



Location

1326 South Midvale Boulevard

Project Name

Dorn Hardware Tower Replacement

Applicant

Midvale Corner, LLC/
Scott Steeno - SAC Wireless

Existing Use

Cellular Tower on Commercial Site

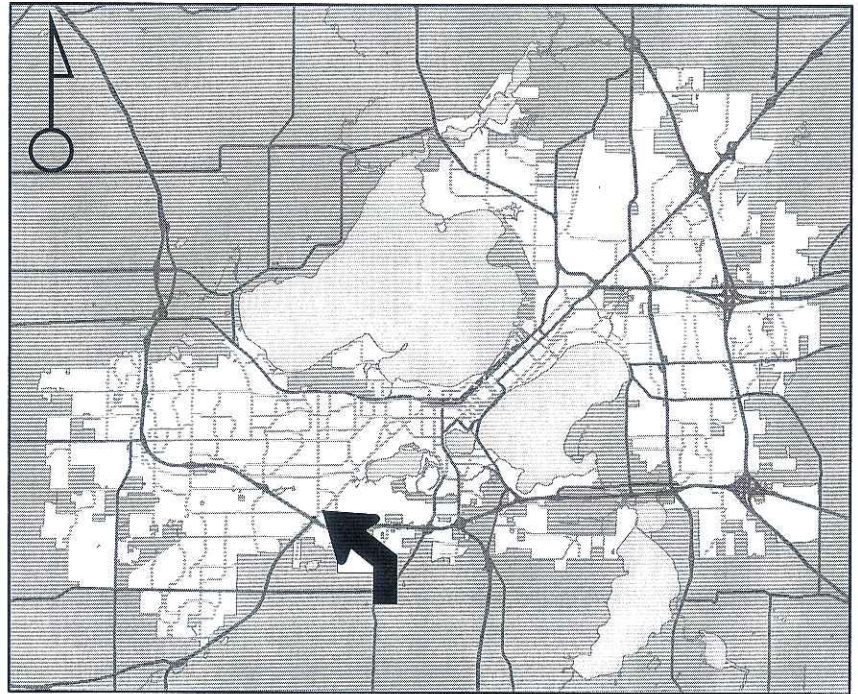
Proposed Use

Replace Existing Cellular Tower
with Larger Cellular Tower

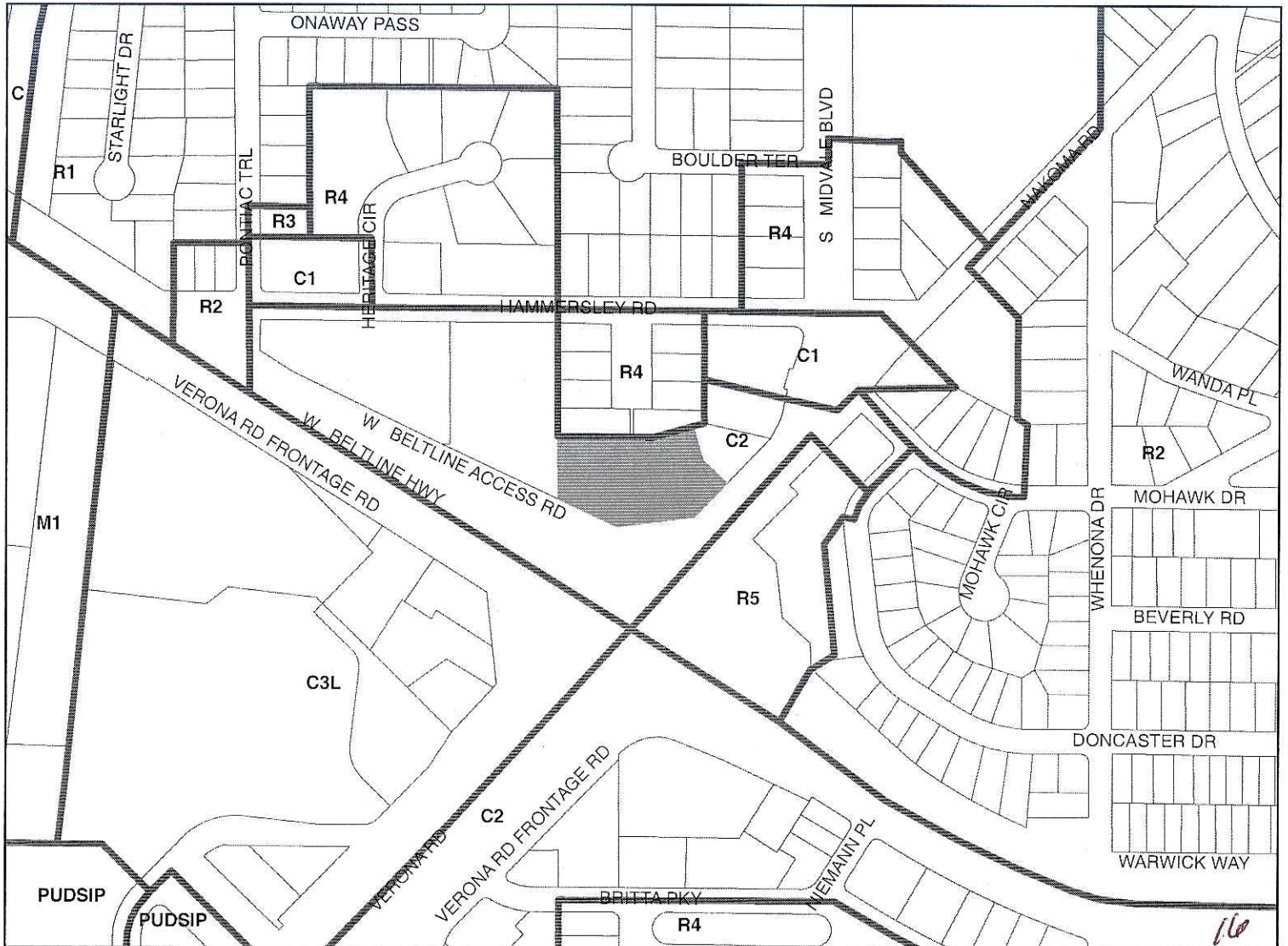
Public Hearing Date

Plan Commission

17 September 2007

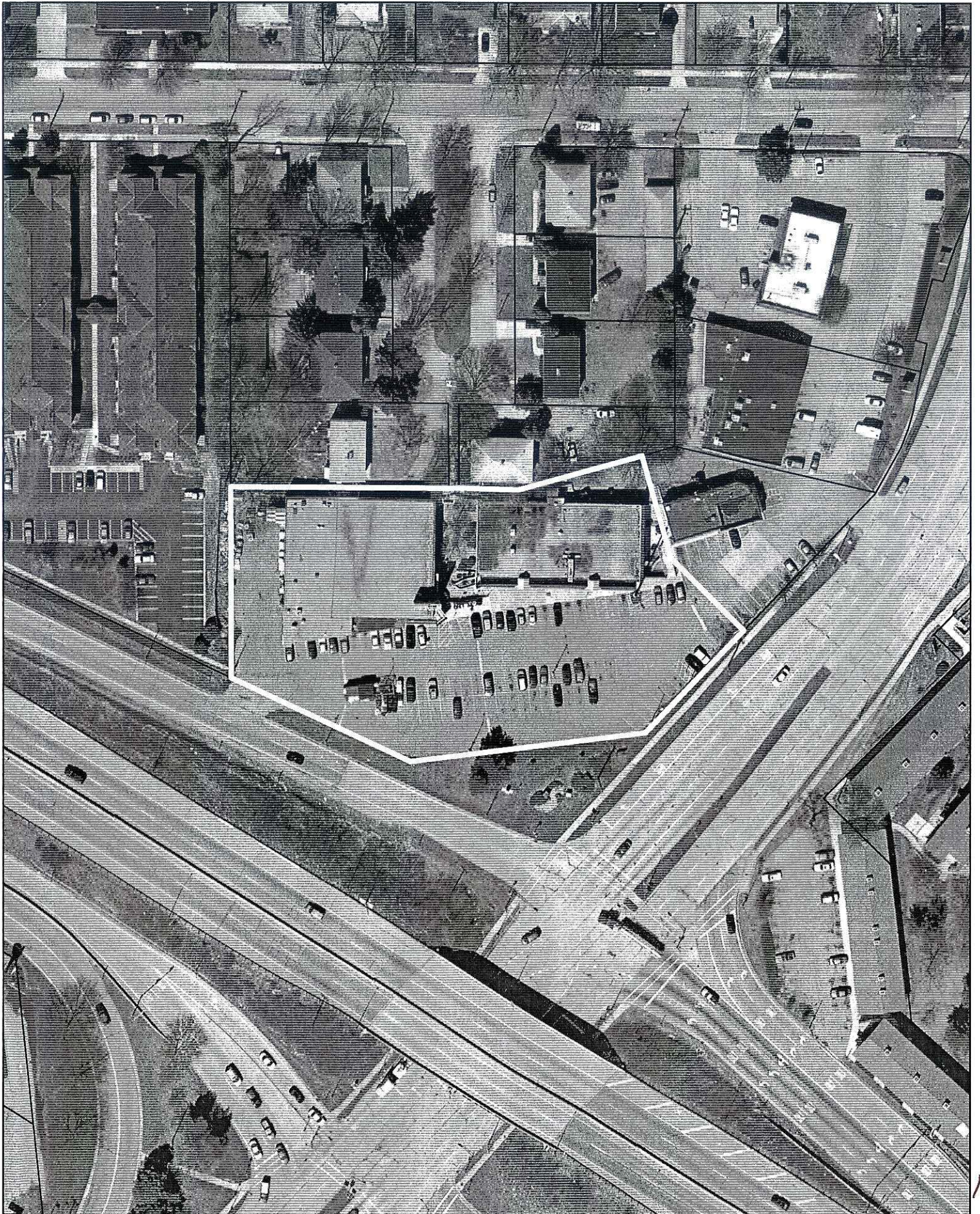


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 August 2007



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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
- All zoning applications should be filed directly with the Zoning Administrator.

\$1750.00 → study

JR OFFICE USE ONLY: 84033	
Amt. Paid	\$ 550.00 Receipt No. 84032
Date Received	8/1/07
Received By	JLK
Parcel No.	0709-324-0416-7
Aldermanic District	10-Brian Solomon
GQ	Existing CU
Zoning District	02 R4
For Complete Submittal	
Application	✓ Letter of Intent ✓
IDUP	NA Legal Descript. ✓
Plan Sets	✓ Zoning Text NA
Alder Notification	Waiver 7/29/07
Ngrhd. Assn Not.	Waiver
Date Sign Issued	8/1/07

1. **Project Address:** 1326 S MIDVALE BLVD **Project Area in Acres:** _____

Project Title (if any): DOEN HARDWARE TOWER REPLACEMENT

2. **This is an application for:** (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Scott Stearn Company: VERIZON WIRELESS
Street Address: 3580 FLAGSTONE CIRCLE City/State: MIDDLETON WI Zip: 53562
Telephone: (920) 265-6263 Fax: () Email: SSTEARN@EARTHLINK.NET

