

Planning & Development Division

Planning & Economic Development Department



Room 160 411 West First Street Duluth, Minnesota 55802

File Number	PLSUP-2411-0011		Contact	Contact Chr		is Lee, clee@duluthmn.gov	
Туре	Special Use Permit – Wireless Facility		Planning Commission Date		Februar	ry 11, 2025	
Deadline for Action	Application Date		November 21, 2024 60 Days		January	20, 2025	
	Date Extension Letter Mailed		December 12, 2024		120 Day	s March 2	21, 2025
Location of Subject 2120 Jean Duluth Road							
Applicant	Fullerton	US	Contact	ntact Nora Geci			
Agent			Contact				
Legal Description		PID: 010-2680-00250					
Site Visit Date		December 13, 2024	Sign Notice Date			January 14, 2025	
Neighbor Letter Date		December 5, 2024	Number of Letters Sent		5		

Proposal

A Special Use Permit to replace 6 antennae with 6 new antennae and install 6 new antenna units to existing 69-foot-tall pole. Also proposed is new accessory equipment and new concealment canisters.

Recommended Action: Approve with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	RR-1	Mixed-Use	Rural Residential/Open Space
North	RR-1	Commercial	Open Space
South	RR-1	Residential	Open Space
East	RR-1	Commercial	Open Space
West	RR-1	Medical/Institutional	Rural Residential/Open Space

Summary of Code Requirements

UDC Section 50-20.4.E. Major utility or wireless telecommunications facility.

(a) Requiring a special use permit for any new, co-location or modification of a wireless telecommunications facility; (b) Implementing an application process for person(s) seeking a special use permit for wireless telecommunications facilities; (c) Establishing a policy for examining an application for and issuing a special use permit for wireless telecommunications facilities that is both fair and consistent; (d) Promoting and encouraging, wherever possible, the sharing and co-location of wireless telecommunications facilities among service providers; (e) Promoting and encouraging, wherever possible, the placement, height and quantity of wireless telecommunications facilities in such a manner, including but not limited to the use of stealth technology, to minimize adverse aesthetic and visual impacts on the land, property, buildings, and other facilities adjacent to, surrounding and in generally the same area as the requested location of such wireless telecommunications facilities, which shall mean using the least visually and physically intrusive facility that is not technologically or commercially impracticable under the facts and circumstances; (f) That in granting a special use permit,

the city has found that the facility shall be the most appropriate site as regards being the least visually intrusive among those available in the city;

UDC Section 50-37.10. Special Use Permits. The Planning Commission shall approve the application or approve it with modifications if the commission determines that the application meets the following criteria: 1. The application is consistent with the Comprehensive Land Use Plan; 2. The application complies with all applicable provisions of this Chapter, including without limitation any use-specific standards applicable to the proposed use, development or redevelopment, and is consistent with any approved district plan for the area; 3. Without limiting the previous criteria, the commission may deny any application that would result in a random pattern of development with little contiguity to existing or programmed development or would cause anticipated negative fiscal or environmental impacts on the community.

Comprehensive Plan Governing Principles and/or Policies and Current History (if applicable):

Governing Principle # 1- Reusing of previously developed lands: this proposal is utilizing existing developed lands for a new user.

Future Land Use – Open Space: High natural resource or scenic value, with substantial restrictions and development limitations. Primarily public lands but limited private use is anticipated subject to use and design controls.

History: The property has a single-family home and an existing 69-foot-tall monopole with wireless facilities.

Review and Discussion Items

Staff finds that:

