



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
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August 7, 2007

Mr. Bryan Lzuka
SAC Wireless
655 First Bank Drive
Palatine, IL 60067

RE: Approval of a conditional use for a wireless telecommunications facility at Madison Memorial High School

Dear Mr. Lzuka:

The Plan Commission, meeting in regular session on August 6, 2007 determined that the ordinance standards could be met and **approved** your client's request for a conditional use for a for a wireless telecommunications facility at Memorial High School located at 201 South Gammon Road, 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 four items:

1. Revise plans to show existing public storm sewer and easement within the school property and within Mineral Point Road. Any conflicts must be addressed prior to approval.
2. Approved address for the cell tower is 6824 Mineral Point Rd.
3. Provide City Engineering copy of lease documents, including detail as to whom is responsible for storm water utility bills for the pervious and impervious areas of the leased site. Transmit this information to lzenchenko@cityofmadison.com or call 266-5952.
4. 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 Matt Tucker, the Zoning Administrator, at 266-4551 if you have questions regarding the following six items:

5. Comply with 28.04(23) telecommunication facilities and antennas ordinances.
6. Dimension the parking stalls and drive aisles on the site plan.

7. Show an overall plan showing the entire site on the final plan for sign off.
8. Pave the access drive to the tower facility.
9. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances.
10. Lighting is not required. However, if it is provided, it must comply with the attached ordinance. Lighting will be limited to .10 watts per square foot.

Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the following three items:

11. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: (*commercial structures only*)
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height.
 - c. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.
 - d. A dead-end fire lane that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45 degree wye, 90 degree tee) at the end of a fire lane that is more than 150-feet in length.
 - e. Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant.
 - f. Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 80,000 lbs.
12. Per MGO 34.19, 34.20 and IFC 503.2.5: (*For single family/ plats*)
 - a. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.
13. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.

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

14. That the plan set be revised per Planning Division approval to clarify the species of evergreen trees to be planted, with a minimum height at planting of six feet.

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

1. Please revise your plans per the above and submit *seven (7) 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 for the parking reduction.

Signature of Applicant

cc: Kathy Voeck, Assistant Zoning Administrator
John Leach, Traffic Engineering
Scott Strassburg, Madison Fire Department
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 checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: