

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
April 11, 2005

**CONDITIONAL USE APPLICATION:**

1. Requested Action: Approval to construct a communication tower for wireless communication equipment (phone service) located at 317 Knutson Drive within the Mendota Mental Health Center property.
2. Applicable Regulations: The Zoning Code allows telecommunication facilities as a conditional use in the Conservancy zoning district.
3. Report Drafted By: Bill Roberts, Planner IV.

**GENERAL INFORMATION:**

1. Applicant: U.S. Cellular, 2720 North Dayton Street, Unit B, Chicago, IL 60614; Buell Consulting, Inc., Tom Bethea, agent; State of Wisconsin, Department of Health and Family Services, 1 West Wilson Street, Madison, WI 53703.
2. Status of Applicants: The State of Wisconsin as property owner intends to lease an easement to this telecommunication facility provider.
3. Development Schedule: The tower will be constructed as soon as all necessary land use approvals have been obtained.
4. Parcel Location: South side of Knutson Drive adjacent to the existing railroad right-of-way west of Northport Drive, Madison Metropolitan School District, 18<sup>th</sup> Aldermanic District.
5. Existing Zoning: C Conservancy District.
6. Existing Land Use: Vacant land within the Mendota Mental Health Center complex.
7. Surrounding Land Use and Zoning: Single-family dwellings to the northeast along the railroad right-of-way and Knutson Drive zoned R1; Mendota Mental Health Center properties to the west and south zoned C Conservancy; duplex dwellings and multi-family dwellings zoned R3 and R4 on the east side of the railroad right-of-way and Northport Drive.
8. Adopted Land Use Plan: SI-Special Institutional District.
9. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

**PUBLIC UTILITIES AND SERVICES:**

The full range of urban services are available to this site.

**STANDARDS FOR REVIEW:**

This application is subject to the conditional use standards.

**ANALYSIS, EVALUATION AND CONCLUSION:**

The applicant is proposing to construct a 120-foot tall monopole tower at this location. The tower will be designed to accommodate up to three separate carrier antenna arrays. A small 1-story equipment building is proposed at the base of the tower to be surrounded by a chain link fence.

In 1998, the Common Council adopted a telecommunication facility ordinance as part of Chapter 28 of the Zoning Code. This ordinance provided specific requirements for all new telecommunication facilities.

In 2004, the City Council adopted an ordinance that requires that a professional engineering consultant review each conditional use application for new telecommunication tower facilities. A contract with Evans Associates Consulting Engineer of Thiensville to provide this service to the City of Madison was approved.

City staff and the applicant provided information to the Evans Company to enable the review of this proposal. A report from Evans Associates on this proposal is attached. In short, the consultant recommends approval of this proposed site for a tower at the height as proposed by the applicant. The applicant has indicated that this particular site was chosen as part of a consensus process between the applicant and the staff of the Mendota Mental Health Center.

The Zoning Administrator has determined that the applicant has met the requirements of the ordinance and has provided the necessary information required by the ordinance.

The conditional use standards that are most relevant to a proposal of this nature are Standards Number 1 and 2.

Standard Number 1 reads:

“That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.”

Standard Number 2 reads:

“That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of this conditional use.”

The proposed tower location is in an area of the center site that is screened by existing vegetation from nearby residential uses. The site is on the southwest side of an existing railroad right-of-way set back from Northport Drive.

The chosen site is within 100-feet of an existing overhead electric transmission line support tower that runs along the southwest side of the Union Pacific railroad right-of-way. Staff has asked the applicant to present additional material at the Plan Commission public hearing as to why this potential collocation site on an existing transmission tower was not an option for constructing this new communication tower on this site.

**RECOMMENDATIONS:**

The Planning Unit recommends that after considering the applicant's testimony at the public hearing and input from the neighborhood, that the Plan Commission find that the conditional use standards are met and approve the conditional use application.



Department of Public Works  
**City Engineering Division**

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
608 267 8677 TDD

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dalley, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

DATE: April 22, 2005

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 317 Knutson Drive Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Lease area is part of the following property: 402 Troy Drive, 0809-264-0091-4. Application was confusing by listing 317 Knutson Drive.

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments: NONE

21



**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** April 23, 2005

**To:** Bill Roberts, Planner III  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 317 Knutson Dr.

**Present Zoning District:** Conservancy

**Proposed Use:** Construct a 120' Communication Tower and equipment building

**Conditional Use:** 28.07(2)(c)13.f. Communication towers are a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE**

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet applicable 28.04(23) requirements.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	existing	existing
Lot width	existing	existing
Front yard	60'	adequate
Side yards	80'	adequate
Rear yard	100'	adequate
Tower height	---	120'

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	n/a	access drive

<b>Other Critical Zoning Items</b>	
Flood plain	No
Utility easements	None shown

With the above conditions, the proposed project **does** comply with all of the above requirements.