

**CODINGTON COUNTY  
CONDITIONAL USE PERMIT APPLICATION**

APPLICANT (PRINT): Carl Walter for Vertical Bridge PHONE: 507-951-7151

ADDRESS: 2897 Lake Vista Dr. W. Rochester, MN 55901

OWNER (PRINT): Jerry Egerton IF DIFFERENT THAN APPLICANT  
PHONE: 605-520-2483

ADDRESS: 1719 452nd Ave. Watertown, SD 57201

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF CODINGTON COUNTY, SOUTH DAKOTA, TO ISSUE A CONDITIONAL USE PERMIT FOR THE PROPERTY DESCRIBED AS:

**LEGAL DESCRIPTION (PLEASE PRINT OR TYPE)**

East Half of the Southwest Quarter (E 1/2 SW 1/4) of Section 27, Township  
116 North, Range 53 West of the 5<sup>th</sup> P.M. Codington County

GENERAL AREA OR STREET ADDRESS: 45133-45199 177<sup>th</sup> St. Watertown, SD 57201

EXISTING LAND USE: AG EXISTING ZONING: AG

SIZE OF PARCEL: ACRES: 79 LOT DIMENSIONS: WIDTH \_\_\_\_\_ LENGTH \_\_\_\_\_ DEPTH \_\_\_\_\_

**SURROUNDING LAND USE**

NORTH: AG  
SOUTH: AG  
EAST: AG  
WEST: AG

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CONDITIONAL USE PERMIT (ATTACH A SEPARATE SHEET OF PAPER IF NECESSARY)

Install a New 300 foot tall self-support tower with proper security  
fencing and ground equipment.

SIGNATURE OF APPLICANT \_\_\_\_\_

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) \_\_\_\_\_

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

1. NORTH DIRECTION
2. DIMENSIONS OF PROPOSED STRUCTURE
3. STREET NAMES
4. OTHER INFORMATION AS MAY BE REQUESTED
5. LOCATION OF PROPOSED STRUCTURE ON LOT
6. DIMENSIONS OF FRONT AND SIDE SETBACKS
7. LOCATION OF ADJACENT EXISTING BUILDINGS

PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE

FOR OFFICIAL USE ONLY

DATE FILED WITH ZONING OFFICE: 12-27-22

FEE PAID (NON-REFUNDABLE): \_\_\_\_\_

DATE OF HEARING: 1/17/2023

ACTION BY BOARD OF ADJUSTMENT: YES \_\_\_\_\_ NO \_\_\_\_\_

COND. USE # \_\_\_\_\_

BUILDING PERMIT # \_\_\_\_\_

524 3.040225



**VERTICAL BRIDGE  
SITE #: US-SD-5037  
SITE NAME: WATERTOWN**

**T-MOBILE  
SITE #: A1R0841A  
SITE NAME:  
A1R0841A\_VB\_WATERTON SD 5037**

**LOCATION:  
45133-45199 177TH ST  
WATERTOWN, SD 57201**

**300' SELF SUPPORT TOWER  
NEW SITE BUILD**

**DRAWING INDEX**

SHEET NO.	DESCRIPTION
I-1	TITLE SHEET
GN-1	GENERAL NOTES
SHEET 1 OF 1	EXISTING SURVEY (BY OTHERS)
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-2-1	EQUIPMENT PLAN
C-3	ELEVATION
C-4	ANTENNA PLAN
C-5	EQUIPMENT DETAILS
C-6	EQUIPMENT DETAILS
C-7	EQUIPMENT DETAILS
C-8	EQUIPMENT DETAILS
C-9	EQUIPMENT DETAILS
C-10	EQUIPMENT DETAILS
C-11	EQUIPMENT DETAILS
C-12	EQUIPMENT DETAILS
C-13	EQUIPMENT DETAILS
C-14	EQUIPMENT DETAILS
C-15	EQUIPMENT DETAILS
C-16	EQUIPMENT DETAILS
C-17	EQUIPMENT DETAILS
C-18	EQUIPMENT DETAILS
C-19	EQUIPMENT DETAILS
C-20	EQUIPMENT DETAILS
C-21	EQUIPMENT DETAILS
C-22	EQUIPMENT DETAILS
C-23	EQUIPMENT DETAILS
E-1	ELECTRICAL DETAILS
E-2	ELECTRICAL DETAILS
G-1	GROUNDING PLAN
G-2	GROUNDING PLAN
G-3	GROUNDING PLAN
G-4	GROUNDING DETAILS

**SCOPE OF WORK**

- INSTALL:**
- (1) 300' SELF SUPPORT TOWER (DESIGNED BY OTHERS) ON GROUND
  - (2) PV-SFA7-3-126 SECTOR FRAME BY PERFECTIONIS ON TOWER
  - (3) FFVV-B5C-R3-V1 ANTENNAS ON ON TOWER
  - (3) AHLOA ON TOWER
  - (3) AHFB ON TOWER
  - (1) HCS 2.0 HYBRID CABLE w/ INTEGRAL PENDANT BREAKOUT ON TOWER
  - (1) 75'x75' CHAIN LINK FENCE w/ BARBED WIRE COMPOUND ON GROUND
  - (1) 12' ACCESS GATE ON GROUND
  - (1) 8' UTILITY H-FRAME ON GROUND
  - (1) IR24D-A ICF-BRIDG BY SITEPRO1 ON GROUND
  - (1) FIBER HANDHOLE ON GROUND
  - (1) MCPB8-8S1321S1C 8'x8' PLATFORM w/ CANOPY BY SITEPRO1 ON GROUND
  - (1) HPL3 CABINET ON GROUND
  - (1) LB3 BATTERY CABINET ON GROUND
  - (1) AS1L ON GROUND
  - (1) AB1O ON GROUND
  - (2) AM1A ON GROUND
  - (2) AB1A ON GROUND
  - (1) AS1B ON GROUND
  - (1) CSR IXRc V2 (G1N2) ON GROUND
  - (2) SERVICE LIGHTS w/ TIMER SWITCH ON GROUND
  - (1) 20A SFDL ON GROUND
  - (1) 200A HPC ON GROUND
  - (1) RAC24 ON GROUND
  - (1) HCS 2.0 JUNCTION BOX ON GROUND

