



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

August 21, 2007

Rob Hecimovich
Any & All Video
4604 Monona Drive
Madison, Wisconsin 53716

RE: Approval of a conditional use for a radio transmission tower to be located at 3802 Mineral Point Road.

Dear Mr. Hecimovich:

The Plan Commission, meeting in regular session on August 20, 2007, determined that the ordinance standards could be met and **approved** your group's request for a radio transmission tower at 3802 Mineral Point Road, subject to the conditions below. In order to receive final approval of the conditional use for the tower and building permits for its construction, the following conditions must be met:

Please contact Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following three items:

1. Per Sec. 28.04(3)(a) the addition of the radio tower to this site will require the site be brought up to compliance with the existing zoning requirements, which include but are not limited to: parking, storage screening, paving, accessible parking, bicycle parking, and landscaping. The submitted plan does not reflect compliance with contemporary requirement for the site as required in MGO 28. An updated site plan must be submitted showing compliance with all requirements outlined in MGO 28 before a building permit will be issued for the proposed tower.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a.) Provide a minimum of two accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b.) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c.) Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
3. The site shares a zoning district boundary with residential development to the west and north. This development must provide effective 6'-8' high screening along the lot line of this commercial district adjoining a residential zoning district.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following seven items:

4. The applicant shall modify the site plans for abandon driveway approaches and encroachment onto the public sidewalks on Glenway Street and Mineral Point Road. Madison General Ordinances require all driveway approaches and parking facilities shall comply with all design standards as set forth in the ordinances.
 - The applicant shall not parking or store vehicles blocking the approaches to the public street. The most easterly approach on Mineral Point Road and most northerly approach on Glenway Street are noted as abandon, as vehicles are blocking all or part of the approaches and shall be removed and replaced with curb and gutter.
 - The applicant shall modify or revised plans that the above ground Portable Racing Fuel Tanks shall not be in front of the driveway approach and according to Madison General Ordinance. Gasoline pumps or similar facilities shall be a minimum of 15 feet from the right of way line and no driveway shall be constructed to serve any such existing facility, which is less than 12 feet from the right of way line.
 - The applicant has paved to the top of 6-inch curb to prevent encroachment onto Glenway Street that vehicle could drive off the curb damaging vehicles and encroaching onto the public sidewalk. The applicant shall provide a barrier on Glenway Street and Mineral Point Road to prevent vehicles from encroachment onto the public sidewalk.
5. The applicant shall show bicycle racks to be placed on site. In addition, applicant shall indicate the type of bicycle racks to be installed both inside and outside.
6. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
7. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
8. The applicant shall modify the gravel areas to bituminous, or Portland Cement concrete in accordance with City of Madison standards and specifications. All off-street facilities shall be paved in accordance to City of Madison General Ordinance Section 10.08(6)(a) 10.
9. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall. The applicant will need to show the dimensions for proposed degree parking stalls' items A, B, C, E, F, H and degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. The applicant shall note that Madison General Ordinance 10.08(a) 6 requires all facilities to have adequate internal circulation in which no backing movement, except that required to leave a parking stall, is allowed. All parking facilities shall be designed so as not to utilize any portion of the public right-of-way except to permit ingress and egress in a forward manner.
10. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact my office at 261-9632 if you have questions about the following two Planning Division items:

11. That the applicants submit a revised site plan for approval by the Zoning Administrator, Traffic Engineering Division and Planning Division staff that brings the 0.4-acre subject site up to current code compliance for parking lot design, landscaping and access, etc.
12. That a detail of the 20 square-foot equipment building be submitted for Planning Division approval prior to the issuance of a building permit for the tower.

Please now follow the procedures listed below for obtaining your conditional use:

1. Please revise your plans per the above and submit *three (3) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use.

If you have any questions regarding obtaining your demolition or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.

Signature of Applicant

cc: Matt Tucker, Zoning Administrator
John Leach, Traffic Engineering
Janet Dailey, City Engineer's Office

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (T. Parks)	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Fire Department
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: