

**Proposed Amendment to CU-2333-20: Increase maximum panel height to 15' feet at full tilt**

	City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608) 270-4200	<b>CONDITIONAL USE PERMIT APPLICATION</b>
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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 S. Seminole Hwy. Fitchburg WI 53711  
**Legal Description - (Metes & Bounds, or Lot No. And Plat):** \_\_\_\_\_  
**Parcel ID Numbers:** 0609-172-9000-5; 0609-172-9610-7; 0609-172-9500-0; 0609-172-9000-6;  
0609-172-8000-7; 0609-172-8500-3 – See Attachment A: Parcel Boundary Map (Parcel A & C)
- \*\*\*Also submit in electronic format (MS WORD or plain text) by email to: **PLANNING@FITCHBURGWI.GOV**
2. **Current Use of Property:** Agricultural Farmland for predominately corn and soy beans - CUP Approved 1/21/2020
3. **Proposed Use of Property:** Solar Energy Generation Project - Amendment to 15' maximum height
4. **Proposed Development Schedule:** Targeting Fall 2020 Start of Construction
5. **Zoning District:** A-X: Exclusive Agricultural
6. **Future Land Use Plan Classification:** AG&OS - AGRICULTURE & OPEN SPACE

\*\*\*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](mailto: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:** No permanent parking spaces

**Type of Non-residential Development (If Applicable):** Solar Energy Generation Project

**Proposed Hours of Operation:** Unmanned Operation 24/7    **No. Of Employees:** 0 Full Time Employees

**Floor Area:** N/A    **No. Of Parking Stalls:** N/A

**Sewer:** Municipal     Private     **Water:** Municipal     Private

**Current Owner of Property:** Patrick and Thomas O'Brien

**Address:** 2652 S. Seminole Hwy. Fitchburg WI 53711    **Phone No:** \_\_\_\_\_

**Contact Person:** Sterling Root

**Email:** Sterling.root@edf-re.com

**Address:** 10 NE 2nd St. #400, Minneapolis, MN    **Phone No:** 240-620-1132

**Respectfully Submitted By:** *Sterling Root*

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.

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**For City Use Only:**    **Date Received:** 6/23/20    **Publish:** \_\_\_\_\_

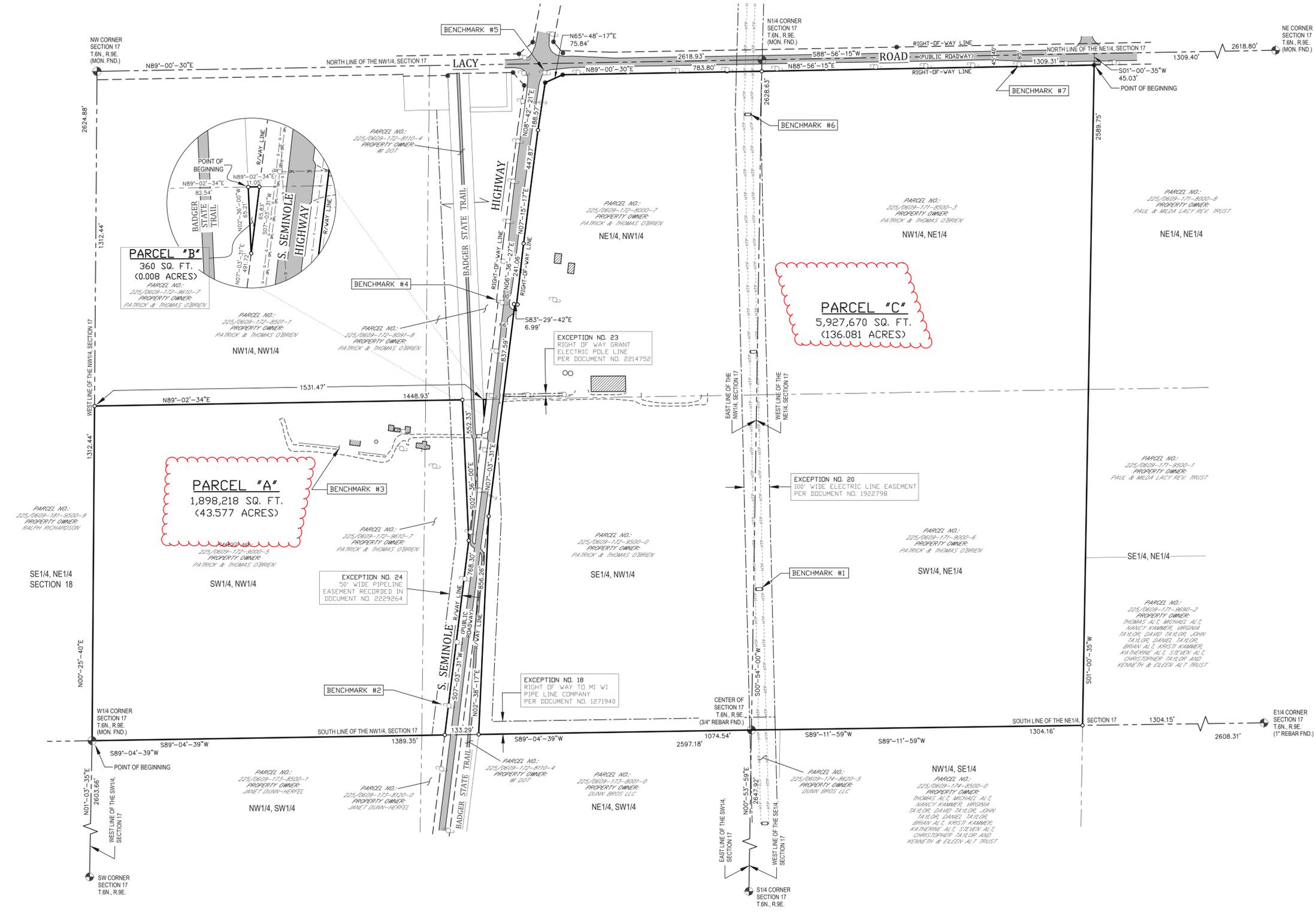
**Ordinance Section No.** \_\_\_\_\_    **Fee Paid:** \$480

**Permit Request No.** CU-2356-20

# Attachment A

## ALTA/NSPS LAND TITLE SURVEY

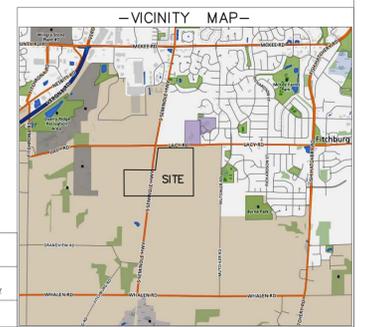
LOCATED IN THE NE1/4 OF THE NW1/4, SE1/4 OF THE NW1/4, THE SW1/4 OF THE NW1/4,  
THE NW1/4 OF THE NE1/4 AND THE SW1/4 OF THE NE1/4, SECTION 17, T.6N., R.9E.,  
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



