



**LAND USE APPLICATION SUMMARY**

*Property Location:* 2407 University Ave SE  
*Project Name:* Cell-on-Wheels  
*Prepared By:* [Joseph.Giant@minneapolismn.gov](mailto:Joseph.Giant@minneapolismn.gov), City Planner, (612) 673-3489  
*Applicant:* Debi Grant-Smith – Oaks Hotel, Inc.  
*Project Contact:* Amy Dresch, Jacobs Engineering  
*Request:* To allow a “Cell-on-Wheels” in a surface parking lot.  
*Required Applications:*

<b>Interim Use Permit</b>	To allow an approximately 60-foot mobile freestanding telecommunications tower in a surface parking lot from July 23 <sup>rd</sup> , 2015, to December 31 <sup>st</sup> , 2015.
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**SITE DATA**

<b>Existing Zoning</b>	C3A Community Activity Center District PO Pedestrian Oriented Overlay District UA University Area Overlay District
<b>Lot Area</b>	68,926 square feet / 1.58 acres
<b>Ward(s)</b>	2
<b>Neighborhood(s)</b>	Prospect Park – East River Road
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Commercial Corridor (University Ave SE) Activity Center (Stadium Village)
<b>Small Area Plan(s)</b>	<a href="#">Stadium Village University Avenue Station Area Plan</a> <a href="#">Southeast Minneapolis Industrial (SEMI)/Bridal Veil Refined Master Plan</a> <a href="#">University Avenue SE &amp; 29th Avenue SE Development Objectives and Design Guidelines</a>

<b>Date Application Deemed Complete</b>	May 29, 2015	<b>Date Extension Letter Sent</b>	NA
<b>End of 60-Day Decision Period</b>	July 28, 2015	<b>End of 120-Day Decision Period</b>	NA

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject property, 2407 University Avenue Southeast, is located on the north side of University Avenue Southeast between 23rd Avenue Southeast and 25th Avenue Southeast. The 1.58-acre parcel is one block southeast of TCF Bank Stadium and the Stadium Village Green Line LRT station. The property currently contains the 6-story, 130-room Days Hotel surrounded by a 167-space commercial surface parking lot.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The property is located in the C3A Community Activity Center District, the PO Pedestrian-Oriented Overlay District, and the UA University Area Overlay District in the Prospect Park / East River Road neighborhood of Southeast Minneapolis. Besides the hotel, most of the block is occupied by surface parking. The surrounding area contains a wide variety of retail, hospitality, service, and multi-family residential uses that generally support the University and its students, staff, and visitors.

**PROJECT DESCRIPTION.** The applicant proposes to deploy a temporary telecommunications mast and supporting equipment in the surface parking lot of the Days Hotel during the 2015 Minnesota Vikings football season. The applicant has stated that additional telecommunications capacity is necessary to handle increased data demands generated by Vikings games. A temporary telecommunications installation such as this is commonly referred to as a “cell-on-wheels” because the entire deployment is confined to a custom-designed vehicle such as a truck or trailer. Cells-on-wheels are commonly used to handle temporary surges in cellular traffic when the existing telecommunications infrastructure is insufficient.

The proposed telecommunications equipment would be integrated into a custom-designed International DuraStar 4300 truck. The equipment would primarily consist of a 60-foot telescoping mast with antennas attached, an equipment cabinet, and a 15kw generator. At 26,000 lbs., the weight of the truck eliminates the need for supporting guy wires, although legs would extend from the base of the truck to provide additional structural stability.

The truck would be parked in a 40-foot by 40-foot section of the parking lot. The tower extending from the truck would be located approximately 65 feet northwest of the hotel, 65 feet from the western property line, and 60 feet from the northern property line.

A cell-on-wheels similar to the one being proposed was located in the same location last year during the football season. The site acquisition firm hired by Verizon to facilitate the installation last year did not seek permits from the City. Verizon has hired a different firm this year, and the firm has worked with City staff to obtain all necessary entitlements. A photo of the deployment from last year can be found in the Additional Materials.

The deployment would be located in the parking lot from July 23rd, 2015, to the date of the last possible Vikings home game. The conference championship game would be Sunday, January 17, 2016.

Typically, telecommunications towers are approved through a conditional use permit. Alternatively, short-term installations, such as a cell-on-wheels, can be approved administratively through a temporary use permit. However, temporary use permits for towers and antennas are limited to 15 days in a calendar year. An interim use permit can address this temporal gap by allowing the use for longer than two weeks, but not on a permanent basis. **Due to the temporary nature of the permit, the city council may waive conditions that would otherwise apply to the use upon findings that the temporary nature of the use will eliminate the adverse effects the conditions were**

**intended to prevent (525.450[b]).** Staff recommendations for waivers of conditionals are addressed in the following analysis.

**PUBLIC COMMENTS.** Any correspondence received prior to the public meeting will be forwarded to the committee for consideration.

## ANALYSIS

For an interim use permit to be granted, the Zoning and Planning Committee must make the five required findings specified in 525.450. In addition, the required findings that pertain to a conditional use permit for the proposed use must also be addressed.

### INTERIM USE PERMIT

*Any city council approval of an interim use shall be subject to the following conditions:*

- 1. The interim use shall be allowed as a conditional use in the zoning district in which it is to be located.*

According to Chapter 535.520 of the Minneapolis Code of Ordinances, a freestanding communication tower is allowed as a conditional use in the C3A district.

- 2. Except as otherwise authorized by this section, an interim use shall conform to this zoning ordinance as if it were established as a conditional use.*

The proposed deployment conforms to all of the required findings for conditional uses contained in Chapter 525.240 of the zoning code. Freestanding telecommunication towers must also comply with specific standards for conditional telecommunications uses contained in Chapter 535.530 of the zoning code and the development standards for all communication towers, antennas, and base units contained in Chapter 535.540 of the zoning code. Exceptions to these development standards are noted below.

