

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
07/25/2024	DCPREZ-2024-12091
<b>Public Hearing Date</b>	
09/24/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME VAN HOLTENS INC (ATTN: STEVE BYRNES)	PHONE (with Area Code) (920) 478-2144	AGENT NAME VIERBICHER INC. (SARAH CHURCH)	PHONE (with Area Code) (608) 821-3943
BILLING ADDRESS (Number & Street) 703 W MADISON ST		ADDRESS (Number & Street) 999 FOURIER DRIVE, STE 201	
(City, State, Zip) WATERLOO, WI 53594		(City, State, Zip) Madison, Wisconsin 53717	
E-MAIL ADDRESS steveb@vanholtenpickles.com		E-MAIL ADDRESS schu@vierbicher.com	

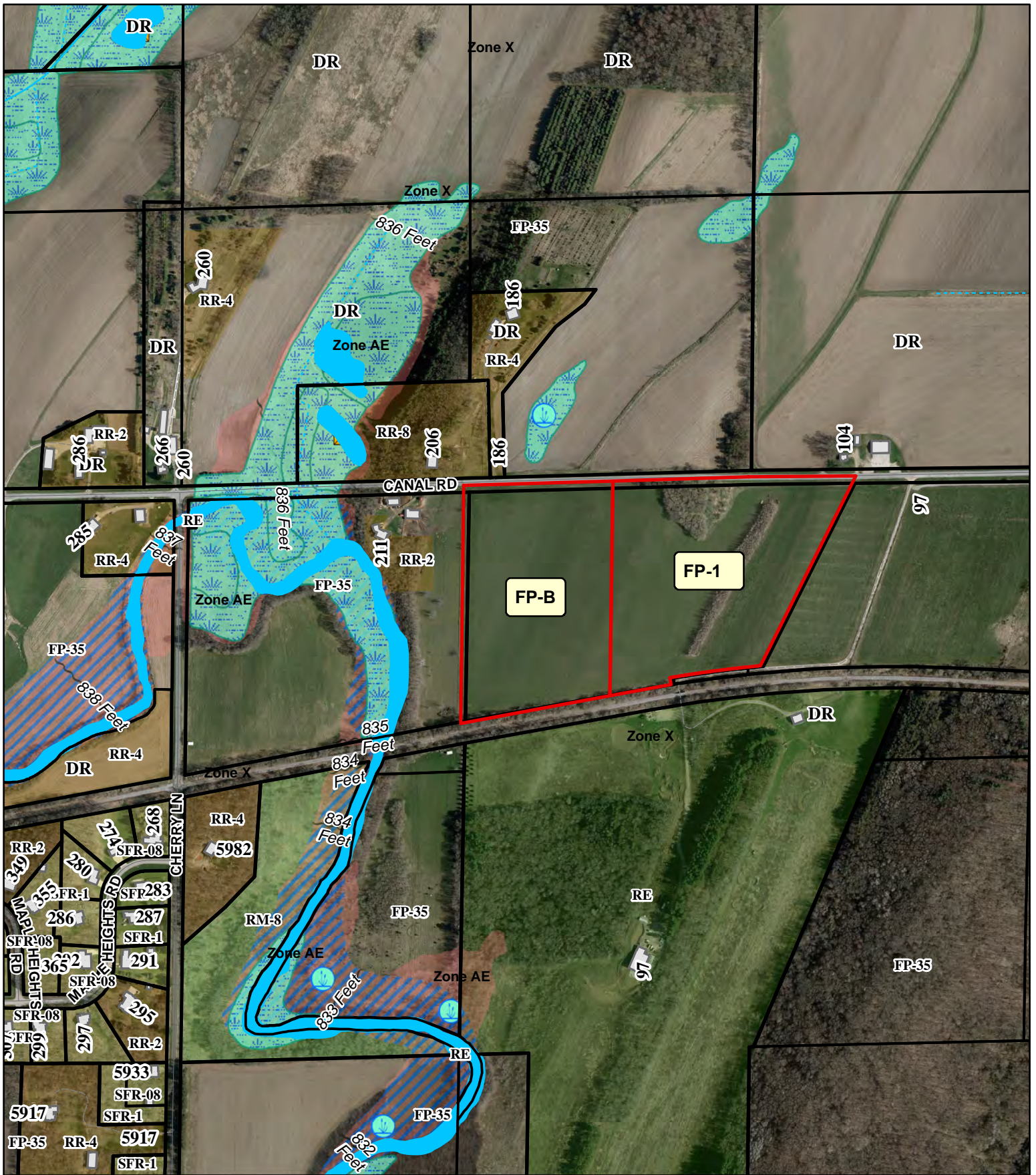
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 211 Canal Rd					
TOWNSHIP MEDINA	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-122-8011-0					

## REASON FOR REZONE

ZONING FOR A NEW PICKLE FERMENTATION BUSINESS SITE AND ONE AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-B Farmland Preservation Business District	16.4
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	18.6

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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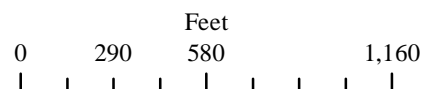


# REZONE 12091

Wetland

Floodway Areas in Zone AE

Floodplain







**Dane County**  
**Department of Planning and Development**  
 Zoning Division  
 Room 116, City-County Building  
 210 Martin Luther King Jr. Blvd.  
 Madison, Wisconsin 53703  
 (608) 266-4266

Application Fees	
General:	<b>\$395</b>
Farmland Preservation:	\$495
Commercial:	\$545

- PERMIT FEES DOUBLE FOR VIOLATIONS.
- ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Van Holten's Inc.; Attn: Steve Byrnes	Agent Name:	Sarah V. Church, PE
Address (Number & Street):	703 W. Madison St.	Address (Number & Street):	999 Fourier Drive, Suite 201
Address (City, State, Zip):	Waterloo, WI 53594	Address (City, State, Zip):	Madison, WI 53717
Email Address:	steveb@vanholtenpickles.com	Email Address:	schu@vierbicher.com
Phone#:	920-478-2144 ext. 222	Phone#:	608-821-3943

### PROPERTY INFORMATION

Township:	08N R12E (Medina)	Parcel Number(s):	0812-122-8110-0
Section:	12 NW1/4	Property Address or Location:	No address; view Exhibit A - Location & Adjacent Parcels Map

### REZONE DESCRIPTION

**Reason for the request.** In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?  
 Yes  No

This is one (1) parcel with plans for land subdivision via two (2)-lot CSM (please see Exhibit D). The existing parcel is zoned FP-35. This proposal requests a rezone for 16.4 acres to Farmland Preservation-Business to accommodate a pickle tankyard (defined as an agriculture-related use which is permitted in the FP-B Zoning district) capable of 200,000-300,000 cucumber bushel storage and fermentation (the cucumbers are grown elsewhere). The cucumbers would come in over an 8-12 week span in the summer. Trucks would take product to Van Holten's factory one mile to the east throughout the year. This facility will be comparable to our tankyard facility in Waterloo ~one mile east. Please view our Rezone Written Description for more information on: A) the site plan and B) our Operational Narrative. ~~The second proposed lot would be 18.6 acres and rezoned to RR-16. A future house would go on this second proposed lot.~~

