

THE WIZARDS FIREWORKS

CITY OF ANN ARBOR, WASHTENAW COUNTY, MI

SPECIAL EXCEPTION USE (SEU)

FOR CITY PLANNING COMMISSION



PROPERTY OWNER

WESTGATE ENTERPRISES, LLC
JDP MANAGEMENT COMPANY
1955 PAULINE BLVD SUITE 200
ANN ARBOR, MI 48103

APPLICANT

THE WIZARDS FIREWORKS
4875 STATE ROAD 127 N
FREMONT, IN 46737
CONTACT: RUDY RODRIGUEZ JR.
(260) 243-2952
rgunshowpro@gmail.com

ENGINEER/SURVEYOR/LANDSCAPE ARCH.

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
CONTACT: ROB WAGNER
734-995-0200
RCW@midwesternconsulting.com

LEGAL DESCRIPTION OF PARCEL

Commencing at the east 1/4 corner of Section 25, Town 2 South, Range 5 East, City of Ann Arbor, Washtenaw County, Michigan; thence along the East-West 1/4 line of said Section 25, south 88 degrees 40'05" west 33.00 feet for a place of beginning; thence continuing south 88 degrees 40'05" west 900.23 feet (recorded as 900.52 feet) along said East-West 1/4 line; thence north 02 degrees 47'56" east (recorded as north 02 degrees 47'05" east) 135.55 feet along the east line of the I-94 Expressway; thence continuing along said east line north 04 degrees 45'56" east (recorded as north 04 degrees 45'05" east) 877.61 feet; thence south 82 degrees 08'19" east (recorded as south 82 degrees 16'15" east) 191.07 feet; thence north 04 degrees 47'51" east 100.03 feet (recorded as north 04 degrees 45'05" east 100.00 feet); thence along the southerly line of Jackson Avenue the following 4 courses: south 67 degrees 32'35" east (recorded as south 67 degrees 48'55" east) 25.90 feet; thence south 22 degrees 27'04" west (recorded as south 22 degrees 11'05" west) 7.00 feet; thence south 67 degrees 32'35" east (recorded as south 67 degrees 48'55" east) 77.90 feet; thence south 68 degrees 42'07" east 371.03 feet (recorded as south 68 degrees 59' east 371.21 feet); thence south 47 degrees 57'48" east 200.00 feet (recorded as south 47 degrees 41' east 200.20 feet); thence south 01 degrees 37'42" east (recorded as south 01 degrees 37'55" east) 223.65 feet along the west line of Stadium Boulevard; thence south 26 degrees 30'25" east 33.38 feet along the southwesterly line of Stadium Boulevard; thence south 01 degrees 37'42" east (recorded as south 01 degrees 37'55" east) 214.68 feet along the west line of South Maple Road; thence continuing along said west line south 01 degrees 37'42" east 280.06 feet (recorded as south 01 degrees 37'55" east 280.56 feet) to the place of beginning, together with the rights of ingress and egress over a parcel of land described as follows:

Commencing at the east 1/4 corner of said Section 25, Town 2 South, Range 5 East, Washtenaw County, Michigan; thence north 01 degrees 37'42" west 510.22 feet (recorded as north 01 degrees 37'55" west 510.37 feet) along the centerline of South Maple Road and the east line of said Section 25; thence south 88 degrees 23'46" west 196.95 feet (recorded as south 88 degrees 22'05" west 197.06 feet) for a place of beginning; thence south 01 degrees 35'45" east 210.21 feet (recorded as south 01 degrees 37'55" east 210.25 feet); thence south 88 degrees 23'53" west (recorded as south 88 degrees 22'05" west) 13.44 feet; thence north 01 degrees 35'45" west 210.21 feet (recorded as north 01 degrees 37'55" west 210.25 feet); thence north 88 degrees 23'46" east (recorded as north 88 degrees 22'05" east) 194 feet to the place of beginning.

