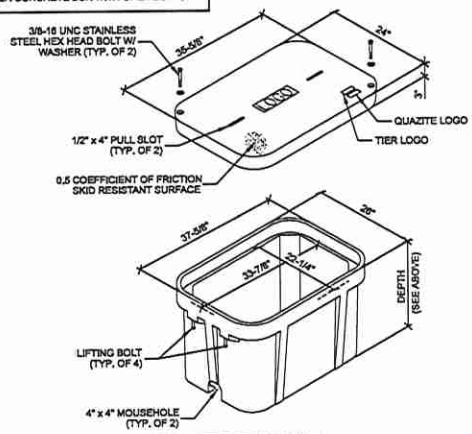
A UTILITY TRENCH



B FIBER HANDHOLE INSTALLATION

MANUFACTURER: QUAZITE
MODEL: PG2436BA36 (SPLICE BOX)
PG2436BA24 (PULL BOX)
PG2436KK00 (COVER)
INSIDE DIMENSIONS:
36" x 24" x 36" (L x W x D) SPLICE BOX
36" x 24" x 24" (L x W x D) PULL BOX

POLYMER CONCRETE BOX WITH OPEN BOTTOM



C UTILITY VAULT

WARNING TAPE & TRACE WIRE NOTES: (THIS SHEET)

1. WARNING TAPE TO BE INSTALLED ABOVE THE ELECTRICAL RUN FROM THE GENERATOR TO THE PLATFORM AND ABOVE THE FUEL LINE BETWEEN THE GENERATOR AND FUEL SOURCE.
2. WARNING TAPE SHALL BE RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH AND INSTALLED 12 INCHES ABOVE THE TOP OF THE CONDUITS
3. TRACER WIRE SHALL RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH OF THE BURIED GAS AND ELECTRIC CONDUITS
4. TRACER WIRE SHALL BE SECURED TO THE CONDUIT AND MAINTAINED ABOVE THE CONDUIT CENTERLINE DURING TRENCH BACKFILLING.
5. TRACER WIRE TO EXTEND TO THE TOP OF PVC ABOVE CONCRETE ON BOTH ENDS - LOOP AND WRAP AROUND APPROPRIATE CONDUIT.
6. TRACER WIRE SHALL CONSIST OF 14GA, SOLID COPPER WIRE WITH A CORROSION PROTECTIVE COATING.
7. INSTALL TRACER WIRE WITH SPACER AND SECURE PER MNFG. RECOMMENDATIONS - AT A MIN, EVERY 10' AND AT ALL BENDS. - DO NOT WRAP BURIED CONDUIT WITH TRACER WIRE TO AVOID UNNECESSARY STRESS ON TRACER. - CONTRACTOR TO CHECK CONTINUITY OF TRACER WIRE BEFORE AND AFTER BURIAL AND DOCUMENT RESULTS.

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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

SIGNATURE:
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LIC. NO.
DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

UTILITY DETAILS

9TC FREMONT (VB #: US-MN-5186)
9TC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	03/26/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY:	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	E-504

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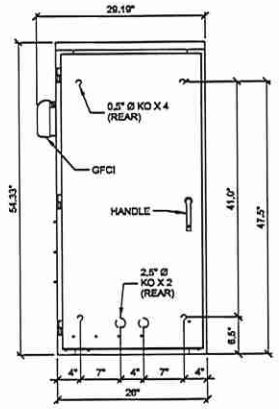
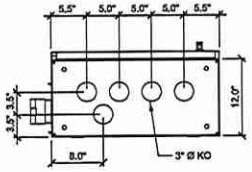
MANUFACTURER: INTERSECT, INC.
MODEL: 112200-30-42-ATS-3R
DIMENSIONS: 54.33" x 26.0" x 12.0" (H x W x D)

TYPE 3R ENCLOSURE

ATS 1-PHASE, 42 POSITION LOAD CENTER



FRONT VIEW

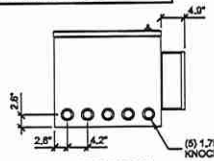


BOTTOM VIEW

A INTEGRATED LOAD CENTER (ILC)

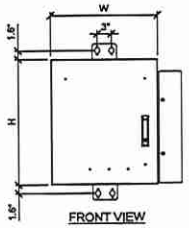
MANUFACTURER: CHARLES INDUSTRIES
MODEL: CUBE-RL1003
DIMENSIONS: 26.3" x 22.1" x 20.0" (H x W x D)
RACK SPACE: 14RU

ACCESSORIES
POLE MOUNT KIT: 97-CABPMKIT
H-FRAME HARDWARE KIT: 97-001971-A
SLIDE OUT TRAY: 97-001990-A
10" PLINTH KIT: 97-002127-A



BOTTOM VIEW

SHOWN WITH OPTIONAL SLIDE OUT TRAY



FRONT VIEW

SIDE VIEW

B FIBER ENCLOSURE

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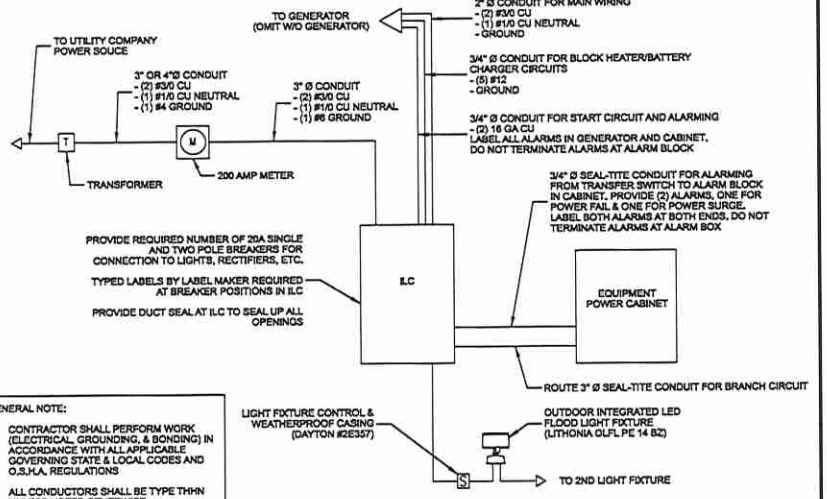
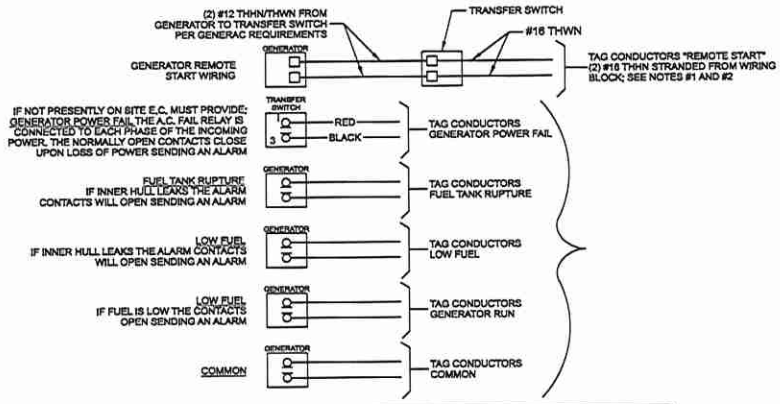


GENERAL NOTE:

1. CONTRACTOR SHALL PERFORM WORK (ELECTRICAL, GROUNDING, & BONDING) IN ACCORDANCE WITH ALL APPLICABLE GOVERNING STATE & LOCAL CODES AND O.S.H.A. REGULATIONS
2. ALL CONDUCTORS SHALL BE TYPE THHN UNLESS NOTED OTHERWISE
3. LABEL METER & DISCONNECT PER NEC.
4. EQUIPMENT AND MATERIALS SHOWN (OR APPROVED EQUAL) TO BE PROVIDED BY CONTRACTOR UNLESS NOTED OTHERWISE

C ONE-LINE ELECTRICAL DIAGRAM



NOTES:

1. STANDARD DIAGRAM PROVIDED BY CLIENT, INCLUDED HERE FOR CONVENIENCE ONLY.
2. ELECTRICAL CONTRACTOR TO PULL ALL ALARM LEADS TO EXISTING ALARM WIRING BLOCK. LEAVE A MINIMUM OF 24" PIGTAILS AT ALARM WIRING BLOCK AND TAG CONDUCTORS AS INDICATED. TERMINATIONS ON ALARM POINT WIRING BLOCK BY OTHERS. CONDUCTORS CAN BE RUN EXPOSED. THEY SHALL BE BUNDLED NEATLY USING TIES AND SUPPORTED AT 24" INTERVALS FOR NEAT INSTALLATION.

D GENERATOR ALARM WIRING

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:

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

SIGNATURE:

TYPED OR PRINTED NAME:

LIC. NO.:

DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

ELECTRICAL DETAILS

STC FREMONT (VB #: US-MN-5186)
STC FREMONT (VzW #: 17660181)
ZIMMERMAN, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	02/26/26	REV. A
NAT	03/10/26	REV. B
NAT	04/13/26	REV. C

CHECKED BY	PCM
EDGE SITE ID	S16585
EDGE PROJ. #	43079
SET TYPE	DRAFT
SHEET NUMBER	E-505

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RESOLUTION NO: 2026-20

CITY OF BALDWIN
COUNTY OF SHERBURNE, MINNESOTA

CONDITIONAL USE PERMIT
01-00033-3200

WHEREAS, Vertical Bridge/The Towers, LLC has applied for a Conditional Use Permit to allow for construction of a telecommunications tower at 28509 128th Street; and

WHEREAS, the subject property is legally described by Exhibit A; and

WHEREAS, the property is guided for Rural land uses by the Comprehensive Plan; and

WHEREAS, the property is zoned R1, General Rural District and is also partially located within the Shoreland Overlay District of Cantlin Lake; and

WHEREAS, the applicant is requesting approval of a Conditional Use Permit to allow for construction of a telecommunications tower in accordance with Chapter 27 of the Zoning Ordinance.

WHEREAS, the City Council must take into consideration the possible effects of the request with its judgment based upon (but not limited to) the criteria outlined in Section 900-4-2 of the Zoning Ordinance:

A. The proposed action's consistency with the specific policies and provisions of the City comprehensive plan.

Finding: The proposed use will improve communication services within the area benefiting local users, as well as transient users on US Highway 169, and is essential and incidental to human activity.

B. The proposed use's compatibility with present and future land uses of the area.

Finding: The proposed use complies with the design standards established by the Zoning Ordinance to mitigate compatibility issues with existing and planned land uses in the area surrounding the subject property.

C. The proposed use's potential to impact natural resources such as surface water, groundwater, or wetlands; sites identified for rare biological species habitat; ecologically sensitive areas; or historically significant areas.

Finding: The construction of the proposed use will not impact existing natural resources within the subject property.

D. The proposed use's conformity with all performance standards contained within this ordinance and other City ordinances.

Finding: The proposed use complies with the requirements of the Zoning Ordinance.

E. Traffic generation of the proposed use in relation to capabilities of streets serving the property.

Finding: The traffic generated by the proposed use can be accommodated by existing streets serving the subject property.

WHEREAS, the Planning Commission conducted a public hearing at their meeting on 24 June 2026 to consider the application, preceded by published and mailed notice; the public hearing was closed after hearing from all persons wishing to speak and the Planning Commission voted 5-1 to recommend the City Council approve the request.

WHEREAS, the planning report dated 26 June 2026 prepared by the City Planner, The Planning Company LLC, is incorporated herein.

NOW THEREFORE BE IT RESOLVED THAT based on the foregoing information and applicable ordinances, the Baldwin City Council hereby adopts findings of fact as stated herein and approves the application, subject to the following conditions:

1. The subject property shall be developed in accordance with the site and building plans submitted to the City subject to the stipulations, limitations, and conditions as approved by the City Council in accordance with Section 900-9-6 of the Zoning Ordinance.

2. The submitted plans shall be revised to illustrate the boundaries of the Shoreland Overlay District imposed upon the subject property.

3. The proposed tower shall be located within the rear yard as defined by the Zoning Ordinance, subject to review and approval of the Zoning Administrator.

4. The landscape plan shall be revised to provide for evergreen trees a minimum of eight feet in height at not more than 25 feet on center, subject to review and approval of the Zoning Administrator.

5. All new plants shall be guaranteed for 12 months from the date planting is completed and shall be alive, in good health, of good quality and structural condition, and insect- and disease-free at the end of the warranty period or be replaced, subject to review and approval of the Zoning Administrator.

6. Access to 128th Street (CR 45) shall be subject to review and approval of Sherburne County.

7. All signs shall comply with Section 900-27-2.B of the Zoning Ordinance.

8. All grading, drainage, and erosion control plans shall be subject to review and approval of the City Engineer.

9. The tower owner shall maintain insurance in the amount of $1,000,000.00 for personal property damage and provide evidence of such coverage to the Zoning Administrator annually.

10. The applicant shall provide documentation to the Zoning Administrator that the lease for the telecommunications facility location, including revisions or renewals, requires removal of any unused equipment within 12 months after operations cease.

11. The proposed tower location shall comply with Section 900-27-7.A of the Zoning Ordinance as of the date approved by the City Council.

(remainder of page blank; signature follows)

ADOPTED by the Baldwin City Council this 1st day of July, 2026.

MOTION BY:
SECOND BY:
ALL IN FAVOR:
THOSE OPPOSED:

CITY OF BALDWIN

BY:_____
Jay Swanson, Mayor

ATTEST:

BY:_____
Joan Heinen, City Clerk/Treasurer

TPC
The Planning Company

3601 Thurston Avenue
Anoka, MN 55303
763.231.5840
TPC@PlanningCo.com

PLANNING REPORT

TO:	Baldwin Mayor and City Council
FROM:	D. Daniel Licht
REPORT DATE:	26 June 2026
60-DAY DATE:	21 July 2026
RE:	Baldwin – PID 01-00025-4405; Dvoracek/Flynn Variance
TPC FILE:	269.02

BACKGROUND

Andy Dvoracek and Jen Flynn own the property at 28506 97th Street, which is on the east shoreline of Sandy Lake. The subject property consists of two lots that were platted with the Birch Acres subdivision recorded in 1955 and is developed with a 960 square foot single family dwelling, which was also constructed in 1955. The property owners are proposing to construct an addition with living space and attached garage onto the existing building. In addition to the house, there are also 202 square foot and 80 square foot detached accessory buildings within the subject site.

The proposed addition to the principal building encroaches into the front yard setback from 97th Street required by Section 900-51-8.A of the Zoning Ordinance. The property owners are requesting a variance to allow construction of the proposed addition, which is to be processed in accordance with Section 900-6-4 of the Zoning Ordinance subject to review by the Planning Commission and approval of the City Council.

A public hearing to consider the application was held by the Planning Commission at their meeting on 24 June 2026. Mr. Dvoracek was present and agreed with the recommendations of City staff. One person spoke during the public hearing to ask how close the construction would be to the lot line. City staff responded that the house addition is 10 feet from the property line, which is the same as the existing structure, and which complies with the Zoning Ordinance. The public hearing was closed.

Exhibits:

- Site Location Map
- Applicant Narrative
- Construction Options (4 sheets)

ANALYSIS

Comprehensive Plan. The Baldwin Comprehensive Plan guides development of land use patterns that provide connections to existing public amenities and the natural landscape. The subject property is a lot within the Birch Acres subdivision along the east shoreline of Sandy Lake. The subject property has been improved to provide for residential use and enjoyment of the waterbody. The continued use of the property for a single family dwelling is consistent with the Comprehensive Plan.

Zoning. The subject site is zoned R1, General Rural District and single family dwellings are allowed as a permitted use. Sandy Lake is designated as Recreational Development Lake and properties within 1,000 feet of the lake are subject to the standards of the Shoreland Overlay District. Single family dwellings are also a permitted use within the Shoreland Overlay District.

Surrounding Uses. Similar single-family dwellings are located to the north and south of the subject property along the shoreline of Sandy Lake. There are also larger rural residential lots to the east of the subject property across 97th Street. The proposed addition to the existing single-family dwelling upon the property will be compatible with the surrounding area.

Building Options. The property owners reviewed three options for the proposed addition to the existing house with City staff:

- Option 1 is the proposal the property owners are requesting a variance to allow, which includes a five-foot increase in the depth of the house along its rear line and the addition of a 30-foot deep by 25-foot wide attached garage (750 square feet). The existing structure is a one-story rambler and the height of the matching addition is within the 25-foot building height allowed within the Shoreland Overlay District. The two detached accessory buildings are shown as being removed, in part to accommodate the relocation of the Subsurface Sewage Treatment System from the area of the proposed garage. Option 1 requires consideration of a variance from the front yard setback required from 97th Street.

- Option 2 involves only a smaller addition of living space to the south elevation and northeast elevation of the single-family dwelling, which would not require any variances.

- Option 3 is the same addition to the single-family dwelling as Option 2 but includes expansion of the 202 square foot detached building to 750 square feet. This option would not involve variances as the expansion would occur to the east and north, without further reducing the non-conforming setback from 97th Street.

Lot Requirements. Lots within the R1 District are required by Section 900-51-7 of the Zoning Ordinance to be 2.5 acres in area, 200 feet in width measured at the front setback line abutting a public right-of-way, and 300 feet in depth (the minimum lot requirements of the R1 District are greater than those of the Shoreland Overlay District).

The combination of the two lots of record comprising the subject property is 0.3 acres or 13,068 square feet in area, approximately 120 feet in width, and approximately 117 feet in depth to the Ordinary High Water Level. The two lots of record separately and together, therefore, are legal non-conforming lots of record.

Section 900-90-8.A.3 of the Zoning Ordinance requires that abutting non-conforming lots of record that are under common ownership be combined to eliminate or reduce the non-conforming condition. City staff recommends that the two lots of record be required to be combined as one lot as a condition of approval to comply with the Zoning Ordinance.

Setbacks. The table below summarizes the setback requirements of the R1 District established by Section 900-51-8 of the Zoning Ordinance and Shoreland Overlay District established by Section 900-90-7.B.1 of the Zoning Ordinance:

	97th St	**Side**	**OHWL**
Required	50ft.	10ft.	75ft.
Existing	50ft.	10ft (N)	24ft.
Proposed	20ft.	10ft.	24ft.

The existing single-family dwelling encroaches into the required setback from Sandy Lake, but the proposed addition at the northeast corner of the structure does not encroach closer than the setback of the deck on the east elevation of the building. The proposed addition of living space and the attached garage to the west elevation encroaches 30 feet into the required 50-foot setback from the property line abutting 97th Street. The proposed attached garage addition does maintain a 20-foot setback from the 97th Street property line, which is sufficient to allow for parking a vehicle on the driveway at the face of the garage.

The proposed 20-foot setback for the attached garage contrasts with the Option 3 involving expansion of the existing detached accessory building that is within five feet of the property line abutting 97th Street. The proposed attached garage and removal of the existing detached accessory building is a more functional arrangement in terms of site access and street maintenance by effectively increasing the setback for 750 square feet of accessory building space from the existing five feet to 20 feet.

Impervious Surface. Section 900-90-10.B.1 of the Zoning Ordinance limits impervious surface within a lot subject to Shoreland Overlay District standards to 25 percent. The existing impervious surfaces within the lot are identified as 31 percent of the lot area. The site plan for Option 1 indicates a decrease in impervious surface to 30 percent of the lot area through removal of the two detached accessory buildings and further removal of additional impervious surfaces. The proposed reduction in impervious surface complies with provisions of the Zoning Ordinance set forth in Section 900-15-4 to allow improvements when a non-conforming condition is either not increased or reduced.

Access. The property has one access to 97th Street. The driveway is to be reconstructed to provide access to the attached garage. The surface of the driveway is not identified, but City staff recommends that the surface be required to be asphalt or concrete.

Existing driveways along 97th Street do not comply with the minimum of 75 feet between driveways required by Section 1.08.3(b) of the right-of-way ordinance, which is due to the non-conforming width of the lots. The proposed driveway is setback more than 10 feet from side lot lines, which is the minimum required by Section 1.08.3(b) of the Right-of-Way Ordinance.

Section 1.08.4(a) of the Right-of-Way Ordinance limits the width of residential driveways to 24 feet and requires a minimum width of 16 feet. The proposed driveway is to be 20 feet in width and complies with the Right-of-Way Ordinance.

Construction of the proposed accesses is to be subject to review and approval of the City Engineer with application for a driveway permit.

Wetlands. There are no wetlands identified by the National Wetland Inventory that will be impacted by the proposed addition. Any wetland issues will be subject to review by the City Engineer with an application for building permit.

Utilities. The single-family dwelling is served by an on-site Subsurface Sewage Treatment System and a well. The Subsurface Sewage Treatment System will be relocated with Option 1 to allow for the location of the proposed attached garage. All Subsurface Sewage Treatment System issues are subject to review and approval of the Building Official at the time of building permit application.

RECOMMENDATION

Approval of a variance to allow the proposed living space and garage additions to the existing principal building is reasonable based on the non-conforming depth of the subject property and is a more functional arrangement of garage access that also eliminates a more severe non-conforming setback condition.

City staff recommends that the requested variance to allow the proposed living space and garage additions presented with Option 1 be approved. The Planning Commission likewise voted 6-0 to recommend the City Council approve the requested variance. A resolution consistent with the Planning Commission's findings and recommendation to approve the variance subject to conditions has been prepared for consideration by the City Council at its meeting on 1 July 2026.

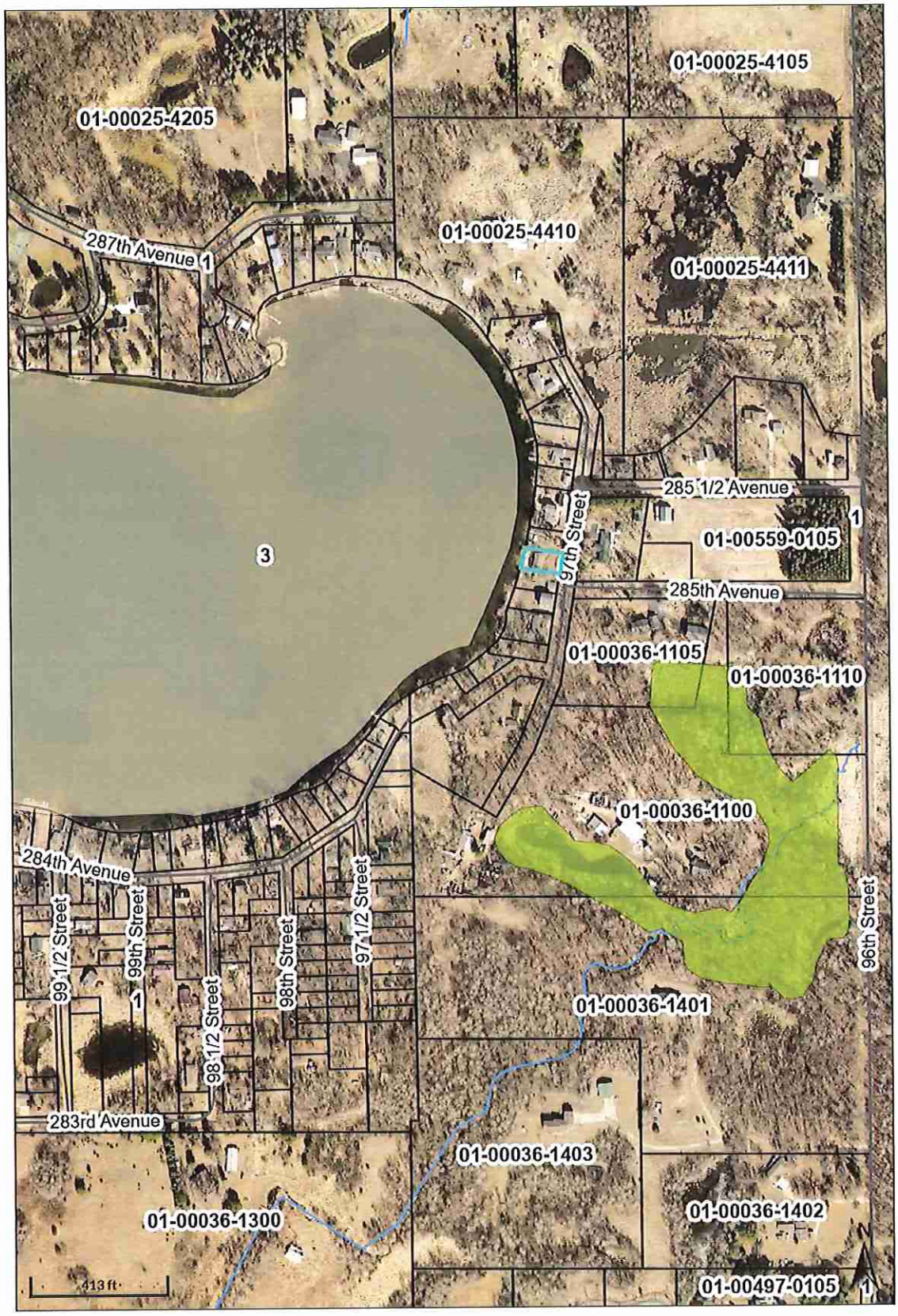
POSSIBLE ACTION

Motion to **adopt** Findings of Fact and **approve** a variance for 28506 97th Street (01-00025-4405), subject to the conditions stated in the draft resolution.

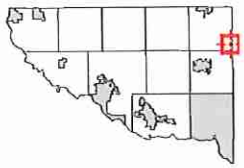
c. Joan Heinen, City Clerk/Treasurer
Sam Jochum, City Engineer
Andy Schreder, Building Official

Property Location Map

28506 97th Street



Overview



Legend

Public Water Inventory

- Not Classified
- General Development
- Natural Environment
- Recreational Development

Roads

- MN Highway; US Highway
- Municipal-State Aid Street
- Municipal Street
- Township Road
- State Forest Road
- Bureau of Fish and Wildlife Road
- Connector (Ramp)
- Privately Maintained Public Access Road
- County Road
- County-State Aid Highway

- Parcels
- Streams

Attachment A - Variance Narrative

Property: 28506 97th Street NW, Zimmerman, MN 55398

PIN: 01000254405

Applicant: Andy Dvoracek

Owner/Trustees: Andy Dvoracek and Jen Flynn, Trustees of the Dvoracek Family Trust

Applicant Mailing Address: 3941 Kipling Ave, St. Louis Park, MN 55416

Application Date: May 29, 2026

1. Request

The applicant requests variance approval for Option 1 to allow a proposed attached garage to be located approximately 20 feet from the road right-of-way where a 50-foot setback is otherwise required. The proposed use remains residential and is part of a family cabin rebuild project on Sandy Lake. Options 2 and 3 are included in the concept materials for Planning Committee context and project flexibility, but based on Daniel Licht's preliminary guidance, Option 1 is the option requiring a variance.

2. Existing Use of Property

The property is currently used as a family residential/seasonal cabin property on Sandy Lake. Existing improvements include the cabin, detached garage, shed, deck/walkway/porch areas, driveway/parking surfaces, and associated well and septic infrastructure.

3. Proposed Use

The proposed project would rebuild the cabin and, under Option 1, include an attached garage and related septic relocation. The project is intended to modernize the existing family cabin, consolidate improvements, reduce scattered accessory structures, improve site function, and maintain the residential character of the property. The concept plans are preliminary and may be refined based on Planning Committee feedback, building official review, septic requirements, and contractor pricing.

4. Impervious Surface Summary

Based on the attached concept materials, the proposed options are intended to fall below the current impervious surface presently used on the property. Current layout is estimated at approximately 4,222 sq. ft. or 31% of the 13,650 sq. ft. lot. Option 1 is estimated at approximately 3,834 sq. ft. or 28%, including the proposed attached garage/septic move scenario and credit for restoring/replanting gravel area near the existing garage. Final impervious calculations should be confirmed by the Township and/or building official before final approval.

5. Reasons to Approve

Criteria / Topic	Applicant Response
Comprehensive plan	The request maintains the existing residential use and does not introduce a commercial or incompatible use.
Practical difficulty	The property is an existing lake lot with pre-existing structures, road/right-of-way constraints, shoreland constraints, septic constraints, and well location constraints that limit feasible placement of a garage and cabin improvements.
Minimum variance	The variance is limited to the garage setback from the road right-of-way for Option 1 and is intended to preserve a workable site plan while reducing overall impervious surface compared with current conditions.
Neighborhood character	The project remains a residential cabin/lake home use consistent with surrounding residential properties on Sandy Lake.

Sewage treatment	Option 1 includes a septic move/updated septic permitting path, subject to building official and septic review.
Traffic/parking	The attached garage is intended to keep parking on-site and avoid parking in the public right-of-way.
Shoreland impacts	The variance request is for road right-of-way setback, not a request to reduce the shoreline setback. The applicant intends to keep impervious surface below the current utilized condition and manage final design through Township review.

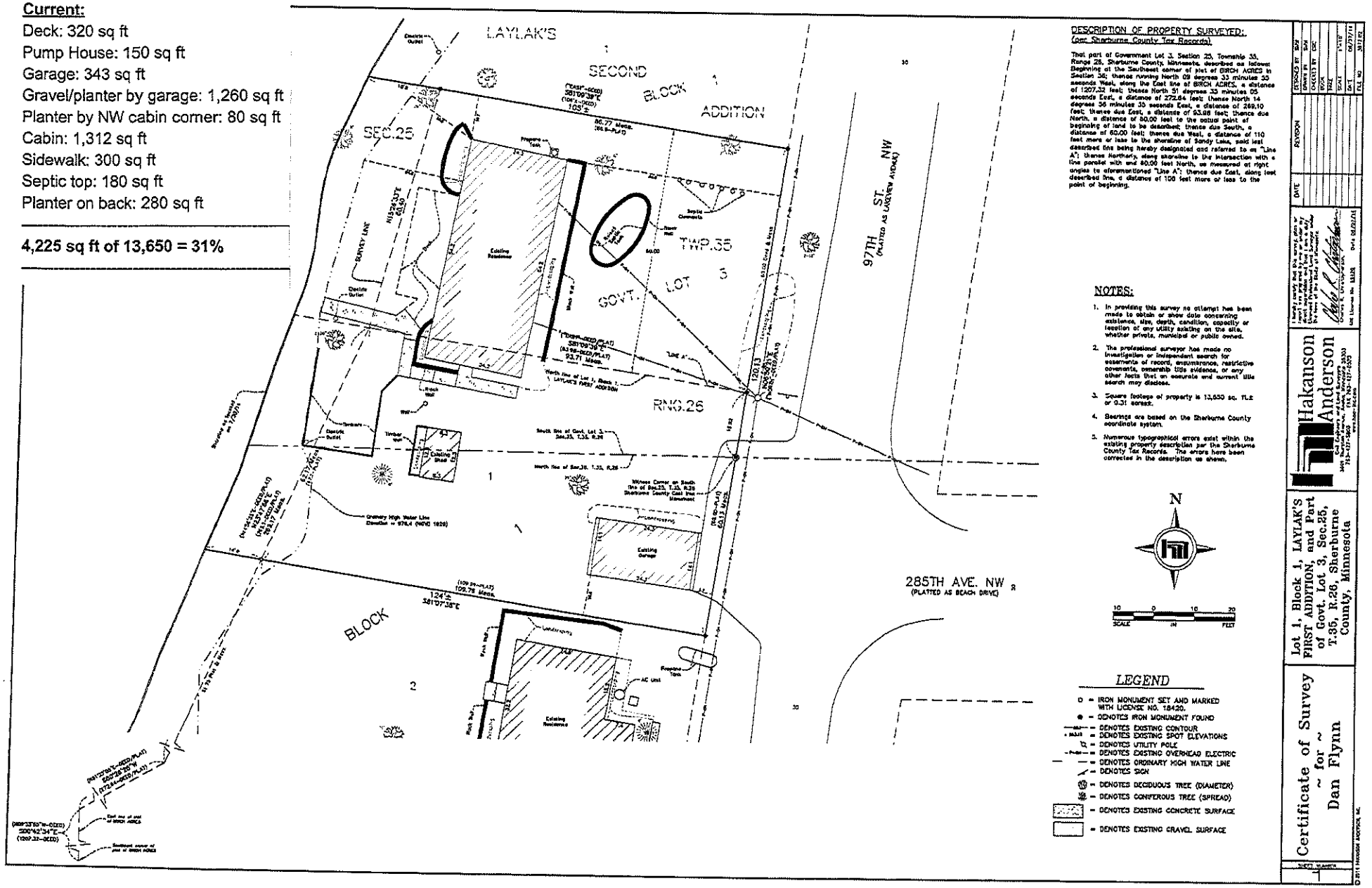
6. Prior Applications

The applicant is not aware of previous applications pertaining to this project or site, but requests Township confirmation if records indicate otherwise.

