



# City of Madison

## Proposed Conditional Use Alteration

Location  
125 Larkin Street

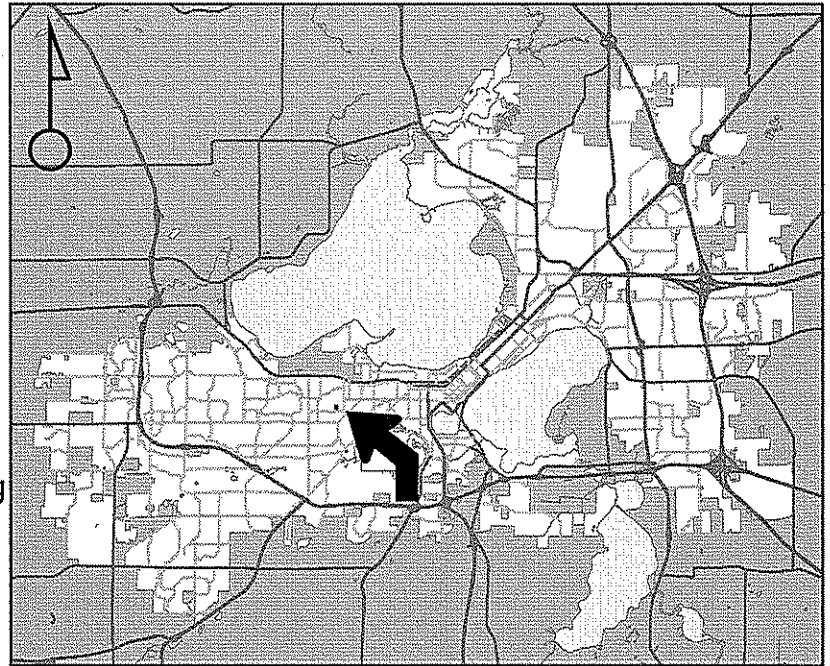
Project Name  
Verizon Tower Upgrades

Applicant  
City of Madison/  
Scott Steeno - SAC Wireless

Existing Use  
Cell Tower in Reservoir Park

Proposed Use  
Approve existing generator and three additional cellular antennas on existing tower