- SURVEY NOTES:**
- SURVEYED FOR: TRC  
708 HEARTLAND TRAIL  
SUITE 3000  
MADISON, WI 53711
- OWNER(S) OF RECORD: PATRICK J. O'BRIEN & THOMAS G. O'BRIEN
- DEED: DOCUMENT NO. 3418435
- Items of Table A:  
Item 2 Property address: 2652 and 2627 S. Seminole Highway Fitchburg, WI 53711
- Item 3 The surveyed property is free of any 100/500 year return frequency Flood hazard, and such flood free condition is shown on the federal flood insurance rate map, Community panel no. 55025C0580G & 55025C0415G, dated January 2, 2009.
- Item 4 Parcel "A" Gross Land Area= 1,898,218 Sq.Ft. 43.577 acres  
Parcel "B" Gross Land Area= 360 Sq.Ft. 0.008 acres  
Parcel "C" Gross Land Area= 5,927,670 Sq.Ft. 136.081 acres  
Total Gross Land Area= 7,826,248 Sq.Ft. 179.666 acres
- Item 8 Substantial features observed in the process of conducting the survey, are as shown on this drawing.
- Item 11 All observable evidence for the locations of the water, sewer, gas, cable television, and electric lines and mains as shown on this drawing are based on field markings by locating companies and/or mapping from respective utility company. Therefore, the locations shown on this drawing cannot be guaranteed. Diggers Hotline must be contacted prior to construction.  
Diggers Hotline ticket numbers for this survey: 20194512128, 20194502897, 20194318337, 20194502904, 20194318411, 20194502908, 20194318546, 20194502915 & 20194318562
- Item 13 Names of adjoining owners according to current tax records, are as shown on this drawing.
- Item 18 No Wetland determination was made as a part of the survey. The surveyor did not observe any wetlands as of the date of the survey.
- Item 19 Other than shown, the surveyed property is not affected by any offsite easements or benefiting servitudes disclosed in the recorded documents.
- Item 20 Professional liability insurance policy is carried by the surveyor in the minimum amount of \$1,000,000 aggregate and is in effect throughout the contract term.

**-LEGEND-**

- = 1" x 18" IRON PIPE SET
- = 5/8" REBAR WITH CAP FOUND
- ⊙ = COUNTY MONUMENT FOUND
- ⊙ = METAL POST
- ⊙ = WOOD POST
- ⊙ = TRAFFIC SIGN
- ⊙ = WELL HEAD
- ⊙ = WATER VALVE
- ⊙ = SEPTIC VENT
- ⊙ = GAS VALVE
- ⊙ = GAS MARKER
- ⊙ = FIBER OPTIC VAULT
- ⊙ = FIBER OPTIC POST
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = EXISTING POWER POLE
- ⊙ = EXISTING GUY
- ⊙ = EXISTING GUY ANCHOR
- ⊙ = BACK OF CURB
- T.E. = TOP ELEVATION
- — — = BURIED TELEPHONE
- — — = BURIED FIBER OPTIC LINE
- — — = OVERHEAD ELECTRIC
- — — = BURIED GAS LINE
- — — = EXISTING FENCE LINE
- — — = EDGE OF BRUSH/WOODS



**BENCHMARK INFORMATION**

SITE BENCHMARK: (BENCHMARK #1)  
CHISELED "X" SET ON NORTHEAST CONCRETE FOUNDATION OF HIGH TENSION POWER LINE TOWER  
ELEVATION: 1026.86'

SITE BENCHMARK: (BENCHMARK #2)  
RAILROAD SPIKE SET IN NORTH FACE OF POWER POLE #20F-19/71;  
±1.0' ABOVE GROUND LEVEL; LOCATED ALONG THE WEST SIDE OF SEMINOLE HIGHWAY.  
ELEVATION: 1120.94'

SITE BENCHMARK: (BENCHMARK #3)  
CHISELED "X" SET ON EAST SIDE OF CONCRETE RETAINING WALL OF OLD MILE PARLOR  
ELEVATION: 1024.04'

SITE BENCHMARK: (BENCHMARK #4)  
RAILROAD SPIKE SET IN EAST FACE OF POWER POLE #20F-20/58;  
±1.0' ABOVE GROUND LEVEL; LOCATED ALONG THE WEST SIDE OF SEMINOLE HIGHWAY.  
ELEVATION: 1021.96'

SITE BENCHMARK: (BENCHMARK #5)  
RAILROAD SPIKE SET IN SOUTHEAST FACE OF POWER POLE #20F-11/A5; ±1.0' ABOVE GROUND LEVEL; LOCATED AT THE SOUTHEAST CORNER OF INTERSECTION OF SEMINOLE HIGHWAY AND LACY ROAD.  
ELEVATION: 1025.31'

