STAFF REPORT
September 22, 2026

GENERAL INFORMATION:

PETITIONER	Middle Mile Infrastructure, LLC
REQUEST	**Application for Conditional Use for a Utility Compound**
LEGAL DESCRIPTION	S1/2NW1/4, NW1/4NW1/4 and the SW1/4NE1/4 of Section 14, T127N, R57W of the 5th P.M., Marshall County, South Dakota
CURRENT ZONING (SURROUNDING)	Agricultural (AG)
REPORTED BY	Erin Collins-Miles

COMMENTS/HISTORY:

1. The property in which the compound will be constructed is on leased land.
    a. A perpetual easement will be filed which provides indefinite duration.
2. According to the applicant, the request includes the development of a utility compound within a 200'x200' utility easement for fiber optic in-line amplifying equipment shelter(s) and supporting equipment.
3. The road lying to the North of the property, 108th St., is a County road.
    a. A new approach will need to be established and is included in plans.
        i. Per preliminary plans provided by Ledcor, the planned approach is a span of 30'.
            1. The approach transitions to 16' wide within the fenceline.
        ii. Approaches on a County Road shall be under the jurisdiction of the Marshall County Highway Department.
4. Per the preliminary plan, from the right-of-way the utility easement boundary is 80'1", and from the right-of-way to the compound boundary is 90'1" from the inner compound boundary. There is a 20' lane from the inside of the compounds fence to the Compound itself.
    a. Surrounding utility easement line is proposed to be 36' from the property boundary and 46' from the compound boundary fence.
5. Included in the agreement with the landowner is an abandonment clause which reads the following;
    a. *"In the event Grantee abandons or terminates its use of the Easements and all of the Facilities within the Facilities Easement Area for a period of five (5) consecutive years, Grantee will surrender its easement rights and remove any of its above ground improvements located in the Facilities Easement Area and deliver up the Facilities Easement Area to Grantor. All costs related to the documentation and recording of the removal of the easement rights are the responsibility of Grantor."*

6. Marshall County Ordinance requires that all structures shall be set back not less than sixty (60) feet from all public right –of-ways measured from the road right-of-way. There shall be a frontage of not less than two hundred (200) feet across the front yard. There shall be a setback from all adjacent property lines of not less than seven (7) feet as measured from the overhang of the property line in question. No new facilities are closer than one thousand feet (1,000') from any occupied dwelling unless written permission is granted by owner or owners of such dwelling.
7. Per the Marshall County Zoning Ordinance, substations can be permitted under the Conditional Use Section located in TITLE 8, Chapter 8.3.
8. No written comments or objections were received prior to the writing of this staff report.

STAFF RECOMMENDATION/REVIEW:

Granting this conditional use would bring the proposed structure into compliance with the rules and regulations set forth by Marshall County. Staff recommendation would be to grant the conditional use application as has been requested.

Below is a series of questions asked by the Zoning Director and answered by a Permitting Specialist with Ledcor.

1. Is this the same as a data center? Or is this simply an ILA station, a fiber hub or something else. **It is an ILA fiber hub.**
2. Is this compound going to create any noise? **Only noise will be when the generator cycles for a few minutes once every week.**
3. Is there going to be extensive lighting around the compound at night?
    a. Specifically glare towards roads or residences. **No light will glare towards any roads or residence. The only lights are above each door so that techs can safely enter at night if need be. The lights are full-cut off apparatuses so they only cast light downwards onto the doorways.**
4. Generator or fuel in case of emergencies? Who checks on this? **In case of an extensive power outage, a tech will refill the generator if and when it is needed.**
5. Is there any effect on the public with a facility of this kind? **We expect there will be minimal effect on the public with this use. The project is not open to the public and will not create additional traffic, noise, odor or other nuisance.**
    a. Is there any customer-serving equipment or connections? **Primarily a private operation – other entities, including other various Public Utilities, can lease services, but there is no customer customer-serving equipment or connections.**
    b. Is this facility unmanned? **Yes, the facility is unmanned.**
        i. How often does someone come onsite to ensure proper functioning? **Typically this is done once per quarter.**
6. What exactly is the use of this compound? **The compound houses the fiber hubs that boost the signal.**
7. Why this location? **This location falls within the fiber path that is located underground. We typically need a hub very 50 to 60 miles.**
    a. Are there guidelines you follow for being a certain distance away from established residences? **We always try to build the facilities in remote areas as much as possible.**

8. Are there any wireless antennas/microwave equip./transmitters? **No, this is only for fiber and there will not be any antennas, microwaves, or transmitters installed.**

NOTICE OF HEARING - APPLICATION FOR CONDIITIONAL USE FOR A UTILITY COMPOUND

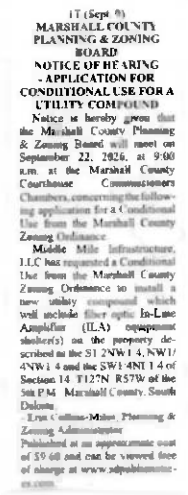
Notice is hereby given that the Marshall County Planning & Zoning Board will meet on September 22, 2026, at 9:00 a.m. at the Marshall County Courthouse Commissioners Chambers, concerning the following application for a Conditional Use from the Marshall County Zoning Ordinance.

