

**Collins, Denise (OAH)**

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**From:** Sandy Hodgkin <shodgkin@comcast.net>  
**Sent:** Saturday, June 16, 2012 10:54 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

To: Judge Eric L. Lipman, Office of Administrative Hearings

From: Sandy Hodgkin, Plymouth homeowner in Savannah subdivision

Judge Lipman,

I am voicing my opposition to proceeding with a substation on site A.

I just learned that 46 homes are within 1000 feet of proposed substation site A. Expanding the radius to 1,500 feet will impact 93 homes for site A. Site B impacts 10 and 20 homes respectively.

Site A affects over 4 times more families! We have lived in the same home for 15 years. Please do the right thing and utilize an undeveloped site. I'm sure you are feeling pressure from developers to keep site B "clean" for future developments. Look out for the interest of current homeowners who have no choice and little voice.

Site A forces more families to live by a substation versus site B which impacts fewer people.

Sandy Hodgkin

14015 48th Ave N

**Collins, Denise (OAH)**

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**From:** Darren Waldrep <darrenw@minn.net>  
**Sent:** Sunday, June 17, 2012 4:32 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2 (submission of citizen comment)

Dear Judge Lipman:

Your honor, I am a resident of Plymouth and am writing about the above referenced docket (also known as the Proposed Hollydale 115 KV Transportation Line Project). I attended one of the public information meetings about this project, and I am very concerned about the proposed route. It seems to unnecessarily pass through an area that is densely populated in several places (i.e. the power lines would run extremely close to homes and townhomes) and may present a health threat to humans and pets. Moreover, the visibility of the larger lines would adversely impact property values. All of this can be avoided with an alternative route. My understanding is that there is an alternative route that would more or less follow along Highway 55 and avoid excessively close passage by homes and townhomes. An overwhelming majority of citizens at the public information meeting voiced concerns with the proposed route. I also understand that the City of Plymouth is in support of these citizen concerns and also supports the alternative route. I respectfully ask that you view these comments in the spirit in which they are intended and representative of a consensus of citizens who live in the area. Thank you for reading these comments.

Respectfully yours,

Darren Waldrep  
Resident of Plymouth, Minnesota  
763-557-7094

**Collins, Denise (OAH)**

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**From:** dmoody <dmoody@usfamily.net>  
**Sent:** Thursday, June 21, 2012 10:56 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Judge,

We are opposed to the Medina Road Alternative Route.

Thank you,  
Kevin and Diane Moody

## Collins, Denise (OAH)

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**From:** DENNIS WINSLOW <denniswinslow@msn.com>  
**Sent:** Wednesday, June 20, 2012 10:34 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2 Hollydale 115KV Transmission Line

Your Honor,

My name is Dennis Winslow. My family and I live at 3660 Urbandale Ln. N. in Plymouth. The proposed Hollydale power line project runs along the back of our property line, between our home and the Greenwood Elementary school playfields. I am writing to reiterate some of the many concerns shared by home owners in the Bridlewood Farms and Churchill Farms neighborhoods. Residents have expressed their concerns about a multitude of issues. Specifically, I would like to ask that the Public Utilities Commission focus on two areas; the potential negative impact to property values, and **most importantly**, the possible health and safety concerns associated with the proposed project.

Our family has already experienced restrictions on the use of our property due to the existing easement granted to the power company. Several years ago, we were told that we could not build a three season porch due to the power line right of way in force. We had to request a variance from the power company, just to build a deck. With the housing market in it's current state, we cannot afford any additional impediments that could potentially drive down the value of our properties and make them less desirable to potential buyers. Like many families, our home is our single largest investment. A significant drop in property values resulting from a high voltage power line located a few feet from our home, could result in catastrophic financial losses for our family as we approach retirement. It seems unfair that property owners in our neighborhood should bear the financial burden for a project that potentially puts our health at risk, yet will likely benefit others, including Xcel Energy.

I specifically want to bring your attention to the possible health concerns associated with chronic exposure to high voltage electricity. While the evidence of such health risks is mixed, it does cause us a great deal of concern. On a personal note, my wife was diagnosed with breast cancer 18 months ago, at the age of 46. She has endured a double mastectomy, chemotherapy, radiation treatments and reconstructive surgery. She is the **forth women on our cul-de-sac to be diagnosed with breast cancer in the past few years**. All of these women were in their 40's and have been long term residents of Bridlewood. All live within close proximity to the current power lines. I am sad to report that our neighbor 2 doors down (and living closest to the current power line) has had a recurrence of metastatic breast cancer, which is now terminal. While we have no direct evidence to suggest that the long term exposure to high voltage power lines was the cause of these breast cancers, there is no evidence to say definitively that there is no correlation. I am sure you can appreciate the fact that we do not want to subject our families to increased levels of exposure, particularly when there are a number of alternative routes available for the power line. Each of these alternative would reduce the number or households exposed to high voltage power when compared to the current proposal.

I respectfully request that you consider the alternative proposals outlined for you, so as to minimize the multi-faceted impact of this project on those of us lining in Bridlewood and Churchill Farms. In addition, I request that any portion of the proposed power line that runs through highly populated residential areas, or adjacent to parks, schools or playfields (e.g. Greenwood elementary school and playfields) be buried under ground!

Thank you for your careful consideration of the comments and concerns presented by hundreds of concerned citizens. Please feel free to contact me if you would like to discuss this issue in more detail.

Respectfully,

Dennis Winslow  
3660 Urbandale Ln. N.  
Plymouth, MN 55446  
763-478-2308

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## Collins, Denise (OAH)

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**From:** Laura Warner <ldw9169@gmail.com>  
**Sent:** Friday, June 22, 2012 4:32 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** Oah docket no. 8-2500-22806-2  
**Attachments:** image.jpeg; image.jpeg; ATT00001.txt; image.jpeg

Dear Judge Lipman:

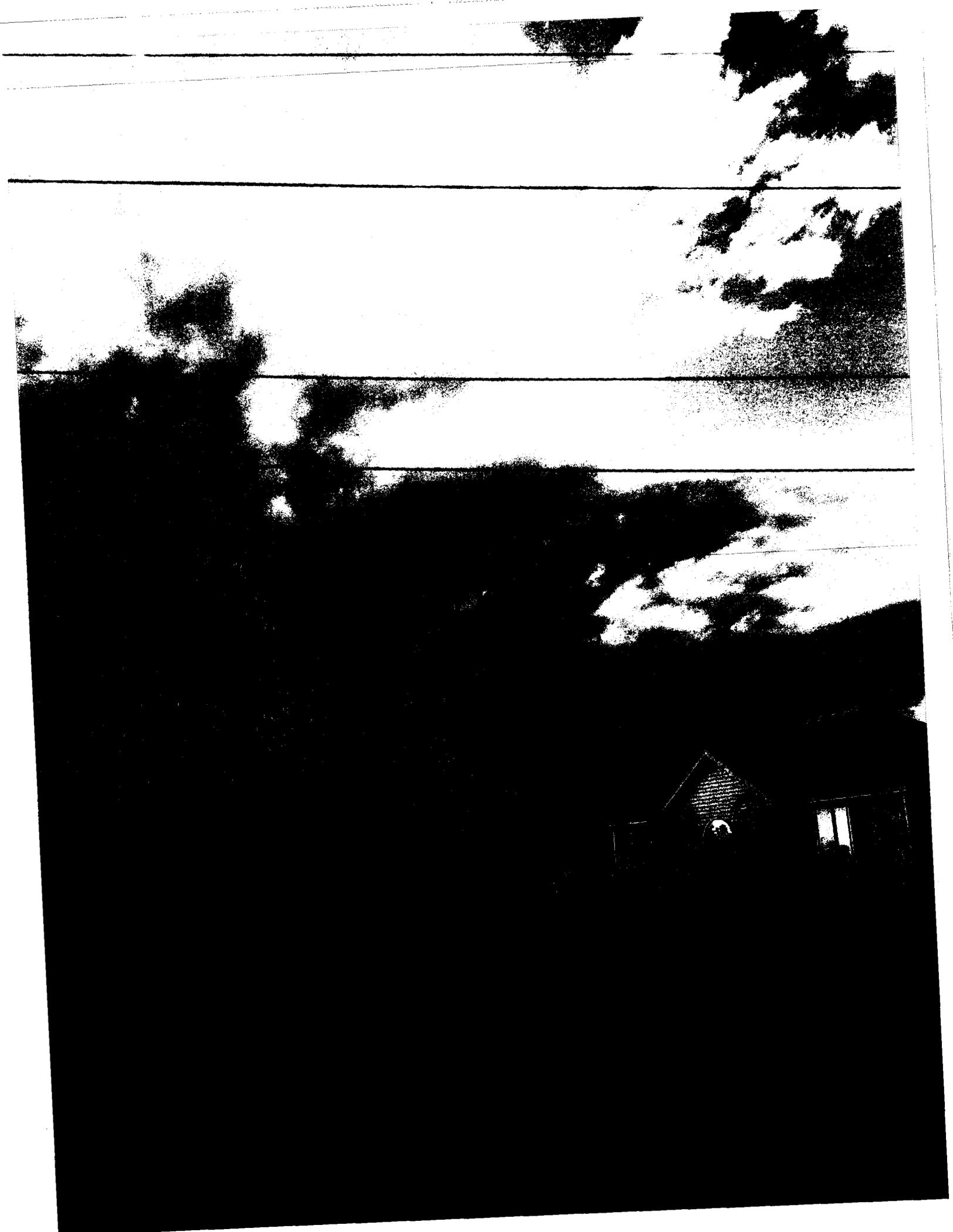
Your honor, I am a resident of Plymouth and am writing about the above referenced docket (also known as the Proposed Hollydale 115 KV Transportation Line Project). I have attended multiple public information meetings about this project, and I am very concerned about the proposed route. The projected line is extremely close to my home. I am concerned about unknown health risks to my family, friends, and pets. I am concerned about the value of my home if this project were to be implemented. I am disturbed as to the potential impact to my backyard that has a beautiful wetland, nice trees, and numerous animals. I recently saw a deer pass by my home.

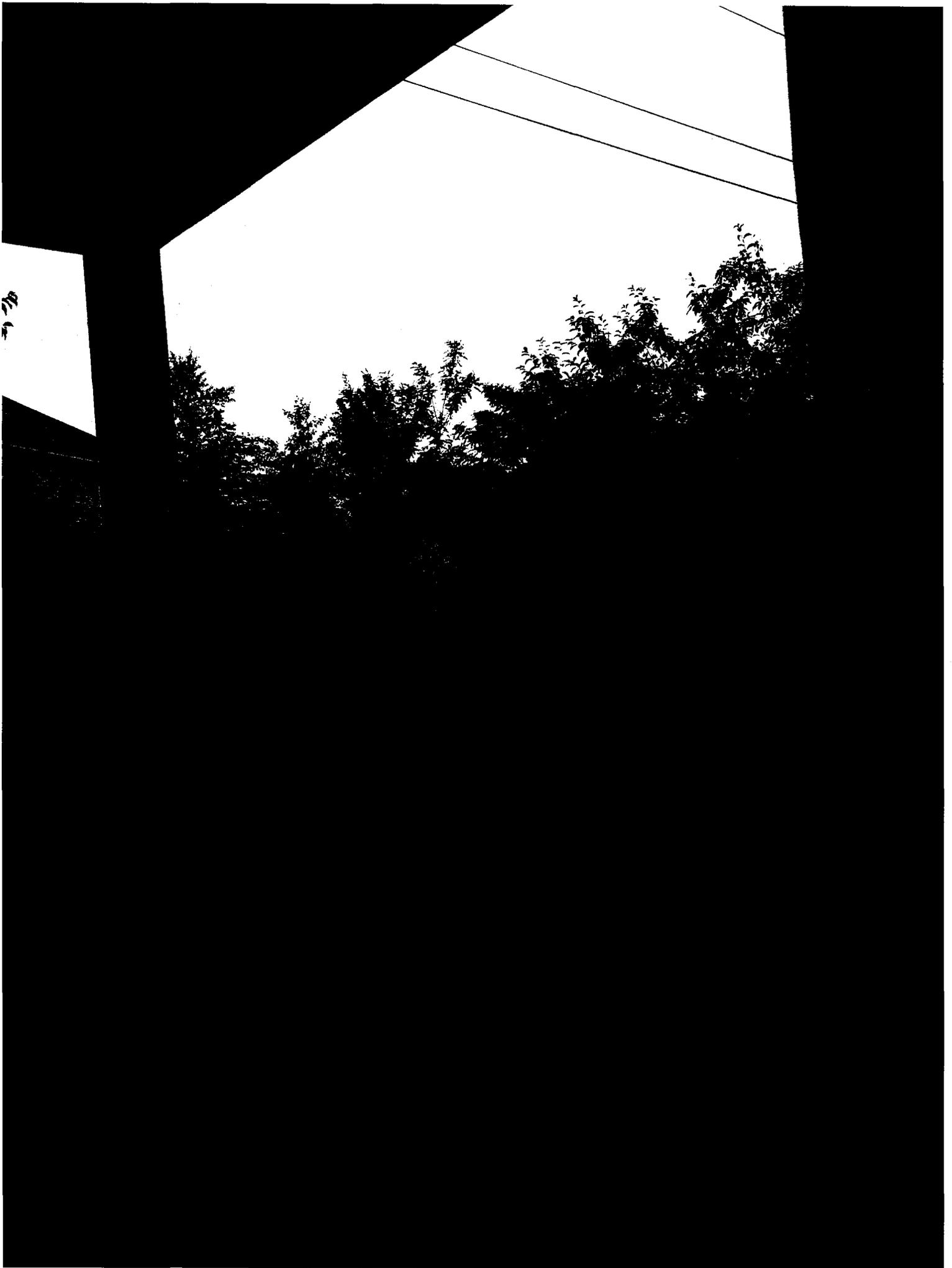
Why should this Line pass through an area that is densely populated in several places (i.e. the power lines would run extremely close to homes and townhomes) and may present a health threat to humans and pets? The citizens of Plymouth have spoken and are against the proposed line and are generally in agreement with the alternative route (more or less follow along Highway 55 and avoid excessively close passage by homes and townhomes. I also understand that the City of Plymouth is in support of these citizen concerns and also supports the alternative route. I respectfully ask that you view these comments in the spirit in which they are intended and representative of a consensus of citizens who live in the area.

Please see attached photos reflecting how close the line would be to my home as reflected from the walk out, deck, and upstairs windows.

Thank you for your consideration.







## **Collins, Denise (OAH)**

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**From:** Joyce <joyce@tracycrocker.com>  
**Sent:** Monday, June 18, 2012 10:53 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Office of Administrative Hearings  
600 North Robert Street, PO Box 64620  
St. Paul, MN 55164-0620

Dear Judge Eric L. Lipman,

I am a resident of Plymouth and extremely concerned about the major impact that the Hollydale 115kV transmission line project power lines would have on health issues, land property values and esthetic values in the city of Plymouth. In evaluating the comments that were made at the meeting on 6/17/2012 at the Wayzata High School regarding the Hollydale 115kV transmission line project, it is my opinion that the best route for the power lines would be alternative route E(55 to 494) as outlined. This route is through predominately commercial property and would have the least impact on human health issues, property value of homes, along with the cultural and aesthetic values. If this project is allowed to go through Neighborhoods, it will devalue home properties and this would impact the tax revenues that help keep this city vital and viable.

Costs should not be the determining factor to Xcel as they have ways to absorb these costs. The route of these power lines will have a huge impact on homeowners like my husband and I. Health implications and the financial implication of home values to residents along several of these routes would cause great hardship to Plymouth residents. Most of us have our life savings invested in our homes and with the economic world as it is, we cannot afford to have a project like this cause us undue hardship and concern about our future lives.