- 3. The date or event that will terminate the interim use shall be identified with certainty. Interim uses may not be granted for a period of greater than five (5) years.*

The deployment would be in place from July 23rd, 2015, to the end of the Minnesota Vikings football season, no later than January 17, 2016.

This is expected to be the final season played by the Vikings at TCF Bank Stadium. However, it is plausible that an uptick in cellular use will occur in the future due to University of Minnesota football games and a surge of new land development in the area. Staff has encouraged the applicant to pursue a permanent solution to achieve cellular coverage in TCF Bank Stadium and around Stadium Village if the existing telecommunications infrastructure proves insufficient in the future.

- 4. In the event of a public taking of property after the interim use is established, the property owner shall not be entitled to compensation for any increase in value attributable to the interim use.*

The property owner is aware of this provision and has agreed that no compensation for the interim use will be paid.

5. *Such conditions and guarantees as the city council deems reasonable and necessary to protect the public interest and to ensure compliance with the standards and purposes of this zoning ordinance and policies of the comprehensive plan.*

As a condition of approval, staff recommends that the cell-on-wheels be removed no later than one week following the final home game of the Minnesota Vikings 2015-2016 season.

*Exceptions. The city council may waive conditions that would apply to an interim use upon a finding that the temporary nature of the interim use will eliminate the adverse effects the condition was intended to prevent.*

Staff recommends that the following development standards be modified due to the temporary nature of the request:

- **535.540(1)(a). Encroachments and setbacks.** *The tower site and setback shall be of adequate size to contain guyed wires, debris and the tower in the event of a collapse.*

The distance to the property lines from the location of the tower is approximately equal to the height of the tower. It is possible that debris from a collapse may reach neighboring properties.

- **535.540(2). Compatibility with nearby properties.** *Communication towers, antennas and base units shall utilize building materials, colors and textures that are compatible with the existing principal structure and that effectively blend the tower facilities into the surrounding setting and environment to the greatest extent possible. Metal towers shall be constructed of, or treated with, corrosive resistant material. Outside of the industrial districts, unpainted, galvanized metal, or similar towers shall be prohibited, unless a self-weathering tower is determined to be more compatible with the surrounding area.*

Because of the temporary nature of this project, the tower will not be required to effectively blend into its surroundings.

- **535.540(3). Screening and landscaping.** *A screening and landscaping plan designed to screen the base of the tower and the base unit shall be submitted. The plan shall show location, size, quantity and type of landscape materials. Landscape materials shall be capable of screening the site all year. One (1) row of evergreen shrubs or trees capable of forming a continuous hedge at least six (6) feet in height within two (2) years of planting shall be provided to effectively screen the base of the tower and the base unit, except for towers and antennas designed for private reception of television and radio signals and used for amateur or recreational purposes. A maintenance plan for the landscape materials shall also be submitted. The city planning commission may consider the substitution of other architectural screening plans such as a decorative fence or masonry wall in lieu of planted materials.*

Because of the temporary nature of this project, the tower will not require screening or landscaping. However, the applicant intends to install a 6-foot fence around the leased area to prevent unauthorized access.

- **535.540(5)(a). Facade-mounted antennas mounted on freestanding towers and poles.** *A façade mounted antenna shall not extend above the façade of the tower or pole on which it is mounted, but otherwise may project outward beyond such façade.*

The antennas will extend above the top of the mast.

More detailed explanations for the requested modifications can be found below in the applicable portions of the staff report.

### **Findings required for Conditional Use Permit**

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The proposal to locate a cell-on-wheels at the subject site will not be detrimental to or endanger the public health, safety, comfort or general welfare provided the mast and supporting equipment comply with all applicable development standards and life safety ordinances. The mast would be located in an existing surface parking lot and would be surrounded by a fence. The deployment would be located a substantial distance from any off-site structure and the telescoping mast could be lowered in the case of turbulent weather.

The deployment could increase public safety by providing more reliable cellular coverage in case of an emergency.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The tower will not impede normal and orderly development due to its temporary nature. The tower will be removed after the last Viking's home game this season.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

Roads and utilities are existing and adequate. No changes are proposed as part of the project.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The leased area would occupy 8 parking spaces in the parking lot surrounding the Days Hotel. Per Chapter 551.165(1) of the zoning code, non-residential uses in the Stadium Village Pedestrian Oriented Overlay District are not required to provide off-street parking. Therefore, the deployment would not reduce the number of parking spaces for any use below the required amount.

The deployment is not expected to generate any vehicular traffic besides an occasional maintenance person.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed development would be consistent with the following general land use policies of The Minneapolis Plan for Sustainable Growth:

**Economic Development Policy 4.1: Support private sector growth to maintain a healthy, diverse economy.**

- 4.1.3 Engage higher education institutions such as the University of Minnesota in research, service, teaching, and development activities.

**Economic Development Policy 4.3: Develop and maintain the city's technological and information infrastructure to ensure the long-term success and competitiveness of Minneapolis in regional, national and global markets.**

- 4.3.1 Promote the use of best available technology in upgrading communication linkages to the region and the world.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

The proposed deployment complies with all other regulations of the C3A zoning district as well as the regulations of the PO Pedestrian-Oriented Overlay District and the UA University Area Overlay District.

**Additional Standards for Communication Towers, Antennas, and Base Units**

In addition to the required findings for a CUP, approval of a communication tower/antenna requires the applicant to submit written documentation indicating compliance with the following standards in section 535.530 and 535.540:

1. *TOWER TYPE. Communication towers shall be of a monopole design. The city planning commission may consider the substitution of alternative tower types in cases where structural, radio frequency, and design considerations, location or the number of co-locators suggests a tower other than a monopole.*

The tower will be a telescoping monopole extending from a truck.

2. *CO-LOCATION OF COMMUNIATION ANTENNAS. Shared use of existing communication towers shall be preferred to the construction of a new tower.*

Verizon engineers have stated that the proposed location offers unique line-of-sight access into the stadium as well as adequate coverage of pregame and postgame activities. Staff has encouraged the applicant to pursue a permanent solution if coverage shortfalls continue in the future. Staff will encourage Verizon to re-evaluate opportunities for collocation at that time.