Middle Mile Infrastructure, LLC has requested a Conditional Use from the Marshall County Zoning Ordinance to install a new utility compound which will include fiber optic In-Line Amplifier (ILA) equipment shelter(s) on the property described as the S1/2NW1/4, NW1/4NW1/4 and the SW1/4NE1/4 of Section 14, T127N, R57W of the 5th P.M., Marshall County, South Dakota.

Erin Collins-Miles
Planning & Zoning Administrator

Published once at the approximate cost of

For publication: September 9, 2025



1T (Sept. 9)
MARSHALL COUNTY
PLANNING & ZONING
BOARD
NOTICE OF HEARING
- APPLICATION FOR
CONDITIONAL USE FOR A
UTILITY COMPOUND
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Middle Mile Infrastructure, LLC has requested a Conditional Use from the Marshall County Zoning Ordinance to install a new utility compound which will include fiber optic In-Line Amplifier (ILA) equipment shelter(s) on the property described as the S1 2NW1 4, NW1/4NW1 4 and the SW1/4NE1 4 of Section 14 T127N R57W of the 5th P.M. Marshall County, South Dakota.
- Erin Collins-Miles, Planning & Zoning Administrator
Published at an approximate cost of $9 60 and can be viewed free of charge at www.sdpublicnotice.com

Docusign Envelope ID: 1EDB523B-7C29-803B-8099-A7C9869772D7

MARSHALL COUNTY APPLICATION FOR CONDITIONAL USE

DATE: _____

To: Marshall County Planning and Zoning Commission
PO Box 9
Britton, SD 57430

The undersigned do hereby request a conditional use from the Marshall County Zoning Ordinance as provided by Article 8 Section 8.3 for the purpose of a utility substation.

Legal Description: South Half of the Northwest Quarter (S½ NW¼), Northwest Quarter of Northwest Quarter (NW¼ NW¼), and Southwest Quarter of Northeast Quarter (SW¼ NE¼) of Section Fourteen (14), Township One Hundred Twenty-seven North (127N), Range Fifty-seven (57) , West of the 5th P.M., Marshall County, State of South Dakota

Reason: Development of a utility compound within a 200'x200' utility easement for fiber optic in-line amplifying equipment shelter(s) and supporting equipment.

Applicant's Name: Middle Mile Infrastructure LLC Phone: 859-286-8160

Address: 1601 Willow Rd, Menlo Park, CA 94025

Applicant's Signature: Sam J. Davis (as agent for MMI)

Owner's Signature (if different than applicant): Signed by: Timothy L. Granseth FD1992299BD1452...

For Internal Office Use Only:

Date Received: 9-24-26 Fees (non-refundable): $150.00 Paid: YES NO

Inspection Report: See Staff report

Date of Hearing by Planning and Zoning Commission: September 22, 2026

Action taken by Planning and Zoning Commission: _____

MARSHALL COUNTY PLANNING & ZONING COMMISSION
911 VANDER HORCK
BRITTON, SD 57430
605.448.7540

September 9, 2026

Dear property owner,

Notice is hereby given that the Marshall County Planning & Zoning Board will meet on September 22, 2026 at 9:00 AM at the Marshall County Courthouse Commissioner Chambers, concerning the following application for a Conditional Use from the Marshall County Zoning Ordinance.

Middle Mile Infrastructure, LLC has requested a Conditional Use from the Marshall County Zoning Ordinance to install a new utility compound which will include fiber-optic In-Line Amplifier (ILA) equipment shelter(s) on the property described as the S1/2NW1/4, NW1/4NW1/4 and the SW1/4NE1/4 of Section 14, T127N, R57W of the 5th P.M., Marshall County, South Dakota.

As an adjacent landowner, you are being notified of the hearing. If you have any questions, please contact my office. Any comments or concerns should be stated in writing and forwarded to my office or expressed at the scheduled hearing.

