

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

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# Executive Summary

## 1.1 Overview

This singular document incorporates Town Plan Commission, Town resident, and Dane County LWRD feedback to:

- The July 25, 2024 submittal (discussed at August 6, 2024 Plan Commission meeting),
- The August 22, 2024 Addendum with revised site plan (discussed at the August 27, 2024 Plan Commission meeting),
- Information provided by Van Holten's President Steve Byrnes in Friday August 9, 2024, Monday August 26, 2024, and Friday September 6, 2024 emails (in Appendices G, H, and J).

[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 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 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 of 200,000 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**); estimating tax benefit to Town (**Exhibit G**); City of Waterloo coordination on Canal Road (**Exhibit H**); Stormwater Management Design (**Exhibit I**); Van Holten's (President Steve Byrnes') September 5, 2024 letter (**Exhibit J**); Rendering from Canal Road (**Exhibit K**); 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 no greater than 65 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 maximum build-out condition of 500 tanks will utilize the one (1) planned well plus the one (1) new septic sewage system from the initial build-out, with no capacity expansions needed.

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

No additions or additional structures will be needed to accommodate the maximum build-out condition of 500 tanks.

A chain-link fence of 6 ft height, estimated 2,500 ft perimeter will surround the tankyard site's initial build-out of 200 tanks on the 16.4 acre site. At maximum build-out with 500 tanks, an



estimated 3,100 ft of chain-link fencing will surround the site, an increase of 600ft from the initial build-out phase.

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 500 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. A 150 ft buffer from eastern, southern, and western property lines to gravel surface would be maintained. Future expansions would change the proximity to the southern and eastern lot lines, 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. The driveway, as constructed in the initial build-out phase, will serve the tankyard in its maximum build-out.

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

There are no existing utilities on the property. Electrical and natural gas utilities to the property will be provided by WE Energies. Potential expansion will not increase utility needs beyond the capacity initially provided to the site.



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 storage shed. 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 [§10.102\(8\)](#). Given the relationship between employees and required parking stalls, the maximum build-out not having any change to maximum number of employees on-site means the parking lot for the initial build-out will not need any modifications.

## 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. Save the additional tanks in a maximum build-out scenario, no additional loading or unloading areas will be needed.

## 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) parcels 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 Maunsha 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, which does not contain the proposed tankyard.
- 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 an existing tree line along the southern extents of the property.

A chain-link fence will surround the site. An estimated 600 ft of fencing would be added to the initial build-out phase's ~2,500 ft of fencing, for a total of approximately 3,100 ft of fencing surrounding the maximum build-out.

Along the northern fence line, vegetative screenings that grow to a mature height of 20 feet, spaced 10 feet apart, will be used (excluding the gated entrance) and dead plantings will be replaced. We are also siting the tankyard in a way that maximizes cropland surrounding the site while supporting proper stormwater management.

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 four (4) Dark Sky-Compliant fixtures on the facades of the two (2) buildings. No fixtures will be on the northern building facades facing Canal Road. Two (2) fixtures will be on the southern building facades, and one (1) fixture apiece on the eastern and western building facades. Mounting height shall not exceed fifteen (15) feet. These four (4) dark-sky compliant lights could be motion-activated if requested by the Town. No light poles will be present in the tankyard area. Maximum build-out will increase the number of tanks, however, no light poles will be constructed. Our 6am-4pm operation hours (please see Section 4.1) especially when adding cucumbers to the tanks during summer harvest season, means there is sunlight available for operations.

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. A portion of this site (16.4 acres) will be a lot containing pickle tankyard, and the other lot (18.6 acres) will remain in agricultural use.

### 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	During harvest season, if required
Monday	6am to 4pm	
Tuesday	6am to 4pm	
Wednesday	6am to 4pm	
Thursday	6am to 4pm	
Friday	6am to 4pm	
Saturday	6am to 4pm	During harvest season, if required

Hours for the tankyard at maximum build-out would be identical to the initial build-out condition.

### 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. Employees would not increase for the maximum build-out scenario.



### 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	Hand-held decibel readers will ensure neighbors are not exposed to noise levels exceeding 80 decibels.
Odors	N	
Soot	N	
Runoff	Y	Terrace and Vegetation; site will conform to Dane County requirements
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.

Around 1.5 percent of the facility enters or leaves the site daily (equivalent to three (3) truckloads of cucumbers arriving or departing) in initial phase or maximum build-out condition.

### 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. The proposed plans were submitted to Dane County Water & Land Conservation for review in July 2024.

### 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. With the maximum number of employees on-site (10) not changing for the maximum build-out, no change to the one (1) sanitary facility is envisioned.

### 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 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 up to a maximum 500 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 78,000lbs (39 tons) and an empty weight of 30,000 lbs (15 tons). It is anticipated that an average of 3.3 truckloads will visit the site daily during harvest season, with a maximum of seven (7) of these vehicles arriving per day. To reduce the impact on Medina's roads, all full truckloads of cucumbers destined for the storage site will enter the site from the east via Canal Rd. by way of WI-19.

