From: Marilyn Adams
To: Storm, Bill (COMM);
cc: Christopher D. Johnson;
Subject: Xcel line Comments
Date: Wednesday, March 23, 2011 5:49:40 PM

Hi Bill,

As I testified at the hearing on March 1,2011 in NYA, I am a property owner to the south of Hwy 5 at 13825 Hwy 5, Waconia Township, 55397.

My unimproved lot is rural but is zoned for building one residence. As I testified at the meeting, my lot has many issues that already severely limit the possibilities for building a home and any outbuildings. These were recently reviewed by the Carver County Assessor and Land Use Departments and the value of my lot was dropped from $110K to $75K for assessments in 2009, 2010 and now in 2011. I showed you and several other representatives present their document dated April 22, 2010 titled **"Rice Lake Extates - Lot 2, Block 2 (Site Illustration)"** that was drawn up by Land Use and Planning on an aerial photo of my property (I will drop it in the mail, but you can also get a copy from my file at the Carver County LUP Department). Sorry I don't have access to a fax machine.

In 2002 I paid $115K for the lot without knowledge of the many setback and easement restrictions that would limit the placement of any structure and septic system - except for the power lines. Discouraging restrictions to building on my lot at the current time include:

1. The highway setback, traffic noise, and no chance to add a private driveway.
2. An old railroad bed, extremely compacted, runs across the north part of the property
   which runs beyond the highway easement - further decreasing the area for building or septic.
3. Then there is the current 69kV powerline running parallel to the highway and railway bed
   due south of the railroad bed with its utility easement - cutting even further into the potential building area.
4. Then, in some parts, the property has a slope of greater than 18 degrees, adding another building setback limitation.

5. And finally, the "natural lake" (marsh) has a large wetland area that extends up into the lot -
   The setback is 150' from the ordinary high water mark - which adds another huge limitation for building anything.

The Carver County land use office drew a map of the potential building site area. [Am mailing it to you today]
I recently learned that out of my 5 acre lot, Carver County reports that only 1.18 acre is suitable for building!

NOW XCEL IS GOING TO PLACE AN EVEN HIGHER VOLTAGE POWER LINE WITH EVEN TALLER AND THICKER POLES ACROSS MY ENTIRE LOT! I asked Brian Melke? what the setback is going to be for building near the powerline, but have not been given an answer. With such high voltage, I imagine it will be even greater than it is for the present line.

I AM VERY CONCERNED ABOUT WHAT THIS NEW, LARGER, HIGHER VOLTAGE WILL DO TO MY PROPERTY VALUE and
to the "buildability" of this residential lot.

- As it is, the building site is so restricted (by the above easements and setbacks)
  that any home would have to be placed right up to or even beneath the powerlines (too close for anyone's comfort!
- A home and all outbuildings will already need to be very skinny to be able to fit into the narrow building site.
- I am concerned about the unsightly poles - even larger than those in place!
- I am concerned about even greater EMFs from the higher voltage lines!!! This is bound to be a major deterrent
  to the majority of prospective buyers searching for a buildable lot.
- The fact that stray voltage is higher with this higher voltage line is going to be a deterrent to
  prospective buyers who might like to have a few hobby farm animals.

In your environmental assessment, please acknowlege that I am very concerned about the proximity of the 115kV line to
the limited building area on my building. I am not sure if I will build myself or sell to another who wants to build, but I am very uncomfortable with such a huge power line running basically alongside anyone's home. And that is the only use for which my lot is zoned.

I'm sure you understand my several concerns for health, safety, visual appeal, and diminished buildable area which seem to be certain negative impacts on my property. I am proposing three alternatives for placing the new larger power lines, starting with my first preference.

