

## PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 3, 2011

**SUBJECT: Verizon Temporary Wireless Facility Site Plan for Planning Commission Approval  
(400 E. Stadium)  
File No. SP11-019**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards contained in Chapter 55 (Zoning Ordinance), Section 5:82 (Wireless Communication Facilities), and, therefore, approves the Verizon Temporary Wireless Facility Site Plan for a monopole designed without the ability to co-locate additional antennae.

### **STAFF RECOMMENDATION**

Staff recommends that this petition be **approved** because it would comply with local, state and federal laws and regulations; the development would limit the disturbance of natural features to minimum necessary to allow a reasonable use of the land; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare.

### **LOCATION**

This site is located on the south side of East Stadium Boulevard, just east of the corner of Stadium and Main Street (Central Area; Allen Creek watershed).

### **DESCRIPTION OF PROJECT**

The petitioner seeks approval for installation of a temporary wireless communications tower or Cell on Wheels (COW) on the Ann Arbor Golf and Outing parcel. The proposed tower will be 80 feet tall and will be in place from August 15, 2011 until December 15, 2011. The purpose of the tower is to provide adequate coverage for wireless communications during University of Michigan football games. Due to the significant increase in demand for wireless communication during games, the existing facilities are unable to handle the increased demand. This has resulted in periodic disruptions in service, including the ability to place or receive phone calls from the stadium and vicinity.

City Code does not specifically address temporary installation of wireless towers, so the project was reviewed under the standards for permanent wireless communication facilities (Chapter 55, Section 5:82). The tower as proposed meets the standards, however, due to the temporary nature of the tower, it is not designed for co-location. As stated in Section 5:82, "Unless otherwise specifically approved by the Planning Commission, all wireless communications towers shall be monopoles, designed for co-location."

The proposed tower will be located in northwest corner of the existing parking lot. It will be placed entirely on the existing pavement and will result in the temporary loss of 2 vehicular parking spaces. The vehicular spaces are not required parking for the Ann Arbor Golf and Outing use, but will be restored after removal of the tower in December. There will be a small (11x3 feet) temporary emergency

generator placed on the grass area adjacent to the tower facility. This will be removed with the removal of the tower. The tower base will be surrounded by a 6 foot high opaque fence and will not be visible from East Stadium Boulevard. All access to the tower will be from the existing parking lot and access drive. There will be no natural features affected by placement of the tower and associated facilities. Detailed construction drawings will be reviewed and approved by the Building Official in order to ensure public safety before installation of the tower.

**COMPARISON CHART**

		EXISTING	PROPOSED	REQUIRED
Zoning		AG (Agriculture-Open Space)	AG (Agriculture-Open Space)	AG (Agriculture-Open Space)
Gross Lot Area		1,558,357 sq ft (36.8 acres)	1,558,357 sq ft (36.8 acres)	100,000 sq ft MIN
Setbacks	Front - East Stadium	N/A	266 ft	260 ft MIN (Established Front Open Space)
	Side	N/A	778 ft – East 545 ft - West	148ft MIN (10% of the lot width + one foot for each five feet of tower height)
	Rear	N/A	1024 ft	58 ft MIN

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
<b>NORTH</b>	University of Michigan	PL (Public Land)
<b>EAST</b>	University of Michigan	PL (Public Land)
<b>SOUTH</b>	University of Michigan	PL (Public Land)
<b>WEST</b>	Pioneer High School	PL (Public Land)

**HISTORY**

A similar slightly taller (100 feet) temporary tower was installed last year in the small triangular gravel lot adjacent to Crisler Arena on the north side of East Stadium. This land was also owned by Ann Arbor Golf and Outing. After installation, the petitioner was informed of the requirement in City Code that such facilities, even of a temporary nature, need to be site planned and approved by the Planning Commission. As requested by the City, the tower was removed and the site was restored in early December 2010 after the conclusion of the football season.

## PLANNING BACKGROUND

The Master Plan Land Use Element recommends public, semi-public uses for the site.

## COMMENTS PENDING, UNRESOLVED OR NOTED

Planning – As previously mentioned, the tower will be temporary for use during University of Michigan football games. As indicated by the petitioner, a permanent tower is not needed at this location and the proposed tower is only intended to address service outages due to the heavy use of wireless devices during University of Michigan football games. The petitioner will remove tower and all associated facilities by December 15, 2011. The site will be restored to original condition before installation.