Excepting therefrom:

Commencing at the east 1/4 corner of Section 25, Town 2 South, Range 5 East, Washtenaw County, Michigan; thence north 01 degrees 37'42" west 510.22 feet (recorded as north 01 degrees 37'55" west 510.37 feet) along the centerline of South Maple Road and the east line of said Section 25; thence south 88 degrees 23'46" west (recorded as south 88 degrees 22'05" west) 40.10 feet for a place of beginning; thence south 26 degrees 30'25" east 16.89 feet along the southwesterly line of Stadium Boulevard; thence south 01 degrees 37'42" east 162.89 feet (recorded as south 01 degrees 37'55" east 162.93 feet); thence south 88 degrees 22'05" west 8.00 feet; thence south 01 degrees 37'42" east (recorded as south 01 degrees 37'55" east) 32.00 feet; thence south 88 degrees 23'53" west (recorded as south 88 degrees 22'05" west) 169.50 feet; thence north 01 degrees 35'45" west 210.21 feet (recorded as north 01 degrees 37'55" west 210.25 feet); thence north 88 degrees 23'46" east 170.28 feet (recorded as north 88 degrees 22'05" east 170.40 feet) to the place of beginning.

Also Excepting Therefrom:

Commencing at the E 1/4 corner of Section 25, T2S, R5E, Washtenaw County, Michigan; thence South 88 degrees 40'05" W 33.00 feet along the East-West 1/4 line of said Section 25 for a place of beginning; thence continuing S 88 degrees 40'05" W 320.00 feet along the East-West 1/4 line of said Section 25; thence N 01 degrees 37'55" W 269.00 feet; thence N 88 degrees 22'05" E 320.06 feet (recorded as 320.00 feet) thence S 01 degrees 37'42" E 270.68 feet (recorded as S 01 degrees 37'55" E 270.36 feet) along the West right of way line of Maple Road (total width 66.00 feet) to the place of beginning being a part of the NE 1/4 of said Section 25, City of Ann Arbor, Washtenaw County, Michigan.

PROJECT NARRATIVE

THE PURPOSE OF THIS PLAN IS TO SEEK APPROVAL FOR A TEMPORARY USE FOR OPERATION OF A FIREWORKS TENT FOR SALE OF CONSUMER FIREWORKS. THE TENT WILL BE IN PLACE FROM FOUR WEEKS PRIOR TO THE 4TH OF JULY TO ONE WEEK FOLLOWING. NO PERMANENT STRUCTURES OR SITE MODIFICATIONS ARE PROPOSED. THE APPLICANT HAS AN AGREEMENT WITH THE PROPERTY OWNER FOR THE TEMPORARY OPERATION.

INTEREST IN PROPERTY

APPLICANT/PETITIONER IS LEASING SPACE FOR A TEMPORARY TENT.

NATURAL FEATURES DESCRIPTION

THERE ARE NO NATURAL FEATURES IMPACTED BY THE TEMPORARY TENT.

Site Data Table \ Comparison Chart	Required	Provided
Zoning	C3 - Fringe Commercial	C3 - Fringe Commercial
Lot Area	Min. 6,000 sf	692,307 sf, 15.89 ac.
Floor Area	Max. 200%	182,625 sf, 26.4%
Open Space	None	None
Setbacks Req'd	Front = 10', Side & Rear = 0'	Temp. Tent 41.7'
Height	55' & 4 stories limit	±25', single story
Off Street Parking	Min. 1/310 sf Building, Max. 1/265 sf 589 Min & 689 Max.	Provided 767 spaces reduced by 10 spaces to 757
Bicycle Parking	1 per 3,000 sf building, 50% B & 50% C 31 Class B & 30 Class C	10 Class B, 16 Class C



SITE MAP
SCALE: 1"=100'



NOTES:

- All sidewalks within the City shall be kept and maintained in good repair by the owner of the land adjacent to and abutting upon the same. Prior to the issuance of the final Certificate of Occupancy for this site, all existing sidewalks in need of repair must be repaired in accordance with City standards.
- Existing utility information is based on available records. No guarantee is made to the accuracy or completeness. Due to the history of previous activities on-site, encounters with existing utilities not shown are possible. It is the Contractors' responsibility to verify all conditions that may affect or be impacted by their activities.
- The omission of any current standard detail does not relieve the contractor from this requirement. The work shall be performed in complete conformance with the current public services standard specifications and details.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	HISTORICAL SITE PLAN
3	SITE ANALYSIS
4	PROPOSED SITE PLAN