3. *HEIGHT OF FREESTANDING TOWERS AND ANTENNAS. Residence, office residence and commercial districts. The height of freestanding communication towers and antennas located in the residence, office residence and commercial districts shall not exceed seventy-five (75) feet.*

At approximately 60 feet tall, the proposed tower meets height requirements.

4. *HEIGHT OF ALL OTHER TOWERS AND ANTENNAS ALLOWED BY CONDITIONAL USE. The maximum height of all other towers and antennas shall be as approved by conditional use permit.*

Not applicable.

5. *ENCROACHMENTS AND SETBACKS.*

- a) *The tower site and setback shall be of adequate size to contain guyed wires, debris and the tower in the event of a collapse*

The telescoping mast would extend approximately 60 feet vertically from the truck. The mast would be located approximately 65 feet from the western property line and 60 feet from the northern property line. If the tower were to collapse it could potentially reach adjacent properties. However, the only structures on nearby properties that could be affected are an access road on the property to the north and a surface parking lot on the property to the west.

The tower is composed of a telescoping mast which could be lowered in the case of turbulent weather. The manufacturer's specifications state that the tower and base are designed to withstand sustained 60 mph winds.<sup>1</sup>

Due to the absence of nearby structures on surrounding properties and the ability for the tower to be lowered if necessary, staff recommends that this development standard be waived.

- b) *Communication towers shall maintain a minimum distance from the nearest residential structure equal to twice the height of the tower. For the purposes of this article, residential structures shall also include any parking structure attached to a principal residential structure.*

The height of the proposed tower is approximately 60 feet, requiring a 120-foot setback from the nearest residential structure.

The nearest residential structure is more than 300 feet from the tower.

- c) *No part of any communication tower, antenna, base unit, equipment, guyed wires or braces shall extend across or over any part of a public right-of-way.*

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<sup>1</sup> Sun West Engineering, Inc., Specifications for Non-CDL COLT. <http://www.sunwesteng.com/products/colts-cell-on-light-truck/noncdl-colt-below-26000lbs-gvwr>

No part of the tower extends across the public right-of-way.

- d) *Communication towers, antennas and base units shall comply with applicable regulations as established by the Federal Aviation Administration.*

Lighting on the tower is neither required nor proposed.

- e) *Communication towers, antennas and base units shall comply with the minimum yard requirements of the district in which they are located.*

The deployment is not located in a required yard.

- 6. *COMPATIBILITY WITH NEARBY PROPERTIES. Communication towers, antennas and base units shall utilize building materials, colors and textures that are compatible with the existing principal structure and that effectively blend the tower facilities into the surrounding setting and environment to the greatest extent possible. Metal towers shall be constructed of, or treated with, corrosive resistant material. Outside of the industrial districts, unpainted, galvanized metal, or similar towers shall be prohibited, unless a self-weathering tower is determined to be more compatible with the surrounding area.*

The C3A zoning district and the PO Pedestrian Oriented Overlay District are intended to encourage a vibrant and pedestrian-friendly atmosphere. Although freestanding towers are not prohibited in either district, a less-obtrusive deployment would be more appropriate in this setting. If coverage shortfalls are anticipated in the future, staff recommends that Verizon pursue a permanent solution that is more in keeping with the planned character of the zoning districts.

Typically, antennas in these districts are mounted to the facades of buildings, just below the rooflines, or situated on the roofs of buildings. Alternatively, the industrial area to the northeast of the stadium would provide an appropriate setting for a freestanding tower.

However, the temporary nature of the tower does not preclude the redevelopment of the property with a more intensive land use in the future, nor does it preclude the installation of a more context-sensitive permanent telecommunications deployment in the vicinity. Therefore, staff recommends waiving this development standard.

- 7. *SCREENING AND LANDSCAPING. A screening and landscaping plan designed to screen the base of the tower and the base unit shall be submitted. The plan shall show location, size, quantity and type of landscape materials. Landscape materials shall be capable of screening the site all year. One (1) row of evergreen shrubs or trees capable of forming a continuous hedge at least six (6) feet in height within two (2) years of planting shall be provided to effectively screen the base of the tower and the base unit, except for towers and antennas designed for private reception of television and radio signals and used for amateur or recreational purposes. A maintenance plan for the landscape materials shall also be submitted. The city planning commission may consider the substitution of other architectural screening plans such as a decorative fence or masonry wall in lieu of planted materials.*

Due to the temporary nature of the tower, Staff recommends waiving this requirement.

8. *ROOFTOP MOUNTED TOWERS AND ANTENNAS. Rooftop mounted communication towers and antennas shall not be located on residential structures less than fifty (50) feet in height, except for towers and antennas designed for private reception of television and radio signals and used for amateur or recreational purposes.*

Not applicable.

9. *FAÇADE MOUNTED ANTENNAS.*

- a) *Mounted on freestanding towers and poles. A façade mounted antenna shall not extend above the façade of the tower or pole on which it is mounted, but otherwise may project outward beyond such façade.*

The proposed antennas are considered “facade-mounted antennas” because they are attached to the face of a telecommunications tower. Facade-mounted antennas typically may not extend beyond the top of the tower.

Required compliance with this development standard would necessitate the re-engineering of a telescoping mast that is designed to be implemented quickly and safely in a wide variety of settings. Re-engineering the tower to comply with this requirement would produce a negligible aesthetic benefit. Due to the temporary nature of the tower compared to the modifications that would be necessary for compliance, staff recommends waiving this requirement.

- b) *Mounted on all other structures. A façade mounted antenna shall be mounted flush against the structure on which it is mounted and shall not extend beyond the façade of such structure, except that antennas designed for private reception of television and radio signals, used for amateur or recreational purposes, may extend above the façade of the structure.*

Not applicable.

