



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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November 30, 2010

Scott Steeno
Verizon Wireless
3619 Flagstone Circle
Middleton, Wisconsin 53562

RE: Approval of a major alteration to an existing conditional use to approve an existing generator and the addition of three additional cellular antennas on Larkin Tower at 125 Larkin Street.

Dear Mr. Steeno;

At its November 22, 2010 meeting, the Plan Commission found the conditional use standards met and approved your request for a major alteration to the existing conditional use for Larkin Tower at 125 Larkin Street to allow an existing generator to remain and for three cellular antennas to be added, subject to the conditions below. In order to receive final approval of the conditional use and for building permits to be issued, the following conditions must be met:

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following item:

1. Note: Lighting is not required. However, if lighting is provided, it shall comply with City of Madison outdoor lighting standards, section 10.085. Lighting will be limited to .10 watts per square foot. (See City of Madison Lighting Ordinance).

Please contact my office at 261-9632 if you have any questions regarding the following conditions of approval, including the condition added by the Plan Commission:

2. Revise the plans prior to final approval of the conditional use as follows:
 - a.) specify the height above grade of the other antennas located on the tower, including the City's facilities;
 - b.) provide a close-up elevation/section of the generator and enclosure;
 - c.) include a note on Sheet C-2 stating that the proposed enclosure will be painted to match other painted elements within the compound, including the front door of the main tower equipment building.
3. That the [Verizon] generator shall not be operated for more than 15 minutes per week (for testing purposes) except when operating during power outages. [A note to this effect shall be noted on the final plans for the site.]

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

1. Please revise your plans per the above and submit **four (4) copies** of a complete, revised, fully dimensioned plan set to the Zoning Administrator for final review and comment. Also be sure to

include any additional materials requested by the above 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 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

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

Signature of Applicant

cc: Pat Anderson, Asst. Zoning Administrator

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