Public Hearing Date  
Plan Commission  
22 November 2010

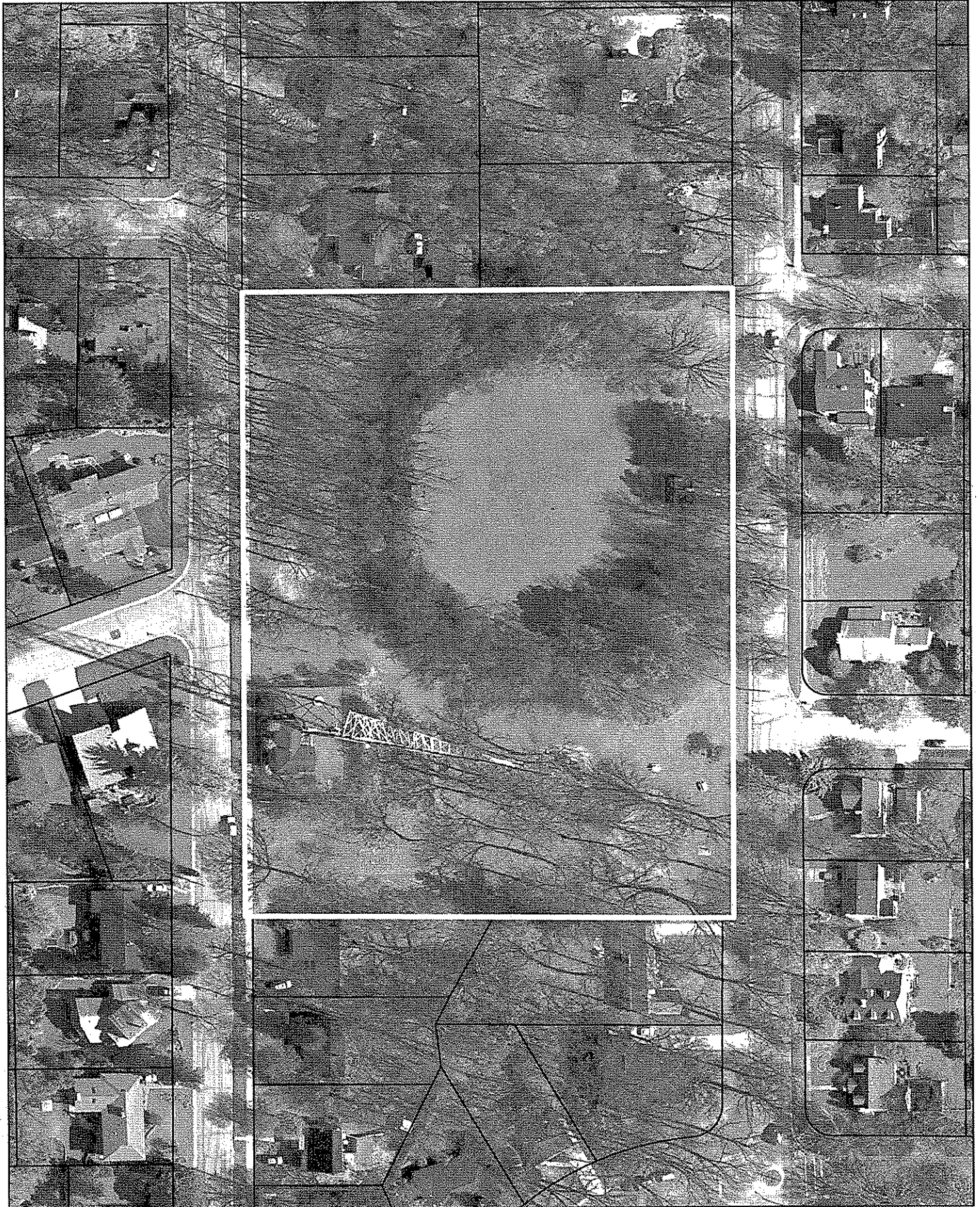


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 08 November 2010

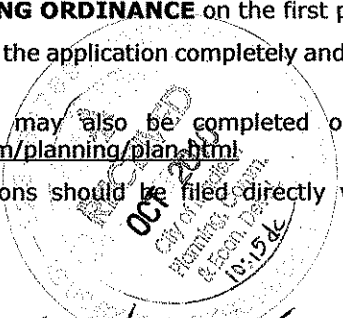




# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.



**FOR OFFICE USE ONLY:**

Amt. Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Date Received 01/10

Received By JUK

Parcel No. 0709-213-0206-7

Aldermanic District 11 Chris Schmidt

GQ CU

Zoning District R2

**For Complete Submittal**

Application \_\_\_\_\_ Letter of Intent

IDUP NA Legal Descript.

Plan Sets  Zoning Text NA

Alder Notification \_\_\_\_\_ Waiver \_\_\_\_\_

Ngrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_

Date Sign Issued ISSUED

1. Project Address: 125 LARKIN STREET Project Area in Acres: 4.41

Project Title (if any): VERIZON / LARKIN STREET

2. This is an application for: APPROVAL OF GENERATOR AT SITE / 3 ADDITIONAL ANTENNAS TO EXISTING SITE

**Zoning Map Amendment** (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests (Specify):</b> _____	

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Scott Steens Company: VERIZON WIRELESS  
 Street Address: 3619 FLAGSTONE CIRCLE City/State: MIDDLETON Zip: 53562  
 Telephone: (608) 698-3732 Fax: ( ) Email: SCOTT.STEENS@SACW.COM

Project Contact Person: Scott Steens Company: SAC WIRELESS  
 Street Address: 3619 FLAGSTONE CIRCLE City/State: MIDDLETON Zip: 53562  
 Telephone: (608) 698-3732 Fax: ( ) Email: SCOTT.STEENS@SACW.COM

Property Owner (if not applicant): CITY OF MADISON  
 Street Address: 215 MLK JR. BLVD., City/State: MADISON, WI Zip: 53703  
Room 312

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: APPROVAL OF NATURAL GAS GENERATOR / ADD 3 ANTENNAS TO EXISTING SITE

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_



**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$\_\_\_\_\_ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 

→ The site is located within the limits of \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30 days** prior to filing this request:
 

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

\_\_\_\_\_

*NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

**The signer attests that this form is accurately completed and all required materials are submitted:**

Printed Name Scott Steew Date 10/8/10

Signature [Signature] Relation to Property Owner TENANT

Authorizing Signature of Property Owner [Signature] Date 10/5/2010

DONALD S. MARY, MANAGER  
OFFICE OF REAL ESTATE SERVICES  
CITY OF MADISON

## Letter of Intent

This letter of intent is an attachment to a Land Use Application for the purpose of approving a fence around a Verizon owned Generator (plans attached) located at 125 Larkin Street. The generator has been there and operating since 2008. The fence is to minimize the noise made by the generator. Verizon is also going to initiate a "quiet test" program so when the generator is tested it will run at less RPM's. Verizon feels this will completely resolve the noise issue.

As a separate part of the application Verizon would like to add 3 antennas to the 6 already existing on the tower. This is part of a technology upgrade going on with all sites statewide. There will be no changes to our ground equipment. This amendment has already been approved by the real estate department.



Scott Steeno  
SAC Wireless, Agent for Verizon Wireless  
608-698-3732

**CONSULTANT TEAM**

**PROJECT CONSULTANT:** TERRA CONSULTING GROUP, LTD.  
600 BUSSE HIGHWAY PARK,  
RIDGE, IL 60088  
(847) 898-6400

**STRUCTURAL ENGINEER:** SEMAKAN ENGINEERING SOLUTIONS, LLC  
1073 N 285TH STREET  
EASTAURORA, NE 68022  
(402) 228-1838

**PROJECT TYPE:**

PROPOSED TOWER ANTENNAS TO BE MOUNTED ON EXISTING SELF-SUPPORTING TOWER AND PROPOSED FENCE INSTALLATION AROUND EXISTING LESSEE GENERATOR.

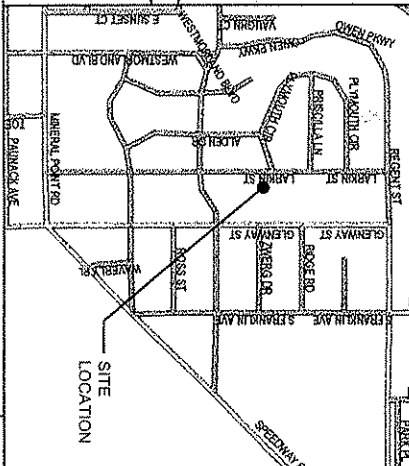
**SITE COORDINATES:**  
LATITUDE: 43° 03' 54.73" N (APPROX.)  
LONGITUDE: 89° 25' 24.93" W (APPROX.)  
ELEVATION: 693.5'

**APPROVALS**

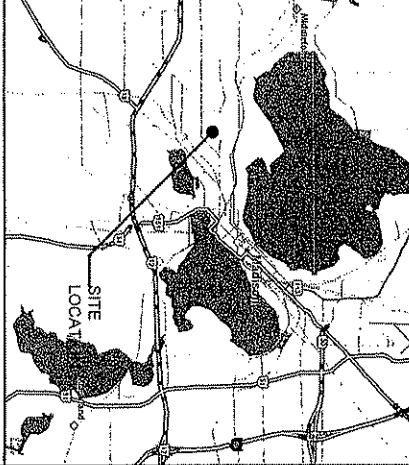
DRIVING DIRECTIONS: (FROM LESSEE'S OFFICE)  
HEAD WEST ON BANK DR TOWARD N MICHIGAN RD. TAKE THE 1ST LEFT ONTO N MICHIGAN RD AND TURN RIGHT ONTO S MICHIGAN RD. TAKE THE 1ST RIGHT ONTO US-12 WIS-18 AND MERGE ONTO US-12. TAKE THE 1ST LEFT TO MERGE ONTO US-12 WIS-18 TOWARD MADISON. TAKE EXIT 238 FOR MIDVALE BLVD AND TURN RIGHT AT S MIDVALE BLVD. TURN RIGHT AT MINERAL POINT RD AND TURN LEFT AT LARKIN ST. DESTINATION WILL BE ON THE RIGHT.