Prepared by Matthew Kowalski  
Reviewed by Wendy Rampson

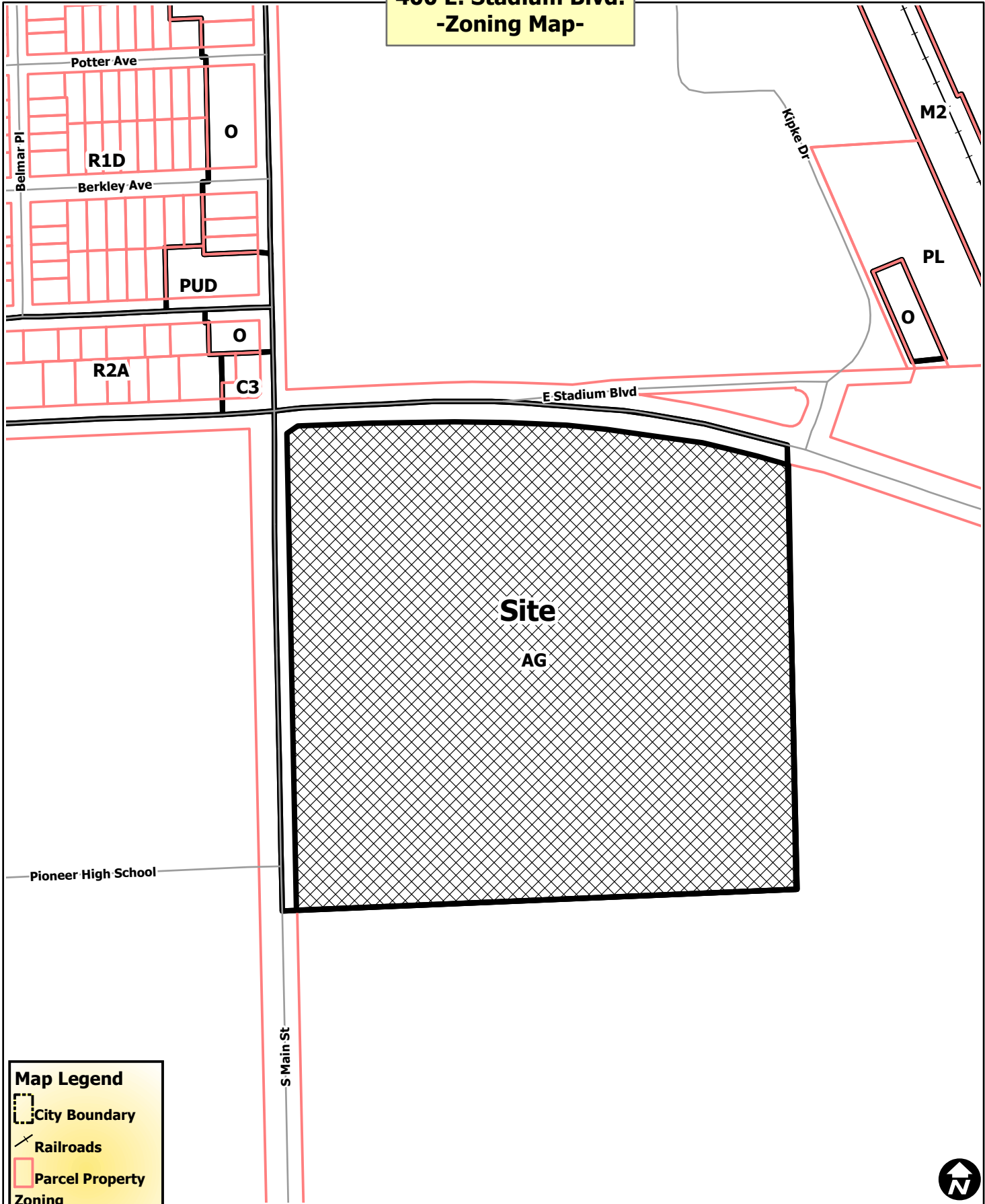
Attachments:     Zoning/Parcel Maps  
                      Aerial Photo  
                      Site Survey

c:     Owner:     Ann Arbor Golf and Outing  
                      575 Archwood  
                      Ann Arbor, MI 48103

          Petitioner: Bob Przybylo, RJP Consulting  
                          469 Bonnie Brier  
                          Birmingham, MI 48009

Systems Planning  
File No. SP11-019

**400 E. Stadium Blvd.  
-Zoning Map-**



**Map Legend**

- City Boundary
- Railroads
- Parcel Property Zoning
- Township
- City of Ann Arbor



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# 400 E. Stadium Blvd. -Aerial Map-