Sincerely,

Erin Collins-Miles

Erin Collins-Miles
Planning & Zoning Director

MARSHALL COUNTY PLANNING & ZONING COMMISSION
911 VANDER HORCK
BRITTON, SD 57430
605.448.7540

September 10, 2026

Dear property owner,

Notice is hereby given that the Marshall County Planning & Zoning Board will meet on September 22, 2026 at 9:00 AM at the Marshall County Courthouse Commissioner Chambers, concerning the following application for a Conditional Use from the Marshall County Zoning Ordinance.

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As an adjacent landowner, you are being notified of the hearing. If you have any questions, please contact my office. Any comments or concerns should be stated in writing and forwarded to my office or expressed at the scheduled hearing.

Sincerely,

Erin Collins-Miles

Erin Collins-Miles
Planning & Zoning Director

Sent to the following adjacent landowners on 9/10/26:

1. Michael & Susan Smith – 42848 108th St. Britton, SD 57430
2. James A. Rabenberg – 414 Parkwild Drive Council Bluffs, IA 51503
3. Jason Rockswold – 7001 56 ½ Avenue North Harwood, ND 58042
4. James & Mary Eye – 42431 104th St. Britton, SD 57430
5. Earl Steen – 10879 428th Ave. Britton, SD 57430
6. Peter Rabenberg – 42950 107th St. Britton, SD 57430

MARSHALL COUNTY PLANNING & ZONING COMMISSION
911 VANDER HORCK
BRITTON, SD 57430
605.448.7540

7. Timothy Gronseth – 951 S Camino Del Portillo Green Valley, AZ 85614
8. James Semple – 10829 SD Hwy 27 Britton, SD 57430

LTS Managed Technical Services LLC
14400 The Lakes Blvd., #100, Building C
Pflugerville, TX 78660

PROJECT DESCRIPTION – 8/24/2026

Applicant:	Middle Mile Infrastructure LLC
Agent / Developer:	Sam J. Davis (agent for MMI) LTS Managed Technical Services LLC 14400 The Lakes Blvd, Bldg C, Ste 100 Pflugerville, TX 78660
General Location:	EAST ~0.2 mi from the intersection of 428th Ave and 108th St; Project would be on SOUTH side of 108th St
Site Address:	TBD / Sec 14-T127-R57
Assessor's Parcel No.	35.57.14.2500
Zoning:	AGRICULTURAL DISTRICT
Parcel Size:	120 ac, +/-
Project Easement Size:	200'x200' utility easement (~0.91 ac)
Property Owner:	GRONSETH,TIMOTHY L
Request:	Conditional Use Permit

PURPOSE OF REQUEST

This Special Use Permit application is submitted on behalf of Middle Mile Infrastructure LLC. Additional details regarding the proposed use and equipment at the location are below:

1. **Project Description:**
   This project is proposing an Integrated Line Amplifier station (ILA) that supports a private, long-distance, fiber optic cable network. These stations are spaced at a pre-determined distance over the fiber cable route and boost the fiber light signal to help keep a high quality data signal and maintain optimal data speeds and throughput over the long distance communications.

2. **Utility Compound Description:**
   Development of a ~32,400 sqft utility compound (within a 40,000 sqft utility easement) for fiber optic in-line amplifying prefabricated equipment shelters and associated support equipment. Installation will consist of (2) pre-fabricated equipment shelters, (2) emergency backup generators, and (2) load banks. The equipment shelter is manufactured off-site and shipped to the project site. The shelters are unmanned/unoccupied and not open to the public and will be secured with an 8' high chain link fence, topped with 1' of barbed wire. There are no towers or antennas or dishes or similar type of equipment at the site for these equipment shelters. No water or sewer/sanitary services will be needed or requested. We are coordinating with the electric utility for power to be brought to the site. The backup generators are ONLY used in the event of a power outage / failure.

3. **Detailed Equipment Description:**
   The equipment and specifications will also be provided in our full construction plans for the Building Permit.
   **Compound – the area will be graded / leveled and covered with engineered crushed aggregate surface*
   **Equipment Shelter – (2) 24'x36' pre-fabricated ILA equipment shelters*
   **Emergency backup generator – (2) 500 kW, diesel emergency backup generators*
   **Load bank – (2) load banks that support the backup generators*
   **Fencing – 8' tall chain-link fence with 1' of 3-strand barbed wire for security*
   **Other equipment – in ground vaults and buried conduit is installed for fiber and power connections in the compound*

4. **Use and Operator:**
   The purpose of the amplifying station is to support the long distance fiber optic cable network connections. Middle Mile Infrastructure LLC will own and operate the facility.

