



## CARVER COUNTY PLANNING COMMISSION

Regular Meeting – **September 16, 2025, 7:00 PM**

Commissioners' Meeting Room  
2nd Floor Human Services Bldg  
Government Center – Chaska, Mn

### AGENDA

1. **Convene**

- 1.1. Call to Order
- 1.2. Pledge of Allegiance
- 1.3. Attendance
- 1.4. Agenda review and adoption
- 1.5. Approve Minutes from August 19, 2025.....**2-5**

2. **Agenda**

- 2.1. File #PZ20250036 - Public hearing on application by George Wojcicki, representing Xcel Energy, for a Conditional Use Permit. (Essential Service - Wireless Communications Monopole) Waconia Township ..... **6-21**

3. **Other Business**

4. **Adjourn**

**COUNTY OF CARVER**  
**PUBLIC SERVICES DIVISION**  
*Department of Land Management*

September 5, 2025

**TO:** Carver County Planning Commission & Waconia Town Board

**FROM:** The Land Management Department

**SUBJECT:** Application for a Conditional Use Permit (Essential Service - Wireless Communications Monopole)

**FILE #:** PZ20250036

**APPLICANT:** George Wojcicki (on behalf of Xcel Energy)

**OWNER:** Northern States Power Company

**SITE ADDRESS:** 13595 Hwy 5, Norwood Young America, 55397

**PERMIT TYPE:** Essential Service - Wireless Communications Monopole

**PURSUANT TO:** County Code, Chapter 152, Section § 152.056

**LEGAL DESCRIPTION:** See attached Exhibit "A"

**PARCEL #:** 09-032-1700

**BACKGROUND:**

1. Northern States Power Company (Xcel Energy) owns an approximately 11.45-acre parcel located in Government Lot 5 of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 32, Waconia Township. The property is currently improved with an existing electrical substation and associated electrical infrastructure (Conditional Use Permit #10793). It is located in the Agricultural Zoning District, Shoreland Overlay District of Hydes Lake, and Carver County Water Management Organization (CCWMO) - Carver Creek Watershed.
2. The applicant is requesting a Conditional Use Permit (CUP) to construct a 140-foot-tall private telecommunications monopole on the subject property, pursuant to Sections 152.050, 152.052, and 152.056 of the Carver County Zoning Code, which reads as follows:

**§ 152.010 DEFINITIONS**

**ESSENTIAL SERVICE.** Public, quasi-public, limited private uses, and uses that serve a community purpose such as utilities, transportation, government operations, communication, energy production, water management, waste treatment or disposal, public parks and similar uses that serve a public need, or are deemed beneficial or essential to the public health and safety, welfare, or serving a public good of the community as determined by the County Board.

***ESSENTIAL SERVICES***

**§ 152.050 SCOPE.**

(A) Land uses that serve a public need or are deemed beneficial or essential to the public health and safety, welfare, or serving a public good of the community as determined by the County Board. These land uses, being necessary for the public health, safety, and welfare, and serving a public good, may be located in any area where it is essential to perform their function, provided the applicant demonstrates that the location is essential to perform the function and an appropriate siting process is utilized. The factors to be considered in the siting process include those set forth in the comprehensive plan and other factors applicable to the nature of the activity being proposed. The provisions of the zoning and overlay districts may be given consideration when considering an application for a conditional use permit when one is required, but the provisions shall not prohibit the location of essential services in any district.

- (B) An essential service would typically fall into one or more of the following categories of activities:
- (1) *Governmental uses, buildings, and storage.* Governmental services such as office buildings, garages, temporary open space, open storage when not a principal use, fire and police stations, parks and recreational areas, training centers, correctional facilities, or other essential uses proposed by federal, state, county, local, special districts, and school districts.
- (Ord. 47, passed 7-23-02; Am. Ord. 70-2010, passed 1-25-11; Am. Ord. 97-2021, passed 7-20-21)

**§ 152.052 CONDITIONAL USE PERMIT REQUIRED.**

- (A) Unless specifically exempted herein, all activities in this section shall be conducted only under a conditional use permit issued pursuant to this chapter. A conditional use permit is not needed under this section to maintain, reconstruct, or relocate existing lines or facilities where the general line and confirmation thereof remains essentially the same unless the construction is within the traveled roadway. When the proposed activity is within the traveled roadway, a permit or other authorization shall be obtained from the responsible road authority. Emergency work otherwise requiring a filing or application shall be accomplished provided filing or application is made as soon thereafter as possible.
- (B) A pre-application meeting with county land management staff is required prior to submitting an application for all activities in this section that requires a public hearing.
- (C) Any application for a conditional use permit shall outline the siting process that was utilized to select the site and shall address the relationship of the site to the following factors:
- (1) Site requirements for the facility;
  - (2) Use of prime agricultural land and environmentally sensitive areas;
  - (3) Traffic generation, road access;
  - (4) Adverse effects on the environment, especially those that cannot be mitigated and/or reversed;
  - (5) Potential for the pollution of air, groundwater, surface water;
  - (6) Agricultural preserve status of the land. Agricultural preserve land may be used for essential services only if no other alternatives exist, and then only after an eminent domain proceeding ordering the land removed from agricultural preserve. When ten or more acres of agricultural preserve land will be used, the procedure in the statute will be followed in making the determination. In cases where the Environmental Quality Board review provisions of the statute do not apply (the land is less than ten acres), the need shall be considered as part of the consideration of the conditional use permit or other approval process. Release from agricultural preserve will be accomplished by the filing of the appropriate court documents indicating that the use is in fact a public purpose and ordering termination of the preserve;
  - (7) Effects on existing and planned land uses in the area;
  - (8) Need for services and infrastructure;
  - (9) Any additional information specified under a particular provision in this section.
- (Ord. 47, passed 7-23-02; Am. Ord. 97-2021, passed 7-20-21)

**§ 152.056 WIRELESS COMMUNICATIONS FACILITIES AND TOWERS OR ANTENNAS.**

- (A) *Conditional use permit required.* Towers and antennas less than 200 feet in height above ground level (AGL), including appurtenances, (as defined by Part 77 of Federal Aviation Regulations as revised) for wireless communications facilities are permitted upon the issuance of a conditional use permit pursuant to this section.
- (B) *General requirements.*
- (1) The structure/facility shall not be located on agricultural preserve land unless eminent domain action establishes a public purpose as required by the comprehensive plan.
  - (2) The structure/facility shall not be located within any transition area (as identified in the comprehensive plan) unless the affected municipality adopts a resolution in support of the location.
  - (3) In situations where there is an existing home or available building eligibility, the location of the structure/facility shall not deprive the subject property of a building site as defined in this chapter.
  - (4) The structure/facility shall be located on publicly held land and/or land within a Rural Service District, if the land is available, and the location is feasible, within the applicant's search area.
- (C) *Requirements for conditional use permit application in addition to those required pursuant to other appropriate sections of this chapter or as otherwise requested by the Department.*
- (1) Documentation illustrating compliance or pending compliance with FAA and FCC authorization procedures.

- (2) Documentation of the area to be served including a search area for the antenna location. A narrative describing a search area (with not less than a 1½-mile radius) for the request clearly explaining why the site was selected, any environmental review that was conducted including a summary of relevant conclusions, and what existing structures were available and why they are not suitable as locations or co-locations.
  - (3) Documentation that the communications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or building within the search area due to one or more of the following reasons:
    - (a) The planned equipment would exceed the structural capacity of the existing or approved tower or building, as documented by a qualified professional engineer, and the existing or approved tower cannot be reinforced or modified to accommodate planned equipment at a reasonable cost;
    - (b) The planned equipment would cause interference with other existing or planned equipment at the tower or building as documented by a qualified professional radio frequency (RF) engineer, and the interference cannot be prevented at a reasonable cost;
    - (c) No existing or approved towers or commercial/industrial buildings within a 1½-mile radius meet the radio frequency (RF) design criteria;
    - (d) Existing or approved towers and commercial/industrial buildings within a 1½-mile radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified professional radio frequency (RF) engineer;
    - (e) The applicant must demonstrate that a good faith effort to co-locate on existing towers and structures within a 1½-mile radius was made, but an agreement could not be reached.
  - (4) An agreement stating that the site will be designed for not less than three tenants with applicant and property owner commitment to co-location, whereby, any prohibition of compatible additional tenants on a tower will be considered a violation of the permit. The agreement shall also include a statement that an unused or obsolete tower shall be removed, within six months of cessation of use, by the property owner and/or applicant. The agreement shall be signed by the applicant and the property owner and shall be attached to and become a part of the permit.
  - (5) An escrow account, based on the county fee schedule, shall be established from applicants for requests including, but not limited to, locations within 1½ miles of an adjacent jurisdiction or existing structure which is over 100 feet in height. The applicant shall be required to increase the escrow if the county's cost exceeds the initial required amount. The escrow shall be established to reimburse the county for technical services typically provided by a qualified communications engineer, selected by the county, to verify compliance with the co-location and documentation requirements stated above.
- (D) *Standards for the issuance and continuation of a conditional use permit.*
- (1) An agreement providing for co-location and prompt removal of unused and/or obsolete towers shall be attached and become part of the permit.
  - (2) The tower and all associated structures (wireless communication facility), excluding guy wires and anchors, must have a 50-foot minimum setback from all property lines. Towers shall not be located closer than the tower height plus 10 feet from any structure, located on adjacent properties, existing at the time of application.
  - (3) Tower and antenna plans shall be signed by a qualified and licensed professional engineer and constructed to conform to the approved plans, the latest structural standards of the Uniform Building Code, provisions of the Electronic Industries Association and all other applicable reviewing agencies.
  - (4) Permittee must obtain FAA approval and/or provide documentation that FAA approval is not needed.
  - (5) Permittee must obtain FCC licensure and approval as required for various communications applications. Permittee shall follow FCC regulations regarding the correction and/or prevention of any radio frequency interference problems.
  - (6) All towers shall be reasonably protected against unauthorized climbing. The bottom of the tower (measured from ground level to 12 feet above ground level) shall be designed in a manner to preclude unauthorized climbing and shall be enclosed with a minimum of a 6-foot high fence or barrier with a locked gate.
  - (7) Wireless communications facilities shall utilize building materials, colors, textures, screening and landscaping that effectively blend within the surrounding environment to the greatest extent possible.
  - (8) No advertising or identification of any kind intended to be visible from the ground or other structures is permitted, except applicable warning and equipment information signage required by the manufacturer or by federal, state, or local authorities.
  - (9) Wireless communications facilities shall not be illuminated by artificial means, except for camouflage purposes (such as, designed as a lighted tower, for a parking lot, or a ball field), security purposes or when illumination is specifically required by the Federal Aviation Administration or other authority.

- (10) No part of any antenna or tower, nor any lines, cable, equipment, wires, or braces shall at any time extend across or over any part of the right-of-way, public street, highway, or sidewalk, without approval by the county through the building permit approval process.
  - (11) Permittee must submit proof of liability and worker's compensation insurance. All communication towers, their antennas, and associated equipment shall be adequately insured for injury or property damage caused by structural failure of the tower or associated equipment.
  - (12) The permit will be subject to administrative review.
  - (13) Towers and antennas existing or approved as of September 9, 1997. Structures allowed under a previous ordinance or conditional use permit may continue to be used as they were built provided they are in compliance with the conditions of the permit.
- (E) *Location or co-location of antennas and associated equipment.* Location or co-location of antennas and associated equipment on any existing structure is permitted upon the issuance of a building permit (if required) provided the placement of the antennas and appurtenances are in compliance with any federal, state and county regulations. (Ord. 47, passed 7-23-02; Am. Ord. 58-2007, passed 3-27-07; Am. Ord. 97-2021, passed 7-20-21)

### **STAFF ANALYSIS:**

1. The property was issued CUP #10793 in 1997 for construction of the electrical substation. Land Management staff has determined that a separate CUP is required for the proposed monopole, as it represents a new addition to the current substation and falls under a different section of the Carver County Zoning Code.
2. The submitted project narrative (dated August 21, 2025) states that increased security measures are needed due to Advanced Grid technology. The stated purpose of the monopole is:

*"...is the establishment of a private Long-Term Evolution (LTE) network to facilitate communication between Xcel Energy equipment. Across Minnesota, Xcel Energy has been installing monopoles and self-support structures at several of our substations for the establishment of such a network. The more that this network is expanded, the more secure and reliable it becomes for the company. With this in mind, Xcel Energy is applying for a conditional use permit for the installation of a 140-foot-tall monopole at our West Waconia Substation located in Norwood Young America, Minnesota. The monopole will have three antennas, commonly referred to as sectors, near the top of the structure at a centerline height of 135'."*

The applicant states in their narrative that,

*"Xcel Energy has considered all available alternatives in co-locating the pLTE antenna on the existing lightning rods and other structures within the substation facility. However, attaching an antenna atop an electrified transmission structure poses an immediate safety risk for Xcel Energy employees and contractors, as outages would need to be scheduled to perform routine maintenance, inconveniencing local customers. Additionally, none of the existing structures within the substation are tall enough for our pLTE network to have the height to give the network the desired range, necessitating the construction of the 140-foot-tall monopole on the property."*

3. The Location Plan (dated January 31, 2025) illustrates the proposed monopole in the northwest corner of the existing substation, within the fenced area. The proposed front setback from the property line is approximately 220 feet, 9 ¼ inches, which complies with zoning requirements, as monopoles are required to be set back a minimum of 50 feet from all property lines. The submitted narrative states that the nearest residential property is located approximately 600 feet from the proposed tower site. The Electrical Layout Plan (dated May 21, 2025) provides a side profile view of the monopole in relation to the existing equipment at the facility.
4. The submitted map, titled *West Waconia Sub PLTE Coverage* (dated August 21, 2025), illustrates the wireless coverage provided by a monopole with a 135-foot centerline height. As noted in the applicant's narrative, the proposed 140-foot tower height is intended to achieve the desired coverage range for the facility.