**Map Legend**

- City Boundary
- Railroads
- Parcel Property



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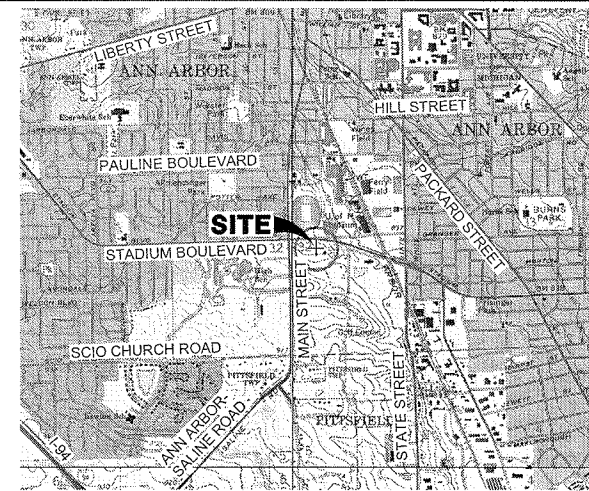
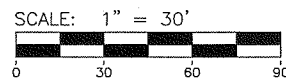
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**TREE LEGEND**

- L LOCUST
- M MAPLE
- O OAK
- P PINE

**LEGEND**

- 854 EXIST. CONTOUR
- - - 854 PROP. CONTOUR
- × 854.2 EXIST. SPOT ELEVATION
- × 854.20 PROP. SPOT ELEVATION
- \* EXIST. LIGHT POLE
- SINGLE TREE
- - - FENCE
- ⊙ SECTION CORNER
- ⊙ F FOUND MONUMENT
- △ CONTROL PT.



**VICINITY SKETCH**

SCALE: 1"=2000'

**LOCATION**

LONGITUDE 83° 44' 53.4"  
 LATITUDE 42° 15' 48.8"  
 GROUND ELEV. @ TOWER BASE = 885.5

**LEGAL DESCRIPTION OF OVERALL PARCEL**

(Taken from Tax Description)

Land situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, described as follows:

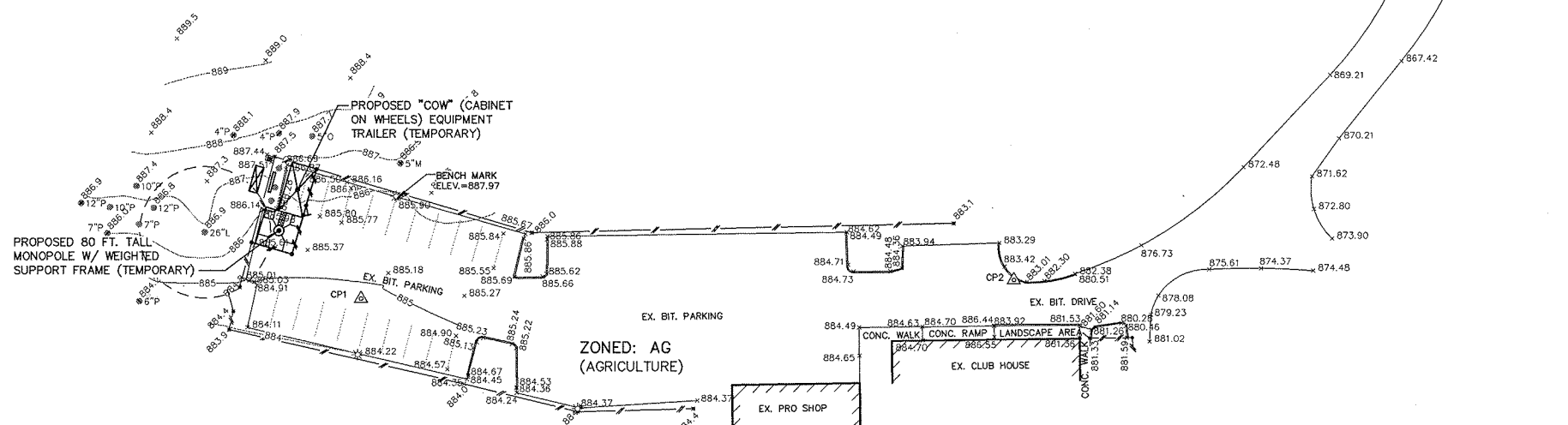
The Northwest 1/4 of the Southeast 1/4 of Section 32, Town 2 South, Range 6 East, EXCEPT that part used for highways.

**GENERAL NOTES:**

- All site work construction shall be in accordance with the current standards and specifications of the City of Ann Arbor, where applicable.
- The proposed equipment shelter is to have a security system monitored 24 hours per day. The shelter will also be constructed with bullet resistant materials.
- There are no signs proposed for this project except for:
  - Emergency contact information purposes and FCC "call" sign placed on equipment "COW";
  - FCC registration number located on fence gate.
- The cellular antenna and equipment "COW" will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsoever. Buyer warrants no adverse radio interference with adjacent land uses.
- There are no toxic materials used by Lessee on the site. Lessee has no need for outdoor storage or garbage disposal and pick-up.
- Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to 4 times per month while site is in use. No loading or unloading area is needed by them.
- All areas disturbed by the construction of the tower and "COW" shall be restored in kind. Contractor is to provide soil erosion control measures as needed or as directed by owner or government agency having jurisdiction.
- Ingress and egress by Lessee's personnel to the site shall be via an existing paved drive from Stadium Boulevard.
- This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 06-16-2011.