Project Contact Person: Scott Stearn Company: SAC WIRELESS
Street Address: 3580 FLAGSTONE CIRCLE City/State: MIDDLETON WI Zip: 53562
Telephone: (920) 265-6263 Fax: () Email: SSTEARN@EARTHLINK.NET

Property Owner (if not applicant): MIDVALE CORNER LLC
Street Address: 1348 S MIDVALE BLVD City/State: MADISON WI Zip: 53717

4. Project Information:

Provide a general description of the project and all proposed uses of the site: REPLACE 65' CELLULAR TOWER WITH 88.6 FT CELLULAR TOWER

Development Schedule: Commencement ASAP Completion 12/31/07 16

5. Required Submittals:

- Site 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:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- Filing Fee:** \$_____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 the: City of Madison Plan, which recommends: _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

Alderman Brad Solomon via e-mail 7/10/07

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 Counter and Planning Unit staff; note staff persons and date.

Planner Matt Tucker Date 7/10/07 | Zoning Staff _____ Date _____

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

Printed Name Scott Stearns Date 8/1/07

Signature [Signature] Relation to Property Owner AGENT for Verdon

Authorizing Signature of Property Owner [Signature] Date 8/1/07

Letter of Intent

1 August, 2007

Address:

1326 S. Midvale Blvd.
Madison WI 53717

Description of project: Verizon Wireless is proposing to replace an existing cellular tower. The current tower is a stealth tower/light standard that is 65 ft. tall is owned by US Cellular and is capable of accommodating only one carrier. We would like to replace that tower with a new tower/light standard that is 88'6" tall and will accommodate up to 3 carriers. This will be US Cellular, Verizon Wireless and a future carrier. The tower will be the same color as it is presently and will serve the same purpose. The radio equipment will be housed in a vacant office owned by Dorn Hardware and will not be visible from the street.

Existing conditions and uses of the property: The property is currently a strip mall consisting of Dorn Hardware, a bar and a liquor store. Also, there is an existing cellular facility owned by US Cellular and leased from Dorn Hardware. The cellular facility is a 65 ft. tower (stealth light pole) with the electrical units enclosed in an indoor room.

The entire property appears to be in good condition.

Development schedule of for the project: We plan to build the site by the end of the year 2007 pending zoning approval.

The contractor has yet to be chosen but will be shortly after a building permit is received.

Architect:

Ramaker & Associates Inc.
1120 Dallas Street
Sauk City, WI 53583

There will be no landscaping at this site.

This will be an unmanned facility. Maintenance personnel will visit the site approximately 2 to 3 times per month to perform scheduled periodic maintenance. There is adequate parking at the site for the one vehicle needed for the periodic maintenance.

Respectfully submitted 8/1/2007

Scott Steeno
SAC Wireless
Agent for Verizon Wireless
920-265-6263

ENGINEER:



RAMAKER & ASSOCIATES, INC.
 180 DALLAS STREET
 SAUK CITY, WISCONSIN 53583
 VOICE: 608-643-4100
 FAX: 608-643-7993
 WEB: http://www.ramaker.com

PROJECT TYPE:
 POWER, WIRELESS, ANTENNAS MOUNTED
 FROM 140' TO 20' OF EQUIPMENT ROOM
 LOCATED WITHIN EXISTING BUILDING.

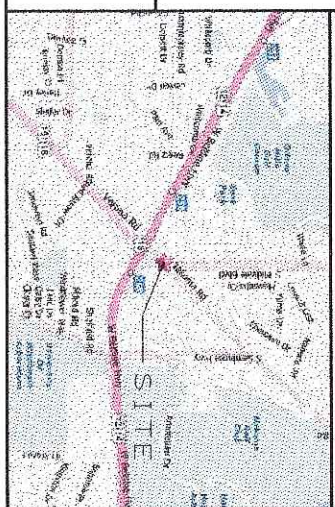
SITE COORDINATES:
 LOCATION: 89° 27' -46.35"
 ELEVATION: 153.7'

DIRECTIONS TO SITE:
 FROM I-50/75 TAKE US-20/US-16 IN THE EAST DIRECTION TOWARDS MADISON,
 GO APPROX. 8 MILES TO CROSS UNDER I-50/US-16. TAKE RIGHT TURN ON
 I-50/US-16 TO SITE - WHICH IS ON THE WEST END OF US-16/US-16
 APPROX. 1/4 MILE SOUTH.

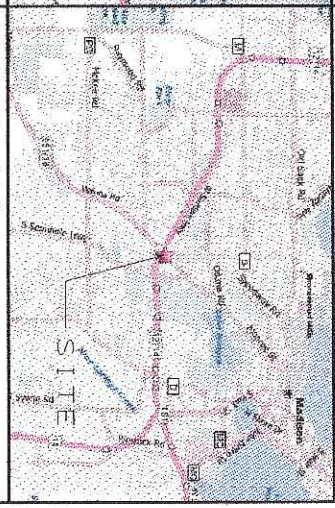
PROJECT SIGNOFF:

REAL ESTATE: _____
 PERMITS: _____
 CONSTRUCTION: _____
 OPERATIONS: _____
 EQUIPMENT ENGINEERING: _____

LOCATION MAP



VICINITY MAP



VERIZON WIRELESS PERSONAL COMMUNICATIONS LP/D/B/O VERIZON WIRELESS

15725 WEST RYERSON ROAD
 NEW BERLIN, WI 53151
 PHONE: 414-390-5278 FAX: 414-390-5543

LOCATION #: 112336
 PROJECT #: 2000037963
 SITE CODE: 14-3650

SITE NAME: HWY 151 & HWY 14
 1326 S. MIDVALE BOULEVARD
 MADISON, WI 53717



QUALIFIED BY: JOHN A. KRAMER, P.E.
 LICENSE NO. 112336
 EXPIRES: 12/31/2007

I hereby certify that the plan specification, direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin. I am not providing any services to the project identified with an "I" have been prepared and/or titled by others and have been included herein for informational purposes only.