REAL ESTATE	
RF	
CONSTRUCTION	
OPERATIONS	
EQUIPMENT ENGINEERING	

**VICINITY MAP**



**REGIONAL MAP**



**VERIZON WIRELESS  
PERSONAL COMMUNICATIONS LP**

d/b/a Verizon Wireless

1515 WOODFIELD ROAD, SUITE 1400  
SCHAMBURG, ILLINOIS 60173

**LOCATION #: 113482**

**SITE NAME: LARKIN STREET  
125 LARKIN STREET  
MADISON, WI 53705**

**ADDRESS:** 125 LARKIN STREET  
MADISON, WI 53705

**UTILITIES:** POWER  
TBO

**PHONE:** TBO

**SITE INFORMATION**

**OCCUPANCY:** UNINHABITED

**CONSTRUCTION TYPE:** ANTENNA MODIFICATION & FENCE ADDITION

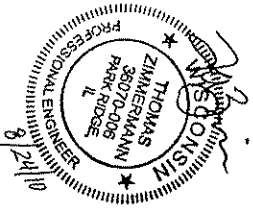
**APPLICANT:** VERIZON WIRELESS PERSONAL COMMUNICATIONS LP  
d/b/a VERIZON WIRELESS  
1515 WOODFIELD RD, SUITE 1400  
SCHAMBURG, IL 60173

