


R18: 000609 KT Credit card 11/16/22
 Will call by phone to pay \$480
 Ed Wolf 303-619-1540

	City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608) 270-4200	CONDITIONAL USE PERMIT APPLICATION
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The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. **Location of Property:**
Street Address: 2652 South Seminole Highway Fitchburg, WI 53711
Legal Description - (Metes & Bounds, or Lot No. And Plat): O'Brien Flats, Lot 1

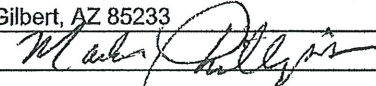
***Also submit in electronic format (MS WORD or plain text) by email to: PLANNING@FITCHBURGWI.GOV

2. **Current Use of Property:** Agriculture
 3. **Proposed Use of Property:** Agriculture & Telecommunications Storage
 4. **Proposed Development Schedule:** N/A
 5. **Zoning District:** A-X
 6. **Future Land Use Plan Classification:** Exception 3 of Code Section 22-483

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested.

Type of Residential Development (If Applicable): N/A
No. of Dwelling Units by Bedroom: 1 BR 2 BR 3 BR 4 or More
No. Of Parking Stalls: 0-6 vehicles parked for overnight/weekend and holidays on a varying basis
Type of Non-residential Development (If Applicable): N/A
Proposed Hours of Operation: 7 am - 7 pm Monday - Saturday **No. Of Employees:** 2-8 for up to 2 hrs per day
Floor Area: _____ **No. Of Parking Stalls:** _____
Sewer: Municipal Private **Water:** Municipal Private
Current Owner of Property: Thomas & Patrick O'Brien
Address: 2652 South Seminole Highway Fitchburg, WI 53711 **Phone No:** _____
Contact Person: Jeffery O'Brien
Email: jeffreytobrien@gmail.com
Address: 270 W Windsor Dr Gilbert, AZ 85233 **Phone No:** 317-410-2484
Respectfully Submitted By: 

Owner's or Authorized Agent's Signature

** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** 11-16-2022 **Publish:** _____
Ordinance Section No. _____ **Fee Paid:** 480.00
Permit Request No. CU-2407-22

Receipt No: 18.000609

Nov 16, 2022

O'BRIEN, THOMAS & PATRICK

LICENSES & PERMITS

CU-2487-22 480.00

Total: 480.00

CREDIT CARD - COUNTER 480.00

Payor:

O'BRIEN, THOMAS & PATRICK

Total Applied: 480.00

Change Tendered: .00

11/16/2022 03:27PM

CITY OF FITCHBURG
5520 LACY ROAD
FITCHBURG, WI 53711
608 270 4200

PAYMENT

Ref #: 1883386

Customer ID:

Acc #: *****7248

Payment Amount: * \$460.00

Time: 14:26:26

Date: 11/16/2022

Confirmation #: 16153167

CITY OF FITCHBURG
5520 LACY RD
FITCHBURG WI 53711

608-270-4200

* The Payment amount does not include
the Convenience Fee detailed below

I agree to pay total amount
according to card issuer agreement

Customer Copy

CONVENIENCE FEE ACK.

Convenience Fee amount: \$14.40

I acknowledge that my credit card will
be charged the Convenience Fee above
and that it will appear as a separate
line item on my credit card statement.

Thank You!

KGP Condition use application for 2652 S Seminole Hwy

Wolfe, Edward <Edward.Wolfe@kgpco.com>

Wed 11/16/2022 11:40 AM

To: Planning <planning@fitchburgwi.gov>;Deanna Schmidt <Deanna.Schmidt@fitchburgwi.gov>

Cc: Jeffrey O'Brien <jeffreytobrien@gmail.com>;Phillips, Marlon <Marlon.Phillips@kgpco.com>

 2 attachments (4 MB)

KGP Conditional Use Application_2652 Seminole Hwy.pdf; Fitchburg lease Use Presentation for 2652 S.pptx;

EXTERNAL EMAIL: BEWARE OF UNKNOWN ATTACHMENTS AND LINKS.