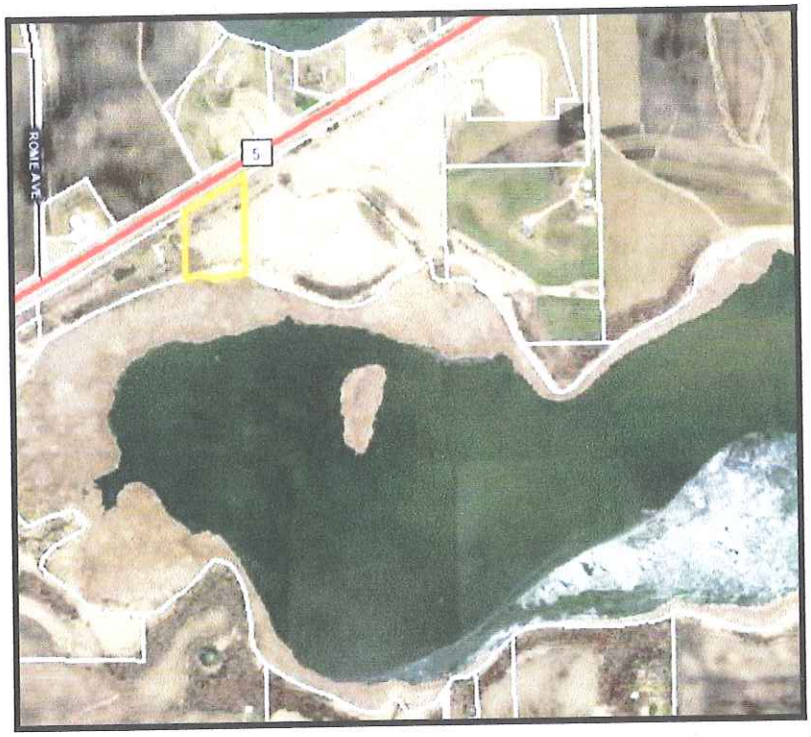
1. My first preference is that there be no highvoltage power line at all running across my property.
Please consider moving the line to another route (to run north of Hydes Lake) that might abut crop land rather than residential land.

2. In the event that another route to the north of HWY 5 is unfeasible, please consider moving the line across HWY 5 (on the north edge).
In our meeting March 1st in NYA all three property owners on Rice Lake agreed that we would prefer the power lines be placed on the north side of the highway if at all possible.

3. And if the lines have to stay on our property (we hope not) all three of us asked that Exel move them as close to the HWY 5 as possible.
This would give all of us a greater distance from the EMFs, and extend the usable area of our properties.
THANK YOU FOR CONSIDERING MY CONCERNS AND MY REQUEST TO MOVE THE LINES AS FAR AWAY AS POSSIBLE FROM
THE VERY NARROW BUILDING SITE ON MY PROPERTY. I am hopeful that the new line will not be more dangerous or more unsightly than the one already present, but I AM afraid that it will be.

Sincerely,
Marilyn Adams Maiser (presented in agreement with Rita Maiser (East of mine) and Rob/Diane Miller (West of mine)