Current:

Deck: 320 sq ft
Pump House: 150 sq ft
Garage: 343 sq ft
Gravel/planter by garage: 1,260 sq ft
Planter by NW cabin corner: 80 sq ft
Cabin: 1,312 sq ft
Sidewalk: 300 sq ft
Septic top: 180 sq ft
Planter on back: 280 sq ft

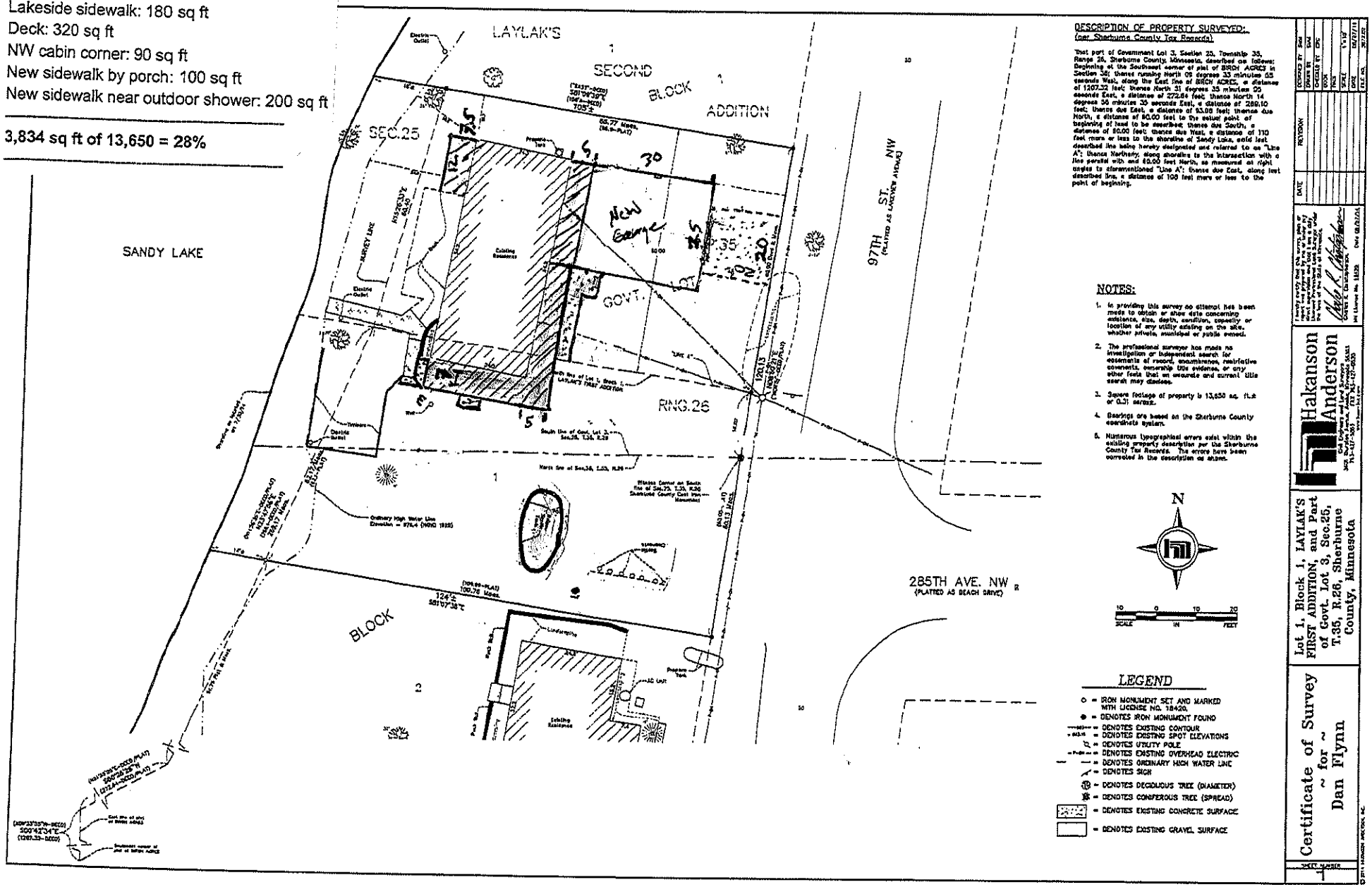
4,225 sq ft of 13,650 = 31%



Option 1: Attached Garage / Move Septic

Driveway: 400 sq ft
New garage: 750 sq ft
New Cabin: 1,794 sq ft
Lakeside sidewalk: 180 sq ft
Deck: 320 sq ft
NW cabin corner: 90 sq ft
New sidewalk by porch: 100 sq ft
New sidewalk near outdoor shower: 200 sq ft

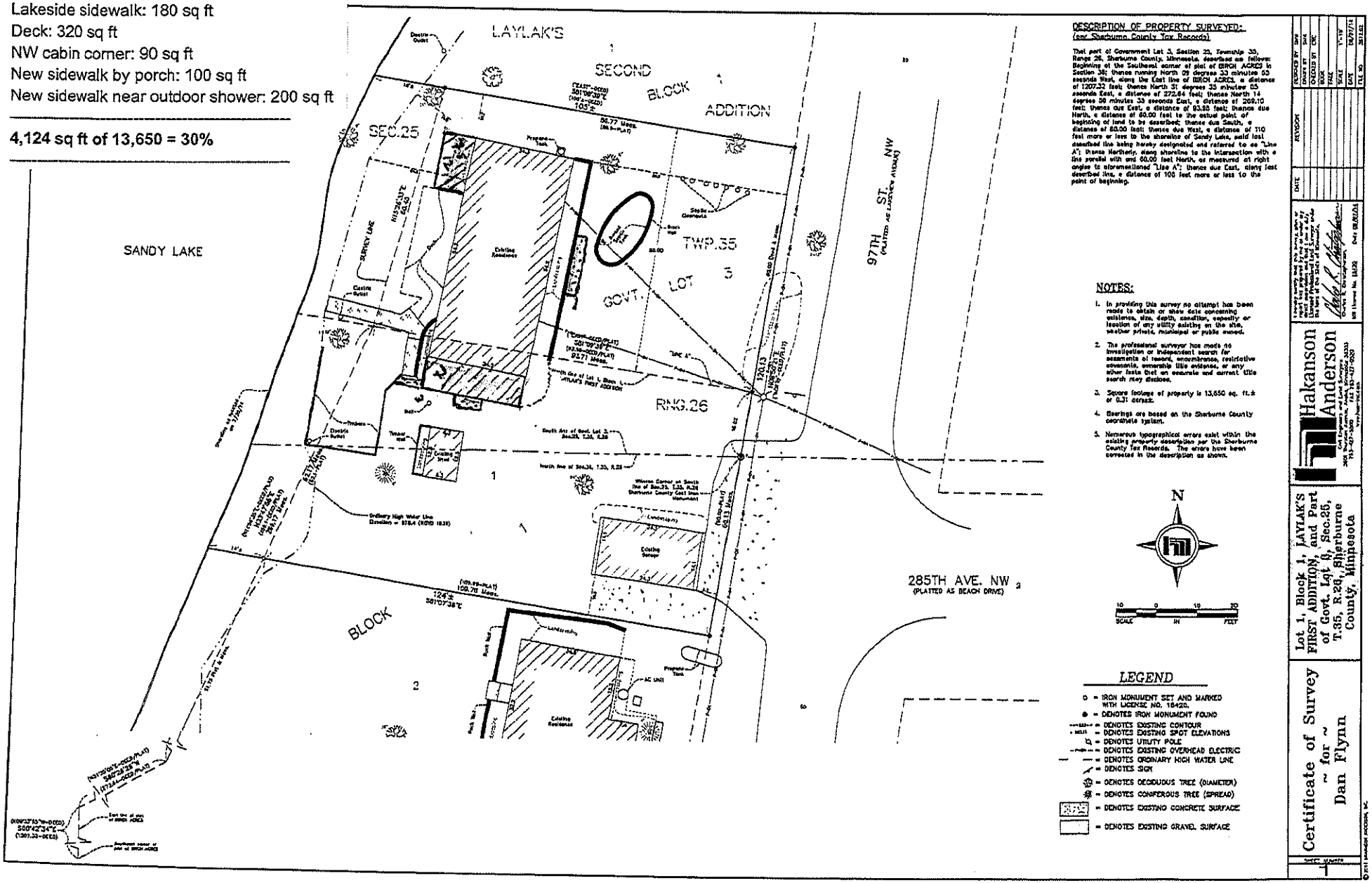
3,834 sq ft of 13,650 = 28%


LAYLAK'S
SECOND
BLOCK 1
ADDITION
SEC.25
SANDY LAKE
New Garage
GOVT.
LOT 1
RNG.26
97TH ST. NW
(PLATTED AS LAKEVIEW AVENUE)
285TH AVE. NW
(PLATTED AS BEACH DRIVE)
BLOCK 2
Existing Residence
Existing Cabins
Ordinary High Water Line
Elevation = 976.4 (NGVD 1929)
Survey Line
Electric Outlet
Property Line
Septic Tank
Drainfield
Lakeside Deck
Walk
Retaining Wall
Shoreline
Bituminous Driveway
Concrete Walk
Concrete Patio
Lakeside Sidewalk
Existing Garage
Existing Cabin
Existing Deck
Existing Sidewalk
Existing Concrete Patio
Existing Septic Tank
Existing Drainfield
Existing Electric Outlet
Existing Retaining Wall
Existing Shoreline
Existing Bituminous Driveway
Existing Concrete Walk
Existing Lakeside Deck
Existing Lakeside

Option 2: New Cabin Only

Pump House: 150 sq ft
Garage: 343 sq ft
Gravel/planter by garage: 1,260 sq ft
New Cabin: 1,481 sq ft
Lakeside sidewalk: 180 sq ft
Deck: 320 sq ft
NW cabin corner: 90 sq ft
New sidewalk by porch: 100 sq ft
New sidewalk near outdoor shower: 200 sq ft

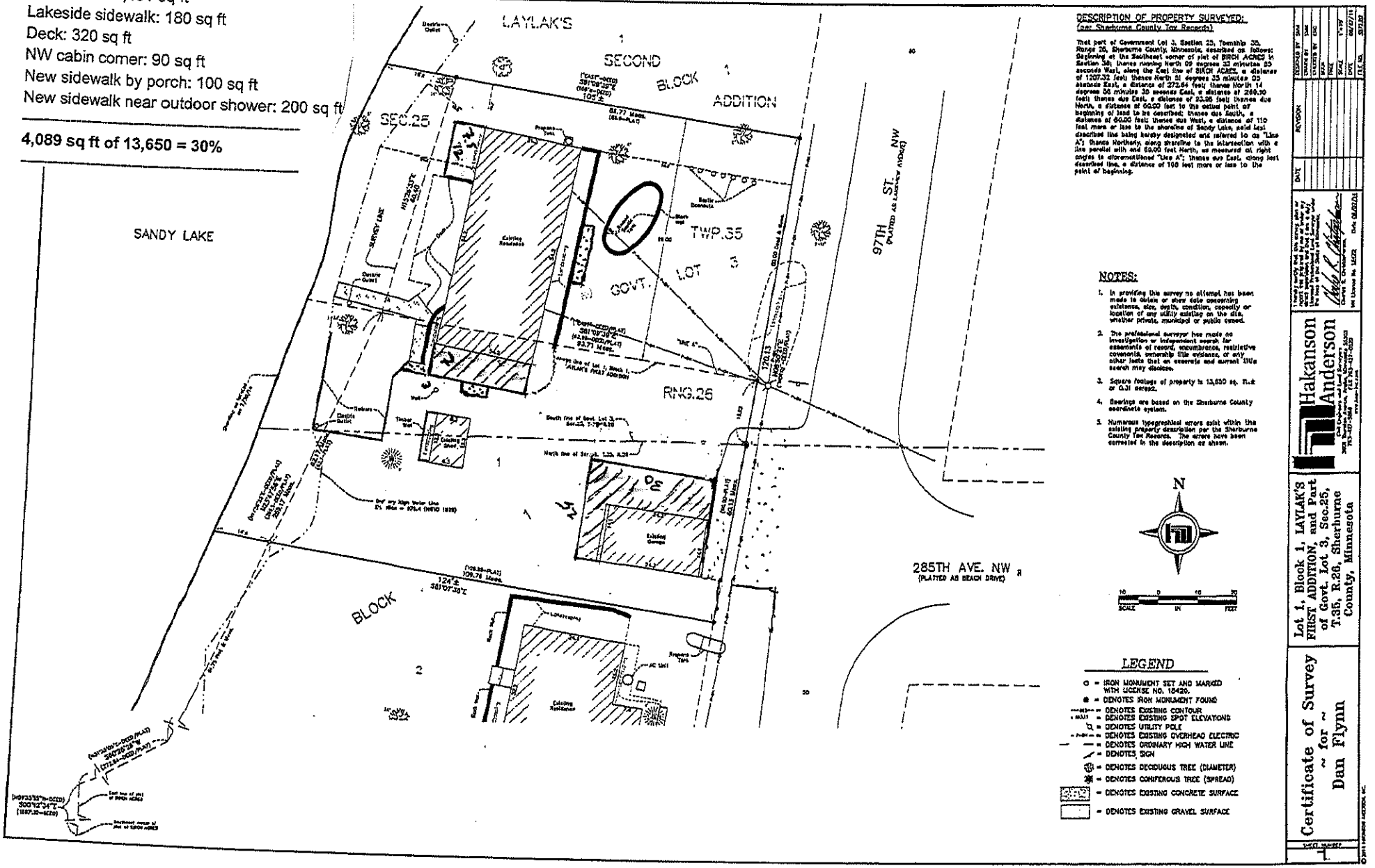
4,124 sq ft of 13,650 = 30%



Option 3: New Cabin + Garage Expansion

Pump House: 150 sq ft
Garage: 343 sq ft
Garage addition: 407 sq ft
Gravel/planter by garage: 818 sq ft
New Cabin: 1,481 sq ft
Lakeside sidewalk: 180 sq ft
Deck: 320 sq ft
NW cabin corner: 90 sq ft
New sidewalk by porch: 100 sq ft
New sidewalk near outdoor shower: 200 sq ft

4,089 sq ft of 13,650 = 30%


LAYLAK'S
SECOND
BLOCK 1
ADDITION
SEC.25
TWP.35
RNG.26
GOVT. LOT 3
97TH ST. NW
(PLATTED AS LINDSAY AVENUE)
285TH AVE. NW
(PLATTED AS BEACH DRIVE)
SANDY LAKE
BLOCK 2
SURVEY LINE
Existing Residence
Existing Garage
Existing Shed
Deck
Porch
Walk
Concrete
Timber Wall
Electric Outlet
Electric Meter
Hydrant
Utility Pedestal
Bench Mark
Basis of Bearings
Set 1/2" Iron Monument
Found Iron Monument
Set Mag Nail
Found Mag Nail
Set Cut Cross
Found Cut Cross
Set

RESOLUTION NO: 2026-22

CITY OF BALDWIN
COUNTY OF SHERBURNE, MINNESOTA

VARIANCE APPROVAL
01-00404-0175

WHEREAS, Andy Dvoracek and Jen Flynn have submitted application for variance to allow addition to an existing single-family dwelling at 28506 97th Street; and

WHEREAS, the property is legally described by Exhibit A; and

WHEREAS, the property is guided for Rural land uses by the Comprehensive Plan; and

WHEREAS, the property is zoned R1, General Rural District, and is also located within the Shoreland Overlay District of Sandy Lake; and

WHEREAS, the applicant is requesting a variance to allow construction of an addition to an existing single-family dwelling within the 50-foot setback from the front lot line required by Section 900-51-8.A of the Zoning Ordinance; and

WHEREAS, the City Council must take into consideration the possible effects of the request with its judgment based upon (but not limited to) the criteria outlined in Section 900-6-3 of the Zoning Ordinance:

A. That the variance would be consistent with the comprehensive plan.

Finding: The addition to the existing single-family dwelling upon the legal non-conforming lot of record is consistent with the Comprehensive Plan.

B. That the variance would be in harmony with the general purposes and intent of this ordinance.

Finding: The proposed 20-foot front yard setback preserves necessary separation from the public right-of-way.

C. That the plight of the landowner is due to circumstances unique to the property not created by the landowner.

Finding: The property was established as a lot of record prior to adoption of the current lot depth requirements, and the existing non-conforming lot depth makes compliance with combination of setback requirements from the Ordinary High Water Level and front lot line not practical.

D. That the purpose of the variance is not exclusively economic considerations.

Finding: The need for variance is due to the legal non-conforming depth of a lot of record that make it not possible to comply with the applicable setback requirements.

E. That the granting of the variance will not alter the essential character of the neighborhood in which the parcel of land is located.

Finding: The properties to the north and south of the subject site are similar in dimension to the subject property and developed with single-family dwellings such that approval of the variance will not alter the character of the area.

F. That the requested variance is the minimum action required to remedy the practical difficulty.

Finding: The proposed addition is the minimum necessary to provide an attached garage that both minimizes the extent of the requested variance into the required front yard setback and results in removal of another existing non-conforming structure having a greater encroachment within a required front yard.

G. The potential for the variance to impact natural resources such as surface water, groundwater, or wetlands; sites identified for rare biological species habitat; ecologically sensitive areas; or historically significant areas.

Finding: The proposed addition will not impact natural resources.

H. No variance shall be granted that would allow for a lesser degree of flood protection than required by this ordinance.

Finding: Approval of the variance will not allow for a lesser degree of flood protection.

I. Variances shall not be approved for any use that is not allowed under this ordinance for property in the zoning district in which the parcel or lot is located.

Finding: The requested variance is not for use a prohibited by the Zoning Ordinance.

WHEREAS, the Planning Commission conducted a public hearing at their meeting on 24 June 2026 to consider the application, preceded by published and mailed notice; based upon review of the application and evidence received, the public hearing was closed and the Planning Commission voted 6-0 to recommend that the City Council approve the request based on the aforementioned findings; and

WHEREAS, the planning report dated 26 June 2026 prepared by the City Planner, The Planning Company LLC, is incorporated herein.

NOW THEREFORE BE IT RESOLVED THAT based on the foregoing information and applicable ordinances, the Baldwin City Council hereby adopts findings of fact as stated herein and approves the application, subject to the following conditions:

1. A Certificate of Survey shall be submitted based on Option 1:

   a. The Certificate of Survey shall illustrate all proposed improvements and removals, proposed setbacks, and existing and proposed impervious surfaces.

   b. The Certificate of Survey shall include the existing legal description of the two lots comprising the subject property and a proposed legal description to combine the two lots as one in accordance with Chapter 5 of the Subdivision Ordinance.

2. The subject property shall be developed in accordance with the plans on file with the City as provided for by Section 900-6-5 of the Zoning Ordinance, subject to review and approval of the Zoning Administrator.

3. The driveway and access to 97th Street shall be surfaced with asphalt or concrete and is subject to review and approval of the City Engineer for compliance with the Right-of-Way Ordinance.

4. All Subsurface Sewage Treatment System issues shall be subject to review and approval of the Building Official, and:

   a. A maintenance plan shall be required for regular pumping of the holding tank as determined by the Building Official, with reports submitted to the Building Department annually.

   b. An exterior level alarm shall be installed on the holding tank.

   c. Use of the holding tank shall be allowed until such time as the shallow well on the abutting property ceases use and installation of the Subsurface Sewage Treatment System drainfield will comply with applicable Department of Health regulations.

(remainder of page blank; signature follows)

ADOPTED by the Baldwin City Council this 1st day of July, 2026.

MOTION BY:
SECOND BY:
ALL IN FAVOR:
THOSE OPPOSED:

CITY OF BALDWIN

BY:_____
Jay Swanson, Mayor

ATTEST:

BY:_____
Joan Heinen, City Clerk/Treasurer

TPC
The Planning Company

3601 Thurston Avenue
Anoka, MN 55303
763.231.5840
TPC@PlanningCo.com

PLANNING REPORT

TO:	Baldwin Mayor and City Council
FROM:	D. Daniel Licht
REPORT DATE:	26 June 2026
60-DAY DATE:	11 August 2026
RE:	Baldwin – PID 01-00404-0175; Coen Variance
TPC FILE:	269.02

BACKGROUND

Peter Coen owns the property at 14203 285th Street, which is developed with a 640 square foot single family dwelling built in 1954. The subject property is a riparian lot on the west shoreline of Elk Lake. Mr. Coen is proposing to demolish the existing building and reconstruct a new single family dwelling.

The proposed construction encroaches within setbacks required by the Zoning Ordinance and Building Ordinance including front yard, side yard, Ordinary High Water Level, and septic system setbacks. Mr. Coen has applied for a variance to allow construction of the proposed single family dwelling, which is to be processed in accordance with Section 900-6-4 of the Zoning Ordinance subject to review by the Planning Commission and approval of the City Council.

A public hearing to consider the application was held by the Planning Commission at their meeting on 24 June 2026. Mr. Coen and Ms. Kristie Lacey-Hause were present as the applicants, along with septic designer Shane Steinbrecher, and agreed with the recommendations of City staff. There were no public comments; the public hearing was closed.

Exhibits:

- Site Location Map
- Building Plans (2 sheets)
- Certificate of Survey

ANALYSIS

Comprehensive Plan. The Comprehensive Plan guides development of land use patterns that provide connections to existing public amenities and the natural landscape. The subject property is a riparian lot along the west shoreline of Elk Lake. These are historic cabin lots that provide for residential use and enjoyment of the waterbody. The continued use of the property for a single family dwelling is consistent with the Comprehensive Plan.

Zoning. The subject property is zoned R1, General Rural District and single family dwellings are allowed as a permitted use. Elk Lake is a designated General Development Lake and properties within 1,000 feet of the lake are subject to the standards of the Shoreland Overlay District. Single family dwellings are also a permitted use within the Shoreland Overlay District.

Surrounding Uses. There are similar single family dwellings to the north and south of the property along the shoreline of Elk Lake. There are also similar sized non-riparian residential lots to the west across 285th Street. The proposed construction of a new single family dwelling upon the property will be compatible with the surrounding area.

Building Area. Section 900-17-7 of the Zoning Ordinance requires single family dwellings to be a minimum of 720 square feet in area. The proposed single family dwelling is a two story building with 1,295 square feet including two bedrooms, two baths, and a one-stall attached garage. The area of the proposed single family dwelling complies with the minimum requirements of the Zoning Ordinance.

Building Height. Section 900-90-9.F of the Zoning Ordinance limits the height of all buildings within the Shoreland Overlay District to 25 feet. The height of the two-story building, measured to the mid-point of the pitched roof, is 22 feet. The height of the proposed single family dwelling complies with the Zoning Ordinance.

Lot Requirements. Lots within the R1 District are required by Section 900-51-7 of the Zoning Ordinance to be 2.5 acres in area, 200 feet in width measured at the front setback line abutting a public right-of-way, and 300 feet in depth (the minimum lot requirements of the R1 District are greater than those of the Shoreland Overlay District).

The subject property is a lot within the Elk Lake Estates plat, which was recorded on 6 November 1950. The subject property is 0.13 acres (5,662.8 square feet), 49.9 feet in width, and approximately 105 feet in depth to the Ordinary High Water Level. The subject property is a legal non-conforming lot of record.

Setbacks. The table below summarizes the setback requirements of the R1 District established by Section 900-51-8 of the Zoning Ordinance and Shoreland Overlay District established by Section 900-90-7.B.1 of the Zoning Ordinance:

Yard	285th St.	Side	OHWL
Required	50ft.	10ft.	75ft.
Proposed	20ft.	7ft.	46.7ft.

The proposed single family dwelling encroaches into each of the required yards:

- The proposed single family dwelling encroaches into the required 50-foot setback from the property line abutting 285th Street providing for a 20-foot setback. The proposed setback allows for parking a vehicle on the driveway at the face of the garage. The City has approved similar front yard encroachments for lots of record that are non-conforming due to lack of depth, which in the case of the subject property, is less than one-third the minimum depth requirement.

- The proposed single family dwelling is closer to the Ordinary High Water Level of Elk Lake than the current structure. Buildings on adjacent riparian lots are as close as 30 feet from the Ordinary High Water Level due to the approximate 100-foot depth of the platted lot and construction that occurred before establishment of shoreland regulations. The proposed 46.7-foot setback from the Ordinary High Water Level is comparable to the 46-foot setback of the existing structure on the abutting lot to the west/southwest and greater than the smallest setback for other lots within the same plat.

- The proposed single family dwelling is 35-feet wide. Based on the non-conforming width of the lot, which is one-quarter of the minimum required by the Zoning Ordinance, the side yard setbacks on each side of the proposed single family dwelling are seven feet. A seven-foot side yard setback is a contemporary requirement for an urban-sized lot measuring 50 feet wide to allow a reasonable building pad.

The Planning Commission supported the variances requested from the front lot line and Ordinary High Water level as necessary due to the non-conforming depth of the lot. But the Planning Commission questioned the requested side yard setback variances. Ms. Lacey-Hause explained the dimensions of the proposed house in detail that result in the proposed width of the building and need for variance. The Planning Commission also discussed a variance to allow encroachment on only one side of the building. No consensus was reached among the six Planning Commissioners present regarding the side yard setback variance request.

Impervious Surface. Section 900-90-10.B.1 of the Zoning Ordinance limits impervious surface within a lot subject to Shoreland Overlay District standards to 25 percent. The existing impervious surfaces within the lot are identified as 12.7 percent of the lot area on the Certificate of Survey. Construction of the proposed single family dwelling and additional improvements increases impervious surfaces to 28.2 percent of the lot area.

To mitigate the proposed impervious surface greater than 25 percent of the lot area, use of a permeable driveway surface is proposed. The Zoning Ordinance regards permeable pavement as impervious surface because to maintain its permeability, it must be maintained to remove sediment and other blockages. However, within the context of a lot of record that is non-conforming due to lot area, the relatively minor increase in impervious surface greater than 25 percent and use of permeable pavement are both reasonable considerations in support of the requested variance.

Access. The property has one driveway to 285th Street that will be reconstructed as part of the redevelopment of the lot to provide access to the attached garage. The surface of the driveway is to be permeable pavement, which complies with the provisions of the Zoning Ordinance. The existing driveways along 285th Street do not comply with the minimum of 75 feet between driveways required by Section 1.08.3(b) of the Right-of-Way Ordinance, which is due to the non-conforming width of the lots. The proposed driveway is setback 10 feet from side lot lines as required by Section 1.08.3(b) of the Right-of-Way Ordinance.

Section 1.08.4(a) of the Right-of-Way Ordinance limits the width of residential driveways to 24 feet and requires a minimum width of 16 feet. The proposed driveway is 9 feet in width to access the one-stall garage. Due to the non-conforming area, width, and depth of the subject property, there is not enough space within the lot for a 16-foot wide driveway.

Construction of the proposed driveway is to be subject to review and approval of the City Engineer with application for a driveway permit.

Grading. The site plan identifies construction of a retaining wall along the east lot line. The proposed retaining wall is two feet in height. The City Engineer will review the proposed retaining wall as part of the building permit process to ensure that it does not impact stormwater drainage affecting the adjacent property.

Wetlands. There are no wetlands identified by the National Wetland Inventory that will be impacted by the proposed single family dwelling. Any wetland issues will be subject to review by the City Engineer with an application for building permit.

Utilities. The proposed single family dwelling is to be served by an on-site Subsurface Sewage Treatment System and well. The non-conforming area, width, and depth of the subject property limits options for locating the Subsurface Sewage Treatment System. The site plan identifies that the proposed holding tank and drain field are located within the front yard and encroach into the following required setbacks:

	Holding Tank	Drainfield
Structures	10ft.	20ft.
Property Lines	10ft.	10ft.

Based on the setback of existing structures on adjacent riparian lots being set back only 30 feet from the Ordinary High Water Level, the proposed single family dwelling could be moved to increase the set back of the Subsurface Sewage Treatment System and drainfield from the front lot line and other structures to either reduce the need for variance or comply with the setback requirements. Shifting the proposed house closer to the Ordinary High Water Level would also increase the impervious surface area within the lot due to the need to lengthen the driveway. Absent a reduction in the area of the proposed single family dwelling, the need for variance to locate a Subsurface Sewage Treatment System is reasonable based on the non-conforming area, width, and depth of the subject property.

Mr. Steinbrecher explained that because of a shallow well on the abutting property to the east, there is no location within the subject property for a drainfield that would comply with the minimum 100-foot setback from this well. It is proposed that the septic tank would be used as a holding tank until such time as the well on the adjacent property is redeveloped. The Planning Commission was concerned about the potential long-term use of the holding tank. To address these concerns, the Planning Commission added conditions requiring maintenance reporting and installation of an exterior level alarm.

All Subsurface Sewage Treatment System plans are subject to review and approval of the Building Official at the time of building permit application.

RECOMMENDATION

Our office recommends approval of variances to allow for redevelopment of a non-conforming lot of record with a new single family dwelling. A motion to approve the variances as requested was made and seconded, but the Planning Commission vote was three for approval and three against approval. Thus, the motion failed and the Planning Commission offers no recommendation on the application. A resolution approving the variances subject to conditions, including the additional stipulations regarding the temporary use of a holding tank as discussed by the Planning Commission, has been drafted by City staff for consideration by the City Council.

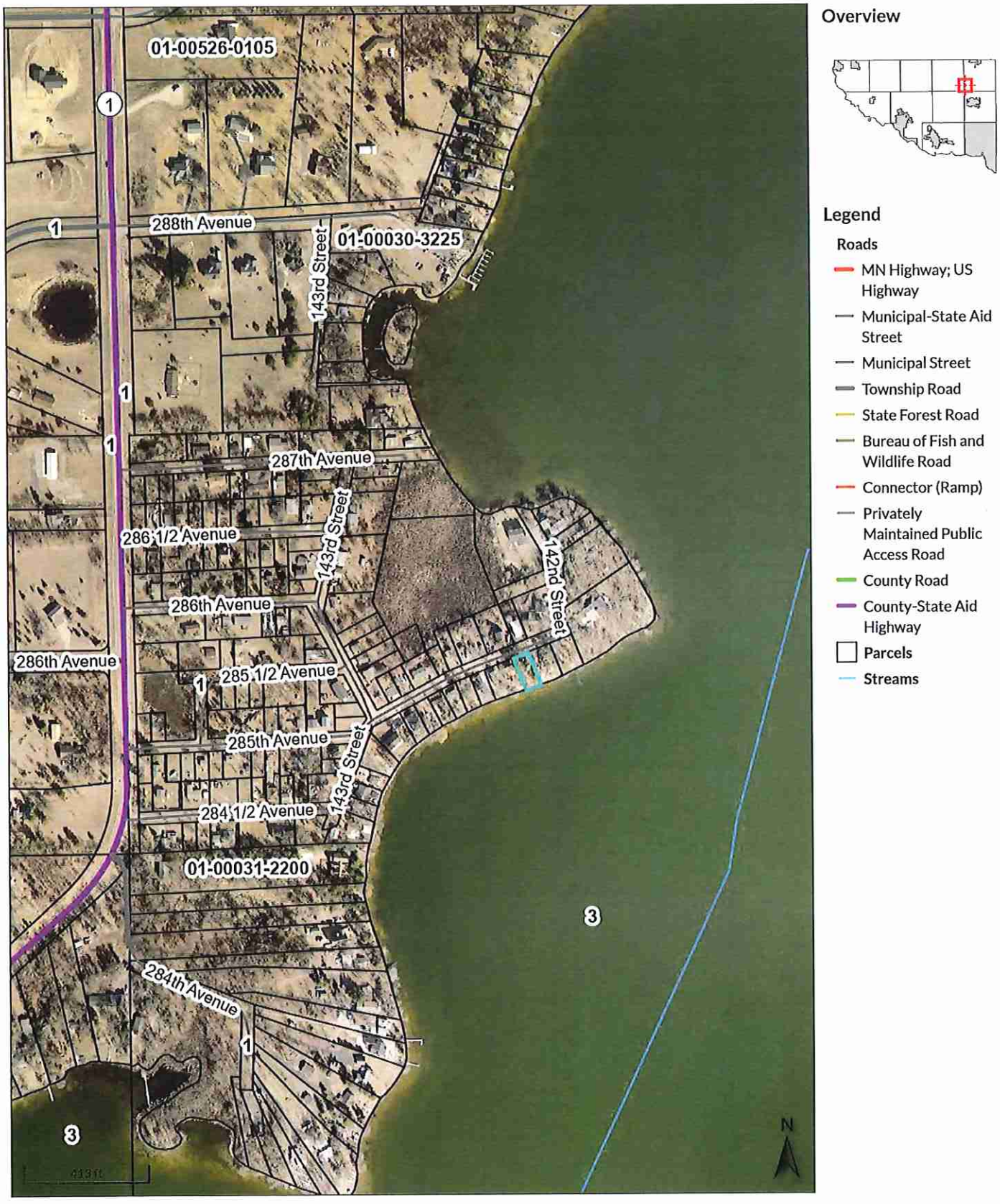
POSSIBLE ACTION

Motion to **adopt** a resolution **approving** variances for 14203 285th Street (01-00404-0175), subject to the conditions stated.

c. Joan Heinen, City Clerk/Treasurer
Sam Jochum, City Engineer
Andy Schreder, Building Official

14203 285th Avenue

Property Location Map



Overview

Legend

Roads

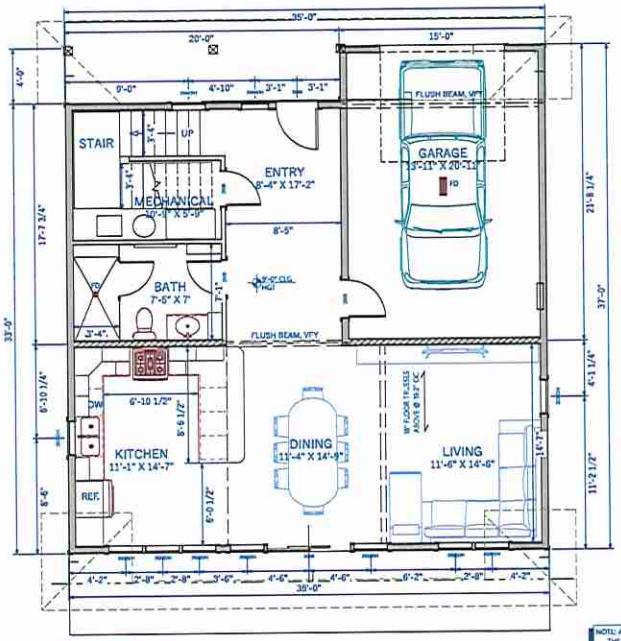
- MN Highway; US Highway
- Municipal-State Aid Street
- Municipal Street
- Township Road
- State Forest Road
- Bureau of Fish and Wildlife Road
- Connector (Ramp)
- Privately Maintained Public Access Road
- County Road
- County-State Aid Highway