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-B	16.4
FP-35	<del>RR-16</del> <b>FP-1</b>	18.6

**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.**

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input checked="" type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature \_\_\_\_\_

Date 7/16/24

Rezone for Parcel 0812-122-8011-0 along Canal Rd.  
Town of Medina, Dane County,  
Wisconsin

**Applicant/Landowner:**

Van Holten's Inc.  
703 W. Madison St.  
Waterloo, WI 53594  
920-478-2144 ext. 222  
Steve Byrnes, President  
[steveb@vanholtenpickles.com](mailto:steveb@vanholtenpickles.com)

**Engineer, Surveyor &  
Planner**

Vierbicher  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
608-826-0532  
Sarah V. Church, PE  
[schu@vierbicher.com](mailto:schu@vierbicher.com)

*Prepared On:*  
July 16, 2024

*Amended On:*  
July 25, 2024

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# Executive Summary

## 1.1 Overview

[Van Holten's Inc.](#) wishes to rezone parcel number [0812-122-8011-0](#) in the Town of Medina, Dane County, WI into two (2) different zoning districts. The legal description, as reported on Plat of Survey 2023-00002 (**Exhibit C**), is:

*PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12. T.BN .. R.12E. OF THE 4TH P.M. .. TOWN OF MEDINA. DANE COUNT□ WISCONSIN.*

*DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE N89°24'29"E ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION, 500.94 FEET; THENCE S26°38'37"W 993.68 FEET TO AN IRON PIN ON THE NORTH LINE OF A DRIVEWAY EASEMENT DESCRIBED ON DOC .NO. 4489058; THENCE WESTERLY ALONG SAID NORTH LINE, ALONG A CURVE TO THE LEFT, 426.56 FEET, HAVING A RADIUS OF 5812.12 FEET AND A CHORD BEARING S82°29'18"W 426.46 FEET TO AN IRON PIN AT THE WEST ENO OF SAID EASEMENT; THENCE S9°36'51"E ALONG SAID WEST ENO, 33.0 FEET TO AN IRON PIN ON THE NORTH LINE OF THE RAILROAD PROPERTY; THENCE WESTERLY ALONG SAID NORTH LINE, ALONG A CURVE TO THE LEFT, 88.63 FEET, HAVING A RADIUS OF 5779.12 FEET AND A CHORD BEARING S79°56'47"W 88.63 FEET TO AN IRON PIN; THENCE*

*S79°29'17"W CONTINUING ALONG SAID NORTH LINE, 911.51 FEET TO AN IRON PIN ON THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE N0°44'09"E ALONG SAID WEST LINE, 1113.44 FEET TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION; THENCE N88°17'31" E ALONG SAID NORTH LINE, 1331.75 FEET TO THE PLACE OF BEGINNING.*

This is one (1) parcel to be subdivided via future two (2)-lot CSM. The land is currently zoned [FP-35](#) for agricultural use, and corn is currently grown on the property. This project intends to utilize the "limited amount of non-farm residential and commercial development" permissible in Agricultural Preservation Areas per the [Town of Medina Comprehensive Plan's Planned Land Use Map](#).

This proposal requests a rezone of the western ~16.4 acres to Farmland Preservation-Business Zoning District [FP-B](#) to accommodate a pickle tankyard (defined as an agriculture-related use which is permitted in the FP-B Zoning district). The pickle tankyard will be an operation capable of 200,000-300,000 cucumber bushel storage and fermentation. This facility will be comparable to Van Holten's tankyard facility in Waterloo one mile east. The cucumbers are grown elsewhere and arrive over an 8-12-week span in the summer. The fermented cucumbers will be taken to Van Holten's factory one mile to the east throughout the year. The eastern 18.6 acres will be rezoned to Small Lot Farmland Preservation Zoning District [FP-1](#) (**Exhibits A & D**). Van Holten's possesses a housing density right (**Exhibit E**) for a future home (with its own land division and rezone) beyond the scope of this application.

This document contains information regarding Neighborhood Characteristics (**Exhibit A**), the Site Plan (**Exhibit B**), Plat of Survey (**Exhibit C**), proposed land division (**Exhibit D**), Housing Density Right (**Exhibit E**) and Density Study (**Exhibit F**), and Operational Narrative in fulfillment of Town of Medina plus Dane County requirements.

## Site Plan Commentary

### 2.1 Existing Subject Property Lines & Dimensions

This parcel is 35.00 acres excluding right-of-way (36.39 acres including R.O.W).

Per Plat of Survey 2023-00002 (**Exhibit C**), the property line measurements are as follows:

Property Line	Length(s) (in feet) & Bearing
North	1,331.75 bearing N88°17'31"E
East	956.57 bearing S26°38'37"W
South	426.56 bearing S82°29'18"W; 33.00 bearing S9°36'51"E; 911.51 bearing S79°56'47"W
West	1,080.41 bearing S0°44'09"W (west line of the NE¼ of the NW¼ of Section 12-8-12)

The existing parcel will be split into two (2) lots via future Certified Survey Map (CSM). The following legal descriptions correspond to their respective proposed lots as seen in **Exhibit D**.

Proposed Lot 1, intended to have [FP-B](#) Zoning:

*Being located in the NE1/4 of the NW1/4 of Section 12, T8N, R12E, Town of Medina, Dane County, Wisconsin, described as follows: Commencing at the northwest corner of said Section 12; thence N88°17'31"E, 1331.75 feet along the north line of said NW1/4 to the point of beginning; thence N88°17'31"E, 696.90 feet along the south right-of-way line of Canal Road; thence S00°44'09"W, 1,004.69 feet to the north line of the Wisconsin and Southern Railroad; thence S79°29'17"W, 709.90 feet along the north line of said Railroad; thence N00°44'09"E, 1113.44 feet along said west line of the NE1/4 of the NW1/4 to the point of beginning. Contains 737,392 square feet (16.928 acres); 714,384 (16.40 acres) excluding right-of-way.*

Proposed Lot 2, intended to have [FP-1](#) Zoning:

*Being located in the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 12, T8N, R12E, Town of Medina, Dane County, Wisconsin, described as follows: Beginning at the north quarter corner of said Section 12; thence N89°24'29"E, 500.94 feet along the north line of said NE1/4; thence S26°38'37"W, 993.68 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 5,812.12 feet and a chord which bears S82°29'18"W, 426.46 feet; thence S09°36'51"E, 33.00 feet to the north line of the Wisconsin and Southern Railroad and point of curve; thence southwesterly on a curve to the left which has a radius of 5,779.12 feet and a chord which bears S79°56'47"W, 88.63 feet; thence S79°29'17"W, 201.61 feet; thence N00°44'09"E, 1,004.69 feet; thence N88°17'31"E, 634.85 feet along the*



north line of said NE1/4 of the NW1/4 to the point of beginning. Contains 847,556 square feet (19.46 acres); 810,340 square feet (18.60 acres) excluding right-of-way.