RECEIVED
MAR 25 2011
MAILROOM



Property:	**Residential Land** 13825 Highway 5 Waconia Township, MN 55397

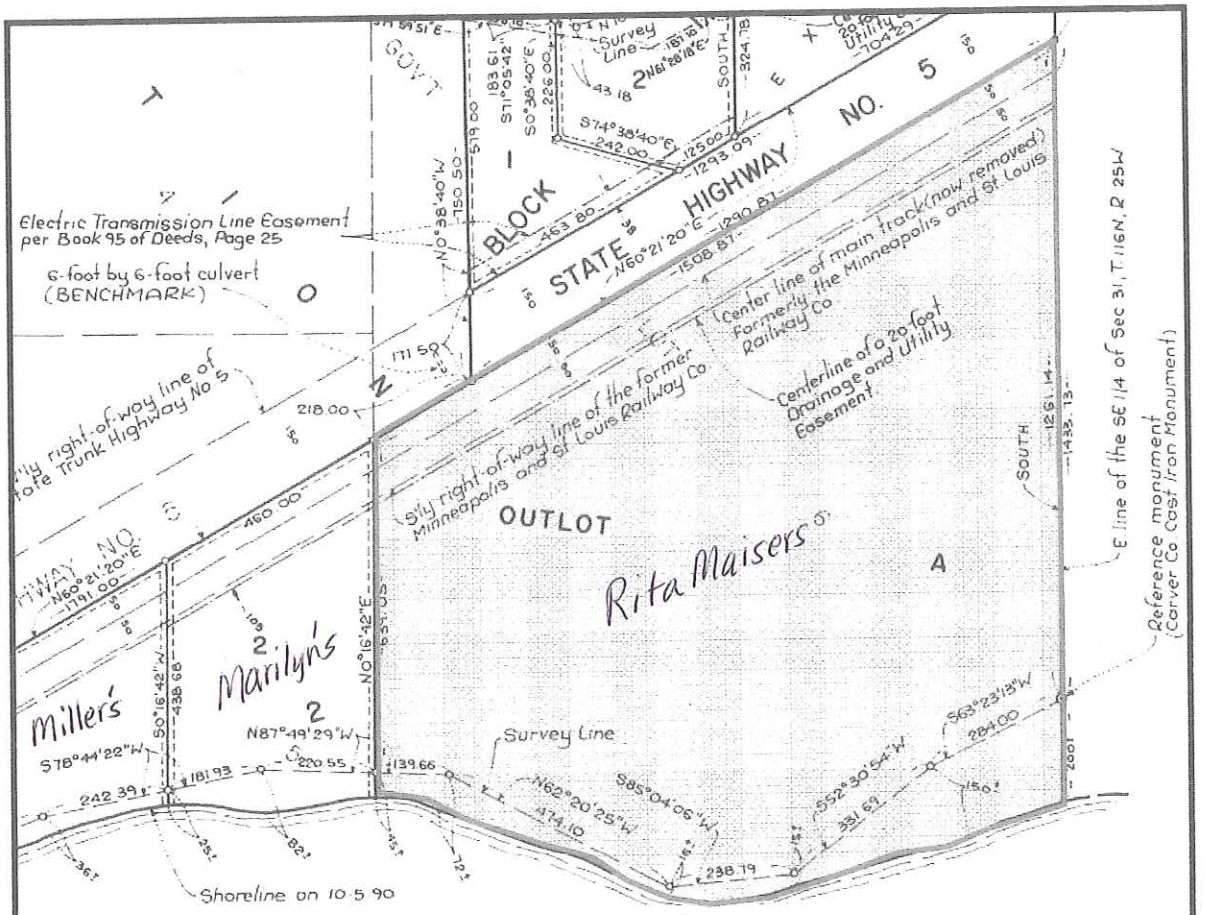
952-240-4660
Owner: Marilyn Adams Maiser
Home Address 8341 Lyndale Ave. So. (#108)
Bloomington MN 55420

or
c/o Kati Griffin
1174 Sherburne Ave
St. Paul MN 55104

We 3 property-owners testified on Mar. 1, 2011 asking Power Line be moved to the North as much as possible.

Rob/Diane Miller #1 | Marilyn Maiser #2 | Rita Maiser Outlot A

PLAT MAP



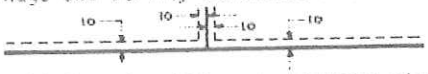
o - Denotes 1/2-inch x 14-inch set iron pipe marked by Li 17006.

Bearings shown are based on the East line of the Southeas Section 31, Township 116 North, Range 25 West having an a of North.

BENCHMARK:

Top of MnDOT standard disc No. 1002D located on the south the headwall of a 6-foot by 6-foot square culvert under S No. 5. Elevation = 965.65 (NGVD-1929).

Drainage and utility easements are shown thu



Being 10 feet in width and adjoining right-of-way lines and being 10 feet in width and adjoining all lot lines, unless otherwise indicated, as shown on the plat.

Rice Lake Estates - Lot 2, Block 2 (Site Illustration)

CARVER COUNTY

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.