THE WIZARDS FIREWORKS

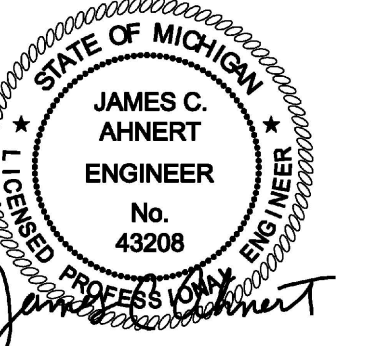
JOB No. 22070	DATE: 4/28/22	1
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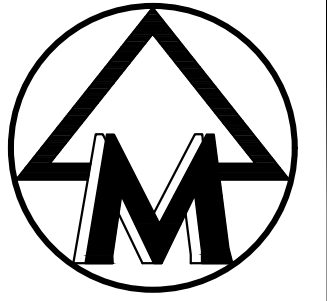
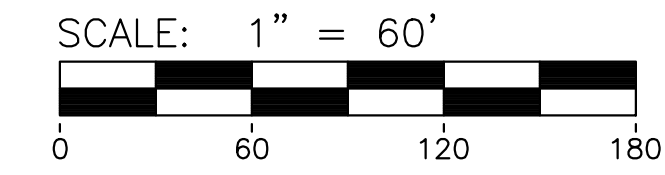
MIDWESTERN
CONSULTING

3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
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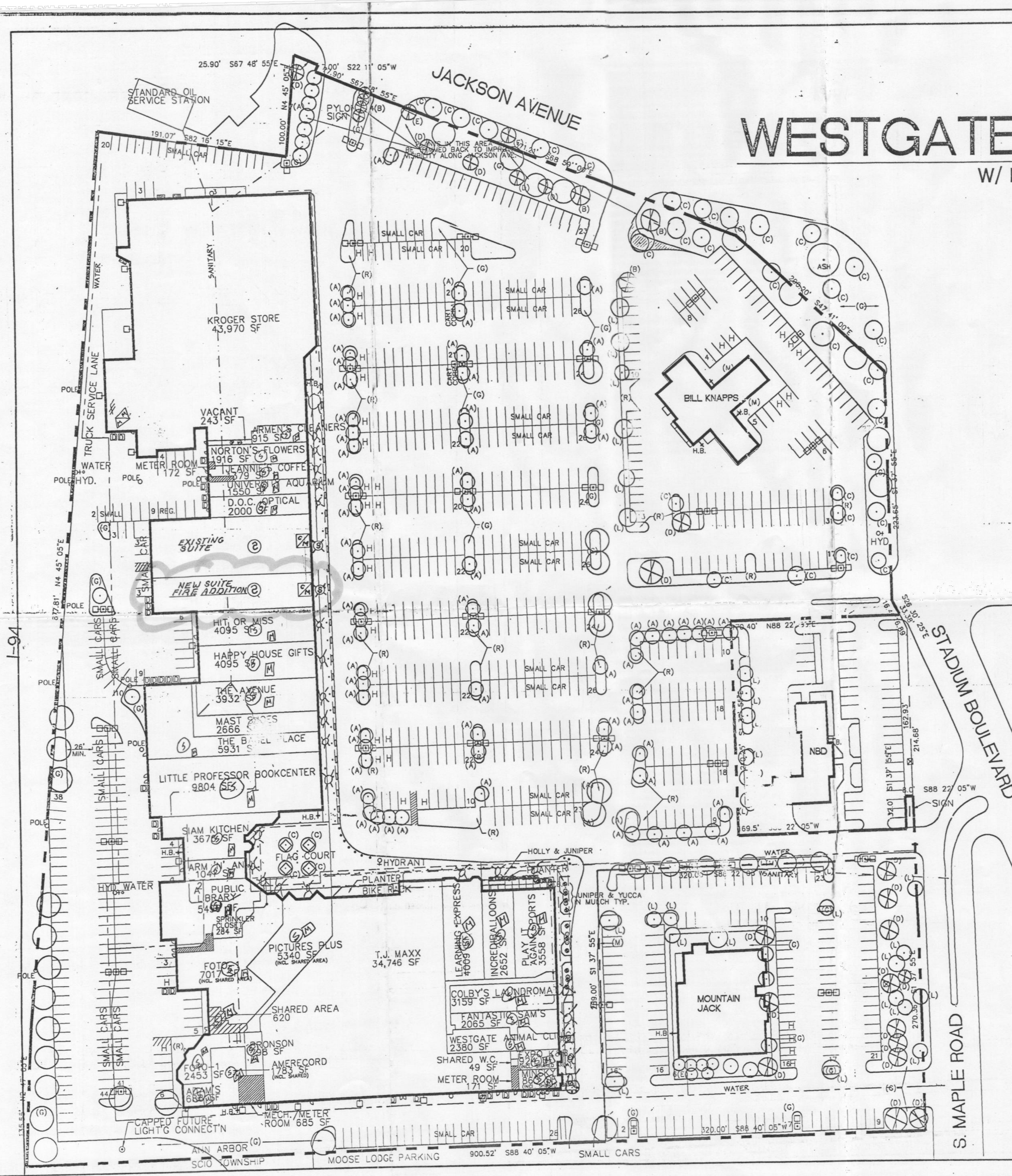
THE WIZARDS FIREWORKS
 SPECIAL EXCEPTION USE SITE PLAN
 HISTORICAL SITE PLAN

2

JOB No. 22070
 REVISIONS:
 DATE: 4/28/22
 SHEET 2 OF 4
 REV. DATE: _____
 CADD: ENCL. JCA
 PLOT: RCM
 TECH: _____
 ZZZ070/SP

WESTGATE SHOPPING CENTER

W/ REVISED PARKING LAYOUT



WESTGATE SHOPPING CENTER

OWNER: DONALD E. VAN CURLER
 DBA: WESTGATE OF ANN ARBOR
 ANN ARBOR, MICHIGAN

MANAGEMENT AGENCY: DUTCHMAN MANAGEMENT, INC.
 2008 HOGBACK RD.
 ANN ARBOR, MICHIGAN 48105
 (313) 971-4000

KROGER STORE	2603 JACKSON AVENUE	43,970 SF
ARMENS CLEANERS	2585 JACKSON AVENUE	915
VACANT (ARMENS HALL)	2585 JACKSON AVENUE	243
WORTON'S FLOWERS	2577 JACKSON AVENUE	1,918
SEANNIE'S COFFEE & CHIT-CHAT	2575 JACKSON AVENUE	1,379
UNIVERSITY AQUARIUM & ICE SHOP	2565 JACKSON AVENUE	1,550
RITE-AID PHARMACY	2541 JACKSON AVENUE	14,520
HIT OR MISS	2531 JACKSON AVENUE	4,095
HAPPY HOUSE GIFTS	2521 JACKSON AVENUE	4,095
THE AVENUE	2519 JACKSON AVENUE	3,932
WAST SHOES	2517 JACKSON AVENUE	2,666
THE BAGEL PLACE	2515 JACKSON AVENUE	5,931
LITTLE PROFESSOR	2513 JACKSON AVENUE	9,804
SIAM KITCHEN 21	2509 JACKSON AVENUE	686
SIAM KITCHEN	2507 JACKSON AVENUE	3,676
ARM 'N' ANVIC	2505 JACKSON AVENUE	1,041
ANN ARBOR PUBLIC LIBRARY	2503 WEST STADIUM BLVD.	5,536
FOTO ONE	2471 WEST STADIUM BLVD.	7,017
PICTURES PLUS	2469 WEST STADIUM BLVD.	2,340
THE MARY	2467 WEST STADIUM BLVD.	34,746
LEARNING EXPRESS	2465 WEST STADIUM BLVD.	4,009
INCREDIBLE ALLOONS	2463 WEST STADIUM BLVD.	2,652
PLAY IT AGAIN SPORTS	2461 WEST STADIUM BLVD.	3,558
COLBY'S LAUNDROMAT	2459 WEST STADIUM BLVD.	3,159
FANTASTIC SAM'S	2449 WEST STADIUM BLVD.	2,065
WESTGATE ANIMAL CLINIC	2457 WEST STADIUM BLVD.	2,380
EXPO KITCHEN & BATH	2451 WEST STADIUM BLVD.	924
WINSKY THE TAYLOR	2449 WEST STADIUM BLVD.	863
AMERECORD AND AMERICASSETTE	2447 WEST STADIUM BLVD.	1,783
FOTO ONE	2441 WEST STADIUM BLVD.	2,453
ADAMS PLUMBING	2414 WEST STADIUM BLVD.	686
BILL KNAPP'S RESTAURANT	2501 JACKSON AVENUE	5,410 SF
MOUNTAIN JACK RESTAURANT	300 SOUTH MAPLE	9,600 SF

GROSS RENTABLE AREA: 193,916 SF (NOT INCL. MECHANICAL SPACES)
 GROSS BUILDING AREA: 195,216 SF

PARKING (CALCULATED FROM GROSS BUILDING AREA)

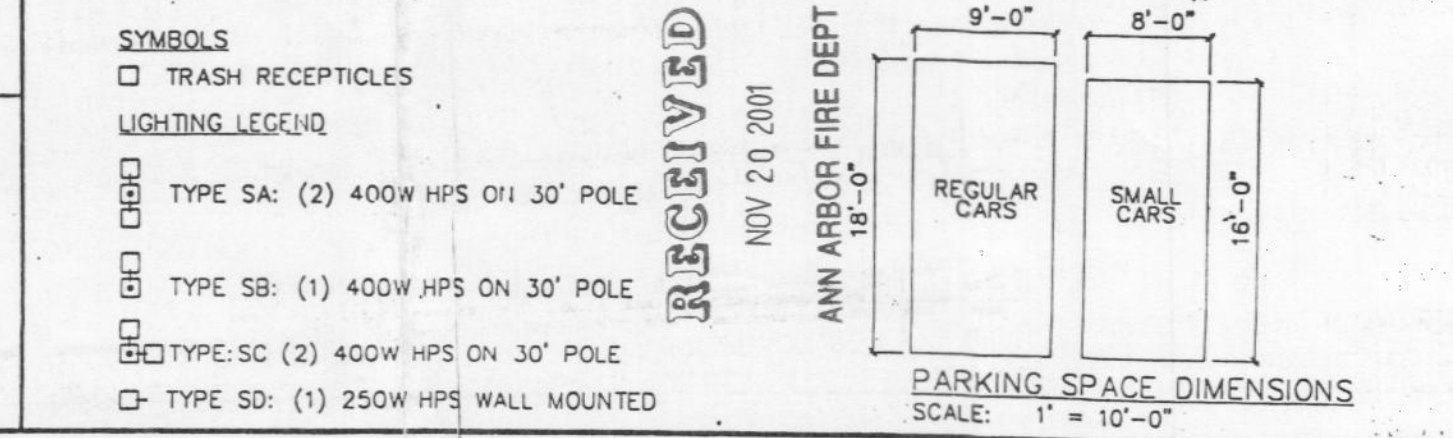
RESTAURANT AREA*	18,686 SF	187 SPACES REQUIRED (1/100 SF)
RETAIL AREA** (BASED ON GROSS BUILDING AREA)	176,530 SF	883 SPACES REQUIRED (1/200 SF)
1070 - **55 WAVED = 1015		

FIRE DEPARTMENT
 CITY OF ANN ARBOR

** IN DECEMBER, 1986, THE ZEA GRANTED A WAIVER OF 55 CARS FROM THE REQUIRED WESTGATE, SITE PLAN PARKING.

TOTAL REQUIRED SPACES	1015	Approved	Approved As Noted
TOTAL PROVIDED SPACES	1017		
TOTAL PROVIDED HANDICAPPED SPACES	37 (18 REQUIRED)	Approved	Revise & Resubmit
TOTAL PROVIDED SMALL CAR SPACES	299 (29% OF TOTAL)	Approved	Subject To Final Inspection.