Signature: _____
 Date: 7/17/2007

DRAWING INDEX

T-1	TITLE SHEET	S-5	HALO GROUND CEILING VIEW
SP-1	SPECIFICATIONS	S-6	ITEM LIST
SP-2	SPECIFICATIONS	E-1	UTILITY PLAN
C-1	EXISTING SITE PLAN	E-2	HVAC PLAN
C-2	SITE DETAILS	E-3	ELECTRICAL SCHEMATIC
A-1	SITE ELEVATION	E-4	ELECTRICAL SCHEMATIC
A-2	ANTENNA DETAILS	G-1	ALARM WIRING
S-1	FLOOR PLAN	G-2	GROUNDING PLAN AND NOTES
S-2	INTERIOR CEILING VIEW	G-3	GROUNDING DETAILS
S-3	CABLE RACK CEILING VIEW		
S-4	CABLE RACK MOUNTING DETAILS & MATERIALS		

ADDRESS: 1326 S. MIDVALE BOULEVARD
 MADISON, WI 53717
 PHONE: 608-278-7000

TELEPHONE: 608-643-4100
 FAX: 608-643-7993
 PHONE: 1800-647-9000

VERIZON WIRELESS PERSONAL COMMUNICATIONS
 15725 WEST RYERSON ROAD
 NEW BERLIN, WI 53151
 PHONE: 414-390-5278

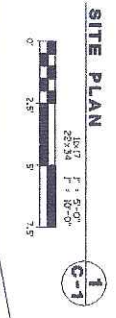
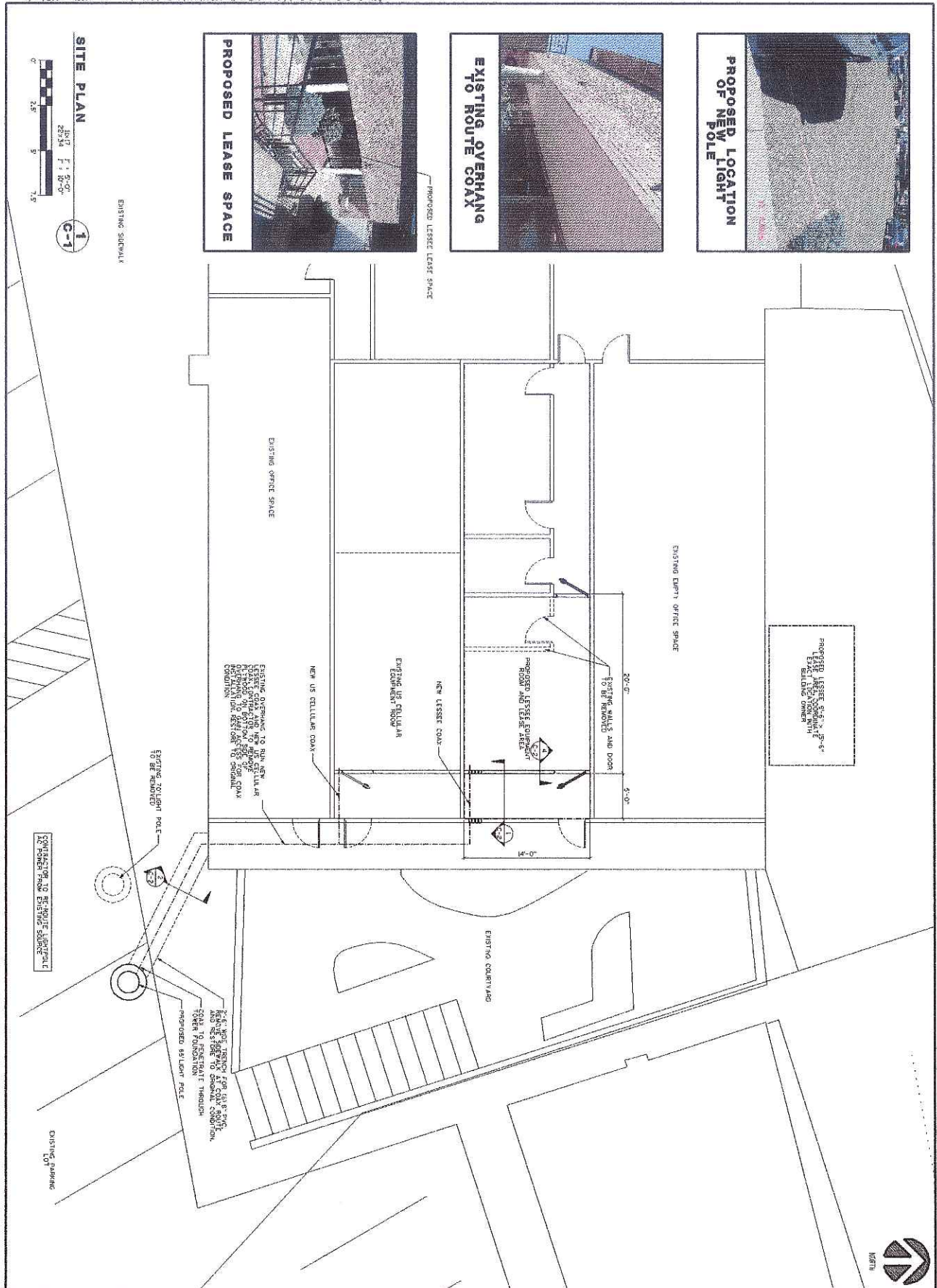
APPLICANT:
 VERIZON WIRELESS PERSONAL COMMUNICATIONS
 15725 WEST RYERSON ROAD
 NEW BERLIN, WI 53151
 PHONE: 414-390-5278