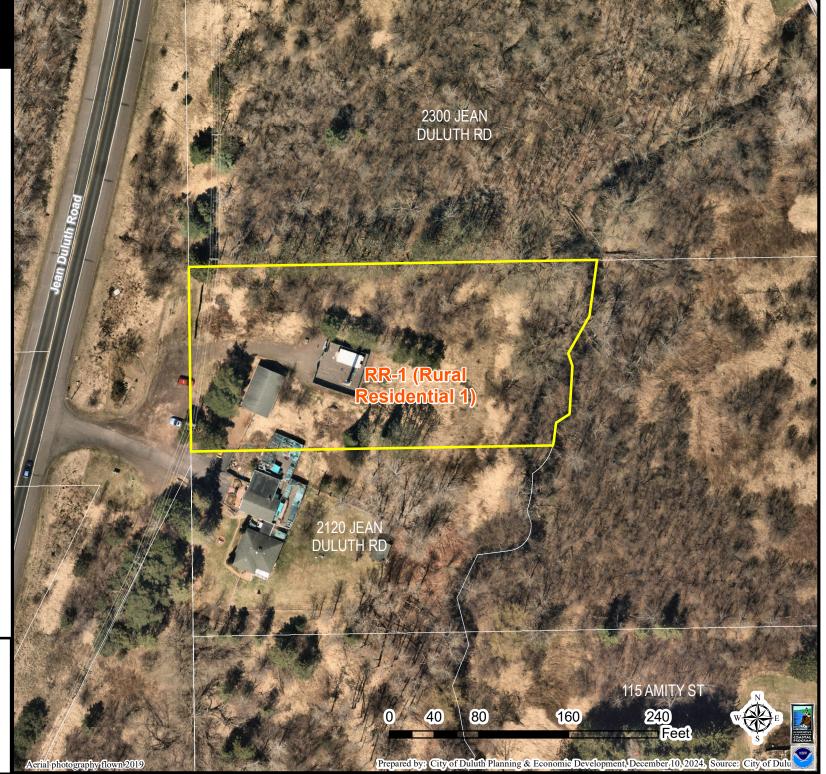
- 1. The applicant is proposing to replace 6 antennae with 6 new antennae and install 6 new antenna units to existing 69-foot-tall pole. Proposed plans also include new accessory equipment within the existing equipment shed and new concealment canisters to fit the new antennae. The new concealment canisters will match the existing containers.
- 2. The applicant has presented plans that meet the use specific standards outlined in 50-20.4.E.
- 3. The city has the ability to regulate land use; however, the FCC preempts local review on the potential environmental effects of radio frequency (RF) emissions, assuming that the provider is in compliance with the Commission's RF rules. These facilities are categorically excluded and will be in full compliance with the current FCC RF emissions guidelines. Applicant has agreed to perform, and provide written documentation, of a post construction RF emissions compliance.
- 4. Based on the design and locations of the proposed facilities, staff are not anticipating any new visual impact and are not recommending any additional screening be required.
- 5. No public, agency, or City comments were received at the time of drafting this report.
- 6. The permit will lapse if no activity takes place within 1 year of approval.

Staff Recommendation

Based on the above findings, staff recommends that Planning Commission approve the Special Use Permit with the following conditions:

- 1. The project be limited, constructed, and maintained consistent with plans submitted and included in this report, titled LAKESIDE ROBERTS RELO.
- 2. The applicant must follow FCC RF emissions requirements and submit a completed RF Emissions Compliance Report to the Planning Department after construction.
- 3. Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

DULUTH PLSUP-2411-0011
Special Use - Wireless Facilty
2120 Jean Duluth Rd



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

PROJECT INFORMATION

SITE NAME LAKESIDE ROBERTS RELO COUNTY: ST.LOUIS COUNTY 2120 JEAN DULUTH ROAD ADDRESS: DULUTH, MN 55804-2648 JURISDICTION: CITY OF DULUTH, MN SITE NUMBER MN5419 10146456 FA NUMBER: 3514A1A7YV, 3514A1A80X,

3514A1A80Y, 3514A1A7YQ, 3514A1A7YY, 3514A1A7YZ, 3514A1A80V, 3514A1A80S WSUMW0029067, WSUMW0028461,

WSUMW0028456, WSUMW0029334, WSUMW0029000, WSUMW0028991, WSUMW0028640, WSUMW0028749

ATC ASSET #: 278173

46°50'51.8" N (46.84772778°) LATITUDE: 92°02'50.5" W (-92.04735*) LONGITUDE:

TOWER OWNER: AMERICAN TOWER COMPANY 10 PRESIDENTIAL WAY WOBURN, MA 01801

GROUND OWNER: LD ACQUISITION COMPANY 13 LLC 2120 JEAN DULUTH ROAD

DULUTH, MN 55804-2648

LANDLORD CONTACT: -

APPLICANT: AT&T WIRFLESS

PROJECT MANAGER: SHAMMIKKA CHISOLM sc872r@att.com

AT&T CONSTRUCTION MANAGER:

PETER MCENERY pm753t@att.com

PROJECT CONSULTANTS

FULLERTON ENGINEERING **ENGINEER** CONSULTANTS, LLC

ADDRESS:

1100 E. WOODFIELD ROAD, SUITE 500

CONTACT: PHONE

FMAII:

LISA LAVICKA (847) 908-8400 llavicka@fullerton-us.com

SCHAUMBURG, ILLINOIS 60173

AT&T

MOBILITY

PROJECT: E/// MODERNIZATION

SITE #: MN5419 FA #: 10146456

PTN #: 3514A1A7YV, 3514A1A80X,

> 3514A1A80Y, 3514A1A7YQ, 3514A1A7YY, 3514A1A7YZ,

3514A1A80V, 3514A1A80S

IWM #: WSUMW0029067. WSUMW0028461.

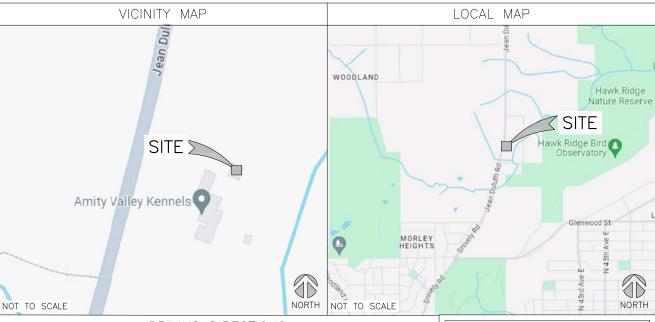
> WSUMW0028456, WSUMW0029334, WSUMW0029000, WSUMW0028991,

WSUMW0028640, WSUMW0028749

ATC ASSET#: 278173

JURISDICTION: CITY OF DULUTH. MN

SITE NAME: LAKESIDE ROBERTS RELO **ADDRESS:** 2120 JEAN DULUTH ROAD **DULUTH, MN 55804-2648**



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T ADDRESS; 7900 XERXES AVE S #301, BLOOMINGTON, MN 55431: GET ON I-35W S FROM AMERICAN BLVD W, PENN AVE S AND W 82ND ST. GET ON I-35W N IN RICHFIELD FROM W 78TH ST AND W 76TH ST.
TAKE I-35 N TO S 21ST AVE E IN DULUTH. TAKE EXIT 258 FROM I-35 N TAKE WOODLAND AVE AND SNIVELY RD TO JEAN DULUTH RD.



TOLL FREE: 1-800-252-1166 OR FAX A LOCATE: 1-800-236-4967 www.gopherstateonecall.org

MINNESOTA STATUTE
REQUIRES MIN OF 48 HOURS
NOTICE BEFORE YOU
EXCAVATE Call before you dig.

DRAWING INDEX TITLE SHEET SP1 NOTES & SPECIFICATIONS Α1 COMPOUND PLAN Α2 EQUIPMENT PLAN Α.3 TOWER FLEVATION Α4 ANTENNA PLAN Α5 ANTENNA & CABLE CONFIGURATION FOUIPMENT DETAILS Α8 CABLE NOTES & COLOR CODING E1 GROUNDING DETAILS ATTACHED CANISTER POLE MODIFICATION DRAWINGS ATTACHED

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- REPLACE 20.0 FT OF VENTED CONCEALMENT CANISTER (34.00" X 0.25" FIBERGLASS SECTION) FROM ELEV. 49.0'± TO 69.0'±