## 2.2 Existing and Proposed Wastewater Treatment Systems & Wells

Currently, no wastewater treatment systems or wells are on the site.

This plan proposes one (1) well with capacity of 70 gallons per minute (gpm) and depth of 200 ft to supply the tankyard site's water needs.

The wastewater needs on the proposed site will be handled by a new Septic Sewage System.

The existing parcel's eastern 18.6 acres are to be rezoned to [FP-1](#). A possible future home, outside the scope of this submission, would have its own well and private onsite wastewater treatment system (POWTS).

## 2.3 Existing or Proposed Buildings, Outdoor Use, and Storage Areas

Currently, one (1) dilapidated/abandoned shed exists amidst the triangular stand of timber adjacent to Canal Road. This structure will be removed in the future.

The site's western third comprising 16.4 acres will host the project. This includes two (2) buildings and one (1) storage tank:

- One (1) storage shed containing 6,000 square ft, with dimensions 106 ft length, 66ft width and 28 ft height, plus
- One (1) salt shed containing 495 square ft, with dimensions 50 ft length, 17.5 ft width and 11 ft height, and
- One (1) 11,000-gal Calcium Chloride Tank with dimensions 11ft diameter, 16 ft height

A chain-link fence of 6 ft height, 3,340 ft perimeter will surround the 16.4 acre site.

Surface parking will be provided and is discussed in greater detail in **Section 2.7 Parking**. Given the site's purpose, "storage areas" include 200 storage tanks that will contain cucumbers for fermentation. The tanks will be organized into three (3) groups, and each of the three (3) groups has two (2) tanks arranged side-by-side in columns organized north-south. Around 70 tanks will be in each group. Each 11 ft diameter tank is constructed of fiberglass, has a 7,500 gallon capacity, and is buried 7 feet in the ground, with 4 ft sticking above the surface. We are designing the site to be capable of expansion to a maximum of 900 tanks. Access driveways between and around the groups facilitate easy access for adding new cucumbers to the tanks, or removing product into the 4 x 4 ft totes which hold the cucumbers on a flatbed trailer transport to our factory one mile to the east in Waterloo, WI.



The eastern 18.6 acres of the existing parcel is to be rezoned to [FP-1](#). A future home would utilize a future land division and rezone outside the scope of this submission.

## 2.4 Dimensions & Setbacks

As seen on the previous page, the buildings on the site will respect the dimensional zoning standards required for the Farmland Preservation-Business Zoning District [FP-B](#) or Small Lot Farmland Preservation Zoning District [FP-1](#).

Regarding setbacks applicable to the tankyard, the storage shed is the closest structure to Canal Road, and its 36 ft setback distance fulfills the County's 30 ft requirement from edge of right-of-way. The closest the initial phase storage tanks approach a property line is 205 ft on the site's west side, and 310 ft on the property's south side. Future expansions may change the proximity to a lot line, though FP-B zoning district standards requiring a side yard of 25 ft and a rear yard of 50 ft, respectively, will continue to be followed.

## 2.5 Existing and Proposed Driveway Entrances, Locations, and Widths

The parcel does not currently have formal access from Canal Road, a town road, though a driveway exists in the southeast corner (see **Section 2.6**).

The project proposes one (1) driveway entrance 425 ft from the western property line. This driveway will be 30 ft wide to facilitate simultaneous entry and exit traffic and be constructed of gravel.

## 2.6 Location & Dimensions of Existing Utilities, Easements, or Rights-of-Way

There are no existing utilities on the property. Utilities to the property will be provided by City of Waterloo (Electrical) and WE Energies (Natural Gas)

Per **Exhibit C**, the parcel includes the southern half of Canal Road's right-of-way in its northern extents. No easements are portrayed on the parcel, though a 33' driveway easement recorded as Doc. No. 4489058 is southeast of the property.

## 2.7 Parking Lot

The parking lot will be west of the parking lot. The surface will be gravel, and contain nine (9) parking stalls to fulfill the vehicle storage needs for the (4) seasonal employees on the site. The proposed parking lot layout is in compliance with Dane County Code [S10.102\(8\)](#).

## 2.8 Proposed Loading & Unloading Areas

The loading and unloading of cucumbers and pickles moves throughout the tankyard going from one tank to another. The loading dock attached to the storage building is the other loading and unloading area.

## 2.9 Zoning District Boundaries

**Exhibit A** shows there are ten (10) parcels within 300ft of the property's boundary. Six (6) parcels are zoned [FP-35](#), one (1) parcel is zoned [RE](#), one (1) parcel is zoned [RR-8](#), one (1) parcel is zoned [RR-4](#), and one (1) parcel has two (2) zoning designations of [FP-35](#) & [RR-2](#).

## 2.10 Relevant Natural Features

Vierbicher staff utilizing DCI Map discovered the existing 35.0 acre parcel:

- Does not have one-hundred-year FEMA floodplain within its extents, though such floodplain exists to the west due to the Maunasha River.
- Does not have DNR wetlands present within its extents
- Does have DNR wetland indicators in the southeast extents of the proposed 18.6 acre lot
- Does not have navigable or non-navigable waters
- Does have slopes over 12 percent grade, though it should be noted these locations, which contain wooded areas, are not to be disturbed with the tankyard operation in the parcel's western extents.

The Wisconsin Historical Society's [Wisconsin Archaeological Site Inventory](#) tool hosted by the State Historic Preservation Office yielded zero (0) results for archaeological sites on the site in Township 8NR12E S12.

## 2.11 Location & Type of Proposed Screening, Landscaping, Berms, or Buffer Areas

The site will be screened from the east with existing stands of woodland, as well as a tree line along the southern extents of the property. A chain-link fence will surround the site. With the one (1) loading dock in the storage building, concrete side walls would hold back dirt if it cannot be done through contouring the landscape.

## 2.12 Lighting, Signs, Refuse Dumpsters, Possible Future Expansion Areas

The lighting will consist of seven (7) fixtures on the facades of the two (2) buildings. Thirteen (13) light poles are proposed adjacent to the tanks and will be Dark Sky Compliant.

There will be signage identifying location for Trucking company's understanding. This will not be on the fencing or on the northern façade of the storage shed, which faces Canal Road.