I am hoping that the decision that is made for the route for the Hollydale 115kV transmission line project is Alternative Route E (55to 494) as this would eliminate these concerns as it would be the route that is furthest from homes and would not take residents personal property away from them.

***Joyce Crocker***

Joyce Crocker  
14115 41st Ave N  
Plymouth, MN 55446  
763-553-1122

**Collins, Denise (OAH)**

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**From:** Shelly Zitzlsperger <shelly.zitz@gmail.com>  
**Sent:** Wednesday, June 20, 2012 7:53 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Judge Lipman,

We understand that Xcel Energy is planning to upgrade power lines in our neighborhood of Bridlewood Farms in Plymouth, MN. We are very opposed to this upgrade and would insist that Xcel Energy, while writing its Environmental Impact Statement, consider how the proposed routes impact the residents in the area. We believe human settlement should be their top priority.

Thank you for taking the time to read our comment.

Very Respectfully,  
Shelly & Matt Zitzlsperger

Address:  
3610 Alvarado Lane N.  
Plymouth, MN 55446

**Collins, Denise (OAH)**

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**From:** kranallo@comcast.net  
**Sent:** Wednesday, June 20, 2012 11:30 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

June 20, 2012

Judge Eric L. Lipman  
Office of Administrative Hearings  
600 North Robert Street  
P.O. Box 64620  
St. Paul, MN 55164-0620

To Judge Eric L. Lipman,

I attended a Public Information Meeting, Xcel Energy: Hollydale Route Permit- Plymouth, MN on the evening of June 7, 2012 at Wayzata High School. I live on the Proposed Project Route. I am in total disagreement with the Proposed Project Route or any of the alternative routes and feel high voltage lines have no place running through neighborhoods. I am in total agreement with the Highway 55-494 route with underground wiring, as in the long run I feel this would save Excel Energy money due to outages caused by weather conditions. I am aware this is more costly but Excel Energy should put the wants and needs of their paying customers ahead of all else. This Highway 55-494 route is a common sense solution to avoid exposing neighborhoods to these high voltage lines due to health risks. Please listen to the needs and wants of the people in the neighborhoods that are involved in this project.

I am not interested in having the value of our property decline due to the high voltage lines, as we are retired and this is our retirement home with this being our main investment.

One other request. As I understand, the lines that run behind our property at this time are low voltage lines that are not used. I am asking that these lines be removed altogether. If Excel Energy is a utilities company that wants to be a good citizen, I am asking that this request be seriously considered.

Kathy Ranallo  
16215 38th Place North  
Plymouth, MN. 55446  
763-553-9442

**Collins, Denise (OAH)**

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**From:** Dawn Leuer <dleuer@prestonkelly.com>  
**Sent:** Wednesday, June 20, 2012 9:45 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2  
**Attachments:** Hollydale 115 KV 060712.pdf

Dear Judge Eric L. Lipman,

Attached please find a completed Comment Form from the Public Information Meeting held on June 7th and June 8th, 2012.

Kind regards,

**Lowell R. Turner**  
18130 39th Ave N  
Plymouth, MN 55446

This message may contain information which is confidential or proprietary. Unless you are the intended addressee (or authorized to receive email for the intended addressee), you may not use, copy or disclose this message or any information contained in the message. If you have received the message in error, please advise the sender and delete the message. Thank you.

COMMENT FORM

Public Information Meetings - June 7 and 8, 2012  
PROPOSED HOLLYDALE 115 KV TRANSMISSION LINE PROJECT  
OAH No. 8-2500-22806-2 ] MPUC No. E002/TL-11-152

Name: Lowell R. Turner  
Address: 18130 39th Ave N  
City: Plymouth State: MN ZIP: 55446

**Comments must be received no later than 4:30 p.m., Friday, June 22, 2012.**

Please turn this form in tonight or mail to: Judge Eric L. Lipman, Office of Administrative Hearings, 600 North Robert Street, P.O. Box 64620, St. Paul, MN 55164-0620. You may use additional sheets, as necessary. Comments can also be e-mailed to Judge Lipman at: eric.lipman@state.mn.us with OAH Docket No. 8-2500-22806-2 in the e-mail subject line.

1. Our home is positioned within 20 feet from the proposed power line. Please provide a written report from a reputable and knowledgeable third party confirming that it is safe to be within 20 feet from the proposed power lines for a period of up to 24 hours per day. I wear a pacemaker designed by Medtronic and they are not familiar with this type of power source or its potential effects it may have on my health and safety.
2. Does Excel Energy have the power to request eminent domain and if so how is the value of our home determined. Would costs such as moving expenses, cost of finding a like home that is handicapped equipped, located in Plymouth as well as realtor and/or attorney fees be included. Our home was designed so that we could live here as long as possible and is already handicapped equipped in the event of the need for either my wife or myself.
3. Considering the potential environmental damage to the trees, shrubs and wetlands in the neighborhood, it is our belief that the power lines should be placed along the highways or commercial areas where the land is already available so that the neighborhoods are not affected.

We respectfully request a written response prior to Excel Energy receiving permission to go ahead with this project.

Signature: Lowell R. Turner Date: 6-19-2012

## Collins, Denise (OAH)

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**From:** Jeff In MN <jeffinminn@comcast.net>  
**Sent:** Tuesday, June 19, 2012 9:55 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

The Honorable Eric L. Lipman

Dear Judge Lipman:

Thank you for taking the time to meet with the citizens of Plymouth regarding the Hollydale 115KV Transmission Line Project. I would like to offer the following comments:

### Background

- 1) My wife and I have lived at our current address for 20 years.
- 2) We live across the street from homes that have the power lines at the rear of their property.
- 3) We made our decision to invest in our home at this location based on the stability of the surrounding area and with the understanding that the small 69KV lines were ~200 feet away.
- 4) We believed we made prudent assumptions that we would not be negatively impacted by the future expansion of roads and power lines in the area. That assumption has proved correct for 20 years.
- 5) The prospect of Excel routing a larger 115 KV transmission line that cuts through our neighborhood after 20 years is unconscionable.

### Comments;

- 1) My wife and I are strongly against the upgrading of this transmission line along the route that impacts the southern and eastern borders of Bridlewood Farms..
- 2) We believe the negative impact to real estate values in the area will dwarf the potential higher cost of routing the line through areas with less impact or choosing to burying the line.
- 3) We believe the current situation or "need" for the line upgrade is a result of shortsighted planning and cost saving short cuts taken many years ago by the utility. Therefore, the PUC should ensure a route does not cut through Bridlewood Farms and a route with less impact be chosen. Excel should pay the extra costs associated with a route that does not negatively impact Bridlewood Farms.
- 4) As part of your evaluation regarding possible health impacts, please recognize that due to power line "sag" at the midpoint between poles, there could be situations where higher EMF is experienced.

Thank you for your thoughtful consideration.

Best regards,  
Jeff and Cindi Ehm  
3685 Urbandale Lane  
Plymouth, MN 55446

**Collins, Denise (OAH)**

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**From:** John Kochevar <collisionmasters1@yahoo.com>  
**Sent:** Thursday, June 21, 2012 1:32 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Dear Judge Lipman ,

We are in strong OPPOSITION of the CSAH Alternative route !!  
This alternative route has the greatest harmful impact to the largest number of residents. The Homeowners and neighborhoods along Hwy 101 and Cty Rd 24 have been raped enough !

Vote "YES" for the original proposed / existing route by Xcel Energy and Great Rivers energy ! Its the most logical , most economic and the least impact to the environment and to the residents ! Simply put Upgrading the existing route Makes the most sense for all concerned !

Thank Your for time and Good sense !

Sincerely,  
John Kochevar

## Collins, Denise (OAH)

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**From:** Kathy Reis <reis.kathy1@gmail.com>  
**Sent:** Thursday, June 21, 2012 10:40 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Judge Eric Lipman,

We are residents of Medina and one of us (Kathy) was able attended the public information meeting held Thursday, June 7 at Wayzata High School from 6pm - 9pm.

We are very concerned with how the proposed Hollydale Project will impact our community here in Medina and how we can better work together to safeguard the health and safety for all of us here!

Several points were brought up at the meeting that we feel are very important:

- The Certificate of Need process is going on concurrently with the Route Permitting process. This should cause concern. Shouldn't the evaluation and scope of need be determined first before plotting out the route?

Xcel has stated that the two processes need to be concurrent if it is to provide an in-service date of the line by mid-2013. At the meeting, Xcel and Department of Commerce representatives could not confirm if the proposed kV would be 115 or perhaps more.

- The existing 69 kV transmission line is not always operating or active whereas the proposed 115kV will be always operating at 115kV. This has a tremendous impact on the health & safety of all.

- Public comment made it very clear that citizens request an independent study be done for all health and safety concerns for 115kV (and higher) and not just rely on Xcel or GRE studies.

- Public comment also indicated a very strong desire to have an independent study on the affects of real estate value on homes within the vicinity of proposed and alternate routes. It was stated that home values would decrease 30 - 40 %. Plans should be required that address how home owners are to be compensated for this devaluation.

- The option to burying the 115kV transmission line should be put on the table and evaluated. It currently is not included in any of the project documents. Burying cables is commonly done in Europe as well as many other states and should be considered.

Many Plymouth/Medina residents and homeowner's association leaders were in attendance at Thursday's meetings. Plymouth Council member Judy Johnson spoke as an advocate for her community stating that transmission lines need to be taken out of neighborhoods. The health and safety of the community is of great importance. She strongly recommended that transmission lines should be underground and placed along industrial routes and other thoroughfares and corridors - not through neighborhoods. She spoke eloquently and passionately for her constituents.

As residents of Medina, we think it is very important for all of us in this community to work together in shaping the outcome of the proposed project. Medina may be less populated than Plymouth but this does not mean we are not as affected by what Xcel, Great River Energy and the Department of Commerce decide to do. Our health, our home and land values and our quality of life is on the line. When looking at the proposed route and the numerous alternate routes it is so easy for the conversation to devolve into "not in my backyard" pitting

neighbor against neighbor as well as neighborhood against neighborhood. This is not helpful to any of us here in Medina and Plymouth! Let's look at the larger picture and let's do this right for all of us. We do not want this issue to be one that we have to deal with again and again in the future as power needs increase. **Take the transmission lines out of Medina/Plymouth neighborhoods and backyards, put it along major roadways/thoroughfares (such as County Road 24, Medina Road, Hwy 55, County Road 101) and bury it underground.**

We respectfully write these comments to you today so that you would know how we feel and submit this as input to the Environmental Impact Study being prepared by the Department of Commerce.

Thank you for your consideration.

Respectfully,  
Joe & Kathy Reis

400 Cheyenne Trail  
Wayzata, MN 55391  
612-940-1234 (Joe)  
612-991-5230 (Kathy)

**Collins, Denise (OAH)**

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**From:** Gower, Angela B <angela.gower@optum.com>  
**Sent:** Thursday, June 21, 2012 9:44 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2  
**Attachments:** Document.pdf; ATT00001.txt; ATT00002.htm  
**Expires:** Tuesday, December 18, 2012 12:00 AM

Dear Honorable Judge Eric L. Lipman,

Please consider my attached comments regarding the power line placement.

Sincerely,  
Angela Gower  
Homeowner  
18005 31<sup>st</sup> Ave. North  
Plymouth, MN 55447



**Angela Gower**  
Sr. Administrative Asst.

**Optum**  
6300 Olson Memorial Hwy.  
Golden Valley, MN 55427

P: 763.797.4112  
[angela.gower@optum.com](mailto:angela.gower@optum.com)  
[www.optum.com](http://www.optum.com)

COMMENT FORM

Public Information Meetings – June 7 and 8, 2012  
PROPOSED HOLLYDALE 115 KV TRANSMISSION LINE PROJECT  
OAH No. 8-2500-22806-2 | MPUC No. E002/TL-11-152

Name: Angela Gower  
Address: 18005 31<sup>st</sup> Ave North  
City: Plymouth State: MN ZIP: 55447

Comments must be received no later than 4:30 p.m., Friday, June 22, 2012.

Please turn this form in tonight or mail to: Judge Eric L. Lipman, Office of Administrative Hearings, 600 North Robert Street, P.O. Box 64620, St. Paul, MN 55164-0620. You may use additional sheets, as necessary. Comments can also be e-mailed to Judge Lipman at: [eric.lipman@state.mn.us](mailto:eric.lipman@state.mn.us) with OAH Docket No. 8-2500-22806-2 in the e-mail subject line.

Dear Judge Lipman,

I am in support of the originally proposed route or other alternative routes, except for CSAH 24 Alternative Route for the power line placement.

I strongly oppose the CSAH 24 Alternative Route due to the negative residential impact that this would cause. I am a single mother of a small child who works very hard to keep my property safe, clean and desirable to the rest of the neighborhood.

Thank you for your consideration!  
Sincerely,

Signature: Angela Gower Date: 6/20/12

**Collins, Denise (OAH)**

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**From:** paceww@comcast.net  
**Sent:** Thursday, June 21, 2012 9:29 AM  
**To:** Lipman, Eric (OAH)  
**Cc:** jjohnson@plymouthmn.gov  
**Subject:** OAH Docket No. 8-2500-22806-2

We live on the east side of 494. I would like to comment on the proposed alternative to the proposed line, specifically option H, or county road 24.

This is a fairly densely populated neighborhood, many of the houses face the roadway.

A few year ago, when the roadway was widened, homeowners had to counter the increased traffic by planting trees and bushes along the roadway. With the increased easement in place much of this could be cut down, creating a significant increase in noise problems for these households.

Additionally the drop in property values could be fairly significant. It is my impression that a lot of owners are in the first houses and a drop in the housing value could put a number of them "underwater".

If the line is placed along this highway it would then have to put routed North up 101, a lot of money was spent placing the electrical lines on the boulevard, underground, and placing poles there would defeat the purpose of the earlier investment that was required to place it underground.

The lines along county road 24 would also run by large church that is next to Holy Name lake. They host a number of programs for children .

Many of our neighbors had assumed that the route for these line had been chosen and thus alternate route H was not longer a consideration. This was based on their interpretation of news reports. I think this had led them not to express the level of their concern about the lines running along County road 24.

William Pace

## Collins, Denise (OAH)

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**From:** bobdtucker@comcast.net  
**Sent:** Thursday, June 21, 2012 9:12 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

My name is Robert Tucker and I reside at 14550 41st Ave. N, Plymouth, MN 55446. My street is a cul-de sac just North of Rockford Road and East of Juneau Lane. I have lived here for 23 years and my house is 30 years old. I would object to having the transmission line installed behind the homes across from me (alternative route A). This would substantially lower the values of all residences on my street. Also, it would require the removal of at least a portion of the wooded areas in the backyards of my neighbors across the street. These trees also act as a sound buffer for the Rockford Road traffic. Some trees were already removed when Rockford Road expanded and widened to four lanes about 15 years ago. Since most of my neighbors have small children, there is also the concern for safety (as has been discussed heavily at the meetings). My neighbors and I favor Alternative E, which goes down 494 and Hwy 55. This would not affect any residences in this portion of the city. The home values in our block have been established through history and reflect the fact that no power lines have been there. Similarly, the home prices along the current 69kv path, going north from Rockford Road have been established based on the fact that the lines, poles, and right-of-way were already in place when the homes were built. I do not feel that it would be fair to add the new lines to our street at this point. If Alternative E is not feasible, I feel that the existing right-of-way along the current 69kv path should be used. Thank you for your consideration in this matter.