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 2,000 lbs (1 tons). There are three wagons hooked end to end, it is anticipated that (two) 2 of these wagon assemblies will leave the proposed tankyard daily. At this time, we are not planning on pulling from the proposed Canal Road tankyard during winter months.

**Table 1 Anticipated Daily Cucumber Loads Delivered to Tankyard Site**

		<b>Avg Daily</b>	<b>Max Daily</b>
	<b>Tank Quantity</b>	<b>Cucumber Loads</b>	<b>Cucumber Loads</b>
<b>Phase 1</b>	<b>200</b>	<b>3.33</b>	<b>7</b>
Possible expansion 1	100	1.67	8
Possible expansion 2	100	1.67	9
Possible expansion 3	100	1.67	10
<b>Totals</b>	<b>500</b>	<b>8.33</b>	

\* this traffic will only take place during cucumber intake season, which generally lasts 60 days

Source: August 9, 2024 email from President Steve Byrnes of Van Holten's to the Plan Commission.

At maximum build-out, five (5) trips daily with the three (3) flatbed wagon consists will take the fermented cucumbers to the Waterloo facility. This is our maximum capacity within our



Waterloo facility, Regardless of how many tanks there are in the proposed Canal Road tankyard.

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

No hazardous, toxic, or explosive materials will be on-site which would necessitate mitigation measures.

#### **4.10 Light Pollution**

As referenced in **Section 2.12**, the lighting will consist of four (4) fixtures on the facades of the two (2) buildings, with no fixtures on the northern facades along Canal Road. Though the number of tanks in the tankyard increases at maximum build-out, no light poles will be used (our hours of operation avoid the need to operate in darkness).

#### **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. No lighting will be on the signage.

#### **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*

*Exhibit G – August 8, 2024 email attachment estimating tax benefit to Town*

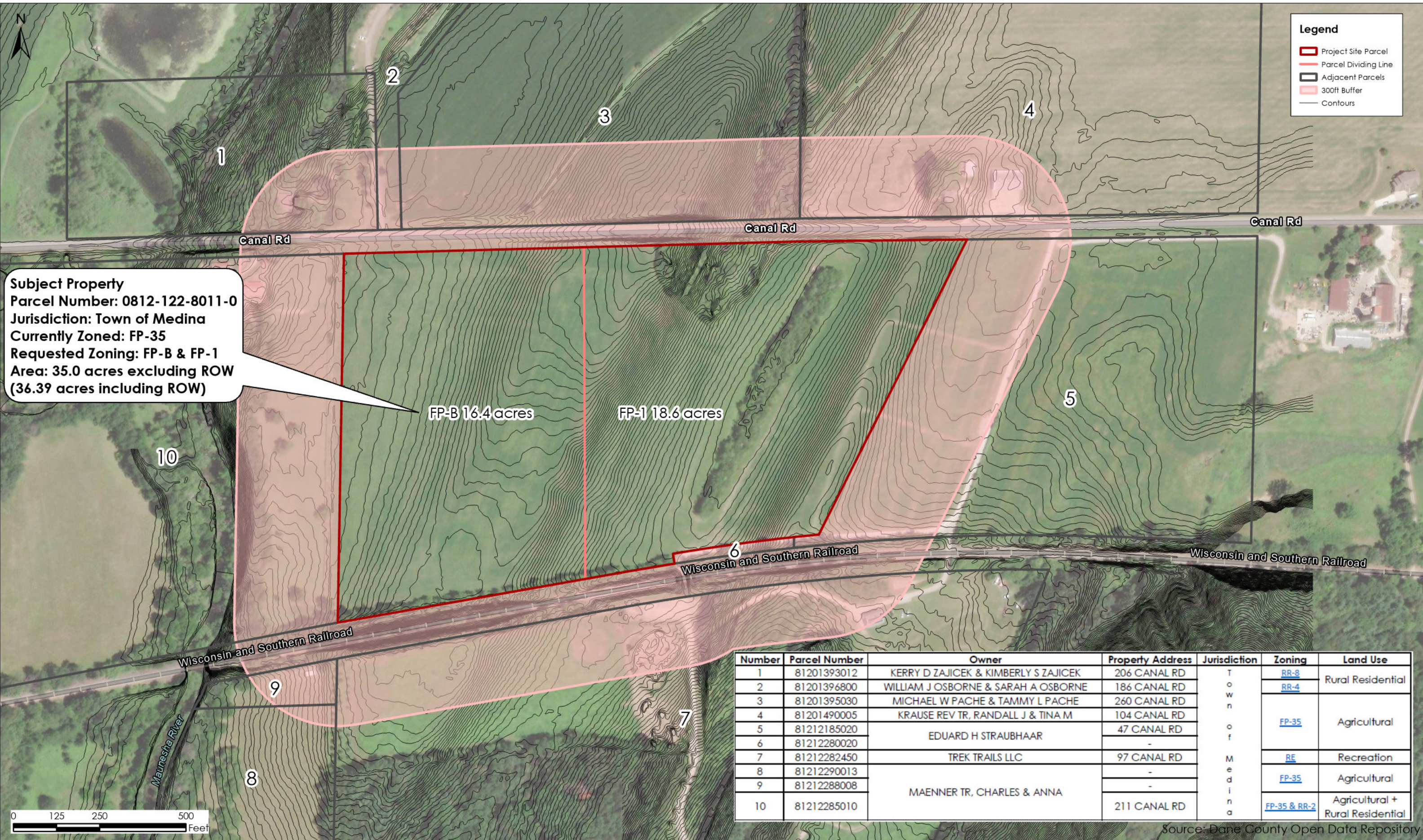
*Exhibit H – August 14, 2024 email regarding City of Waterloo coordination on Canal Road*