Parcels

Streams

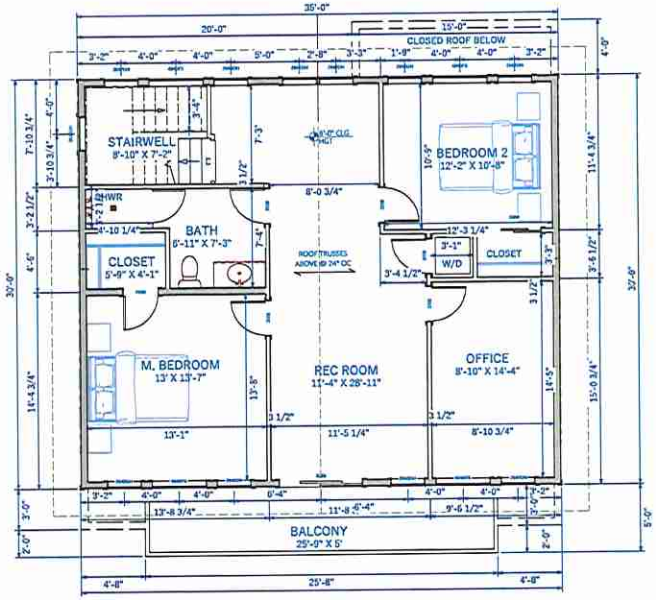
ELK LAKE HOUSE

14203 258TH AVE NW
ZIMMERMAN, MN 55398



AREAS
895 SQ FT - 1ST LIVING AREA
320 SQ FT - GARAGE/ AREA
1215 SQ FT - FOOTPRINT
1870 SQ FT - BOTH FLOORS INT. SF

1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



NOTE: ALL EXT. DIMENSIONS ARE TO THE OUTSIDE OF SHEATHING, OWNER/GC TO VFY

AREAS
975 SQ FT - 2ND FLR AREA
1215 SQ FT - FOOTPRINT
1870 SQ FT - BOTH FLOORS INT. SF

2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

encompass design

REV	DATE	DESCRIPTION

FLOOR PLANS

ELK LAKE HOUSE
14203 258TH AVE NW
ZIMMERMAN, MN 55398

DRAWINGS BY:
ENCOMPASS DESIGN LLC
PO BOX 141 BEMIDJI MN 56601
JOHN NELSON p. 218.760.4081
www.encompassdesign.biz

DATE:
6/9/2026

SHEET:
A1.1

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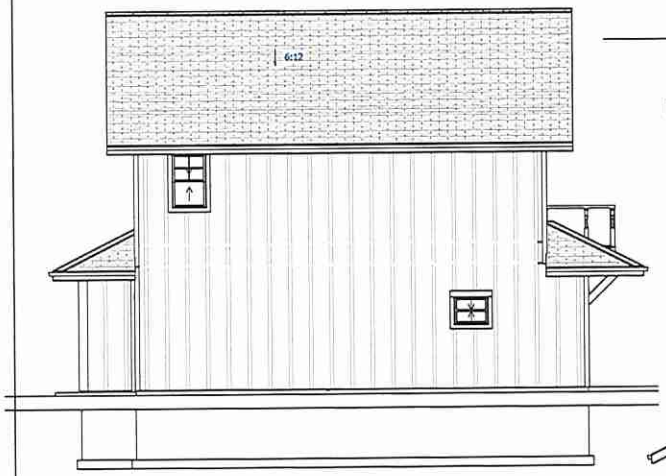
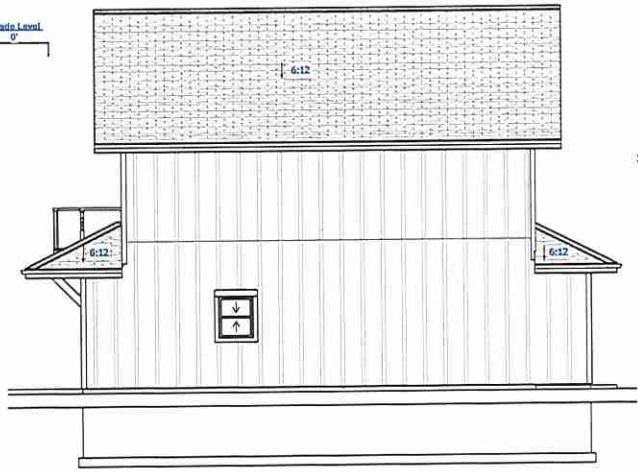
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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



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

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encompass design

REV	DATE	DESCRIPTION

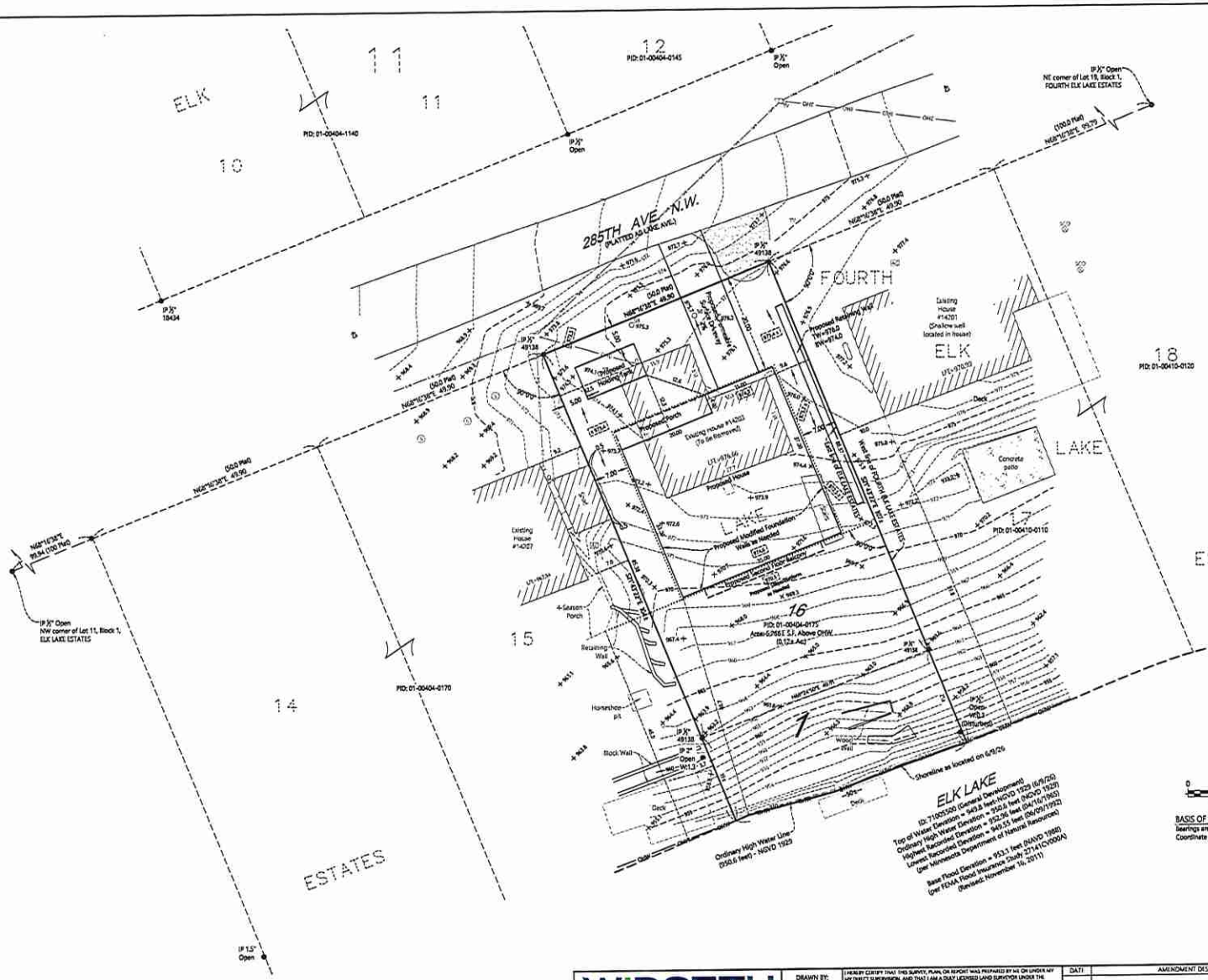
ELEVATIONS

ELK LAKE HOUSE
14203 258TH AVE NW
ZIMMERMAN, MN 55398

DRAWINGS BY:
ENCOMPASS DESIGN LLC
PO BOX 141 BEMIDJI MN 56601
JON NELSON p. 218.760.4081
www.encompassdesign.biz

DATE:
6/9/2026

SHEET:
A2.1



Certificate of Survey

For

Kris Lacey

Lot 16, Block 1, ELK LAKE ESTATES

City of Baldwin, Sherburne County, MN

NO EXCAVATION OR CONSTRUCTION CAN BEGIN UNTIL THIS PLAN IS APPROVED BY THE LOCAL BUILDING INSPECTOR

MAIN FLOOR ELEVATION IS SUBJECT TO SOIL AND WATER TABLE CONDITIONS

PRIOR TO ANY EXCAVATION, EXCAVATOR MUST COMPARE SURVEY WITH HOUSE PLAN AND BUILDER TO VERIFY TYPE OF HOUSE, DIMENSIONS AND FINAL ELEVATION(S).

EXISTING PROPERTY DESCRIPTION (WARRANTY DEED - DOC. NO. 996714):
Lot 16, Block 1, ELK LAKE ESTATES, Sherburne County, Minnesota.

SURVEY NOTES:

1. This survey was performed without the benefit of a title report. Limited search for restrictions or easements was made by the surveyor. We reserve the right to update this survey upon receipt of title documentation.
2. Reference 2024 survey for Scott Schmidt by Ruhr River, File No. P-4519.03.
3. Building dimensions are shown according to Sheet A1.1 (Main Floor) of the Elk Lake House plans by Encompass Design LLC dated 6/9/2026. These were the plans provided to us and are subject to change.
4. Reference septic design completed by Steinbrecher Companies, Inc. dated 6/1/2026 for any proposed septic information regarding this site. The contractor/homeowner shall conform (or get the necessary approvals) to all building, zoning, and setback regulations regarding the proposed septic design and building location.
5. Zoning and setback information was provided by client. Confirm with the city.
6. A final bluff determination may need to be discussed with the City and/or the MNDNR. The slope on the westerly side of the lot does not rise 25 feet or more above the ordinary high water level (OHW). The slope transitions toward the easterly side of the lot and could meet bluff criterion depending on how it is interpreted.

REFERENCE BENCHMARK
Chiseled square on top center of right (east side) abutment of outlet structure on the south end of lake.
Elevation = 952.02 Feet (NGVD 29)

PROJECT BENCHMARK
Top of capped (491.30 ℄) IP at NE corner of subject property.
Elevation = 975.76 Feet (NGVD 29)

ZONING
Shoreland District (Modified)

SETBACKS
20' Front
7' Side
75' from OHW
30' from bluff

PROPOSED HOUSE ELEVATIONS
Top of Block/Slab Elev = xxx.x
Garage Floor Elev = xxx.x

HOUSE TYPE
Slab on Grade

EXISTING IMPERVIOUS SURFACES
Total Lot Area = 5,266± S.F.
House Area = 649± S.F.
Westerly Shed Area = 7± S.F.
Gravel Area = 13± S.F.
Total Impervious Area = 669± S.F. (12.7%)

PROPOSED IMPERVIOUS SURFACES
Total Lot Area = 5,266± S.F.
Proposed House Area = 1,215± S.F.
Westerly Shed Area = 7± S.F.
Proposed Front Porch Area = 80± S.F.
Total Impervious Area = 1,302± S.F. (24.7%)

Permeable Driveway Area = 183± S.F.
Total Impervious Area = 1,485± S.F. (28.2%)

BASIS OF BEARINGS:
Bearings are based on the Sherburne County Coordinate System (NAD83 1986 Adjustment).

SCALE IN FEET
0 10 20

LEGEND
- FOUND IRON PIPE
- 900.0 EXISTING GROUND ELEVATION
- 964.2 PROPOSED ELEVATION
- PROPOSED DRAINAGE FLOW
- GUY WIRE ANCHOR
- SOIL BORING
- TV PEDESTAL
- AC UNIT
- ELECTRIC METER
- ELECTRIC POLE
- NATURAL GAS METER
- PROPANE TANK
- SANITARY CLEANOUT
- SEPTIC MANHOLE
- LS 18434 MICHAEL J. TRUNK, LS
- LS 49138 BRIAN R. PERSON, LS
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- BUILDING
- ADJOINING LOT LINE
- BOUNDARY LINE
- SETBACK LINE (SEE NOTE ABOVE)
- OHW ORDINARY HIGH WATER LINE
- WATERS EDGE
- 1230 MAJOR CONTOURS
- 1234 MINOR CONTOURS

WIDSETH
ARCHITECTS - ENGINEERS - SCIENTISTS - SURVEYORS

DRAWN BY: ZH
CHECKED BY: CAW

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Craig A. Wensmann
Craig A. Wensmann LIC. NO.: 47466 DATE: 6/12/2026

DATE	AMENDMENT DESCRIPTION

PREPARED FOR: Kris Lacey

Certificate of Survey PROJECT #: 2026-11462

© 2026 WIDSETH FILE: \\DATA\WORK\FILES\ACTIVE\PROJECTS\26X\MATH\26X2611462 DESIGN\SURVEY\CADD\V COS-2026-11462.DWG PLOTTED BY: CODY FERLAND, June 12, 2026

RESOLUTION NO: 2026-22

CITY OF BALDWIN
COUNTY OF SHERBURNE, MINNESOTA

VARIANCE APPROVAL
01-00404-0175

WHEREAS, Peter Coen has made application for variances to allow construction of single-family dwelling at 14203 285th Street.

WHEREAS, the property is legally described by Exhibit A; and

WHEREAS, the property is guided for Rural land uses by the Comprehensive Plan; and

WHEREAS, the property is zoned R1, General Rural District, and is also located within the Shoreland Overlay District of Elk Lake; and

WHEREAS, the applicant is requesting variances from the provisions of the R1 District and S District to allow for redevelopment of the subject property; and

WHEREAS, the City Council must take into consideration the possible effects of the request with its judgment based upon (but not limited to) the criteria outlined in Section 900-6-3 of the Zoning Ordinance:

A. That the variance would be consistent with the comprehensive plan.

Finding: The proposed use of the property as a single family dwelling is consistent with the Comprehensive Plan.

B. That the variance would be in harmony with the general purposes and intent of this ordinance.

Finding: The single family dwelling and use of the property will be consistent with the intent of the provisions of the Zoning Ordinance, Building Ordinance, and Right-of-Way Ordinance.

C. That the plight of the landowner is due to circumstances unique to the property not created by the landowner.

Finding: The property was established as a lot of record prior to adoption of the current shoreland regulations and the existing non-conforming lot area, width, and depth makes compliance with applicable requirements not feasible to allow reasonable use.

D. That the purpose of the variance is not exclusively economic considerations.

Finding: The need for variance is due to the legal non-conforming area, width, and depth of a lot of record that make it not possible to comply with the applicable Zoning Ordinance, Building Ordinance, and Right-of-Way ordinance requirements.

E. That the granting of the variance will not alter the essential character of the neighborhood in which the parcel of land is located.

Finding: Surrounding properties developed with single family dwellings are similar in dimension to the subject property such that approval of the variance will not alter the character of the area.

F. That the requested variance is the minimum action required to remedy the practical difficulty.

Finding: The proposed site and building plans are the minimum necessary to provide for a reasonable use of the property.

G. The potential for the variance to impact natural resources such as surface water, groundwater, or wetlands; sites identified for rare biological species habitat; ecologically sensitive areas; or historically significant areas.

Finding: The proposed site and building plans will not impact natural resources.

H. No variance shall be granted that would allow for a lesser degree of flood protection than required by this ordinance.

Finding: Approval of the variances will not allow for a lesser degree of flood protection.

I. Variances shall not be approved for any use that is not allowed under this ordinance for property in the zoning district in which the parcel or lot is located.

Finding: The requested variance is not for a use prohibited by the Zoning Ordinance.

WHEREAS, the Planning Commission conducted a public hearing at their meeting on 24 June 2026 to consider the application, preceded by published and mailed notice; based upon review of the application and evidence received, the public hearing was closed; a motion was made and seconded to recommend approval of the applications, but which failed on a 3-3 tie vote; and

WHEREAS, the planning report dated 19 June 2026 prepared by the City Planner, The Planning Company LLC, is incorporated herein.

NOW THEREFORE BE IT RESOLVED THAT based on the foregoing information and applicable ordinances, the Baldwin City Council hereby adopts findings of fact as stated herein and approves the application, subject to the following conditions:

1. The lot shall be developed in accordance with the plans on file with the City as provided for by Section 900-6-5 of the Zoning Ordinance, subject to review and approval of the Zoning Administrator.

2. The variances shall include:

    a. Principal building setbacks:

        (1) Front
        (2) Side
        (3) Ordinary High Water Level

b. Impervious surface greater than 25 percent of the lot area

c. Subsurface Sewage Treatment System:

(1) Holding Tank:

(a) Property line
(b) Structure within the same lot

(2) Drainfield setback from property line(s).

d. Access:

(1) Spacing
(2) Minimum width

3. Access to 285th Street shall be subject to review and approval of the City Engineer for compliance with the Right-of-Way Ordinance.

4. All grading and drainage issues shall be subject to review and approval of the City Engineer.

5. All Subsurface Sewage Treatment System issues shall be subject to review and approval of the Building Official.

a. Use of the system as a temporary holding tank shall require a maintenance plan and annual reporting.

b. An exterior level alarm shall be installed on the holding tank.

c. Use of the Subsurface Sewage Treatment Systems as a holding tank shall cease upon the ability to install a drainfield in compliance with Minnesota Department of Health setback requirements.

(remainder of page blank; signature follows)

ADOPTED by the Baldwin City Council this 1st day of July, 2026.

MOTION BY:
SECOND BY:
ALL IN FAVOR:
THOSE OPPOSED:

CITY OF BALDWIN

BY:_____
Jay Swanson, Mayor

ATTEST:

BY:_____
Joan Heinen, City Clerk/Treasurer

RESOLUTION NO: 2026-19

CITY OF BALDWIN
COUNTY OF SHERBURNE, MINNESOTA

ADOPTION OF THE
2026 BALDWIN COMPREHENSIVE PLAN

WHEREAS, Minnesota Statutes 462.355 provides that cities may adopt and, from time-to-time, amend a comprehensive plan; and

WHEREAS, Baldwin Township on August 4, 2014 adopted a Comprehensive Plan by Resolution 14-15; and

WHEREAS, the City of Baldwin was incorporated on November 10, 2024; and

WHEREAS, the City Council directed the Planning Commission to initiate a review of the Baldwin Comprehensive Plan and to prepare and recommend updates thereto; and

WHEREAS, a draft 2026 Baldwin Comprehensive Plan dated 24 June 2026 was prepared and reviewed by the Planning Commission; and

WHEREAS, the Planning Commission conducted a public hearing at their meeting on 24 June 2026 to present the draft 2026 Baldwin Comprehensive Plan, preceded by published and mailed notice; based upon review of the document and evidence received, the public hearing was closed and the Planning Commission recommended by unanimous vote that the City Council adopt the 2026 Baldwin Comprehensive Plan; and

NOW THEREFORE BE IT RESOLVED THAT the Baldwin City Council hereby adopts the 2026 Baldwin Comprehensive Plan as presented and any prior Comprehensive Plan adopted by Baldwin Township and or the City of Baldwin that is inconsistent with the 2026 Baldwin Comprehensive Plan is hereby repealed to the extent of such inconsistency.

(remainder of page blank; signature follows)

ADOPTED by the Baldwin City Council this 1st day of July, 2026.

MOTION BY:
SECOND BY:
ALL IN FAVOR:
THOSE OPPOSED:

CITY OF BALDWIN

BY:_____
Jay Swanson, Mayor

ATTEST:

BY:_____
Joan Heinen, City Clerk/Treasurer

CITY OF BALDWIN

2026 COMPREHENSIVE PLAN - *Draft*
June 24, 2026

THE PLANNING COMPANY LLC
3601 Thurston Avenue
Minneapolis, MN 55330

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APPENDIX

- Summary of Planning Commission SWOT exercise

I. INTRODUCTION

Minnesota Statutes 462.355 authorizes cities to undertake comprehensive planning activities to guide future development and improvements within the community. A comprehensive plan outlines the vision of the community both in text and graphics for future land use; parks, open space, and trails; transportation; and community facilities. Within these broad overall topic areas, a comprehensive Plan provides guidance concerning other issues such as the protection of the natural environment, economic development strategies, growth management, and a variety of other topics. Above all, the comprehensive plan outlines a vision for the City of Baldwin as to how the community will continue to grow and develop. The purpose of the Baldwin Comprehensive Plan is, therefore, to communicate the community vision to residents, property owners, businesses, and developers and simultaneously function as a decision-making tool for City officials.

Baldwin incorporated as a municipality in 2023 to have greater autonomy over land use planning and decision making. Baldwin has been proactive in planning for anticipated growth and development for decades and last adopted a Comprehensive Plan in 2014. The City Council has determined a need to undertake an update of the 2014 Baldwin Comprehensive Plan following incorporation to evaluate, consider, and reprioritize community goals and policies to set a clear direction for moving forward into the future. As the planning process is builds on the earlier Comprehensive Plan and incorporation efforts, it is approached from the perspective of a review to refine the City's established development framework in response to new opportunities and challenges, while adhering to a consistent vision of the future for Baldwin. The City Council tasked the Planning Commission with undertaking the planning process and making recommendations as to the development related goals, policies, and plans to be established.

The Baldwin Comprehensive Plan comprises of several interrelated chapters and system plans addressing the natural environment, land use, transportation, and community facilities. With the primary focus of the comprehensive planning process being land use development, the Comprehensive Plan includes a profile of the community's social characteristics and current issues to be further considered in developing the overall planning documents. The Development Framework section of this document addresses not only existing and future land use but also provides direction as to the interrelated management of natural resources, housing, economic development, transportation, and community facilities based on forecasted growth. The other system plans and implementation tools are derived from and support the policy foundations and plans established by this Comprehensive Plan document.

II. PLANNING BACKGROUND

The City of Baldwin is situated in the northeast corner of Sherburne County, Minnesota. Baldwin is adjacent to the City of Princeton in its northeast portion; Princeton Township and Greenbush Township in Mille Lacs County; Blue Hill Township and Lavonia Township in Sherburne County; and Spencer Brook Township in Isanti County, as shown on Map 1.

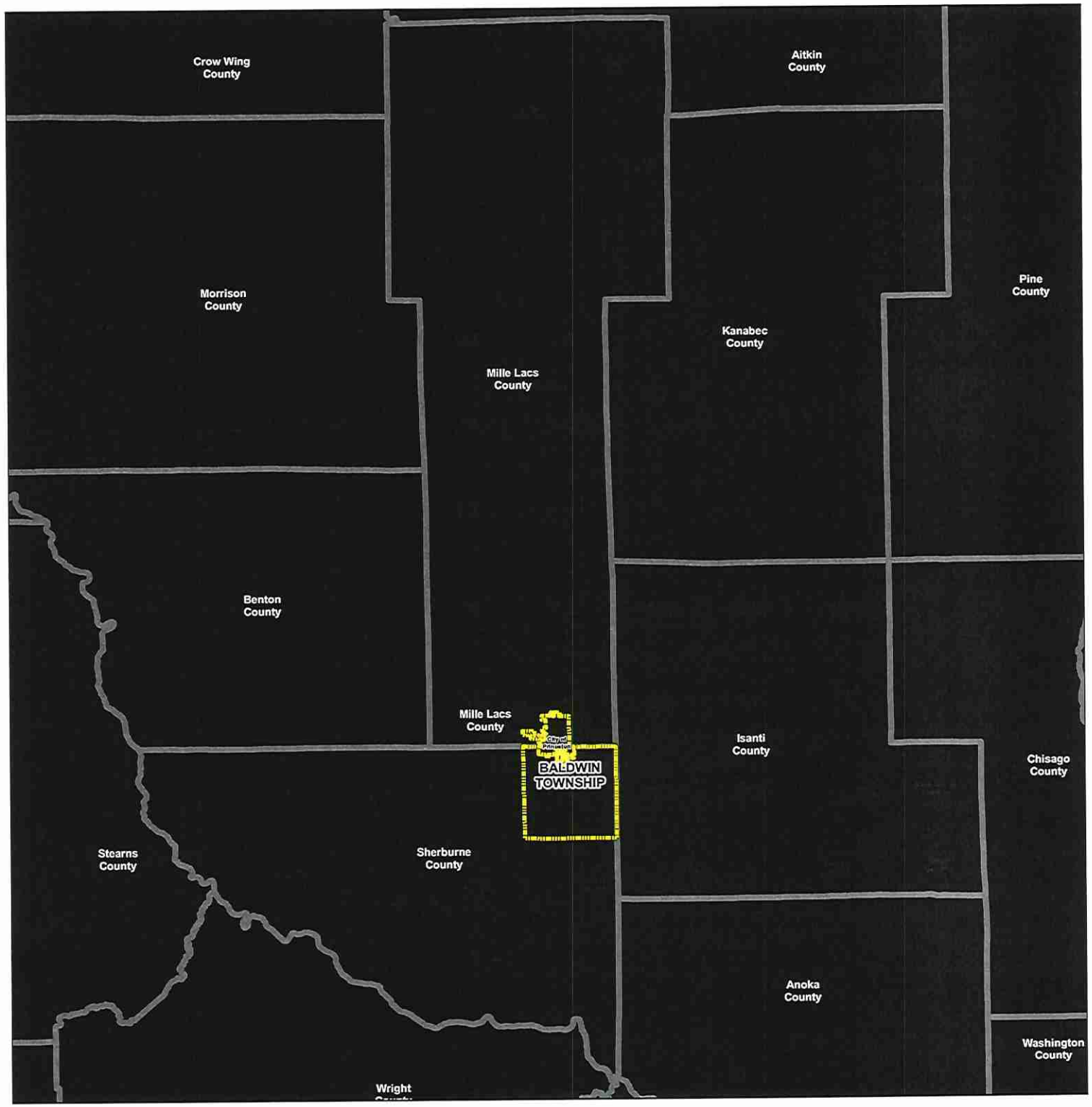
Baldwin Township was organized on September 13, 1850, including all the territory that is now Baldwin, Blue Hill Township, and Santiago Township. In 1877, Baldwin Township was reorganized and reduced to its present geographic boundaries. Settlement of Baldwin Township began in the 1850s and focused on agricultural activities surrounding regional overland, river, and rail transportation routes. The character of development has evolved as agriculture has declined, with residential dwellings increasingly replacing farming. The current development pattern consists primarily of rural residential parcels with commercial and industrial uses within a defined area adjacent to US Highway 169.

The Baldwin Town Board of Supervisors on March 7, 2011, adopted Ordinance 200 establishing a Planning Commission. The Planning Commission consists of seven members charged with advising the Town Board, and now the City Council, on growth and development. The Planning Commission developed a Comprehensive Plan that was adopted by the Town Board by Resolution 14-15 on August 4, 2014. Baldwin Township on April 18, 2022, adopted a Zoning Ordinance, Subdivision Ordinance, and Building Ordinance regulating land use, subdivision, and building activities. These ordinances became effective on June 20, 2023, in accordance with the Memorandum of Understanding approved by Sherburne County and Baldwin Township. The responsibilities assumed by Baldwin Township include the establishment of land use policy; adoption and administration of zoning regulations regarding land use and development; consideration of applications for subdivision of property; and receipt and review of requests for building permits for construction and subsurface sewage treatment system permits for new or replacement individual private septic systems.

Baldwin Township was incorporated as the City of Baldwin on November 5, 2024, with election of a Mayor and four City Council members. Upon incorporation, Baldwin became responsible for administering planning and zoning within its jurisdiction with full and independent authority.

2026 Baldwin Comprehensive Plan

Area Location



Legend

- City of Baldwin
- County Boundary
- Township Boundaries

N
W E
S

0 5.5 11
Miles

DISCLAIMER: Baldwin Township does not warrant the accuracy nor the correctness of the information contained in this map. It is your responsibility to verify the accuracy of this information. In no event will Sherburne County be liable for any damages, including loss of business, lost profits, business interruption, loss of business information or other pecuniary loss that might arise from the use of this map or the information it contains. Map information is believed to be accurate but accuracy is not guaranteed.

R:\GIS\Projects\Municipal\BD903\Area Location Map.mxd

III. COMMUNITY PROFILE

This section of the Comprehensive Plan provides summary information and analysis regarding the existing profile of the community. This information provides a snapshot of Baldwin as it exists today to document the current conditions and trends to aid in the identification of issues to be addressed as part of the planning process.

A. Demographic Characteristics

Table 1 below presents population data for Baldwin, surrounding jurisdictions, and Sherburne County from the US Decennial Census in 2000, 2010, and 2020. Baldwin has experienced a significant increase in population over the past 20 years. The Minnesota State Demographic Center estimates the 2024 population of Baldwin as 7,087 persons. Baldwin's population would have been greater, but approximately 240 residents within the KAW Parks LLC mobile home park were annexed to the City of Princeton in December 2021.

Baldwin is larger than 721 of Minnesota's 855 cities, including the Cities of Princeton and Zimmerman, which places it in the upper 84th percentile of all cities in Minnesota. The population of Baldwin makes it the fourth largest city in Sherburne County after St. Cloud (part), Elk River, and Big Lake. Baldwin's population would be the third largest city in Stearns County, second largest in Morrison County, third largest in Isanti County, and sixth largest in Wright County.

The rate of growth between 2000 and 2020 within Baldwin is consistent with that of the City of Zimmerman and Livonia Township to the south, as well as Sherburne County overall, indicating the influence of US Highway 169 as a major growth corridor to the northwest of the Twin Cities Metropolitan Area. The much slower rates of population increase over the same period for the City of Princeton and Princeton Township farther north on the US Highway 169 corridor suggest that the market for growth to the north of Baldwin has less demand.

Table 1 – Population

	2000	2010	2020	Change 2000-2020	
				#	%
Baldwin	4,623	6,734	7,104	2,481	53.7%
Princeton	3,933	4,698	4,819	886	22.5%
Princeton Township	1,947	2,256	2,228	281	14.4%
Blue Hill Township	762	2,176	2,507	1,745	229.0%
Livonia Township	3,917	5,951	6,174	2,257	57.6%
Zimmerman	2,851	5,228	6,189	3,338	117.2%
Spencer Brook Twp.	1,495	1,589	1,670	175	11.7%
Sherburne County	64,417	86,325	97,183	32,766	50.8%

Source: US Census Bureau

Table 2 presents household counts for Baldwin, surrounding jurisdictions, and Sherburne County from the US Decennial Census in 2000, 2010, and 2020. The Minnesota State Demographer estimates the number of households in Baldwin in 2024 as 2,534. The trends for household growth within Baldwin and surrounding communities parallel the trends in population growth outlined above, with Baldwin growing by over 60 percent.

Table 2 – Households

	2000	2010	2020	Change 2000-2020	
				#	%
Baldwin	1,556	2,334	2,531	975	62.7%
Princeton	1,624	1,926	2,104	480	29.6%
Princeton Township	693	837	839	146	21.1%
Blue Hill Township	257	714	830	573	223.0%
Livonia Township	1,222	1,900	2,079	857	70.1%
Zimmerman	963	1,802	2,177	1,214	126.1%
Spencer Brook Twp.	532	573	606	74	13.9%
Sherburne County	21,581	30,212	34,035	12,454	57.7%

Source: US Census Bureau

Baldwin has developed projections of growth for the City forecasting population and households for 2030 and 2040 as part of the incorporation effort. There were 299 new residential dwellings constructed in Baldwin between 2014 and 2023. Building permit data from Sherburne County and Baldwin illustrate the lingering effects of the Great Recession during the initial years of this period, with an increase to a consistent level of new construction occurring within the last five to six years of the period. The average annual rate of new home construction within Baldwin for the 10-year period is 28 new dwellings per year, with the average annual rate increasing to 34 new dwellings for the most recent five-year period, which is used to update the projections based on 2024 Minnesota State Demographic Center data.

Table 3 – Household and Population Forecasts

	2020 Actual	Household and Population Estimates				
		2024	10yr. Estimates		5yr. Estimates	
			2030	2040	2030	2040
Population	7,104	7,087	7,526	8,183	8,200	9,121
Households	2,531	2,562	2,727	3,007	2,965	3,305

Source: Minnesota State Demographic Center; The Planning Company LLC

As noted above, the decrease in households and population between 2020 and 2022 within Baldwin can be attributed to annexation of a mobile home park to the City of Princeton. The forecasts for population and households within Baldwin should be considered conservative. The growth trends for communities south of Baldwin within the US Highway 169 corridor demonstrate strong growth. This growth is likely to continue and move farther north with completion of interchange improvements for US Highway 169 within the City of Elk River and City of Zimmerman that will increase the convenience of regional access to Baldwin.

B. Land and Geographic Characteristics

The general character in terms of land and geology is moderately rolling in the southern portion of Baldwin, with more flat topography in the north portion. Elevations range from 950 feet to 1,050 feet across Baldwin, with lands adjacent to the Rum River being some of the larger tracts of low areas.

Soils

The soil in a particular area will determine the type and extent of development that can occur within Baldwin. Factors such as soil strength, drainage, and frost characteristics may serve to limit buildings and structures that can be developed or the provision of subsurface sewage treatment systems. The primary soil type within Baldwin is Zimmerman fine sand, consisting of very deep, excessively drained soils that formed in sandy glacial outwash or eolian sediments on glacial outwash plains, stream terraces, deltas, lake terraces, dunes, beach deposits, and valley trains. These soils have rapid permeability with slopes ranging from zero to 25 percent. In the area along the Rum River, there are soils that are also very deep and well drained with slopes up to three percent. The area adjacent to the north segment of the US Highway 169 corridor includes Seelyville and Bowstring soils that are poorly drained soils on glacial outwash plains, valley trains, floodplains, glacial lake plains and glacial moraines with slopes of 0 to 15 percent. The soils within Baldwin generally support continued development.

Public Waters

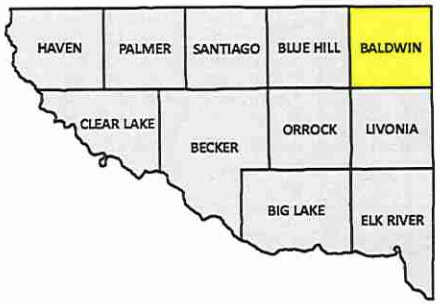
There are extensive public waters within Baldwin including the Rum River and many lakes and streams, as well as wetlands, as shown on Map 2.

Public waters are protected through the standards of the Shoreland Overlay District within the Zoning Ordinance. The Zoning Ordinance also establishes a Wild and Scenic Overlay District to protect and preserve the scenic, recreational, natural, historical, and scientific values of the Rum River within Baldwin. The greatest potential impact for development is from floods adjacent to public waters. Baldwin has adopted floodplain management standards as part of the Zoning Ordinance to minimize potential for property damage and protect public health, safety, and welfare. These environmental protection zoning districts have been certified by the Department of Natural Resources and Sherburne County as consistent with State rules to protect the public waters within Baldwin.

Wetlands within Baldwin are protected by the Wetland Conservation Act of 1991. Administration of the Wetland Conservation Act is the responsibility of Baldwin within its authority for planning and zoning.

2026 Baldwin Comprehensive Plan

Public Waters



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Legend

- Rum River
- DNR Public Waters
- Wetlands
- Flood Plain
- City Boundary

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Watersheds/Stormwater Management

In 1985, the State of Minnesota established Minnesota Statutes § 103B.301–103B.335, referred to as the Comprehensive Local Water Management Act. This act encourages counties to work with local and state agencies to develop and implement water management plans for their region. The current plan is the sixth-generation local water management plan and it identifies the goals of the watershed, performs an assessment of the issues, determines priority concerns, and contains an implementation plan.

Baldwin is located within the Sherburne County Watershed and is subject to the 2018-2028 Sherburne Local Water Management Plan. A portion of Baldwin is within the Rum River Watershed (HUC 07010207) and the remaining area is within the Mississippi River-St. Cloud Watershed (HUC 07010203).

The stormwater drainage system has been identified and is graphically depicted on Map 3. Stormwater in Baldwin is primarily managed with open ditches and roadway culverts. Stormwater basins provide water quality treatment, rate control, and flood protection before being discharged into the natural drainage system. Baldwin, through its Zoning Ordinance, requires all new developments to control surface or stormwater runoff to so that runoff is equal to or less than predevelopment conditions.

C. Existing Land Use and Physical Development

Present Pattern of Development

There are a variety of existing land uses within Baldwin including agriculture, single family residential neighborhoods, single family dwellings on small acreage, commercial and industrial business, quasi-public uses such as religious facilities, and public uses and essential services. The existing land uses within Baldwin are summarized in Table 4 and depicted on Map 4.

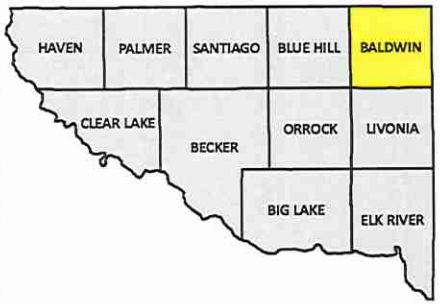
Table 4 - Existing Land Use

	Acres	% of Total
Agriculture	9,026ac.	41.1%
Residential	11,187ac.	50.4%
Commercial	116ac.	0.5%
Industrial	17ac.	0.1%
Public/Quasi-Public	291ac.	1.3%
Water/ROW	1,368ac.	6.2%
TOTAL	**21,887ac.**	**100.0%**

Source: Sherburne County; The Planning Company LLC

2026 Baldwin Comprehensive Plan

Watershed Map



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- Watershed Flow Paths
- Watershed Boundary
- DNR Public Waters
- City Boundary

Roads

- US Highway
- County-State Aid Higway (CSAH)
- County Road
- City Street
- Private Road

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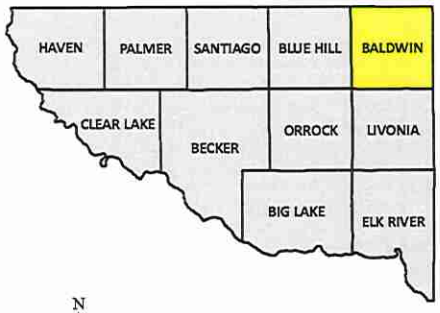
2026 Baldwin Comprehensive Plan

Existing Land Use



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Township Boundary

City of Princeton

Existing Land Use

- Agriculture - 9026ac (40.6%)
- Residential - 11,187ac (50.4%)
- Commercial - 116ac (0.5%)
- Industrial - 17ac (0.1%)
- Park/Open Space - 163ac (0.7%)
- Public/Quasi Public - 291ac (1.5%)
- ROW - 1368ac (6.2%)

Source: Sherburne County; TPC

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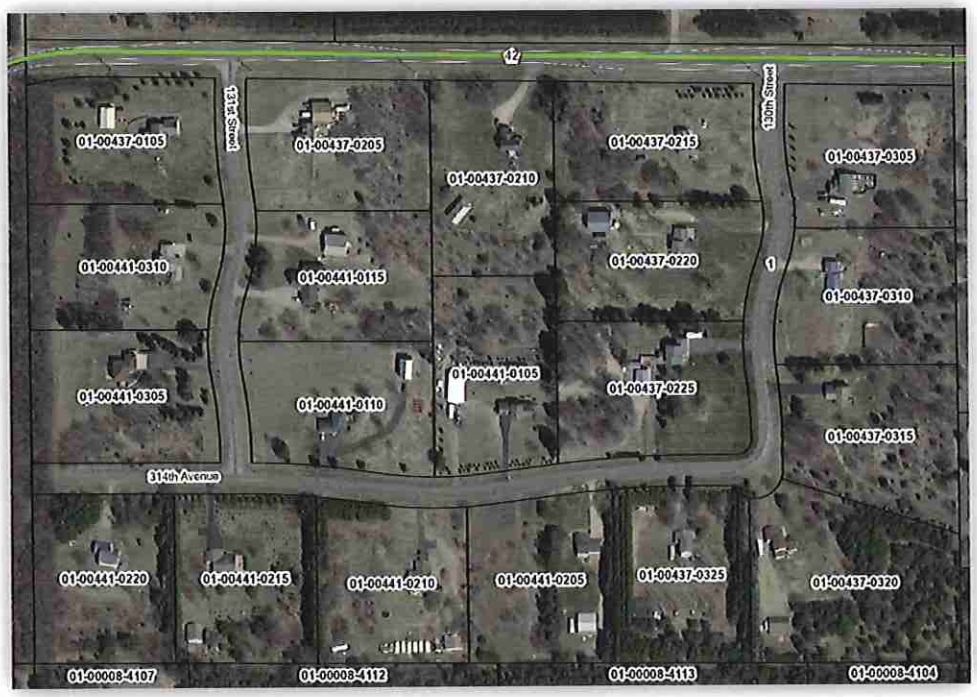
K:\GIS\Projects\Municipal\BD903\Existing Land Use Map.mxd

The pattern of development within Baldwin has resulted in scattered residential subdivisions that fragment large contiguous tracts of agricultural land as depicted on Map 5. Parcels that are ten acres in area or less are problematic to further develop in that the potential number of lots that can be subdivided is limited by natural and physical conditions of the parcel and the small area of the existing parcel unless multiple parcels are assembled by a developer. The placement of existing homes and large-scale detached accessory buildings typical of development in Baldwin without consideration for future resubdivision options further constrain subdivision design options.

The Prairie Pineview plat, shown below, is typical of residential development in Baldwin and highlights these issues. The lots within the plat are designed to comply with the requirements of the Zoning Ordinance for a minimum lot area of 2.5 acres, minimum lot width of 200 feet, and minimum lot depth of 300 feet. Placement of homes within the Prairie Pineview plat is generally in the center of the lots, except when offset to meet front yard setback requirements for a side yard abutting a public right-of-way. The plat also illustrates the allowance of large-scale detached accessory structures within Baldwin.



This pattern of development makes future extension of City sewer and water utilities physical impracticality and financial infeasible. The existing pattern of development creates barriers for extension of municipal trunk sanitary sewer and potable water pipes to serve remaining large tracts of undeveloped parcels, many of which are not contiguous to each other. At the same time, the larger lot size and lack of density of the existing suburban residential plats coupled with the costs of retrofitting sanitary sewer services to these properties makes connection of existing platted properties and the installation of a traditional municipal sanitary sewer and water system within Baldwin cost prohibitive.

Planned Future Land Uses

Future land uses guided by the current Baldwin Township Community Comprehensive Plan are summarized by Table 5 and the Future Land Use Plan map included as Map 6. The majority of Baldwin is guided to be future residential land uses consisting of single family dwellings on small acreage and suburban residential neighborhoods within platted subdivisions; concern has been noted regarding the density and extent of these residential neighborhoods and the need to identify growth management strategies to maintain rural character. Commercial and industrial development is to be located in proximity to the US Highway 169 corridor to utilize available access and visibility to serve both regional and local markets. Ancillary public and quasi-public uses will be developed in support of continued development as the need arises.

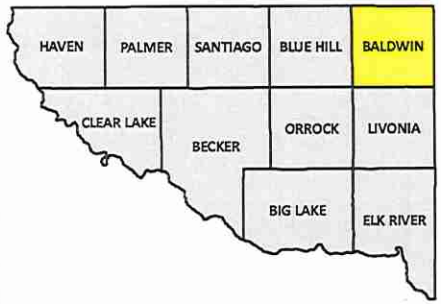
Table 5 - Future Land Use

	Zoning District	Acres	% of Total
Residential	R1 District	21,588ac.	97.3%
Commercial	C1 District	163ac.	0.8%
Industrial	I1 District	426ac.	1.9%
TOTAL		22,177ac.	100%

Source: Sherburne County; The Planning Company LLC

2026 Baldwin Comprehensive Plan

Map of Parcels ≤ 10 Acres



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Legend

- Rum River WS District - 1222 Acres
- Floodplain - 2935 Acres
- NWI - 4894 Acres
- Parcels 10ac or Less - 8916 Acres
- City of Princeton

SOURCE: Princeton Comprehensive Sanitary Sewer Plan (Figure 6-1)

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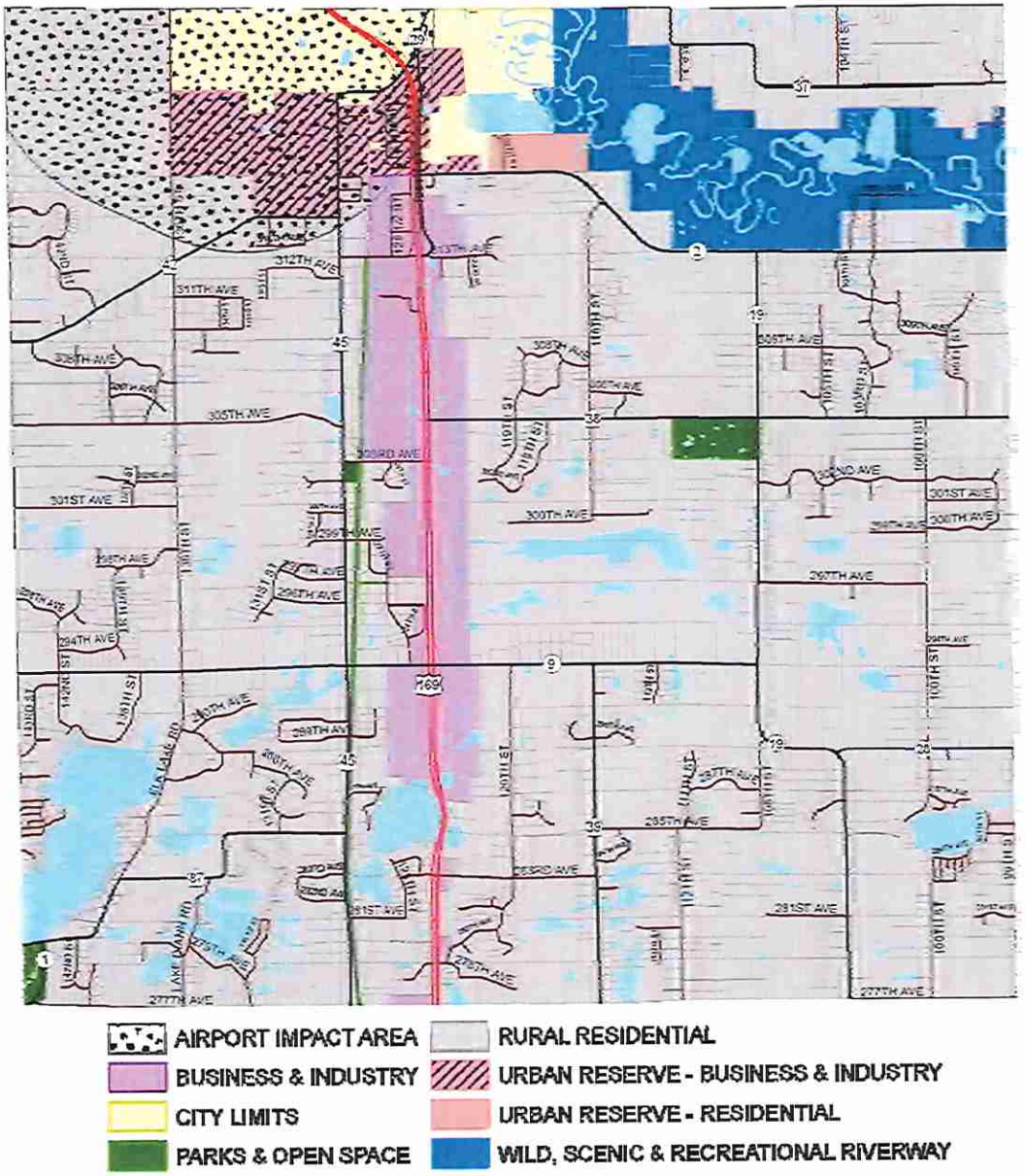


Figure 9.3: Sherburne County Future Land Use Map (Baldwin Township). Source: Sherburne County Planning & Zoning Dept.

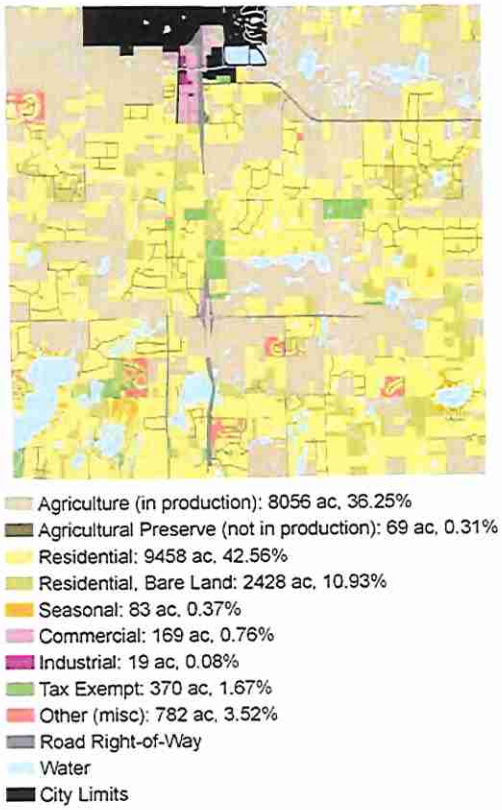


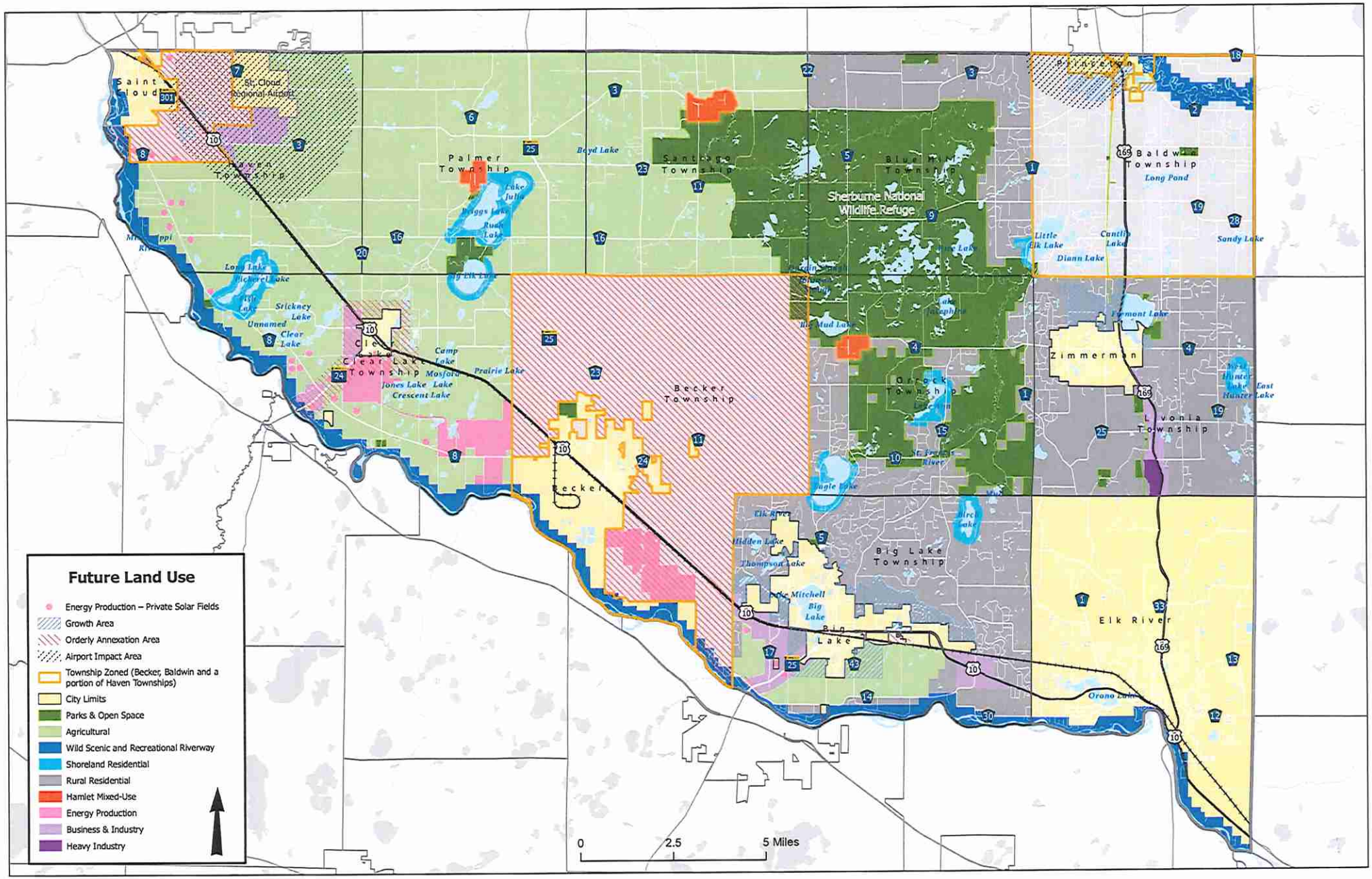
Figure 9.4: Baldwin Township existing land use by acres (2008). Source: Sherburne County Assessor's Dept.

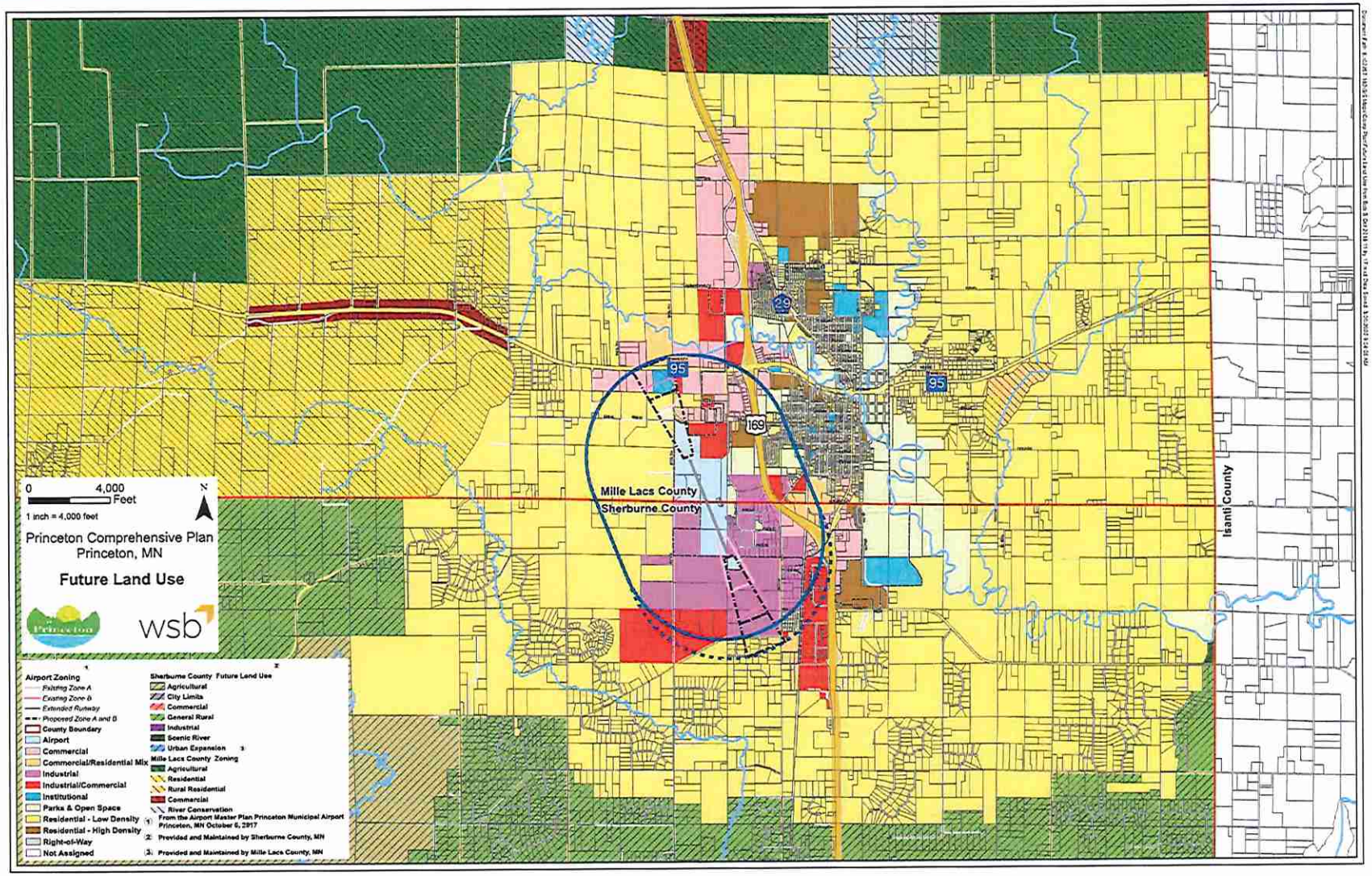
Surrounding Jurisdictions

Sherburne County adopted a 2040 Comprehensive Plan on November 7, 2023. With Baldwin Township assuming responsibility for planning and zoning functions from Sherburne County on June 20, 2022, in accordance with a Joint Powers Agreement, Sherburne County did not plan future land uses within Baldwin. The Baldwin Township Community Comprehensive Plan has been used by the City to guide land use and development within Baldwin since assuming local responsibility for planning and zoning functions. Land Use Plans for Blue Hill Township and Livonia Township are shown on the Sherburne County 2040 Future Land Use Plan map.

The City of Princeton Future Land Use Plan map from the Princeton 2020 Comprehensive Sanitary Sewer System Plan is included as Map 8. This map includes areas incorporated as the City of Baldwin to which the document no longer applies.

Comprehensive planning for Princeton Township, Blue Hill Township, and Spencer Brook Township is addressed under the jurisdictions of their applicable counties. Land use policy for Princeton Township is implemented through the Mille Lacs County Zoning Map (Map 9). Development in Spencer Brook Township is guided by the Land Use Plan map of the Isanti Comprehensive Plan (Map 10).


Future Land Use
Energy Production – Private Solar Fields
Growth Area
Orderly Annexation Area
Airport Impact Area
Township Zoned (Becker, Baldwin and a portion of Haven Townships)
City Limits
Parks & Open Space
Agricultural
Wild Scenic and Recreational Riverway
Shoreland Residential
Rural Residential
Hamlet Mixed-Use
Energy Production
Business & Industry
Heavy Industry
0
2.5
5 Miles
Saint Cloud
St. Cloud Regional Airport
Haven Township
Palmer Township
Santiago Township
Sherburne National Wildlife Refuge
Baldwin Township
Clear Lake Township
Clear Lake
Becker Township
Becker
Orrock Township
Zimmerman
Livonia Township
Big Lake Township
Big Lake
Elk River
Boyd Lake
Lake Julia
Briggs Lake
Rush Lake
Long Lake
Pickerel Lake
Stickney Lake
Unnamed
Clear Lake
Camp Lake
Mosford Lake
Jones Lake
Lake
Crescent Lake
Prairie Lake
Eagle Lake
Elk River
Hidden Lake
Thompson Lake
Lake Mitchell
Big Lake
Birch Lake
Long Pond
Little Elk Lake
Cantlin Lake
Diann Lake
Sandy Lake
Fremont Lake
Hunter Lake
East Hunter Lake
Orono Lake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Princeton Comprehensive Plan
Princeton, MN
Future Land Use
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Mille Lacs County
Sherburne County
Isanti County
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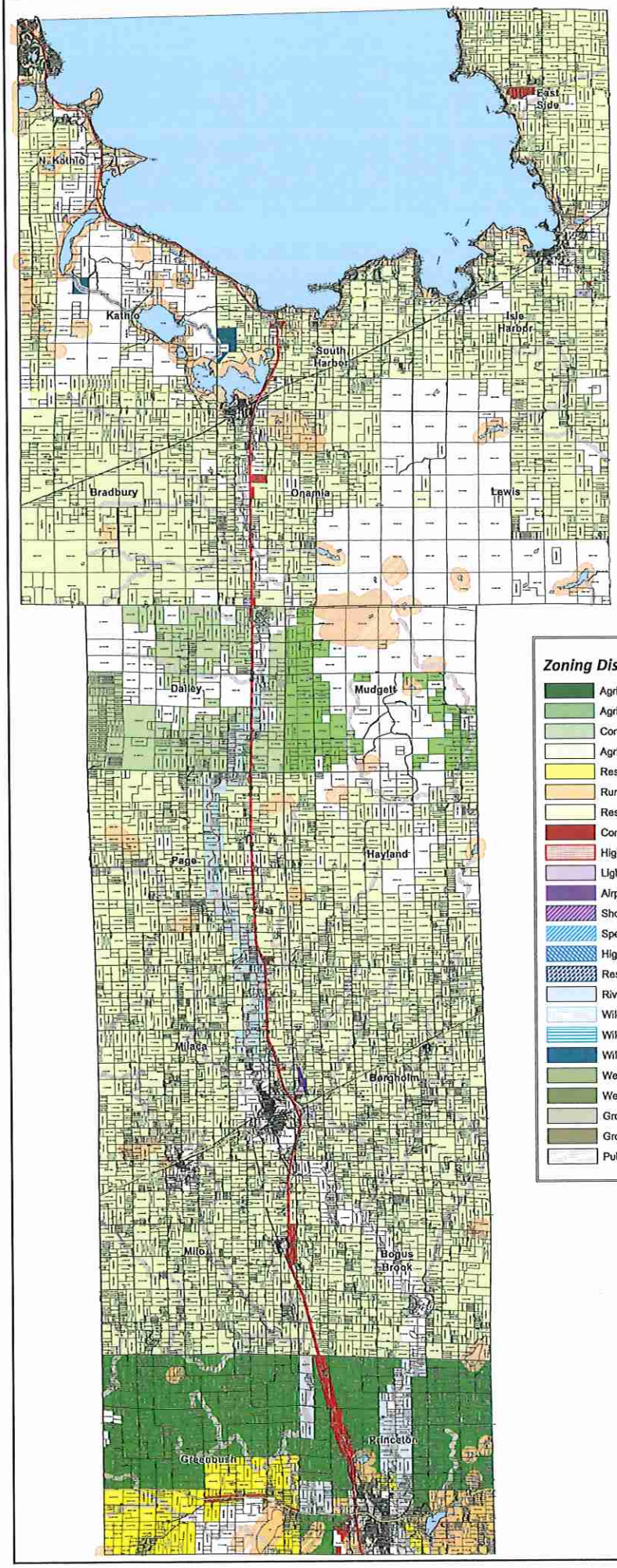
Airport Zoning
Existing Zone A
Existing Zone B
Extended Runway
Proposed Zone A and B
County Boundary
Airport
Commercial
Commercial/Residential Mix
Industrial
Industrial/Commercial
Institutional
Parks & Open Space
Residential - Low Density
Residential - High Density
Right-of-Way
Not Assigned
Sherburne County Future Land Use
Agricultural
City Limits
Commercial
General Rural
Industrial
Scenic River
Urban Expansion
Mille Lacs County Zoning
Agricultural
Residential
Rural Residential
Commercial
River Conservation
1. From the Airport Master Plan Princeton Municipal Airport Princeton, MN October 5, 2017
2. Provided and Maintained by Sherburne County, MN
3. Provided and Maintained by Mille Lacs County, MN

Mille Lacs County Minnesota

Zoning Map



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Zoning District

- Agricultural, A-1
- Agricultural, AG
- Conservation Agriculture, C
- Agricultural Residential, A-R
- Residential, R-1
- Rural Residential
- Residential Medium Density, R-2
- Commercial, C-1
- Highway Commercial, C-2
- Light Industrial
- Airport
- Shoreland - Airport
- Special Protection Shoreland, S-1
- High Density Residential/Surface Water, S-2
- Residential Subdivision - Recreational Shoreland
- River Conservation
- Wild and Scenic River - Recreational
- Wild and Scenic River - Scenic
- Wild and Scenic River - Wild
- West Branch of Rum River - Agricultural
- West Branch of Rum River - Transition
- Groundhouse River - Recreational River
- Groundhouse River - Forested
- Public Lands/Government Ownership

Overlay District

- 300 ft
- 1000 ft

May 1, 2015

0 3 6 Miles

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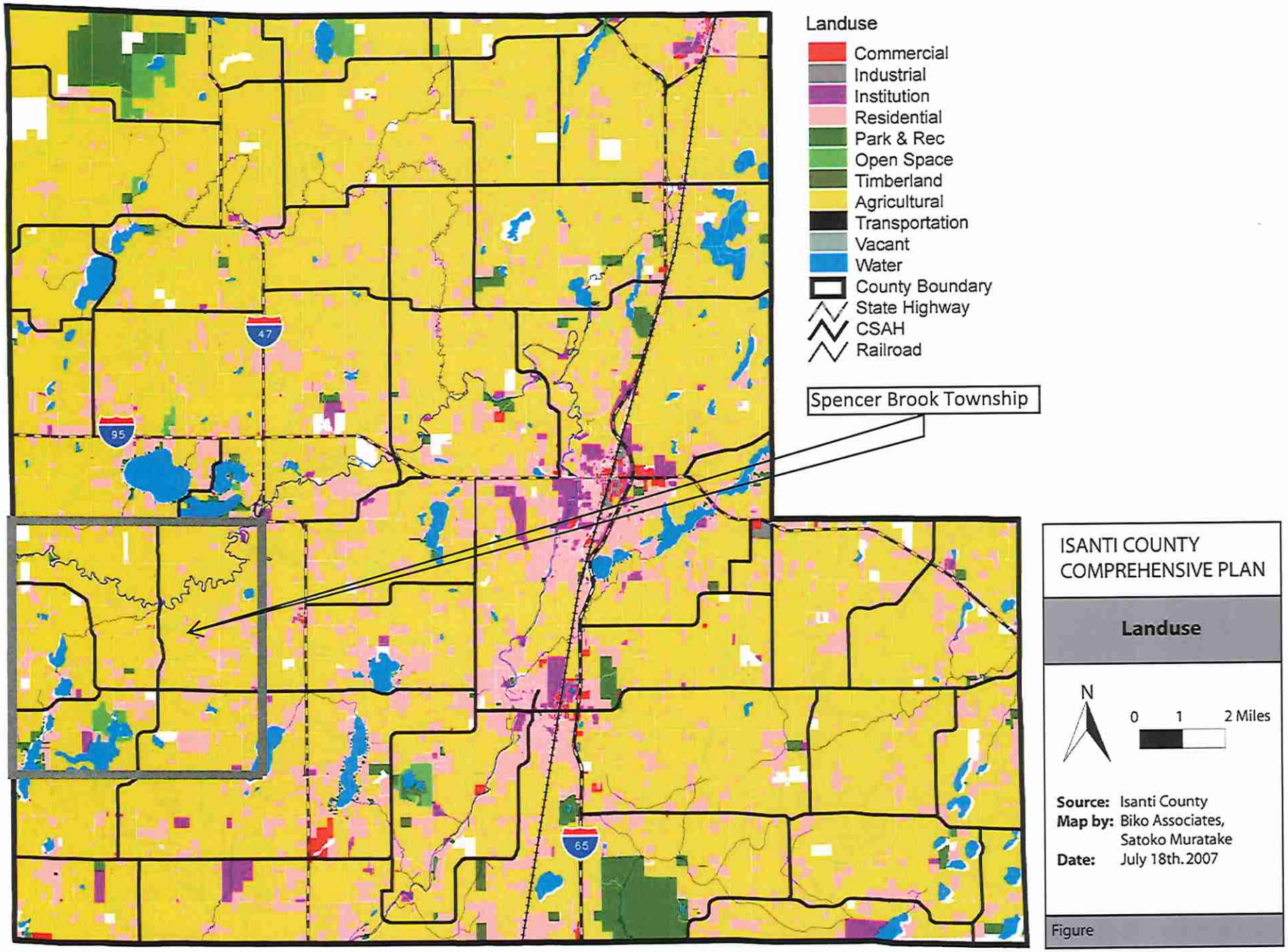
Landuse
Commercial
Industrial
Institution
Residential
Park & Rec
Open Space
Timberland
Agricultural
Transportation
Vacant
Water
County Boundary
State Highway
CSAH
Railroad
Spencer Brook Township
47
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ISANTI COUNTY
COMPREHENSIVE PLAN
Landuse
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2 Miles
Source: Isanti County
Map by: Biko Associates,
Satoko Muratake
Date: July 18th. 2007
Figure

D. Land Use Controls

Baldwin Township adopted a Comprehensive Plan on August 4, 2014 addressing the social profile of the community, natural environment, existing and future land uses, economic development, transportation, community facilities, parks and recreation, and intergovernment relations. The 2014 Baldwin Township Community Comprehensive Plan provides a framework for continued growth and development within the community.