Robert Tucker  
612-251-7180

**Collins, Denise (OAH)**

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**From:** Anil Singh <asinghgsb@gmail.com>  
**Sent:** Thursday, June 21, 2012 8:53 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2  
**Attachments:** Medina Road Alternate Route Segment - Concerns.pdf

Judge Lipman,

Thank you for holding the Public Information Meetings on June 7th and 8th on the proposed Hollydale 115 KV Transmission Line Project. My neighbors and I share a number of concerns with the Medina Road Alternate Route segment. Most of the concerns - health and economic concerns - are rooted in the following facts -

- a.. The proposed alternate route would run very close to a number of households, including ours (18540 39th Ave N, Plymouth MN) along the Medina Road "corridor".
- b.. The proposed alternate route would directly impact a number of families in the Bridlewood Farms and Saddlebrook neighborhoods
- c.. The health concerns due to extra low frequency electro magnetic fields (ELF-EMF) associated with high voltage transmission lines are further exacerbated due to the fact that most of the households in the impacted neighborhoods have young children. Children playing in their yards would be even more exposed to the effects of the ELF-EMF associated with transmission lines.

Xcel, in my opinion, should pursue demand management initiatives, such as offering low wattage LED light bulbs, programs for peak-time energy consumption management to lower demand. Such successful initiatives would make existing supply capacity adequate for meeting current, and even, future demands. Such an approach would do away with the need for the current project request.

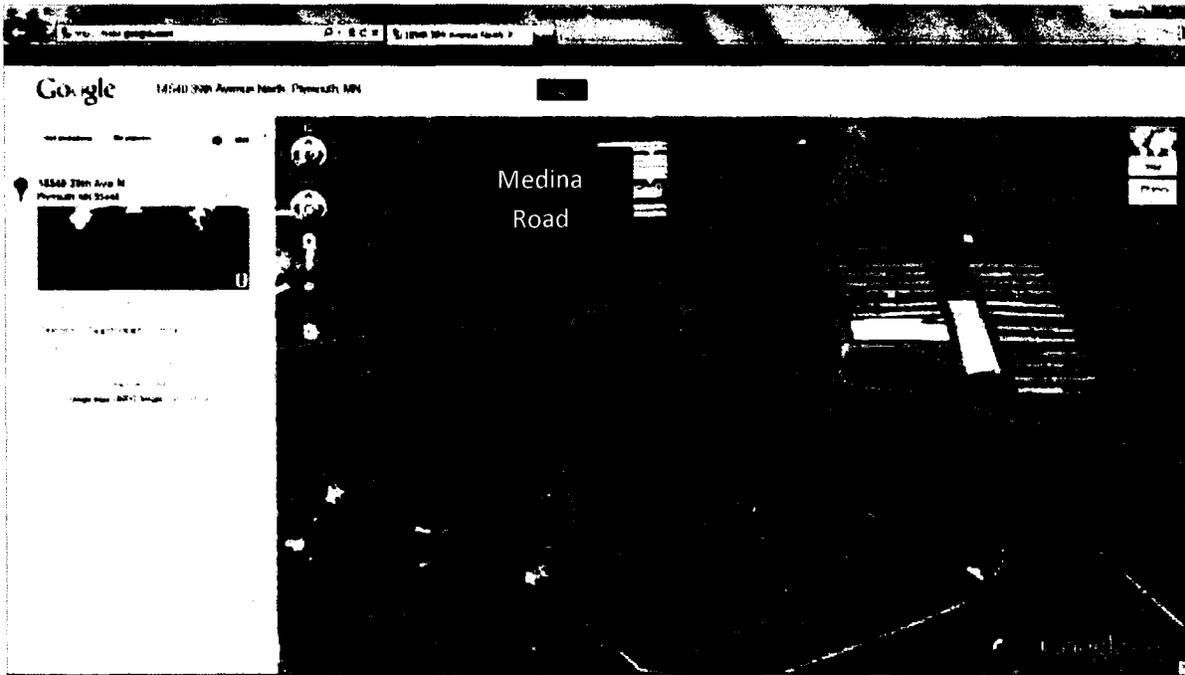
In the event that the project application process should move forward, I suggest an alternative route that involves erecting transmission lines that run north from the Medina sub-station (along very sparsely populated areas) and then east along the Highway 55 corridor. This will bypass various residential communities such as Bridlewood Farms and Saddlebrook in west Plymouth. I request for the inclusion of the above suggestion as an alternate route for evaluation by the State during the EIS process.

In order to better communicate my concerns about the proposed Medina Road alternate route segment, I have attached a number of pictures/photographs for your review.

Please take my very strong personal concerns about the Medina Road Alternate Route segment into your consideration for the preparation of the EA for the Hollydale Project. I hope my reasons could persuade you to dismiss the Medina Road Alternate route option from the project's consideration, and hopefully, cancel the project itself.

- Regards,

Anil Singh  
18540 39th Ave N  
Plymouth MN 55446



The aerial view of my neighborhood with reference to the Medina Road can be seen in the above Google Maps view. The red box is an approximation of the number of households that would be directly impacted by the Medina Road Alternative Route Segment. Most of the families in our neighborhood are families with young kids thus raising the health-related concerns of a 115 KV transmission line.



Google Maps street view of Medina Road. My house (18540 39<sup>th</sup> Ave N, Plymouth) will be on the right and the Excel Energy distribution line is on the left in the picture frame.



Our kids (ages 10, 5 and 3) usually play in the yard and it will put them much closer to the proposed transmission line. You can see the kids' playground in the view along with a pole for the current Excel Energy distribution line along this section of Medina Road.



A picture depicting the close proximity of the current Excel Energy distribution line to our house, and that of many of our neighbors on the right.



This picture proves the fact that residential homes on the left are very close to the current Excel Energy distribution line on the left.

**Collins, Denise (OAH)**

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**From:** Teresa Reding <btreding@comcast.net>  
**Sent:** Friday, June 22, 2012 10:12 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Thank you for taking input regarding the Hollydale 115kv Transmission Line Project.

My home is a short distance from Alternative Route F1 and the Medina Road Alternative Route. As with many of the people you are hearing from on this matter, I am concerned regarding the health problems that may result from high voltage power lines. Therefore, **I am opposed to Alternative Route F1 and the Medina Road Alternative Route.**

I recommend that a route along HWY 55 be considered as it could travel near more commercial property.

**Xcel has an obligation to the people who live near the power lines to make the area as safe as possible. If underground power lines would provide a safer environment they should be considered.**

Thank you for your consideration.

Teresa Reding

**Collins, Denise (OAH)**

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**From:** Kim Nicolay <markimn1@gmail.com>  
**Sent:** Friday, June 22, 2012 10:07 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Dear Judge Lipman,

I would like to add my thoughts to the discussion on the proposed high voltage power lines going up in Plymouth. I think it would be a win-win solution to bury the cables rather than placing them on the high metal towers. Minnesota is not only known for its preservation and concern for the environment but also the beauty of our state. By burying the cables, Excel Energy can use the most efficient route and maintain good will with their customers, while preserving the beauty of Plymouth. Thank you for your time.

Sincerely,

Kim Nicolay  
3870 Zircon Lane North  
Plymouth, MN 55446

Sent from my iPad

## Collins, Denise (OAH)

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**From:** Craig Mattson <CMattson@primetherapeutics.com>  
**Sent:** Friday, June 22, 2012 9:54 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

June 22, 2012

Judge Eric L. Lipman  
Office of Administration Hearings  
P.O. Box 64620, 600 North Robert Street  
St. Paul, MN 55164-0620

Honorable Judge Lipman,

This letter is in response to the Proposed Hollydale 115kV Transmission Line Project. I live at 18690 34<sup>th</sup> Avenue North, Plymouth, which is within 200 feet of the existing 69kV transmission line. I want to express my objection to the Xcel Energy and GRE proposed construction of an 115kV line along the route of the existing 69kV overhead transmission line. This line was established in 1969 on open farm land. The line is now in a highly residential area. The conditions which permitted the line to be initially erected no longer exist. The conditions have changed and so should the assessment of the route. In addition the majority of the existing line is not currently in use. So for those residents adjacent to the existing line, it is not a matter of an increase in kV from 69 to 115 kV, rather it is from 0 to 115 kV. It is important to reroute the 115kV transmission line to minimize its impact – to have the lowest number of homes within 200 feet of the line.

It is well established that homes adjacent to power lines lose 10-30% of their value. They are more difficult to sell and do not qualify for an FHA loan. There is also negative health issues associated with the 1,000 to 1,300% or more increase in the electro-magnetic field associated with an 115kV line. The World Health Organization has identified a definitive cancer risk associated with an electro-magnetic field. This concern has been addressed in Europe and Canada by burying these high voltage lines underground. I encourage you to insist that Xcel Energy and GRE explore this alternative. Cost should be the last consideration and the health of the residents should be first and foremost.

The other alternative route I want to put forth is the one which impacts the least number of residents for the reasons listed above. This is the premise which dictated the original route in 1969 and must be considered today. As such the new 115kV route should follow established roads and thoroughfares. The proposed alternative route E does this for the 115kV line east of the Xcel Energy Hollydale Substation. I want to propose that the 115kV line west of the Hollydale Substation follow alternative route H. I believe this alternative is consistent with the premise of affecting the least number of residents since it follows Route 101 and County Road 24. This also affords Xcel Energy and GRE relatively easy access to erecting their new 115kV line.

Thank you for your considerations of these alternatives. I believe the underlying evaluation of all alternatives needs to affect the least number of residents, insure safety with cost being the least consideration.

Sincerely,  
Craig Mattson  
18690 34<sup>th</sup> Avenue North  
Plymouth, MN 55447

Prime Therapeutics made the following annotations

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## Collins, Denise (OAH)

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**From:** demuth6@comcast.net  
**Sent:** Friday, June 22, 2012 9:09 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

To:  
Judge Eric L. Lipman,  
Office of Administrative Hearings

From:  
Timothy & Laurene DeMuth  
14025 48th Ave N  
Plymouth, MN 55446

Judge Lipman:

We would like to voice our opposition to the proposed Substation Site A and the proposed route of the new transmission line by Excel. We have been residents of Plymouth for over 25 years and have always valued the leadership that has made Plymouth a wonderful city to put down your roots and raise a family. However, we are concerned with the current proposal that the citizens of Plymouth are asking to take on too many risks in our residential areas where there are alternative options through many of the industrial corridors that would achieve the same end result.

As you are aware with the volatile economy over the last several years, we have all taken a significant hit on the value of our homes. If this proposal were to become a reality, whatever value we have been able to salvage will be lost with another significant hit to our home values. This pending proposal has already had impact on the market within our small development. Where we have seen houses moving quite quickly in areas a few miles off the route, our small development has had 5 houses on the market with no movement whatsoever with some homeowners being forced to rent the property. Also

When we built our home it was with the anticipation of the long term city plan to build a park, a nature preserve and ball fields exactly where the substation A is now proposed, in the midst of a what little wild life, wetland and walking trails that are available for us. At this point the trails and the park have been built, but our scenery would change from walking among the deer, turkeys and other wildlife to access the park to an unsightly substation. Rather than the sounds of the birds and other wildlife, we would here the hums and snaps of the power lines. You can imagine our angst at our potential loss!!

Obviously there is tremendous debate on the medical risk factors associated with the proposed high voltage. Knowing that we can not truly anticipate the long term risks and can only hypothesize, we should error on the side of caution and work to minimize the impact to the residents of the City of Plymouth. For the substation A proposal there are over 93 residential homes within 1500 feet, where as only 30 homes within the Site B proposal. Mitigating health risks should be the number 1 priority. We would recommend re-evaluating the Hwy 55 corridor as an alternative and eliminating both site A and B from consideration.

We have included a link to a Petition that outlines the concerns the residents of Plymouth. Currently there are over 500+ signatures. With this level of volume we would implore you to review. <http://www.gopetition.com/petitions/hollydale-115kv-high-voltage-transmission-line.html>

Thank you for for your consideration of our concerns and for adding these into the public record.

Tim and Laurene DeMuth

## Collins, Denise (OAH)

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**From:** John Wood <wooder59@yahoo.com>  
**Sent:** Friday, June 22, 2012 12:27 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Your Honor,

We live along the proposed route of the Hollydale project (running North/South from Schmidt Lake Road to Turtle Lake Park). There is a tree lined walking & biking path that runs along the edge of our property under the existing 69KV line. The center line of the current line is 27 feet from my house. So we are actually in the right of way for the proposed line as we understand it. Some of our neighbors are even closer.

As you are aware, the current line has no power running through it and has not for a number of years. The actual change in KV of the proposed route goes from 0 to 115KV. Many of the concerns I have are the same as most everyone else that has made comments since the beginning of this process.

We love to sit on our deck in the morning or evening enjoying the numerous species of birds that visit our feeders and the 3 mature 30' spruces trees also provides shelter for all of these birds during the winter as well as bad storms like we had earlier this week. These trees and hundreds of others along the right of way through these neighborhoods will be removed if the proposed route is not changed to an alternate. Not only do we lose the trees, we lose the birds, we lose the break from the wind in the winter and shade from the afternoon sun during the hot summer days, basically not allowing us to enjoy our decks. Then there is the visual aspect of all the trees laid waste because of the overhead power lines, significantly reducing property values that will already be down graded due to the more visible power lines. We will also see an increase in our energy needs due to the trees being removed, loss of shade during the summer and the cold winds of winter.

Another issue that really got our attention this week is what could happen if those lines went down during a storm. Especially when I saw what happened earlier this week to other power lines in the south metro (thanks to God the only damage was to 1 car and no one got hurt) and from previous news reports earlier in other states and what happens when power line towers go down in storms in a domino effect.

If that were to happen in our neighborhoods with these larger towers, heavier cables and higher voltages, one could only imagine what the consequences could be. Towers could fall on houses possibly injuring (even killing) the occupants as well as the lines laying on these houses and decks. There are gas grills (some tied directly to the main gas lines to the houses) on decks too. The results could be devastating and life threatening. Xcel says the risk is low, but Xcel can't control what mother nature produces. Our weather changes seems to be bringing stronger storms into Minnesota and the metro areas. The North Minneapolis tornado in 2011 is a good example.

**We (like all the other residents affected by this project) are in support of the alternate route along 494 south to Highway 55 and then west to the Hollydale sub station. NO residents of Plymouth or Medina should have these lines running through their backyards, front yards or in between their houses.** I also asked the representatives from Xcel if any one of them lived near high voltage transmission lines. One guy said he did, ~200 feet from them he said. That is 10 times the distance that we would have, that's not a fair comparison.

Ultimately this is about doing what is right. Right for the residents, the community and still achieve the goal to get the required power where it needs to be. It should not be about the money saved by using a route that was only intended to be 69KV and nothing more according to the original permit filed in the 70's when this area was only farmland.

Thanks for your time and consideration!

Sincerely,

John, Julie and Jennifer Wood  
4635 Minnesota Lane N  
Plymouth MN, 55446  
763-559-6362

## Collins, Denise (OAH)

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**From:** Sejal Doshi <sdoshi01@yahoo.com>  
**Sent:** Thursday, June 21, 2012 11:03 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Honorable Judge Eric L. Lipman

Reference: OAH Docket No. 8-2500-22806-2

Dear Mr. Lipman,

I am contacting you regarding the proposed route 13 alternative for the Hollydale project. My family lives very close to the proposed alternate route just south of Medina Road and west of Highway 101. This proposed route will directly impact our lives if the high voltage transmission line is built along this route.