SITE BENCHMARK: (BENCHMARK #6)  
CHISELED "X" SET ON NORTHEAST CONCRETE FOUNDATION OF HIGH TENSION POWER LINE TOWER  
ELEVATION: 1026.43'

SITE BENCHMARK: (BENCHMARK #7)  
RAILROAD SPIKE SET IN SOUTH FACE OF POWER POLE #20F-10/A6; ±1.0' ABOVE GROUND LEVEL; LOCATED ALONG THE SOUTH SIDE OF LACY ROAD.  
ELEVATION: 1035.27'

**MERIDIAN SURVEYING, LLC**

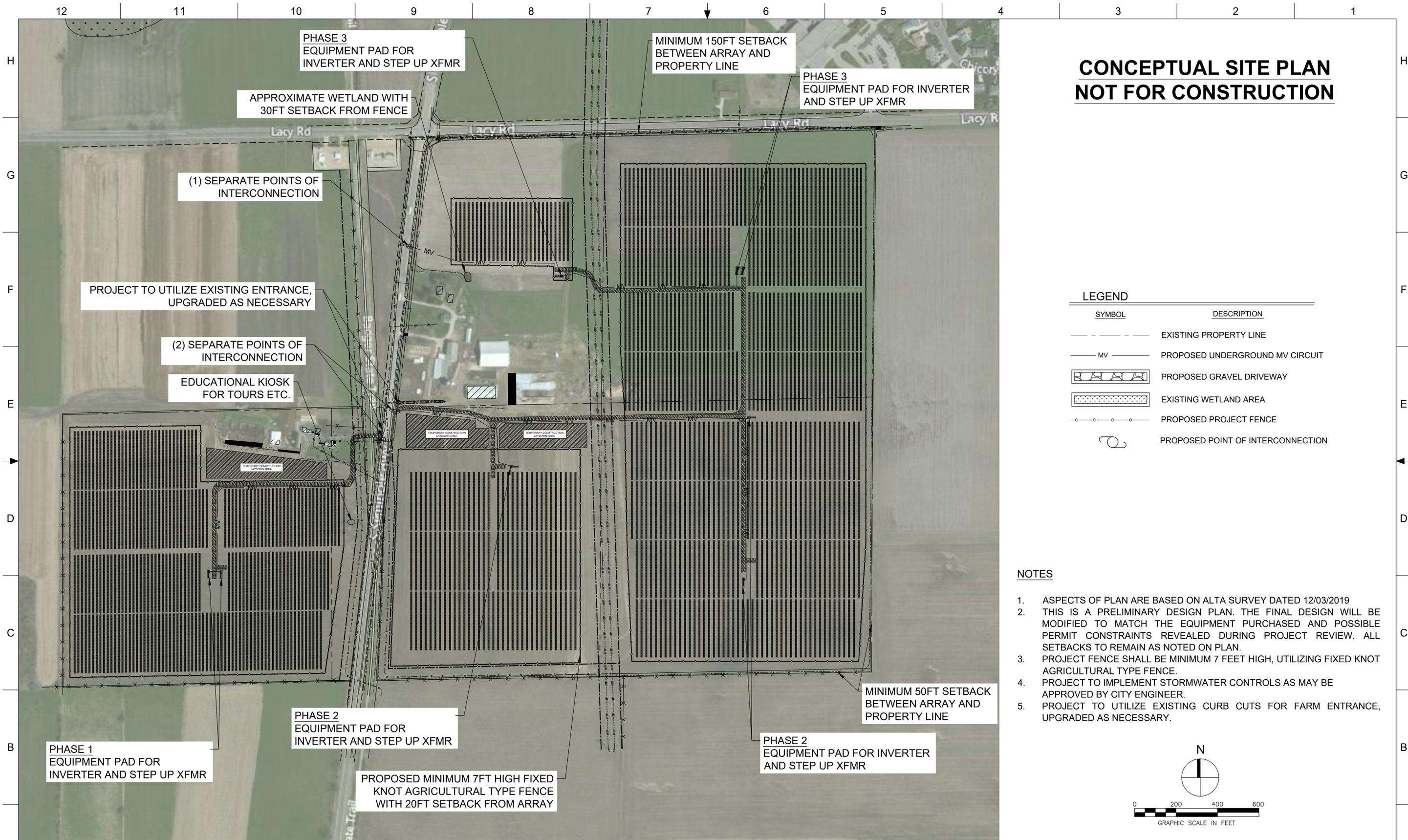
N9637 Friendship Drive  
Kaukauna, WI 54130