5. Because the subject property is located within the Shoreland Overlay District, the application materials were forwarded to David DePaz, South Metro Area Hydrologist with the Minnesota Department of Natural Resources (MNDNR), for review. At the time of this report, no review comments had been received.
6. The Waconia Town Board reviewed the request at its June 9, 2025, meeting and recommended approval, noting “Two board members approved issuance of the CUP for Xcel Monopole.”

**PLANNING COMMISSION CONSIDERATION:**

If the Planning Commission recommends approval of the Conditional Use Permit application for a 140-foot-tall private telecommunications monopole on the parcel legally described in Exhibit A, the following conditions should be considered part of the permit:

1. The permit is subject to administrative review. A change in ownership, operations, or operator shall trigger review by Land Management to determine whether an amendment or similar action is necessary. Proposed owners and/or operators are encouraged to contact Land Management as early as possible in the timeline of the proposed change.
2. This permit is independent of any other Conditional Use Permits issued for the parcel. Failure to comply with conditions of other existing CUPs does not affect the compliance standing of this permit.
3. All structures used in conjunction with telecommunications operations shall meet applicable requirements of the Carver County Zoning Code, State Building Code, and Telecommunications Industry Association standards (TIA-222, as amended). All required building permits shall be obtained prior to construction. The tower shall be located in accordance with the approved site plan.
4. Any stormwater management, grading, and/or filling activity on the property shall comply with regulations of the Carver County Water Management Organization (CCWMO) and the Wetland Conservation Act (WCA), if applicable. Required reviews and approvals must be obtained prior to issuance of construction and/or building permits.
5. The permittee shall comply with all applicable Federal Aviation Administration (FAA) requirements and stipulations.
6. The permittee shall obtain all required Federal Communications Commission (FCC) licenses and approvals.
7. No advertising or identification intended to be visible from the ground or other structures is permitted, except for warning signs and equipment information required by the manufacturer or by Federal, State, or local authorities.
8. The permittee is responsible for complying with all applicable Federal, State, and local rules, regulations, and permitting requirements.

**OR**

If the Planning Commission recommends denial of the permit application, the deficiencies found in Section 152.251 (Required Findings) of the Carver County Zoning Code, should be referenced, as follows:

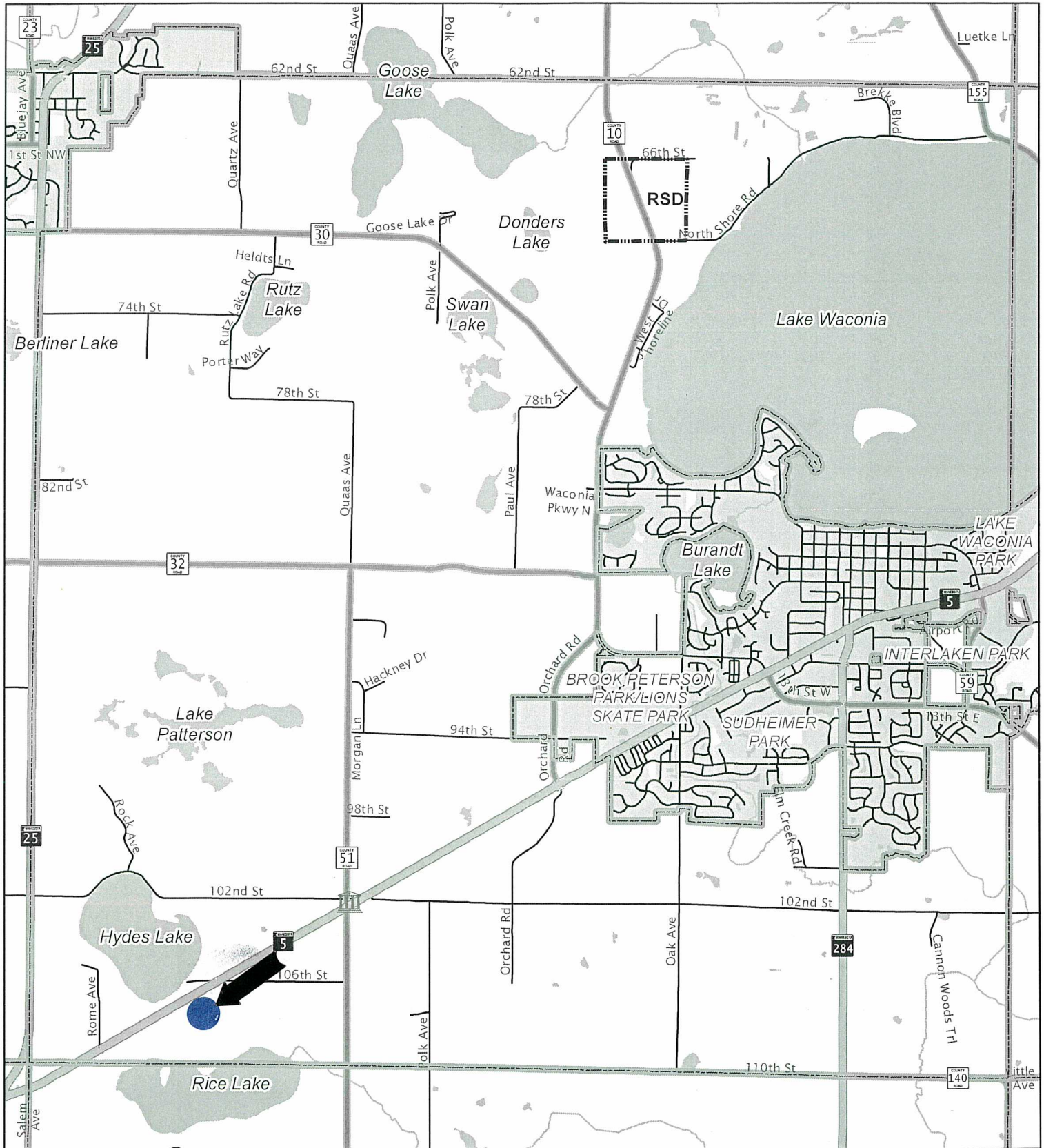
**§ 152.251 REQUIRED FINDINGS.**

An order for the issuance of a CUP or IUP can be adopted only if all the following are found as fact. Any conditions imposed by the permit or actions required as part of the order shall be considered in making findings:

- (A) The conditional or interim use is permitted as a permitted conditional or interim use within the zoning district and meets all requirements of this chapter and any other county, regional, state, or federal laws, ordinances, rules, or regulations.
- (B) The conditional or interim use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
- (C) The establishment of a conditional or interim use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

- (D) The effects of the proposed use will not be detrimental to the health, safety, and welfare of Carver County or to the occupants of the immediate neighborhood.
- (E) That adequate utilities, access roads, drainage and other facilities have been or are being provided.
- (F) That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use if these measures are applicable.
- (G) That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance if these measures are applicable.
- (H) The use or development conforms to the County Comprehensive Plan.
- (I) The use or development is compatible with the land uses in the neighborhood.
- (J) A public hearing was held pursuant to § [152.285](#) and M.S. § 394.26, as it may be amended from time to time.