I am strongly opposed to the Medina Road alternative for the following reasons:

1. It impacts many residents of the Saddlebrook and Bridlewood Farms neighborhoods, especially some of us who are on the northern end of these communities. As you probably already know, this is a heavily populated neighborhood housing families with young children. We have concerns about the electromagnetic radiation emitted from the high voltage lines. We do not fully understand the long term health effects of living close to high voltage power lines.
2. It impacts our home value in a significant way which is unacceptable. Our home is our single biggest asset. Some estimates of the loss of property value are as high as 40% which is a significant dent to our life savings.
3. When we bought our home, there were no high power transmission lines running through our backyard. The proposed alternate route changes the aesthetics of our surroundings permanently in a significant and detrimental way.

There are no benefits and significant downsides to us due to this alternate route proposal.

I strongly urge you to reconsider the route so that it goes through the least populated neighborhoods and maintains a significant distance from any residential property.

Other options to consider are to upgrade existing power lines so that the loss of property value is not significant. Those who bought their properties knowing there was a pre-existing power line structure in their backyard, made a choice and have enjoyed tax breaks that came with it. We are being asked to take on the health risks, economic brunt and loss of aesthetics because of opposition to the upgrades in the original proposal.

The other alternative in the original proposal is to put the power line underground. I strongly recommend this option. This would resolve the concerns of all residents that are potentially affected by this plan.

I understand that no one likes to have power lines go through their backyard, even though we all like to enjoy the benefits of power. However I hope that you can relate to our situation and why we believe that the above mentioned alternate route proposal is not equitable. We hope that you will consider our appeal in your decision making process.

Sincerely,

Sejal. Doshi  
3925 Zircon Lane North  
Plymouth, MN 55446

## Collins, Denise (OAH)

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**From:** Hiten Doshi <hdoshi01@yahoo.com>  
**Sent:** Thursday, June 21, 2012 10:42 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Honorable Judge Eric L. Lipman  
Reference: OAH Docket No. 8-2500-22806-2

Dear Mr. Lipman,

I am contacting you regarding the proposed route 13 alternative for the Hollydale project. My family lives very close to the proposed alternate route just south of Medina Road and west of Highway 101. This proposed route will directly impact our lives if the high voltage transmission line is built along this route.

As you probably already know, this is a heavily populated neighborhood housing families with young children. We have concerns about the electromagnetic radiation emitted from the high voltage lines. We do not fully understand the long term health effects of living close to high voltage power lines.

I am strongly opposed to the Medina Road alternative for the following reasons:

1. It impacts many residents of the Saddlebrook and Bridlewood Farms neighborhoods, especially some of us who are on the northern end of these communities. The health risks are truly unknown.
2. It impacts our home value in a significant way which is unacceptable. Our home is our single biggest asset. Some estimates of the loss of property value are as high as 40% which is a significant dent to our life savings.
3. When we bought our home, there were no high power transmission lines running through our backyard. The proposed alternate route changes the aesthetics of our surroundings permanently in a significant and detrimental way.

There are no benefits and significant downsides to us due to this alternate route proposal.

I strongly urge you to reconsider the route so that it goes through the least populated neighborhoods and maintains a significant distance from any residential property.

Other options to consider are to upgrade existing power lines so that the loss of property value is not significant. Those who bought their properties knowing there was a pre-existing power line structure in their backyard, made a choice and have enjoyed tax breaks that came with it. We are being asked to take on the health risks, economic brunt and loss of aesthetics because of opposition to the upgrades in the original proposal.

The other alternative in the original proposal is to put the power line underground. This would resolve the concerns of all residents that are potentially affected by this plan.

I understand that no one likes to have power lines go through their backyard, even though we all like to enjoy the benefits of power. However I hope that you can relate to our situation and why we believe that the alternate route proposal is not equitable. We hope that you will consider our appeal in your decision making process.

Sincerely,

Hiten J. Doshi  
3925 Zircon Lane North  
Plymouth, MN 55446

## Collins, Denise (OAH)

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**From:** brweber@q.com  
**Sent:** Thursday, June 21, 2012 8:59 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

To:  
Judge Eric L. Lipman,  
Office of Administrative Hearings

From:  
Brad and Becky Weber  
4810 Cheshire Lane N  
Plymouth, MN 55446

Judge Lipman:

We would like to voice our opposition to:

1. The location of Substation Site A
2. The proposed route of new transmission line. Specifically, the proposed route that follows Cheshire Lane to Schmidt Lake Road .

Our first concern is with the health risks associated with the high voltage lines and in particular, the risk of the actual substation being located within 1000 feet to our property and even closer to other properties in our 46-home development of Savannah. No one can say for certain that the high voltage from the power lines are NOT a health risk to individuals. The Savannah neighborhood is largely made up of families with young children. Minimizing the risk to people MUST be the first and frankly only concern. Being that there are several alternatives to the proposed route, we implore the MN Department of Commerce, Xcel Energy and Great River Energy to put the residents of Plymouth first and minimize the impact. Please consider the alternatives, in particular, Substation Site B, which affects far fewer homes and individuals. If it determined that Substation Site A is going to be the site (which we hope Substation Site B will be strongly considered), then it needs to follow Alternate Route E and not submit our neighborhood to the risk of Substation A and additional power poles just to make the project cheaper.

When we purchased our home, we were aware of the power lines on 494 and determined that our home was geographically far enough away that we were not significantly concerned with the EMFs associated with the power line. We were also aware of noise pollution from the current humming of the power lines, traffic noise from 494, and from Fluidyne/Aerodyne Industries that is located between our neighborhood and 494. If we would have known that there was the potential for a Substation in the site that we were told at the time was going to be ball playfields, we cannot say that we would have purchased our home.

Finally, with the location of proposed Substation Site A and the proposed location of the lines on the corner of Cheshire Lane and Schmidt Lake Road, affecting our neighborhood with the health risks and unsightly poles and building, we are very much concerned about the ability to maintain our home value in addition to our neighbor's home values which we all would invariably suffer. We know of one neighbor who is trying to sell their home and had their purchase agreement fall through when the

buyer found out about the potential substation. With the current market conditions, no one can afford to lose additional value on our homes.

We appreciate your consideration of our concerns.

Regards,

Brad and Becky Weber

## Collins, Denise (OAH)

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**From:** menelson9@juno.com  
**Sent:** Thursday, June 21, 2012 8:29 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Honorable Judge Lipman,

I am OPPOSING the re-routing of the transmission lines down Medina Road.

I am expressing my deep concern with this "alternate route" via Medina Road. As it appears, everyone seems to want the transmission line in someone else's backyard. We have been living in this neighborhood for 20 years. We know our young daughter can play safely in our backyard. When we built our home we knew what we were buying and what hazards were around us. Just because those who built and purchased their homes near these lines, obviously not doing their own research should now decide to move it to someone else's backyard. I find this very concerning. Is it the loudest voice that wins, is that right?

Why not keep the existing route and bury the transmission lines?

We are OPPOSED to the re-routing of the transmission lines down Medina Road.

Mark Nelson  
3900 Zircon Lane North  
Plymouth, MN 55446  
[menelson9@juno.com](mailto:menelson9@juno.com)

**Collins, Denise (OAH)**

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**From:** John Blank <johnblank@me.com>  
**Sent:** Thursday, June 21, 2012 8:19 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Regarding the alternatives for the Hollydale substation routes:

I would request that the best alternative route is Alternative Route H along highway 24 as this is a busy road and has the lowest density of housing.

If this is not available, I would request that the entire line be buried to minimize both Property and people impact.

If this cannot occur, I believe that for either route A or I should proceed on the south side of Medina rd. There is a gas line and more houses on the north side and this will lead to the least disruption.

Sincerely,  
John P Blank  
Resident  
1582 Medina Rd  
Long Lake, MN 55356

Sent from my IPAD

**Collins, Denise (OAH)**

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**From:** Karenblank <karenblank@aol.com>  
**Sent:** Thursday, June 21, 2012 8:19 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Your Honorable Judge Lipman,

We request the best proposed alternative route is Route H along Hwy. 24 as this has the lowest density of housing.

If not this route, then the line should be buried along Route A or I because property value impact and environmental impact would be minimized.

If not there, it should proceed on the South Side of Medina Road as there is a gas line and more houses on the south side.

Sincerely,

Karen Blank  
Resident  
1582 Medina Rd.  
Long Lake

Karenblank  
[karenblank@aol.com](mailto:karenblank@aol.com)

**Collins, Denise (OAH)**

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**From:** Justin Quaas <jrquaas@yahoo.com>  
**Sent:** Thursday, June 21, 2012 8:03 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH docket no. 8-2500-22806-2

We are writing to express our opposition to the current power line plans. We feel strongly that an established neighborhood is not an appropriate place to put in new, high voltage lines. We feel that Excel should consider the following factors in developIng a new plan:

- Avoid established neighborhoods (18495 38th Ave N, Bridlewood Farms neighborhood)
- Consider the decrease in home property values of the current plans (even those homes not directly on the line will be affected by the significant decrease in neighborhood home values during this difficult economic time)
- Do not build near schools, playgrounds, or ball fields (Greenwood Elementary)
- Consider building along major highways (Highway 55) and undeveloped areas (West of Brockton Road)

Thank you for your consideration.

With kind regards,  
Pasha and Justin Quaas

Sent from my iPad

**Collins, Denise (OAH)**

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**From:** Mike Benusa <mikebenus@aol.com>  
**Sent:** Thursday, June 21, 2012 7:50 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Your Honor:

Please reconsider the proposed routing of the Hollydale line as there are two better alternatives than putting these 115 k V transmission lines through residential neighborhoods. The best alternative is to bury the lines. This would probably end up saving money when you take everything into consideration.

The other alternative is Route E - the highway 55/494 route. This would get the lines away from most of the residential areas. They're already power lines along this corridor, high voltage lines at that.

The Public Utilities Commission, Minnesota Department of Commerce and Xcel Energy can not only be concerned about the least expensive route and saving money. They need to take into consideration health, land values and esthetics.

I find it hard to believe that Xcel would propose this route and get it approved through these residential neighborhoods if Xcel did not already have the land for this route.

Thank you,

Mike and Ginny Benusa

Sent from my iPad

## Collins, Denise (OAH)

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**From:** John Caye <johncaye@msn.com>  
**Sent:** Thursday, June 21, 2012 5:46 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

To: Honorable Judge Eric Lipman  
Office of Administrative Hearings  
St Paul, MN

Your Honor,

Regarding the possible routes for the increased high power lines planned for the Hollydale to Medina segment:

OAH Docket No. 8-2500-22806-2 PROPOSED HOLLYDALE 115 KV TRANSMISSION LINE PROJECT (Segments proposed from Hollydale substation to Medina)

The alternate route shown as traveling from the Hollydale substation down Hwy 101 to Co Rd 24, then west to Medina is a poor idea for new high powerline poles for the following reasons:

Hwy 101 has recently been rebuilt into a beautiful parkway at a cost of millions of dollars with much of the funding dedicated to shaping the area, with planter style medians and extensive landscaping. No above ground utilities such as power poles exist at this time on Hwy 101 from Medina Rd to Co Rd 24.

It makes no sense to ruin the beauty of the current parkway by polluting the sights with new steel poles reaching 70 to one hundred feet into the air (massive in scale). There are already routes that have poles in place and other alternates with much less impact. Placing additional massive new poles where none exist would seem to be senseless, if not idiotic, when alternatives exist.

The utilities should be placed underground or be as far north as possible to follow undeveloped area routes.

I hope you will decide what is right, sensible and just. Not what the richest among us, who can afford to make a big legal fuss (lawyers), wish to have done. We desperately need more decisions across this country based on principles of justice and right vs. wrong and not based on which parties can create the biggest sway.

Thanks for hearing and considering this position, as it affects your decisions.

Sincerely,

John P Caye Jr

**Collins, Denise (OAH)**

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**From:** John L. Sullivan <j-l-sullivan@comcast.net>  
**Sent:** Thursday, June 21, 2012 4:43 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2  
**Attachments:** CommentForm\_HollydaleTransmissionLine\_JohnSullivan.pdf

June 20, 2012

Judge Lipman,

Attached is a PDF file with my comments on the Proposed Hollydale 115 KV Transmission Line Project.

John L. Sullivan  
4015 Minnesota LN N  
Plymouth, MN 55446-4229  
763-557-8087

Public Information Meetings - June 7 and 8, 2012  
**PROPOSED HOLLYDALE 115 KV TRANSMISSION LINE PROJECT**  
OAH No. 8-2500-22806-2 | MPUC No. E002/TL-11-152

Name: **John L. Sullivan**

Address: **4015 Minnesota Ln N**

City: **Plymouth** State: **MN** ZIP: **55446-4229**

**Comments must be received no later than 4:30 p.m. Friday, June 22, 2012.**

Please turn this form in tonight or mail to: Judge Eric L. Lipman, Office of Administrative Hearings, 600 North Robert Street, P.O. Box 64620, St. Paul, MN 55164-0620. You may use additional sheets, as necessary. Comments can also be e-mailed to Judge Lipman at: [eric.lipman@state.mn.us](mailto:eric.lipman@state.mn.us) with OAH Docket No. 8-2500-22806-2 in the e-mail subject line.

My name is John L. Sullivan. For 21 years, my wife and I have owned a home off Rockford Road just east of the area that the proposed Hollydale line follows the present Great River Energy line north toward Schmidt Lake Road. It is along Alternate Route A. In addition, I represent the 78-homeowners of the Parkview Ridge Homeowners Association and was a member of the Advisory Task Force for the Hollydale 115 kV Transmission Line Project.

I listened to many of the concerns of our Associations members and during the two days of Public Information Meetings at Wayzata High School, to those of many Plymouth residents. The expectations that herald in home ownership when we bought our homes have been shattered by the prospect of the transmission line looming over our neighborhood and theirs. The prospect of a transmission line marching down the road where none existed is bad news. The degree that health risks from the transmission lines exists or not is left to the interpretation of the individual researcher on the Internet. One thing is clear to me; the power line will lower the price we can get for our homes when we put them up for sale. The fact is, a power line overhead will elicit the same response from a prospective buyer that has dominated the theme at these meetings. She or he will walk away.

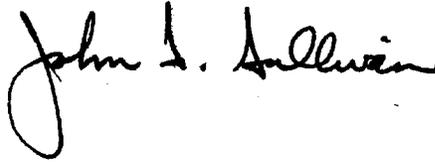
In an already depressed market for sellers, the degree many homeowners are currently underwater on their current mortgage will be exacerbated -- making an even more desperate time for homeowners.

I have one question:

First, does burying the transmission line along the proposed path increase or decrease the magnetic field of a nearby home? My understanding indicates that electric fields are easily blocked by a home, but Magnetic Fields travel well through the earth. And they are the greatest concern. Would burying those lines — thus decreasing the distance to the home — result in an unintended consequence? One homeowner provided slides that showed the field to be lowered substantially, but no confirmation was provided by the experts.

To the Administrative Law Judge — thank you for taking time to listen to the many citizens of Plymouth and Medina. I wish you the Wisdom of Solomon while you tackle the daunting job ahead to come up with a fair and safe path for the much needed electrical distribution demanded by the many businesses and homes in Medina and Plymouth. I saw that 80 inch HDTVs and Electric Car Charging Stations are now on the market.

Signature:

A handwritten signature in black ink that reads "John L. Sullivan". The signature is written in a cursive style with a large, looping initial "J".

Date: June 20, 2012

**Collins, Denise (OAH)**

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**From:** Beversdorf, Tim <tbeversdorf@bhz.com>  
**Sent:** Friday, June 22, 2012 11:17 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2  
**Attachments:** Comment Form - Proposed Hollydale 115 KV Transmission Line Project.pdf; Judge Lipman - Hollydale Project.doc

To Honorable Judge Eric L. Lipman,

Here is my submission of comments regarding the project named above, both in pdf and document format.

Thank you,

Tim & Diane Beversdorf

IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any matters addressed herein.

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June 21, 2012

The Honorable Eric L. Lipman  
Office of Administrative Hearings  
P.O. Box 64620  
600 North Robert Street  
St. Paul, MN 55164-0620

Re: Hollydale 115KV Transmission Line Project, Plymouth MN

Dear Judge Lipman:

We are residents of Bridlewood Farms, west of 101, and we oppose the Proposed Route as drafted by Xcel Energy. We are proponents of Alternate Routes F, F1, F2, G, and/or G1.

Does this whole project use "reasonableness"? Given the points brought up at the June 7<sup>th</sup> and 8<sup>th</sup> meetings that you presided over, it is difficult for us to understand how high voltage power lines should be allowed to go through neighborhoods, instead of using Highway 55 or another major thoroughfare to the greatest extents possible. Bypassing as much human settlement as possible should be the #1 reasonable goal, and increasing monthly utility costs to consumers to offset the additional costs Xcel incurs to maintain this goal and change their route should be acceptable and should be mandated by the Minnesota Department of Commerce to preserve Minnesotans' quality of life. We would gladly accept an increase in our monthly utility costs in exchange for the costs of increased health concerns and significantly decreased property values.

Does this whole project use "independence"? For example, Xcel has determined the inconclusiveness of health concerns over EMF. This is Xcel's view, but it may not be a recent and independent viewpoint. There is a lot of public information available that discusses to the contrary about Xcel's downplayed health concerns. In another example, some of the comments brought up at the June 7<sup>th</sup> meeting were about potential decreased property values. How much of a decrease will this project cause? 5% of the market value of effected homes? 10%? Does Xcel pay professionals to evaluate market value decrease, or is there an independent source? Also, how long ago was an independent market value assessment study performed? It should be done independently on each and every project going through this approval process, now and in the future.

Does this whole project use "fairness"? When a project of this sort is announced, Xcel is ready for it. They are in the utility business, have the experts, have a "deep pocket", and have significant familiarity with the procedures and processes involved to get a project approved by the PUC and the Minnesota Department of Commerce. We, as residents, do not have any of this readiness. Once we heard about the proposed route, we as residents immediately had to go into action to fight on a very unfamiliar battlefield. We have to scramble to learn the protocol, the procedures, and the processes. We have to scramble to assemble and organize. If we have to fight a legal battle, we have to attempt to raise funds to an extent that does not even compare with Xcel's. Then there is a hearing meeting, such as on June 7<sup>th</sup> and 8<sup>th</sup>, in a forum superlatively familiar to Xcel. Innocent residents present their cases, all of which are easily answered to by the Xcel experts.

We know life is not always fair, however does this seem lopsided or what?

As citizens of Minnesota and residents of Plymouth, we feel the process surrounding approval of this project needs to have independence when assessing the two most significant concerns about this project, health and decreased property values.

We ask you Judge Lipman, to adequately assess and address these two key points from a reasonableness and independence perspective.

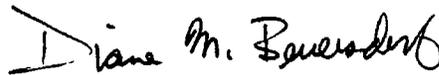
And Judge Lipman, you provide us residents the best source of fairness! We ask that you consider that strongly when reviewing our case.

Thank you very much for considering this letter of comments for your future determination purposes.

Sincerely,



Tim & Diane Beversdorf  
3610 Zircon Lane North  
Plymouth, MN 55446



June 21, 2012

The Honorable Eric L. Lipman  
Office of Administrative Hearings  
P.O. Box 64620  
600 North Robert Street  
St. Paul, MN 55164-0620

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And Judge Lipman, you provide us residents the best source of fairness! We ask that you consider that strongly when reviewing our case.

Thank you very much for considering this letter of comments for your future determination purposes.

Sincerely,

Tim & Diane Beversdorf  
3610 Zircon Lane North  
Plymouth, MN 55446

**Collins, Denise (OAH)**

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**From:** deallk@gmail.com on behalf of Linda Deal <lkdeal@comcast.net>  
**Sent:** Friday, June 22, 2012 1:22 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Dear Judge Lipman,

We wish to express our opposition to Xcel Energy's proposed route for the Hollydale 115kV transmission line. We are concerned about the potential health effects due to the great increase in EMF emissions and believe there is still too much uncertainty to justify bringing these high voltage lines so close to so many residents. We are also concerned about the decrease in property values in our neighborhood that could result from the installation of these lines. We have seen the value of our home decrease over the years and can't afford to see this trend continue. We ask that an alternate route be chosen by Xcel that impacts fewer people and their homes.

Sincerely,

David and Linda Deal  
18400 37th Ave N  
Plymouth, MN 55446

## Collins, Denise (OAH)

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**From:** Mattson, Carmen J <MattsonC@AETNA.com>  
**Sent:** Friday, June 22, 2012 12:54 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

June 22, 2012

The Honorable Eric L. Lipman  
Office of Administrative Hearings  
P.O. Box 64620, 600 North Robert Street  
St. Paul, Minnesota 55164-0620

Dear Mr. Lipman,

My family lives at 18690 34th Ave. N, Plymouth, which is west of CR 101. Our home is within 100 feet of the proposed route for the 115kV Hollydale Transmission Line Project.

The existing 69kV line was established in 1969 on open farm land. Now this is a highly-residential area with homes & a school. Since the conditions have changed from the time when this 69kV line was installed, so should the assessment for the upgrade to 115kV. I know you have been made aware of the inherent significant health risks of electro-magnetic fields, as identified by WHO, as well as the financial impact on home values in the neighborhood. Our home is our biggest asset, so this is a major concern as we approach retirement, if its value could decrease 30%, or a prospective buyer cannot qualify for an FHA loan.

I think it is important to consider alternative routes that remove the 115kV line from highly-populated areas, in order to minimize the health/safety and financial impacts on existing homes & neighborhoods. Ideally, underground installments should be a priority in these highly-populated areas, despite the cost.

I do support other alternative routes that have been proposed in our area, particularly E-2, F-1, F-2, F-3, G, & G-1.

Thank you for your consideration of these alternatives.

Respectfully submitted,

Carmen Mattson  
18690 34th Ave. N.  
Plymouth, MN 55447

This e-mail may contain confidential or privileged information. If you think you have received this e-mail in error, please advise the sender by reply e-mail and then delete this e-mail immediately. Thank you. Aetna

**Collins, Denise (OAH)**

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**From:** dlkdlewis@comcast.net  
**Sent:** Friday, June 22, 2012 12:17 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Dear Judge Lipman,

I STRONGLY oppose the Medina road alternate route for the Hollydale 115V Xcel Energy Project. Here are my concerns:

- **Health Concerns:** Every day a worry about getting cancer as my mother is a cancer survivor (3 times, 2 different types of cancer). My chances of getting cancer of much greater, so I have chosen a more healthy lifestyle. But with the potential health effect of the elevated EMF exposure, I now am more concerned for myself, children, husband and pets. If tests are "inconclusive" they how can you procede with putting in 69kV power lines? No ones knows if the 1,000 +++ increase in exposure would be harmful or not? Why should we be the guinea pigs? Why would you put the lines so close to Greenwood Elementary?
- **Property Values:** We cannot afford the devaluation of our home any more than it has all ready eroded. According to a local real estate agent, our homes value could drop 10 %.- 30%. Will someone compensate us for that?
- **View:** The new structures are larger and let's face it alot uglier to look at. I have lived in the Bridlewood Farms neighborhood for 17 years and have loved being a part of the neighborhood and community. I do not want to look out my front windows and see these unsightly towers.

Without concrete evidence of the EMF exposure being harmful, PLEASE do NOT put near our homes and school.

Thank you,

Lisa Lewis  
Bridlewood Farms  
18535 39th Ave. No.  
Plymouth, MN 55446

**Collins, Denise (OAH)**

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**From:** busybunch@comcast.net  
**Sent:** Friday, June 22, 2012 11:39 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

The Honorable Eric L. Lipman -

I am writing to you to oppose the proposed high voltage line that could potentially run through the Bridlewood Farm neighborhood in western Plymouth. The most important factor to consider in the EIS is how the proposed route will impact residents in the area.

Since residents will ultimately be paying for the costs for this project and any potential adverse effects on property values and health anyway, the \$880,000 additional cost to use an alternative route other than the proposed one should not be a factor. The line should be run along Highway 55 where it impacts the least number of residents, their physical and emotional health, property values, etc. The residents of Bridlewood and surrounding areas should not have to bear most of the burden of this project because the power companies, the governing boards in Plymouth that approve home building projects, and home construction companies cannot communicate among themselves about projected future power needs of the area and locating these kinds of electrical sources so close to homes.

Please consider an alternative route with the least impact on residents and their children to help keep Plymouth a great place to live.

Thank you.

Kay Kaminski  
3730 Yellowstone Lane North  
Plymouth, MN 55446

**Collins, Denise (OAH)**

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**From:** Mike Nispel <mike@thenispels.com>  
**Sent:** Friday, June 22, 2012 11:29 AM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

**PROPOSED HOLLYDALE 115 KV TRANSMISSION LINE PROJECT  
OAH No. 8-2500-22806-2 | MPCU No. E002/TL-11-152**

Dear Judge Lipman,

I attended the meeting for the proposed GRE/EXCEL power line at the Wayzata High School on June 7<sup>th</sup>.

As the presiding administrative officer over this case, I would like you to consider requesting Excel Energy to perform the following:

- Thoroughly study Route E, including both sides of Interstate 494 when the power line runs north/south
- Determine the cost to bury all or parts of the proposed route

Routing the power line along existing major highways like Route E proposes would have the benefits of impacting the least number of residential properties, not impacting property values, reducing health concerns (related to proximity to power lines), and reducing the scenic impact of tree and wildlife loss.

To bury all or parts of the proposed route would have the benefits of not impacting property values (as compared to overhead lines), reducing health concerns (related to proximity to power lines) , reducing the scenic impact of not visually seeing the overhead lines.

Extra cost incurred (like Route E as it may result in a 'longer' power line or to bury all or parts of the proposed route) are an expense that GRE/EXCEL energy will pass on to its customers. So cost does need to be a consideration/factor in the decision, however the priority/weighting cost receives should be lower than factors such as number of residential properties impacted, impact to property values and health concerns.

The existing power line was put into service in 1977. The proposed power line is planned to last for the next 40 years. For EACH 100,000 customers this power line serves, a \$1/month rate (or cost recovery) increase over this 40 year timeline results in an extra \$48 million in revenue for GRE/EXCEL. (100,000 X \$1 X 12months X 40 years).

I'm hoping you will consider my requests.

Thank you.

Mike Nispel  
612-247-5220  
[mike@thenispels.com](mailto:mike@thenispels.com)

## Collins, Denise (OAH)

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**From:** SCJBLarson@comcast.net  
**Sent:** Friday, June 22, 2012 10:39 AM  
**To:** Lipman, Eric (OAH)  
**Cc:** scjblarson@comcast.net  
**Subject:** OAH Docket No. 8-2500-22806-2 Proposed Hollydale 115KV Transmissions Line Project - Comment Form

Dear Judge Lipman

My name is Colleen Larson. I, along with my husband, Scott Larson, and 2 children live at 3705 Urbandale Ln in the Plymouth Bridlewood Farm Neighborhood. Me and my husband are opposed to the proposed route, that goes through Bridlewood for the following reasons:

- Proximity to Greenwood Elementary School and athletic fields.
  - We see the Greenwood Fields from our house and, especially during the spring, summer, and fall there are constantly children playing in the area where the new transmission lines would be placed.
  - I volunteer at Greenwood and see kids playing close to this area during recess.
  - There is also a walking path close to the proposed site which is very popular for people to exercise and walk their dogs.
  - Our 2 kids and their friends play in the Greenwood Fields and use the walking path every day.
  - Bottom line is that there are hundreds of people on a daily basis that utilize the school, walking paths, and athletic fields; all in very close proximity to the proposed site.
- Potential health related issues
  - There is clearly the concern of having even larger and more powerful electrical towers and lines; especially what may happen during storms and high winds that sometime accompany these storms.
  - The boy across the street from us has a pacemaker. Although I have not seen any data supporting the potential health concerns related to medical devices, I've heard enough discussion on the topic that I'm raising it as a concern.
- Decrease in property value and unappealing views
  - With the housing market as it is, our homes have already decreased in value from when we purchased them. Having the new transmission lines in the proposed route would decrease the value of our homes even more.
  - It is nice to look outside our bedroom windows or stand in our front yard and see the Greenwood fields. Having the transmission lines and larger towers would make for a very unappealing view no matter which direction it was viewed from.

For these reasons, we strongly recommend that Xcel Energy use the alternate routes F1, F2, F3.

Please contact me with any questions.

Best regards,

Colleen Larson

## Collins, Denise (OAH)

---

**From:** Steven Wold <steven.wold@mchsi.com>  
**Sent:** Saturday, June 16, 2012 9:50 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2 - Comments on Proposed Hollydale 115KV Transmission Line Project (MPUC No. E002/TL-11-152)

Your Honour:

Our names are Steven E. and Judith M. Wold. Our property is at the southwest corner of Medina Road and Holy Name Drive, west of County Road 101, and would be affected by Alternate Route F. Judith spoke at the hearings held at the Wayzata High School on June 7 & 8, 2012, but since, we have additional information we would like to share.

The number of housing units adjacent to Alternate Route F may be fewer than the number of properties in the existing route through the Bridlewood and Saddlebrook developments. However, the existing route properties were developed during or after 1992, long after the 69KV power line was commissioned along the proposed route in 1969. Developers platted those developments to the maximum density allowed per zoning allowances, and in the closest proximity to the power line that was allowed per code. Homeowners bought those properties with full knowledge and sight of the power lines.

We oppose Alternate Routes F1, F2, and F3, and would recommend that the proposed route be used from the Medina Substation to the Xcel Hollydale Substation. The portion of that route that is adjacent to the Bridlewood and Saddlebrook developments could be buried to eliminate concerns of those property owners. The higher cost of buried lines would be offset by the savings in the shorter route, as well as, eliminated costs for new easements.

An electrical engineer consultant that works in the power industry confirmed that this recommendation is feasible with the 115 kV line. The transformation from overhead lines to underground does not require additional infrastructure, merely a transition of conductors on the last pole to underground. It is a simple, straight-forward transition, albeit the underground cabling is more costly.

However, the same electrical engineering consultant states the 69 kV and 115 kV transmission are in the same "class of high voltage" and do not introduce any new technical concerns. Essentially, he confirms that the issues in this proceeding are not technical, but undeserved preferential favoring of existing route property owners at the expense of others. The only way current route property owners will incur property value change will be if the line is removed. However, doing so at the expense of other property owners results in awarding existing route property owners a value that they never possessed by essentially reducing value elsewhere. There is no legitimate basis to cause this transfer of value.

Throughout the metropolitan area, there are plenty of homeowners that have property adjacent to transmission lines of voltages much higher than the 69 kV and 115 kV being considered here.

Speakers at the hearings held at Wayzata High School on June 7 & 8, 2012 suggested that the 115kV line should be routed in open land away from existing development. This will only repeat the same phenomenon

that occurred at Bridlewood and Saddlebrook—new homeowners will rationalize living next to the power line (at a lower cost because of reduced property values), but will be concerned by future maintenance or line upgrades. Development is coming to our part of Medina. Lennar is developing the Enclave south of Hamel along Hunter Drive and an extension of the Enclave along Brockton Lane. Toll Brothers, a major national residential developer, has also been attempting to buy properties along the north side of Medina Road between Hunter Drive and Brockton Lane. If developed, Alternate Route F will adversely affect current property values and those of the developers' properties.