There will be two (2) 5yd covered dumpsters located near the storage building.

The site is beneficial due to its proximity to our current Waterloo factory operation and the site's room to expand to the east.

## Neighborhood Characteristics

### 3.1 Current Uses of the Property

The land is currently zoned [FP-35](#) for agricultural use, and currently growing corn. Van Holten's acquired the property in 2022.

### 3.2 Current Uses of Neighborhood's Surrounding Properties

**Exhibit A** shows there are ten (10) parcels within 300ft of the property's boundary. Two (2) parcels have rural residential uses, six (6) parcels have agricultural land uses, one (1) parcel has recreational uses, and one (1) parcel has combined agricultural plus rural residential uses.

## Operational Narrative

### 4.1 Hours of Operation

This new facility will have the following hours of operation:

Day	Hours of Operation	Notes
Sunday	6am to 4pm	Seasonal
Monday	6am to 4pm	
Tuesday	6am to 4pm	
Wednesday	6am to 4pm	
Thursday	6am to 4pm	
Friday	6am to 4pm	
Saturday	6am to 4pm	Seasonal

### 4.2 Number of Employees

There will be four (4) seasonal full-time equivalents (FTEs), and the maximum number of personnel to be on the premises at any time is 10.

For greater clarification: after cucumbers are fermented, employees arrive at the new location, daily, to retrieve pickles. This takes about 1 hour per load and could happen 3 times per day. Employees arrive periodically to collect samples and bring back to factory.



### 4.3 Anticipated Negative Externalities & Mitigation Measures

Per Dane County, the following are negative externalities that can be experienced in commercial operations. For those negative impacts that may occur on the site, accompanying mitigation measures are presented.

Negative Externality	Anticipated/Present on Site? (Y/N)	Mitigation Measures
Noise	Y	Noise to be kept below 80 Decibels
Odors	N	
Soot	N	
Runoff	Y	Terrace and Vegetation
Pollution	N	

### 4.4 Materials or Activities Outside Enclosed Building(s)

It is anticipated that machinery such as trucks will be operating on the access driveways to access the fermented cucumbers in their holding tanks. During cucumber season trucks will arrive and fill fermentation tanks with cucumbers. While the fermentation is happening, tank conditions are monitored, salt and calcium chloride are added as needed. After the fermentation is complete, pickles are pulled out of tanks daily and brought to the main facility for processing.

### 4.5 Compliance with Dane County Stormwater & Erosion Control (Chp 11+14)

It is Van Holten’s intent to comply with all applicable Town, County, DNR, State, and Federal regulations pertaining to this use.

### 4.6 Sanitary Facilities

Given there will be a maximum ten (10) employees on the site, it is planned to have one (1) sanitary facility for staff members.

### 4.7 Facilities for Managing Trash, Solid Waste, and Recyclables

Van Holten contracts with LRS for Trash, LRS for Solid Waste (No solid waste is generated, i.e. bad pickles, sludge, etc..), and LRS for recyclables.

Van Holten’s is installing a Brine Recycle Facility for reclaiming dry salt and the water will be reused in our main facility. It will be fully operational by the end of 2024. Van Holten’s will be near net zero discharge.

### 4.8 Anticipated Traffic & Vehicle Types

This 200,000 – 300,000 bushel tankyard is for the storage and fermentation of cucumbers grown elsewhere. The tankyard would consist of two hundred (200) 7,500 gallon fiberglass tanks buried 7 feet in the ground (this could expand to more tanks in the future). Van Holten

would bring fresh cucumbers to the tank yard over an 8 - 12 week period in the summer. We would then ferment the cucumbers in the tanks, and they would be stored there until needed for production. The fermented cucumbers will be transported via tractor with flatbed wagons or semi with flatbed trailer on Canal Road to our factory one mile away in Waterloo (Jefferson County) throughout the year.

The vehicles bringing the cucumbers to the site will have 5-axles, with a loaded weight of 78000lbs (39 tons) and an empty weight of 30,000 lbs (15 tons). It is anticipated that nine (9) of these vehicles will visit the site daily during harvest season.

The Flatbed Wagons bringing the fermented cucumbers to Van Holten's factory will have 2-axles, with a loaded weight of 18,000 lbs (9 tons) and an empty weight of 2000 lbs (1 tons). There are three wagons hooked end to end, it is anticipated that (two) 2 of these wagon assemblies will visit the site daily.

#### **4.9 Hazardous, Toxic, or Explosive Material On-Site & Mitigation Measures**

It is not currently planned for any hazardous, toxic, or explosive materials to be on-site which would necessitate mitigation measures.

#### **4.10 Light Pollution**

As referenced in **Section 2.12**, the lighting will consist of seven (7) fixtures on the facades of the two (2) buildings. Thirteen (13) light poles are proposed adjacent to the tanks and will be Dark Sky Compliant.

#### **4.11 Signage**

There will be signage identifying location for the trucking company's understanding. This will not be on the fencing or on the northern façade of the storage shed, which faces Canal Road.