Ordinance 900 adopting the Baldwin Township Zoning Ordinance, Ordinance 910 adopting the Baldwin Township Subdivision Ordinance, and Ordinance 920 adopting the Baldwin Township Building Ordinance were approved by the Town Board on April 18, 2022. Baldwin Township assumed responsibility for planning and zoning functions within its boundaries on June 20, 2022 in accordance with a Memorandum of Understanding with Sherburne County.

The responsibilities exercised by Baldwin Township, and now the City of Baldwin, include comprehensive planning; administration of the Zoning Ordinance for site and building plans, conditional use permits, and interim use permits, including for shoreland and floodplain areas; administration of the Subdivision Ordinance for land division and platting with criteria for premature development, standards for public improvements, financial provisions assigning costs to subdividers, and requirements for securities for completion of improvements; and administration of the Building Ordinance for application of the State Building Code and permitting for subsurface sewage treatment systems.

The Zoning Ordinance includes the following zoning districts designated on the Zoning Map (Map 11) to implement the goals and policies of the Baldwin Township Community Comprehensive Plan:

- **R1, General Rural District.** The purpose of the R1 district is to provide for locations for agriculture, agriculturally related development, and housing on lots without public sewer or water utilities.

- **C1, General Commercial District.** The purpose of the C1 District is to provide locations for retail and service businesses adjacent to a State or Federal highway, County state-aid highway, County road, or other arterial or major collector streets defined by the Baldwin Township Comprehensive Plan.

- **I1, General Industrial District.** The purpose of the I1 District is to provide locations for industrial development adjacent to existing industrial development and along Federal, State, County, or City streets.

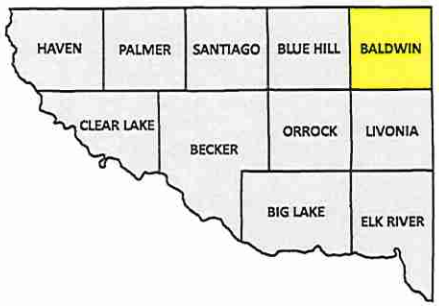
- **S, Shoreland Overlay District.** The purpose of the S District is to manage the effect of shoreland and water surface crowding, to prevent pollution of surface and ground waters of Baldwin Township, to provide ample space on lots for sewage treatment systems, to minimize flood damages, and to maintain natural characteristics of shorelands and adjacent water areas via shoreland controls that regulate lot sizes, placement of structures, and alterations of shoreland areas.

- **WS, Wild and Scenic Overlay District.** The purpose of the WS District is to designate land use overlay districts along the bluff land and shoreline of the Rum River; regulate the area of a lot, and the length of the bluff land and water frontage suitable for building sites; regulate the setback of structures and sanitary waste treatment facilities from bluff lines and shorelines to protect the existing and/or natural scenic values, vegetation, soils, water quality, floodplain areas, and bedrock from disruption by man-made structures or facilities; regulate alterations of the natural vegetation and topography; prevent poorly planned development; and conserve and protect the natural scenic values and resources of the Rum River and maintain a high standard of environmental quality.

- **F, Floodplain Overlay District.** The F District is adopted in the public interest to promote sound land use practices, and floodplains are a land resource to be developed in a manner which will result in minimum loss of life and threat to health, and reduction of private and public economic loss caused by flooding; to maintain eligibility in the national flood insurance rate program; and to preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and stormwater impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development.

The Zoning Ordinance requires a minimum of 2.5 acres of land for any lot for single family residential use, which must include a minimum of 40,000 square feet of buildable land for the structures and subsurface sewage treatment system. Under the Building Ordinance, a Certificate of Compliance is required for an existing subsurface sewage treatment system any time a building permit is issued for a property or if there is a property sale. These land use controls over Baldwin allow for development while protecting the natural environment and public, health, safety, and welfare. Concern has been noted regarding the need to review allowed residential density and growth management strategies to ensure that desired rural character is maintained.

Baldwin Township Zoning Map



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Township Boundary

City Limits

Zoning

- R1, General Rural
- C1, General Commercial
- I1, General Industrial
- S, Shoreland
- WS, Wild and Scenic

Roads

- US Highway
- County-State Aid Highway (CSAH)
- County Road
- Township Road
- Private Road
- City Street

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E. Existing Transportation Network

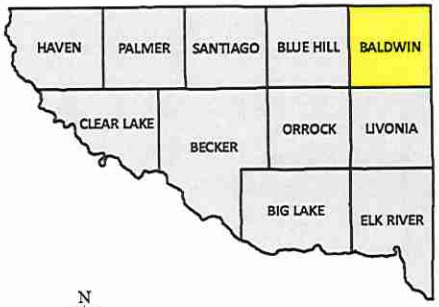
Baldwin is served by an existing network of Federal, County, and City streets shown on Map 12. US Highway 169 bisects Baldwin north/south between the City of Zimmerman and the City of Princeton providing regional access to Baldwin. Roadways under Sherburne County jurisdiction including County State Aid Highway (CSAH) 1, CSAH 2, CSAH 3, and CSAH 9 and County Road (CR) 37, CR 38, CR 39, CR 42, CR 45, and CR 87 form a system of minor arterial and collector roadways within Baldwin within the community and to destinations outside of Baldwin, including the City of Princeton, City of Zimmerman, City of Big Lake, City of Cambridge, and City of Isanti.

Baldwin, through its City Engineer and Public Works maintenance staff, is undertaking an evaluation of existing City streets to establish a rating of existing conditions. This condition index will form the basis of a Pavement Management Plan to provide for programming ongoing maintenance and improvement of the existing City street system. New City streets added to the system through development are to be designed and constructed to Town standards based on the recommendations of the City Engineer, with access management provisions to collector and arterial roads adopted as part of the Subdivision Ordinance and Zoning Ordinance to provide for efficient travel.

The present transportation network is well maintained by the State, County, and Baldwin to serve the city. Incorporation of Baldwin allows the City to continue management of its transportation network through budgeting, capital improvement planning, and preventive maintenance as part of providing government services to protect public, health, safety, and welfare. Incorporation has also made Baldwin immediately eligible for Municipal State Aid highway funding based on its existing population of more than 5,000 persons.

2026 Baldwin Comprehensive Plan

Roadway Jurisdiction



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Roads

- US Highway
- County-State Aid Higway (CSAH)
- County Road
- City Street
- Private Road
- Section Lines

Source:
Sherburne County 2040 Transportation Plan
Baldwin Township

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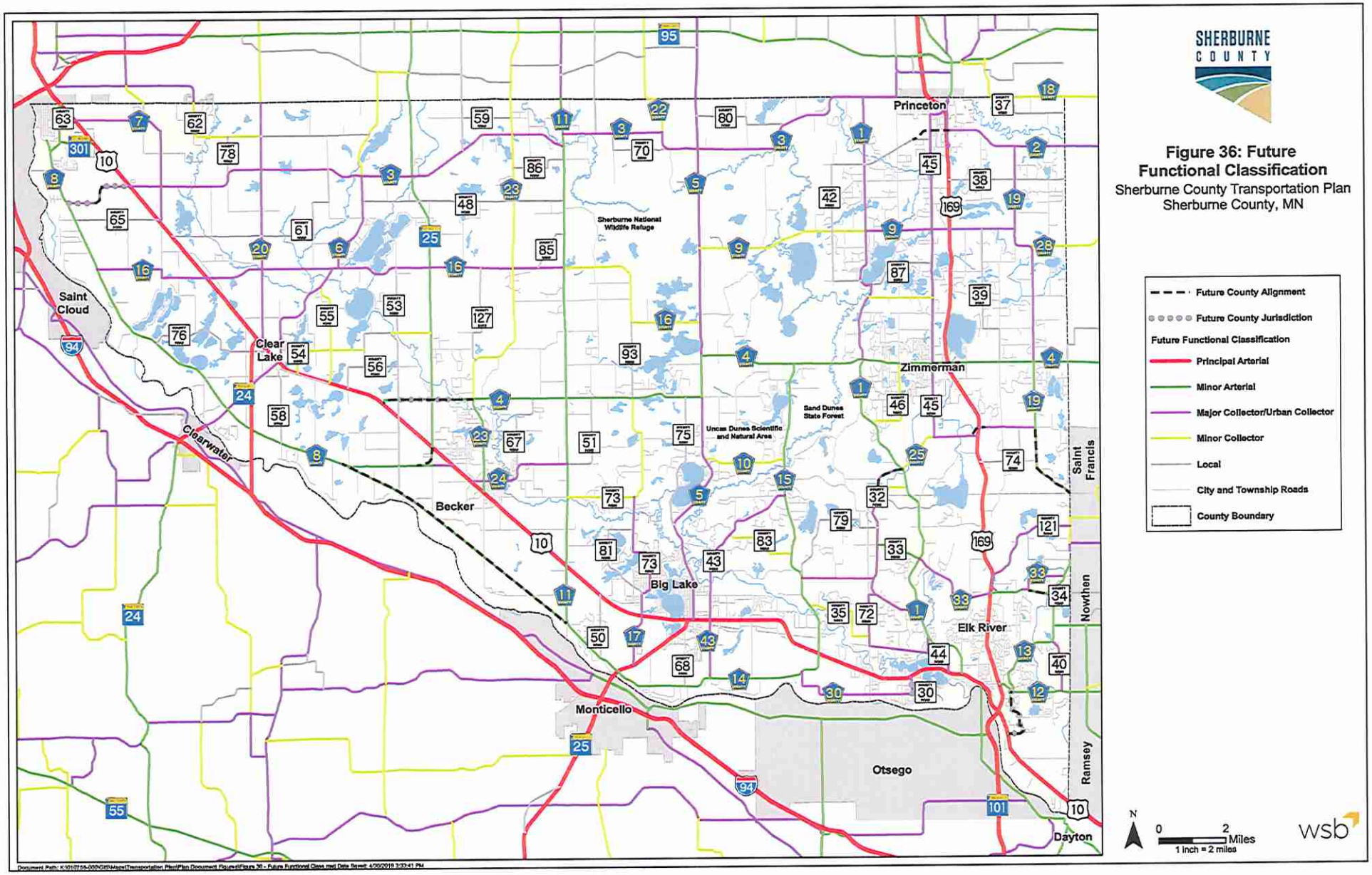

SHERBURNE COUNTY

Figure 36: Future Functional Classification

Sherburne County Transportation Plan
Sherburne County, MN

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F. Existing Government Services

Baldwin is governed by an elected five-member City Council serving the city at-large and chaired by a Mayor. The City is served by a seven-member Planning Commission and a five-member Park Committee appointed by the City Council to advise on land use and park and open space matters, respectively.

Baldwin employs the following full- and part-time staff to provide all necessary municipal services within the City:

- City Clerk/Treasurer
- Deputy Clerk
- Public Works Supervisor
- Public Works Maintenance Technician
- Seasonal staff (as needed)
- Fire Chief, Assistant Fire Chief, and a full complement of firefighters.

Other professional services supplementing City staff are provided on a contract basis including legal, planning, engineering, building inspections, finance, property assessor, wastewater system operation, and information technology. Use of consultants for provision of these services is typical for government units the size of Baldwin and is not expected to require changes until such time as the City grows at a rate or to a size to warrant the hiring of additional full-time staff.

All official government business, including administration, public meetings, and elections is conducted at the City Hall and Public Works Building located at 30239 128th Street. The property also includes the Fire Hall.

Baldwin operates its own Fire Department that provides fire protection services within the City, as well as service to adjacent Blue Hill Township and mutual aid response to fire departments in the region. The Baldwin Fire Department staff includes a full-time Chief, Assistant Chief, three Captains, and 32 paid-on-call volunteer fire fighter positions. The Baldwin Fire Department is staged in a separate building on the same property as the City and Public Works Building. The ISO Public Protection Rating for Baldwin is 06/10.

Police protection is provided by the Sherburne County Sheriff's Office.

Baldwin has acquired 30 acres at the northwest quadrant of 293rd Avenue and 128th Street and undertook an architectural space needs study to evaluate plans for a future administrative and fire hall building. The City Council constituted an Infrastructure Committee to evaluate the existing City buildings and advise on the need for expansion of these or construction of new facilities. If the City proceeds with construction of the proposed City Hall and Fire Hall building, Public Works could expand to occupy the existing City Hall and/or Fire Hall spaces. The acquisition and planning for future facility space needs ensures that the City will continue to provide efficient and effective governmental services for Baldwin.

There are two public parks within Baldwin owned and maintained by the City that provide a full range of recreational opportunities, as well as beaches, boat launches, and rain gardens. There are 30 acres of the 30,700 acre Sherburne National Wildlife Refuge in the southeast corner of Baldwin as well. There is also a 100 acre private game farm within Baldwin. Recreation programming is available for Baldwin residents through Sherburne County, youth organizations, and area school districts.

Baldwin has since 2016 maintained and operated a Community Sewage Treatment System approved by Sherburne County for the Frontier Trails plat through a subordinate service district. The wastewater facility is operated on a contract basis on behalf of the City and is operated as a municipal utility.

G. Utilities

Water and sewer utilities within Baldwin are provided almost exclusively through on-site private well and subsurface sewage treatment systems. As of June 20, 2022, Baldwin provides for permitting, inspections, and monitoring of subsurface sewage treatment systems previously administered by Sherburne County. The Building Ordinance includes a chapter establishing regulations for subsurface sewage treatment systems consistent with Sherburne County regulations, which are consistent with and more stringent than Minnesota Pollution Control Agency standards under Minnesota rules chapters 7080 through 7083 as follows:

- A certificate of compliance is required at time of property transfer when filing a certificate of real estate value at the point of sale of a property.
- A certificate of compliance is required to obtain a building permit unless such a certificate has been issued within the previous 10 years for the subsurface sewage treatment system serving the property.
- A five-foot separation between distribution media and seasonal high water or a limiting layer in lieu of pressure distribution or multiple trenches using serial distribution is not accepted.

There are six subdivisions within Baldwin that are served with Community Sewage Treatment Systems that were approved by Sherburne County before Baldwin enacted its own planning and zoning regulations. Five of these systems are privately operated by the applicable Homeowner's Association, and one of the systems (Frontier Trails) is operated by the City via a contracted Wastewater Facility Operator. Baldwin no longer allows for Community Sewage Treatment Systems through its Zoning Ordinance and Subdivision Ordinance.

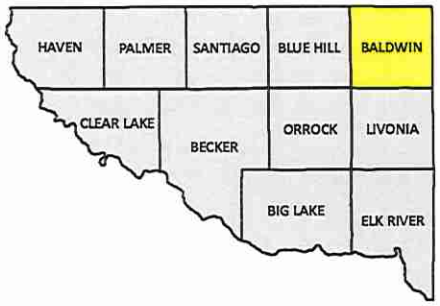
Utilities for electric, natural gas, telephone, cable, or other services are provided by private entities.

H. School Districts

Almost all of Baldwin is within the Princeton Public School District (ISD 477). There are four properties along the south boundary of Baldwin that are within the ISD 728 Elk River-Otsego-Rogers-Zimmerman School District. School district boundaries. School district boundaries shown on Map 14. School districts are independent of and transcend municipal boundaries and managed by the respective school boards.

2026 Baldwin Comprehensive Plan

School District



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School Districts

- Elk River Area ISD 728
- Princeton ISD 477
- City Boundary

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IV. Opportunities and Issues

Comprehensive planning efforts are most effective when the community sets the agenda for the project, giving them to a sense of ownership in establishing goals for the future vision of Baldwin that are the basis for forming policies and plans to realize that vision. Identification of community perspectives to outline opportunities and issues that guide the remaining planning process has been undertaken through work sessions with the Planning Commission and followed up upon by public information meetings. The work sessions with the Planning Commission included a SWOT (Strengths, Weaknesses, Opportunities, Threats) exercise and in-depth discussion of the resulting information summarized in an appendix to the Comprehensive Plan. The summary of issues outlined in the following pages will be expanded upon in subsequent chapters developed throughout the planning process.

Community Identity

Evident throughout the process of incorporation and undertaking of the comprehensive planning process is a strong sense of community identity for Baldwin held by residents, businesses, and City officials. Rural character is at the forefront of this identity with natural areas and amenities, small efficient government, and an engaged population all noted as positive traits of Baldwin. The strength of this sense of community identity is also an opportunity for Baldwin moving forward.

With the majority of growth occurring in Baldwin to date being residential development, most people identify with Baldwin through its rural areas or rural residential neighborhoods. Further development of office, retail, service, and industrial businesses will allow for more of a live/work environment for current residents. Continued expansion and improvement of the City's network of streets will improve connectivity between neighborhoods and destination areas within Baldwin allowing access to commercial areas or enjoyment of recreational opportunities that exist within the area.

The proximity of Baldwin to regional government and quasi-public services such as hospitals is also viewed as contributing positively to the community's identity. Availability of these services and regional markets increases the value of the community as a desirable place to live or locate a business. Creating a sense of place recognized not only within the community, but as part of this larger US Highway 169 region is important as Baldwin continues to grow, especially for economic development purposes.

Preservation of Rural Character

Not only is rural character highlighted as fundamental to the identity of Baldwin, but it is also something that the community adamantly wants to preserve and protect. Growth that has occurred and will continue in Baldwin is one of the primary threats to the community in the future. While continued growth is recognized as a challenge that may lead to need for more infrastructure and services, the Planning Commission sees an opportunity as well. With incorporation, Baldwin can chart its own course in terms of development policy and decisions as to levels of services to be provided. People looking to live in Baldwin will be drawn by the large lot sizes, open spaces, lakes, wetlands, trees, and wildlife, and government that provides core municipal services with a high degree of fiscal responsibility. The City must actively work to protect this character through its Comprehensive Plan and development regulations to preserve the natural environment from threats such as pollution, allowing residential densities that compromise open spaces, and needs for more developed infrastructure.

Growth Management

With development comes the need for government services and more infrastructure. Baldwin provides administration, public works, and public safety services efficiently and cost effectively. These core municipal services will need to be expanded as the community grows to maintain new and existing infrastructure. Concern about growing pains as a new city is real; expansion of services, much less adding expanded services, leads to additional related costs for staff, larger facilities, and greater infrastructure capacity. Again, this threat is recognized by the Planning Commission as being anticipated and needing to be addressed before becoming a weakness. To this end, growth management will be an ongoing initiative for Baldwin to ensure that market demand for development can be accommodated by the City within the capabilities of public facilities and services, which are to be expanded only in a fiscally responsible manner to maintain the City's favorable financial position and a low property tax rate.

Economic Development

Business and industry in Baldwin has been limited by the community being a rural township with rural center cities to the north and south on the US Highway 169 corridor where commerce activities have concentrated. These surrounding cities are established competitive locations with a wide range of retail goods, services, and businesses that creates challenges for economic development in Baldwin.

City officials remain committed to working with landowners and private businesses to pursue expansion of existing businesses and location of new commercial and industrial development in Baldwin. The City's function in terms of economic development is to provide transportation infrastructure and services to support businesses. That the City does not provide sanitary sewer and potable water utilities may limit the types of businesses that are able to locate in Baldwin, meaning the City must target its economic development plans and efforts accordingly.

Existing commercial development in Baldwin has been centered in the northern portion of the US Highway 169 corridor adjacent to the City of Princeton. The area includes local businesses with primarily industrial character, as well as commercial service business serving the immediate area. Other locations in Baldwin having access to US Highway 169 present opportunities for new commercial development. This includes the existing interchange at US Highway 169 and 289th Avenue in the center of Baldwin. Primary interest from the community for commercial business development in this area is for convenience and shoppers' goods businesses that would serve both local and regional markets.

Industrial development is more influenced by economic conditions than commercial land uses, but the City's role is similar. Availability of land for development, access to regional transportation, and development regulations that allow a range of industrial activities are the most significant contributions of the City in industrial development. The community benefits from industrial development by creating opportunities for employment within the City that can be filled by residents, or which provides a population within Baldwin during the workday needed to support retail and service businesses. Financially, industrial development benefits the City through expanded tax base of high value buildings and properties that offsets the cost of City facilities and services for residential property owners.

As with residential development, Baldwin has opportunities for growth of commercial and industrial businesses in terms of available land supply and transportation access, especially for industrial land uses. Past and future residential development increases market potential of a Baldwin specific trade area for retail, service and office businesses, as does available land on the US Highway 169 corridor. Private landowners and businesses determine specific types and location for retail, service, office, and industrial uses in consideration of market factors. The factors that influence commercial and industrial development have been upended by broader economic trends including evolution of the Amazon business delivery model and the COVID-19 pandemic that upended office work environments. The anticipated character of development in Baldwin may present opportunities within these challenges for other communities with more traditional commercial and industrial land use patterns.

Housing

Single family dwellings are the only form of housing within Baldwin based on municipal sanitary sewer and water utilities not being available. The strong preference of the community is for single family housing in Baldwin. There is also a desire to see development of housing options for seniors reflecting regional and national demographic trends of an aging population.

Options for attached housing face community opposition but are most likely not feasible due to no municipal sewer or water availability. Analysis completed during the incorporation process demonstrated that it is not likely feasible to develop municipal sewer and water utilities in Baldwin because of the existing pattern of development of rural parcels that are separated by intermediate plats of residential neighborhoods. The area available for services is too small to provide an efficient scale of operations or smaller areas too far apart to be efficiently connected.

However, limitations to single family dwellings create challenges in providing for a housing stock that meets the needs of all ages and incomes. The ability to provide more independent living or lower maintenance housing hinders the ability of the existing population to remain in Baldwin throughout their lives. Not having housing options other than single family homes can also limit opportunities for new households, first-time home buyers, or seniors with more limited financial resources from living in Baldwin. This second factor can affect availability of employees for businesses within Baldwin, as well. There may be consideration of addressing housing options in Baldwin through non-traditional means, such as accessory dwelling units.

Transportation

Transportation requires significant capital investment requiring a long-term improvement and maintenance programs to estimate and allocate financial resources that will be necessary to build, expand, and preserve the roadway system. This is an area where providing infrastructure requires cooperation between several levels of government and coordination on plans and improvements between adjacent communities in addition to a focus on infrastructure within the City. The capital improvement plan for transportation infrastructure must be in place as part of a growth management strategy to ensure that adequate capacity exists to accommodate proposed developments.

The Planning Commission identified the US Highway 169 corridor as central to planning for Baldwin's future. US Highway 169 provides convenient access for residents to the Twin Cities Metropolitan Area for employment, goods and services, and entertainment options. Likewise, US Highway 169 creates visibility for commercial locations intent on attracting travelers or for industrial businesses to ship and receive materials and products. Definition of long-term access to US Highway 169 is a critical step in relating the Future Land Use Plan to the transportation system.

The City will also need to develop the transportation network that feeds to and from US Highway 169 to provide for access and efficient travel within the City. This effort will be undertaken together with the system of County State Aid Highways and County Roads managed by Sherburne County in Baldwin that form the collector street backbone of a functional classification system. Maintenance and expansion of City streets, including its own collector streets, is aided by availability of Municipal State Aid funding upon incorporation.

Community Facilities

The core purpose of municipal government is to provide services necessary to support residential, commercial, and industrial development under the banner of public health, safety, and welfare. These services include infrastructure including streets and stormwater, public safety services for police and fire protection, parks and recreation, and day-to-day administration of the City organization.

The Planning Commission identified the City as an organization with strong leadership from elected officials and capable City staff. These qualities can be put at risk over time as elections occur and City staff changes. However, effective government is largely influenced by people in leadership positions being responsive to constituents about their priorities and communicating effectively about the City's goals, plans, and actions.

Infrastructure and services adequate to meet the needs of the City today may not be sufficient in the future. The capacity and maintenance of City streets was a primary impetus for incorporation for access to Municipal State Aid monies to assist within ongoing financing of this infrastructure. Police and fire services will need to be monitored to ensure the necessary levels of protection are provided for a growing community. And general operation of the City will likely lead to more staff needs to be anticipated and planned for.

A commitment to City facilities and services will attribute positive qualities to Baldwin's community identity that will likewise strengthen the connection residents and businesses have with the City. Continuing to provide efficient, quality services that users believe are delivered with value must be a priority for the City going forward. This level of community facilities and services will not only support continued growth, but sustain it as well.

Parks, Open Spaces, and Trails

Baldwin benefits from extensive natural areas and the outdoor recreation opportunities these areas provide. Developed recreational facilities are more limited within the community. To a degree, the residential pattern of development in Baldwin doesn't warrant an extensive system of neighborhood parks as the area of individual lots or adjacent lots within a neighborhood provide space for that type of activity.

Baldwin would benefit from planning for community-oriented parks and open spaces either for formalized activities or passive recreation. Trails also offer a recreation amenity that can connect areas of the community together and connect Baldwin to other points of interest in the region. As with the opportunity for planning new development that is to occur, Baldwin has the opportunity in the area of parks, open space, and trails to plan for these amenities at the same time as it considers future land use.

V. POLICY PLAN

Planning is fundamentally seeking to achieve order through rational decision making. Comprehensive Plans lay out a framework for development, typically in twenty-year windows in the form of growth forecasts and absorption projections, formulation of a future land use pattern, and outlining improvement projects to provide related support systems and infrastructure. This approach to planning has been to view the community as a large design project where a picture of the future is formed and control measures are devised to move the city to that goal. The objective of this process is to make the community look like the map, implicitly providing for order, convenience, efficiency, economy, and aesthetics. Preparation of a comprehensive plan in this manner may be sufficient to address a city's immediate needs and problems but lacks adaptability to define and realize a long-term vision of the community.

Community goals form the foundation of the Comprehensive Plan that establish Baldwin's objectives for its developed environment and the means to achieve the desired outcomes through policies implementing the Comprehensive Plan. Baldwin's goals and policies will be the basis of, and complement, the City's maps, ordinances, and codes that are more fixed documents in addressing development activity guided by the Comprehensive Plan.

A policy-based approach to planning, together with traditional development framework plans for land use and related systems is the basis for the Comprehensive Plan. Statements outlining the broad goals that the community seeks to achieve through growth and development segue to the formulation of policies to bring about that future vision. These goals and policies form the foundation of the land use and system plans prepared as the collective chapters of the Comprehensive Plan.

Comprehensive plans are not intended to be, nor are they effective, as static documents. As the circumstances of the community change, the policy plan can be adapted to provide education to the public and developers, criteria for City officials to evaluate changes in development practices or unanticipated proposals, and a basis for consideration of amendments to the Comprehensive Plan and the City's official controls for implementation. This approach also yields greater efficiency for administration and implementation if all of the actions of the organization are guided by consistency with the goals and policies of the comprehensive plan. These goals and policies will therefore allow the City to adapt to emerging trends, opportunities, or issues not anticipated today and provide continuity for the Comprehensive Plan for future City Councils, Planning Commissions, property owners, residents, and developers.

The format of the terms "goals" and "policies" where they are included in the development framework and system plans are used in context of the following definitions:

Goals: *The outcome that will result in achieving the kind of development environment that is desired in Baldwin.*

Policies: *Actions that serve as a guide to help make present and future decisions that will result in achievement of Baldwin's goals.*

The policy plan does not provide a timeline for when development is to occur or prioritize needed community improvements. Instead, these statements collectively provide criteria that can be used to direct actions to be undertaken by public entities and the private sector in response to community objectives. In some cases, a single policy may outline a course of action; more frequently, several policies will apply to a given situation.

A. Natural Resources

The importance of continued community growth integrated with natural resources in Baldwin is recognized by the City. The proper preservation, protection, and utilization of the natural environment as a valuable amenity or as a constraint or barrier for development are guided by the following goals and policies.

Goal #1: The environment shall be protected while accommodating growth by integrating new development with Baldwin's natural resources in a compatible manner.

Policies:

- Allow development based on soil suitability and evaluation of groundwater tables.
- Require that all activities in naturally or environmentally sensitive areas conform to local, county, state, and federal regulations.
- Preserve existing trees as part of the development review process where feasible.
- Require new development to add trees to the landscape.
- Integrate natural resources areas with the public parks, open space, and trails.
- Maintain and utilize natural drainage patterns for stormwater management wherever feasible.
- Require subdivisions to plat lots with minimum lot area exclusive of the boundaries of stormwater ponds, delineated wetland boundaries, and required wetland buffers to ensure adequate buildable area and usable yards to avoid encroachment.
- Require erosion and compaction control plans for all site grading to prevent erosion, dust, and soil sedimentation and prohibit development on slopes identified as where erosion or slippage may occur.

Goal #2: The quality of water resources in Baldwin, including lakes, wetlands, streams, and groundwater shall be protected and improved.

Policies:

- Prevent impacts from development to drainageways, wetlands, shorelands, floodplains, and other natural features that perform important environmental functions in their natural state.
- Work with the DNR to administer the State-maindated requirements for shorelands adjacent to public waters to protect water quality and natural aesthetics.
- Regulate land use within the Rum River Wild and Scenic and Recreational River District in accordance with State mandated regulations so as to preserve and protect the outstanding scenic, recreational, natural, historical, and scientific values of the river.
- Enforce floodplain regulations to regulate development in a manner consistent with Federal and State mandated requirements to protect public safety and property from damage due to flooding.
- Administer the Wetland Conservation Act of 1991.
- Incorporate best management practices for stormwater management to control and treat stormwater runoff from development.
- Implement Minnesota Pollution Control Agency rules that protect groundwater resources from pollution to ensure safe water supplies for existing and future land uses.

B. Land Use

The land use goals and policies create a foundation for defining the character and intensity of land use in Baldwin. The land use related goals and policies apply both to existing land use patterns and future development. The following goals and policies serve as a reference for land use planning decisions.

Goal #1: Develop a cohesive land use pattern that ensures compatibility and functional relationships among activities.

Policies:

- Arrange complementary land uses and activities into functionally related areas of the community as determined by physical barriers, homogeneous land use characteristics, and service area boundaries.
- Accomplish transitions between different land uses in an orderly manner so as not to create negative impacts on adjoining developments.

- Changes in types of land use shall occur either at mid-block points, so that similar uses front on the same street, or at borders of areas separated by physical barriers.

- Regulate incompatible land uses so that conflicts are minimized through the use of physical barriers, distance, screening, or proper physical orientation of lots and buildings.

- Relate the land uses guided by the Comprehensive Plan to community development priorities and transportation infrastructure.

- Provide land use transitions and proper buffering between distinctly different types of land uses.

- Establish standards for development of all land uses to ensure desired community character.

- Consider interim uses where land use designations are provided for long-term market needs and absorption, provided that the activities are compatible with existing and proposed uses and will not obstruct planned development.

- Implement an interim land use plan to prevent an over-allocation of land zoned for any particular use in excess of actual demand or service capacities as the Future Land Use Plan is a general long-term, suggested land use pattern for the City intended to develop over time.

- Deem premature any proposal to allow a more intensive land use unless those initiating the request demonstrate that the criteria set forth by the Comprehensive Plan are satisfied.

- Coordinate future land uses in Baldwin with neighboring communities to encourage unified development patterns.

Goal #2: Rural land uses are to be preserved and promoted as the defining character of development within Baldwin and serve as a primary means of growth management.

Policies:

- Protect agricultural uses and the economic viability of farming operations within Baldwin.

- Limit development density to maintain large tracts suitable for rural land uses and minimize service needs until the criteria to allow for a more intensive land use guided by the Future Land Use Plan is demonstrated to be met.

- Allow keeping of farm animals on properties in such numbers so as not to cause public health and safety concerns or compatibility issues with surrounding residential development.

Goal #3: Residential uses shall be developed in a manner consistent with Baldwin's priorities, compatible with surrounding development, and responsive to market needs.

Policies:

- Encourage innovation in subdivision and housing design.
- Consider housing opportunities for persons of all ages and income levels that allow them the ability to maintain residence within Baldwin throughout the various stages of their lives.
- Require residential neighborhoods to be protected from incompatible uses by adequate separation and buffering from non-residential land uses.
- Protect residential neighborhoods from through traffic using local streets with collector or arterial streets bordering residential neighborhoods.
- Regulate accessory buildings within residential areas to be compatible in design and size to maintain a residential neighborhood character.
- Allow for home-based business within residential neighborhoods provided they are not evident and do not create compatibility issues with the surrounding area.

Goal #4: The character of individual neighborhoods is to be maintained and improved where possible.

- Regulate incompatible land uses to minimize issues through the use of natural and man-made physical barriers, and physical orientation of lots and buildings.
- Accomplish renewal, replacement, and redevelopment of substandard, incompatible, or non-conforming land uses through public action and private means.
- Protect existing residential development from adverse environmental impacts, including noise, air, and visual pollution.
- Administer zoning, subdivision, building, and property maintenance ordinances to maintain high quality, attractive neighborhoods and business districts.

Goal #5: Attracting, retaining, and expanding businesses and industries is a priority for providing employment opportunities and diversification of Baldwin's tax base.

Policies:

- Promote development of building design and construction that enhances Baldwin's image, promotes durability, increases energy efficiency, and expands the local tax base.

- Administer an expeditious development review process for proposed commercial and industrial developments.

- Communicate with existing businesses to stay informed of changing needs to facilitate retention and in-place expansion.

- Consider use of financial tools to assist expansion of existing business or location of new businesses in Baldwin when deemed appropriate and necessary by the City.

Goal #6: Promote balanced and viable commercial development responsive to the retail and service needs of the community, US Highway 169 travelers, and surrounding market area.

Policies:

- Define sufficient areas on the Future Land Use Plan for commercial land uses to meet long-range needs.

- Plan for commercial development in areas of high accessibility, with the US Highway 169 corridor being promoted as the primary focus for commercial uses within Baldwin.

- Develop commercial areas as cohesive, highly interrelated nodes of development with appropriate access and off-street parking.

- Development of one quadrant or side of a corridor within a given area shall not dictate commercial use of the other properties.

- Establish site development and architecture standards to ensure quality development in areas of high visibility, such as the US Highway 169 corridor.

- Adopt regulations for signs to facilitate business identification while minimizing visual distraction or negative aesthetics.

- Encourage the removal of non-complementary uses in areas identified for commercial development.

Goal #7: Promote development of high-quality, high-value industries that expand tax base and create employment opportunities within Baldwin.

Policies:

- Limit industrial businesses to areas designated for these land use activities by the Future Land Use Plan.

