



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

June 7, 2011

Dennis Cawley
City of Madison Water Utility
119 E. Olin Avenue
Madison, Wisconsin 53713

RE: Approval of a demolition permit and a major alteration to an existing conditional use to allow demolition of a fire-damaged water tower and construction of a new tower at 2829 Prairie Road.

Dear Mr. Cawley;

At its June 6, 2011 meeting, the Plan Commission found the standards met and **approved** your demolition permit and conditional use application to allow demolition of a fire-damaged water tower and construction of a new tower at 2829 Prairie Road, subject to the conditions below. In order to receive final approval of the demolition permit and conditional use alteration and for permits for to be issued for the project, the conditions that follow below shall be met.

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

1. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.

Please contact my office at 261-9632 if you have questions about the following two (2) items:

2. That the plans be revised subject to approval by the Planning Division prior to issuance of any permits as follows:
 - a.) include a height dimension for the new tower as measured to the top of the tank bulb;
 - b.) show the location of the new or replaced cellular telephone equipment enclosure(s) on the site plan and include details on the screening and landscaping for all such enclosures (Sheet C-1 shows the removal of cellular equipment enclosure; Sheet C-2 does not show its replacement).
3. That a landscaping plan for the entire site including any cellular telephone equipment enclosure(s) be provided for final approval by the Planning Division prior to the issuance of permits for the tower replacement.

As discussed with Planning staff, in order to satisfy conditions #2b and 3 above, the final plans will need to identify the general location of the cellular equipment enclosures with the final review of the plans for the rebuilt water tower prior to that project proceeding. The final details for individual cellular

equipment enclosures can be submitted as minor alterations to the conditional use when the cellular carriers are ready to reestablish their antennas on the rebuilt tower and construct their enclosures.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

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

1. Please revise your plans per the above conditions and submit **eight (8) copies** of a complete, fully dimensioned and scaled 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 and property owner (if not 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 permit.

If you have any questions regarding obtaining your 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

cc: Janet Dailey, City Engineering Division
 Pat Anderson, Asst. Zoning Administrator

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

Signature of Applicant

Signature of Property Owner (If Not Applicant)

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