DATE: 12/3/11 Signed: [Signature]



WESTGATE SHOPPING CENTER
 2008 HOGBACK RD.
 ANN ARBOR, MICHIGAN 48105
 (313) 971-4000

Van Curler Associates
 ARCHITECTS AND PLANNERS
 2008 HOGBACK RD.
 ANN ARBOR, MICHIGAN 48105
 (313) 971-4000

DESIGNED BY
 DONALD E. VAN CURLER
 ARCHITECT
 2008 HOGBACK RD.
 ANN ARBOR, MICHIGAN 48105
 (313) 971-4000

REVISIONS

DATE: 4/28/22
 SHEET 2 OF 4

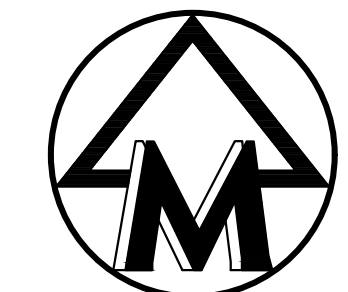
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SCALE: 1" = 60'
0 60 120 180



NOTES

1. NO TREES WILL BE REMOVED FOR PLACEMENT OF THE TEMPORARY TENT.
2. ALL PARKING AISLE DRIVE AISLES WILL BE MAINTAINED ASIDE FROM THE AISLE OF THE TENTS LOCATION.
3. SIDE AND REAR SETBACKS ARE ZERO.

WESTGATE PARKING SUMMARY

TOTAL EXIST BUILDING AREA 182,625 SF
MIN. PARKING REQUIRED @ 1 SPACE PER 310 SF = 589 SPACES
MAX. PARKING REQUIRED @ 1 SPACE PER 265 SF = 689 SPACES
TOTAL EXISTING SPACES AT WESTGATE = 767 SPACES

THIS PROPOSAL WILL TEMPORARILY REMOVE 10 PARKING SPACES LEAVING 757 EXISTING SPACES FOR PATRONS, THEREFORE THERE WILL BE AMPLE PARKING AVAILABLE REMAINING.



Patrick L. Hastings
Patrick L. Hastings, Professional Surveyor No. 37277

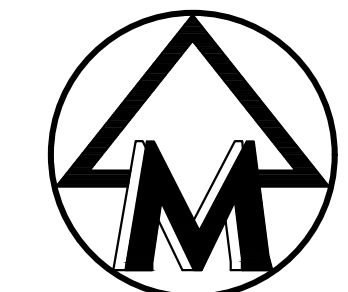
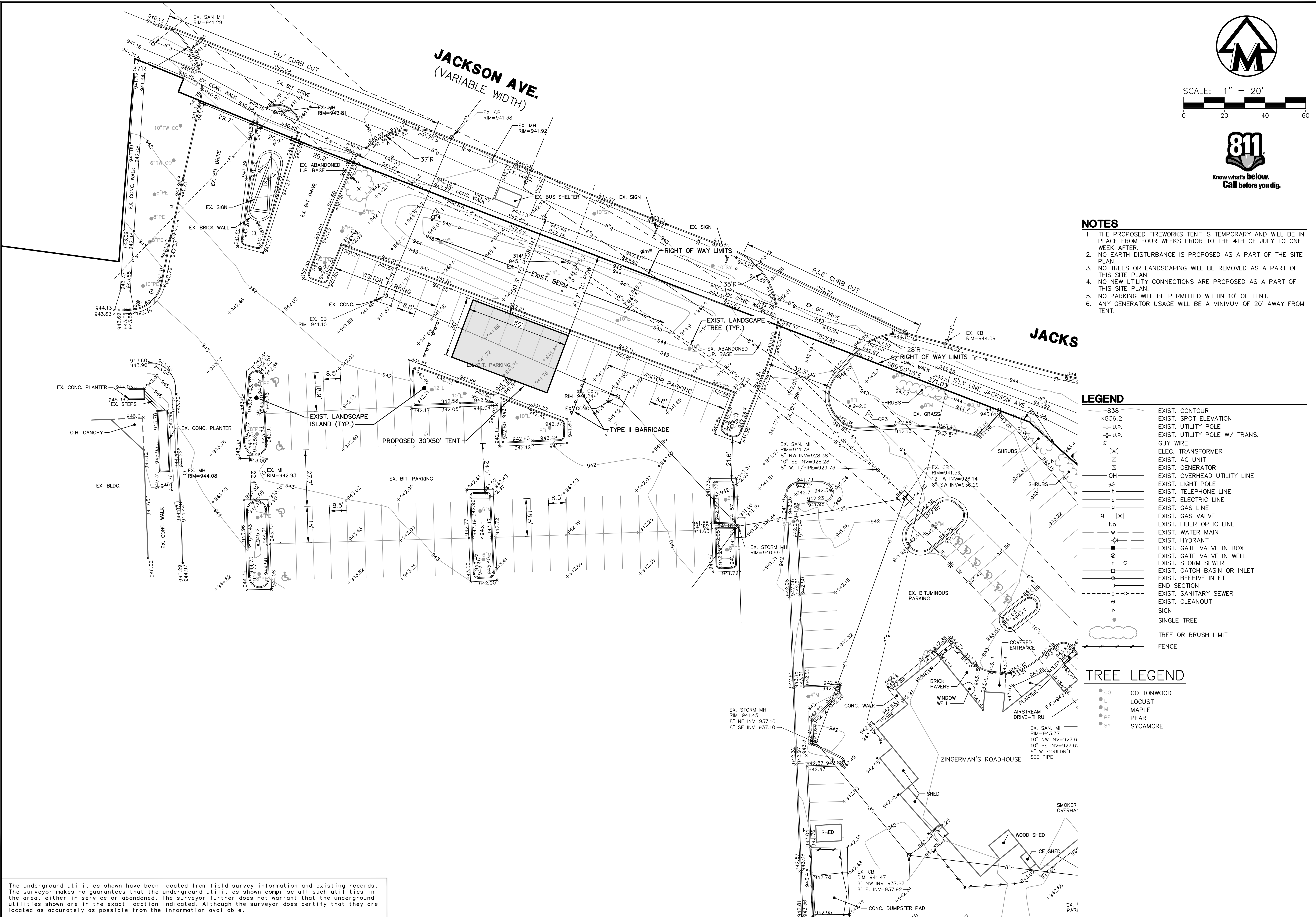
THE WIZARDS FIREWORKS
SPECIAL EXCEPTION USE SITE PLAN
SITE ANALYSIS

3

JOB No. 22070	DATE: 4/28/22
REVISIONS:	SHEET 3 OF 4
	CADD:
	ENG: JCA
	PM: RCW
	TECH: /Z2070E01

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SCALE: 1" = 20'
0 20 40 60



NOTES

1. THE PROPOSED FIREWORKS TENT IS TEMPORARY AND WILL BE IN PLACE FROM FOUR WEEKS PRIOR TO THE 4TH OF JULY TO ONE WEEK AFTER.
2. NO EARTH DISTURBANCE IS PROPOSED AS A PART OF THE SITE PLAN.
3. NO TREES OR LANDSCAPING WILL BE REMOVED AS A PART OF THIS SITE PLAN.
4. NO NEW UTILITY CONNECTIONS ARE PROPOSED AS A PART OF THIS SITE PLAN.
5. NO PARKING WILL BE PERMITTED WITHIN 10' OF TENT.
6. ANY GENERATOR USAGE WILL BE A MINIMUM OF 20' AWAY FROM TENT.

LEGEND

- 838 EXIST. CONTOUR
- x836.2 EXIST. SPOT ELEVATION
- o U.P. EXIST. UTILITY POLE
- o U.P. EXIST. UTILITY POLE W/ TRANS.
- GUY WIRE
- ⊠ ELEC. TRANSFORMER
- ⊠ EXIST. AC UNIT
- ⊠ EXIST. GENERATOR
- OH EXIST. OVERHEAD UTILITY LINE
- * EXIST. LIGHT POLE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. GAS VALVE
- f.o. EXIST. FIBER OPTIC LINE
- EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- EXIST. BEEHIVE INLET
- END SECTION
- EXIST. SANITARY SEWER
- EXIST. CLEANOUT
- SIGN
- SINGLE TREE
- TREE OR BRUSH LIMIT
- FENCE

TREE LEGEND

- CO COTTONWOOD
- L LOCUST
- M MAPLE
- PE PEAR
- SY SYCAMORE

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THE WIZARDS FIREWORKS
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DIMENSIONAL LAYOUT

4

DATE: 4/28/22
SHEET 4 OF 4

REVISIONS:	REV. DATE	ENG. JCA
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		TECH: RCW
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JOB No. **22070**