10. *BASE UNITS. Base units shall not exceed five hundred (500) square feet of gross floor area. The city may require as a condition of approval that base units be located underground.*

The base unit is built into the bed of the truck to which the tower is attached. The base unit is approximately 32.5 feet long by 8 feet wide, resulting in a gross floor area of 260 square feet. Besides the antenna mast, the tallest portion of the base unit is approximately 12.5 feet above grade.

11. *SECURITY. All sites shall be reasonably protected against unauthorized climbing. The bottom of the tower, measured from ground level to twelve (12) feet above ground level, shall be designed in a manner to discourage unauthorized climbing.*

The applicant intends to install a 6-foot fence around the perimeter of the leased area to prevent unauthorized access.

12. *SIGNAGE. Advertising or identification of any kind on towers, antennas and base units shall be prohibited, except for applicable warning and equipment information signage required by the manufacturer or by federal, state or local regulations.*

The applicant has indicated that only required and/or regulatory signage will be placed on the tower and associated equipment.

13. *LIGHTING. Communication towers and antennas shall not be illuminated by artificial means, except when mounted on an existing light pole or where the illumination is specifically required by the Federal Aviation Administration or other federal, state or local regulations.*

Lighting on the tower is neither required nor proposed.

14. *HERITAGE PRESERVATION ORDINANCE COMPLIANCE. Communication towers and antennas proposed for any locally designated historic structures or locally designated historic districts shall be subject to all requirements of the city's Heritage Preservation Ordinance.*

The subject site is not locally or nationally designated as an historic resource.

15. *RADIO FREQUENCY EMISSIONS AND NONINTERFERENCE. The applicant shall comply with all applicable Federal Communication Commission standards.*

The proposed antennas will be part of the Verizon wireless network and will comply with all FCC standards.

16. *PUBLIC SAFETY COMMUNICATION SYSTEM. The location of the proposed antenna, if located on publicly owned property, shall not be needed for use by the public safety communication system, or if needed, it shall be determined by the director of the property services division of the finance department that co-location of the proposed antenna with a public safety antenna is agreeable.*

The deployment would not be located on public property.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning and Planning Committee adopt staff findings for the application by Debi Grant-Smith – Oaks Hotel, Inc. for the property located at 2407 University Avenue Southeast:

### A. Interim Use Permit

Recommended motion: **Approve** the Interim Use Permit to allow a 60-foot temporary telecommunications tower, subject to the following condition:

1. The cell-on-wheels will be removed no later than one week following the final home game of the Minnesota Vikings 2015-2016 season;
2. Staff will review the location and type of fence that will encircle the cell-on-wheels.

## ATTACHMENTS

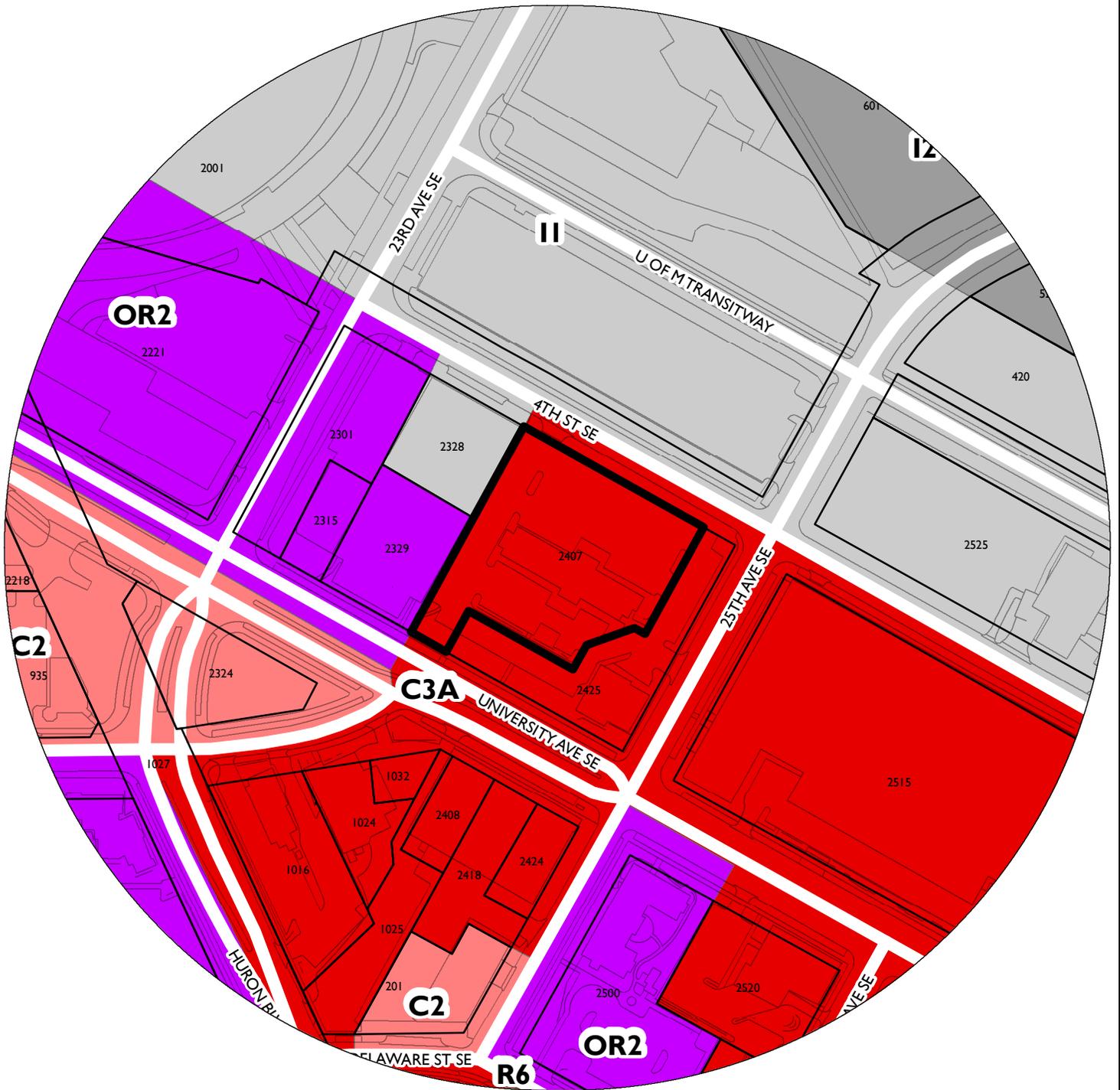
1. Zoning map
2. Written description of project as submitted by applicant
3. Photos of antenna and mast
4. Map of vicinity
5. Survey
6. Cell-on-wheels specs
7. Neighborhood and council letter