#### **Appendices: Exhibits**

*Exhibit A – Location & Adjacent Parcels Map*

*Exhibit B – Site Plan*

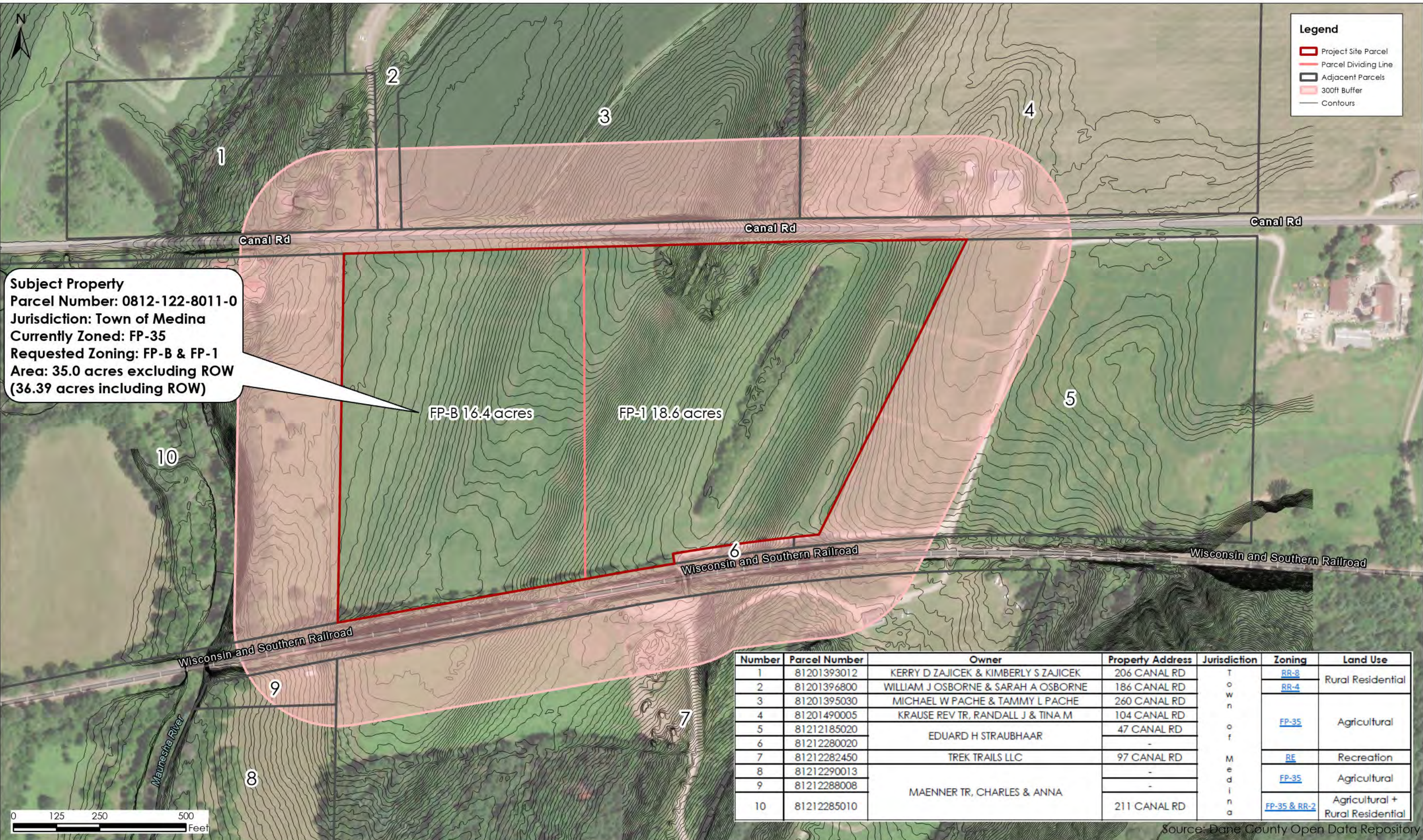
*Exhibit C – Plat of Survey 2023-00002*

*Exhibit D – Land Division*

*Exhibit E – Offer to Purchase showing One (1) Housing Density Right Included*

*Exhibit F – Density Study from September 2022*



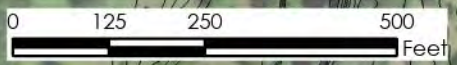


**Subject Property**  
 Parcel Number: 0812-122-8011-0  
 Jurisdiction: Town of Medina  
 Currently Zoned: FP-35  
 Requested Zoning: FP-B & FP-1  
 Area: 35.0 acres excluding ROW  
 (36.39 acres including ROW)

FP-B 16.4 acres

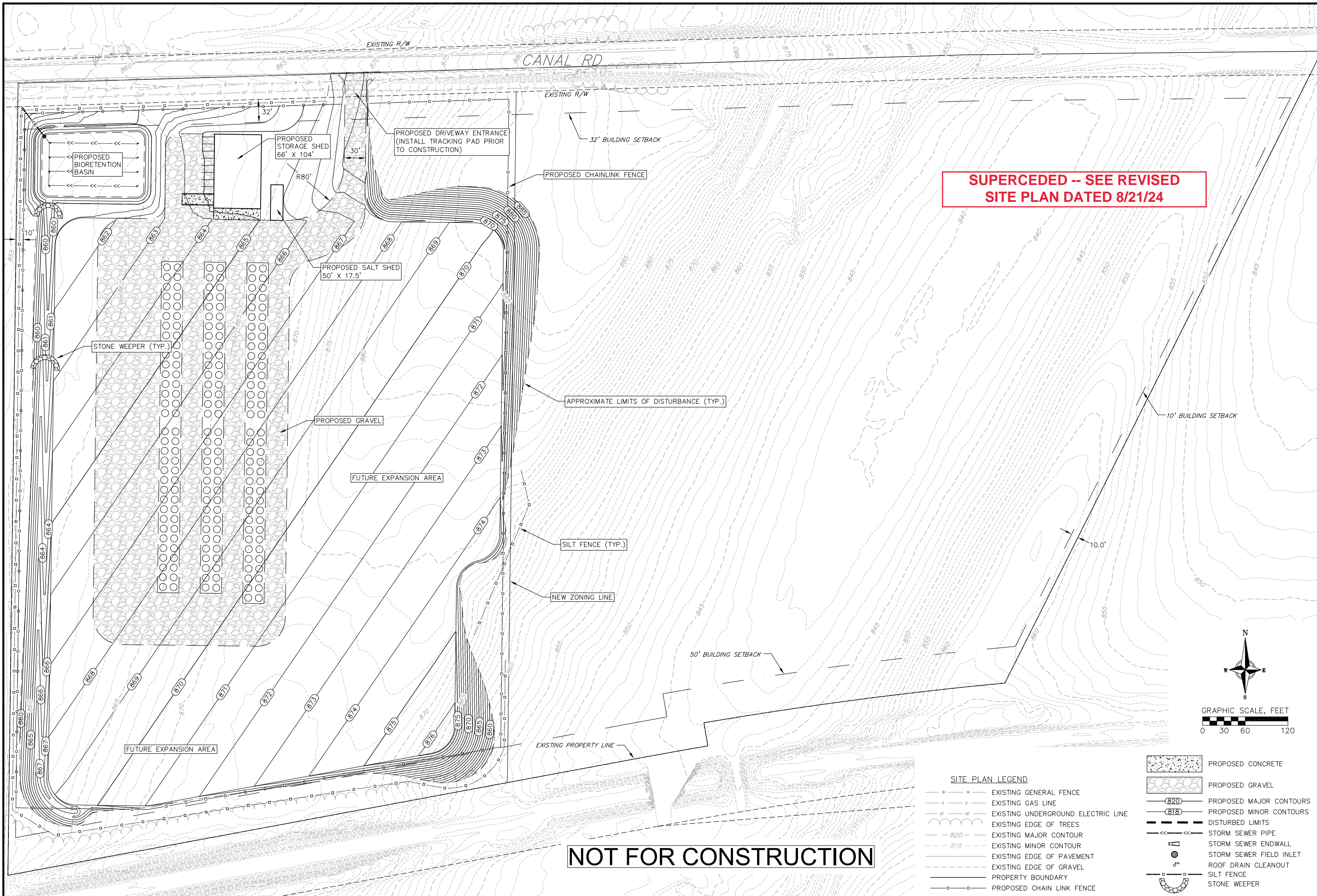
FP-1 18.6 acres

Number	Parcel Number	Owner	Property Address	Jurisdiction	Zoning	Land Use
1	81201393012	KERRY D ZAJICEK & KIMBERLY S ZAJICEK	206 CANAL RD	Town of Medina	RR-8	Rural Residential
2	81201396800	WILLIAM J OSBORNE & SARAH A OSBORNE	186 CANAL RD		RR-4	
3	81201395030	MICHAEL W PACHE & TAMMY L PACHE	260 CANAL RD		FP-35	Agricultural
4	81201490005	KRAUSE REV TR, RANDALL J & TINA M	104 CANAL RD			
5	81212185020	EDUARD H STRAUBHAAR	47 CANAL RD	Medina	RE	Recreation
6	81212280020	TREK TRAILS LLC	97 CANAL RD		FP-35	Agricultural
7	81212282450					
8	81212290013			Medina	FP-35 & RR-2	Agricultural + Rural Residential
9	81212288008	MAENNER TR, CHARLES & ANNA				
10	81212285010		211 CANAL RD			