**REAL ESTATE CONTACT PERSON:** KIM KUESTER  
(847) 706-2488

**CONSTRUCTION CONTACT PERSON:** JASON EISELEIN  
(630) 294-6080

**DRAWING INDEX**

T-1	TITLE SHEET
C-1	SITE PLAN
C-2	FENCE DETAILS
ANT-1	SITE ELEVATION
ANT-2	ANTENNA INFORMATION



**VERIZON WIRELESS  
PERSONAL  
COMMUNICATIONS LP**  
d/b/a Verizon Wireless



**REVISIONS**

NO.	DATE	DESCRIPTION

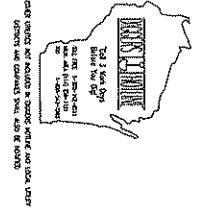
LOC # 113482  
LARKIN  
STREET

125 LARKIN STREET  
MADISON, WI 53705

DATE: 05/13  
PROJECT #: 42359

DRAWN BY: RRU  
CHECKED BY: TAZ

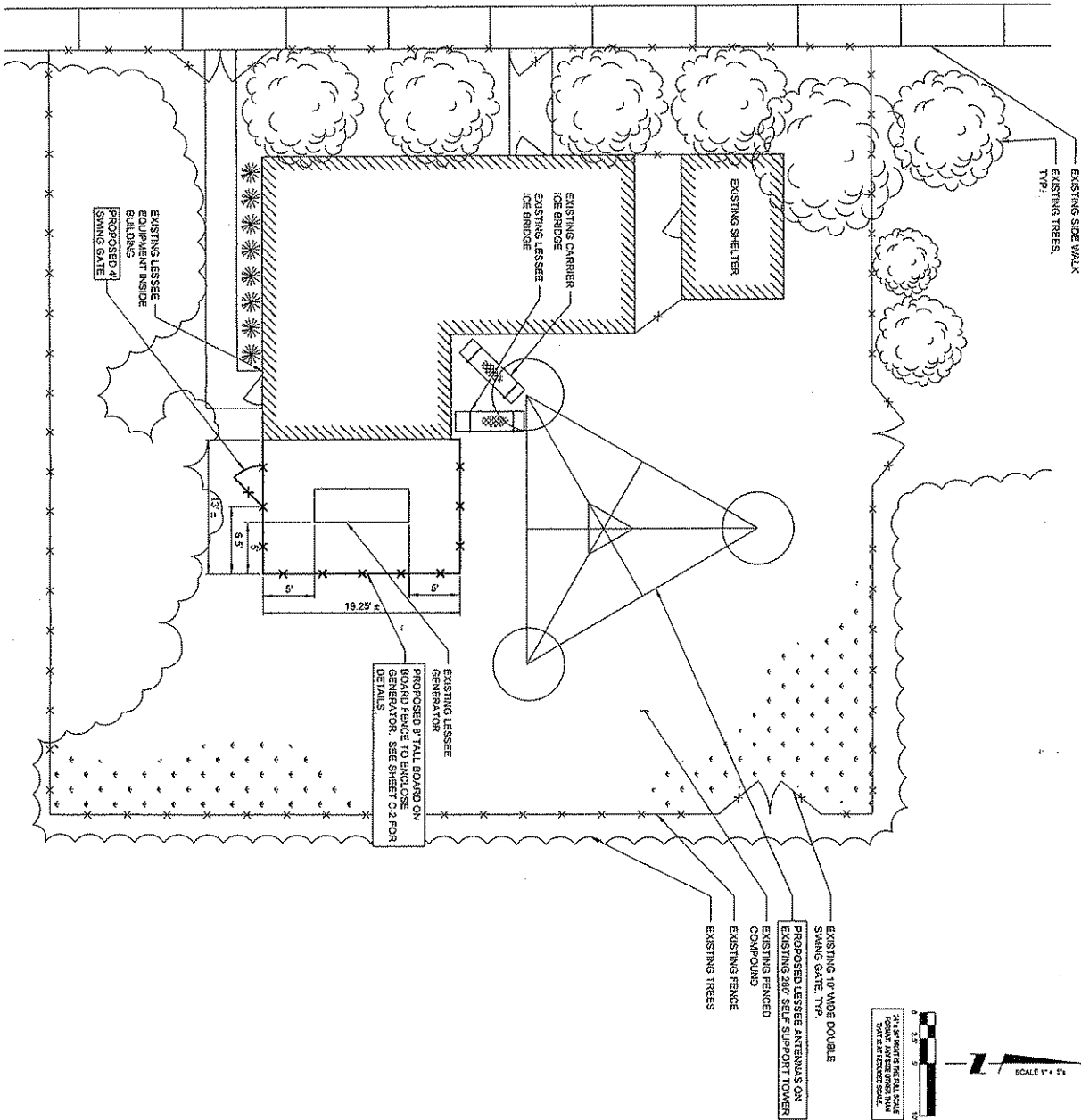
SCALE: AS SHOWN  
SHEET NUMBER: T-1



FULL SCALE PRINT IS ON 24"x36" MEDIA

THIS SITE PLAN WAS CREATED OFF OF FIELD MEASUREMENTS BY THE DESIGNER AS BOUNDARY SURVEY WAS NOT SUPPLIED FOR PURPOSES OF SITE LAYOUT.