**Debi Grant-Smith - Oaks Hotel, Inc.**

**2nd**

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**2407 University Ave SE**

FILE NUMBER

**BZZ-7180**



7300 Metro Blvd., Suite 400  
Edina, MN 55439  
(952) 831-1043 - (Main) ext. 3103  
(952) 831-0623 - (Fax)

May 11, 2015

Mr. Joe Giant  
Community Planning and Economic Development  
City of Minneapolis  
Public Service Center  
250 South Fourth Street (Room 300)  
Minneapolis, MN 55415

Phone: (612) 673-3489

**Subject:** Temporary Cell-On-Wheels ("COW") for capacity coverage at TCF Stadium Football Events

Dear Mr. Giant:

We are proposing a temporary cell-on-wheels for Verizon Wireless for cell phone coverage at TCF Stadium events from July 23<sup>rd</sup> through December 31<sup>st</sup>. This will assure cell capacity coverage for customers and Emergency 911 service at Vikings, Gopher football and other large TCF Stadium events.

This temporary cell-on-wheels is proposed on the north side of the Days Hotel lot addressed at 2407 University SE. This request is made under the City of Minneapolis Interim Use Permit requirements for which we have applied.

Attached is a location map, photo simulation and site plan showing where the proposed use would be located and how it will look. Please feel free to call with any questions or concern you may have.

Sincerely,

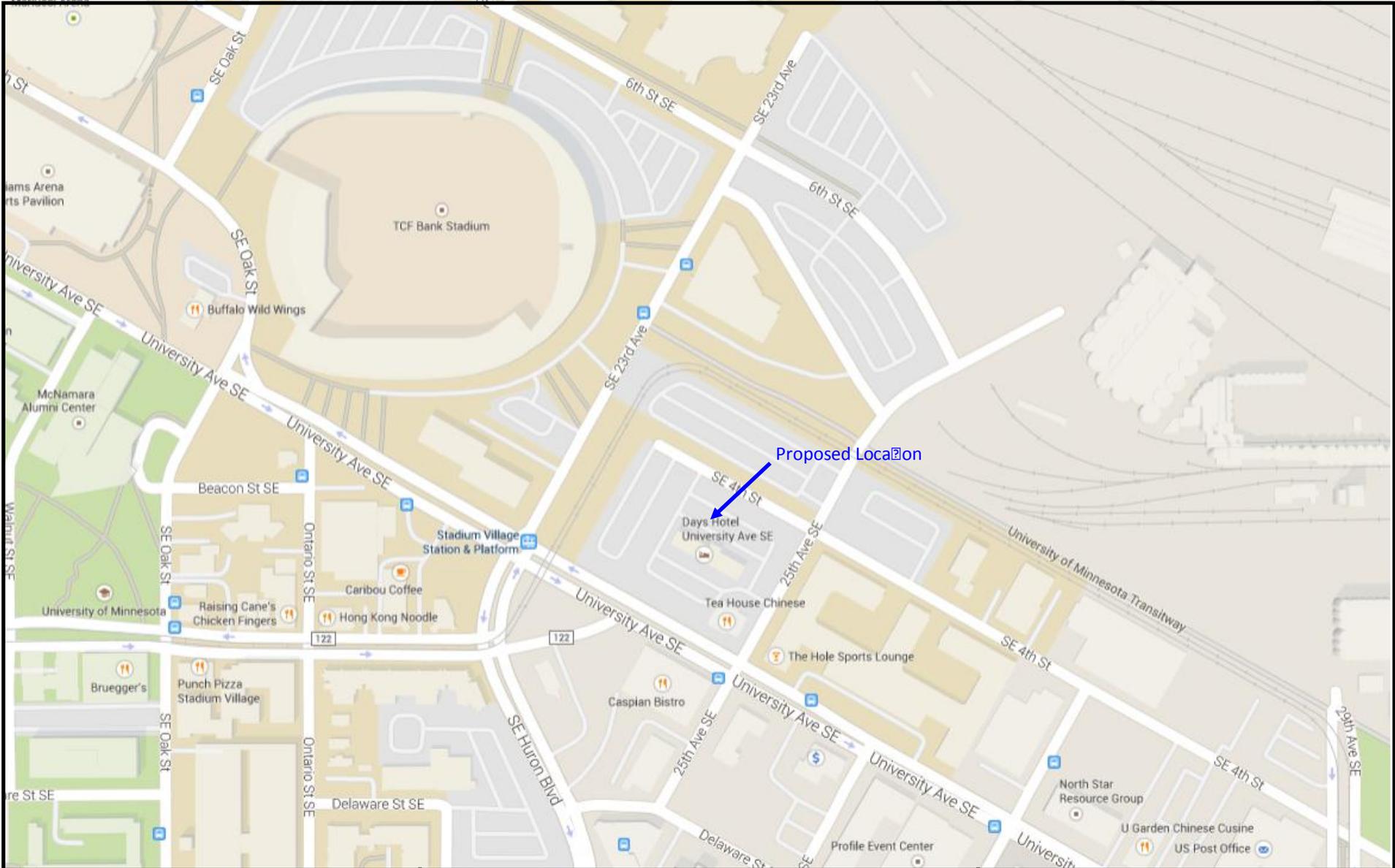
Jared Andrews  
Site Acquisition and Zoning Specialist  
**JACOBS**  
agent for Verizon Wireless  
email: [jared.andrews@jacobs.com](mailto:jared.andrews@jacobs.com)  
phone: 952-831-1043 x 3103