*Exhibit I – Stormwater Management Design one-page summary*

*Exhibit J – Van Holten's (President Steve Byrnes') September 5, 2024 letter. Read at September 11, 2024 Town Board meeting by Town Chair.*

*Exhibit K – Renderings from Canal Road*





**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

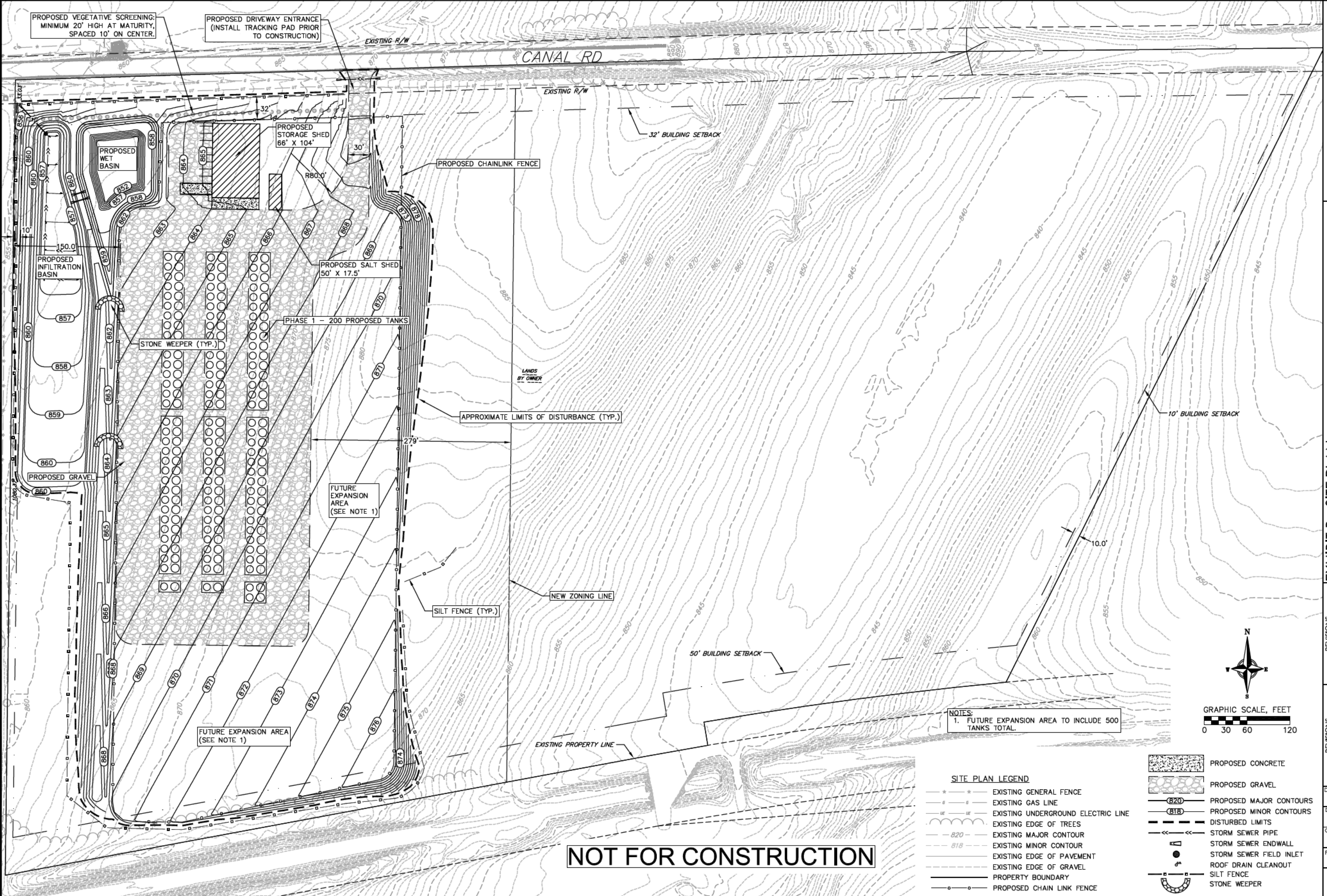
FP-1 18.6 acres

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		-		FP-35 & RR-2	Agricultural + Rural Residential
8	81212290013		-			
9	81212288008	MAENNER TR, CHARLES & ANNA	-			
10	81212285010		211 CANAL RD			