# WACONIA TOWNSHIP



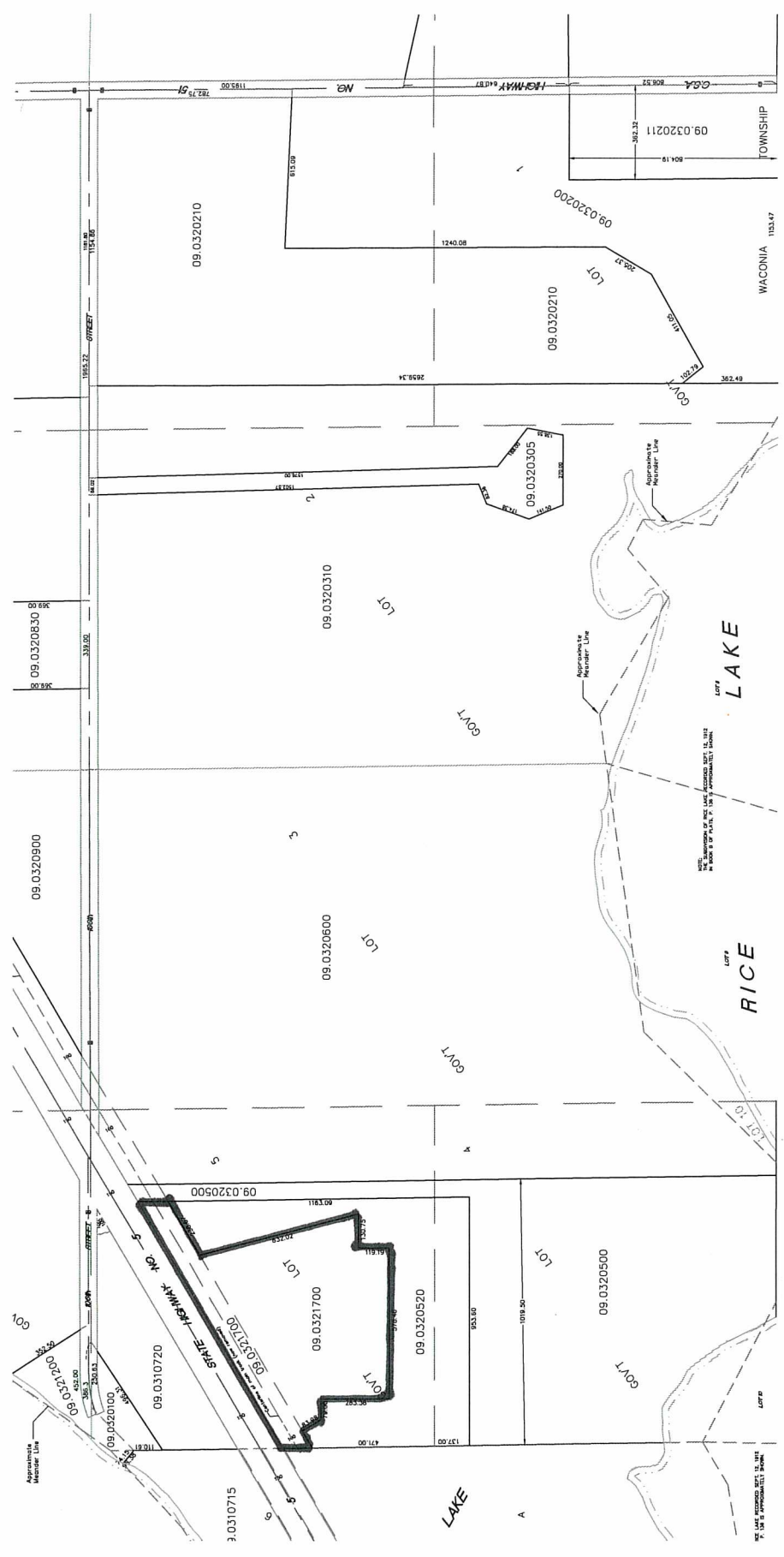
This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.



Map Created by Carver County GIS

# S 1/2 SEC. 32, T.116, R.25

THIS IS NOT A LEGALLY RECORDED PLAT.  
 THIS MAP IS A COMPILATION OF RECORDS  
 FROM THE CARVER COUNTY GOV. CENTER  
 OF DEEDS AND TITLE RECORDS. THIS MAP  
 IS NOT A LEGALLY RECORDED PLAT.  
 PLACES IN THE COUNTY AND ITS ADJACENT  
 MUNICIPALITIES CONTAINED THEREIN.



August 21, 2025

*Zoning Administration*

Carver County – Land Management Department  
600 E 4<sup>th</sup> St  
Chaska, MN 55318  
Jason Mielke – Land Use Manager

Re: Conditional Use Permit Request – Xcel Energy PLTE Monopole  
Xcel Energy West Waconia Substation  
Address: 13515 MN 5, Norwood Young America, MN 55397  
PID: 090321700

Dear Mr. Mielke,

Ensuring the energy grid is secure from cyber and physical threats is a top priority for Xcel Energy and our partners across the electric industry. As Advanced Grid technology is deployed, this responsibility grows. The Advanced Grid uses several devices that are interconnected on the energy grid, and it is critical that we not only keep the devices secured, but also safeguard the connection and all the information being transmitted. Various security measures have been developed and are in place to help Xcel Energy deliver on our commitment to operational excellence.

One such security measure is the establishment of a private Long-Term Evolution (LTE) network to facilitate communication between Xcel Energy equipment. Across Minnesota, Xcel Energy has been installing monopoles and self-support structures at several of our substations for the establishment of such a network. The more that this network is expanded, the more secure and reliable it becomes for the company. With this in mind, Xcel Energy is applying for a conditional use permit for the installation of a 140-foot-tall monopole at our West Waconia Substation located in Norwood Young America, Minnesota. The monopole will have three antennas, commonly referred to as sectors, near the top of the structure at a centerline height of 135'. Xcel Energy is applying for the following permit:

- A conditional use permit for a 140' private telecommunications monopole at a public utility substation

The installation of this monopole is a crucial part of our ongoing initiative to enhance the security and reliability of our electrical network. The monopole will serve as a key component in establishing a private (LTE) network for secure communications between Xcel Energy assets, including meters and substations, as the antennae affixed to the monopole will establish the network.

In the current digital age, the security of our assets is of paramount importance. By taking these assets off the public cellular network, we aim to significantly reduce the risk of cyber threats and ensure the integrity of our operations. It is essential to understand that this network is *entirely*

*private*. No member of the public, including many internal Xcel Energy employees, will be allowed access to this network, and this network will not be used by anyone to take or make phone calls. This monopoly is *strictly* used to communicate between Xcel Energy fixed assets and take their communications off the public cellular spectrum. To accomplish this, Xcel Energy has leased out this spectrum for the next 30 years. This move is part of a wider initiative to improve both the physical security and cybersecurity of our electrical network.

Xcel Energy has considered all available alternatives in co-locating the pLTE antenna on the existing lightning rods and other structures within the substation facility. However, attaching an antenna atop an electrified transmission structure poses an immediate safety risk for Xcel Energy employees and contractors, as outages would need to be scheduled to perform routine maintenance, inconveniencing local customers. Additionally, none of the existing structures within the substation are tall enough for our pLTE network to have the height to give the network the desired range, necessitating the construction of the 140-foot-tall monopoly on the property. Due to Xcel Energy's security policy relating to this project, Xcel is unable to co locate these antennas on existing third-party telecommunications facilities. pLTE Antennas and monopolies are subject to the same security requirements as our substations. As a result, it makes the most sense from a security standpoint to locate the monopoly within our existing substation.

The height requirement is due to a several factors. Xcel Energy pLTE architects utilize a professional software to perform propagation studies that allows them to visualize how the site would propagate based on several different antenna heights. There are many elements that are reviewed when performing the propagation studies. Terrain, foliage other obstructions at or near the same height, etc. are taken into consideration. Power consumption, download speeds, upload speeds and latency are also reviewed. Based on those many elements, the centerline antenna height and monopoly height are then determined. Typically, in and around the twin cities metro area the antenna centerline height of 135' and a monopoly at 140' would support our findings for this network.

Included within this application is a map of the expected coverage of the network propagated by this monopoly, a conditional use permit application, the deed to the property, a site plan showing the monopoly among the existing equipment at the facility, as well as a side profile showing the height of the monopoly.

The parcel is irregularly shaped, bounded by MN Hwy 5 to the north, and agricultural land to the east, south, and north, which is owned by Xcel Energy. The proposed location of the monopoly is in the northwestern corner of the property in order to comply with structure setback requirements, with the nearest residential property located approximately 600' away from the proposed monopoly site.

The monopoly will not substantially diminish or impair property values within the immediate vicinity due to its distance from nearby residences. The monopoly will not be detrimental to the health, safety, or welfare of employees working on the site or people near the site. Additionally, the pole will not impede future developments on nearby properties, all use will be completely contained within the substation property. Additionally, the monopoly will not place an undue burden on public utilities or roads, since it will not require any utility hookups. Adequate parking already exists at the substation property. The monopoly will not emit any odor and is far enough away from residential properties that it will not cause sight pollution. No noise or additional traffic in the area will be generated as a result of this monopoly, except during the construction phase. During construction, several semis will deliver pole materials. Construction activities will be limited to daylight hours, with work typically finishing before 5:30 PM, with three to five

employees constructing the monopole. Finally, this monopole will not require any grading, nor will impact natural features like woodlands or wetlands.

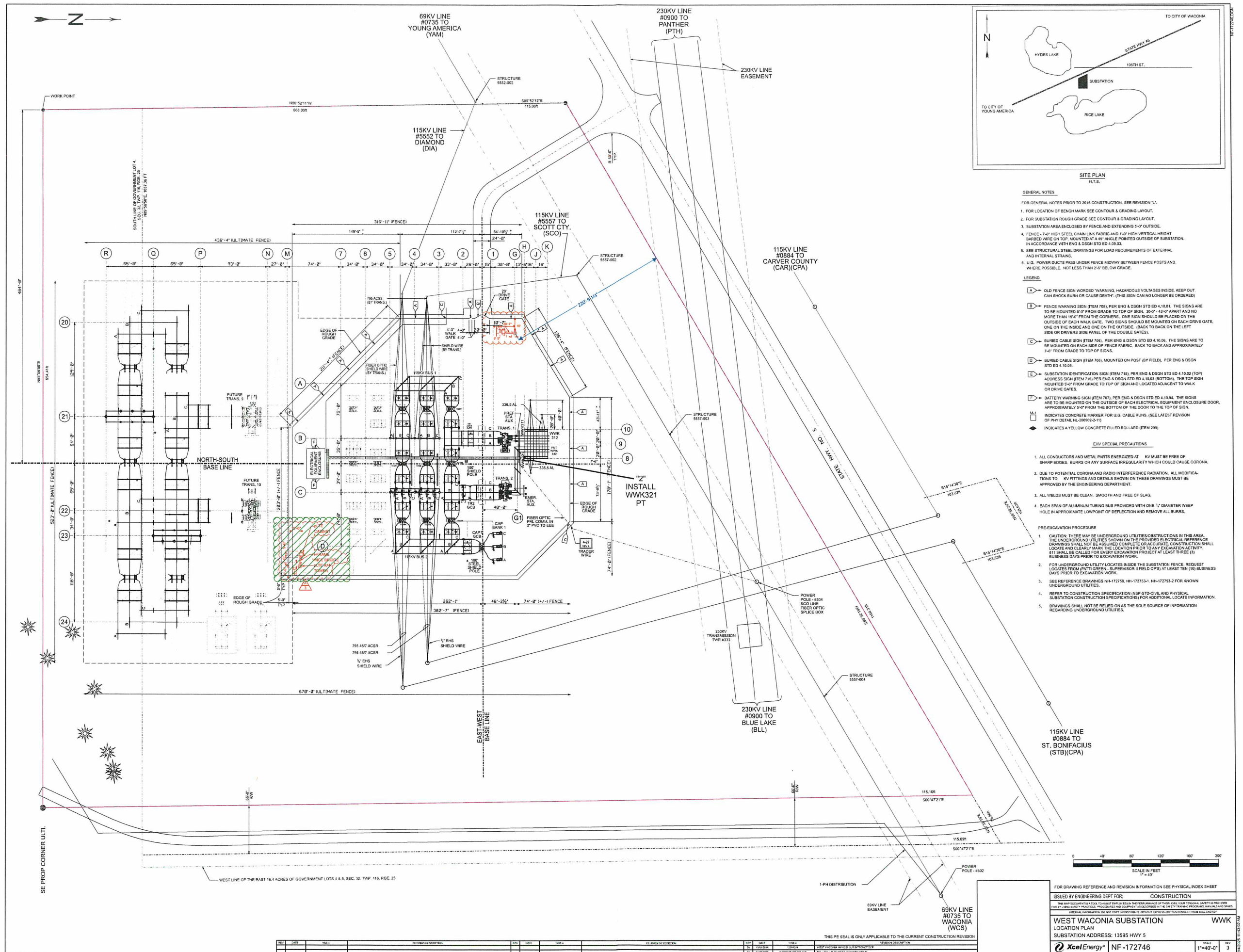
We kindly request your consideration of our application for this conditional use permit. We believe that this project is not only necessary for the security and efficiency of our operations but also beneficial to the residents of Carver County by ensuring the reliable delivery of electricity.

Attached for your review and approval is a land use application for a conditional use permit, a site plan, the deed and legal description of the property, and coverage maps of the network to be established by this monopole. Xcel Energy respectfully requests your approval our application.