- Define distinct areas for varying types of industrial activities and establish respective standards governing development quality.

- Encourage infill development and in-place business expansion within existing industrial areas.

- Facilitate redevelopment of industrial properties that exhibit building deterioration, obsolete site design, environmental concerns, or land use compatibility issues.

- Provide for phasing of development within existing rural areas designated for future industrial uses as demand increases.

- Encourage relocation of existing industrial activities within residential neighborhoods to appropriate areas guided for industrial use on the Future Land Use Plan.

- Locate industrial land uses with access to regional transportation systems.

- Landscape and screen outside storage of equipment and materials associated with industrial uses to minimize negative visual impacts.

- Establish site development and architecture standards to ensure quality development in areas of high visibility, such as the US Highway 169 corridor.

- Adopt regulations for signs to facilitating business identification while minimizing visual distraction or negative aesthetics.

- Encourage the removal of non-complementary uses in areas identified for industrial development.

Goal #8: Public facilities and services shall be located so as to offer ease of access and minimal response time.

Policies:

- Locate public facilities where the use is compatible with the existing and proposed land uses of the area.

- Develop public facilities upon sites that offer ample land area for any necessary expansion.

- Avoid displacement of residents resulting from the development of government facilities and infrastructure.

Goal #9: Public facilities shall be designed to enhance community identity and recognition in a manner compatible with the surrounding area.

Policies:

- Develop and maintain all public facilities to serve as examples for private development and to create a source of community identity.
- Enhance the attractiveness and identity of the community through gateway identification, civic beautification, tree planting, street maintenance, and other measures.
- Provide adequate landscaping, screening, and buffers for all public and quasi-public facilities in order to minimize impacts to surrounding uses and enhance the area in which they are located.
- Construction of public facilities should utilize robust materials to minimize maintenance and provide for sustainable long-term use.
- Ensure public facilities are constructed upon sites with land area sufficient for current needs and future expansion.

Goal #10: Development shall provide for logical extension of related infrastructure and community services in a fiscally responsible manner to maintain the City's current favorable local tax rate.

Policies:

- Promote infill development and follow an orderly pattern for expansion that maximizes investment in existing utility and transportation infrastructure.
- Delineate boundary limits for new development and stage expansion of infrastructure necessary for new development.
- Discourage subdivision of parcels not contiguous to existing rural residential, commercial, or industrial development that expand the City's existing service delivery areas and create scattered nodes of development.
- Prohibit premature subdivisions in areas that lack adequate infrastructure, such as transportation or other public facilities and services.

C. Transportation

Transportation is a critical infrastructure for Baldwin in terms of continued growth requiring that full attention must be given to ensure a functional transportation system. Additionally, the transportation system must be coordinated with the Future Land Use Plan to identify and address areas where improvements may be required as a prerequisite for development. Within the context of these considerations, the following goals and policies are provided.

Goal #1: Approach all modes of transportation as an integrated system to be planned on a coordinated basis.

Policies:

- Develop a transportation system that serves the mobility and access needs of residents, businesses, and institutions and supports Baldwin's goals for future growth.
- Design transportation facilities to conserve natural resources and minimize the need for ongoing public investment.
- Plan transportation facilities to function in a manner compatible with adjacent land use.
- Include provisions for other transportation modes, i.e., bicycles, trails, park and ride, etc., in street and highway improvement plans when feasible and practical.
- Stage transportation improvements to reflect projected growth needs and land use changes in coordination with available financial resources.
- Work with Sherburne County, the Minnesota Department of Transportation, and surrounding jurisdictions to identify how long-term transportation goals can be met to satisfy both regional and local needs.

Goal #2: The street system in Baldwin shall be planned, designed, and constructed according to the highest standards in consideration of land use and efficient local and regional transportation.

Policies:

- Base planning and design of streets within Baldwin on a functional classification system.
- Plan for anticipated increases in traffic volumes and corresponding roadway improvements by analyzing existing right-of-way widths, accessibility, speed, surfacing, sizing, and maintenance requirements of existing roadways and those in areas of new development.
- Act to plan, design, and construct a street system in those areas where incomplete facilities exist.

- Design and construct new streets and upgrade existing streets in compliance with Minnesota Department of Transportation standard specifications.

- Classify all residential streets as low volume carriers designed to prevent penetration by through traffic and to properly direct traffic to major collector or arterial streets.

- Connect neighborhoods with local streets to allow for intra-neighborhood relationships, distribution of traffic, and access by emergency and service vehicles.

- Implement a uniform sign maintenance policy regarding roadway signs that eliminates unnecessary signs and replaces outdated and confusing public signs.

- Protect investments in the transportation system through implementation of a pavement preservation plan.

- Identify existing traffic safety hazards within the City and program corrective action as part of the Capital Improvement Plan.

- Study implementation of speed limits through adoption of an ordinance to increase traffic and pedestrian safety, especially within residential neighborhoods.

Goal #3: Support the development of public transit, paratransit, carpooling and other such measures that will minimize the need for individual automobile travel.

Policies:

- Support development of park and ride facilities within the US Highway 169 corridor as need dictates and funding may be available.

- Encourage provision of regional transit and paratransit services to meet the basic transportation needs of persons who cannot use automobile transportation, where economically feasible.

Goal #4: Ensure that all land uses have appropriate access and sufficient off-street parking to meet demand.

Policies:

- Restrict vehicular access onto arterials and collector streets to ensure capacity preservation through adequate distance between intersections and effective utilization of appropriate traffic control methods.

- Prohibit parking on arterial and collector streets and on-street parking on other streets as needed that conflicts with moving traffic or creates hazards.

- Develop parking facilities so as to conserve land, promote joint use, and minimize conflicts with vehicle, pedestrian, and bicycle traffic.

- Require any new development or expansion of existing development to include adequate off-street parking.

- Utilize landscaping and site design to eliminate large continuous expanses of pavement and enhance the aesthetics of parking areas.

- Make provision for accessible parking spaces in compliance with the Americans with Disabilities Act in all off-street parking areas.

- Promote safe pathways for pedestrians and bicyclists in parking lots and internal traffic circulation areas.

D. Parks, Open Spaces, and Trails

Parks and open spaces are an amenity to the community that contributes positively to the quality of life and character of Baldwin. Trails serve both a recreation and transportation function.

Goal #1: Planning for the parks and trails system shall be a dynamic process that organizes and addresses recreation activities in a comprehensive manner.

Policies:

- Establish parks and open spaces within Baldwin accessible for all residents and groups of the community.

- Ensure that the acquisition of land and development of facilities for parks and open space reflect community needs and priorities.

- Provide that those benefiting from the acquisition and development of parks, open spaces, and trails participate in the costs of improvements.

Goal #2: Acquire land for development of parks, trails, and open spaces to fulfill the long-term needs of the present and projected population of the community.

Policies:

- Acquire land for parks through dedication, donation, purchase, or other means available to the City to implement the Future Parks and Trails Plan.

- Accept dedication of land for parks, open spaces, and trails in satisfaction of subdivision requirements only when the needs of the community are satisfied as established by the Future Parks and Trails Plan.

- Acquire lands with high amenity value and unique landscape areas, such as river frontage, water bodies, waterways, wetlands, ponds, streams, significant tree stands, native prairie, bluffs, or areas of rugged topography, as amenities within the developing park system.

- Include areas of cultural value within park lands when they exhibit qualities or have opportunities to contribute to the park and trail system.

- Require adequate right-of-way for trails during the subdivision process or as part of improvement projects.

Goal #3: Develop a system of parks, open spaces, and trails, in Baldwin in a manner complementary and compatible with surrounding land uses.

Policies:

- Define a desired balance between active, passive, and cultural recreational areas and activities tailored to the needs of the community.

- Preserve natural amenities or cultural resources when planning the development of specific park and trail sites.

- Make improvements to the park and trail system based on the recommendations of the Future Parks and Trails Plan.

- Establish consistent design elements for park and trail facilities (buildings, play equipment, landscape plantings, signage, fixtures, etc.) that promote community identity and recognition of public facilities.

- Coordinate park development with City stormwater management plans.

- Utilize trails for both transportation and recreational functions as connections between activity centers or by providing access to parks and open spaces.

E. Community Facilities

Provision of necessary community facilities, infrastructure, and services is the primary function of local government. These facilities include administration, public works, and emergency services.

Goal #1: Maintain and improve existing services and develop new community facilities and services to meet the needs and priorities of Baldwin.

Policies:

- Cooperation and coordination between governmental units shall be promoted and encouraged in the provision of public facilities and services.
- Initiate studies to analyze public facility or service improvements in response to increasing growth.
- Plan for development of station(s) within Baldwin and continued provision of fire protection services to protect public safety.
- Monitor police services provided by the Sherburne County Sheriff's Office to ensure adequate protection for persons and property and minimize crime within Baldwin.
- Require coordination among all public and private utilities to locate systems within public right-of-way and easements providing ease of access for maintenance, repair, and minimal disruption of other uses or adjoining properties.

Goal #2: Provide for proper school facilities by working with school district officials to meet the needs of existing and future populations.

Policies:

- Communicate community growth with school districts to ensure appropriate facilities planning.
- Assist school districts in locating sites for new facilities that are accessible, compatible with adjacent land uses and natural environment amenities, and offer the necessary land to meet the physical needs of the facility.
- Promote school site design that results in the facilities becoming neighborhood and community focal points and gathering areas.
- Establish safe and convenient access to each school site within the community.
- Enter into agreements for joint use of City parks and school recreational facilities to maximize the benefits for both residents and students.

F. Administration

Administration of the Comprehensive Plan addresses the implementation of the policies and plans established during the planning process.

Goal #1: All development that occurs in Baldwin is to be consistent with the goals, policies, and plans of the Comprehensive Plan.
Policies:

- Evaluate the Comprehensive Plan regularly and proceed with updates when such action is deemed appropriate by the City.
- Establish codes addressing zoning, subdivision, building, and property maintenance and review these standards and requirements on an as needed basis.
- Monitor legislative changes and new requirements in community responsibilities and update development regulations as necessary.
- Development policies and regulations shall be administered consistently and uniformly.
- Analyze all development proposals on an individual basis from a physical, economic, and social standpoint within the context of the entire community to determine appropriate uses.
- Amend established geographic land use designations and related zoning classifications only when it can be demonstrated by those making the request that the modifications are in the best long-term interest of the community and consistent with the policies of the Comprehensive Plan.
- Justification to amend the Comprehensive Plan or development regulations to allow uses or activities not presently allowed shall be consistent with long-term community goals and not solely short-term market demand or potential.

Goal #2: Baldwin will maintain high standards for community engagement and involvement related to development and City facilities and services.

Policies:

- Provide opportunities for direct involvement and input of residents, business persons, and property owners in the planning and implementation of any development related activities in the City.
- Utilize business and civic organizations as a means of communicating and informing land owners and tenants, and the general citizenry of area projects, plans, and accomplishments.

- Encourage developers to hold informal meetings with project area residents, business persons, and property owners on a neighborhood basis to inform them of development plans prior to proceeding with formal development applications.

- Conduct public hearings on area plans and projects with prior notice to all citizens in the community as required by law.

- Make use of available media such as area newspapers, and the City's website and newsletter as a means to keep citizens informed of all development projects.

- Document all analysis related to consideration of development proposals to substantiate and communicate the basis of City Council decisions.

Goal #3: Allocate administrative and improvement costs to those generating the demand or benefiting from the service.

Policies:

- Monitor administrative procedures and services, including the processing of development applications, to ensure that the financial costs associated with these services are paid by those making the request.

- Utilize special assessments and/or special service districts to assign costs for public improvements to benefiting parties.

- Require land dedication, easements, and other such dedications at the time of subdivision and/or development to ensure the physical capacity for necessary public and quasi-public utilities and improvements.

- Annually review the City's financial position to ensure proper fiscal programming and management.

- Monitor Federal and State programs for the possibility of assisting the community with implementing the Comprehensive Plan and meeting the needs of its citizens.

- Implement a Capital Improvement Plan for the identification, management, programming, and budgeting of capital needs for Baldwin.

VI. DEVELOPMENT FRAMEWORK

The Development Framework chapter of the Comprehensive Plan provides a guide for community growth and improvements through narrative and graphic description for future land uses within Baldwin, as well as the background and rationale for how these designations are established. This current Comprehensive Plan effort is also based on past policies and plans previously adopted in 2014, as well as the rationale for the community's pursuit of incorporation. Reference to these past planning efforts is critical to understand the direction and evolution of many of the City's established policies and the changes that have occurred over time as a result. Future updates of the Comprehensive Plan are anticipated to continue and refine these policies and update plans to reflect then existing community opportunities and challenges.

Although the emphasis of this chapter of the Comprehensive Plan is on land use, the framework for continued development in Baldwin is comprised of several interrelated elements, including the natural environment and land use, as well as chapters addressing the systems for transportation, community facilities, parks, trails, and open space. To ensure the integration of these various components, the Development Framework for Baldwin is derived from established goals of the community, as well as the primary functions of City government. The Development Framework provides the basic tool for guiding change and improvement in Baldwin. Specific implementation directives are established through parameters for land use, infrastructure, and regulatory controls.

A. Natural Environment

Natural environment areas are of prime importance in Baldwin. These features define the community and serve to attract many residents through new development. Besides serving as aesthetic amenities that enhance the quality of life in the area, they perform important ecological roles. Natural areas often act as buffers or barriers in determining the extent and direction of development. Therefore, it is necessary that special consideration be given to these areas in formulating the Comprehensive Plan. Environmentally sensitive areas include those areas characterized by prime soils for agriculture, soil limitations for structures or Subsurface Sewage Treatment Systems, the Rum River, lakes, wetlands, and flooding. The focus of environmental protection within the City involves efforts to integrate planned land uses with the existing elements of the natural environment.

Rum River

The Rum River flows through the northeast portion of Baldwin. Protection of the Rum River corridor is implemented by the Rum River Wild, Scenic and Recreational River Management Plan originally adopted by the State of Minnesota in the 1970s. The Zoning Ordinance includes the WS, Wild and Scenic Recreational River Overlay District establishing allowances for land use, development standards, and limitations on vegetative cutting or shoreland alteration within the Management Plan area to preserve the Rum River corridor in as natural a state as feasible.

Lakes

There are 31 defined lakes within Baldwin, which the Department of Natural Resources has classified as General Development, Recreational Development, or Natural Environment based on their size and characteristics. These lakes are protected by the, S, Shoreland Overlay District established over land within 1,000 feet of the ordinary high water level of the waterbody that reflect State-mandated regulations for land use, lot requirements, and performance standards, including limits on vegetative cutting and shoreland alterations. The purpose of the shoreland regulations is to limit development intensity adjacent to public waters, protect water quality, and protect natural aesthetics as viewed from the waterbody. While these requirements will not preclude development (and redevelopment) around the community's lakes, compliance will ensure a degree of protection of these environmentally sensitive amenities.

Wetlands

Wetlands serve important ecological functions in Baldwin, including providing critical wildlife habitat, aid stormwater management by acting to improve water quality and rate control during rain events, allow for nutrient assimilation and groundwater recharge, and provide aesthetic value reflective of a rural landscape. Wetlands are protected from intrusion by the Wetland Conservation Act of 1991 implemented through the Zoning Ordinance. Utilization of these features as recreational and aesthetic amenities is also an important consideration. In the future development of Baldwin's park system, the City should consider these natural amenities within parks or adjacent to trails.

Floodplain

The Federal Emergency Management Agency coordinates the federal government's role in preparing for, preventing, mitigating the effects of, responding to, and recovering from all domestic disasters, whether natural or man-made. In 1968, the National Flood Insurance Act created the Federal Insurance Administration and made flood insurance available for the first time to homeowners. The Flood Disaster Protection Act of 1973 made the purchase of flood insurance mandatory for the protection of property located in Special Flood Hazard Areas. The 100-year and 500-year flood areas are shown on the Flood Insurance Rate Maps for Sherburne County effective November 16, 2011. Standards for development of flood areas are adopted as part of the Zoning Ordinance as a FP, Floodplain Overlay District to protect life and property.

Stormwater Management

Baldwin utilizes natural drainage systems to manage stormwater runoff; a series of streams, ditches and ponds carry stormwater away from streets and structures into lakes, wetlands, and other holding areas. These areas collect and store runoff water during periods of heavy rainfall or melting snow and utilize 100-year floodplains to prevent flooding of areas downstream. In recognition of the valuable role the drainageways perform for Baldwin and surrounding communities, the City must take measures to define and protect this natural amenity, including:

- With each new request for development altering the natural drainage pattern, the developer must define stormwater volumes, drainageway capacity, and upstream stormwater storage needs. This type of study is necessary to help the City identify and preserve natural stormwater holding areas and drainageways so they are not disrupted.

- Implement subdivision regulations that require the acquisition and establishment of stormwater drainage easements in areas of natural ponding, wetlands, and drainage.

- Require stormwater management plans with all development proposals with review and approval of the City Engineer provided at the expense of the developer.

- Implementation of floodplain regulations in areas designated as a 100-year floodplain.

Ongoing growth in Baldwin will continue to increase stormwater flows in the future. Through these actions, the City will maintain and utilize the natural wetlands and drainageways for almost all stormwater management. This effort will maintain attractive natural environmental areas and eliminate the necessity for constructed storm sewer systems.

Wastewater

All businesses and households in Baldwin are served by private Subsurface Sewage Treatment Systems. The City has adopted a Subsurface Sewage Treatment System ordinance consistent with Sherburne County regulations and Minnesota Pollution Control Agency Rules. The regulations for Subsurface Sewage Treatment Systems are critical for protection of the natural environment, preservation of groundwater quality, and maintaining public health by establishing minimum standards for construction, reconstruction, maintenance, and repair of Subsurface Sewage Treatment Systems and provision of technical assistance and education regarding ongoing operation.

Baldwin is responsible for enforcement of the Subsurface Sewage Treatment Ordinance. All individuals performing site evaluation, installation, inspection, and pumping/cleaning of Subsurface Sewage Treatment Systems must be licensed and certified by the Minnesota Pollution Control Agency to perform such work. The City is responsible for the permitting and inspection of Subsurface Sewage Treatment Systems. The owner of each individual Subsurface Sewage Treatment System is responsible for properly maintaining their system. Failure to properly maintain a septic tank can lead to system discharge or backup. The City requires failing systems to be corrected in accordance with State laws.

Community septic systems were installed to serve residential properties within several subdivisions during the 2000s. These are owned and maintained by the respective Homeowners Associations, except for one development. Baldwin has since 2016 maintained and operated a Community Sewage Treatment System approved by Sherburne County for the Frontier Trails plat through a subordinate service district. The wastewater facility is operated on a contract basis on behalf of the City and is operated as a municipal utility. Due to issues with long-term ownership and maintenance of these systems by Homeowners Associations, the City no longer allows Community Sewage Treatment Systems.

Water Supply

Potable water for all development in Baldwin is provided for through individual private wells. Wells are permitted and inspected by the City in accordance with Minnesota Department of Health rules. Reliance on individual wells for potable water increases the need to protect groundwater resources from overuse and prevent contamination because of development. These objectives require careful consideration of allowed land uses, proper land development techniques, and oversight of Subsurface Sewage Treatment Systems.

Soils

Baldwin has areas where soil conditions raise suitability concerns for rural residential and business development. Any development in these areas will require specialized construction measures. To avoid extensive financial and environmental costs associated with development in these areas, the City must require that it be demonstrated that all sites proposed for development have soils with physical properties and percolation rates suitable for Subsurface Sewage Treatment Systems and structural capacity to support building.

- Each residential lot must have a minimum of 40,000 square feet of buildable soils to accommodate the principal use and a Subsurface Sewage Treatment System.
- On each newly created lot in the City, there must be area set aside for two septic drainfields to allow for the installation of a second Subsurface Sewage Treatment System in the event the first system fails.
- Building sites within Baldwin must have an average slope of 12 percent or less to be considered buildable and areas with an average slope of greater than 12 percent must be subject to review of the City Engineer.
- All Subsurface Sewage Treatment Systems must meet state standards and the Baldwin Building Ordinance.

Erosion

A major concern with regard to agricultural uses and rural residential development is that of topsoil loss (via both wind and water erosion). To address this concern, the following actions will be pursued:

- Encouragement of farming practices that minimize erosion.
- Require proper grading, drainage, and erosion control measures for all development activities.

Filling/Excavation

The filling or excavation of land to accommodate development may create issues where low areas have been excavated to create wetlands and ponds, while the excavated soil is used for on-site fill or transported to other developments. The environmental impact of this type of activity must be considered for stormwater management, as well as the potential impacts of hauling excavated material upon City streets. The City will continue to regulate excavation and grading activities through the Zoning Ordinance to proactively mitigate potential land use compatibility issues and negative impacts during the operation and ensure that the ultimate plan for the affected parcel is consistent with the Comprehensive Plan.

Vegetation

Baldwin has concentrations of vegetation throughout the community. These valued aesthetic and ecologically important assets should be protected. Consideration should be given to preserving trees through subdivisions designed and constructed so that existing healthy trees are preserved to the extent possible. Vegetation stands should also be considered for acquisition as part of the park and trail system to preserve trees for their natural aesthetic value.

Noise

Development is accompanied by increasing noise levels from corresponding increases in traffic and general activity that can impact the community. Specific uses may also present compatibility issues with respect to noise generation that require mitigation through regulation. These potential impacts must be anticipated during the development process to avoid future issues by providing proper transition between noise generators and uses sensitive to noise impacts. Baldwin will consider requiring the use of landscaping and site design to aesthetically and physically separate different types of land uses and to provide protection from noise along major roadways.

Wind Energy

Use of wind for generating electricity is gaining attention as a way to better conserve energy resources. State law mandates a minimum amount of future energy must be generated from renewable resources, such as wind, leading businesses to explore opportunities for large-scale facilities. Agricultural uses and residential uses like those in Baldwin can also utilize wind as an energy source for individual properties. The rural character of Baldwin creates opportunities to access wind energy, but offers challenges as well due to land use compatibility, solar and wind access protection, and aesthetics. The City has adopted performance standards as part of the Zoning Ordinance for wind energy systems ensuring that those systems allowed to be constructed within Baldwin are consistent with community objectives.

Solar Energy

Adequate access to sunlight for all properties in Baldwin is a priority not only for potential solar energy systems, but for aesthetic reasons as well.

Solar access protection is provided for in Baldwin by the uniform implementation of lot and building performance standards adopted as part of the Zoning Ordinance. Requirements such as maximum building height and yard setback standards are implemented for the purpose of creating separation between structures and allowing equal sunlight access, such that a property is not in the shadow of an adjacent building.

The Zoning Ordinance includes regulations for solar energy systems to address both individual systems, as well as solar farms. The standards for solar farms include location criteria intended to remove these uses from the US Highway 169 corridor and require extensive screening where allowed. The approval of a solar farm must also include plans for decommissioning and removal such that outdated or unused facilities do not become a nuisance through blight.

Outdoor Lighting

Ongoing development within Baldwin is accompanied by additional outdoor light sources intended to illuminate streets, intersections, yards, parks, parking lots, business signs, etc. The growing number of outdoor light sources results in increased levels of light being directed or reflected skyward that can obscure the dark night skyline, impacting rural character.

Outdoor lighting can also be a source of conflict between land uses, such as commercial and industrial parking lots adjacent to residential neighborhoods. The City has adopted comprehensive lighting standards to ensure appropriate levels of night time illumination that are controlled in intensity and direction to minimize the effects of light pollution and preserve a dark sky.

The City will continue implementation of these standards for new developments and redevelopment of existing uses within the community. These standards should be reviewed with emerging use of Light Emitting Diodes for outdoor lighting, which emit a brighter, more white light. Changes to the existing outdoor lighting regulations may be necessary to ensure that continued development utilizing LED outdoor lighting does not impact adjacent land uses or compromise desired rural character.

Solid Waste

Baldwin encompasses a large area of primarily rural land uses. Because of this and the City's proximity to the Twin Cities Metropolitan Area, Baldwin may be an attractive potential location for a solid waste facility or transfer stations. An open solid waste disposal facility is not to be allowed due to inherent conflicts with desired rural character of development within the City. Transfer stations may be appropriate within industrial areas provided appropriate measures are taken to avoid potential negative effects.

B. Land Use

The Comprehensive Plan provides a guide for future community growth and improvements. A fundamental land use priority for Baldwin is preservation of open space and maintenance of the City's existing rural character. The Future Land Use Plan map is a generalized guide for future development in Baldwin that may be anticipated to be refined and amended over time as community priorities evolve.

Rural Uses

Rural uses, including active farming operations, exist throughout Baldwin and within or adjacent to many rural residential areas. Continuation of these agricultural activities represents an important land use within the City consistent with the heritage and desired character of the community. Directly related to the preservation of open space and rural character for Baldwin is the need to maintain agricultural activities within Baldwin.

Agricultural uses are permitted within the R1, General Rural District. To encourage preservation of large tracts for farming, it is recommended that a base density of one dwelling for each 10 acres of land be established. This change would be accompanied amending the R1, General Rural District to require a larger minimum lot area and establishing a R2, Rural Residential District for the purpose of allowing on going rural residential growth. Proposals for subdivision of rural residential neighborhoods will subsequently require a Zoning Map amendment providing the City greater discretion in determining if the proposed development is consistent with community growth objectives, is compatible with existing uses in an area, and that adequate infrastructure is in place. This approach will encourage agricultural preservation and at the same time promote reasonable growth management to prevent premature conversion of agricultural land to rural residential use.

An issue related to maintaining viable agricultural uses in Baldwin is allowing new or existing farm operations that qualify as an animal feedlot to continue and opportunities for expansion. There is a need to anticipate the inherent conflict between contemporary agricultural operations and rural residential land uses and minimize it to the extent possible. Performance standards have been developed as part of the Zoning Ordinance to respond to this compatibility issue by establishing standards for:

- Limitations on the maximum number of animal units allowed.
- Compliance with all current Minnesota Pollution Control Agency regulations related to the storage and disposal of manure.
- Setbacks for construction of new buildings or expansion of existing buildings from adjacent residential uses.
- Requiring reciprocal setbacks for construction of any new residential dwelling adjacent to an established feedlot.

Rural Residential Uses

Permanent Rural Residential land uses are single family residences and hobby farms. Existing residential uses within the R1, General Rural District occur at a maximum density of four dwellings for each 10 acres of land based on a minimum lot area requirement of 2.5 acres with minimum buildable area within each lot of 40,000 square feet. It is recommended that the current lot requirements of the R1, General Rural District provide the basis of a new R2, Rural Residential District. Consideration must also be given to continuing to require a minimum net area of a lot to be buildable to provide for sustainable on-site utilities. The City will need to review the specific uses to be allowed within the proposed R2, Rural Residential District to ensure continuation of desired rural residential character.

There are many non-conforming lots platted around major lakes within Baldwin developed before the establishment of zoning requirements, including Shoreland regulations. Redevelopment of these lots from seasonal cabins to full-year residences create challenges in terms of setbacks, impervious surface coverage, and Subsurface Sewage Treatment Systems. The City addresses these challenges on a case-by-case basis through non-conforming lot and use standards of the Zoning Ordinance, as well as consideration of variances. The goal for continued use and redevelopment of these non-conforming lots within sensitive shoreland areas is to allow for a reasonable use of the property that is consistent with the intent of current development regulations to the extent possible.

As the City continues to grow and infill development brings neighborhoods closer together, consideration may need to be given to establishing standards and accepted locations for hobby farms within Baldwin. Typically, a hobby farm is defined as a tract of land consisting of less than 20 acres in size with a house and accessory buildings on which crops and often livestock are raised, but not as a principal source of income. In determining proper hobby farm locations, Baldwin must establish standards for the keeping of animals on non-farm, rural residential properties less than 20 acres, which don't meet the definition of agricultural uses and/or agricultural production.

Also related to both continued residential growth and economic development is allowance of home occupations within Baldwin. The City currently allows home businesses conducted within a residential dwelling as an allowed accessory use or from a detached accessory building as an interim use within the R1, General Rural District. Businesses operated from detached accessory buildings may tend to create potential compatibility issues with surrounding properties due to the character of the business or its operation. The City must ensure appropriate standards for home businesses, including limits on the types of businesses and standards for outdoor storage, screening, and operations so that allowance of such activities in rural residential areas does not disrupt desired community character or cause nuisances for surrounding residents. Allowance of home occupations can become a lower cost alternative to developed industrial parks with appropriate standards for locating small businesses creating challenges for the City in realizing its industrial development goals

Housing

Housing in Baldwin is limited principally to single family dwellings due to a lack of City sewer and water utilities necessary to support attached forms of housing. The lack of dwelling types other than single family dwellings is viewed positively by the community as reflective of rural character. With no intent to provide City sewer and water utilities and a desire to keep Baldwin rural, single family dwellings will continue to be the only form of new residential dwellings in Baldwin. The following tables are used to describe the existing housing supply in Baldwin:

Table 6
City of Baldwin
2024 Occupied Housing Units

	#	%
Owner Occupied	2,557	97.3%
Rental Occupied	71	2.7%
Total	**2,628**	**100.0%**

Source: US Census

Table 7
City of Baldwin
2024 Housing Units by Type

	#	%
1 Unit, Detached	2,560	97.4%
1 Unit, Attached	22	0.8%
Other Units, Apartments	46	1.8%
Total	**2,628**	**100.0%**

Source: US Census

Table 8
City of Baldwin
2024 Housing Units by Year Built

	#	%
2020 or newer	115	4.4%
2010 to 2019	179	6.8%
2000 to 2009	924	35.2%
1980 to 1999	723	27.5%
1960 to 1979	444	16.9%
1940 to 1959	159	6.1%
1939 or earlier	84	3.2%
Total	**2,628**	**100.0%**

Source: US Census

In terms of new housing, the limitation to only single family dwellings can have both social and economic implications.

Alternatives to single family dwellings provide the least expensive housing type, where young people can begin saving for purchase of their own home. These alternatives also provide opportunity for housing attainable for labor that in turn can support businesses within the community.

As families are started, spatial needs may increase and townhouses and small single family dwellings provide affordable first homes for young families where pride in ownership is established and equity can be built. As the family grows to its ultimate size, space needs increase and a larger move-up single family home fulfills these needs. When children grow older and leave home, space needs are thus reduced and large houses may become underutilized. At this point, the parents may find it desirable to move to a smaller house, or to a townhouse or apartment where maintenance is provided for. Eventually, an elderly population may desire to move into an apartment or to some type of senior housing with services.

The inability to develop housing options for all stages of the lifecycle and with a wide range of values may result in more population turnover within the community as new residents move into what is primarily move-up housing, based on the 2025 median house value of $409,200 provided by the Sherburne County Assessor, and existing residents must look outside of Baldwin for alternatives to single family dwellings as they age and housing needs change. An opportunity to address at least the economic side of the housing market in Baldwin is that older homes tend to be more affordable than new construction. Maintenance of the existing housing supply in Baldwin is, therefore, critical to providing as wide a range of housing available to the market as feasible.

The existing housing supply in Baldwin is divided almost evenly between dwellings that have been constructed within the last 25 years and that which was constructed before 2000, going back even more than 60 years. Older homes within Baldwin likely require additional maintenance to ensure livability and sustain the structure. Housing maintenance efforts serve to protect neighborhood desirability and promote property values. The City will need to monitor the need to consider efforts to promote housing maintenance in the future if issues arise on a neighborhood basis.

Another housing opportunity that the City may consider to address both lifecycle and economic issues related to housing is Accessory Dwelling Units. Accessory Dwelling Units are a secondary residential dwelling constructed either within a primary home or within a detached building on a residential property. More commonly allowed in dense urban areas, there may be parameters under which Accessory Dwelling Units are considered appropriate in Baldwin. Provisions already exist within the Zoning Ordinance carried over from the Sherburne County Zoning Ordinance for farm family or farm labor secondary dwellings using manufactured housing. Allowance of Accessory Dwelling Units either beyond the current provisions or considering these potential uses must be reviewed in terms of desired rural character, allowed residential densities, compatibility with surrounding properties, and provision of Subsurface Sewage Treatment Systems. Limitations would be required to be implemented to ensure that what is intended to be an Accessory Dwelling Unit does not become a second independent dwelling on a residential property.

Commercial Land Uses

Baldwin has minimal existing commercial development within the City. Those businesses that have been developed is located on either side of US Highway 169 at the north line of the City. These businesses are located to take advantage of accesses and visibility from US Highway 169, but there are concerns about cohesiveness and development standards. These are primarily service-type businesses with retail use limited to Marv's True Value Hardware and food uses limited to a Subway restaurant on the west side of US Highway 169. The commercial businesses on this side of US Highway 169 are adjacent to and surrounded by more industrial type fabrication, assembly, and storage type uses. There are a few commercial businesses on the east side of US Highway 169 in a linear form along 124th Avenue (CSAH 2).

In terms of opportunity for new commercial development, the US Highway 169 corridor is viewed as a primary resource for providing access and visibility for new businesses that will serve not only Baldwin, but regional markets and travelers. The lack of sewer and water utilities may influence the type and rate of commercial development that will occur within the US Highway 169 corridor, but it is important at this time to designate areas appropriate for future businesses. The Future Land Use Plan must earmark locations that offer high visibility, good accessibility, proximity to existing residential neighborhoods, and sites that offer proper area, shape, and topography in which to accommodate commercial development.

Locations for commercial development should take into consideration the following elements:

- It must be determined that there is an adequate trade area to support businesses.
- Sites guided for commercial land uses must be accessible to the trade area, including both local and regional patrons.
- Sites should be located in areas with growing local population and regional traffic to increase the market potential for businesses.
- Locations for commercial uses must be identified to take advantage of business interception theory to put new businesses between patrons and their current source of goods and services.
- The types of commercial activities within a given area must promote interchange to strengthen the market for all the businesses together as patrons take advantage of the convenience of having all of their needs addressed with minimal travel over short distances.
- The economics of a site must consider the area, shape, topography, and load bearing qualities of the land.

Based on the aforementioned criteria, the immediate emphasis for new commercial development in Baldwin will be in the area surrounding the US Highway 169 and 289th Avenue (CSAH 9) interchange. The area surrounding three quadrants of the interchange is largely undeveloped at this time with convenient access from the regional corridor already in place. There is both a concentration of existing residential homes in the area and opportunity to capture retail sales monies from beyond the City's boundaries.