5. **Estimate of traffic impact and number of people of proposed use:**
   Traffic impact will be minimal to near zero. The facility is unmanned / unoccupied and will not have regular vehicle or foot traffic. Site maintenance occurs ~2-3 months with a technician using a standard size vehicle. A new access drive will be needed off of 108th St.

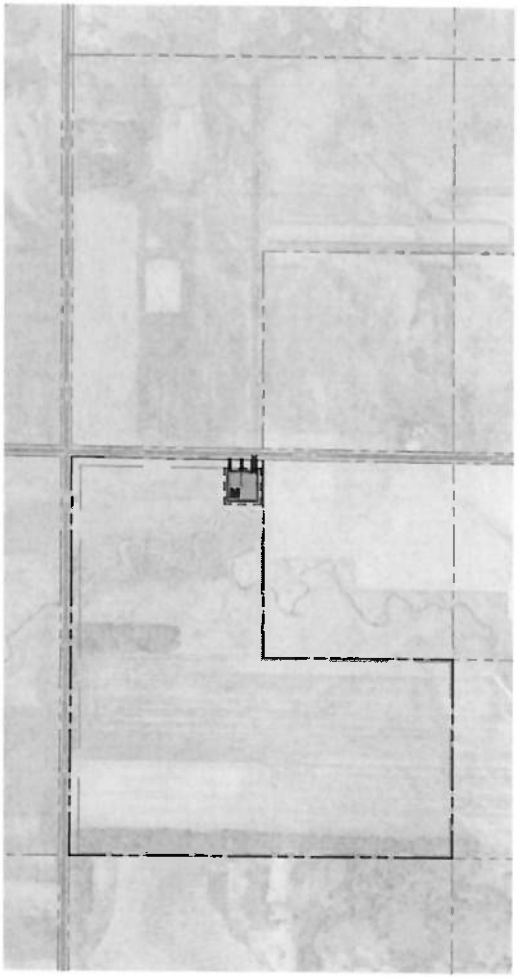
6. **Description of the building façade:**
   The façade is exposed aggregate panels. Each equipment shelter is approximately 864 SF in total area and approximately 13' in height. The "double wide" hut is prefabricated off-site and brought to the site and set in two pieces.

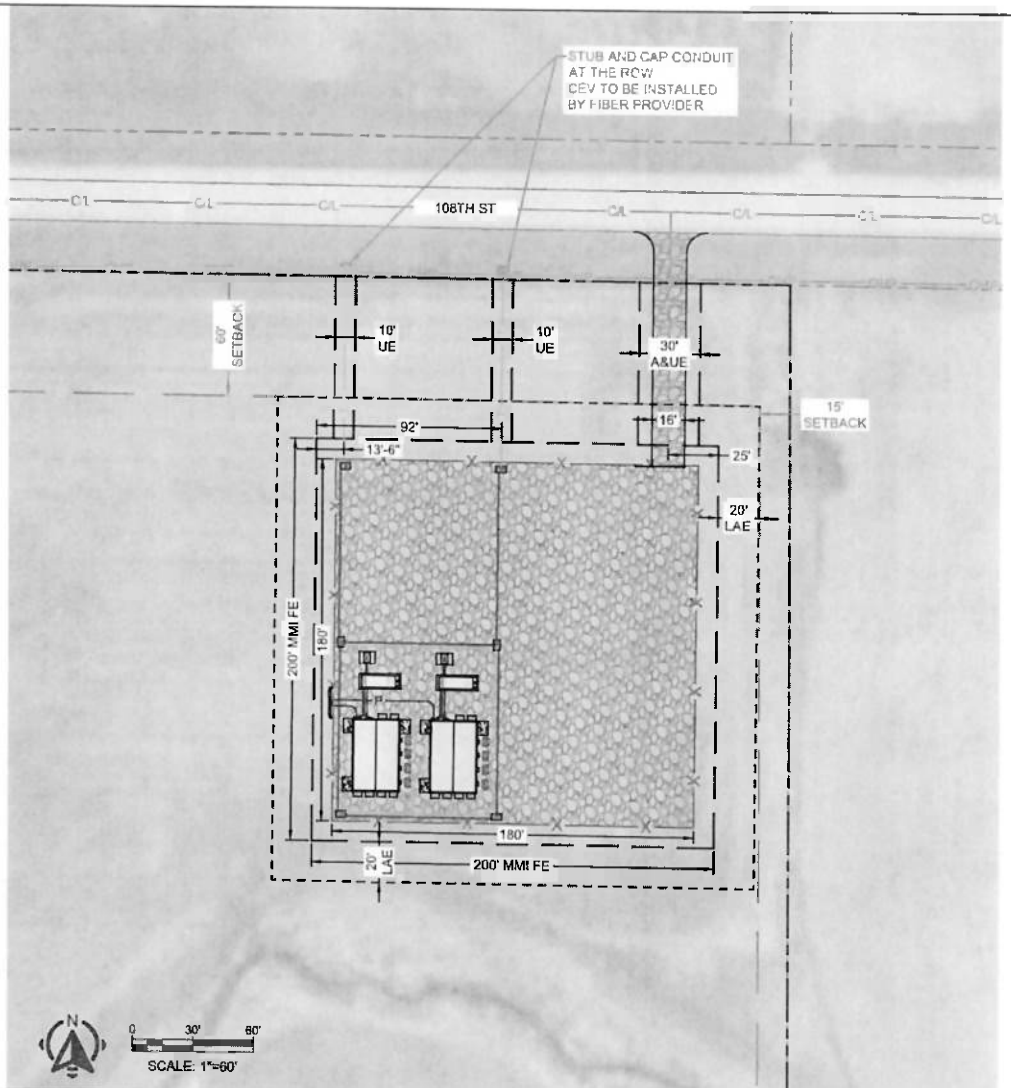
7. **Basic reasons of site selection:**
   MMI's long-haul communication route requires that In-line Amplifiers (ILAs) be placed at certain distances along the route. Based on the maximum distance criteria of the neighboring ILA sites. This facility is needed to meet the growing demand on the communications network and will help boost the signal stability and clarity, increase throughput, and reduce latency of the fiber optic line.