Source: Dane County Open Data Repository



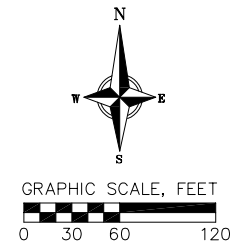


**SUPERCEDED -- SEE REVISED SITE PLAN DATED 8/21/24**

**NOT FOR CONSTRUCTION**

**SITE PLAN LEGEND**

- \*---\*--- EXISTING GENERAL FENCE
- g---g--- EXISTING GAS LINE
- UE---UE--- EXISTING UNDERGROUND ELECTRIC LINE
- (---)--- EXISTING EDGE OF TREES
- 820--- EXISTING MAJOR CONTOUR
- 818--- EXISTING MINOR CONTOUR
- --- EXISTING EDGE OF PAVEMENT
- --- EXISTING EDGE OF GRAVEL
- --- PROPERTY BOUNDARY
- o---o--- PROPOSED CHAIN LINK FENCE
- [Hatched Pattern] PROPOSED CONCRETE
- [Dotted Pattern] PROPOSED GRAVEL
- (820)--- PROPOSED MAJOR CONTOURS
- (818)--- PROPOSED MINOR CONTOURS
- --- DISTURBED LIMITS
- <<--->>--- STORM SEWER PIPE
- --- STORM SEWER ENDWALL
- o--- STORM SEWER FIELD INLET
- --- ROOF DRAIN CLEANOUT
- --- SILT FENCE
- --- STONE WEEPER



**EXHIBIT B - SITE PLAN**  
**VAN HOLTEN TANK FARM EXPANSION**  
**TOW OF MEDINA**  
**DANE COUNTY, WI**

REVISIONS	NO.	DATE	REMARKS

DATE: 07/16/24  
 DRAFTER: EKAA  
 CHECKED: BBAR  
 PROJECT NO.: 240351

**EX B**



# PLAT OF SURVEY

PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, T.8N., R.12E. OF THE 4TH P.M., TOWN OF MEDINA, DANE COUNTY, WISCONSIN.  
 DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE N89°24'29"E ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION, 500.94 FEET; THENCE S26°38'37"W 993.68 FEET TO AN IRON PIN ON THE NORTH LINE OF A DRIVEWAY EASEMENT DESCRIBED ON DDC NO. 4489058; THENCE WESTERLY ALONG SAID NORTH LINE, ALONG A CURVE TO THE LEFT, 426.56 FEET, HAVING A RADIUS OF 5812.12 FEET AND A CHORD BEARING S82°29'18"W 426.46 FEET TO AN IRON PIN AT THE WEST END OF SAID EASEMENT; THENCE S9°36'51"E ALONG SAID WEST END, 33.0 FEET TO AN IRON PIN ON THE NORTH LINE OF THE RAILROAD PROPERTY; THENCE WESTERLY ALONG SAID NORTH LINE, ALONG A CURVE TO THE LEFT, 88.63 FEET, HAVING A RADIUS OF 5779.12 FEET AND A CHORD BEARING S79°56'47"W 88.63 FEET TO AN IRON PIN; THENCE S79°29'17"W CONTINUING ALONG SAID NORTH LINE, 911.51 FEET TO AN IRON PIN ON THE WEST LINE OF THE NE 1/4 OF SAID SECTION; THENCE N0°44'09"E ALONG SAID WEST LINE, 1113.44 FEET TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION; THENCE N88°17'31"E ALONG SAID NORTH LINE, 1331.75 FEET TO THE PLACE OF BEGINNING.

STATE OF WISCONSIN  
 COUNTY OF ROCK SS.

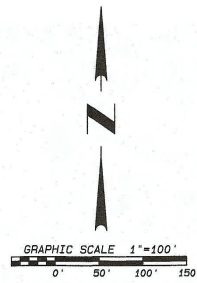
I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED ABOVE FOR THE EXCLUSIVE USE OF EDUARD STRAUBHAAR AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLIES WITH CHAPTER A-E7.

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF NOVEMBER, 2022, AT JANESVILLE, WISCONSIN.