A second opportunity for new commercial development is anticipated on both sides of the US Highway 169 corridor surrounding the intersections with 303rd Avenue and 305th Avenue (CR 38). This area has crossover access through US Highway 169 that allows reasonably convenient access for traffic off of the regional corridor, while also having proximity to established rural residential neighborhoods. Without the added convenience of the interchange that exists at US Highway 169 and 289th Street (CSAH 9), this area may ultimately be a secondary commercial location more oriented to the direction of traffic and homes on the respective sides of US Highway 169.

The third location for commercial expansion is infill development of the existing commercial area at the north end of the US Highway 169 corridor within Baldwin. Opportunities exist for new commercial use along the east side of US Highway 169 with development or redevelopment of existing properties along 124th Street (CSAH 2) from 313th Avenue north to 317th Avenue and continuing north along 124th Street (CSAH 2) to the north line of Baldwin. This includes the potential redevelopment of the residential lots within the Freiheit's Addition for commercial uses. Existing commercial properties in this area also have excellent opportunity for in-place expansion to maximize the usable area of these sites.

The existing north commercial area west of US Highway 169 is more fully developed and is the center of existing commercial uses in Baldwin, as described above. This area has a limited number of actual commercial uses, with existing businesses oriented towards service and quasi-industrial activities. Consideration should be given as to implementation of a zoning district specific to this area to reflect the character of existing businesses both in terms of land use, but also development standards. Through this new zoning district, emphasis can be maintained on locating businesses reliant upon access and visibility from US Highway 169 on properties adjacent to the regional corridor while accommodating a broader range of potential uses compatible with the existing character of the area.

The locations guided for commercial development on the Future Land Use Plan all utilize, and are dependent upon, existing accesses from US Highway 169. The Minnesota Department of Transportation has just completed an upgrade of US Highway 169 in the City of Elk River and is undertaking improvements in the City of Zimmerman in 2026 to construct freeway interchanges and remove traffic signals. The City of Baldwin will need to remain in close communication with the Minnesota Department of Transportation and Sherburne County regarding planning for future improvements to US Highway 169 in Baldwin that may include access changes or limits as continued increases in traffic occur over time.

An additional factor influencing the rate of commercial development will be the standards of quality that are imposed on commercial uses through the Zoning Ordinance. It can be expected that higher standards of development or building finish would conversely limit demand to an extent. The City must find an appropriate balance in terms of aesthetics, functionality, and durability in defining performance standards for new commercial areas against near term market conditions.

Industrial Uses

Baldwin is currently a bedroom community with a limited amount of industrial development. Existing industrial development is concentrated to the west of US Highway 169 at the north end of this regional transportation corridor within the City. The industrial growth that has occurred in Baldwin to date is characterized by smaller dry industries with a small number of employees that are developed or initiated

by a developer or resident having a local interest in the community. The limited amount of industrial development is due largely to a lack of public sewer and water services within the City. Other contributing factors include proximity to the active development centers of Princeton, Zimmerman, Elk River, and other cities to the south that are closer to the Twin Cities Metropolitan Area, where market demand is greater.

One of the goals of Baldwin incorporating is to promote greater economic development of industrial businesses within the City. Development of industrial uses benefits the City by creating proximity to employment opportunities and expansion of tax base. Industrial businesses also contribute to the market potential of commercial businesses with daytime employees as customers, when many residents are outside of the City for work. As with commercial land uses, the Future Land Use Plan must identify appropriate locations for new industrial development to meet future economic development needs. In considering locations suitable for continued industrial development, the following elements should be taken into account:

- Industrial sites should be reasonably level and offer a site area that is capable of accommodating industrial buildings and required ancillary activities (i.e., parking, shipping and receiving, outdoor storage, etc.).
- Industrial site soils should be well drained and capable of bearing heavy loads, as well as being capable of providing for a Subsurface Sewage Treatment System.
- Buildings and, to the extent possible, the site should be located outside of flood prone areas.
- Sites should also take advantage of access to State and County regional transportation facilities.
- Sites should be protected from residential encroachment or incompatible industrial neighbors.
- Industrial areas and individual sites should allow for further future expansion.

These criteria and variations in industrial use types, specific areas within the community have been deemed appropriate for industrial use. Each designated area is intended to group similar industrial developments which demonstrate like needs (i.e., building scale, site size, access requirements, and visibility).

Existing industrial development is located on properties one or more blocks west of the US Highway 169 corridor at the north end of the regional corridor within Baldwin. These industries are smaller individual business engaged in a range of industrial activities. The priority for the City in defining the future of this industrial area is retention and in-place expansion of these businesses. These industrial businesses may be included within a new zoning district discussed above for the commercial uses in this area to promote business interchange, increase compatibility, and foster the economic vitality of the area.

The Future Land Use Plan guides the area in northwest Baldwin, west of 128th Street (CR 45) and north of County Road 42 for long-term industrial expansion. The large contiguous tracts of land available for industrial development more consistent with the characteristics and scale of contemporary businesses. The properties could accommodate a variety of industrial business types from those within larger buildings used in manufacturing, assembly, fabrication, and storage to those with smaller building footprints with needs for outdoor storage. This latter business type, which typically does not have the demands for sewer and water utilities, may find Baldwin to be an attractive location. The City will need to ensure appropriate development standards for this industrial expansion area to ensure that the uses that are developed are durable, functional, and consistent with the desired character of Baldwin.

An additional area is planned for future industrial land uses east of US Highway 169 north of 305th Avenue (CR 38). This area is currently used as a private game refuge, but the characteristics of the site and crossover access to US Highway 169 indicate that the site is feasible for future industrial use. As this area develops, the City should focus on the need to develop a backage street between 305th Avenue (CR 38) and 124th Street (CSAH 2) to increase access and facilitate traffic movement within the area.

Public and Quasi-Public Uses

This land use category includes various facilities ancillary to a rural residential community that are accessible to the public, including parks, government buildings, schools, churches, golf courses, etc. There will be a need for additional Public and Quasi-Public land uses as Baldwin continues to develop to serve the growing population. Public and Quasi-Public land uses are to reflect the highest level of quality site and building design, as an example for the private sector to follow; development of consistent architectural themes or other elements that provide site character shall be encouraged to strengthen Baldwin's community identity.

While the need for these types of uses is recognized, it is not practical to identify sites where future Public and Quasi-Public uses may be appropriate. Public and Quasi-Public facilities will be allowed as conditional or interim uses in appropriate zoning districts or allowance through a zoning district specific to institutional uses. The combination of these two approaches will allow the City to establish performance standards for a given use to ensure development at appropriate locations in a manner compatible with the surrounding area.

Furthermore, the City will work with the Princeton School District as to the location and rate of planned growth in Baldwin. This communication will allow the School District to adequately plan for school facilities with the timing of construction or expansion outlined to ensure that needed infrastructure can be provided in a cost-effective manner. This would also include working with the School District to determine appropriate locations for potential facilities within Baldwin. Having school facilities located in Baldwin not only improves services and accessibility for residents, but contributes to community identity.

Interim Land Uses

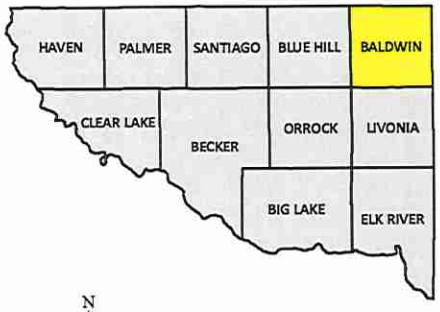
The Future Land Use Plan establishes the anticipated future development pattern of Baldwin, which is to be implemented over time in accordance with growth management and economic development policies. A plan must also be provided to guide development and manage land use in the interim period between existing conditions and the realization of the Future Land Use Plan. The purpose of the Interim Land Use Plan is to prevent an over-allocation of land that may exceed market demand for any particular use or overburden the City's service capacity.

Allowance of interim uses will also provide property owners the opportunity to realize a higher and better use of their land in its current condition prior to development consistent with the Future Land Use Plan. These interim issues are particularly important to consider for long-term development of commercial and industrial areas where markets may need to mature over time. To this end, the intent of providing for interim uses is to allow an activity that is presently judged acceptable by the community, but that with anticipated development or redevelopment, will not be acceptable in the future or will be replaced in the future by a land use guided by the Future Land Use Plan.

The Interim Land Use Plan will provide that until a property is deemed appropriate for development of a higher intensity land use guided by the Future Land Use Plan, rural land uses and densities will be limited to one dwelling unit for each 10 acres. The interim land use will be allowed to continue until an event occurs, such as subdivision or redevelopment of the property with a land use guided by the Future Land Use Plan. The proposed one dwelling unit for each 10 acres density for these interim uses will ensure that the property can be redeveloped in the future while avoiding compatibility issues both with existing and planned future land uses.

2026 Baldwin Comprehensive Plan

Future Land Use Plan Map



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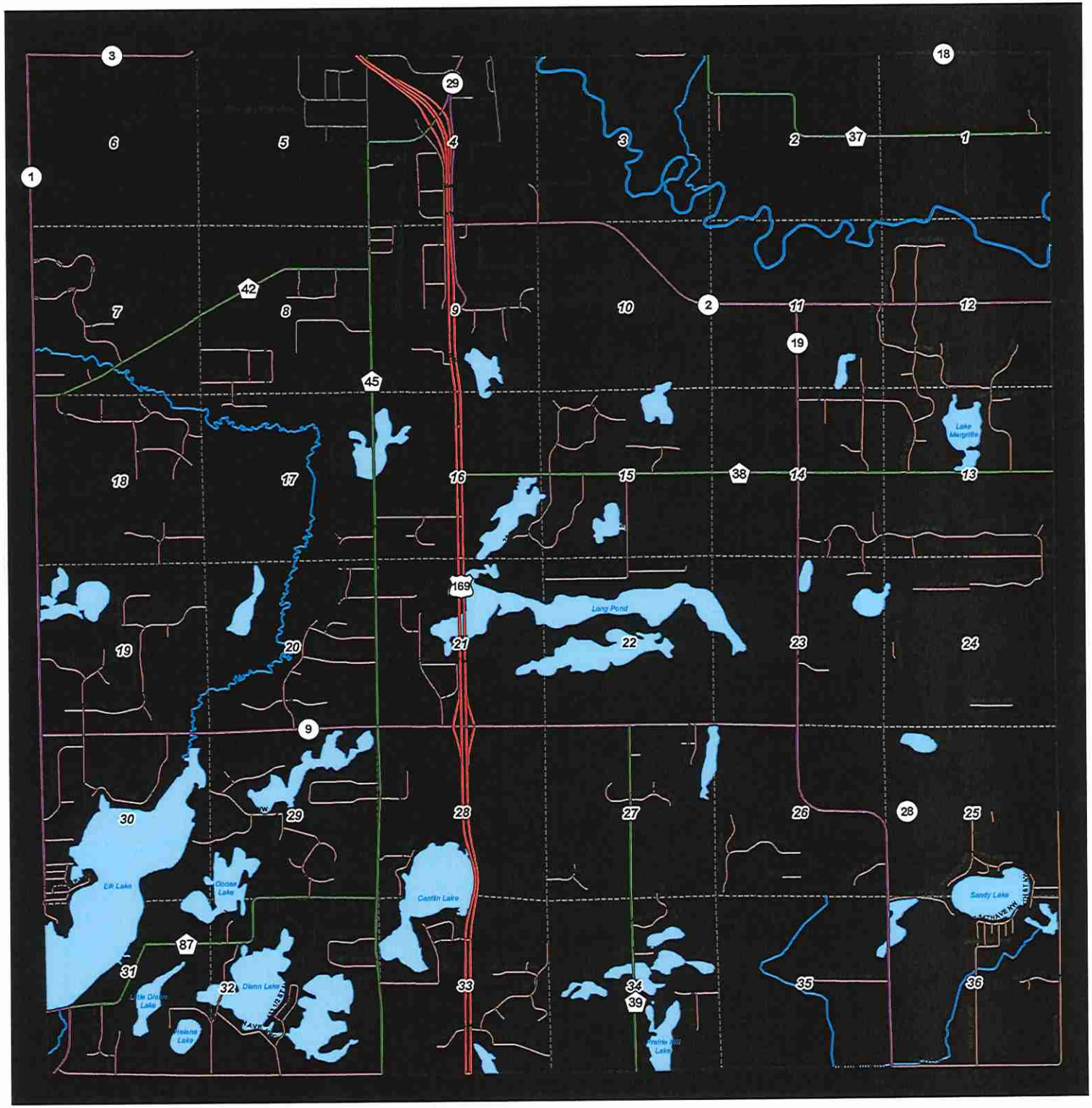
City Boundary

Land Use

- Rural - 19,697ac (88.9%)
- Commercial - 742ac (3.3%)
- Industrial - 1,439ac (6.1%)
- Public - 41ac (0.2%)
- Parks and Open Space - 233ac (1.1%)
- Wild and Scenic - 1,339ac (6.0%)

Roads

- US Highway
- County-State Aid Highway (CSAH)
- County Road
- City Street
- Private Road



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C. Transportation

The Transportation Plan provides planning for an integrated system that is related to the existing and planned land use patterns within Baldwin and the surrounding region. Baldwin's existing transportation system consisting of local streets, County roads, and US Highway 169 is functional and well placed for efficient travel throughout the City. The City must continue to implement policies for a comprehensive transportation system in support of continued development and work with adjacent cities, counties, and the State of Minnesota on investment and improvements to regional Arterial roadways for the long-term economic vitality of the area. The City intends the Transportation Plan of the Comprehensive Plan to serve as a blueprint for making transportation decisions and investments concurrent with the Future Land Use Plan.

Sherburne County Transportation Plan

Baldwin includes a number of Sherburne County roadways including County State Aid Highways (CSAH) and County Roads (CR). Sherburne County roadways in Baldwin are located and constructed to serve as Collector streets within the community.

Sherburne County adopted a Transportation Plan in November 2019 to guide development and operation of the system of county roads in Sherburne County in coordination with the Minnesota Department of Transportation, adjacent counties, and local government jurisdictions, including Baldwin. The Sherburne Transportation Plan is incorporated by reference as part of the Baldwin Comprehensive Plan to provide for implementation of the functional classification system, access spacing guidelines, and programmed future improvements of the County road system within Baldwin.

Reliance on County State Aid Highways and County Roads as part of the Collector street system within Baldwin requires coordination with Sherburne County regarding ongoing development and increases in traffic and planned improvements. Sherburne County will have jurisdiction in any subdivision proposal abutting County right-of-way in terms of right-of-way dedication and required roadway improvements to relate planned land uses and the City's own transportation system to that of Sherburne County.

The functional classification designations established by the Sherburne County Transportation Plan for County State Aid Highways and County Roads are to be indicated on the City's Transportation Plan map.

Functional Classification

Functional classification refers to the purpose each roadway should serve as a means of determining street widths, speed limits, intersection control, or other design features. The intent of the functional classification system is to create a hierarchy of streets that collect and distribute traffic from neighborhoods to destinations within Baldwin or to regional roadways. Roadways with a higher functional classification (Arterials and Collectors) generally provide for longer trips, have more mobility, have limited access, and connect inner city or regional centers in comparison with lower functional classification streets (minor Collector and local streets). Functional classifications are used in Baldwin's street network as a comprehensive planning tool used to determine the design and relationship of local streets to other County and State highway systems. The following table establishes the criteria for the functional classification system of City streets within Baldwin:

Table 9
City of Baldwin
Street Functional Classification System Criteria

	Principal Arterial	Minor Arterial	Collector	Local
Place Connections	Connects regional centers and business concentrations	Interconnects major trip generators	Interconnects neighborhoods and minor business concentrations	Interconnects blocks within neighborhoods and parcels within commercial/ industrial areas.
Intersection Spacing	Developed Areas: 1-3 Miles Developing Areas: 3-6 Miles	Developed Areas: ½ - 1 Mile Developing Areas: 1-2 Miles	Developed Areas: ¼ - ¾ Mile Developing Areas: ½ - 1 Mile	As needed for access
Connections	To interstates, principal Arterials. and selected minor Arterials and Collectors	To interstates, principal Arterials, other minor Arterials, Collectors and some local streets	To minor Arterials, other Collectors and local streets	To some minor Arterials, Collectors and other local streets
Parking	None	None	Individual access discouraged and intersections restricted as necessary	Individual lot access prohibited, intersections restricted as necessary
Typical ADT	15,000 – 200,000	5,000-30,000	1,000-10,000	Less than 1,000
ROW Width	100-300ft.	80-150ft.	66-100ft.	50-80ft.

Arterial Streets

US Highway 169 is an Arterial roadway connecting Baldwin to the regional highway system and provides high-speed mobility to the Twin Cities Metropolitan Area and destinations outside of the metropolitan area. The roadway functions as a minor Arterial roadway in accordance with the functional classification system established above. However, long-term, US Highway 169 will evolve to a future Principal Arterial roadway as traffic increase

The Minnesota Department of Transportation has completed an upgrade of US Highway 169 to freeway status within the City of Elk River in 2025. Construction has been initiated on construction of an interchange at US Highway 169 and Freemont Avenue (CSAH 4) in Zimmerman. These improvements will facilitate traffic movement within the US Highway 169 corridor benefiting Baldwin.

As traffic continues to increase along US Highway 169 and development occurs in Baldwin, the City will need to remain in communication with Sherburne County and the Minnesota Department of Transportation regarding future improvements or access limitations. The City, for its part, should work to minimize any future connections to US Highway 169, particularly direct access from abutting properties, in favor of developing frontage or backage roads that will ensure long-term access for land uses within the US Highway 169 corridor.

Collector Streets

Collector streets are designed to serve shorter trips that occur primarily within the City or nearby destinations and provide access from neighborhoods or other Collector streets and the Arterial system. Collector streets are intended to carry less traffic than Arterial roadways and provide property access only on a limited basis. Collector streets within Baldwin are a combination of County State Aid Highways, County Roads and City streets. The existing Collector street system in Baldwin is well developed in terms of spacing of these roadways such that development of new Collector street corridors is not anticipated. The focus, therefore, for Collector streets will be management and improvement of the existing system.

With incorporation and a population of more than 5,000 persons, Baldwin is eligible for Minnesota State Aid Funding for roadways. State Aid Funding is derived from the tax on motor fuel purchases within Minnesota and may be used for maintenance and expansion of existing roadways or construction of new streets. The amount of funding received annually by the City is based on criteria established by the Minnesota Department of Transportation resulting in eligible road miles that are then to be designated for specific existing or future street segments that are allocated funding.

State Aid funding is implemented to encourage cities to spend its funding on roadway projects. The City will plan for future improvements to designated State Aid Streets and other City streets designated as Collector streets as part of a Capital Improvement Plan.

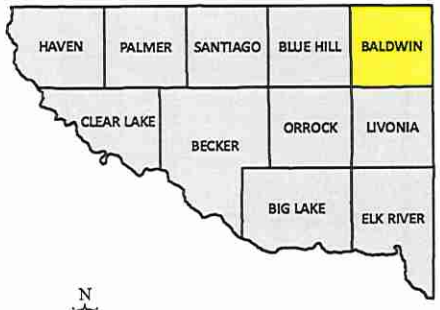
Local Streets

Local streets provide access to adjacent properties within residential neighborhoods, commercial areas, and industrial districts. Local streets are generally intended to be low-speed and designed to discourage through traffic. The City will consider undertaking a speed limit study that allows cities to establish local speed limits of less than the statutory 55 mile per hour limit in effect by Statute for most local streets within the City.

The City must also concentrate on the extension of local streets in functional patterns as development continues. Connections between new subdivisions must be planned at not less than one-quarter mile intervals to ensure proper access and circulation off of Collector and Arterial streets. Connections between neighborhoods facilitate circulation, allow for service and emergency access, and allow more efficient street maintenance. As such, permanent dead end streets terminating in a cul-de-sac are not to be allowed unless area topography or other physical site conditions warrant because a through street is not otherwise physically feasible.

2026 Baldwin Comprehensive Plan

Roadway Classification



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Roads

- Principal Arterial (Federal/State)
- County Major Collector
- County Minor Collector
- County Local
- City Collector
- City Street
- Private Road

- Township Boundary
- City Limits

Source:
Sherburne County 2040 Transportation Plan
Baldwin Township

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Trails

There currently are not trails within the City, which can be considered as an element of the City's efforts to develop a complete street system to improve access and mobility within Baldwin going forward.

Sherburne County has been planning for development of the Great Northern Trail, which has a regional designation through the Greater MN Regional Parks & Trails Commission. This designation is significant in that it makes partners eligible to receive Clean Water Land & Legacy Grants. Sherburne County is partnering with Mille Lacs County and the Cities of Elk River, Princeton, and Zimmerman to work together under a Memorandum of Understanding to coordinate implementation of a Master Plan and share associated costs of professional and technical services. Planning and development of the Great Northern Regional Trail began prior to Baldwin's incorporation and Sherburne County has earmarked park dedication funds from subdivisions in Baldwin Township for contribution to the project.

In 2020, funding was awarded through the Minnesota Department of Transportation's Transportation Alternatives Program to create connections between the Great Northern Regional Trail and pedestrian amenities in Zimmerman around public schools. Funding was awarded in 2023 from the Minnesota Department of Transportation Carbon Reduction Program to extend the Great Northern Regional Trail from its constructed end at Zimmerman Park to 5th Avenue in Zimmerman.

In 2024, funding was awarded to add trail side and trail head amenities between Elk River and Zimmerman through a partnership grant with Greater MN Regional Parks & Trails Commission. Sherburne County, Elk River and Zimmerman are participating in funding and required matches are based on percent of project costs in each jurisdiction. Design on this project will begin in 2026, with construction programmed for 2027.

Also in 2024, Sherburne County was awarded funding to construct the next segment of the Great Northern Regional Trail from 5th Avenue in Zimmerman, north to 293rd Avenue (CSAH 9) within Baldwin. This is funded through a combination of the Minnesota Department of Transportation's Transportation Alternative Program, Local Option Sales Tax, and park dedication fees collected from new subdivisions. Construction is programmed for 2028, at the same time as reconstruction of 128th Street (CR 45).

The remaining portion of the Great Northern Regional Trail in Sherburne County, largely within Baldwin, requires additional study in order to determine an alignment that best meets the needs of the community. The Great Northern Regional Trail partners are working through what that scope of this study would be and searching for potential grant funding to conduct this study and construct the trail. The City must engage with the Great Northern Regional Trail partners to be an active participant in the study for the trail segment through the community.

TRAIL CONTEXT

Legend

- Existing Trail
- Proposed Trail
- Local Bike Trail
- Existing Parks
- Designated Snowmobile Route
- Scenic Riverway
- Designated Water Trail

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There has also been discussion about developing a local trail system within Baldwin. A potential trail system in Baldwin should be focused on Collector and Arterial street system to serve both transportation and recreation functions with specific attention for connections between activity centers or public facilities within the community. Constructing trails in conjunction with street projects also provides greater efficiency in terms of right-of-way acquisition, mobilization, and construction cost scale. Engineering standards for Collector and Arterial streets should be updated to consider right-of-way needs for trails to be acquired with subdivisions adjacent to Collector and Arterial street to minimize future land acquisition costs.

Maintenance

Minimizing maintenance costs and providing for longevity for the investment in street construction, the City emphasizes quality street standard designs. Engineering specifications for construction of City streets are to be based on underlying soil conditions, reflect best practices, and be consistent with Minnesota Department of Transportation standards. The City Engineer will recommend a review and update of the City's street standards as needed to ensure that Baldwin is implementing best practices in construction and reconstruction of its street system.

The City will develop a Pavement Management Plan to be updated annually as part of the Capital Improvement Plan to schedule system wide maintenance, preservation, and improvements of City streets. Through this phased approach, the City will be able to attend to problems to maintain streets system-wide. Establishment of a Pavement Management Plan is viewed as essential as the number of new streets continue to be built within the City to provide for ongoing maintenance in a fiscally responsible manner.

An issue that must be monitored is the condition of any streets that are surfaced in gravel either within developed areas or that carry urban volumes of traffic. While the graveled streets in themselves are in good condition, their inherent qualities do pose some detriments to the City. Specifically, such innate characteristics as dust, grade upkeep, and noise all serve to diminish the attractiveness of a typical neighborhood. A program to upgrade these roadways to paved sections should be considered over time either in conjunction with related street improvement projects, new development, or in response to petitions submitted by property owners.

Airports

Princeton Municipal Airport is located adjacent to the northeast corner of Baldwin. The airport is operated by the City of Princeton and overseen by a five member Airport Advisory Board, appointed by the City Council, responsible for the financial planning, maintenance, growth, and development of the airport.

The facility provides a single runway with an asphalt surface 3,900 feet in length by 75 feet wide with runway lights. Navigational aids include BEACON AND NDB; weather information systems include AWOSIII, AWOSA/MNWAS, and SATAVIDEOWEATHER.

The airport serves private aircraft with 14 tie downs, fuel service, and an arrival/departure building that has a lounge, basic kitchen, two restrooms, a shower, WIFI and phone service. The airport allows tent camping on airport property in a designated area.

The Princeton Municipal Airport is one of only seven North Memorial Air Care locations in Minnesota, providing air ambulance access to North Memorial Medical Center's Level 1 Trauma Center.

The Minnesota DNR firebombing operation is stationed at the airport in the spring.

Development in Baldwin within a designated area surrounding the airport must adhere to Federal Aviation Administration rules to ensure operational safety.

Public Transportation

Tri-County Action Program (TRI-CAP) provides publicly funded transportation within the counties of Benton, Mille Lacs, Morrison, Sherburne, and Stearns. Service includes scheduled transit services between designated cities, which includes Zimmerman to the south of Baldwin. There is also a scheduled service between Princeton and St. Cloud. Outside of scheduled service, TRI-CAP offers on demand curb-to-curb public transportation within the five counties for all ages and income levels for a minimal cost. All TRI-CAP buses are handicap accessible.

There is a Minnesota Department of Transportation Park and Ride facility located at 125th Avenue and Rum River Drive (CSAH 39) on the west side of US Highway 169. The facility includes no improvements beyond a paved surface with space for approximately 31 vehicles. As growth in Baldwin continues, the City should communicate with the Minnesota Department of Transportation about opportunities for additional park and ride facilities, particularly within areas planned for future commercial uses, which would provide commuter access to local businesses.

Other transportation services include various private businesses, including airport shuttles, traditional taxi, and internet app-based services.

D. Parks and Trails Plan

Baldwin will develop a plan for future park and trail facilities within the City as a subsequent planning process after adoption of the initial Comprehensive Plan Update. The Parks Committee is expected to take a lead role in preparation of the Parks and Trails Plan chapter, with additional review and input to be provided by the Planning Commission. The Parks and Trails Plan chapter will be considered for approval by the City Council as an amendment of the Comprehensive Plan.

E. Community Facilities

Community facilities include those lands, buildings, and services that are provided on a public basis in the interest of, or benefit to, residents and businesses within Baldwin. Provision of necessary community facilities and services is the primary function of local government. These facilities include administration, public works, fire protection, police services, and schools. Parks and trails are also a community facility to be addressed as a separate section within the Development Framework chapter of Comprehensive Plan. The provision of community facilities and services is a major determinant as to quality of life within Baldwin and, therefore, it is fundamental that they be maintained, enhanced, and expanded as necessary to achieve this goal.

Government Buildings and Facilities

All official government business, including administration, public meetings, and elections is conducted at the City Hall, Public Works Building, and Fire Station located at 30239 128th Street (CR 45). A noteworthy concern in terms of City facilities and services is the City Hall and Public Works building. Not only is the existing structure aged with significant code compliance and maintenance issues, the physical size of the buildings presents a number of problems by being too small to accommodate current administrative and public works staff and operations, as well as public facing functions, such as City Council and Planning Commission meetings.

The City has acquired 30 acres at the northwest quadrant of 293rd Avenue (CSAH 9) and 128th Street (CR 45) and undertook an architectural space needs study to evaluate plans for a future administrative and fire hall building. The area of the property acquired by the City also present development opportunities for the private sector as City uses are not likely to absorb the entire parcel. As both the land use authority and land owner, the City will be uniquely positioned to determine the future development of public and private uses within these 30 acres in accordance with the Future Land Use Plan to ensure complementary uses and integrated site design.

The City Council formed an Infrastructure Committee to review space and operations for administration, public works, and fire at the existing buildings, evaluate the prior architectural space needs study, and make recommendations as to how to proceed to meet the long-term facility needs of the City. This effort is continuing with undertaking of an additional study as to the factors involved in remodeling, rehabilitating, and expanding the existing buildings.

The planning for future facility space needs ensures that Baldwin will continue to provide efficient and effective governmental services to the community. City buildings and facilities are a primary source of community identity and pride. The building and site plans for City facilities should reflect a standard of development that the community expects to see mirrored by the private sector, thereby setting an example for new development.

Fire Protection

Baldwin operates a Fire Department that provides fire protection services within the City, as well as service to adjacent Blue Hill Township and mutual aid response to Fire Departments in the region. Baldwin Fire Department staff includes a Chief, Assistant Chief, five Captains and 35 paid-on-call fire fighter positions. The ISO Public Protection Rating for the Fire Department is 06/10.

The Baldwin Fire Department is staged in a separate building on the same property as the City Hall and Public Works Building. As noted above the City is undertaking a study of its building facilities to consider long-term space needs for the Fire Department. Possible outcomes from the Infrastructure Committee study may include recommendations for extensive rehabilitation and expansion of the existing Fire Department building or construction of a new facility on property owned by the City at the northwest quadrant of 293rd Avenue (CSAH 9) and 128th Street (CR 45).

As growth in Baldwin continues, the City should plan for additional building needs for staging fire equipment as fire protection is dependent on prepositioning assets to minimize response times. To this end, US Highway 169 is a physical barrier that can affect response times from the existing Fire Department building to areas east of the corridor due to limited crossing points and the volume and speed of traffic on US Highway 169. Currently, 293rd Avenue (CSAH 9) and Rum River Drive (CSAH 19) are the only separated crossings of US Highway 169 available. Acquisition of land and construction of a substation to the east of US Highway 169 should be considered a future priority. Blue Hill Township is also planning construction of a new Town Hall and public works facility, which may also provide opportunity for Baldwin to preposition apparatus within the northwest portion of its current service area.

Police Service

The Sherburne County Sheriff's Office provides police protection services within Baldwin to the same level that existed prior to incorporation. The City benefits from the expansive resources of the Sheriff's Office to provide a high level of police services to Baldwin cost-effectively. This includes a substation located in the City of Zimmerman that provides proximity for staging resources near Baldwin and a sergeant rank liaison between the City and Sheriff administration to maintain good communication regarding issue affecting the community.

The City Council will continue to work with the Sherburne County Sheriff's office to ensure appropriate levels of ongoing police services for Baldwin. As growth in Baldwin continues, there may be the need to consider increased patrol services through a contractual relationship. The arrangement of a contract between the City and Sherburne County Sheriff's Office would further provide Baldwin with long-term cost-effective and comprehensive police services. Continuation of police services through the Sherburne County Sheriff's Office avoids the need for the City to incur costs for duplicative services that would not be to the same scale as the abilities of the Sherburne County Sheriff's Office.

Utilities

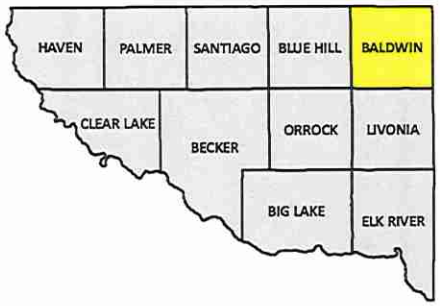
Almost all development in Baldwin is served by private wells and Subsurface Sewage Treatment Systems for access to potable water and sewage disposal, respectively. Baldwin provides for permitting, inspections, and monitoring of Subsurface Sewage Treatment Systems previously administered by Sherburne County. The Building Ordinance includes a chapter establishing regulations for Subsurface Sewage Treatment Systems consistent with Sherburne County regulations, which are consistent with and more stringent than Minnesota Pollution Control Agency standards under Minnesota rules chapters 7080 through 7083.

There are six subdivisions within the City that are served with Community Sewage Treatment Systems that were approved by Sherburne County before Baldwin enacted its own planning and zoning regulations. Five of these systems are privately operated by the applicable Homeowners Association. Baldwin has since 2016 maintained and operated a Community Sewage Treatment System approved by Sherburne County for the Frontier Trails plat through a subordinate service district. The wastewater facility is operated on a contract basis on behalf of the City as a municipal utility. Baldwin. The City no longer allows for Community Sewage Treatment Systems through its Zoning Ordinance and Subdivision Ordinance.

Natural environment conditions and the existing development pattern within Baldwin is problematic for development of municipal sanitary sewer utilities. There are extensive wetlands and floodplain areas within Baldwin that reduce the area available for development with extension of municipal sanitary sewer service and are a physical and financial barrier to such utilities. The existing land use pattern within Baldwin consists of parcels with an area of 10 acres or less, many of which are residential subdivisions with lots not less than 2.5 acre in area that are developed with single family dwellings and detached accessory buildings. The limited areas of large, contiguous tracts available for subdivision to be served with municipal sanitary sewer services reduces market attraction for development because of the overall smaller area available for development and added costs either of leap-frogging existing development or the difficulties associated with serving existing development with municipal sanitary sewer. For these reasons, it is unlikely that Baldwin will ever seek to develop municipal sewer and water utilities.

2026 Baldwin Comprehensive Plan

City Owned Properties



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Legend

- City Owned Properties
- City of Princeton
- City of Baldwin Boundary

Roads

- US Highway
- County-State Aid Highway (CSAH)
- County Road
- City Street
- Private Road

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Schools

Baldwin is almost entirely within the Princeton Public School District (ISD 477). There are four properties along the south boundary of the Subject Area that are within the ISD 728 Elk River-Otsego-Rogers-Zimmerman School District. School district boundaries are independent of and transcend municipal boundaries.