One of the speakers raised a sound point about expectations when buying a property. When we purchased our home in 1992, Medina Road was a gravel road between Brockton Lane and Holy Name Drive, and again west of Hunter Drive. We were seeking country living and were willing to pay a premium for it, along with the assessments for the short paved section fronting our property. When Medina Road was paved, all property owners paid for this paving, rather than seeking county funds and making it an extension of County Road 116. This road does not constitute a major thoroughfare (the desired route per several of last night's speakers), nor was it ever intended to be. A Medina City official once told us that Medina Road had been laid out to be a winding country road to keep driving speeds in check.

With that said, there is a curve in front of our house that has resulted in a number of cars leaving the roadway and coming onto our property over the years, some of them at high speed (there have been two rollover accidents). If steel power poles had been on our property, serious injury or death could have occurred. Changing the line route to this location introduces an extremely hazardous condition.

Our request is that you do not consider or choose Routes F, F1, F2, or F3 through Medina.

Thank you for providing this forum for public commentary. We appreciate the opportunity to share our concerns.

Sincerely,

Steven E. and Judith M. Wold  
265 Medina Road  
Wayzata, MN 55391

## Collins, Denise (OAH)

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**From:** Elise Lindberg <lind364@yahoo.com>  
**Sent:** Thursday, June 21, 2012 11:26 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2 Proposed Hollydate 115KV Transmission Line Project

To: Judge Eric L. Lipman  
Office of Administrative Hearings  
600 North Robert Street, P.O. Box 64620  
St. Paul, MN 55164-0620

From: Elise Lindberg  
18825 30th Avenue No  
Plymouth, MN 55447

Dear Judge Lipman -

Below are my comments as a homeowner in the area where the Proposed Hollydate 115 KV Transmission Line Project in Plymouth after sitting in one of the hearings and reviewing the material presented in regards to the proposed power line.

I would strongly state and would like to know the following -

- 1) The routes I would like to be considered would be the Alternative Route F on the west side and the Alternative E Route to help avoid as many households, neighborhoods and schools as possible. It makes more sense to go through less populated areas on the west side and through the industrial areas along Highway 55.
- 2) That a study be done comparing the decrease of value of homes having above ground lines compared to communities with line that are buried.
- 3) That a thorough and independant health study be taken. Within that health study that there would be a comparison of non-buried lines and buried lines as it pertains to health.
- 4) That a thorough and independent study of the impact of property values be taken not only of the homes on the proposed line, but how those lines will impact the values deeper into the neighborhoods where the lines border. And it be looked at as far as a reimbursement of the loss of value of all of those homes by the utility company. And that the study include how much additional market time it takes to actually sell houses of similiar value that are currently located next to power lines in comparison to those that don't.
- 5) Does having power lines like this affect the types of government & other property financing options available, thereby, limiting the pool for potential buyers?
- 6) I would like to know if this line will actually be servicing the citizens of Plymouth and if so what percent of the citizens. Or, is the majority of this energy going to service communities outside the Plymouth area?
- 7) That a review of the cost of burying the lines be reviewed and really looked at hard, because an additional \$800,000 that I believe was mentioned in the meeting is a minimal cost to a large utility company over time in comparison to the costs that citizens of the Plymouth Community would bear over in the battling health issues far into future.

8) That a noise study be presented and compare to having lines that are buried. versus above ground lines.

When looking at the routes provided on the map it appears that the layout is to benefit the Energy Company and save their dime. I understand that this is their business and they want to make this as cost effective and efficient as they can - that is business. But the landowners are the ones who have to live with the decrease in property values not only to their property, but the city tax base as a whole, they have to deal with the appearance of the lines, they have to deal with the noise that the lines emit and most importantly they have to deal with the health issues that I believe studies will show can detrimentally effect human health. I believe there are better options that need to be reviewed and discussed, because at first glance that proposals look like the utility company is looking at their best interests and not the communities. I believe that the residents of Plymouth probably would be more receptive to this proposal if the line were buried, the line went through less densely populated areas, that true independent studies are taken and reviewed in regards to health. When the independent tests come back and there is more information to review I believe that costs to health and property values should provide a clearer picture to this proposal and what the next steps might be.

Thank you for this forum and appreciate your time in listening to the residents of Plymouth.

Sincerely,  
Elise Lindberg

**Collins, Denise (OAH)**

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**From:** Bill Mohrman <mohrman@mklaw.com>  
**Sent:** Friday, June 22, 2012 1:31 PM  
**To:** Lipman, Eric (OAH)  
**Cc:** Matzen Joanne  
**Subject:** OAH Docket No. 8-2500-22806-2 - PUC Docket No. 11-152 - Hollydale Project

Dear Assistant Chief Judge Lipman:

My wife and I own a home along one of the proposed alternative routes for the Hollydale Project. My name is William F. Mohrman and my wife's name is Joanne Matzen Mohrman. Below is a narrative we drafted for the consideration of the PUC and the Court (in slightly smaller font size):

We own a home at 4415 Jewel Court in Plymouth. Our wooded lot backs up onto Old Rockford Road and lies in the path of the power line proposed under Alternative Route B-1 for the Hollydale 115 kv Transmission Line Rebuild Project. By this letter, we formally object to Alternative Route B-1 for the reasons stated below. For the record, while we have no objection to using the existing utility line right of way proposed by the Applicant (the "Applicant's Preferred Route"), as citizens and ratepayers, we lend our support to diverting the line from the Applicants Preferred Route to a path that follows Highway 55 and Interstate I-494 between a point just east of the Hollydale Substation and the existing GRE Plymouth Substation (Alternative Route E) because it would have the least impact on residential properties.

We moved to Plymouth in 2005 from a shady, tree-lined street in South Minneapolis. For months we looked for a home in Plymouth's Wayzata school district but found that lots with mature trees are in short supply here. Then we found our Jewel Court address with 200+feet of woods in back. The lot is one of most valuable in Wyndemere Farms primarily because of its deep wooded back yard. In summer, when the trees are in full leaf, Old Rockford Road behind us is not visible from the house and the backyard is very private. The premium price was more than we had intended to pay but when I walked down the path into the woods a handwritten sign pointed the way to a child's "Clubhouse". Further on, there hung a rope swing dangling from an arching tree. A narrow creek flows through the woods teeming with frogs for the catching. Owls, foxes, woodpeckers and deer make their homes in these woods. My then 4 and 7 year olds were enchanted and my husband and I were sold on the property.

Concerned about the long term viability of the woods, we spoke with the City who assured us there were no foreseeable plans to expand the right of way of Old Rockford Road. The woods were a key factor in our decision to purchase the house. Our house, without the thick woods, would look out onto busy Old Rockford Road with no berm and no sound buffer. Were woodland removed and the lot scarred by high, noisy and potentially dangerous 115 kv electric lines, the house's value would plummet and our nest egg would disintegrate.

Children abound in the neighborhood. When we moved in, we counted 21 children under the age of 12 in just our cul-de-sac. Children from the entire cul-de-sac play among the trees, sheltered from view from the street by the dense woods. Were the tree coverage not so dense, we might not let our own children romp among them. We cannot see them well from the house but they would be visible from the street and to any stranger travelling that stretch of Old Rockford Road.

The woods are sprinkled with many old growth Maple trees. Each spring the retired farmer nearby and his sons tap the Maples for syrup as their family has done for more than 100 years to supplement their incomes.

We are constantly surprised at the wild life that make their homes the woods: Owls, woodpeckers, foxes, coyotes, raccoons, pheasants, rabbits, deer, bats, to name a few. The animals are likely so diverse in this small stretch of woodland because of the paucity of mature woodland in northwestern Plymouth. As development in Plymouth pushes to the north and west, ever more woodland is being razed. Installing noisy electric lines at the expense of multiple trees would shrink this animal habitat even further, thus interfering with their food supply and nesting options with the result that they would either die off or create nuisances to residents.

Kimberly Lane Elementary School is located just across Old Rockford Road. Some studies have highlighted the ill effects of electrical lines located in close proximity to homes, including the increased risk to children of cancer. Further studies question whether there is any direct effect on childhood cancer from electromagnetic field exposure, but do not rule out the possibility of indirect effects. In the face of inconclusive research, the only logical response of any family is one of "prudent avoidance". Don't build a home next to a power line. Object to placement of a high voltage power line in your back yard. Don't allow high voltage power lines to be placed anywhere near an elementary school. As a citizen and a ratepayer, I find it irresponsible for a utility not to take the same approach.

To us, Alternative Route B-1 represents a proposed redistribution of the problem rather than a solution. All residential owners have good reason to object to towering high voltage lines in their yards on grounds of their blighting the landscape, posing an attractive nuisance to young children, exposing them to magnetic fields that science does not yet fully understand. However, we are much less sympathetic to those who purchased homes in close proximity to the line proposed by the utility because these homes already have a utility line running through their properties. The only change that we can see happening is that voltage in the line would increase. While new utility poles would be put in place, those utility poles appear to be of the same type and size as the existing poles. These existing homeowners would not be affected in the same way as other homeowners who do not have a utility line running through their properties. Moreover, the price of these existing homeowners homes already reflect the current line, the easements and their impact. Every buyer took title to his or her lot with knowledge of the existing line, the easements running through their properties and that the strong possibility existed that the line could be changed in the future. Relocation of the line would create a windfall to these homeowners if the existing lines were then

abandoned or removed from use. If not abandoned or removed from use, the Applicant will have exacerbated the existing problem with a proliferation of lines through residential property.

Rather than simply relocating the problem from one group of residences to another, or exacerbating it, we enthusiastically support running the line down Highway 55 and I-494 rights of way (Alternative Route E). Clearly utility easements already exist over most if not all of the rights of way. Utility structures already line the corridor. If rumored estimates of the cost of running the proposed 115 kv line along this path are even remotely accurate, they are miniscule and inconsequential when spread among the users within the service range. The value of these commercial properties depends more on functionality than upon "curb appeal." Such properties are unlikely to be occupied by children. Woodland removal is not a factor. Using these properties directly addresses in a very practical manor many of the issues raised in this proceeding, does not appear to be cost-prohibitive, and allows the Applicant to be a good neighbor and exercise a prudent avoidance of unknown health risks.

Furthermore, one alternative to locating the utility line on our property would be to move the line to opposite side of the street. On that side of the street, there are fewer trees to remove and only two homes would be affected. However, these homes are significantly set back from the street.

To summarize, taking our woodland footage for high voltage power lines would severely impact the value of our house taking it from one of the most valuable to one of the least valuable, jeopardize our children's health and safety, and wantonly destroy one of the few remaining old wood forests in western Plymouth. While we will not formally object to the Applicant's proposed route because it follows an existing utility line, we enthusiastically support routing the line along Alternate Route E as a practical and prudent solution.

William F. Mohrman  
Joanne M. Mohrman  
4415 Jewel Ct. N.  
Plymouth, MN. 55446

Thank you for your consideration.

William F. Mohrman  
Mohrman & Kaardal, P.A.  
33 South Sixth Street, Suite 4100  
Minneapolis, MN. 55402  
Telephone - 612-465-0928  
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## Collins, Denise (OAH)

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**From:** Randy LeNeave <RLeNeave@HLKLAW.COM>  
**Sent:** Friday, June 22, 2012 3:56 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Dear Judge Lipman,

I am writing to express my objection to the Hollydale 115KV transmission line project and to respectfully urge that if it is determined that the line is to be constructed, that it run along County Rd. 24 where the road right of way is larger and homes further away from the proposed line along Medina Rd.

We are strongly OPPOSED to the line proceeding along MEDINA RD. for both aesthetic and health related concerns. Should the line proceed on Medina Rd. it SHOULD BE BURIED UNDERGROUND to minimize the health related issues and improve the aesthetic impact of the line. In any event, should the line be placed on Medina Rd. it should remain on the SOUTH side of the road as is currently occupied by Wright-Hennepin lines.

Thank you for your consideration.

Randy LeNeave



**Randal W. LeNeave**  
**Hunegs, LeNeave & Kvas, P.A.**

900 Second Avenue South, Suite 1650

Minneapolis, MN 55402

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This electronic message and all contents contain information from Hunegs LeNeave & Kvas, PA., which may be privileged, confidential or otherwise protected from disclosure. The information is intended to be for the addressee(s) only. If you are not an addressee, any disclosure, copy, distribution or use of the contents of this message is prohibited.

**Collins, Denise (OAH)**

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**From:** susan weerts <szweerts@yahoo.com>  
**Sent:** Friday, June 22, 2012 3:47 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

As a homeowner, we have several concerns regarding the safety of this proposal. There are other alternatives that bear less impacts on our community.

rgds  
Susan Weerts  
3645 Alvarado Ln N, plymouth MN 55446

**Collins, Denise (OAH)**

---

**From:** bergies5@earthlink.net  
**Sent:** Friday, June 22, 2012 3:45 PM  
**To:** Lipman, Eric (OAH)  
**Cc:** bergies5@earthlink.net  
**Subject:** OAH Docket No. 8-2500-22806-2  
**Attachments:** OAH Docket No. 8-2500-22806-2.docx

Judge Lipman -

I have submitted my comments and questions regarding the proposed Hollydale 115kv Transmission Line Project in the attached Word document.

Is there anyway someone can provide me with a response so that I know for sure that my email has been received in time and also so that I know that my comments and questions have been officially submitted for public record and will be included in the review for the EIS?

Please let me know asap if you cannot open my attachment for any reason.

Thank you!!

Mary Berg

## Collins, Denise (OAH)

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**From:** Klgarden7@aol.com  
**Sent:** Friday, June 22, 2012 3:23 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

June 22, 2012

Judge Lipman,

My name is Linda Johansen. My husband, Keith, and I live at 14540 41st Ave N in Plymouth. We live in the culdesac just off County Rd 9 and Juneau Lane. We built this house in 1984, back when there was farmland the west side of Juneau Lane. My daughter, Chris Stoner, and husband Steve and 5 children bought the house next door at 14555 41st Ave N 6 years ago and moved from Texas. They live right on County Rd 9, and their back yard would be directly under the power line of proposed alternate route A. We have much concern and fear about health issues for our children and grandchildren living under a 115 kV transmission line. Keith and I were raised on a farm and are aware of the problems it has caused in animals under high voltage lines. So we do not want our children and grandchildren put in this situation.

We have lived here for close to 30 years with no power lines in sight. Please do not choose alternate route A for the project.

With health concerns being the number one issue, secondly, it would greatly decrease our property values. We have already seen a big decrease in value with the housing bubble burst.

We have thought Plymouth has been a wonderful place to live for the last 30 years. Please do not choose alternate route A. We would favor alternate route E since it is already an industrial and commercial route along highway 55, and it would not involve these high voltage lines towering over residential homes.

Thank you for your consideration and time,

Linda and Keith Johansen

June 22, 2012

Judge Eric L. Lipman  
Office of Administrative Hearings  
600 north Robert Street  
Po Box 64620  
St. Paul, MN 55164-0620

Honorable Judge Lipman,

It is with great appreciation that I undergo the task of commenting on the controversial subject of the High Voltage Power Line proposed for various routes within the western suburbs of Medina and Plymouth MN.

The proposed routes west of the Hollydale substation adversely affect the neighborhood my family and I live in. To be specific, it is the proposed route/GRE 69kV Transmission Line BD, found on figure #2 about midway just below the red curved line in the center of the page. This route does cut through many well established homes and neighborhoods. It would devastate the many homes in this area. There is overwhelming evidence that at the very least, west of the Hollydale station, a more suitable solution must be found.

Although numerous routes throughout the affected areas have been suggested, painstakingly indicated on maps, discussed in great detail, and with much anxiety by many good people, I would like to propose another solution, a simple solution that actually is already in existence.