 REPLACE 10.0 FT OF VENTED CONCEALMENT CANISTER (34.00" X 0.25" FIBERGLASS SECTION) FROM

- REMOVE (6) EXISTING BA-A5A5407X65V-01 ANTENNAS
 (2) PER SECTOR IN POSITION 1 & 2. ELEV. 65' & 55' (TYP. OF 3 SECTORS) REMOVE (6) EXISTING TMABPD7823VG12A TMA UNITS
- (2) PER SECTOR (TYP. OF 3 SECTORS)
- INSTALL (3) PROPOSED STACKED AIR6419 B77D AND AIR6419 B77G ANTENNAS
- (1) PER SECTOR IN POSITION 2. (TYP. OF 3 SECTORS) INSTALL (6) PROPOSED ERICSSON 840-370966K ANTENNAS (2) PER SECTOR IN POSITION 1 & 3 (TYP. OF 3 SECTORS)
- INSTALL (3) PROPOSED UNIVERSAL TRI-SECTOR MOUNT KITS AT ELEV. 43'/47', 55' AND 65'
- INSTALL (2) PROPOSED DC3-48-60-8-1086F RAYCAP UNITS, ELEV. 45'
- INSTALL (24) PROPOSED 7/8" COAX CABLES
- INSTALL (2) PROPOSED 0.40" (6 PAIR) FIBER TRUNKS
 INSTALL (2) PROPOSED 0.96" 6 AWG 6 DC TRUNKS

- GROUND WORK:
 POWER PLANT:
 RETAIN (1) VERTIV 7100 POWER PLANT
- RETAIN (12) -48V RECTIFIERS
- RETAIN (12) 180AH BATTERIES IN BASE OF POWER PLANT
- RETAIN (4) 180AH BATTERIES IN STANDALONE BATTERY RACK
- INSTALL (8) 180AH BATTERIES IN STANDALONE BATTERY RACK
- INSTALL (1) 23" FIF NEXT TO EXISTING BATTERY RACK INSTALL (1) RETROFIT KIT 58V CONVERTER
- INSTALL (10) -58V CONVERTERS

- REMOVE (12) SHELTER MOUNTED RRH UNITS REMOVE (1) 7705 ROUTER FROM EXISTING FIF
- RETAIN (1) DC12-48-60-RM (GEN1) RAYCAP UNIT
- INSTALL (3) NEW ERICSSON 4415 B30 RRH UNITS ON PROPOSED EXTERIOR H-FRAME UNDER ICE
- INSTALL (3) NEW ERICSSON 4490 B5/B12A RRH UNITS ON PROPOSED EXTERIOR H-FRAME UNDER
- INSTALL (3) NEW ERICSSON 4478 B14 RRH UNITS ON PROPOSED EXTERIOR H-FRAME UNDER ICE
- INSTALL (3) NEW ERICSSON 4890 B25/B66 RRH UNITS ON PROPOSED EXTERIOR H-FRAME UNDER ICE BRIDGE
- INSTALL (1) NEW DC12-48-60-RM RAYCAP UNIT IN NEW FIF INSTALL (2) NEW DC9-48-60-24-PC16-EV ON EXTERIOR H-FRAME UNDER THE ICE BRIDGE
- INSTALL (1) NEW 0.40" 24 PAIR FIBER TRUNK TO GROUND DC9
- INSTALL (4) NEW 0.96" 6 AWG 6 DC TRUNKS FROM DC12 TO GROUND DC9 INSTALL (6) NEW CBC1726-DP-2X DIPLEXERS
- INSTALL E/// EQUIPMENT IN EXISTING FIF
- INSTALL (1) 6601
- INSTALL (1) XMU INSTALL (2) 6651
- INSTALL (1) 6610

CODE COMPLIANC

- 2018 INTERNATIONAL BUILDING CODE 2023 NATIONAL ELECTRICAL CODE
- TIA/EIA-222-H STANDARDS

REFERENCE MATERIALS

THESE DRAWINGS ARE BASED AT&T SCOPING DOCUMENT DATED 03/29/24 REVISED RFDS PENDING. CONTRACTOR TO USE LATEST VERSION WITH CD'S

SPECIAL NOTES

- ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT AT&T CONSTRUCTION INSTALLATION GUIDE.
 EXISTING CONDITIONS WILL BE CHANGED & VERIFIED IN FIELD. IF SIGNIFICANT
- DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ENGINEER
- THESE DRAWINGS ARE 11"X17" & SCALEABLE ON FULL SHEET SIZE.
 STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED.
 SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR
 ENVELOPE OF BUILDING, HYAC SYSTEMS OR ELECTRICAL LIGHTING.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR







LL00 E. WOODEIELD ROAD, SUITE 500 CHAUMBURG, ILLINOIS 60173 TEL: 847-908-8400

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REV.	DATE	INITIALS			
А	08/28/24	ISSUED FOR REVIEW	V GL		
В	10/02/24	ISSUED FOR REVIE	V RV		
0	10/29/24	ISSUED FOR CONSTRUCTION	RV		
NOT FOR CONSTRUCTION UNLESS LABELED AS FOR CONSTRUCTION					

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

Enginéer under the laws of the

Daniel W Smith License # 52398

State of Minnesota

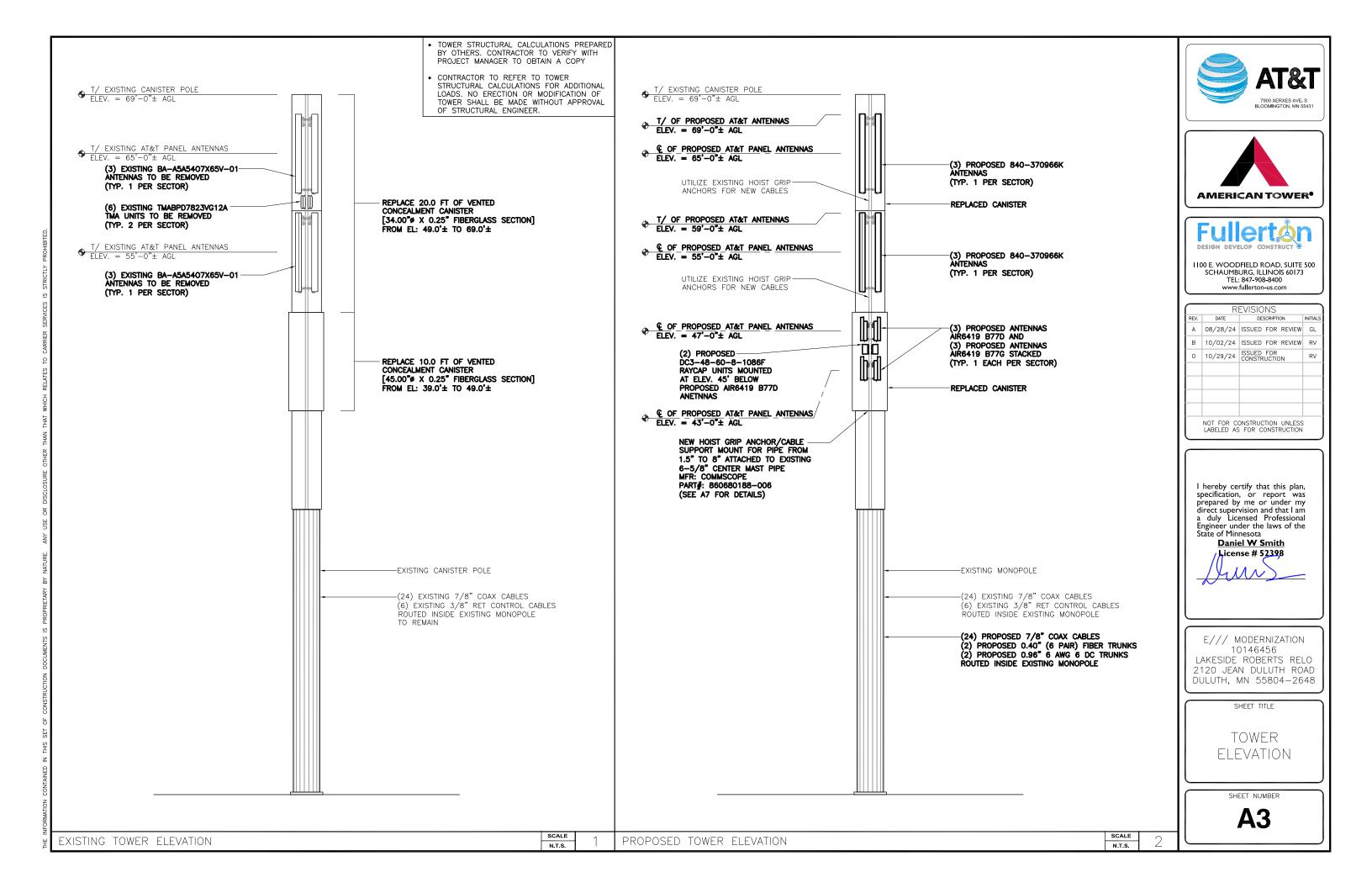
Digitally signed by Daniel W Smith Date: 2024.10.29 14:29:54 -05'00'