Office: 920-993-0881  
Fax: 920-273-6037

NO.	DATE	DESCRIPTION	BY
2	12-3-19	Revised Title Report	JD
1	11-18-19	Preliminary Survey	JD

DRAWN BY:	J.D.	FIELD WORK DATE:	11-8-19
CHECKED BY:	S.C.D.	FIELD BOOK:	M-54, PG. 34
JOB NO.:	10692	SHEET	1 OF 5

Attachment B (REVISED)

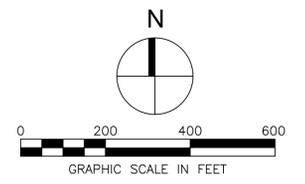


**CONCEPTUAL SITE PLAN  
NOT FOR CONSTRUCTION**

**LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING PROPERTY LINE
MV	PROPOSED UNDERGROUND MV CIRCUIT
[Pattern]	PROPOSED GRAVEL DRIVEWAY
[Pattern]	EXISTING WETLAND AREA
[Pattern]	PROPOSED PROJECT FENCE
[Symbol]	PROPOSED POINT OF INTERCONNECTION

- NOTES**
- ASPECTS OF PLAN ARE BASED ON ALTA SURVEY DATED 12/03/2019
  - THIS IS A PRELIMINARY DESIGN PLAN. THE FINAL DESIGN WILL BE MODIFIED TO MATCH THE EQUIPMENT PURCHASED AND POSSIBLE PERMIT CONSTRAINTS REVEALED DURING PROJECT REVIEW. ALL SETBACKS TO REMAIN AS NOTED ON PLAN.
  - PROJECT FENCE SHALL BE MINIMUM 7 FEET HIGH, UTILIZING FIXED KNOT AGRICULTURAL TYPE FENCE.
  - PROJECT TO IMPLEMENT STORMWATER CONTROLS AS MAY BE APPROVED BY CITY ENGINEER.
  - PROJECT TO UTILIZE EXISTING CURB CUTS FOR FARM ENTRANCE, UPGRADED AS NECESSARY.



REV	DATE	RE	CHECKER

**PROJECT**  
O'Brien Solar Fields

**LOCATION**  
2976 S SEMINOLE HWY  
FITCHBURG, WI 53593

**EDF** renewables  
9175 GUILFORD ROAD, SUITE #202  
COLUMBIA, MD 21046  
800-374-4494  
INFO@EDF-RE.COM

THIS DRAWING AND SPECIFICATIONS CONTAINED HEREON IS PROPRIETARY TO EDF RENEWABLES AND IS LOANED TO FACILITATE BIDDING. CONSTRUCTION, FABRICATION AND/OR EXECUTION OF REQUIREMENTS STATED AND IS TO BE SURRENDERED UPON REQUEST OR COMPLETION OF SERVICES

<b>CONCEPTUAL SITE PLAN</b>			
PROJECT AREA			
SIZE	PROJECT NUMBER	DRAWING NUMBER	REV
D	TBD	E-1	F
SCALE	AS SHOWN	SHEET	DATE
			01-13-2019
			1 OF 1