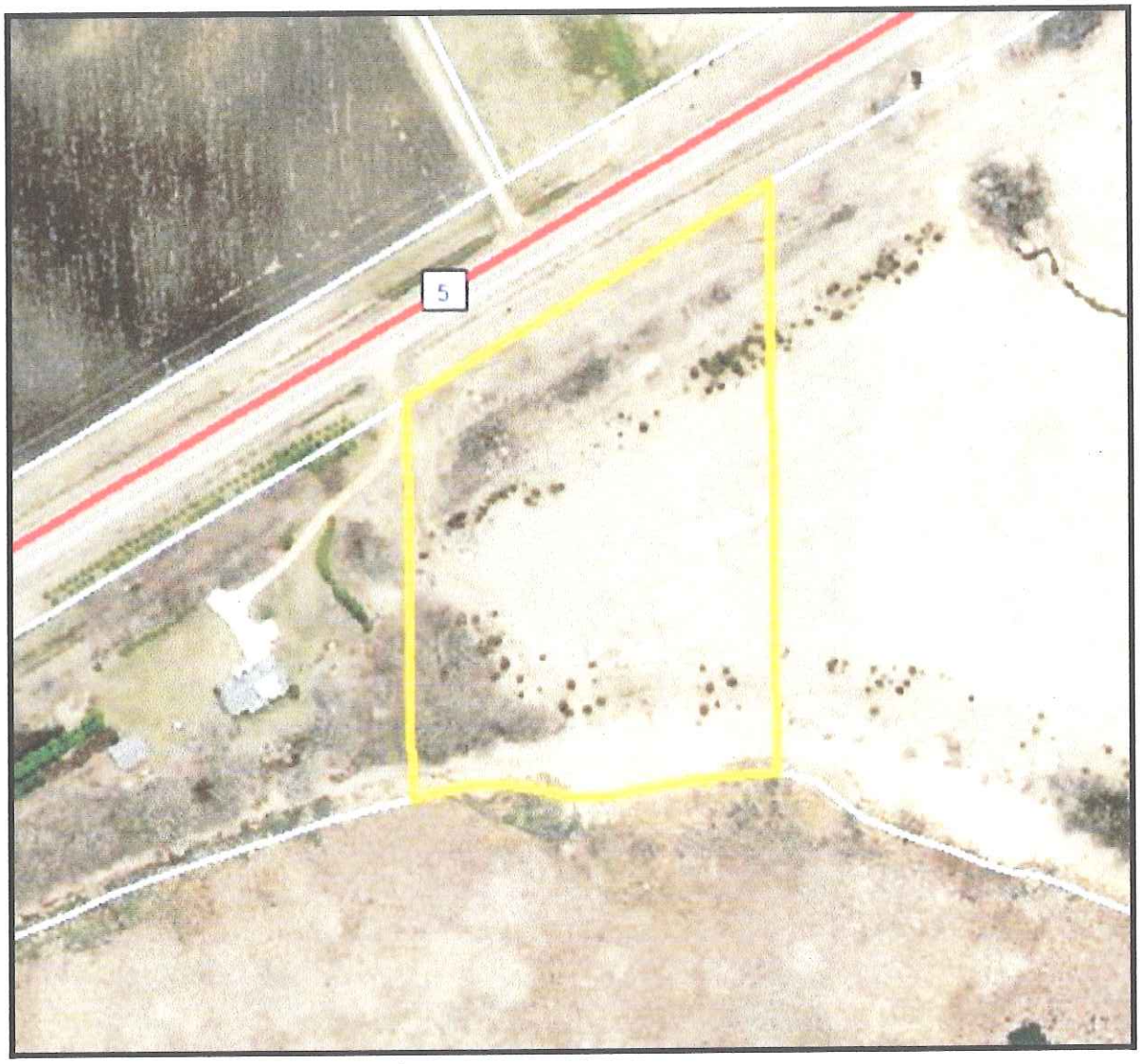
150' setback from OHW of Rice Lake (elev. 958)

