



Project Address: 1314 Parkside Drive
Application Type: Conditional Use
Legistar File ID # [29567](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicants: Steve Woody; ERS Telecom Properties LLC; 1010 Potter Avenue; Rockwall, TX 75087
Brian Van Asten; Sprint Spectrum L.P.; 6391 Sprint Parkway; Overland Park, KS 66251
Contact: Rosemarie Barrette; FMHC Corporation; 53445 S. 48th Street; Greenfield, WI 53220
Property Owner: Mark Jorgensen; East Towne Storage Center LLC; 126 S Segoe Road; Madison, WI 53705

Requested Action: The applicant requests conditional use approval for a new telecommunications tower.

Proposal Summary: The applicant proposes to install a 126 foot tall telecommunications tower in an undeveloped lot near the end of Parkside Drive. The tower would allow for the location of four antenna arrays, including one for the co-applicant, Sprint.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [M.G.O. Section 28.183(6)] and the general regulations for Telecommunication Facilities and Antennas [Section 28.143].

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the request to allow the construction of a telecommunications facility at 1314 Parkside Drive, subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 1.4 acre (59,536 square foot) subject property is a triangular-shaped lot near the end of Parkside Drive. The site is within Aldermanic District 17 and within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is undeveloped at this time is largely wooded.

Surrounding Land Use and Zoning:

North: Mini-Warehouses also owned by this property owner, zoned IL (Industrial Limited);

South: Offices, including the Goodwill Industries Corporate Office, zoned CC-T (Commercial Corridor-Transition);

East: Offices, including the Goodwill Industries Corporate Office, zoned CC-T (Commercial Corridor-Transition);

West: Private Club zoned IG, with a quarry zoned IG (Industrial General), beyond.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends industrial uses for this site. The Carpenter-Hawthorne-Ridgeway-Sycamore-Truax Neighborhood Plan (2001) does not include more specific land use recommendations for the site but does recommend the extension of Parkside Drive to the south to connect to Sycamore Avenue.

Zoning Summary: The property is zoned IL (Industrial Limited).

	Required	Proposed
Lot area (sq. ft.)	20,000	59,536
Lot width	75	348.23'
Front yard setback	See (a) below	n/a
Side yard setback	Greater of 15 feet or 20% building height	n/a
Rear yard setback	30	n/a
Maximum lot coverage	75%	adequate
Maximum height	none	adequate
Number parking stalls	0	0
Accessible stalls	0	0
Loading	n/a	n/a
Number bike parking stalls	n/a	n/a
Landscaping	Yes/ landscape buffer	See Comment #1
Lighting	No	No

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description

The applicant proposes to construct a 126 foot tall telecommunications tower. This proposed monopole will allow for four sets of antenna arrays. Sprint, the co-applicant, would occupy one of the arrays, leaving three future co-location opportunities for other carriers. Improvements also include a 250 square foot fenced-in compound area for infrastructure related to the facility. The tower and compound area are located on the southern end of this triangular-shaped site. The site is largely wooded and some trees would be removed to allow the construction of the facility. Photo-simulations of the proposed tower have been provided and can be viewed online at the following site: http://www.cityofmadison.com/planning/projects/reports/1314pd_site.pdf

Analysis and Conclusion

Approval of a conditional use is required for all new telecommunications towers. This proposal is subject to the standards for Conditional Uses [M.G.O. Section 28.183(6)] and the general regulations for Telecommunication Facilities and Antennas [Section 28.143]. Staff notes that if approved, the Zoning Code allows future co-location of additional carriers to be approved as an administrative minor alterations to this conditional use.

Conditional Use Approval Standards

Staff believes that the conditional use standards can be met. This relatively isolated site sits near the southern dead-end of Parkside Drive. Staff believes the tower is not incompatible with the immediate surrounding industrially and commercially-zoned uses.

For telecommunication facility requests, the conditional use standards specifically require that the Plan Commission consider the review of this application by a professional engineer. A third-party consulting engineer, Evans Associates, is under contract with the City to review the proposal to determine if an applicant has sufficiently proved the need for a new tower. A copy of the consultant report for the proposed tower is attached. The consulting engineer has recommended approval of this proposal, noting in part, that there is an "unmistakable underserved area surrounding the proposed site." That report also finds that the proposal "is in conformance with industry standards and the technical requirements of the Madison Zoning Ordinance." In regards to the tower design, it is noted that the proposed tower would be configured as a tapered monopole using "low-profile" antennas. This structure is less visually intrusive than other types of towers. Evans Associates' recommended condition of approval is included in the recommendation section of this report.

Telecommunication Facilities and Antennas Regulations

Section 28.143 includes the detailed standards for telecommunication facilities. As noted above, the City's third party consulting engineer believes that the technical requirements are met. Staff notes that the proposed tower provides for the required co-location opportunities, which staff believes is preferable than multiple smaller towers in this area.

The Zoning Administrator and Planning Division believes that additional screening of the compound area is desirable and necessary to fully meet the standard related to minimizing the appearance of the associated equipment. The standard reads:

- Telecommunication support facilities (i.e. equipment rooms, utilities, and equipment enclosures shall be constructed out of nonreflective materials (visible exterior surfaces only) to all extent possible and, where possible, shall be sited below the ridge line or designed to minimize their impact.

As proposed, the compound area will be setback about 32 feet from the street, surrounded by a six foot high chain link fence, topped with barbed wire. No screening is currently proposed. Staff believes that further screening is necessary to better minimize the visual impact. While this compound area is now near a dead end, the aforementioned neighborhood plan recommends the future extension of Parkside Drive south to Sycamore Avenue. Should that street ever be connected, this site may become more visible. Staff recommends the installation of a solid commercial-grade wood (or wood equivalent fence) of at least six feet in height or a combination of solid fencing and frontage screening landscaping for approval by Planning Division and the Zoning Administrator.

Conclusion

Staff believes the project can meet the applicable standards, but recommends additional screening of the lease compound area. The proposal is not inconsistent with the adopted plan recommendations and would not preclude a future extension of Parkside Drive as recommended in the neighborhood plan. At the time of report writing, staff was not aware of any concerns regarding this proposal.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, 266-5974)

The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the request to allow the construction of a telecommunications facility at 1314 Parkside Drive, subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. That the applicant installs a solid commercial-grade wood (or wood equivalent fence) of at least six feet in height or a combination of solid fencing and frontage screening landscaping of the lease area for approval by Planning Division and the Zoning Administrator.
2. That wires and conduit, including those installed to serve future providers, shall be installed within the tower and not installed along the tower's exterior.

The following condition of approval is recommended by Evans Associates, contracted consultant to the City:

3. If the tower is approved, all tower components, appurtenances and transmission lines should be bonded securely and grounded to prevent RF interference caused by stray signals.

City Engineering Division (Contact Janet Dailey, 261-9688)

4. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

This agency submitted a report with no recommended conditions of approval.

Zoning Administrator (Contact Pat Anderson, 266-5978)

5. Comply with City of Madison General Ordinances Section 28.143 telecommunication facilities and antennas ordinances.
6. Lighting is not required. However, if it is provided, it must comply with City of Madison General Ordinances Section 10.085 outdoor lighting standards

Fire Department (Contact Bill Sullivan, 261-9658)

This agency submitted a report with no recommended conditions of approval.

Water Utility (Contact Dennis Cawley, 261-9243)

7. This property is not in a wellhead protection district. All operating private wells shall be identified and permitted by the Water Utility in accordance with Madison General Ordinance 13.21. All unused private wells shall be abandoned in accordance with Madison General Ordinance 13.21. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.