Sincerely,

Sam J. Davis

Sam J. Davis
Project Permitting – Site Infrastructure
LTS Managed Technical Services
14400 The Lakes Blvd. Suite 100 Bldg C, Pflugerville, TX 78660
w 859-286-8160 | sam.davis2@ledcor.com
www.ledcor.com | **FORWARD. TOGETHER.**





N
0 400' 800'
SCALE: 1"=800'

N
0 30' 60'
SCALE: 1"=60'

EXHIBIT A OPTION AGREEMENT

EASEMENT PREMISES TO MIDDLE MILE INFRASTRUCTURE LLC

MARSHALL COUNTY SD
PROPERTY ID TBD

OWNER INITIALS

SURVEY NOTE

THIS SITE PLAN WAS GENERATED WITHOUT THE USE OF A SURVEY. PROPERTY LINES AND EASEMENTS SHOWN ON THESE PLANS ARE ESTIMATED

ABBREVIATIONS

FACILITY EASEMENT	FE
UTILITY EASEMENT	UE
ACCESS EASEMENT	AE
ACCESS AND UTILITY EASEMENT	A&UE
LIMITED ACCESS EASEMENT	LAE

LINETYPES

PROPOSED UNDERGROUND FIBER	T
EXISTING UNDERGROUND FIBER	T
PROPOSED UNDERGROUND POWER	P
EXISTING UNDERGROUND POWER	P
PROPOSED OVERHEAD POWER	OHP
EXISTING OVERHEAD POWER	OHP
EXISTING OVERHEAD TELCO	OHT
EXISTING GAS LINES	
EXISTING SEWER LINES	SW
EXISTING WATER LINES	W
PROPOSED CHAIN-LINK FENCE	X
EXISTING CHAIN-LINK FENCE	X
PROPOSED WOOD FENCE	
EXISTING WOOD FENCE	
PROPOSED DRAINAGE SWALE	
EXISTING SITE DRAINAGE	
PROPOSED CENTERLINE	C/L
EXISTING CENTERLINE	C/L
MMI EASEMENT LINES	
OTHER EASEMENT LINES	
LIMITED ACCESS EASEMENT	
PARENT PROPERTY LINES	
ADJACENT PROPERTY LINES	
RIGHT OF WAY LINES	ROW
SETBACK LINES	

REFERENCE DRAWINGS

DRAWING No.	DESCRIPTION

REVISIONS

REV	DATE	DESCRIPTION	DES	DFT	CHK	APP
0	07/28/26	PRELIMINARY EXHIBIT	CS	CS	LT	LT

DIG ALERT
CALL TOLL FREE
48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
(811)

PREPARED FOR
MMI
Middle Mile Infrastructure

PREPARED BY
LEDCOR

NOT FOR CONSTRUCTION

R3A-US-S03 ILA

CANDIDATE: GRONSETH
45.819100, -97.642600
PLEASANT VALLEY

EASEMENT EXHIBIT

SITE ID	SHEET SET	SHEET NUMBER	REVISION
FRST-R3A-US-S03	SCIP EXHIBIT	X-01	0