*Ryan M. Combs*  
 RYAN M. COMBS  
 P.L.S. Number 2677

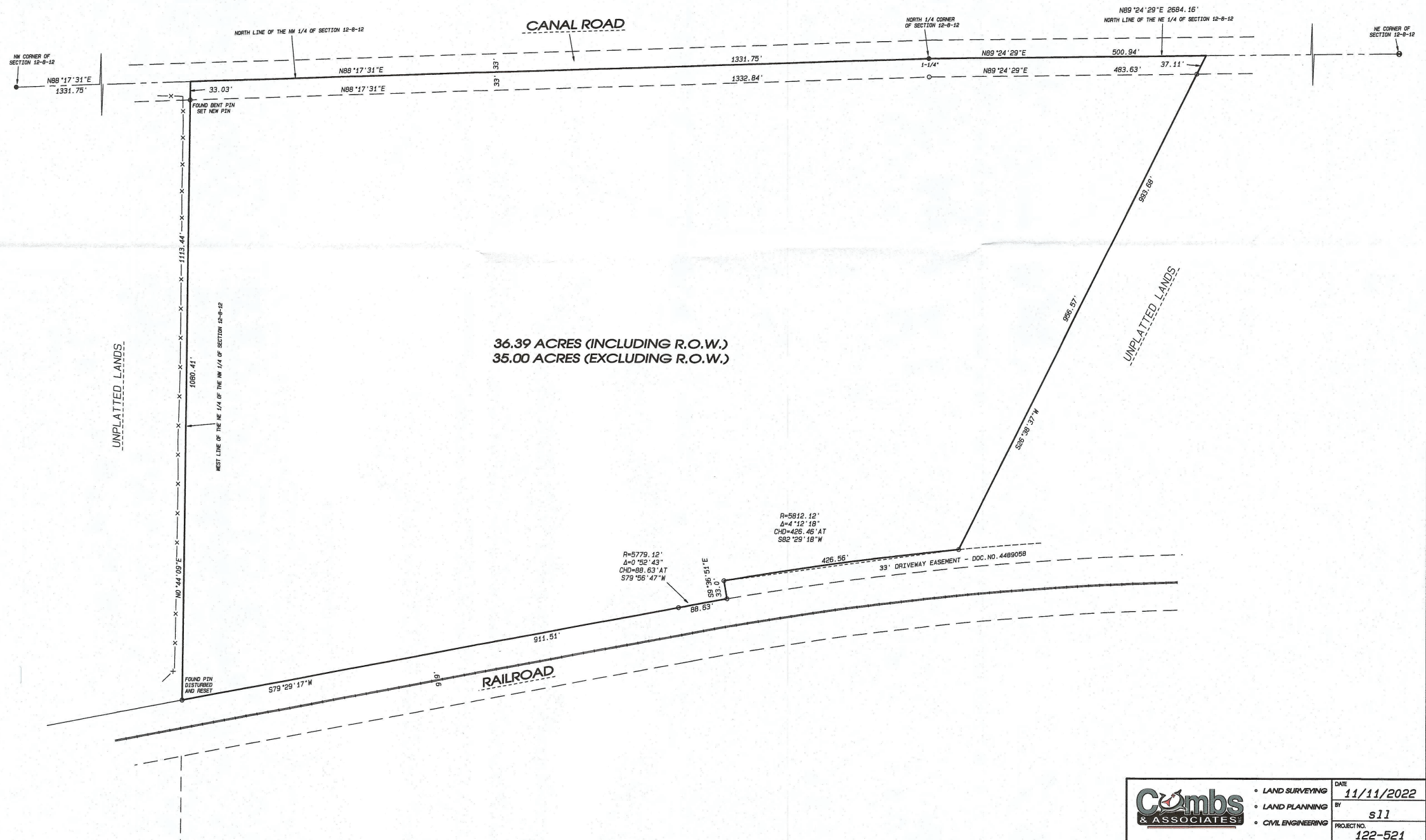


If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained hereon shall not apply to any copies.



**LEGEND:**

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND IRON PIN - 3/4" DIA. UNLESS OTHERWISE SHOWN
- ⊙ FOUND ALUMINUM MONUMENT
- x-x- FENCE



**NOTES:**

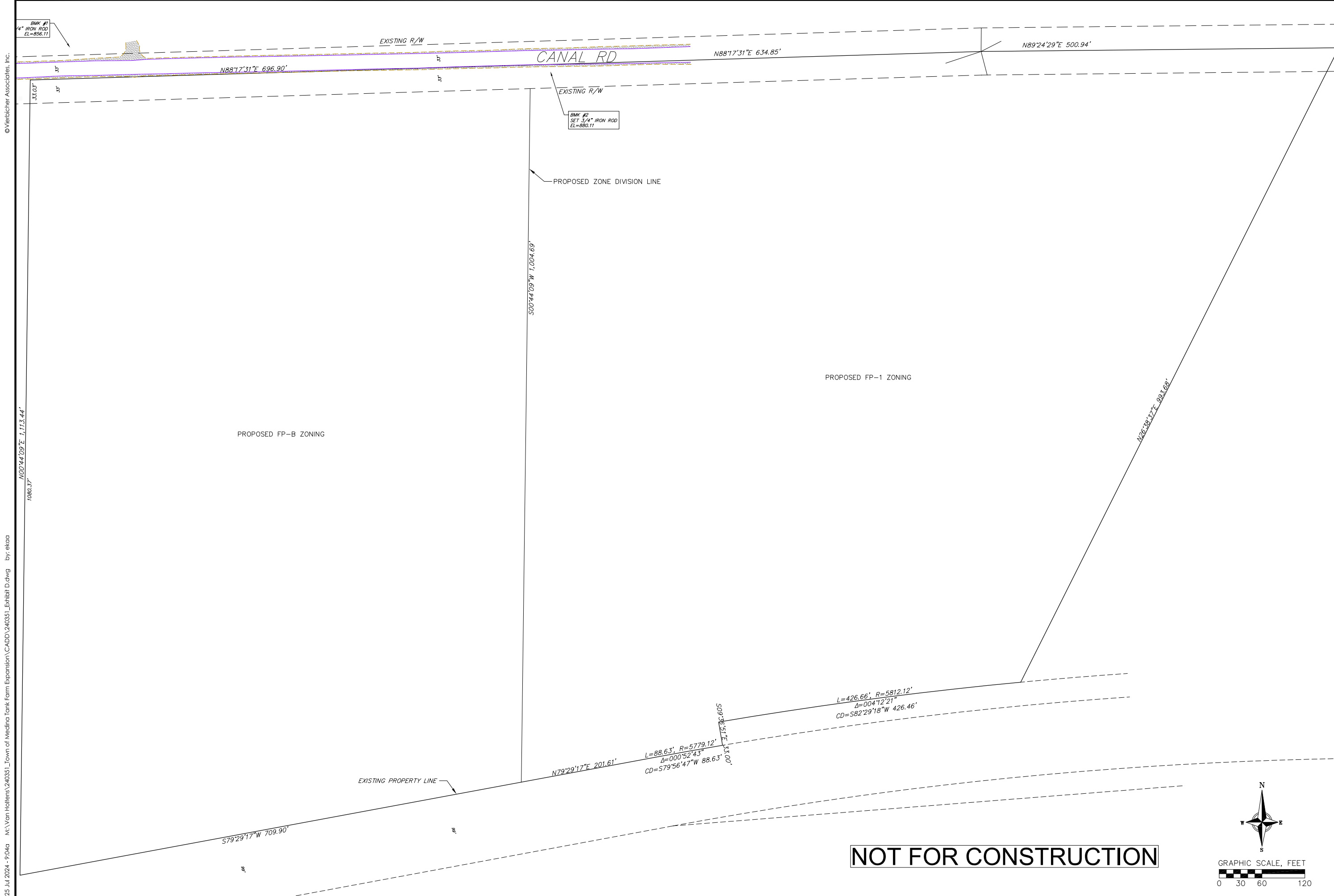
FIELD WORK COMPLETED NOVEMBER 18, 2022.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

ASSUMED N89°24'29"E ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 12-8-12.

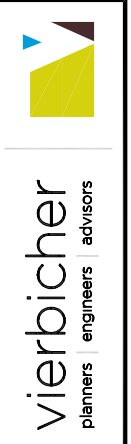
<p>109 W. Milwaukee St.                  Janesville, WI 53409                  www.combsurvey.com</p>	• LAND SURVEYING	DATE	11/11/2022
	• LAND PLANNING	BY	sll
	• CIVIL ENGINEERING	PROJECT NO.	122-521
		CLIENT	STRAUBHAAR
	tel: 608 752-0575		
	fax: 608 752-0534		

2023-0002



25 Jul 2024 - 9:04a M:\Van Hollens\240351\_Town of Medina Tank Farm Expansion\CADD\240351\_Exhibit D.dwg by: ekaa

© Vierbicher Associates, Inc.

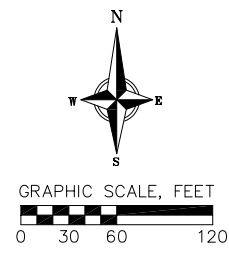


**EXHIBIT D - LAND DIVISION**  
 VAN HOLTEN TANK FARM EXPANSION  
 TOW OF MEDINA  
 DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 07/16/24  
 DRAFTER: EKAA  
 CHECKED: BBAR  
 PROJECT NO.: 240351

**NOT FOR CONSTRUCTION**



**EX D**



Property Address: 47 Canal Rd - Waterloo, WI 53594, ,

665 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and  
666 written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines  
667 668-683.

668 (1) Personal: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at  
669 line 670 or 671.

670 Name of Seller's recipient for delivery, if any: Ed Straubhaar

671 Name of Buyer's recipient for delivery, if any: Steve Byrnes

672  (2) Fax: fax transmission of the document or written notice to the following number:

673 Seller: ( \_\_\_\_\_ ) Buyer: ( \_\_\_\_\_ )

674  (3) Commercial: depositing the document or written notice, fees prepaid or charged to an account, with a commercial  
675 delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at  
676 line 679 or 680.

677  (4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the  
678 Party, or to the Party's recipient for delivery, for delivery to the Party's address.

679 Address for Seller: 47 Canal Rd - Waterloo, WI 53594

680 Address for Buyer: 703 West Madison St - Waterloo, WI 53594

681  (5) Email: electronically transmitting the document or written notice to the email address.

682 Email Address for Seller: edstraubhaar@hotmail.com

683 Email Address for Buyer: sbyrnes@vanholtenpickles.com

684 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller  
685 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

686  **ADDENDA**: The attached Density Study to confirm "1 Split" is/are made part of this Offer.

687 This Offer was drafted by [Licensee and Firm] Matthew D Sheahan

688 Midwest Land Group, LLC

689 (x)  11/7/2022

690 Buyer's Signature ▲ Print Name Here ▶ Van Holten's, Inc., or Assigns Date ▲

691 (x) \_\_\_\_\_ Date ▲

692 Buyer's Signature ▲ Print Name Here ▶ \_\_\_\_\_ Date ▲

693 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS**  
694 **OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE**  
695 **PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A**  
696 **COPY OF THIS OFFER.**

697 (x)  11/7/2022

698 Seller's Signature ▲ Print Name Here ▶ Ed Straubhaar Date ▲

699 (x) \_\_\_\_\_ Date ▲

700 Seller's Signature ▲ Print Name Here ▶ \_\_\_\_\_ Date ▲

701 This Offer was presented to Seller by [Licensee and Firm] Matthew D Sheahan

702 Midwest Land Group, LLC on 11/7/2022 at 12:00 a.m. (p.m.)

703 This Offer is rejected \_\_\_\_\_ This Offer is countered [See attached counter] \_\_\_\_\_

704 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲



## Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703  
Fax (608) 267-1540

*Community Development*  
(608)261-9781, Rm. 421

*Planning*  
(608)266-4251, Rm. 116

*Records & Support*  
(608)266-4251, Rm. 116

*Zoning*  
(608)266-4266, Rm. 116

September 16, 2022

Eduard Straubhaar  
47 Canal Road  
Waterloo, WI 53594  
Delivered via email

Dear Mr. Straubhaar,

Attached is a density study report for property you own in section 12 of the Town of Medina. The property is located within the town's Agricultural Preservation Area, where the density of nonfarm development is limited to 1 density unit (or, "split") per 35 acres of land owned as of February 4, 1981. The property was part of a larger landholding owned by Edward Zimmerman, which totaled approximately 330 acres as of February 4, 1981. Based on the 1981 acreage of the Zimmerman property, a potential total of 9 density units were available.

As indicated on the attached density study report, three prior density units have been used per the residences located at 47, 48, and 104 Canal Road.

The 6 remaining density units are allocated proportionally based on current acreage owned, taking into account the number of density units already used. Based on the town's policy, it appears the 6 remaining density units are allocated as follows:

- Eduard Straubhaar = ~85 acres, 1 density unit used, 1 density unit remaining
- James Krause = ~160 acres, 2 density units used, 3 density units remaining
- Trek Trails LLC = ~85 acres, 0 density units used, 2 density units remaining

The town plan includes guidelines for transferring property in parcels over 35 acres in size and encourages property owners to clearly specify the allocation of any density units in deeds or other agreements recorded with the Dane County Register of Deeds. I would also advise that you present such land sale proposal to the town Plan Commission and/or Board for their consideration.

Please note that this density analysis does not guarantee or preclude town or county approval of a particular land division, rezone, or development proposal. A copy of this density analysis is being forwarded to the Town of Medina Clerk, Tammy Jordan.

If you have any questions about this density analysis, please contact me at 608-720-0167 or [allan@countyofdane.com](mailto:allan@countyofdane.com).

Sincerely,  
Majid Allan  
Senior Planner

cc: Tammy Jordan, Town of Medina Clerk

# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

		<b>Applicant:</b> Ed Straubhaar			
<b>Town</b>	Medina	<b>A-1EX Adoption</b>	10/2/1980	<b>Orig Farm Owner</b>	Edward Zimmerman
<b>Section:</b>	01, 12	<b>Density Number</b>	35	<b>Original Farm Acres</b>	329.83
<b>Density Study Date</b>	9/16/2022	<b>Original Splits</b>	9.42	<b>Available Density Unit(s)</b>	6



**Reasons/Notes:**

The 1981 farm unit totaled ~330 acres and was eligible for 9 density units ("splits"). The town counts all homes as a split. 3 density units taken. 6 remaining density units allocated based on current acreage owned. See attached letter for more info.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
081212280010	29.45	EDUARD H STRAUBHAAR	
081212185010	26.47	EDUARD H STRAUBHAAR	
081212180007	27.55	EDUARD H STRAUBHAAR	
081201498000	0.78	ELI BAUER & CHELSEY BAUER	11653
081201495010	38.84	JAMES KRAUSE & RANDALL J KRAUSE	
081201490005	39.52	JAMES KRAUSE & RANDALL J KRAUSE	
081201485002	40.81	JAMES KRAUSE & RANDALL J KRAUSE	
081201480007	40.6	JAMES KRAUSE & RANDALL J KRAUSE	
081212282450	85.86	TREK TRAILS LLC	