BY	REVISIONS	DATE
KJH	PRELIMINARY DRAWINGS	07/17/07

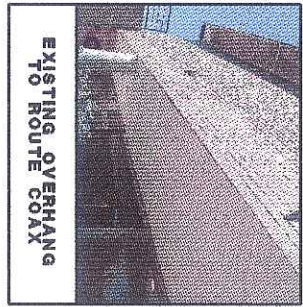
SITE CODE: 14-3650

PREPARED BY: **RAMAKER & ASSOCIATES, INC.**
 180 DALLAS STREET
 SAUK CITY, WISCONSIN 53583
 VOICE: 608-643-4100
 FAX: 608-643-7993
 WEB: http://www.ramaker.com

DATE:	7/17/2007	DESIGN BY:	SEW
DESIGNER:	KJH	PROJECT NO.:	11845
TITLE:	HWY 151 & HWY 14	SHEET:	T-1



SITE PLAN
 1
 C-1
 EXISTING SIDEWALK



SITE PLAN
 C-1

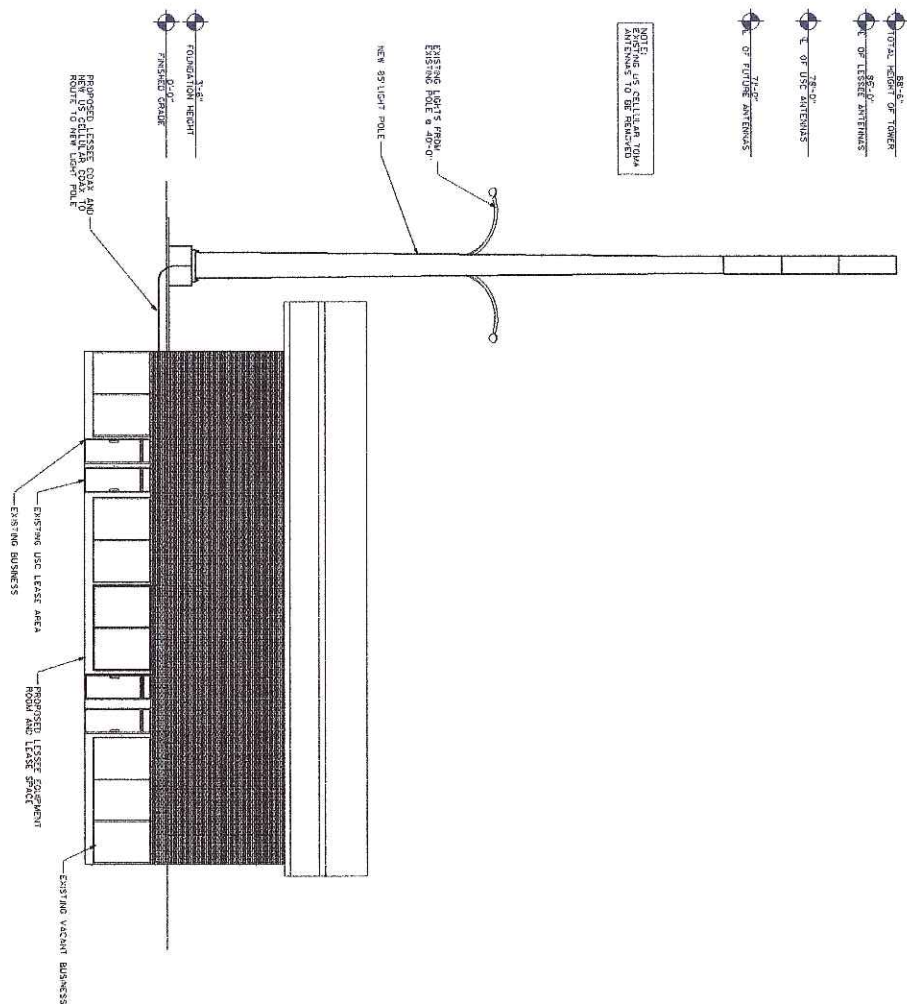
PREPARED BY:

RAMAKER & ASSOCIATES, INC.
 1120 DALLAS STREET
 SALK CITY, WISCONSIN 53583
 VOICE: 608-643-4100
 FAX: 608-643-7999
 Web: <http://www.ramaker.com>

PREPARED FOR:
 VERIZON WIRELESS PERSONAL COMMUNICATIONS LP
 dba VERIZON WIRELESS
 15725 RYERSON RD.
 NEW BERLIN, WI 53151