Sincerely,



George Wojcicki  
Siting and Land Rights Agent  
773-677-4574  
george.r.wojcicki@xcelenergy.com



GENERAL NOTES

- FOR GENERAL NOTES PRIOR TO 2016 CONSTRUCTION, SEE REVISION 1.
- FOR LOCATION OF BENCH MARK SEE CONTOUR & GRADING LAYOUT.
- FOR SUBSTATION ROUGH GRADE SEE CONTOUR & GRADING LAYOUT.
- SUBSTATION AREA ENCLOSED BY FENCE AND EXTENDING 5'-0" OUTSIDE.
- FENCE - 7'-0" HIGH STEEL CHAIN LINK FABRIC AND 1'-0" HIGH VERTICAL HEIGHT BARBED WIRE ON TOP. MOUNTED AT A 45° ANGLE POINTED OUTSIDE OF SUBSTATION. IN ACCORDANCE WITH ENG & DSGN STD ED 4.10.03.
- SEE STRUCTURAL STEEL DRAWINGS FOR LOAD REQUIREMENTS OF EXTERNAL AND INTERNAL STRINGS.
- U.G. POWER DUCTS PASS UNDER FENCE MIDWAY BETWEEN FENCE POSTS AND WHERE POSSIBLE, NOT LESS THAN 2'-0" BELOW GRADE.

LEGEND

- A OLD FENCE SIGN WORDED "WARNING, HAZARDOUS VOLTAGES INSIDE. KEEP OUT. CAN SHOCK BURN OR CAUSE DEATH". (THIS SIGN CAN NO LONGER BE ORDERED)
- B FENCE WARNING SIGN (ITEM 708), PER ENG & DSGN STD ED 4.10.01. THE SIGNS ARE TO BE MOUNTED 5'-0" FROM GRADE TO TOP OF SIGN, 30'-0" - 45'-0" APART AND NO MORE THAN 15'-0" FROM THE CORNERS. ONE SIGN SHOULD BE PLACED ON THE OUTSIDE OF EACH WALK GATE. TWO SIGNS SHOULD BE MOUNTED ON EACH DRIVE GATE, ONE ON THE INSIDE AND ONE ON THE OUTSIDE. (BACK TO BACK ON THE LEFT SIDE OR DRIVERS SIDE PANEL OF THE DOUBLE GATES).
- C BURIED CABLE SIGN (ITEM 708), PER ENG & DSGN STD ED 4.10.06. THE SIGNS ARE TO BE MOUNTED ON EACH SIDE OF FENCE FABRIC, BACK TO BACK AND APPROXIMATELY 3'-0" FROM GRADE TO TOP OF SIGNS.
- D BURIED CABLE SIGN (ITEM 708), MOUNTED ON POST (BY FIELD), PER ENG & DSGN STD ED 4.10.06.
- E SUBSTATION IDENTIFICATION SIGN (ITEM 718), PER ENG & DSGN STD ED 4.10.02 (TOP) ADDRESS SIGN (ITEM 718), PER ENG & DSGN STD ED 4.10.03 (BOTTOM). THE TOP SIGN MOUNTED 5'-0" FROM GRADE TO TOP OF SIGN AND LOCATED ADJACENT TO WALK OR DRIVE GATES.
- F BATTERY WARNING SIGN (ITEM 707), PER ENG & DSGN STD ED 4.10.04. THE SIGNS ARE TO BE MOUNTED ON THE OUTSIDE OF EACH ELECTRICAL EQUIPMENT ENCLOSURE DOOR, APPROXIMATELY 5'-0" FROM THE BOTTOM OF THE DOOR TO THE TOP OF SIGN.
- M-1 INDICATES CONCRETE MARKER FOR U.G. CABLE RUNS. (SEE LATEST REVISION OF PHY DETAIL NO. 200602-3-11)
- ◆ INDICATES A YELLOW CONCRETE FILLED BOLLARD (ITEM 299).

EHV SPECIAL PRECAUTIONS

- ALL CONDUCTORS AND METAL PARTS ENERGIZED AT 115 KV MUST BE FREE OF SHARP EDGES, BURRS OR ANY SURFACE IRREGULARITY WHICH COULD CAUSE CORONA.
- DUE TO POTENTIAL CORONA AND RADIO INTERFERENCE RADIATION, ALL MODIFICATIONS TO 115 KV FITTINGS AND DETAILS SHOWN ON THESE DRAWINGS MUST BE APPROVED BY THE ENGINEERING DEPARTMENT.
- ALL WELDS MUST BE CLEAN, SMOOTH AND FREE OF SLAG.
- EACH SPAN OF ALUMINUM TUBING BUS PROVIDED WITH ONE 1/2" DIAMETER WEEP HOLE IN APPROXIMATE LOWPOINT OF DEFLECTION AND REMOVE ALL BURRS.

PRE-EXCAVATION PROCEDURE

- CAUTION: THERE MAY BE UNDERGROUND UTILITIES/OBSTACLES IN THIS AREA. THE UNDERGROUND UTILITIES SHOWN ON THE PROVIDED ELECTRICAL REFERENCE DRAWINGS SHALL NOT BE ASSUMED COMPLETE OR ACCURATE. CONSTRUCTION SHALL LOCATE AND CLEARLY MARK THE LOCATION PRIOR TO ANY EXCAVATION ACTIVITY. IT SHALL BE CALLED FOR EVERY EXCAVATION PROJECT AT LEAST THREE (3) BUSINESS DAYS PRIOR TO EXCAVATION WORK.
- FOR UNDERGROUND UTILITY LOCATES INSIDE THE SUBSTATION FENCE, REQUEST LOCATES FROM PATH GREEN - SUPERVISOR II FIELD OPS) AT LEAST TEN (10) BUSINESS DAYS PRIOR TO EXCAVATION WORK.
- SEE REFERENCE DRAWINGS NH-172750, NH-172753-1, NH-172753-2 FOR KNOWN UNDERGROUND UTILITIES.
- REFER TO CONSTRUCTION SPECIFICATION (NSP-STD-CIVIL AND PHYSICAL SUBSTATION CONSTRUCTION SPECIFICATIONS) FOR ADDITIONAL LOCATE INFORMATION.
- DRAWINGS SHALL NOT BE RELED ON AS THE SOLE SOURCE OF INFORMATION REGARDING UNDERGROUND UTILITIES.

FOR DRAWING REFERENCE AND REVISION INFORMATION SEE PHYSICAL INDEX SHEET

ISSUED BY ENGINEERING DEPT FOR:

CONSTRUCTION

THESE DRAWINGS ARE TO BE USED BY THE ENGINEER IN THE PERFORMANCE OF THEIR DUTY. NO OTHER PERSONAL SAFETY IS PROVIDED FOR THE USER. THE USER SHALL BE RESPONSIBLE FOR THE SAFETY OF THE USER AND THE USER SHALL BE RESPONSIBLE FOR THE SAFETY OF THE USER.