That solution would be to start over with an even larger map. This map should contain all of our road systems. High Voltage Power Lines should be overlaid on our road systems. The major road systems 494, 394, 94, 35W, commonly known as the interstate, should carry the heaviest load of transmitting the higher voltage electricity. Then, from the HVPL; lower voltage lines would feed to communities and neighborhoods.

Even more specifically on Figure 1, I propose that the Medina Substation be routed west from the junction of CTY RD 6 and interstate 394. This route would allow Xcel an acceptable solution as growth continues west and interstate 394 expands. An alternative route from 394 heading north, to connect 394 to 55 could easily be located in the vast amounts of open land which is currently less populated than any of the existing proposed routes. This route would then include options for future west expansion and lead Xcel back to 494 via a link to HWY 55.

This proposed route would eliminate ALL controversy west of the Hollydale station as well as plan for future growth. I feel this is a reasonable request and ask that my route be added to the route search and looked at in greater detail. *(A map detailing out this proposed route is available upon request, but is NOT attached to this email).*

We have laws that prevent heavy traffic from ruining our roads during high water in the spring, it is called road restrictions. All companies must obey these restrictions or be penalized. We have laws in place where our semi trucks are allowed to travel to deliver their goods, or face being penalized. Delivery vehicles of all sizes have restrictions and limitations when in our neighborhoods.

We ship goods in and out of our cities, food to our stores, gasoline, lumber, without destroying our neighborhoods. We provide fresh water to our homes and transport waste out of our cities and neighborhoods through well defined routes. Why is EMF treated differently? The need for an utility company to transport goods to the end user should not be treated differently than any of the other company that serve our communities such as garbage, sewer, gasoline, food, water, service vehicles.

There is great need for an efficient mass transit system in all cities, where do those transit systems get placed...along major highways. All subways, trains and mass transit are placed near or along major highways. Our highway system is an already designated route that currently moves large quantities of goods, services and people in and out of places that these people work/shop/live and socialize without destroying neighborhoods. Residential properties that people purchase along major highways expect these types of intrusions and have purchased at a discounted price. Well developed communities that have purchased at a premium are not anticipating that investment would fall prey to EMF's and HVPL.

It is time that Xcel Energy get on track with the rest of the our providers, and use already well-established routes that other companies use, and find less obtrusive ways to deliver their goods to our doors. Of course this is costly, of course this isn't Xcel's plan, but it is a plan that is right for the Twin Cities, it is a plan that should have been forthcoming and put into action many years ago by the State, Cities and Xcel. This problem of transmitting electricity didn't just arise suddenly in our neighborhood. This problem has existed for many years and Xcel just keeps plowing through, intimidating, dividing people and over taking communities with documentation the size of bibles and technology tactics that even the best have trouble understanding. Shame on Excel, shame on the State of Minnesota, shame on the Cities that have allowed this to happen.

Following is my arguments FOR this NEW ROUTE 394 west as far as it needs to go to find a suitable northerly route where it will hook-up to HWY 55. Of course Xcel Energy will be able to over whelm and rebuke my questions with documentation, statistics, diagrams, case studies and reams of data as long their transmission lines. I know this is a Paradigm shift, but at times that is what is needed. I thank you Judge Lipman for listening.

A) Notification to residents: My family and I moved into this neighborhood August 2011. The City of Plymouth never sent our family notification. In my business I manage properties. I have done this type of work for over 20 years and have managed properties in several cities and am familiar with the notification process. I am always notified when any structure is being altered or change, torn down or reconstructed. Sometimes these projects can take years to even get off the ground. Although Xcel sent information to our home last fall, I read it and clearly understood that we would be notified of meetings,

times for questions. Today I could still be ignorant of all transactions taking place, except a neighbor at a school picnic asked me if I was attending a meeting. It took me a couple of days to find out what was going on and where the meetings were taking place. I still feel like I have missed huge amounts of information, and haven't been given equal access/time to review and hear all the issues. I have only been aware since approximately June 2nd that this proposed HVPL is in the works. I know that there are public notices. I cannot take the time to look through public notices; I depend on private notices, just like the cities where I manage properties depend on my property tax dollars paid on time, or I will be penalized. After my discussion with Paul Lehman at Xcel Energy regarding lack of notification. I was referred to The Chamber of Commerce, who indicated it was most likely a "clerical error". I do not understand how our law works "for the people" if a large Utility Company with tons of resources is not required to work in conjunction with a City to make sure all residents are notified and have equal opportunity/time to oppose and be informed.

B) Easement: Although I understand easement issues and the rights of owners that have easements over people's properties, I do know there are many, many variations on this concept.

I question how a neighborhood that has taken ownership, via the homeowners association, for this simple low-voltage power line area, keeping it attractive, mowing it, planting flowers, keep it shoveled in The winter, protecting the wildlife, end up with absolutely no rights? (See photos #2 and #3, pathway lined with trees, boy on bicycle). The home owners association pays to maintain this piece of property that Xcel is planning to place their HVPL on. This secondary owner (the Homeowners Association) that is adjacent to the primary owner (Xcel Energy) has rights after possibly seven years. (I believe it is called squatters rights).

Now I know that Xcel has in most abstracts (of homeowners on the line) a clause that says that this proposed GRE power line path could be upgraded. BUT, because there is no fence, I see no signs I see nothing that designates this as a potential future EMF to any of the nearby residents, on the contrary Judge Lipman, this path is impressed with lovely flowers and meandering ponds and wildlife (see photos #2 and #3) to not only entice potential buyers to purchase adjacent to this HVPL, but to encourages them into actually **paying more money** for this property!

I ask you Judge Lipman, is this justice? Or are this developers, cities and corporations enticing consumers into homesteading in what they end up feeling is a potential minefield? As I understand, in real estate law, it is a landowner's responsibility to keep potential squatters **OFF** your land; by consistently making potential squatters aware that this property that the secondary owner (the Homeowners Association) is using **DOES NOT BELONG** to the secondary owner, but to Xcel, (the primary owner). Had I represented Xcel in the purchase of this property in 1968 and the continual upkeep needed, I would have suggested that a 10 foot fence with barb-wire wrapped on top of it be place along both sides of the path to send another message to potential buyers. There must be something that has been overlooked in the development and marketing of this property as "exceptional" fetching a

premium price at the time of sale, only to fall dramatically in the event of a change in the voltage system.

C) Title Search-Abstracts: I do not live on the proposed route, yet when I stand at my front door and look out I can see the top of the current Low Voltage Power Line. (See photo #4 of neighbor house with 3-car garage). This photo was taken from my front door. If you look between the garage and the house along the roof, there you will see the current low voltage line. This current low voltage visual obstruction in my view does not bother me as it stands, but if it were to change to a HVPL, it would be a major obstruction and impediment to our property.

My question regarding this is how far away does a home need to be from a proposed HVPL without a requirement for it to be included in a title search? Should an organization like Xcel Energy need to notify people if a home is 110 yards away? If the structure is a 2 story house with major reconstruction or changes, I receive notification, why is a power line exempt from this notification process?

Again we have regulations to protect property owners of potential changes to their surroundings when it comes to structures, for example, I could not put a windmill in my yard. Why does Xcel not have restrictions when their structures violate every structural code? A title search should have shown-up that a tower could be built 110 yards from my home. My house is 110 yards away from this Low Voltage Power line, yet my title search showed up nothing. (See example #5)

D) Tactics: I feel that my rights as an end-user have been violated. What Xcel has done is asked their end-users to find a solution to Xcel's transmission problems. I haven't been given equal opportunity to be informed, or to propose a route I see as suitable. Their ploy to ask neighbors to suggest routes is unacceptable in my opinion. I as an end-user resent that a company I support financially is asking specific (*not all end-users-equally*) end-users to propose direction for the company. First, they notified the users on the line, giving them an unfair advantage to organize. Then they notified users off the line, finally like me, they did not notify me at all.

We all know that this strategy of allowing the neighbors to choose will just pit neighbor against neighbor, dividing and weaken all relationships. A just system would put in place an unbiased leader for all neighborhoods to utilize. Any leader i.e. neighbor/homeowner on the line or off the line that is within one of the suggested routes WILL absolutely NOT be able to have clear judgment.

Not only does Xcel Energy leave in their wake a rash of demoralized homes, standing no chance of ever maintaining fair market value, but Xcel Energy's strategy destroys the heartbeat of the neighborhoods they service and the relationships that build these fine communities.

This strategy of "divide and conquer" has worked well for Xcel, historically it worked well for Stalin, Hitler and a continues to work well for a large list of leaders unable to look to the common good for ALL, leaving me with only one final comment on tactics... shame on us if we let ourselves be divided!

E) Failure to plan: At Xcel they had no plan for future expansion, piggy-backing on past strategies of overtaking small communities over time has grown into overtaking larger communities. As the Metro has expanded to the outskirts why Xcel hasn't been involved in the planning and executing of their EMF transmissions? A Master plan should have been forth-coming. Anyone on the board of Xcel, could have/should have/and DID see this coming...they simply chose to not address it, knowing that their strategy of let the neighborhoods and city resolve it, and their purchase of tracks of land at rock-bottom prices 40+ years ago would suffice. It is an enviable strategy for any major corporation. Sit-back, relax, let the communities build up around these tracks of land and then plow through them with large company tactics, ultimately resulting in more expansion and growth for Xcel.

Why none of the proposed routes west of the Hollydale substation will work

1) County Road 24 intersects with 55 and is highly traveled at this intersection, but as you travel south /southwest, it cuts through the spirit of the community, Holy Name of Jesus Church and school. (HNOJ) on the east of 24 only a sky camera could depict the silent but strenuous work of this Catholic community. Early in the morning maintenance crew are mowing in the summer daybreak and plowing the parking lots and pathways so that parishioners from all over the West metro can attend services, starting at 6:45AM. 24 hours per day, 7 days a week a vigil of adorers come and go, never missing a beat, or hour as they worship in front of the Eucharistic Lord in our Adoration chapel. Service projects abound, rummage sales, picnics, benefits, fund raisers, picnics and carnivals. Money constantly being raised for not only poor and underprivileged throughout the world, but yearly a benefit is held raising thousands of dollars to send to our sister parish in North Minneapolis, where children are left still without adequate funds, still trying to recover from the tornadoes that damaged the area so badly. On the west side of 24 to the north of Holy Name lake there rests generations of parishioners who have been buried in our cemetery for years. A HVPL would directly cut through this HNOJ Community as if there is no connection between the past and the present.

As you travel along 24 going south, the road continues to open up to beautiful preserved park lands, with lakes, paths for biking, walking, camping, winter skiing. A HVPL would be a difficult intrusion for this beautiful land as well as costly to install.

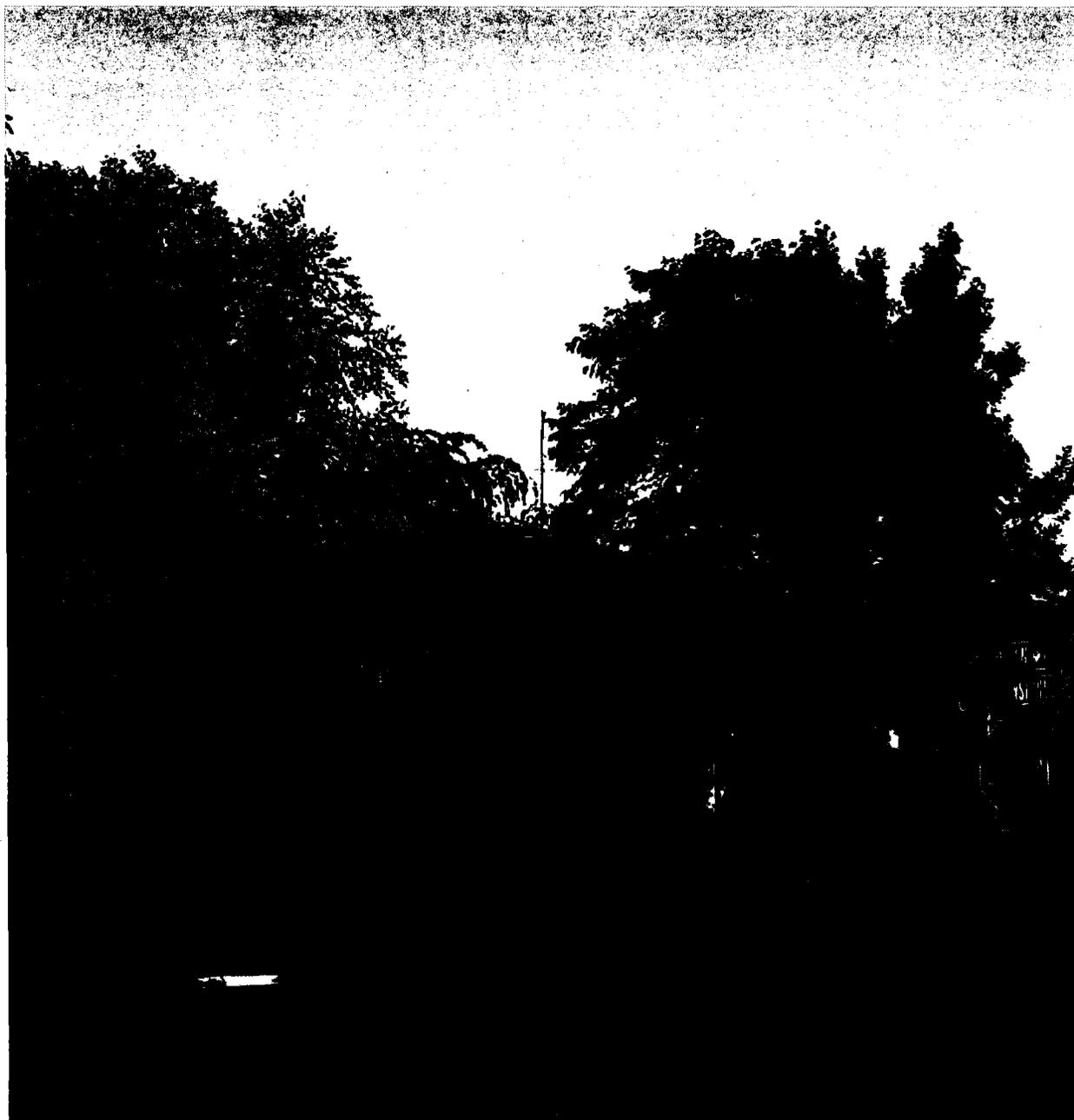
Medina Road is another beautiful road, meandering up and down hills of grassy boggy wetlands, farms and open prairies, dotted here and there with a few homes worthy of the sight, paying outlandishly for their privilege to live there. A HVPL placed here is hardly feasible with the landscape but also would be a shameful admission of our inability to look at this community as a whole.

Finally I will say once more that another route be added; this route should follow major traffic patterns and highway systems. This plan should involve the City of Plymouth and the elected officials. This plan should be publicized appropriately, even using local TV such as they do in City Meetings.

Ultimately, this plan should encompass our ability to bring people closer together as we plan for the future, rather than tearing apart these good neighbors, these beautiful park systems, rolling hills and farmlands that provide both visual, spiritual and physical nourishment.