**PROPERTY INFORMATION**

TAX PARCEL: #09-09-32-400-001  
 OWNER: ANN ARBOR GOLF & OUTING  
 575 ARCHWOOD  
 ANN ARBOR, MICHIGAN 48103  
 CELL SITE ADDRESS:  
 400 EAST STADIUM BOULEVARD  
 ANN ARBOR, MICHIGAN 48104

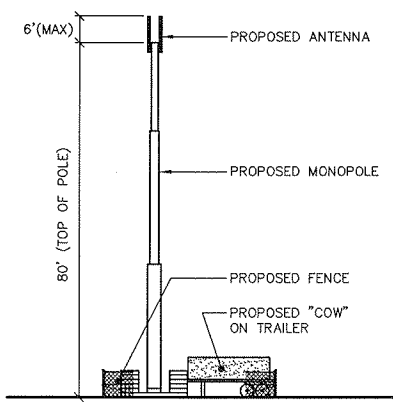


**NOTE**

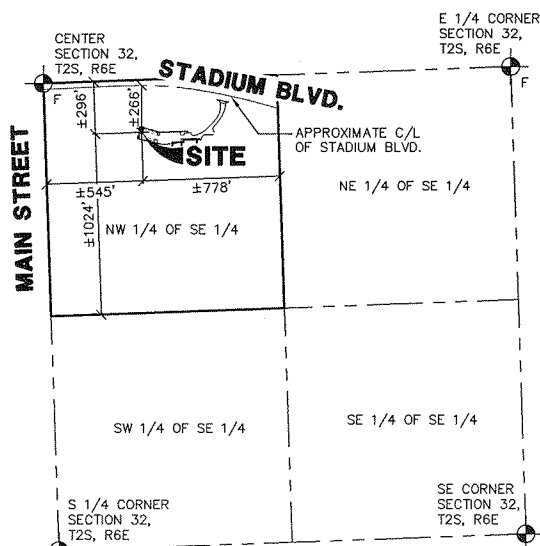
All bearings are based on True North as determined from global positioning system (GPS).

**BENCH MARK**

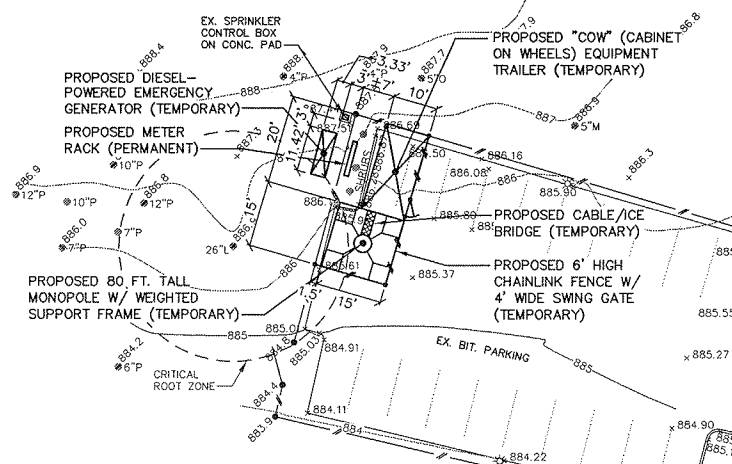
Top of the south side of the concrete base for a light pole located ±150 feet northwest of the northwest corner of the existing pro shop building and along the north side of the existing parking lot.  
 Elevation: 887.97 (USGS & NGV Datum)



**POLE & SHELTER ELEVATION**  
 SCALE 1" = 20'



**OVERALL PARCEL SKETCH**  
 SCALE: 1"=500'



**LEASE PARCEL DETAIL**  
 SCALE: 1"=20'

**verizon wireless**

SITE #100 - "U OF M STADIUM"

CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SITE PLAN

1

JOB No.	00289-100GC
DATE	6/24/11
REVISIONS	SHEET 1 OF 1
1. MISCELLANEOUS REVISIONS	REV. DATE
2. ADD. CRITICAL ROOT ZONE PER CITY	6/27/11
	ENG: JAF
	DATE: 7/22/11
	SCALE: 1"=20'
	PROJECT: 00289-SP1
	DATE: 6/24/11

PREPARED BY:  
 MIDWESTERN CONSULTING, L.L.C.

JAMES A. FISHER P.E. #24260

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 24242 NORTHWESTERN HIGHWAY  
 SOUTHFIELD, MICHIGAN 48075  
 PHONE: (248) 915-3000