**SITE INFORMATION**

**LANDLORD:** TERRY EGERSTROM  
17619 452ND AVE  
WATERTOWN, SD 57201

**SITE ADDRESS:** 45133-45199 177TH ST  
WATERTOWN, SD 57201

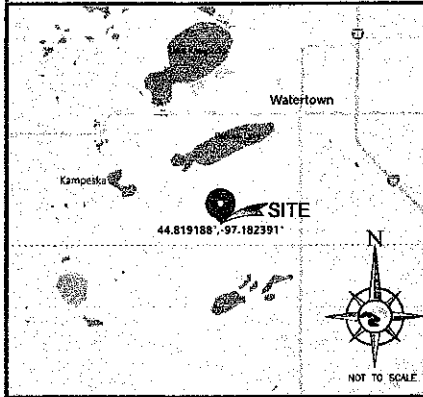
**COUNTY:** CODINGTON COUNTY

**LATITUDE:** 44.819188°  
**LONGITUDE:** -97.182391°  
**GROUND ELEVATION:** 1816' AMSL

**OCCUPANCY TYPE:** UNMANNED  
**ZONING JURISDICTION:** CODINGTON COUNTY  
**ZONING CODE:** 57201  
**PARCEL NUMBER:** -----

**POWER PROVIDER:** CODINGTON CLARK ELECTRIC  
**TELCO PROVIDER:** CENTURY LINK

**VICINITY MAP**



**SITE PHOTO**



**DRIVING DIRECTIONS**

**FROM HFCTOR INTERNATIONAL AIRPORT:**

DEPART AIRPORT HEADING WEST ON 32ND AVE N. ROAD NAME CHANGES TO DAKOTA DR. TURN RIGHT ONTO US-81 N BUS / 19TH AVE N. TAKE THE RAMP ON THE RIGHT AND FOLLOW SIGNS FOR I-29 SOUTH / US-81 SOUTH, ENTERING SOUTH DAKOTA. AT EXIT 180, HEAD RIGHT ON THE RAMP FOR US-81 SOUTH TOWARD BRAMBLE PARK ZOO / WATERTOWN. TURN RIGHT ONTO US-81 S / 26TH AVE NE TOWARD BRAMBLE PARK ZOO / WATERTOWN. TURN RIGHT ONTO US-212 E / SD-20 / 8TH AVE SE. TURN LEFT ONTO 20TH AVE SE. KEEP STRAIGHT TO GET ONTO BROADWAY ST S. TURN RIGHT ONTO 20TH AVE SW / COUNTY HWY 11 S. KEEP RIGHT TO STAY ON COUNTY ROAD 11 S / 10 / COUNTY HWY-11 S. KEEP LEFT TO STAY ON 453RD AVE / COUNTY HWY-11 S. BEAR RIGHT ONTO 177 ST. KEEP STRAIGHT TO GET ONTO 177TH ST / COUNTY HWY-11 S / COUNTY HWY-20 4. ARRIVE AT 177TH ST / COUNTY HWY-20 S ON THE RIGHT. THE LAST INTERSECTION BEFORE YOUR DESTINATION IS 452ND AVE / COUNTY HWY-11 S. IF YOU REACH 451ST AVE, YOU'VE GONE TOO FAR.

**APPLICABLE CODES**

BUILDING CODE 2018 IBC  
ELECTRICAL CODE 2020 NEC

**CONTACT INFORMATION**

**A&E SERVICES:**  
POWDER RIVER DEVELOPMENT SERVICES, LLC.  
408 S. EAGLE ROAD, SUITE 200  
EAGLE, ID 83616  
CONTACT: JACOB DAHL  
PHONE: 208.938.4017  
EMAIL: jacob.dahl@powderriverdev.com

**SITE ACQUISITION:**  
POWDER RIVER DEVELOPMENT SERVICES, LLC.  
408 S. EAGLE ROAD, SUITE 200  
EAGLE, ID 83616  
CONTACT: ZACHARY WILLIAMS  
PHONE: 208.938.8844  
EMAIL: zachary.williams@powderriverdev.com

**APPLICANT:**  
VERTICAL BRIDGE HOLDINGS, LLC  
750 PARK OF COMMERCE DRIVE  
BOCA RATON, FL 33487  
CONTACT: MATT GRUGAN  
PHONE: (578) 448-1866  
EMAIL: mgrugan@verticalbridge.com

**APPLICANT:**  
T-MOBILE WEST LLC  
18400 E. 22ND AVENUE  
AURORA, CO 80011  
CONTACT: DENISE FULLER, RFAI FSTAFF MANAGER  
PHONE: (303) 251-0659  
EMAIL: denise.fuller18@t-mobile.com



BUSINESS LICENSE #: N/A

**REVISIONS**

REV	DATE	DESCRIPTION	INT
D	12/21/22	100% CONSTRUCTION	BLMF
A	1/06/21/22	ISSUED FOR REVIEW 902	BLMF

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SITE#: US-SD-5037  
SITE NAME: WATERTOWN  
T-MOBILE  
SITE #: A1R0841A  
SITE NAME:  
A1R0841A\_VB\_WATERTON SD 5037  
45133-45199 177TH ST  
WATERTOWN, SD 57201**

SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:  
**T-1**

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.