Purpose: On August 6, 2024, the Town of Medina Plan Commission had its first discussion regarding the requested Van Holten's rezone for parcel number 0812-122-8011-0 from 35.0 acres of FP-35 to 16.4 acres FP-B and 18.6 acres FP-1.

From that meeting, the Plan Commission desired additional information. This addendum is intended to "*clarify the future ramifications for each component regarding expansion from an initial two-hundred (200) tank facility to a maximum build-out scenario (five-hundred (500) tank facility)*."

The following table is organized by the categories included within the July 25, 2024 submission. The middle column describes the potential facility's condition as initially built with 200 tanks, with the right-most column describing a maximum build-out scenario. The exhibits referred to were included in the July 25, 2024 submission.

Section	Initial build-out (200 tanks)	Maximum build-out (500 tanks)
1.1 Overview	Requested rezone for parcel number 0812-122-8011-0 from 35.0 acres of FP-35 to 16.4 acres FP-B and 18.6 acres FP-1	Please see information to the left.
SITE PLAN COMMENTARY		
2.1 Existing Subject Property Lines & Dimensions	Proposed Lot 1 (16.4 acres) is intended to have FP-B Zoning and host the tankyard facility. Proposed Lot 2 (18.6 acres) is intended to have FP-1 Zoning.	Please see information to the left.
2.2 Existing and Proposed Wastewater Treatment Systems & Wells	Pre-construction, 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 one (1) new Septic Sewage System.	The maximum build-out scenario will utilize the one (1) well plus the one (1) new septic sewage system from the initial build-out, with no capacity expansions needed.
2.3 Existing or Proposed Buildings, Outdoor Use, and Storage Areas	Pre-construction, 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:	The abandoned shed will be removed. No additions or additional structures will be needed to accommodate the maximum build-out condition of 500 tanks.

2.3 Existing or Proposed Buildings, Outdoor Use, and Storage Areas continued	– 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, estimated 2,500-ft perimeter will surround the tankyard site's initial build-out of 200 tanks on the 16.4 acre lot. 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.	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. A maximum of 300 tanks (size description to the left) would be added to the tankyard facility.
2.4 Dimensions and Setbacks	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 setback distance fulfills the County's 30 ft requirement from edge of right-of-way. A 150 ft foot buffer from eastern, southern, and western property lines to gravel surface would be maintained.	Future expansions would change the proximity to the southern lot line, from the initial 150ft buffer from property line to edge of gravel apron. The FP-B zoning district standards requiring a minimum 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. 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, and will meet Town Driveway ordinance requirements.	The driveway constructed in the initial build-out phase will serve the tankyard in its maximum build-out.

2. 6 Location and Dimensions of Existing Utilities, Easements, or Rights-of-Way	There are no existing utilities on the property. Electrical & Natural gas utilities to the property will be provided by WE Energies.	Please see information to the left. The expansion will not increase utility needs beyond the capacity initially provided to the site.
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 follows 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 are planned.
2.9 Zoning District Boundaries	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.	Please see information to the left.
2.10 Relevant Natural Features 2.10 Relevant Natural Features continued	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 Maunesha 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	Please see information to the left.

	• 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 and Type of Proposed Screening, Landscaping, berms, or Buffer Areas	Along the northern fence line, natural screening using 5-foot Holmstrup Arborvitae (or a similar variety) that grow to a mature height of 6-8 feet, spaced 10 feet apart, will be used (excluding the gated entrance). We are also siting the tankyard in a way that cropland surrounds the site. 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.	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.
2.12 Lighting, Signs, Refuse Dumpsters, Possible Future Expansion Areas	The lighting will consist of four (4) Dark Sky Complaint fixtures on the facades of the two (2) buildings. No fixtures will be on the northern building facades facing Canal Road. No light poles will be present in the tankyard area.	Please see information to the left. Maximum build-out will increase the number of tanks, however, no light poles will be added. 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.

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.	Please see information to the left. A maximum build-out, the tankyard would be in operation, while lot to the east continues agricultural production.
3.2 Current Uses of the Neighborhood's surrounding properties	Ten (10) parcels are 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.	Please see information to the left. This assumes no changes to surrounding uses in future.
OPERATIONAL NARRATIVE		
4.1 Hours of Operation	Hours of operation are 6:00am to 4:00pm Monday – Friday. Saturday and Sunday hours of operation would be 6:00am to 4:00pm, during harvest season if required.	Please see information to the left. 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.	Please see information to the left. Employees would not increase for the maximum build-out scenario.
4.3 Anticipated Negative Externalities & Mitigation Measures	Noise and runoff – Yes; monitoring will be performed with hand-held decibel readers on the property as-needed, and site will conform to Dane County Stormwater requirements. Soot and pollution – no	Please see information to the left.
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	Please see information to the left.

	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)	The percentage of the facility entering or leaving daily would remain around ~1.5 percent.
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.	Please see information to the left.
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.	Please see information to the left.
4.8 Anticipated Traffic and Vehicle Types	This 200,000 – 300,000 bushel tankyard is for the storage and fermentation of cucumbers grown elsewhere in Wisconsin. Van Holten's would bring fresh cucumbers to the tank yard over an 8 - 12 week period in the summer.	Please see **Table 1** on page 8 for maximum number of daily cucumber loads delivered to the site with a maximum build-out of 500 tanks.

4.8 Anticipated Traffic and Vehicle Types continued	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 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 from the tankyard to Van Holten's Waterloo factory will have 2-axles, with a loaded weight of 18,000 lbs (9 tons) and an empty weight of 2000 lbs (1 tons). With 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.	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 ~~It is not currently planned for any~~ hazardous, toxic, or explosive materials ~~to~~ will be on-site which would necessitate mitigation measures.	Please see information to the left.
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.	Please see information to the left. 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.	Please see information to the left.

Table 1 Anticipated Daily Cucumber Loads Delivered to Tankyard Site

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

* 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.