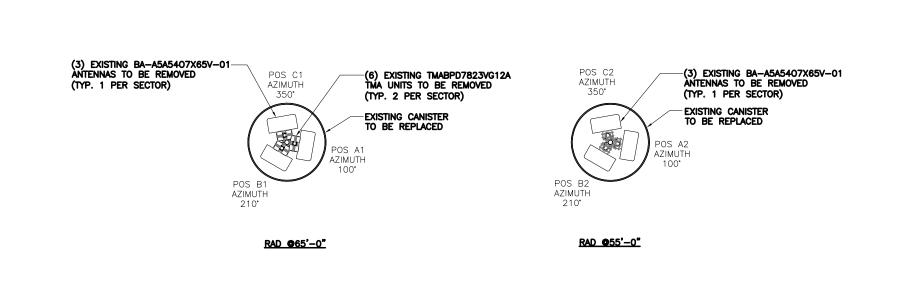
E/// MODERNIZATION 10146456 LAKESIDE ROBERTS RELO 2120 JEAN DULUTH ROAD DULUTH, MN 55804-2648

SHEET TITLE

TITLE SHEET

SHEET NUMBER









I 100 E. WOODFIELD ROAD, SUITE 500 SCHAUMBURG, ILLINOIS 60173 TEL: 847-908-8400

	R	EVISIONS	
REV.	DATE	DESCRIPTION	INITIALS
Α	08/28/24	ISSUED FOR REVIEW	GL
В	10/02/24	ISSUED FOR REVIEW	RV
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	NOT FOR C	ONSTRUCTION UNLESS	5

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Engineer under the laws of the State of Minnesota **Daniel W Smith**

License # 52398

E/// MODERNIZATION 10146456 LAKESIDE ROBERTS RELO 2120 JEAN DULUTH ROAD DULUTH, MN 55804-2648

SHEET TITLE

ANTENNA PLAN

SHEET NUMBER

A4

REPLACE 20.0 FT OF VENTED CONCEALMENT CANISTER [34.00" X 0.25" FIBERGLASS SECTION] FROM EL: 49.0'± TO 69.0'±

REPLACE 10.0 FT OF VENTED CONCEALMENT CANISTER [45.00"ø X 0.25" FIBERGLASS SECTION] FROM EL: 39.0'± TO 49.0'±

(3) PROPOSED ANTENNAS AIR6419 B77D AND (3) PROPOSED ANTENNAS AIR6419 B77G STACKED POS C3 AZIMUTH POS C2 (3) PROPOSED 840-370966K POS C1 AZIMUTH AZIMUTH 350° -(3) PROPOSED 840-370966K ANTENNAS (TYP. 1 EACH PER SECTOR) ANTENNAS 350 (TYP. 1 PER SECTOR) 350° (TYP. 1 PER SECTOR) REPLACED CANISTER REPLACED CANISTER (1) PROPOSED UNIVERSALTRI-SECTOR MOUNT KIT: MFR: SITE PRO 1 (1) PROPOSED UNIVERSALTIN-SECTOR MOUNT KIT: MFR: SITE PRO 1 (1) PROPOSED UNIVERSALTIN-SECTOR MOUNT KIT: MFR: SITE PRO 1 REPLACED CANISTER POS A1 POS A3 AZIMUTH POS A2 AZIMUTH PART #: UTSM PART #: UTSM AZIMUTH POS B2 POS B1 POS B3 AZIMUTH 230° AZIMUTH 230° (2) PROPOSED 230° DC3-48-60-8-1086F RAYCAP UNITS MOUNTED AT ELEV. 45'
BELOW PROPOSED AIR6419 B77D
ANTENNAS

RAD @65'-0" RAD @55'-0"

NORTH

NORTH

SCALE: 1/2" = 1'-0" (24x36)

SCALE: 1/2" = 1'-0" (24x36) (OR) 1/4" = 1'-0" (11x17)

PROPOSED ANTENNA PLAN

PART #: UTSM

EXISTING ANTENNA PLAN