Cordially,

Joanie Meehan  
Bridalwood Farms





**Collins, Denise (OAH)**

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**From:** Tammy Pust <Pust@parkerrosen.com>  
**Sent:** Friday, June 22, 2012 2:42 PM  
**To:** \*OAH\_Routecomments.oah  
**Subject:** OAH Docket No. 8-2500-22806-2  
**Attachments:** Park Nicollet Comment Letter - Re Hollydale 115kV line.pdf

June 22, 2012

By Fax to 651.361.7936  
And Email to: [RouteComments@state.mn.us](mailto:RouteComments@state.mn.us)

Honorable Eric L. Lipman  
Administrative Law Judge  
State of Minnesota  
Office of Administrative Hearings  
P.O. Box 64620  
St. Paul, MN 55164-0620

RE: In the Matter of the Route Permit Application for the Hollydale 115kV Transmission Line Project in the Cities of Plymouth and Medina, Hennepin County  
MPUC Docket No. E-002/TL-11-152  
OAH Docket No. 8-2500-22806-2

Dear Judge Lipman:

We represent Park Nicollet Health Services with respect to the proposed Hollydale 115kV transmission line permit application filed by Northern States Power Company, d/b/a Xcel Energy, and Great River Energy. Park Nicollet Health Services ("Park Nicollet") owns property located at 4155 County Road 101 North in Plymouth, Minnesota. This property is bounded by Highway 55 to the north, County Road 101 to the east, and to the south by the property operated as Len Busch Roses. A map of Park Nicollet's property's location is enclosed for your review.

Park Nicollet purchased the property in 2006 before there was any public discussion of expansion or realignment of the existing transmission line. Park Nicollet bought the property with the specific intent to construct a maximum health clinic on the site in order to expand the health services available to the residents of surrounding communities and to create jobs in the area. Our development plans include a community-based clinic designed to expand to 90,000 square feet in order to grow with and help meet the health care needs of the broader region. Current plans also include the possible future development of a 95-unit senior housing facility plus additional commercial operations such as a grocery, bank or community-sized retail operations. Given these development plans, which are in the scoping and contracting phase in order to support a construction start in late 2012 or early 2013, it is imperative that we maintain commercially viable access and egress points for the property, and also maintain maximum flexibility with regard to the internal layout of the site.

As such, Park Nicollet Health Services strongly supports the siting of the 115kV line as proposed by the applicants, that being primarily coincident with the location of the existing 69kV line. Upgrading the existing line is the most cost effective and the least disruptive option for improving the electrical service in the area, and

therefore is the choice that will best protect the interests of the entire community including the commercial and residential property owners in the area.

Park Nicollet Health Services strongly opposes Alternative Routes F1, F2, F3, G and, to a somewhat lesser extent, Route B. As noted below, all of these alternative routes would significantly and negatively effect Park Nicollet's ability to develop the medical clinic site as planned.

Alternative Routes F1, F2 and F3 would impact a 200 feet swath of Park Nicollet's property fronting on Highway 55, which is the exact corner of the property on which the actual medical clinic is planned to be located. Having to allow for up to a 75 foot right of way and access easement for the transmission line would make our existing construction plans obsolete in that it would totally impair the view of the medical clinic from the roadway. Obviously, Park Nicollet will not invest significant financial resources into a facility that the public cannot see and therefore will not visit.

Alternative Route G would site the transmission towers and line on a 200 feet swath of the northern boundary of our property as well as on the property fronting on Highway 55. This location would irreparably disrupt our access to the site and so make the property unusable. In our discussions with the City of Plymouth, we have been instructed that access to the site will have to be provided via a road right of way connected to the frontage road access from County Road 101 which would then loop through our site and the dissect another portion of property to the north of our site as it connects to Highway 55. Alternative Route G would place the transmission line and towers directly in the path of the Highway 55 access connection, again making the property undevelopable for our planned purposes. It would also require removal of 100 year old trees on a significant portion of fully wooded land, and the disruption of an existing wetland. Given the better choice in the applicant's proposed route, Park Nicollet opposes this alternative not only because of its negative economic effect on our ability to develop the medical clinic site but also on the basis of its significant and negative effects on the natural environment in the area.

In the maps presently available, it appears that Alternative Route B locates the transmission line on the easterly side of County Road 101 in the area of Park Nicollet's property. If the map is correct, Park Nicollet's property would not be directly affected by this placement. However, we reserve the right to oppose this location as well if the route's jog to the west is ever altered such that the line is located on the west side of the road at or about the location of Park Nicollet's property.

For all of the reasons set forth above, Park Nicollet Health Services strongly supports the applicant's original proposal for the location of the subject transmission line, strongly opposes Alternative Routes F1, F2, F3, G, and opposes Alternative Route B. We thank you for your consideration of our concerns in this very important matter.

Yours very truly,

/s/

Tammy L. Pust

Enc.: Map of Site

C: Donald Schlafer, Park Nicollet Health Services  
Duane Spiegle, Park Nicollet Health Services

PARKER ■ ROSEN

TAMMY L. PUST  
ATTORNEY

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PARKER ■ ROSEN

June 22, 2012

By Fax to 651.361.7936  
And Email to: [RouteComments@state.mn.us](mailto:RouteComments@state.mn.us)

Honorable Eric L. Lipman  
Administrative Law Judge  
State of Minnesota  
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P.O. Box 64620  
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RE: In the Matter of the Route Permit Application for the  
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Park Nicollet purchased the property in 2006 before there was any public discussion of expansion or realignment of the existing transmission line. Park Nicollet bought the property with the specific intent to construct a maximum health clinic on the site in order to expand the health services available to the residents of surrounding communities and to create jobs in the area. Our development plans include a community-based clinic designed to expand to 90,000 square feet in order to grow with and help meet the health care needs of the broader region. Current plans also include the possible future development of a 95-unit senior housing facility plus additional commercial operations such as a grocery,

ANDREW D. PARKER  
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Hon. Eric L. Lipman  
June 22, 2011  
Page 2

bank or community-sized retail operations. Given these development plans, which are in the scoping and contracting phase in order to support a construction start in late 2012 or early 2013, it is imperative that we maintain commercially viable access and egress points for the property, and also maintain maximum flexibility with regard to the internal layout of the site.

As such, Park Nicollet Health Services strongly supports the siting of the 115kV line as proposed by the applicants, that being primarily coincident with the location of the existing 69kV line. Upgrading the existing line is the most cost effective and the least disruptive option for improving the electrical service in the area, and therefore is the choice that will best protect the interests of the entire community including the commercial and residential property owners in the area.

Park Nicollet Health Services strongly opposes Alternative Routes F1, F2, F3, G and, to a somewhat lesser extent, Route B. As noted below, all of these alternative routes would significantly and negatively effect Park Nicollet's ability to develop the medical clinic site as planned.

Alternative Routes F1, F2 and F3 would impact a 200 foot swath of Park Nicollet's property fronting on Highway 55, which is the exact corner of the property on which the actual medical clinic is planned to be located. Having to allow for up to a 75 foot right of way and access easement for the transmission line would make our existing construction plans obsolete in that it would totally impair the view of the medical clinic from the roadway. Obviously, Park Nicollet will not invest significant financial resources into a facility that the public cannot see and therefore will not visit.

Alternative Route G would site the transmission towers and line on a 200 foot swath of the northern boundary of our property as well as on the property fronting on Highway 55. This location would irreparably disrupt our access to the site and so make the property unusable. In our discussions with the City of Plymouth, we have been instructed that access to the site will have to be provided via a road right of way connected to the frontage road access from County Road 101 which would then loop through our site and the dissect another portion of property to the north of

PARKER ■ ROSEN

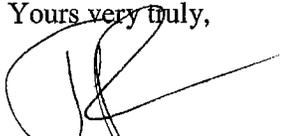
Hon. Eric L. Lipman  
June 22, 2011  
Page 3

our site as it connects to Highway 55. Alternative Route G would place the transmission line and towers directly in the path of the Highway 55 access connection, again making the property undevelopable for our planned purposes. It would also require removal of 100 year old trees on a significant portion of fully wooded land, and the disruption of an existing wetland. Given the better choice in the applicant's proposed route, Park Nicollet opposes this alternative not only because of its negative economic effect on our ability to develop the medical clinic site but also on the basis of its significant and negative effects on the natural environment in the area.

In the maps presently available, it appears that Alternative Route B locates the transmission line on the easterly side of County Road 101 in the area of Park Nicollet's property. If the map is correct, Park Nicollet's property would not be directly affected by this placement. However, we reserve the right to oppose this location as well if the route's jog to the west is ever altered such that the line is located on the west side of the road at or about the location of Park Nicollet's property.

For all of the reasons set forth above, Park Nicollet Health Services strongly supports the applicant's original proposal for the location of the subject transmission line, strongly opposes Alternative Routes F1, F2, F3, G, and opposes Alternative Route B. We thank you for your consideration of our concerns in this very important matter.

Yours very truly,



Tammy E. Pust

Enc.: Map of Site

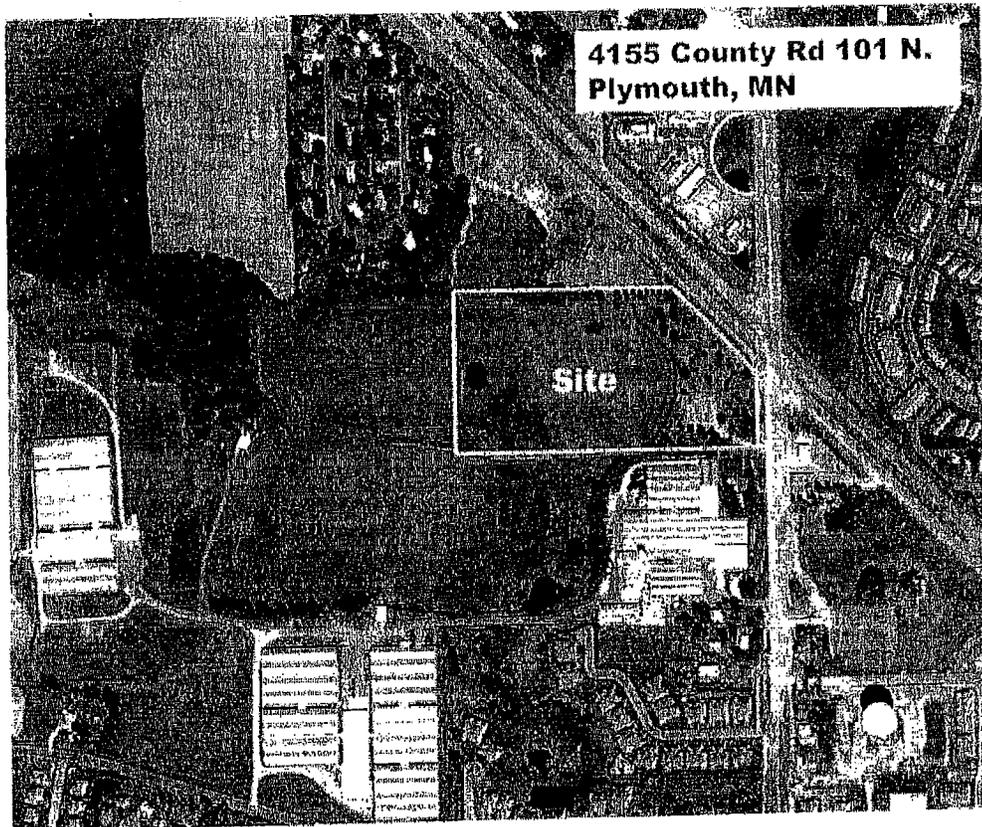
C: Donald Schlafer, Park Nicollet Health Services  
Duane Spiegle, Park Nicollet Health Services

Exhibit to Letter from Tammy L. Pust, Parker Rosen, LLC,  
submitted on behalf of Park Nicollet Health Services

In the Matter of the Route Permit Application for the Hollydale 115kV Transmission  
Line Project in the Cities of Plymouth and Medina, Hennepin County

MPUC Docket No. E-002/TL-11-152

OAH Docket No. 8-2500-22806-2



## Collins, Denise (OAH)

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**From:** Don Horst <don@flochart.com>  
**Sent:** Friday, June 22, 2012 2:40 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Mr. Lipman,

In regard to the Hollydale 115kV Transmission Line Project in Plymouth and Medina. I feel the line should be upgraded right where it is and not rerouted. I live within view (a couple of hundred feet) of the line and it was there when we bought our house 34 years ago. The line was also there when the people who want it moved bought theirs. They knew the line was there and bought their house anyway.

A main alternative is along Medina Road because it would affect fewer people.

What does the group that wants the line moved think, that they are more important than the group of fewer people just because their number is greater?

If you move the line, where ever you put, it people along the route will not be happy. As it turns out my son and his family live along Media Road and would be directly affected. If there is danger from the lines why should they suffer.

When they bought their house no lines were there. The whole thing smacks of "Not in my back yard, let it hurt someone I don't know".

It's time people start taking responsibility for their own actions, leave the line where it is and keep the cost down.

Thank you,

Donald Horst  
3515 Urbandale Lane N  
Plymouth, MN 55447-1019

## **Collins, Denise (OAH)**

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**From:** Jared Mandoza <JaredM@inside.regencypointe.com>  
**Sent:** Friday, June 22, 2012 2:38 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

To:  
Judge Eric L. Lipman  
Office of Administrative Hearings  
600 North Robert Street  
P.O. Box 64620  
St. Paul, Minnesota 55164-0620

From:  
Regency Pointe Apartment Homes  
3205 Harbor Lane  
Plymouth, Minnesota 55447

REFERENCE: OAH Docket No. 8-2500-22806-2

### **Regency Pointe Apartment Homes is opposed to Route E of the 115kV Power Line Project**

As noted, this comes to you with reference to the new 115kV Power Line Project. Regency Pointe Apartment Homes is a 326 unit apartment community located in Plymouth, one block west of the intersection of Hwy 494 and Hwy 55. First, we would like to acknowledge that we understand and value the work that is being proposed in the 115kV Project. We have heard from many other members of the neighboring communities at the public information meetings and appreciate the opportunity to contribute our comments.

Our property would be affected by the proposed Alternative Route E as the line would pass directly though our property which is adjacent to a child day care center and single family home community. The North side of Highway 55 in this area is a combination of residential and commercial residents whereas the South side of Highway 55 is strictly retail commercial. The proposed Route E would prove to be an outsized obstacle as it exposes our residential multi-family apartment community, the commercial day care provider Children's Workshop Montessori and the single family home community to the west of Regency Pointe Apartment Homes to the construction associated with the project and potential power lines and other related hazards. Additionally, installing the necessary equipment to run the 115kV power line through in this proposed area would provide an eye sore for current and potential residents of our community and the single family home community as well as exposure to a great many children.

Regency Pointe Apartment Homes respectfully requests the abandonment of consideration of the use of Route E.

As stated, it is understood that the new 115kV Power Line will be beneficial to the growing area of Plymouth. Should our request for the abandonment of consideration of Route E not be feasible, we respectfully ask that the power lines be located on the commercial side (South side) of Highway 55. This would limit many of the adverse affects of installing the 15kV power line along Route E.

Should you have questions or would like additional information please feel free to contact us at any time. Jared Mandoza is the dedicated contact person for this project. He can be reached at 763-559-2303 during normal business hours. We thank you for your consideration.

**Collins, Denise (OAH)**

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**From:** Jayaraj Ponnuswamy <ponjaraj@hotmail.com>  
**Sent:** Friday, June 22, 2012 2:35 PM  
**To:** Lipman, Eric (OAH)  
**Subject:** OAH Docket No. 8-2500-22806-2

Respected Sir,

I am a resident of the Bridlewood farms neighborhood. I live closer to the proposed "Hollydale Project - Media Road Alternate Route". I am really concerned about the high power transmission line going closer to my home. Reading more about the health risks of electromagnetic radiation of high-voltage power lines makes me more scared.

I strongly oppose this alternate route. Please consider choosing a different route, which is not closer to the residential areas.

Thanks,  
Jayaraj.