WEST WACONIA SUBSTATION

WWK

LOCATION PLAN

SUBSTATION ADDRESS: 13595 HWY 5

XcelEnergy NF-172746

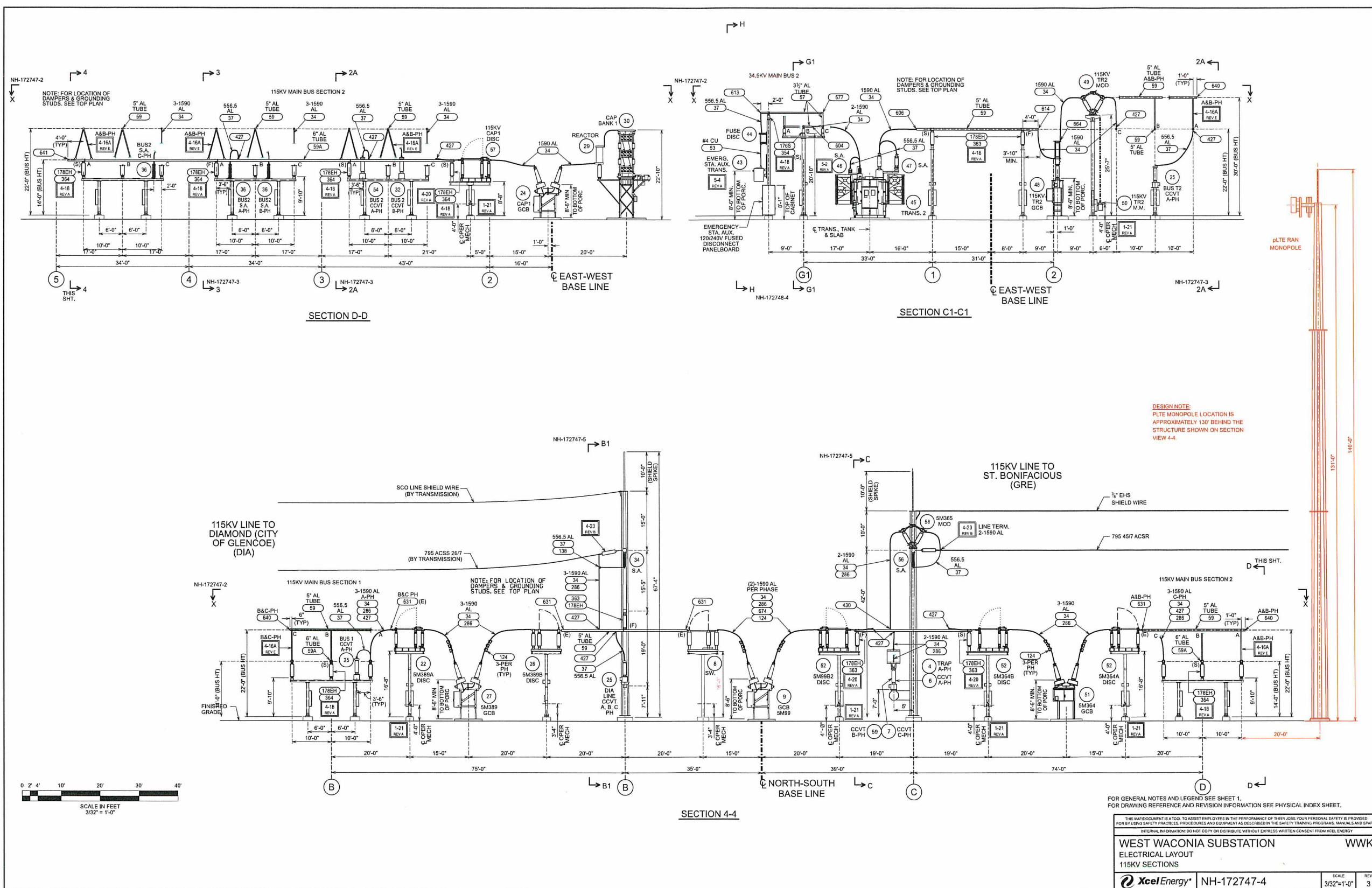
SCALE 1"=40'-0"