# LARKIN STREET



OWNER	RTU
DESIGNED BY	TAC
DATE	08/10
PROJECT #	42399
SHEET TITLE	SITE PLAN
SHEET NUMBER	C-1

125 LARKIN STREET  
MADISON, WI 53705

LARKIN STREET

LOC # 113482

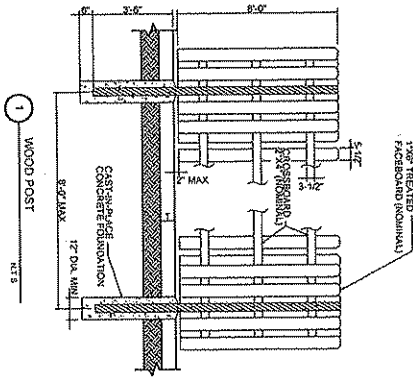
REVISIONS		
NO.	DESCRIPTION	DATE
	ISSUED FOR ZONING	08/10

**TERRA**  
CONSULTING GROUP, LTD.

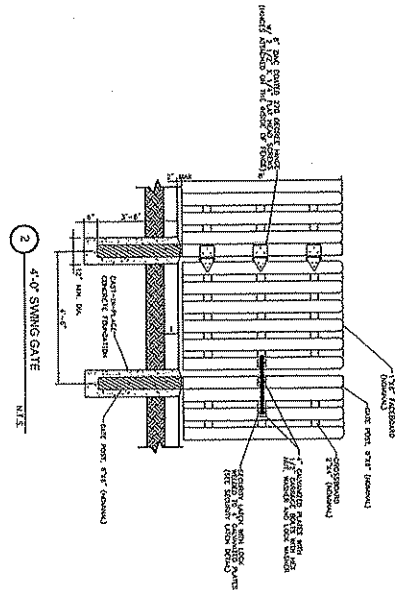
600 Busse Highway  
P.O. Box 50068  
Ph: 847/698-6400  
Fax: 847/698-6401

**VERIZON WIRELESS**  
**PERSONAL COMMUNICATIONS LP**  
d/b/a Verizon Wireless

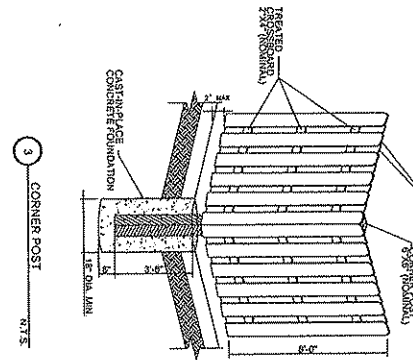
11



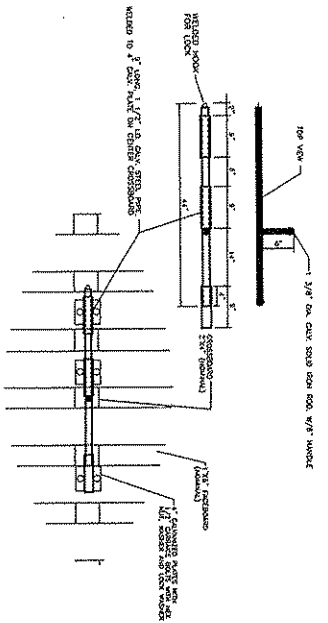
1 WOOD POST  
N.P.S.



2 4\"/>

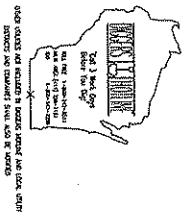


3 CORNER POST  
N.P.S.



4 SECURITY LATCH  
N.P.S.

FACEROARDS CAN BE Nailed OR SCREWED TO CROSSBOARDS  
 ALL CROSSBOARDS WILL BE SCREWED TO POSTS  
 ALL CONCRETE FOOTINGS SHALL BE 8\"/>



OTHER DETAILS AND MATERIALS SHOULD BE OBTAINED FROM THE LOCAL OFFICE  
 SHOWING AND EXAMINED FROM SET TO SET

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 75%;">DESCRIPTION</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE										<p>OWNER BY: RVD          CHECKED BY: TAZ          DATE: 6/30/0          PROJECT #: 42343</p> <p style="text-align: center;">125 LARKIN STREET          MADISON, WI 53705</p> <p style="text-align: center;">LOC # 113482          LARKIN          STREET</p>	<p style="text-align: center;"><b>TERRA</b>          CONSULTING GROUP, LTD.</p> <p>800 Bussie Highway          Park Ridge, IL 60068          Ph: 847/698-6400          Fax: 847/698-6401</p>	<p style="text-align: center;"><b>VERIZON WIRELESS</b>  <b>PERSONAL COMMUNICATIONS LP</b>          d/b/a Verizon Wireless</p>
NO.	DESCRIPTION	DATE													
<p><b>C-2</b></p>	<p>11</p>														