**JACOBS™**

INTERIM USE PERMIT  
TEMPORARY CELL-ON-WHEELS ("COW")  
FOR TCF STADIUM EVENTS

PHOTO SIMULATION  
EXHIBIT B



**JACOBS™**

**INTERIM USE PERMIT  
TEMPORARY CELL-ON-WHEELS ("COW")  
FOR TCF STADIUM EVENTS**

**LOCATION MAP  
EXHIBIT A**

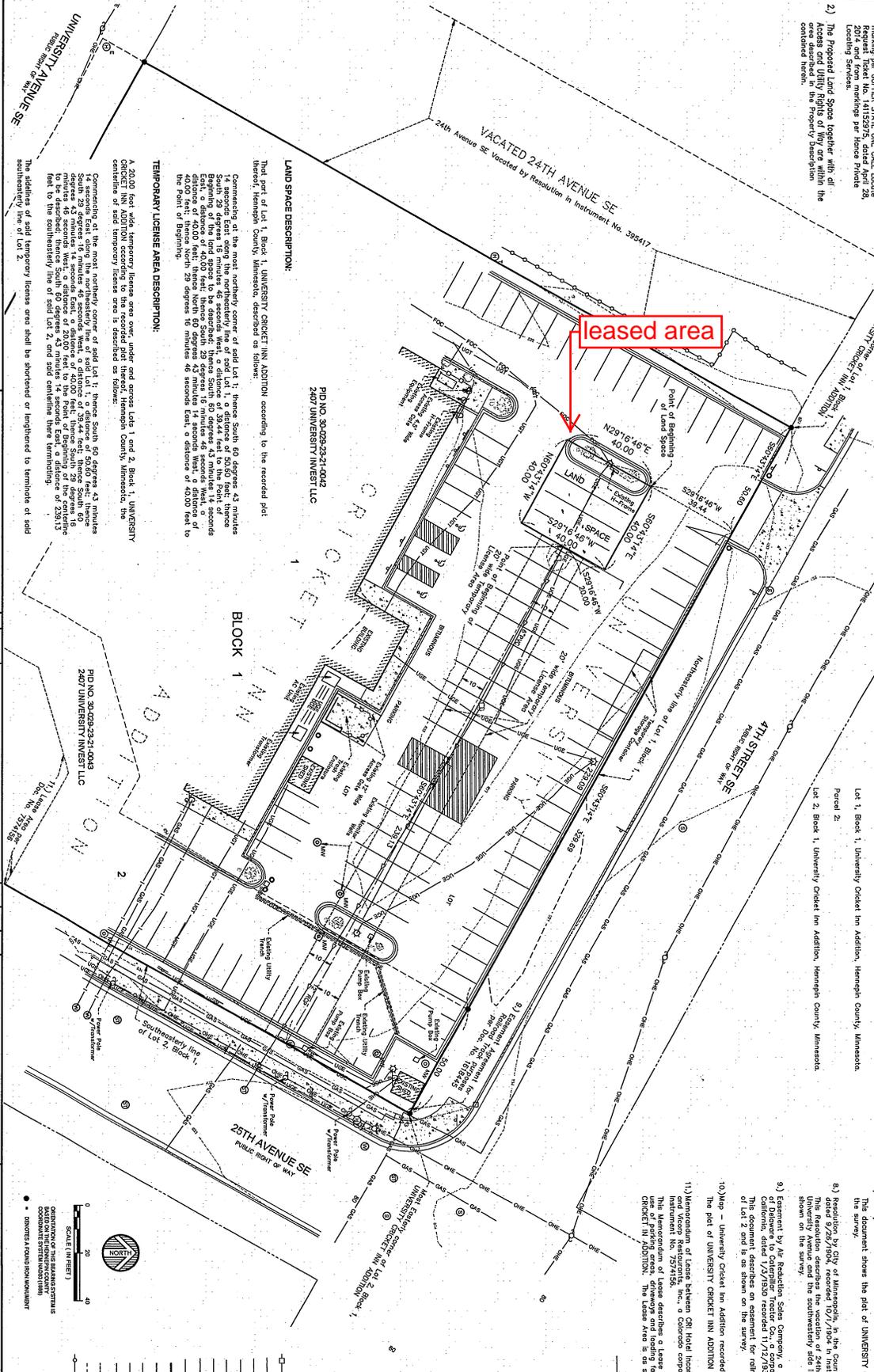
**SUBVENER NOTES:**

- 1) Utilities are from observed evidence and from markings per Gopher State One Call Locate 2014 and from manholes per Home Private Locating Services.
- 2) The Proposed Land Space together with all Access and Utility Rights of Easement within the area described in the Property Description contained herein.

**SITE SURVEY**

**PROPERTY DESCRIPTION:** (per U.S. Title Solutions File No. 47429-MN1403-5030, dated 4/17/14.)  
 Parcel 1:  
 Lot 1, Block 1, University Cricket Inn Addition, Hennepin County, Minnesota.  
 Parcel 2:  
 Lot 2, Block 1, University Cricket Inn Addition, Hennepin County, Minnesota.