REV 3

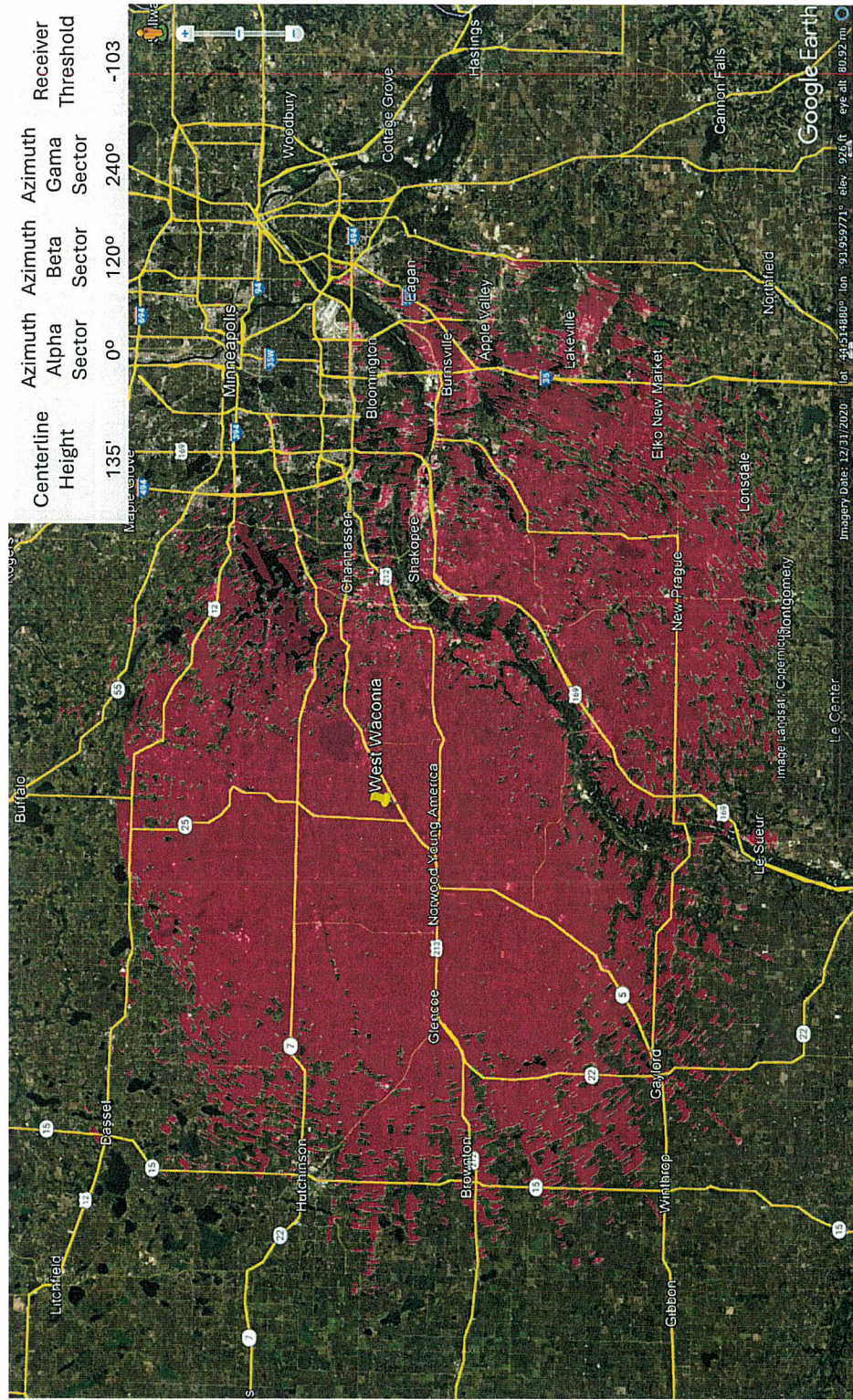
DATE 11/13/2022

| REV | DATE       | DESCRIPTION             | BY  | CHK | DATE | DESCRIPTION | BY | CHK | DATE | DESCRIPTION |
|-----|------------|-------------------------|-----|-----|------|-------------|----|-----|------|-------------|
| 1   | 11/13/2022 | ISSUED FOR CONSTRUCTION | WWK |     |      |             |    |     |      |             |
| 2   | 11/13/2022 | ISSUED FOR CONSTRUCTION | WWK |     |      |             |    |     |      |             |
| 3   | 11/13/2022 | ISSUED FOR CONSTRUCTION | WWK |     |      |             |    |     |      |             |

THIS SEAL IS ONLY APPLICABLE TO THE CURRENT CONSTRUCTION REVISION



# West Waconia Sub PLTE Coverage



August 21, 2025



# Township Presentation & Recommendation Form

|                                                  |                                                                 |                            |
|--------------------------------------------------|-----------------------------------------------------------------|----------------------------|
| <b>PARCEL #</b> 090321700                        | <b>Permit #</b> _____                                           |                            |
| <b>Owner's Name:</b><br>Xcel Energy              | <b>Owner's Mailing Address:</b><br>414 Nicollet Mall, 6th Floor |                            |
| <b>City:</b><br>Minneapolis                      | <b>Owner State:</b><br>MN                                       | <b>Owner Zip:</b><br>55401 |
| <b>Applicant (if other than owner):</b><br>_____ | <b>Site Address:</b><br>_____                                   |                            |

|                                                                                                                                                                                                                            |                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>Type of Request:</b> <input checked="" type="radio"/> CUP <input type="radio"/> IUP <input type="radio"/> Preliminary Plat <input type="radio"/> Final Plat <input type="radio"/> Variance <input type="radio"/> Appeal |                                         |
| <b>Description of Request:</b><br>Construction of a 140' tall monopole to establish a private LTE network for data transmission between Xcel Energy fixed assets (smart meters, substations, etc.)                         |                                         |
| <b>Date of County Public Hearing:</b> _____                                                                                                                                                                                | <b>Date of Township Meeting:</b> 6/9/25 |

### Actions:

|                                                                                                                                                                                                                                                                                                                                                                   |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Township Action Taken:</b><br><input type="radio"/> Recommends approval and use of the Township Road (if applicable) with the following comments:<br><input type="radio"/> Recommends denial for the following reasons:<br><input type="radio"/> No recommendation, but will comment on the request at the Planning Commission or Board of Adjustment hearing: |  |
| <p style="font-size: 1.2em; font-family: cursive;">2 Board members approved issuance of CUP for Xcel Monopole</p>                                                                                                                                                                                                                                                 |  |

**\*\*Important:** I understand that I must appear at the Town Board meeting to present my request and obtain their recommendation prior to appearing before the County Planning Commission or Board of Adjustment.

\_\_\_\_\_  
Signature of Applicant

Date 6/9/25

\_\_\_\_\_  
Signature of Township Official

Date 6/9/25

## EXHIBIT "A" – LEGAL DESCRIPTION

**PID NUMBER: 09-032-1700**

**File# PZ20250036**

**APPLICANT: George Wojcicki, on behalf of Xcel Energy**

**OWNER: Northern States Power Company**

\* \* \* \* \*

That portion of the following described parcel lying westerly of the westerly boundary line of Government Lot 5 in Section 32, Township 116, Range 25, described as follows:

A strip of land 100 feet in width, the same being 50 feet in width on each side & of the centerline of the main track (now removed) of the former Minneapolis St. Louis Railway Company as said main track centerline was originally located over and across Lot 5 of Section 32, Township 116, Range 25, the northwesterly line of said 100-foot wide strip of land being identical to the southeasterly right-of-way line of State Highway No. 5.

EXCEPT: That part of Government Lot 5 of Section 32, Township 116, Range 25, County of Carver, State of Minnesota, described as follows: Commencing at the southwest corner of Government Lot 5, thence North 00 degrees 52 minutes 10 seconds West along the west line of said Government Lot 5, a distance of 471.00 feet to the southerly line of the former railroad right-of-way of the Minneapolis and St. Louis Railway Company, thence North 59 degrees 32 minutes 20 seconds East, a distance of 1096.53 feet to the point of beginning of the land to be described, thence North 00 degrees 52 minutes 10 seconds West, a distance of 115.00 feet to the Southwesterly right-of-way boundary of State Highway Number 5, thence North 59 degrees 32 minutes 20 seconds East along said highway right-of-way boundary, a distance of 75.90 feet to a point on a line which is parallel with and 1019.50 feet easterly of, as measured perpendicular to, the west line of the Southwest Quarter of said Section 32, thence South 00 degrees 52 minutes 10 seconds East along said line, a distance of 115.00 feet, thence South 59 degrees 32 minutes 20 seconds West, a distance of 75.90 feet to the point of beginning.

AND

That part of Government Lot 5 of Section 32, Township 116, Range 25, County of Carver, State of Minnesota, described as follows: Commencing at the southwest corner of Government Lot 5 in Section 32, township 116, Range 25; thence North 00 degrees 52 minutes 10 seconds West along the west line of said Government Lot 5, a distance of 471.00 feet to the southerly line of the former railroad right-of-way of the Minneapolis and St. Louis Railway Company; thence North 59 degrees 32 minutes 20 seconds East along the southerly line of said former railway right-of-way, a distance of 75.80 feet to the point of beginning of the land to be described; thence South 31 degrees 18 minutes 01 seconds East, a distance of 83.98 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 79.00 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 263.36 feet; thence South 89 degrees 59 minutes 50 seconds East, a distance of 578.46 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 119.19 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 130.75 feet; thence North 14 degrees 26 minutes 31 seconds West, a distance of 632.41 feet to the southerly line of said former railway right-of-way; thence South 59 degrees 32 minutes 20 seconds West along said southerly line, a distance of 782.06 feet to the point of beginning.