Deanna,

Attached is the conditional use permit variance request that was discussed with Jeff O'Brien on Monday that you were kind enough to give me until today to submit.

My Fitchburg supervisor Marlon Phillips will be dropping off the hard copy today and after he has done so I will be calling in to the cashier to pay for the permit.

I did not attached copies of the site plan as it is a gravel lot that we will be using as a gravel lot for storage of telecom supplies for a fiber network. There will be no permanent construction or change to the area and everything we place on the lot will be removed at the end of the 20-24 month build. I did create a short presentation to help describe our use and I have attached that in the hope of providing some clarity on the use.

If I have missed something, my apologies and please let me know and I will provide it right away.

Thank you again and I sincerely appreciate your assistance and patience.

Regards,
Ed.



Ed Wolfe

Program Manger I
Direct: 303.619.1540

www.kgp.services





Fitchburg lease Use Exception Request Presentation for 2652 S. Seminole Highway



The Network Never Sleeps™

LOCATION MAP: 2652 S. Seminole HWY
Fitchburg, WI 53711



Purpose

- TDS Telecom is building out a state-of-the-art fiber-to-the-home (FTTH) network to bring very high-speed internet services at reasonable prices to their customers in the Fitchburg area.
- KGP Services has been awarded approximately 50% of this fiber optic build in the Fitchburg market.
- The rental of this yard space, the purchase, delivery, storage, and use of materials are all on behalf of the work issued by TDS but are the sole responsibility of KGP Services.
- The project to construct this network is scheduled to take 22 months, from November 2022 to September 2024, and KGP is seeking a lease term of the subject space for 24 months to ensure adequate coverage of the project timeline dependent upon approval of the conditional use exception as noted below.
- KGP is requesting a *conditional use exception 3 of the A-X Exclusive Agricultural District under Code Section 22-483 which cites: transportation, **communications**, pipelines, electric transmissions, utility including wind energy, and drainage use.*

REQUESTED USE

- KGP is requesting the approval of a use permit that will allow us to deliver to the site, store at the site, and transfer to our work crews on the site the various reels of duct, fiber optic cable, splice cases, pedestals, vaults, and small Outside Plant (OSP) materials that we will use to construct the TDS network.
- To accomplish this both effectively and with efficiency, we will place on the site 2 x 40' storage containers, 1 x 40 yd recycling dumpster, 1 x telehandler (off road telescoping forklift), and a rotating quantity of each type of reel or palletized material: 5-15 reels of duct, 1-3 reels of 3 sizes of fiber cable, 2-3 pallets of 4 sizes of vaults and pedestals. These are best approximations at this time, but they are based on long experience and will be close.
- The smaller materials will be stored in the containers, and the reels of duct, fiber cable, vaults, and pallets of pedestals will be stored in orderly rows outside on the ground.
- Material will be issued to work crews every few days and replenished from KGP's main warehouse in Milwaukee every 1-2 weeks. Activity at the site will obviously be greater during construction season and slower during winter.

Example Photos



The Network Never Sleeps™

SUMMARY

- **KGP Services has extensive experience in the set-up and use of this type of temporary yard space, in the construction of OSP Fiber Optic Networks, in managing construction crews and sub-contractors, and we have an existing deep relationship with TDS in other areas of the U.S.**
- **KGP Services has an experienced construction supervisor who lives in the community to oversee the project and to manage the delivery and issuance of materials at this yard space, and to ensure it is maintained in an orderly manner.**
- **The use of the space is permitted under a conditional use allowance in the agricultural zone for good reason: reels of conduit are like irrigation pipe, telehandlers could be mistaken for tractors, and dumpsters exist on farms the world over. And the end result is a modern fiber optic network offering incredibly fast and competitively priced internet accessible to the local Fitchburg community.**