**SCHEDULE "B" EXHIBITS:** (per U.S. Title Solutions File No. 47429-MN1403-5030, dated 4/17/14.)  
 1) Survey in instrument No. 4833062.  
 2) Survey in instrument No. 4833062.  
 3) Resolution by City of Minneapolis, in the County of Hennepin and State of Minnesota to Public-Use Easement for the University Cricket Inn Addition, Hennepin County, Minnesota. The Resolution is as shown on the survey.  
 4) Easement by Air Reduction Sales Company, a corporation organized under the laws of the State of California, dated 1/27/830 recorded 11/27/830 in instrument No. 65978 in the County of Hennepin, Minnesota. The Lease Area is as shown on the survey.  
 5) Easement by Air Reduction Sales Company, a corporation organized under the laws of the State of California, dated 1/27/830 recorded 11/27/830 in instrument No. 65978 in the County of Hennepin, Minnesota. The Lease Area is as shown on the survey.  
 6) Easement by Air Reduction Sales Company, a corporation organized under the laws of the State of California, dated 1/27/830 recorded 11/27/830 in instrument No. 65978 in the County of Hennepin, Minnesota. The Lease Area is as shown on the survey.  
 7) Easement by Air Reduction Sales Company, a corporation organized under the laws of the State of California, dated 1/27/830 recorded 11/27/830 in instrument No. 65978 in the County of Hennepin, Minnesota. The Lease Area is as shown on the survey.  
 8) Easement by Air Reduction Sales Company, a corporation organized under the laws of the State of California, dated 1/27/830 recorded 11/27/830 in instrument No. 65978 in the County of Hennepin, Minnesota. The Lease Area is as shown on the survey.  
 9) Easement by Air Reduction Sales Company, a corporation organized under the laws of the State of California, dated 1/27/830 recorded 11/27/830 in instrument No. 65978 in the County of Hennepin, Minnesota. The Lease Area is as shown on the survey.  
 10) Easement by Air Reduction Sales Company, a corporation organized under the laws of the State of California, dated 1/27/830 recorded 11/27/830 in instrument No. 65978 in the County of Hennepin, Minnesota. The Lease Area is as shown on the survey.



**LEGEND**

- TELE HANDHOLE
- ELEC MANHOLE
- ELEC POLE
- WATER HYDRANT
- GAS VALVE
- FENCE POST
- SRRIB
- ELEC METER
- MONITOR WELL
- SANITARY MANHOLE
- STORM CATCH BASIN
- GAS METER
- WATER MANHOLE
- STORM MANHOLE
- ELEC HANDHOLE
- GUARD POST
- SIGN SINGLE POST
- ELEC LIGHT POLE
- TELE HANDHOLE
- GAS METER
- TREE DECIDUOUS
- TELE POST/STAL
- SANITARY MANHOLE
- FENCE WROUGHT IRON
- STORM SEWER
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELE
- WATERMAN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND TELE
- BOUNDARY LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- FENCE CHAIN LINK
- CONCRETE SURFACE
- BUILDING WALL HATCH
- NO PARKING AREA

**LAND SPACE DESCRIPTION:**

That part of Lot 1, Block 1, UNIVERSITY CRICKET INN ADDITION according to the recorded plat thereof, Hennepin County, Minnesota, described as follows:  
 Commencing at the most northerly corner of said Lot 1, thence South 60 degrees 43 minutes 14 seconds East along the northwesterly line of said Lot 1, a distance of 50.60 feet; thence South 29 degrees 16 minutes 46 seconds West, a distance of 38.44 feet to the Point of Beginning; thence South 60 degrees 43 minutes 14 seconds East, a distance of 40.00 feet; thence South 29 degrees 16 minutes 46 seconds West, a distance of 40.00 feet; thence from 60 degrees 43 minutes 14 seconds West, a distance of 40.00 feet; thence from 60 degrees 43 minutes 14 seconds East, a distance of 40.00 feet to the Point of Beginning.

**TEMPORARY LICENSE AREA DESCRIPTION:**

A 20.00 foot wide temporary license area over, under and across Lots 1 and 2, Block 1, UNIVERSITY CRICKET INN ADDITION, Hennepin County, Minnesota, is described as follows:  
 Commencing at the most northerly corner of said Lot 1, thence South 60 degrees 43 minutes 14 seconds East along the northwesterly line of said Lot 1, a distance of 50.60 feet; thence South 29 degrees 16 minutes 46 seconds West, a distance of 38.44 feet; thence South 60 degrees 43 minutes 14 seconds East, a distance of 40.00 feet; thence South 29 degrees 16 minutes 46 seconds West, a distance of 40.00 feet; thence from 60 degrees 43 minutes 14 seconds West, a distance of 40.00 feet; thence from 60 degrees 43 minutes 14 seconds East, a distance of 40.00 feet to the Point of Beginning.