As the largest jurisdiction by population within the Princeton Public School District (ISD 477), the City needs to be involved in facilities planning efforts that seek to engage stakeholders from within the communities the district serves. The City is also responsible to continue to communicate its own planning efforts concerning growth and development Baldwin that will affect School District enrollment.

The City should also be advocating for development of school facilities located in Baldwin as growth in the City and overall Princeton Public School District (ISD 477) continues. Locating schools in Baldwin, particularly elementary school facilities, will enhance community focused education, increase access to residents, expand community space, and contribute to park and recreation facilities. Establishment of school facilities within Baldwin will also contribute to a sense of community identity.

VII. ADMINISTRATION

A Comprehensive Plan is useful as a tool for the community to guide future growth and development only if its recommendations are realized through development regulations and utilities as part of the decision-making process for community change. As such, a final element of the planning process is the establishment of administration plans for implementation of official controls and other devices needed to implement the policies and plans established by the Comprehensive Plan.

Adoption and Implementation

The Baldwin Comprehensive Plan is adopted pursuant to Minnesota Statutes, section 462.355. In implementing the Comprehensive Plan, new development proposals or unanticipated situations may arise that require consideration of amendments to the Comprehensive Plan. The City Council, Planning Commission, or any person owning real estate within the City may initiate a request to amend the Comprehensive Plan. Requests to amend the Comprehensive Plan must follow the procedures set forth by the Zoning Ordinance for amendments and the requirements of Minnesota Statutes 462.355. An amendment to the Comprehensive Plan must be approved by resolution of the City Council requiring a vote of four-fifths of its members. Consideration of a proposed amendment shall be based upon, but not limited to, the following criteria:

1. The proposed action's consistency with the specific policies and provisions of the Baldwin Comprehensive Plan.

2. The proposed use's compatibility with present and future land uses of the area.

3. The proposed use's conformity with all performance standards contained within the Zoning Ordinance and other provisions of the City Code.

4. Traffic generation of the proposed use in relation to capabilities of streets serving the property.

5. The proposed use can be accommodated by existing public services and facilities and will not overburden the City's service capacity.

Communication

Disseminating information and inviting participation are critical in the planning process during consideration of development requests in Baldwin for successful implementation of the Comprehensive Plan. The City will implement the following strategies to provide information and encourage participation in the planning process:

1. Public hearings required for proposed developments shall be conducted by the Planning Commission in accordance with the procedures established by the Zoning Ordinance and/or Subdivision Ordinance and as required by Minnesota Statutes.

2. Prior to public hearings, the City shall encourage developers to host neighborhood meetings with residents, businesses, and property owners in the area to provide information regarding a proposed project.

3. Baldwin will continue to include information related to ongoing planning related activities and development proposals in the community newsletters and in the official newspaper.

4. The City's website, text communications, and social media accounts are to be used to make information regarding planning and development review activities more readily available and accessible to the public.

5. The City will consider community surveys to solicit input from residents, businesses, and property owners regarding the character of the community, potential issues to address, and satisfaction with the City's administration, services, and facilities.

Official Controls

The Zoning Ordinance and Subdivision Ordinance are the primary regulations governing land use and development in Baldwin. The Zoning Ordinance establishes an Official Zoning Map for Baldwin to define the location and boundaries of the various districts established therein. Following adoption of the Comprehensive Plan update, the City will initiate an update of the Zoning Ordinance and Subdivision Ordinance to review each document and implement changes recommended by the Comprehensive Plan. This effort will focus on a review of existing zoning districts and allowed land uses, including establishment of the R2, Rural Residential District as discussed in the Future Land Use Plan. The update of the City's development regulations will also incorporate new statutory requirements and address housekeeping issues associated with maintaining these regulations as working documents.

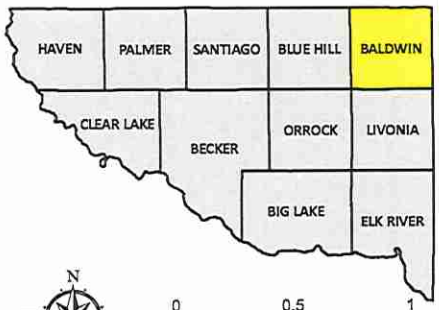
Capital Improvement Plan

A Capital Improvement Plan provides City officials and the community with a strategic approach to implementation and administration of construction projects for existing and future infrastructure and facilities, as well as delivery of municipal services. There is a need for Baldwin to establish a more detailed Capital Improvement Plan to provide a long-range improvement program to meet the service and infrastructure needs of the growing community. The Capital Improvement Plan should forecast future infrastructure and facility improvements, equipment purchases, and other major capital expenditures as part of the budget process in consideration of the City's development objectives, infrastructure needs, and financial resources. Continued management of investments in facilities, infrastructure, and equipment through the Capital Improvement Plan is a critical component in implementing the City's growth management policies established by the Comprehensive Plan.

CITY OF BALDWIN

2026 Baldwin Comprehensive Plan

Proposed Zoning Map



N W E S

0 0.5 1
Miles

Zoning Districts

- R1, Rural Residential District - 11697ac (49.8%)
- R2, Rural Residential District - 8000ac (34.1%)
- C1 District - 742ac (3.3%)
- I1 District - 1,439ac (6.1%)
- POS, Public Open District - 41ac (0.2%)
- Parks and Open Space - 233ac (1.1%)
- Wild and Scenic - 1,339ac (6.0%)
- Shoreland Overlay District

Roads

- US Highway
- County-State Aid Highway (CSAH)
- County Road
- City Street
- Private Road
- City Boundary
- City of Princeton

TPC The Planning Company

Hakanson Anderson

DISCLAIMER: Baldwin Township does not warrant the accuracy nor the correctness of the information contained in this map. It is your responsibility to verify the accuracy of this information. In no event will Sherburne County be liable for any damages, including loss of business, lost profits, business interruption, loss of business information or other pecuniary loss that might arise from the use of this map or the information it contains. Map information is believed to be accurate but accuracy is not guaranteed.

R:\GIS\Projects\Municipal\BD903\Proposed Zoning Map.mxd

APPENDIX

- Planning Commission SWOT summary

STRENGTHS

- Lot sizes - rural feel (6)
- Financially stable, low property taxes (5)
- Small government with low overhead (5)
- Highway access across entire State (4)
- Emergency services (4)
    - Hospital
    - Air ambulance
- Land use that is diversified (3)
- Natural resources/environment; (2)
    - Lakes, wetlands,
    - Parks (existing and future opportunities)
    - Refuge access
    - Wildlife
- Allowance of home based businesses (2)
- Easy access to all roads (2)
- Frontage road businesses (2)
- Community good for all ages; young>old (2)
- Population (2)
- Strong community facilities (1)
- Privacy; deep woods offers privacy and people mind own business (1)
- Proximity to shopping and cities (1)
- Talented Town officials and staff (1)
- Zoning; accountable-flexible, community owner input (1)
- Government, public input, involvement, methodical
- Community, volunteers, committees (people are willing now and the future)
- Clean environment; no pollution issues, good quality water
- Park and trail access

and

WEAKNESSES

- Lack of a "downtown" feel (5)
- No schools within Town (4)
- Communication to residents (4)
- Only industrial, no retail; limit temp job opportunities (3)
- Technology generational divide (3)
- Fly by (through) town (3)
- Only two parks (2)
- Limited access to internet providers; consistent service/access (2)
- Social services (2)
- Website challenges (2)
- Lack of community room/space and government center (2)
- Staff growth and city grows; balance (2)
- Lack of property infrastructure for support of large manufacturing development (2)
- Poor cell phone service (1)
- Lack of access to regional trails (1)
- Pollution concerns; fertilizers, farms, yards (1)
- Future need for our school system (1)
- Extra business expenses for sewer and water infrastructure
- Terrible soil quality
- Lack of health fitness center

OPPORTUNITIES

- Hwy 169 corridor business growth (7)
- Eligible for outside funding (MSA, LGA) (5)
- Stability in lot sizes (5)
- Planning and zoning powers (4)
- More and better parks (3)
- Get to chart own course for growth and change (3)
- Land use opportunity for growth (all categories) (3)
- The ability to work from home (2)
- International conflict = population growth = surges to/from City into rural area (2)
- Access to League of Minnesota Cities resources (2)
- Business retention and economic development resources to attract new businesses (1)
- Join Economic Development Authority (1)
- Hospital system (1)
- Home based businesses (1)
- Outdoor activities; hunting, fishing, hiking, bird watching (1)
- People can easily commute for jobs once Hwy. 169 interchanges complete
- Advancement in tech infrastructure
- People wanting [to move here] because of our amenities
- Enhancements to tech
- Text Your Gov system
- _____ to immigrants
- Price of gas
- Baldwin Days/Tractor Day, parade festival
- Arts and crafts shows

THREATS

- Ground water table with fast growth of housing (5)
- Turn over in local government, electing uninformed leaders (4)
- Our rural atmosphere (4)
- Crime increase (3)
- Increase in traffic / narrow roads (3)
- High density housing (3)
- Challenging or lack of access to state and federal government (2)
- Lack of jobs and local revenue (2)
- Inflation (2)
- Growing pains – growth management; growing too fast (2)
- Land management (2)
- Demographic changes (2)
- Keeping land affordable (2)
- Misuse of tech (1)
- Tech not consistent (1)
- International conflict surge in population (1)
- Cost of homes, gas, land, etc. (economic factors)
- High interest rates
- Shared septic systems
- Miscommunication

Baldwin Code Enforcement Summary
1 July 2026
(Projects listed in reverse chronological order by date of complaint)

Address	Owner	PID #	Complaint Date	Date of Site Visit(s)	Ordinance Violation (if a complaint is not valid or no violation exists put NA)	Step 1 Date	Notice Date	Citation Date	Comments/Status/Action Plan
31232 127th St; 55371	April R. Sagstetter	01-00009-3210	2nd Complaint - 6/18/26		Junk/Debris				
14122 294th Ave	Joshua Weber	01-00486-0210	3rd complaint - 6/12/2026		ATV Track - outside of hours				
14113 County Road 42 NW	Dustin Davis	01-00007-3101	6/8/2026	photos	ATV Track				
	Baldwin Cove Homeowners Association 17207 198th Ave, Big Lake 55309	01-00535-0010	6/8/2026		ATV Track				
ACTIVE									
28333 98 1/2 St NW	Alexander Knox	01-00407-0628	5/13/2026		Junk, Vehicles, and Boats				Inspect June 1; send step 1
9806 284th Ave NW	Bradley Mitchell	01-00407-0618 01-00407-0620	5/13/2026		Junk, Vehicles, and Boats				Inspect June 1; send step 1
10605 297th Ave NW	Courtney Peterson & Bret Danneker	01-00023-4210	5/11/2026		Home Business				Inspect June 1; send step 1
9816 289th Ave	Julie Bathke	01-00025-1301	4/10/2026		Not Permitted Outhouse				Inspect June 1; send step 1

Address	Owner	PID #	Complaint Date	Date of Site Visit(s)	Ordinance Violation (if a complaint is not valid or no violation exists put NA)	Step 1 Date	Notice Date	Citation Date	Comments/Status/Action Plan
29504 128th St	Wells Fargo Bank, NA 1 Home Campus Drive Des Moines, IA 50328	01-00020-4100	16 Apr 26		900-16-6: Waste Public Nuisance	11 May 26			Inspect June 1; send admin letter
14307 286th Ave; 55398	John C. Dennstedt	01-00404-0640	16 Apr 26		900-16-6: Waste Public Nuisance Dwelling occupancy of RV	11 May 26			Inspect June 1; send admin letter
30867 103rd Street, 55371	Cory and Alison Deelstra	01-00553-0305	15 Apr 26		Motorcycles/Track			11 May 26	Inspect June 1; send 2nd Citation
13938 302nd Ave; 55371	Andrew Schwantz/Amber Raasch	01-00516-0220	23 Mar 26		Inoperable vehicles				Inspect June 1; send admin letter
30925 98th St; 55371	Nathan/Lori Gatewood	01-00551-0210	9 Mar 26		Dog at large				Inspect June 1; send admin letter
29242 113th St.; 55371	Ronald/Cindy Messer	01-00488-0105	5 Mar 26		Shipping containers/junk/inoperable vehicles	22 Apr 26			Inspect June 1; send admin letter
29974 128th St.; 55371	Georgia, Oleson & Manley June	01-00020-1100	19 Feb 26		Storage containers	22 Apr 26			Inspect June 1; send admin letter
14336 286th Ave;55371	Samantha Rockstroh	01-00404-0806	4 Feb 26		Inoperable vehicles, parking not on driveway, junk/debris, vehicle in ROW			19 Feb 26	Inspect June 1; send admin letter Court Summons started.
28328 100th St, 55398	Stephen Rohloff	01-00407-0225 01-00407-0230 01-00407-0235	4 Feb 26		Dwelling occupancy of RV	19 Feb 26			Property owner contacted City staff. Agreement reached to cease use of RV.
31220 127th St.	Richard Anderson/Dana Nistler	01-00009-3205			Dogs at large, junk/debris	4 Dec 26			Spoke to property owner re: abatement; Hold.

Address	Owner	PID #	Complaint Date	Date of Site Visit(s)	Ordinance Violation (if a complaint is not valid or no violation exists put NA)	Step 1 Date	Notice Date	Citation Date	Comments/Status/Action Plan
13399 279th Ave;	Kathleen Bell 14529 Willemite St. NW, #237 Ramsey, MN 55303	01-00408-0225 01-00408-0210	30 Sep 25		Residential occupancy of acc. Bldg.	4 Dec 26			Spoke to property owner re: abatement; Hold.
31611 127th St.; 55371	Timothy D. Olson	01-00418-0125	Aug 26		Junk/Debris/Outdoor storage		4 Dec 26	17 Feb 26	Prior compliant closed; New complaint re: boats, junk/debris; No response. Court summons process started.
14233 294th Ave; 55371	Bobbi/Jacob Fore	01-00585-0205	09 Sep 25		Shipping container	22 Apr 26			Discussed May 4; Will submit plans to camouflage as building; follow up Aug 1 if no permit submitted.
14122 294th Ave	Joshua Webber	01-00486-0210	13 May 24 9 Sep 25		Motorcycles/ATV		Jun 25		New complaint 9 Sep 25 re: constructing track; Inspected week of Nov 24. Hold. New complaint 8 June 26
9746 300th Ave; 55371	Nicholas Diemert/K. Bechtold	01-00467-0145	12 Aug 25		Semi-tractor/trailer parking Living in a semi-truck sleeper	9 Sep 25	4 Dec 26	17 Feb 26	No Response; Court summons started.
10507 302nd Ave.; 55371	Joshua Little/Breanna Kammerer	01-00487-0530		1 Aug 25	Shipping containers, business	5 Aug 25 22 Apr 26	9 Sep 25		
30649 114th St.	Samantha/Justin Mikel	01-00015-1105	2 Jun 25	25 Jul 25	Potential farm related retail business requiring CUP.				Spoke with SM on 25 Jul 25 Follow up call with JM on 1 Aug 25; Property owner working on IUP application. Reconnect with property owner.
31232 127th St.; 55371	April R. Sagstetter	01-00009-3210	21 Apr 25	1 Aug 25	Junk/Debris		5 Aug 25	9 Sep 25	Inspect week of December 1. New complaint 8 June 26

Address	Owner	PID #	Complaint Date	Date of Site Visit(s)	Ordinance Violation (if a complaint is not valid or no violation exists put NA)	Step 1 Date	Notice Date	Citation Date	Comments/Status/Action Plan
9604 285 1/2 Ave; 55398	Makayla Carey	01-00415-0340	27 Mar 25		Junk and debris; burning garbage Unlicensed vehicle		5 Aug 25	9 Sep 25 4 Dec 25	No response; request to send Citation after reinspect week of Feb 2. House abandoned. Court summons started.
11511 290th St.	Rebecca Krause	01-00535-0130	21 Jan 25		Building Code/RV as dwelling		11 Feb 25	5 Aug 25 9 Sep 25	Inspected Aug 27, request to send Citation/City Attorney letter sent; Spoke to property owner; hold to schedule inspection
13910 277th Ave	Joseph/Barbara Spaude	01-00031-4300			Headwall in ROW	13 Sep 24	5 Aug 25		Spoke with property owner; ZG site visit
14215 278th Ave	Glen Peterson/Wendy Beck	01-00545-0210			Headwall in ROW	13 Sep 24	5 Aug 25		To remove per CC agreement - CLOSED
32033 124th St.	Bell Trucking Inc.	01-0044225	NA	6 Aug 24 16 Oct 24 1 Aug 25	# of vehicles allowed by CUP		Jun 25		Reinspect Spring 2026
30840 141st St.	Jocelyn Damiano	01-00508-0114	4 May 23		Shipping Container ZO XX-18-2.G	22 Apr 26	Jun 25		TB on Sep 19 suspended enforcement until PC makes recommendations. Property owner did not remove per discussion w/ staff; Send Admin Notice. Property owner requested extension.
CLOSED									
31516 136th St.; 55371	Travis/Nikaela Nietz	01-00007-1105	Email	1 Aug 25	Animal kennel (more than 10 dogs)	5 Aug 25			Application submitted for IUP/approved.

Address	Owner	PID #	Complaint Date	Date of Site Visit(s)	Ordinance Violation (if a complaint is not valid or no violation exists put NA)	Step 1 Date	Notice Date	Citation Date	Comments/Status/Action Plan
13949 325th Ave; 55371	Micha/Tianna Nelson	01-00006-1206	18 Sep 25		Dog breeding business				No business identified.
28331 98-1/2 St.	Terese Kaiser	01-00407-0630	25 Jul 24 27 Aug 25		Use of RV for dwelling	Jan 6			Met with property owner Feb 27 to discuss construction of a dwelling upon the property. Owner is residing with family off-site and agreed to not occupy the RV trailer as a dwelling. City Attorney letter sent.
28209 Lake Diann Rd	Phillip E. Stueve, Jr.	01-00408-0322	6 Jun 24	1 Aug 25 27 Aug 25	Junk/debris		Jun 25	5 Aug 25 9 Sep 25	Reinspect week of Jan 6. Inspected Feb 17. Reinspected week of Oct 6
14336 286th Ave;55371	Samantha Rockstroh	01-00404-0806	14 Jan 25	7 Apr 25 1 Aug 25 27 Aug 25	Inoperable vehicles, parking not on driveway, junk/debris		14 Feb 25	5 Aug 25 9 Sep 25	Step 1 letter sent. Phone conversation with property owner. Extension to end of March granted. Reinspect property week of April 7. Extension to August granted. Inspected week of Oct 6.
14308 285th ½ Ave; 55398	Ryan Eggink	01-00404-0625	21 May 25	1 Aug 25	Dogs at large (non-dangerous)	5 Aug 25			
31310 125th St.; 55371	Lifestyle Real Estate LLC	01-00425-0250			Residential occupancy	9 Sep 25			Contact made with property owner; no residential occupancy.
Top Notch Tree		01-00016-4300		1 Aug 25	Interim Use Permit Fire Code; fuel tank barrier		5 Aug 25		Site meeting held Dec 12. Site conditions OK; Temporary barrier in place at fuel tanks, property owner to install permanent barrier Spring 2025; Emailed owner July 23; Fuel barriers installed.

Address	Owner	PID #	Complaint Date	Date of Site Visit(s)	Ordinance Violation (if a complaint is not valid or no violation exists put NA)	Step 1 Date	Notice Date	Citation Date	Comments/Status/Action Plan
10216 316th Ave.; 55371	Roger Paul/Carolyn Ann Lewis	01-00438-0155	14 Aug 25		Private animal kennel	9 Sep 25			No evidence.
11638 308th Ave	Matthew Seha	01-00405-0415		1 Aug 25	Dog training/home business	Aug 5			Discussed w/ property owner. # of dogs OK, no business operation.
28512 127th St.	James G. Bursch 26310 112th St. NW Zimmerman, MN 55398	01-00028-3312		16 Aug 25	Business Second driveway	5 Aug 25			Site meeting Aug 27; Will apply for 2nd driveway permit; license vehicles, remove outdoor storage of business equipment.
30840 141st St.	Jocelyn Damiano	01-00508-0114	23 Apr 25		Private race track				No action required.
10636 305th Ave	Morales Salas, David Elias	01-00014-1310	3 Sep 24		Fence construction				
30870 103rd St	Adam & Amanda Jellison	01-00553-0225	Aug 20		Motor cycle track				Step 1 send Sep 13
31611 127th St.	Timothy D. Olson	01-00418-0125	Aug 26		Junk/Debris/Outdoor storage			Feb 18	Step 1 sent Sep 13; AN sent Jan 6 Inspected Feb 17; Follow up w/ property owner after Jul 1.
27934 133-1/2 St.	Nathanael/Anne/Lonne Nelson	01-00406-0510	Jul 1		Dog at large, animal feces, garbage, public nuisance conditions	6 Jan 26			Reinspect after Jul 1.
27934 133-1/2 St.	Nathanael/Anne/Lonne Nelson	01-00406-0510	Jul 1		Dog at large, animal feces, garbage, public nuisance conditions	6 Jan 26			Reinspect after Jul 1.
13027 290th Ave	Dylan Witt	01-00424-0220	25 Jun 24 27 Mar 25		Motorcycles/ATV				No response. No further action required.
9912 300th Ave NW	Bennie O. Carlson 16553 Oster Point Rd Cold Spring MN 55320	01-00467-0165	13 Mar 25		RV as dwelling unit; junk and debris				No occupancy evident.

Address	Owner	PID #	Complaint Date	Date of Site Visit(s)	Ordinance Violation (if a complaint is not valid or no violation exists put NA)	Step 1 Date	Notice Date	Citation Date	Comments/Status/Action Plan
32226 108th St	Christine Hager	01-0573-0110	29 May 24		Dog barking/at large		Jun 26		Spoke with dog owner.
13020 289th Ave	Jerald and Anne Alberecht	01-004240235	25 April 24		Junk cars/debris		Jun 25		Reinspect week of Jan 6. Reinspect after Mar 1.
11004 305th Ave	Derek R and Michon M Nelson	01-000142200	26 Jan 24		Home occupation/rural tourism				Direction from TB needed to contact property owner re: required approvals.
14106 296th Cir	Michael Bakker Rikki Whitlock	01-00524-0325	12 Dec 23		Dog(s) at large				Direction from TB needed to contact dog owner.
31015 103rd St	Blaze Graves	01-466-0330	16 Oct 23		Abandoned vehicles ZO XX-21-3.E		Jun 25	Feb 18	Illegal outdoor storage Reinspect week of Jan 6. Inspected Feb 17.
31540 125-1/2 St.	Anthony Flander	01-00455-0105			RV as dwelling unit				TB directed no action on 11 Dec 23
14275 292nd Ave.	Brandon and Kyleigh Stanek	01-534-255	16 Aug 23		ZO Chapter 31		Jun 25		
28209 Lake Diann Rd	Phillip Stueve, Jr.	01-408-0322	25 Jul 23		Habitually barking dog 400-1-4.A.2				SCSO issued citation, Sherburne County Attorney dismissed without authority to prosecute.
12748 316th Ave;	Kimberly Loija-Stone (trustee) 640 2nd Ave SW Milaca, MN 56353	01-00418-0330	6 Oct 25		Dogs at large	4 Dec 26			
30107 116th St.; 55371	Westen Hierlmaier	01-00015-4402	28 Jan 25	Feb 25 1 Aug	Shipping container	14 Feb 24	5 Aug 25	9 Sep 25	Property owner responded to Step 1, waiting for better weather. No response to 5 Aug 25 notice; Request to send Citation. Reinspected week of Oct 6.

5/28/2026

Dear City Council,

My last meeting with the Park Committee was October 16, 2025. An alternate has been filling my seat since then. Please accept this letter as a formal notification of my resignation from the Park Committee effective immediately.

Thank you,

Lester Kriesel

Term ending 2027

CITY OF BALDWIN
30239 128th Street, Baldwin, MN 55371
763-389-8931

APPLICATION FOR APPOINTMENT TO CITY COMMITTEE OR COMMISSION

If interest lies in more than one choice, indicate (by order of preference) which commission/committee you are interested in.

2 Planning Commission 1 Park Committee

NAME: Krista Reinke

Address: 13283 293rd Ave NW Baldwin MN 55371

Phone: 651-503-1536 Email: krista.reinke@headwaterhomesmn.com

Occupation: Home Builder/Broker Employer: Myself - Headwater Homes

How many years have you lived in the City of Baldwin? 6

Are you a property owner: Yes

STATEMENT OF INTEREST:

Please explain why you would like to serve on the committee or commission selected above:

As a Builder and a Broker I understand the importance of a community board that listens to it's residents and continues to move forward and keeps improving the community we all live in and love

EDUCATION AND PROFESSIONAL EXPERIENCE:

Describe your educational and professional experience or skills that qualify you to serve on this committee or commission.

I have been a licensed Réal Estate Broker for 24 years and a Builder for 10

CIVIC AND COMMUNITY ACTIVITIES:

Describe past or present civic and/or community activities that may be relevant in qualifying you to serve on this committee or commission.

This would be my first civic role. When I lived in Minnetonka, I volunteered with the parks to maintain the park gardens in the summer months

ATTENDANCE:

Are you aware of the importance of regular meeting attendance, including the time commitment involved in preparing for meetings, and do you feel you have the time available to be an active participant? (circle one) (YES) NO

Comments: _____

CONFLICT OF INTEREST: A conflict may exist when you have a particular interest in an issue.

I wish to disclose the following potential conflicts of interest that may or will arise if I become a member of this committee or commission.

If I was on the plannning commission there could be a chance in the future I could build someone a home but no conflicts at this time.

Krista Reinke — Signature

5.15.2026 — Date

The selection process will vary according to the number of applicants and vacancies and may not include interviews with all candidates.

THANK YOU FOR YOUR INTEREST IN SERVING ON A COMMITTEE OR COMMISSION.

Revised 2/5/2025

5/28/2026

Dear City Council,

Please accept this letter as a formal notification of my resignation as Cemetery Sexton effective March 1, 2026.

Thank you,

Lester Kriesel Lester D Kriesel

natural systems utilities

Natural Systems Utilities Work Order Request and Cost Estimate Form

Project	Frontier Trails	**PM**	Greg Flood
Date	4/13/2026	**Phone**	763-620-0706
Location	Baldwin Township	**Email**	gflood@nsuwater.com

Description of Work

NSU will acquire, program, and install two remote monitoring devices. One device will be installed at the north site and another at the south. The north site will require external housing. South will be installed within the building. Each unit will be able to realtime monitor for alarms and function. Each unit will also have the ability to produce a daily flow as required by permit for WS004 and WS001. These units require a yearly subscription for wireless connectivity and realtime monitoring.

Cost Estimate

Labor	**Rate (per hour)**	**Quantity**	**Subtotal**
Operations Manager	$210.00	0	$0.00
Operations Supervisor	$166.00	0	$0.00
Project Engineer I	$160.00	0	$0.00
Lead Operator	$155.00	20	$3,100.00
Wastewater Operator	$125.00	0	$0.00

Expenses	**Rate (per mile)**	**Quantity**	**Subtotal**
Mileage	$0.725	50	$36.25

Other Operation Services	**Rate**	**Quantity**	**Subtotal**
Confined Space Entry (per permit)	$100.00	0	$0.00
Use of HAZMAT Monitoring Equipment (per hour)	$50.00	0	$0.00
Pressure Washer / Jetter Unit (per hour, 2 hour min.)	$90.00	0	$0.00
Rough Cut Mower (per hour)	$50.00	0	$0.00

Materials	**Cost**	**Quantity**	**Subtotal**
Omnite XR50 with External Housing	$4,000.00	1	$4,000.00
Omnisite XR50 interior	$5,100.00	1	$5,100.00
Additional Current Sensors (2)	$400.00	1	$400.00
Additional Electrical Supply	$100.00	1	$100.00
S-WS-OBXRCB-REALTIME1 Remote monitoring Su	$506.00	1	$506.00

Subtotal	$13,242.25
Contingency (10%)	$1,324.23
Total	**$14,566.48**

This document is intended as an estimate only, and may change based on unexpected or unforseen issues, additional tax and/or shipping costs, etc. Work order authorization via email is acceptable. Please contact your Project Manager with questions.

Joan Heinen

From: Gregory Flood <gflood@nsuwater.com>
Sent: Monday, April 13, 2026 2:08 PM
To: Joan Heinen
Cc: Tyler Gagner; Joshua Carrier
Subject: RE: Chemical Leak and Required Service
Attachments: Frontier Trails Remote Telemetry.pdf

Hi Joan,

Attached is a work order estimating the cost of two remote telemetry units.

A few things:

1. The exterior XR50 for the north site on this work order is used. It was a device we implemented during a construction project.
    a. It is already installed in a stainless-steel housing cabinet, with a heater for condensation remediation and winter warmth. It's fully functional and is in very good condition. We offer this as an option. If the Township wants a price for a new unit instead of our used option. The cost would be the price for the new unit; plus housing, heater etc. I can provide that if needed. I'd guess it would add another 4-5 thousand to the total cost if the Township decided to go all new.
2. An electrician will be needed to run power from the main source to these devices. I did not include that work in this work order as I didn't know if Baldwin has an electrician they already use. Once an electrician runs power from the main, NSU will handle the wiring to pumps and panel operations.
3. These devices are contingent on using the subscription service called "Guard Dog", Omnisites personal cloud network. The yearly cost of the subscription is listed at $505 per device per year.
4. Typical wait time for these devices once ordered is around 3-4 weeks according to the manufacturer.

Feel free to reach out with any questions.

Best,
Greg

Greg Flood
Lead Operator – Central Region
Natural Systems Utilities
M: 1.763.620.0706
Aut Viam Ineniam Aut Facium

From: Joan Heinen <city.clerk@baldwinmn.gov>
Sent: Friday, April 10, 2026 8:06 AM
To: Gregory Flood <gflood@nsuwater.com>
Subject: RE: Chemical Leak and Required Service

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Thank you, appreciate it very much.

Joan Heinen

From: Gregory Flood <gflood@nsuwater.com>
Sent: Tuesday, May 19, 2026 4:28 PM
To: Joan Heinen
Cc: Tyler Gagner; Joshua Carrier
Subject: RE: Baldwin/RE: Chemical Leak and Required Service

Yes, if anything were to fail, water levels getting to high, power outages, anything else that may come up. We would be notified by these devices. Plus, we would be able to make decisions on response as well. As we would know what exactly is going on. Rather than just hearing, "the panel is alarming" from a homeowner and responding in person.

I'll also add that the Permit from the state makes it clear that daily flow monitoring is required from both the North and the South. Currently, unless someone is on site everyday looking at the flow meters and documenting daily flow. It's not something the sites can do at all.

So, the devices help in two ways. One is MPCA compliance for daily flow monitoring as required by the permit. Two, the ability for us to see issues and know what they are before they become major problems.

Happy to answer anymore questions, please just let me know.

Greg

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From: Joan Heinen <city.clerk@baldwinmn.gov>
Sent: Tuesday, May 19, 2026 3:15 PM
To: Gregory Flood <gflood@nsuwater.com>
Cc: Tyler Gagner <tgagner@nsuwater.com>; Joshua Carrier <jcarrier@NSUWATER.COM>
Subject: RE: Baldwin/RE: Chemical Leak and Required Service

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Hi Greg,
That makes sense. Is it because you are only onsite once a week and if anything comes up prior to that, it notifies NSU?
Julie from Frontier Trails was questioning the expenditure.

Joan Heinen
Clerk/Treasurer

City of Baldwin
30239 128th Street NW
Baldwin, MN 55371
763-389-8931
city.clerk@baldwinmn.gov

From: Gregory Flood <gflood@nsuwater.com>
Sent: Tuesday, May 19, 2026 3:11 PM
To: Joan Heinen <city.clerk@baldwinmn.gov>
Cc: Tyler Gagner <tgagner@nsuwater.com>; Joshua Carrier <jcarrier@NSUWATER.COM>
Subject: Re: Baldwin/RE: Chemical Leak and Required Service

Hi Joan,

The thought behind having the two is there are two separate areas of treatment. Each treatment area (north and the south) has a control panel, pumps, floats and alarms and the two sites don't talk to each other now at all.

So if one of the two don't have telecoms installed we wouldn't know about any issues until we are there at that site.

Does that make sense?

Greg

> On May 19, 2026, at 2:25 PM, Joan Heinen <city.clerk@baldwinmn.gov> wrote:
>
> Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, please contact IT.
>
> Hi Greg,
> Could you email me the benefits and/or reasons for installing the two remote telemetry units? This information would be helpful to have at the City Council meeting.
> Thank you.
>
> Joan Heinen
> Clerk/Treasurer
> City of Baldwin
> 30239 128th Street NW
> Baldwin, MN 55371
> 763-389-8931
> city.clerk@baldwinmn.gov
>
> **From:** Gregory Flood <gflood@nsuwater.com>
> **Sent:** Monday, April 13, 2026 2:08 PM
> **To:** Joan Heinen <city.clerk@baldwinmn.gov>

Cc: Tyler Gagner <tgagner@nsuwater.com>; Joshua Carrier <jcarrier@NSUWATER.COM>
Subject: RE: Chemical Leak and Required Service

Hi Joan,

Attached is a work order estimating the cost of two remote telemetry units.

A few things:

1. The exterior XR50 for the north site on this work order is used. It was a device we implemented during a construction project.
    1. It is already installed in a stainless-steel housing cabinet, with a heater for condensation remediation and winter warmth. It's fully functional and is in very good condition. We offer this as an option. If the Township wants a price for a new unit instead of our used option. The cost would be the price for the new unit; plus housing, heater etc. I can provide that if needed. I'd guess it would add another 4-5 thousand to the total cost if the Township decided to go all new.
2. An electrician will be needed to run power from the main source to these devices. I did not include that work in this work order as I didn't know if Baldwin has an electrician they already use. Once an electrician runs power from the main, NSU will handle the wiring to pumps and panel operations.
3. These devices are contingent on using the subscription service called "Guard Dog", Omnisites personal cloud network. The yearly cost of the subscription is listed at $505 per device per year.
4. Typical wait time for these devices once ordered is around 3-4 weeks according to the manufacturer.

Feel free to reach out with any questions.

Best,
Greg

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Joan Heinen