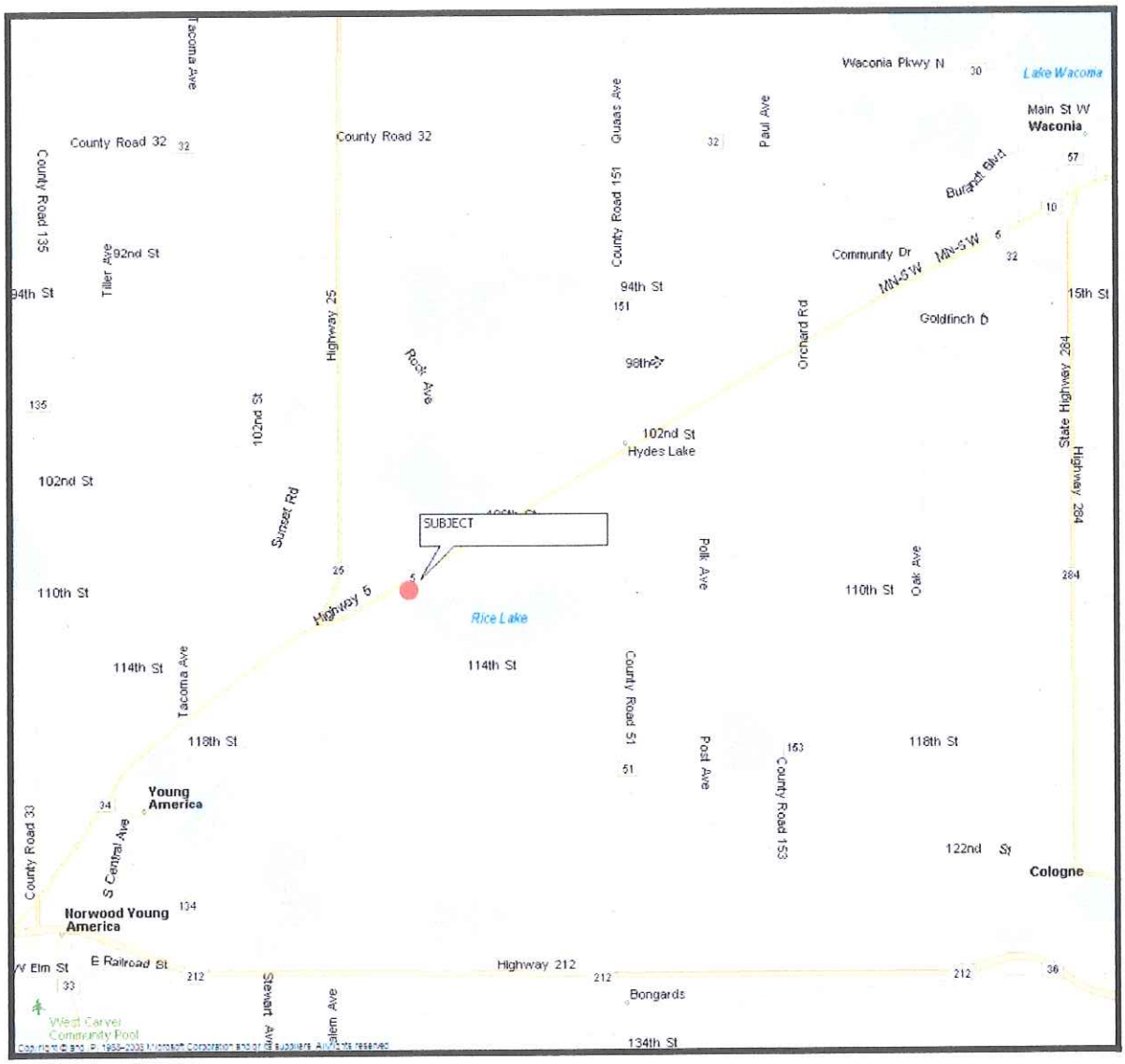
Parcel Boundaries

0 25 50 100 150 200 Feet

April 22, 2010

AERIAL PHOTOGRAPH



Rice Lake Estates - Lot 2 Block 2
Marilyn Adams Maiser
13825 Hwy 5
Waconia Township, MN 55397

NEIGHBORHOOD MAP