DATE	7/17/2007
DRAWN BY	SEW
CHECKED BY	K.J.H.
APPROVED BY	M.E.P.
NO.	
REVISIONS	
DATE	

14



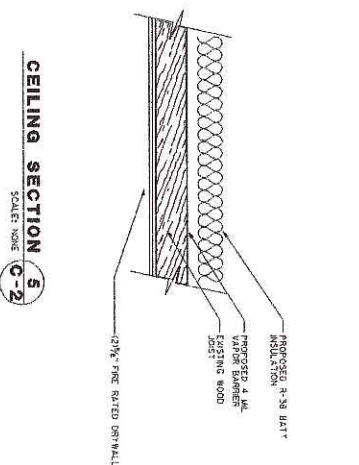
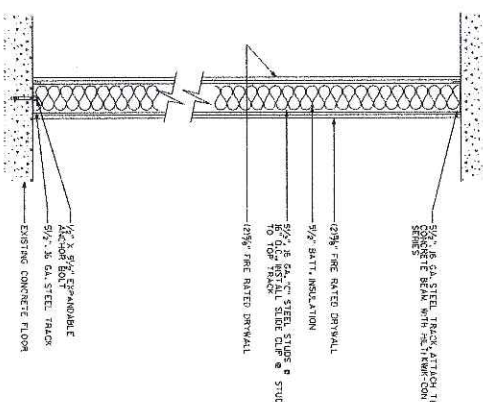
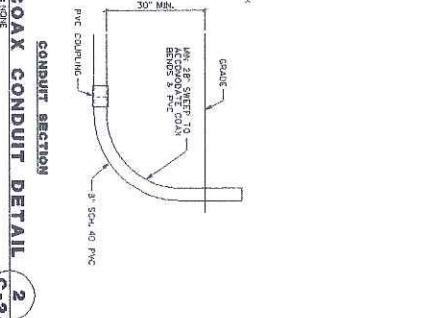
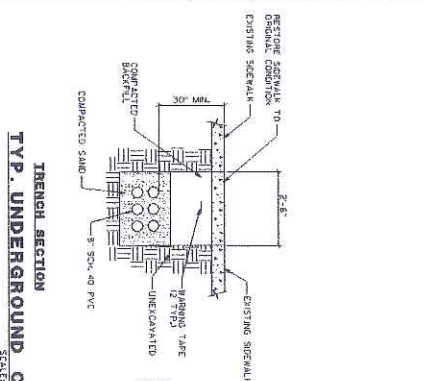
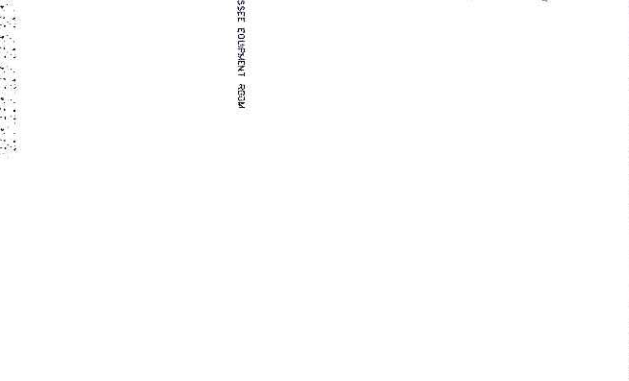
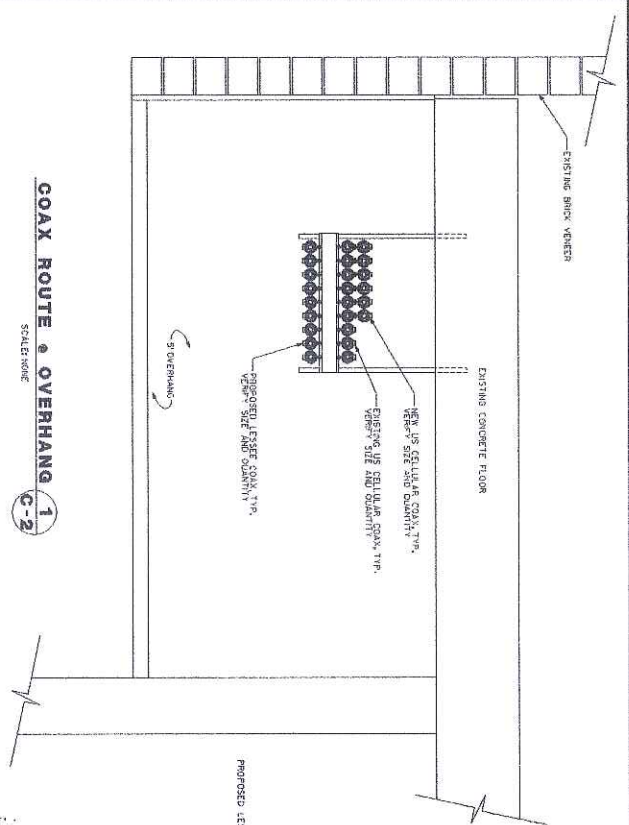
- TOTAL HEIGHT OF TOWER
- AX OF LEASE ANTENNAS
- AX OF USE ANTENNAS
- AX OF TOWER ANTENNAS

NOTE: ALL US CELLULAR TOWER ANTENNAS TO BE REMOVED



<p>RAMAKER & ASSOCIATES, INC. 120 DALLAS STREET SAUK CITY, WISCONSIN 53583 VOICE: 608-643-4100 FAX: 608-643-7999 Web: http://www.ramaker.com</p>	<p>PREPARED FOR: VERIZON WIRELESS PERSONAL COMMUNICATIONS LP dba VERIZON WIRELESS 15725 RYERSON RD. NEW BERLIN, WI 53151</p>	<p>DATE: 7/17/2007 DESIGNED BY: SEW DRAWN BY: R.J.H. APPROVED BY: M.P.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">REVISIONS</th> <th style="width: 20%;">DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISIONS	DATE							<p>PROJECT: 11845 OWNER: 15725 RYERSON RD. NEW BERLIN, WI 53151 DATE: 7/17/07</p>
REVISIONS	DATE											

16



INTERIOR WALL SECTION 4
SCALE: 1/8\"/>

SITE DETAILS C-2

PREPARED BY:



RAMAKER & ASSOCIATES, INC.
120 DALLAS STREET
SAUK CITY, WISCONSIN 53583
VOICE: 608-643-4100
FAX: 608-643-7999
Web: <http://www.ramaker.com>

PREPARED FOR:

VERIZON WIRELESS PERSONAL COMMUNICATIONS LP
dba VERIZON WIRELESS

15725 RYERSON RD.
NEW BERLIN, WI 53151

NO.	REVISIONS	DATE

POS	MAKE AND MODEL	ANTENNA QUANTITY	ANTENNA HEIGHT	ANTENNA DIMENSIONS	ANTENNA CENTER	ANT. HORIZ. LENGTH	CABLE LENGTH	CABLE DIA.	COAX DIA.
1	LAVESON WIRELESS PCS2065-2B-2	1	102.00'	72" x 6.3" x 2.61	88.5'	0"	145'	1/2"	1/2"
2	LAVESON WIRELESS PCS2065-2B-2	1	102.00'	72" x 6.3" x 2.61	88.5'	120"	145'	1/2"	1/2"
3	LAVESON WIRELESS PCS2065-2B-2	1	102.00'	72" x 6.3" x 2.61	88.5'	250"	145'	1/2"	1/2"
4									
5									
6									
7									
8									
9									
10									

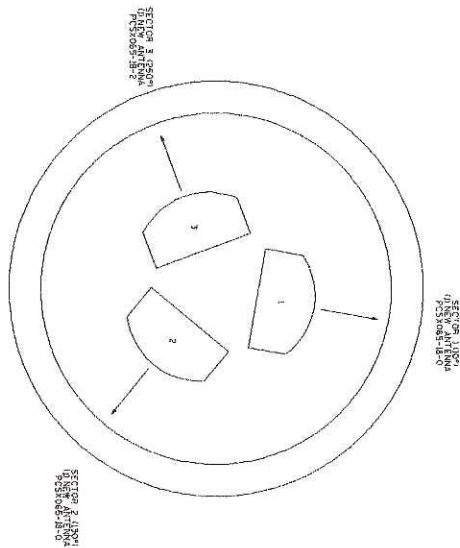
- ANTENNAE TOP EQUIPMENT & ELECTRICAL DOWNHILL, INSTALL ALL ASSOCIATED REMOTE LINES AS NEEDED.
 - TYP. JUMPER LENGTH @ ANTENNA 10'

NOTES

- VERIFY EACH CABLE, CABLE LENGTH, DIAMETER, ROUTING, AND ALL JOINTING APPROXIMATIONS WITH OWNER PRIOR TO ORDER.
- THE MAXIMUM CABLE LENGTH HAS BEEN ESTIMATED AT 200 FEET. APPROXIMATE AND IS NOT TO BE USED FOR CONSTRUCTION. CABLE LENGTHS MAY VARY FROM ESTIMATED MAXIMUM LENGTH AND MUST BE MEASURED.
- THE ALL MAIN CABLES AT THESE 3 LOCATIONS:
 A. TOP OF TOWER AT 102 FEET NEAR THE WAREHOUSE ENTRY PORT
 B. OVERSHOULDER SHELTER NEAR THE WAREHOUSE ENTRY PORT
 C. OVERSHOULDER SHELTER NEAR THE WAREHOUSE ENTRY PORT
- EACH COAX SHALL BE SUPPORTED WITH COLUMNS AND STAINLESS STEEL HANGERS HUNG FROM A TOWER AT TOP OF TOWER, 10' ABOVE FOR EACH TOWER.
- EACH COAX SHALL BE HUNG AT 13' TOWER LOCATIONS, TOWER PLATFORM, TOWER BASE AND BUILDING PORT ENTRY.
- STEEL CABLES TO BE SUPPORTED EVERY 3'-0" ON PLATFORM WITH STAINLESS STEEL HANGERS TO BE SUPPORTED EVERY 6'-0" WITH STAINLESS STEEL HANGERS.
- ANTENNA CONTRACTOR RESPONSIBLE FOR FABRICATING ENCLOSED JUNCTIONS.


ANTENNA CONFIGURATION TABLE & NOTES

1
A-2



ANTENNA LAYOUT

2
A-2

14-3650 HWY 6 1510 & HWY 14 132 MADISON, WI 53170 PHONE: 608-643-7999 FAX: 608-643-7999 WWW.RAMAKER.COM	PREPARED BY:  RAMAKER & ASSOCIATES, INC. 120 DALLAS STREET SAUK CITY, WISCONSIN 53583 VOICE: 608-643-4100 FAX: 608-643-7999 Web: http://www.ramaker.com	DATE: 7/17/2007	PREPARED FOR: VERIZON WIRELESS PERSONAL COMMUNICATIONS LP dba VERIZON WIRELESS 15725 RYERSON RD. NEW BERLIN, WI 53151	REVISIONS NO. DATE DESCRIPTION
		DRAWN BY: SEW	CHECKED BY: KJH	APPROVED BY: MLP

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7. Photo Before Rendering/Simulation Looking South.



8. Photo Rendering/Simulation Looking South.

PHOTO SIMULATIONS

Job Name : Hwy 151&14 143650
Job Number : 11845
Site Address : 1326 S. Midvale Boulevard
Madison, WI 53717

R **RAMAKER**
& ASSOCIATES, INC.