## **Attachment B: Visual Renderings**



**VIEWPOINT LOCATION MAP**



**PROPOSED CONDITIONS**



**TECHNICAL INFORMATION**

<i>Viewpoint Coordinates in WI South State Plane feet</i>	2115392 E 365298 N
<i>Viewpoint Location</i>	1
<i>Viewer Eye Elevation</i>	1034 ft msl
<i>Distance to Project</i>	244 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:24 pm

**O'BRIEN SOLAR FIELDS  
VISUAL SIMULATION  
JUNE 2020**



**VIEWPOINT LOCATION MAP**



**EXISTING CONDITIONS**



**TECHNICAL INFORMATION**

<i>Viewpoint Coordinates in</i>	2115392 E
<i>WI South State Plane feet</i>	365298 N
<i>Viewpoint Location</i>	1
<i>Viewer Eye Elevation</i>	1034 ft msl
<i>Distance to Project</i>	244 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:24 pm

**O'BRIEN SOLAR FIELDS  
VISUAL SIMULATION  
JUNE 2020**



**VIEWPOINT LOCATION MAP**



**EXISTING CONDITIONS**



**TECHNICAL INFORMATION**

<i>Viewpoint Coordinates in</i>	2115392 E
<i>WI South State Plane feet</i>	365298 N
<i>Viewpoint Location</i>	1
<i>Viewer Eye Elevation</i>	1034 ft msl
<i>Distance to Project</i>	244 feet
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<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:24 pm

**O'BRIEN SOLAR FIELDS  
VISUAL SIMULATION  
JUNE 2020**



**EXISTING CONDITIONS**



**TECHNICAL INFORMATION**

<i>Viewpoint Coordinates in WI South State Plane feet</i>	2115392 E 365298 N
<i>Viewpoint Location</i>	1
<i>Viewer Eye Elevation</i>	1034 ft msl
<i>Distance to Project</i>	244 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:24 pm

**O'BRIEN SOLAR FIELDS  
VISUAL SIMULATION  
JUNE 2020**



**VIEWPOINT LOCATION MAP**



**PROPOSED CONDITIONS**



**TECHNICAL INFORMATION**

<i>Viewpoint Coordinates in WI South State Plane feet</i>	2112939 E 363823 N
<i>Viewpoint Location</i>	3
<i>Viewer Eye Elevation</i>	1021 ft msl
<i>Distance to Project</i>	114 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:58 pm

**O'BRIEN SOLAR FIELDS  
VISUAL SIMULATION  
JUNE 2020**



**VIEWPOINT LOCATION MAP**



**EXISTING CONDITIONS**



**TECHNICAL INFORMATION**

<i>Viewpoint Coordinates in WI South State Plane feet</i>	2112939 E 363823 N
<i>Viewpoint Location</i>	3
<i>Viewer Eye Elevation</i>	1021 ft msl
<i>Distance to Project</i>	114 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:58 pm

**O'BRIEN SOLAR FIELDS  
VISUAL SIMULATION  
JUNE 2020**



**VIEWPOINT LOCATION MAP**



**EXISTING CONDITIONS**



**TECHNICAL INFORMATION**

<i>Viewpoint Coordinates in WI South State Plane feet</i>	2112939 E 363823 N
<i>Viewpoint Location</i>	3
<i>Viewer Eye Elevation</i>	1021 ft msl
<i>Distance to Project</i>	114 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:58 pm

**O'BRIEN SOLAR FIELDS  
VISUAL SIMULATION  
JUNE 2020**

9FT TRACKERS



14FT TRACKERS



EXISTING CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in WI South State Plane feet</i>	2115392 E 365298 N
<i>Viewpoint Location</i>	1
<i>Viewer Eye Elevation</i>	1034 ft msl
<i>Distance to Project</i>	244 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:24 pm

O'BRIEN SOLAR FIELDS  
VISUAL SIMULATION  
JUNE 2020

## **Attachment C: Comparison Photos**

Original System (1v)



Alternative 2V System