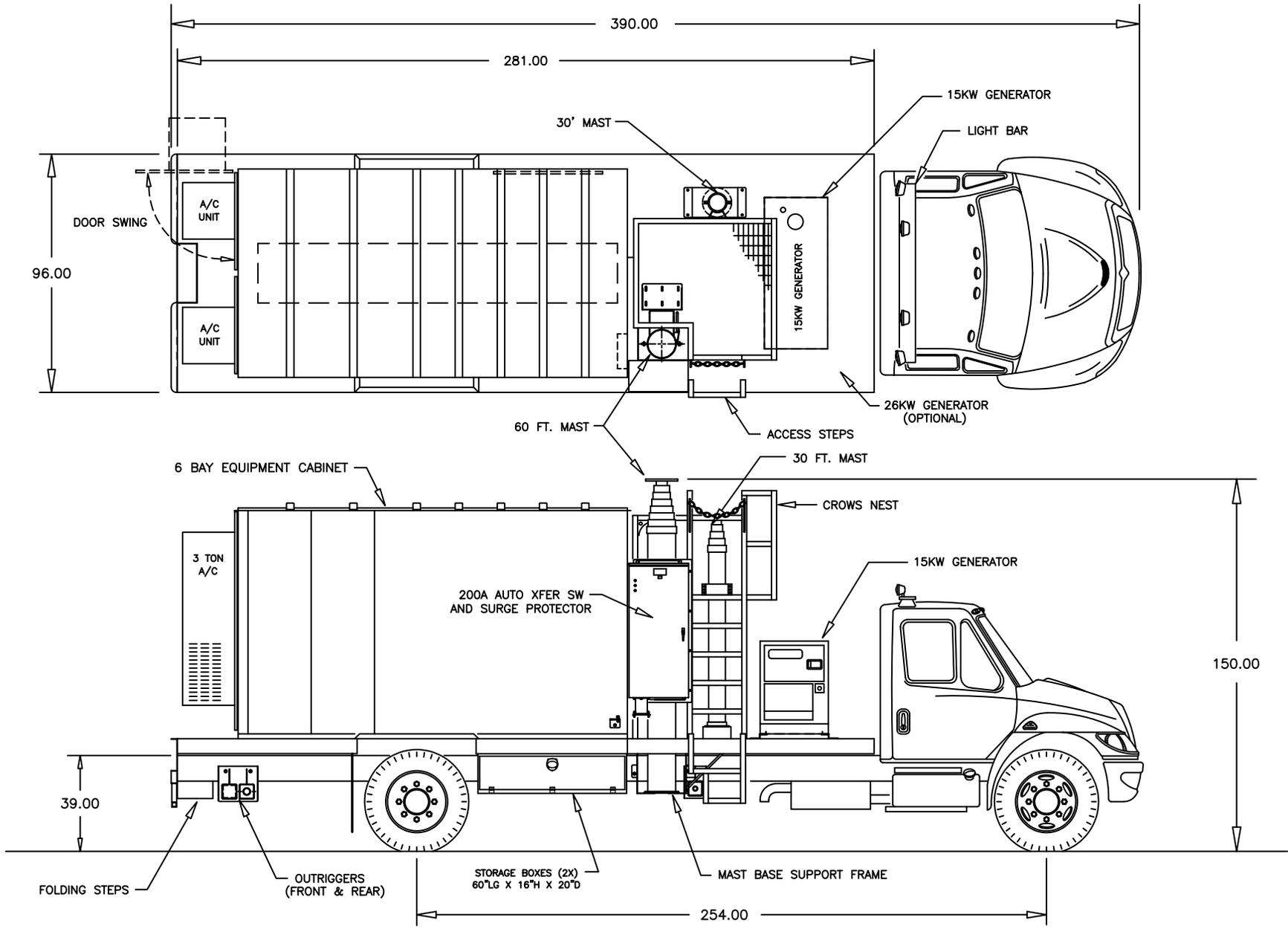


**SITE NAME:**  
 MINC GOPHER STADIUM COLT  
 HENNEPIN COUNTY, MN

NO.	DATE	REVISIONS	BY	CHKD
1	7/21/14	ADDED PROPOSED LOT LOCATIONS	SKM	BTB
2	7/28/14	CLIENT COMMENTS	SKM	BTB

**DATE:** 7/23/14  
**SIGNATURE:** [Signature]  
**LICENSE #:** 42394

**WIDSETH SMITH NOTLING**  
 Engineering  
 Architecture  
 Surveying  
 Environmental



**PROPRIETARY  
PROPOSAL**

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<b>SUN WEST ENGINEERING, INC.</b> 3802 E. BROADWAY, PHOENIX, AZ. 85040 (602) 275-0662	
TITLE: INTERNATIONAL (MODEL 4300) TRUCK "COW" W/ 6 BAY CABINET	
PLOTTED SCALE: .XXXX=1	SHEET: 1 of 1
DRAWN BY: <i>HJM</i>	DATE DRAWN: 4-24-08
REVISED:	DWG. No. SW-2741R1

May 29, 2015

PPERR Neighborhood  
c/o PPERRIA  
66 SE Malcolm Ave  
Minneapolis, MN 55414 Prospect Park Neighborhood Group Contact

Tel No.: 612-767-6531

Subject: Temporary Cell-On-Wheels ("COW") for capacity coverage at TCF Stadium Football Events

Dear PPERR Neighborhood:

We are proposing a temporary cell-on-wheels for Verizon Wireless for wireless coverage at TCF Stadium events from July 23<sup>rd</sup> through December 31<sup>st</sup>. This will assure wireless capacity coverage for customers and Emergency 911 service at Vikings, Gopher football and other large TCF Stadium events.

This temporary cell-on-wheels is proposed on the north side of the Days Hotel lot addressed at 2407 University SE. This notice is part of the City of Minneapolis Interim Use Permit requirements for which we have applied. Please feel free to call with any questions or concern you may have.

Sincerely,



Jared Andrews  
Site Acquisition and Zoning Specialist

**JACOBS**

agent for Verizon Wireless

email: [jared.andrews@jacobs.com](mailto:jared.andrews@jacobs.com)

phone: 952-831-1043 x 3103



7300 Metro Blvd., Suite 400  
Edina, MN 55439  
(952) 831-1043 - (Main) ext. 3103  
(952) 831-0623 - (Fax)

May 29, 2015

Cam Gordon  
City Councilman  
Ward 2

Tel No.: 612-673-2202  
Email: [cam.gordon@minneapolismn.gov](mailto:cam.gordon@minneapolismn.gov)

**Subject:** Temporary Cell-On-Wheels ("COW") for capacity coverage at TCF Stadium Football Events

Dear Councilman Gordon:

We are proposing a temporary cell-on-wheels for Verizon Wireless for wireless coverage at TCF Stadium events from July 23<sup>rd</sup> through December 31<sup>st</sup>. This will assure wireless capacity coverage for customers and Emergency 911 service at Vikings, Gopher football and other large TCF Stadium events.

This temporary cell-on-wheels is proposed on the north side of the Days Hotel lot addressed at 2407 University SE. This notice is part of the City of Minneapolis Interim Use Permit requirements for which we have applied. Please feel free to call with any questions or concern you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Jared Andrews", with a long, sweeping underline.

Jared Andrews  
Site Acquisition and Zoning Specialist

**JACOBS**

agent for Verizon Wireless  
email: [jared.andrews@jacobs.com](mailto:jared.andrews@jacobs.com)  
phone: 952831-1043 x 3103