



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 608 267-8739
PH 608 266-4635

September 18, 2007

Scott Steeno
Verizon Wireless
3580 Flagstone Circle
Middleton, Wisconsin 53562

RE: Approval of a conditional use for a wireless telecommunications facility to allow an existing cellular telephone tower at 1326 S. Midvale Boulevard to be replaced with a larger tower.

Dear Mr. Steeno:

The Plan Commission, meeting in regular session on September 17, 2007 determined that the ordinance standards could be met and **approved** your request for a conditional use for a for a wireless telecommunications facility at 1326 S. Midvale Boulevard, subject to the conditions below. In order to receive final approval of the conditional use, these conditions must be met.

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following two items:

1. The Engineering Division Mapping/ GIS Section requests submittal of any CAD files, if available, to assist in the parcel updates for both the existing conditions and proposed changes to this site. Please e-mail CAD files to lzenchenko@cityofmadison.com.
2. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. Email file transmissions preferred. Please include the site address in this transmittal. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format.

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

3. A sidewalk with ramps and crosswalks shall be installed from the building entrance to the S. Midvale Boulevard public sidewalk with ramps and cross walks as required.
4. The applicant shall show bicycle racks to be outside the building. In addition, applicant shall indicate the type of bicycle racks to be installed.

5. 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'.
6. A "Stop" and additional directional signage as needed to secure ingress vehicles. One-way or Left Turn Only signs shall be installed at a at all driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
7. The applicant shall dimension all existing 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.
8. 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 item:

9. That the third cellular telephone carrier receive approval by the Plan Director of the details of any exterior base equipment compound not located in an existing building prior to occupying the last position on the tower. The final administrative approval of this base compound will ensure that it is sufficiently secured and screened as required in Section 28.04 (23) of the Zoning Ordinance and will be accomplished as a minor alteration to the conditional use 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 *six (6) 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 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 the conditional use.

Signature of Applicant

cc: Matt Tucker, Zoning Administrator
John Leach, Traffic Engineering
Janet Dailey, Engineering Division

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