Source: Dane County Open Data Repository

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NOT FOR CONSTRUCTION

**NOTES:**  
 1. FUTURE EXPANSION AREA TO INCLUDE 500 TANKS TOTAL.

**SITE PLAN LEGEND**

- |           |                                    |                               |                         |
|-----------|------------------------------------|-------------------------------|-------------------------|
| ---*---*  | EXISTING GENERAL FENCE             | [Stippled Pattern]            | PROPOSED GRAVEL         |
| ---o---   | EXISTING GAS LINE                  | [Brick Pattern]               | PROPOSED CONCRETE       |
| ---x---   | EXISTING UNDERGROUND ELECTRIC LINE | [Solid Line]                  | PROPOSED MAJOR CONTOURS |
| ---o---   | EXISTING EDGE OF TREES             | [Dashed Line]                 | PROPOSED MINOR CONTOURS |
| ---820--- | EXISTING MAJOR CONTOUR             | [Dashed Line]                 | DISTURBED LIMITS        |
| ---818--- | EXISTING MINOR CONTOUR             | [Line with Arrow]             | STORM SEWER PIPE        |
| ---       | EXISTING EDGE OF PAVEMENT          | [Line with Perpendicular Bar] | STORM SEWER ENDWALL     |
| ---       | EXISTING EDGE OF GRAVEL            | [Circle with Cross]           | STORM SEWER FIELD INLET |
| ---       | PROPERTY BOUNDARY                  | [Circle with Cross]           | ROOF DRAIN CLEANOUT     |
| ---       | PROPOSED CHAIN LINK FENCE          | [Line with Semi-Circle]       | SILT FENCE              |
|           |                                    | [Line with Semi-Circle]       | STONE WEEPER            |

NO.	DATE	REVISIONS	REMARKS

DATE: 08/21/2024  
 DRAFTER: EKAA  
 CHECKED: BBAR  
 PROJECT NO.: 240351











Property Address: 47 Canal Rd - Waterloo, WI 53594, Page 10 of 12, WB-13

Property Address: 47 Canal Rd - Waterloo, WI 53594, Page 10 of 12, WB-13

days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall pre-approve within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a cost-plus obligation and is the responsibility of the Parties to complete, not the responsibility of the real estate firms in this transaction. TITLE EVIDENCE CONVEYANCE OF TITLE: Upon payment of the purchase price, Seller shall convey the Property by warranty deed (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements entered into after recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present use of the Property in violation of the foregoing disclosed in Seller's Vacant Land Disclosure Report and in this Offer, general taxes levied in the year of closing and no others.

registered mail or make regular deliveries on that day. DEADLINES: Deadlines expressed as a number of "days" from an event, such as acceptance, are calculated by excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the 548 last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by 551 counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific 552 event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time. DEFECT: "Defect" means a condition that would have a significant adverse effect on the value of the Property, that would 553 significantly impair the health or safety of future occupants of the Property, or that if not repaired, removed or replaced would 554 significantly shorten or adversely affect the expected normal life of the premises.

Property Address: 47 Canal Rd - Waterloo, WI 53594, Page 11 of 12, WB-13

Property Address: 47 Canal Rd - Waterloo, WI 53594, Page 12 of 12, WB-13

In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability 604 of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party 605 defaults, the Parties may negotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above. 606 By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the 607 arbitration agreement. NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES 608 SHOULD READ THIS DOCUMENT CAREFULLY, THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL 609 EXPLANATION OF THE PROVISIONS OF THIS OFFER, BUT ARE PROHIBITED FROM GIVING ADVICE OR 610 OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT 611 CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED. ENTIRE CONTRACT This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller 614 regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds 615 and inures to the benefit of the Parties to this Offer and their successors in interest. NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons 617 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wis.gov 618 or by telephone at (608) 240-5800. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA) Section 1445 of the Internal Revenue Code (IRC) 620 provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the 621 total "Amount Realized" in the sale if the transferee (Seller) is a "Foreign Person" and no exception from FIRPTA withholding 622 applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign 623 estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the 624 amount of any liability assumed by Buyer. CAUTION: Under this Offer if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer 625 may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed 626 upon the Property. Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a 629 condition report incorporated in this Offer per lines 94-97, or (2) no later than 10 days after acceptance, Seller delivers 630 notice to Buyer that Seller is a Foreign Person, in which case the provisions on lines 637-639 apply. IF SELLER IS A NON-FOREIGN PERSON, SELLER shall, no later than closing, execute and deliver to Buyer, or a qualified 631 substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's 632 non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status, 633 Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this 634 Offer and proceed under lines 601-608. IF SELLER IS A FOREIGN PERSON, If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the 638 amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding 639 amounts to be withheld. COMPLIANCE WITH FIRPTA, Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, 641 affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC 642 §1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall 643 deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also 644 shall pay to Buyer an amount not to exceed \$1,000 for actual costs associated with the filing and administration of forms, 645 affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees. Any representations made by Seller with respect to FIRPTA exemption from the closing and delivery of the deed, 646 or any representations made by Seller with respect to FIRPTA status or whether any FIRPTA exemption 647 applies, The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding 648 FIRPTA. ADDITIONAL PROVISIONS/CONTINGENCIES A Phase I Environmental Site Assessment to be 650 completed at the cost of the Buyer. IF the results of the environmental assessment reveal 651 recorded environmental conditions, the Buyer would provide the Seller with the option to 652 cure. If the Seller is unable or unwilling to cure, the Buyer has the right to terminate 653 this offer and would be due their earnest money in full.

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. (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. Name of Seller's recipient for delivery, if any: Ed Straubhaar 670 Name of Buyer's recipient for delivery, if any: Steve Byrnes 671 (2) Fax: fax transmission of the document or written notice to the following number: 672 Seller: ( ) Buyer: ( ) (3) Commercial: depositing the document or written notice, fees prepaid or charged to an account, with a commercial 673 delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at 674 line 679 or 680. (4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the 675 Party, or to the Party's recipient for delivery, for delivery to the Party's address. Address for Seller: 47 Canal Rd - Waterloo, WI 53594 679 Address for Buyer: 303 West Madison St. - Waterloo, WI 53594 680 (5) Email: electronically transmitting the document or written notice to the email address. Email Address for Seller: edstraubhaar@hotmail.com 682 Email Address for Buyer: sbyrnes@vanholtenpickles.com 683 PERSONAL DELIVERY/ACTUAL RECEIPT Personal delivery to, or Actual Receipt by, any named Buyer or Seller 684 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers. ADDENDA: The attached Density Study to confirm "1 Split" is/are made part of this Offer, 685 This Offer was drafted by [Licensee and Firm] Matthew D Sheahan 688 Midwest Land Group, LLC 689 Buyer's Signature > Print Name Here > Van Holten's, Inc., or Assigns 11/7/2022 690 Date > Buyer's Signature > Print Name Here > Date > 691 SELLER ACCEPTS THIS OFFER, THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS 692 OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE 693 PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A 694 COPY OF THIS OFFER. 697 Seller's Signature > Print Name Here > Ed Straubhaar 11/7/2022 698 Date > Seller's Signature > Print Name Here > Date > 699 This Offer was presented to Seller by [Licensee and Firm] Matthew D Sheahan 701 Midwest Land Group, LLC on 11/7/2022 at 12:00 a.m.(p.m.) 702 This Offer is rejected Seller Initials > Date > This Offer is countered [See attached counter] 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	

Steve Byrnes

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**Subject:** FW: Van Holten's property tax question

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**From:** Curt Chowanic <cchowanic@cptaxgroup.com>  
**Sent:** Thursday, August 8, 2024 10:06 AM  
**To:** Gary [REDACTED]@vanholtenpickles.com>  
**Cc:** Steve Byrnes <steveb@vanholtenpickles.com>  
**Subject:** Re: Van Holten's property tax question

Steve / Gary,

As a follow up to our meeting this morning, I spoke with the county treasurer and assessor. The zoning change may impact the land value of the property but will not affect the millage/tax rate applied against the value. The primary driver of value will be the improvements. If we assume the land value remains the same and value of the improvements = cost of the improvements, the estimated tax liability will be \$34,854.

Let me know if you have any questions. I think this is a good working number at this time.

Land Value:	17,300
Estimated Impt Cost:	<u>2,500,000</u>
	2,517,300

Tax rate	0.013846
----------	----------

Estimated taxes:	\$ 34,854
------------------	-----------

Regards,

*Curt C. Chowanic*

Managing Director

Comprehensive Property Tax, LLC

12745 S. Saginaw Road, Suite 806 | #272

Grand Blanc, MI 48439

Direct: (248) 227-9557

Email: [cchowanic@cptaxgroup.com](mailto:cchowanic@cptaxgroup.com)

[www.cptaxgroup.com](http://www.cptaxgroup.com)

Exhibit H

**Steve Byrnes**

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**Subject:** FW: Canal Road Semi Truck traffic usage

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**From:** Leisses, Mitchell <mleisses@geo-logic.com>

**Sent:** Wednesday, August 14, 2024 8:33 AM

**To:** Gregg Geier <ggeier@vanholtenpickles.com>; Steve Byrnes <steveb@vanholtenpickles.com>; [REDACTED]

[REDACTED]@vanholtenpickles.com>; [REDACTED]@vanholtenpickles.com>

**Cc:** Chad Yerges <dpw@waterloowi.us>; City of Waterloo, Mayor <mayor@waterloowi.us>

**Subject:** Re: Canal Road Semi Truck traffic usage

Good Morning Greg,

With regards to the semi-truck traffic on Canal Road, I don't see this being an issue. Although, 4-inches of asphalt pavement isn't always the prescribed thickness for truck traffic, it's actually the structure below the asphalt that provides the longevity of the roadway. On Canal Road, when reconstructing, we pulverized the existing asphalt pavement and used that to beef up the base course material that was already there. Throughout Canal Road, there will be anywhere from 12 to 18-inches of gravel base course. This structure, along with the 4-inches of asphalt should make this roadway suitable for semi-truck traffic.

Please let me know if you have any additional questions.

Sincerely,

**Mitchell Leisses**

Office/Senior Project Manager

**Kunkel Engineering Group**

**a Geo-Logic Company**

1115 South Main Street

West Bend, WI 53095

Office: (920)356-9447 | Direct: (920)210-6330

[mleisses@kunkelengineering.com](mailto:mleisses@kunkelengineering.com) or [mleisses@geo-logic.com](mailto:mleisses@geo-logic.com)

[www.kunkelengineering.com](http://www.kunkelengineering.com) | [www.geo-logic.com](http://www.geo-logic.com)

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**From:** Gregg Geier <[ggeier@vanholtenpickles.com](mailto:ggeier@vanholtenpickles.com)>

**Sent:** Tuesday, August 13, 2024 3:33 PM

**To:** Chad Yerges <[dpw@waterloowi.us](mailto:dpw@waterloowi.us)>

**Cc:** Jeni Quimby <[mayor@waterloowi.us](mailto:mayor@waterloowi.us)>; Steve Byrnes <[steveb@vanholtenpickles.com](mailto:steveb@vanholtenpickles.com)>; [REDACTED]

[REDACTED] <[\[REDACTED\]@vanholtenpickles.com](mailto:[REDACTED]@vanholtenpickles.com)>; [REDACTED] <[\[REDACTED\]@vanholtenpickles.com](mailto:[REDACTED]@vanholtenpickles.com)>

**Subject:** Canal Road Semi Truck traffic usage

Chad,

Thank for speaking with me today about Waterloo's portion of Canal Road regarding Semi Truck traffic. I was glad to hear that Waterloo was proactive with the 4" of blacktop for heavier Tractor and Truck usage.

Can you reply to this email with a brief statement of acknowledgement that we spoke and that you are good with the Semi Trucks coming off Hwy 19 and going west on Canal Road?

Regards,



**Gregg Geier**

Engineering Mgr , Van Holten's

920.478.2144 ext. 233 | [www.vanholtenpickles.com](http://www.vanholtenpickles.com)

703 W Madison St. Waterloo, WI

Stormwater Management Design – Van Holten's Proposed Tankyard in Town of Medina

Purpose: Inform Town of Medina and its residents regarding two questions that arose during the August 27, 2024 Town of Medina Plan Commission meeting:

1. Explain the stormwater system, and the standards it was designed to fulfill, plus
2. Can the stormwater be moved south?

Explanation: The Site Plan provided to the Town August 22, 2024 incorporated Dane County feedback from the July 25, 2024 submission. Several facts follow:

1. The stormwater facilities (proposed wet basin, proposed infiltration basin, and conveyance swales) are sized to accommodate the maximum facility build-out of 500 tanks, buildings, and associated gravel drives. The goal was to maintain existing drainage patterns. Stormwater runoff is routed first to the wet pond, then to the infiltration basin before discharging to the right of way on the south side of Canal Road.
2. These proposed facilities meet Dane County and the State of Wisconsin Stormwater Management requirements, these include:
  - a. Match pre-developed peak runoff rates in the post-developed condition for the 1, 2, 10, 100, and 200-year, 24-hour storm events.
  - b. Infiltrate 90% of the pre-developed infiltration volume based on the average-annual storm event.
  - c. Control the total suspended solids (TSS) carried in runoff from the post-development site by 80%

Regarding moving the stormwater facility to the south, the proposed system could be shifted south 5-10 ft. Shifting stormwater to the southwest (SW) corner could not occur because it would be impossible to grade the site so that it captures all of the stormwater runoff and route it to a higher elevation location on the parcel.

## Exhibit J

Dear Members of the Town Board of Medina,

I'm Steve Byrnes, President and owner of Van Holten's. My father bought the company in 1992, and I've been with the business for 26 years. In that time, we've transformed Van Holten's into a thriving company, with growth in 24 of the last 26 years. As a 126-year-old pickle company rooted in the community since the 1950s, we proudly employ 130 people, many of them local residents. Our success allows us to reinvest in our business, our employees, and the community by supporting nonprofits, youth activities, and local events.

Although I can't attend the September 11th Town Board meeting due to prior family travel plans, I wanted to provide an update on our project as a supplement to the official rezoning application. Van Holten's has incorporated feedback from the Planning Commission and Medina residents, making significant adjustments to better meet community needs. These changes reflect our commitment to being a responsible neighbor and have strengthened the project overall.

**Project Summary:** Van Holten's proposes to rezone a 16.4-acre portion of our 36-acre property from Farmland Preservation to Farmland Preservation – Business. This would allow us to develop a crop storage facility for 200,000 bushels of Wisconsin-grown cucumbers, with the potential for future expansion to 500,000 bushels.

**In response to the valuable feedback from the Planning Commission and Medina residents, we have made significant adjustments to our project plans as follows:**

**Reduced Project Scope:** We have reduced the maximum number of storage tanks from 900 to 500—a 44% reduction. The initial phase will start with 200 tanks.

**Land Use:** The project will initially utilize just 5.53 acres of the 36-acre property, which is only 15.8% of the total land. Even with full expansion, the project would occupy only 9.4 acres, or 26.8% of the land, leaving the majority preserved as cropland or wooded areas. The land can be restored to its original state in the future, as desired.

**Preservation of Agricultural Land:** We are maintaining a minimum 150-foot buffer on the eastern, western, and southern borders of the site during the initial buildout, ensuring the viability of the surrounding agricultural land. Future expansions will continue to comply with all zoning regulations.

**Natural Screening:** To minimize visual impact, we plan to install natural screening along the northern fence line, excluding the gated entrance, using fast-growing trees with a minimum mature height of 20 feet.

**Lighting Impact:** We have significantly reduced the lighting impact from the original plan by eliminating 13 light poles and reducing the number of dark-sky compliant fixtures on the

building facades to four, which will be placed no higher than 15 feet. None of the fixtures will be installed on the Canal Rd. side of the buildings.

**Traffic Mitigation:** To minimize impact on Medina's roads, all full truckloads of cucumbers will enter via the eastern entrance of Canal Rd. in Waterloo, and during phase one, the maximum daily cucumber loads have been reduced to seven, with an average of 3.3 loads per day.

**Additionally, we have addressed the concerns raised by the Planning Commission and Medina residents during the two meetings, as outlined below:**

**Agricultural Use:** The purpose of this project is agricultural. It supports agricultural land use by providing space to store and ferment cucumbers grown by Wisconsin farmers, directly contributing to local agriculture. The storage tanks function similarly to traditional corn silos, serving the vital role of managing and preserving farm crops to ensure their quality and availability.

**Water Usage:** Our water usage will have minimal impact on local resources. Our well, which is not considered high capacity, will pump no more than 65 gallons per minute, far below the 600 gallons per minute of a nearby high capacity well at a malt house. The DNR, as confirmed in an email (attached) from Dave Johnson on 8/27/24, has no concerns about water capacity. The initial fill for 200 tanks will require approximately 375,000 gallons, a one-time event with no ongoing refills needed.

**Retention Pond Placement:** The retention pond is located at the site's lowest point, following the natural contours of the land, which helps manage stormwater runoff and aligns with standard practice.

**Noise Levels:** The sound from our cucumber storage site operations will be similar to normal farm and tractor activity. Using portable decibel meters, we will ensure that neighbors are not exposed to noise levels exceeding 80 decibels.

**Tank & Spill Safety:** While we've never had a fiberglass tank failure, rare cracks have occurred. In such cases, brine is quickly pumped to another tank, minimizing runoff. Our brine contains 5.5% salt (compared to 25% in road brine), and minor spills won't harm the land. The tanks are also removable, allowing land restoration when desired.

**Road Safety:** The road to the entrance offers a 300-foot line of sight, meeting the Town of Medina's clear vision requirements. Based on the Commission's recommendation, we will also widen the driveway for easier access. Our project complies with all road safety regulations.

**Waterloo Communication:** We proactively contacted Waterloo officials, including the Utilities Superintendent before the first Planning Commission meeting and the Public

Works Director afterward, who had no concerns about truck traffic on Canal Road. Mitchell Leisses of Kunkle Engineering Group, Waterloo's contracted engineer, also supported this assessment in an email (attached).

**Project Phases and Expansion:** The initial project involves the installation of 200 cucumber storage tanks. Our revised site plan allows for a maximum of 500 tanks, with future expansion dependent on consumer demand. Any expansion will likely occur incrementally, in groups of 100 to 200 tanks, with an anticipated timeline of 3 to 5 years between each phase. The only significant impact of expansion would be a moderate increase in traffic during the cucumber intake season.

**Tax Implications:** We consulted Curt Chowanic, a property tax expert from Comprehensive Property Tax, LLC, to estimate the potential increase in property taxes resulting from our project. Based on his analysis, assuming the land value remains unchanged and the improvements are assessed at cost, the estimated annual property taxes would increase to \$34,854 from \$327 in 2023. Additional details are provided in the attached email, and further information about the company can be found at [Comprehensive Property Tax, LLC](#).

**Additional Economic impact:** Farmers are the backbone of Van Holten's. We purchase 600,000 to 700,000 bushels of cucumbers annually, investing over \$5 million in Wisconsin agriculture per year. With additional crop storage space, our farmers can expand by 2,100 acres, enabling us to buy more cucumbers locally and keep our purchases within the state, further supporting Wisconsin's economy.

Van Holten's is committed to addressing the concerns of the Town of Medina and its residents. Our adjustments to the project reflect our dedication to being a responsible neighbor and aligning the project with community needs. As a long-standing local business, we take pride in supporting Wisconsin farmers and contributing to the local economy. We appreciate your consideration and look forward to continued collaboration.

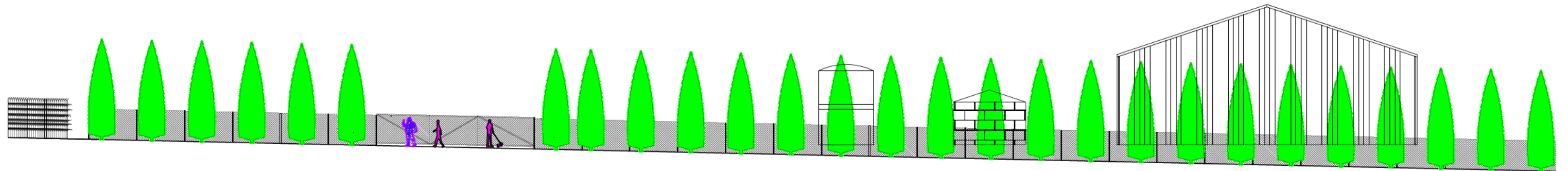
Though I can't attend the upcoming meeting, I welcome any additional feedback and am available for follow-up discussions. Please feel free to contact me at 608-334-5971 or [sbyrnes@vanholtenpickles.com](mailto:sbyrnes@vanholtenpickles.com).

Thank you for your time and consideration.

Sincerely,

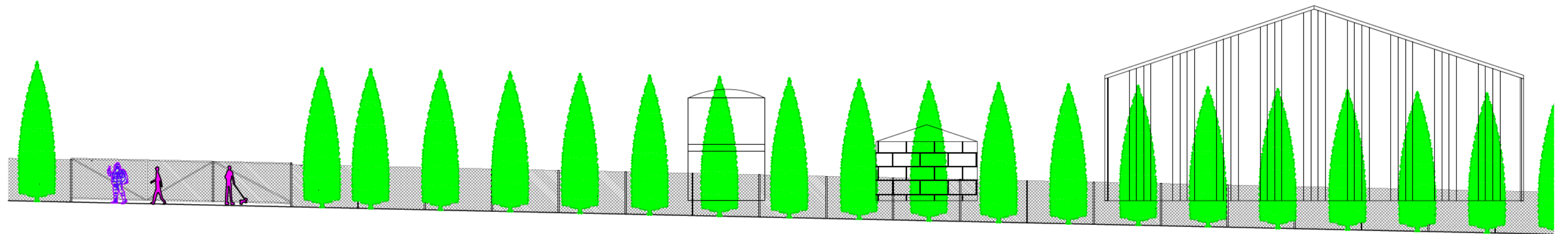


Steve Byrnes  
President & Owner, Van Holten's



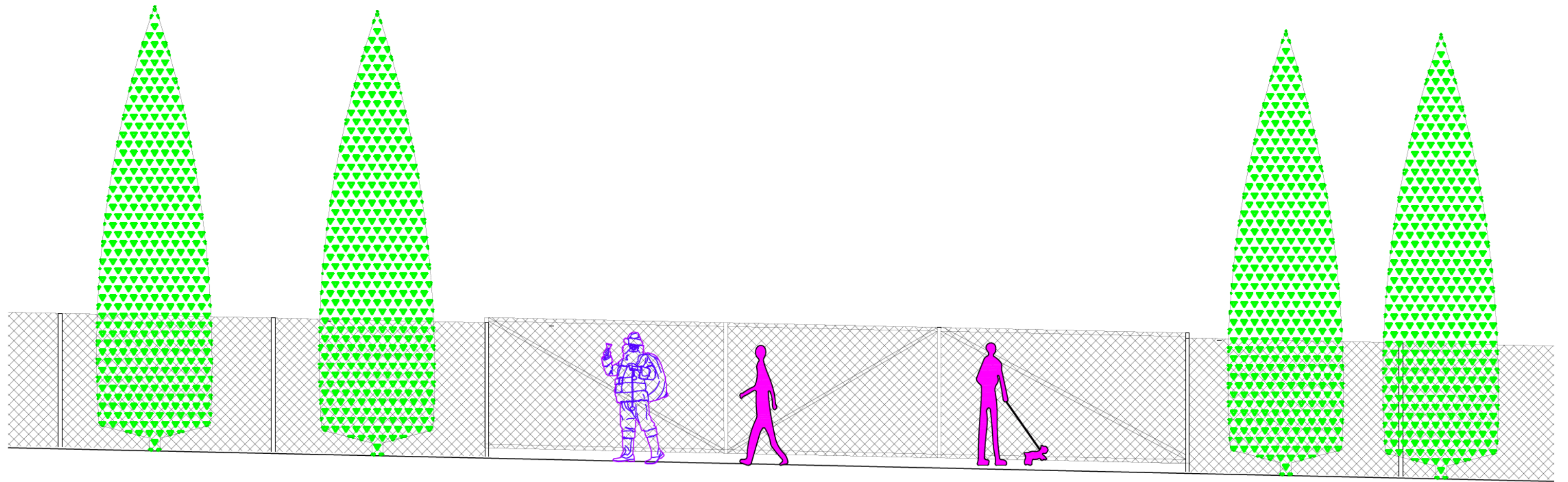
SOUTH VIEW FROM CANAL ROAD

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SOUTH VIEW FROM CANAL ROAD

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SOUTH VIEW FROM CANAL ROAD

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