1120 Dallas Street, Sauk City, WI 53583

Telephone : 608/643-4100

Facsimile : 608/643-7999



5. Photo Before Rendering/Simulation Looking West.



6. Photo Rendering/Simulation Looking West.

PHOTO SIMULATIONS

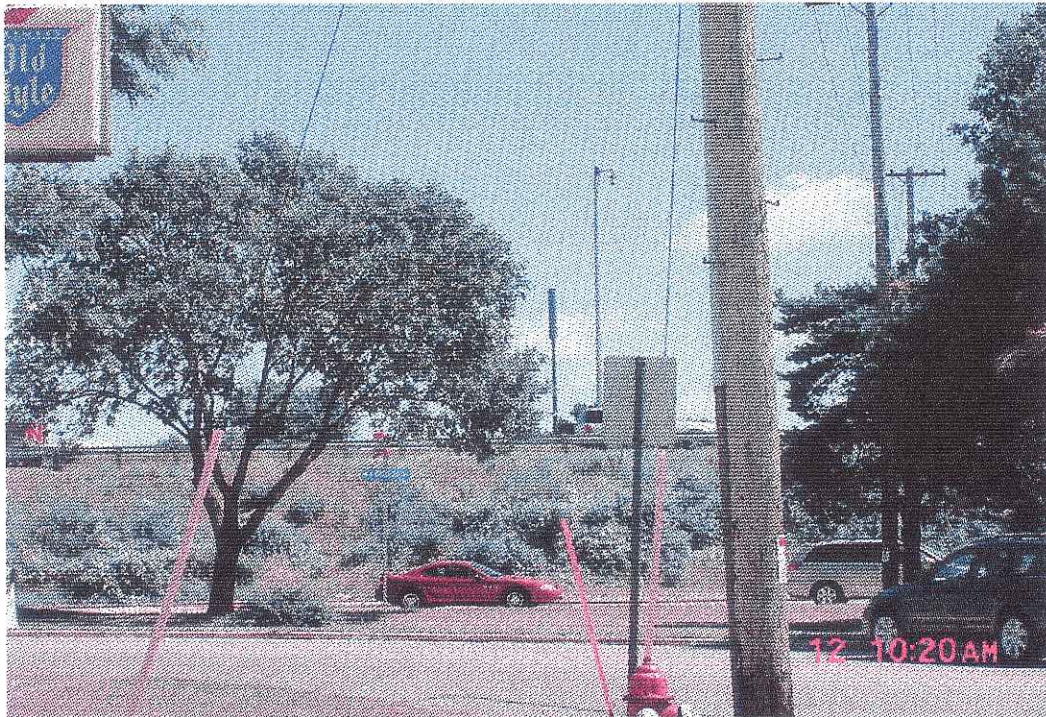
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Site Address : 1326 S. Midvale Boulevard
Madison, WI 53717

R **RAMAKER**
& ASSOCIATES, INC.

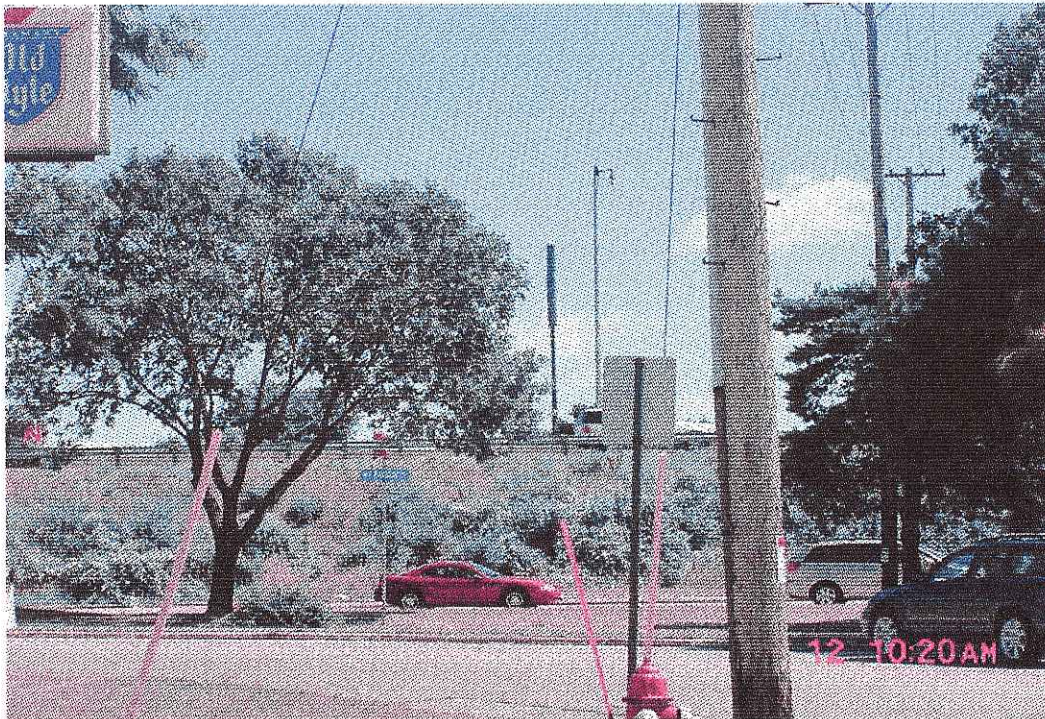
1120 Dallas Street, Sauk City, WI 53583

Telephone : 608/643-4100

Facsimile : 608/643-7999



3. Photo Before Rendering/Simulation Looking North.



4. Photo Rendering/Simulation Looking North.

PHOTO SIMULATIONS

Job Name : Hwy 151&14 143650
Job Number : 11845
Site Address : 1326 S. Midvale Boulevard
Madison, WI 53717

R RAMAKER
& ASSOCIATES, INC.

1120 Dallas Street, Sauk City, WI 53583

Telephone : 608/643-4100

Facsimile : 608/643-7999



1. Photo Before Rendering/Simulation Looking East.



2. Photo Rendering/Simulation Looking East.

PHOTO SIMULATIONS

Job Name : Hwy 151&14 143650
Job Number : 11845
Site Address : 1326 S. Midvale Boulevard
Madison, WI 53717



**RAMAKER
& ASSOCIATES, INC.**

1120 Dallas Street, Sauk City, WI 53583

Telephone : 608/643-4100

Facsimile : 608/643-7999

