

Owner: CONSERV FS INC

Applicant/Agent: CONSERV FS INC (Contact: Stephanie Merdan - ISG)

Town: Town of Dover

Zoning district(s): M-3

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.) Continued agricultural co-op (CONSERV FS INC) use to include relocation of existing on-site fuel tanks and 6 additional 30,000-gallon fuel tanks with a containment dike and 3,500 SF truck loading/unloading pad with canopy to be located NE of existing tanks and containment dike. Previous containment dike to be removed after tank relocation. No change in use.

AT (site address): 4304 S Beaumont Avenue

Subdivision: Lot(s): Block:

Parcel # 006032034009000 Section(s) 34 T 3 N R 20 E

If served by municipal sewer, check here: [checked] Sanitary permit #: N/A

Attached are:

- X zoning permit application X hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
X 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11") N/A 3 SETS: landscaping/lighting plan
X letter of agent status N/A 12 SETS: report/cover letter & operations plan abutting property owners' names & mailing addresses other

print name: Thomas Koenecke - Conserv FS Inc

e-mail address: tkoenecke@conservfs.com Stephanie.Merdan@ISGInc.com

address: 4304 S Beaumont Avenue Kansasville, WI 53139

telephone #: 262.878.2048

signed: [Signature]

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- N/A The property is all / partially located in the N/A shoreland area.
N/A The project is all / partially located in the N/A shoreland area.
N/A The property is all / partially located in the N/A floodplain.
N/A The project is all / partially located in the N/A floodplain.
N/A The property is all / partially located in the wetland.
N/A The project is all / partially located in the wetland.

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Article VI; Division 29, M-3 Heavy Industrial District; and Sec 20-1115

Accessory regulations. Shoreland contract: yes no [checked]

Public hearing date: N/A

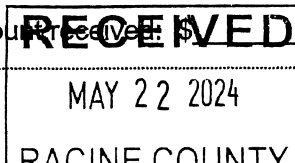
Site plan review meeting date: 6/17/2024

Submittal received by: JPL

Date petition filed: 5/22/2024

cash or check #: 71366

amount received: \$200.00



APPLICATION FOR ZONING PERMIT
 RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER CONSERV FS INC
 Mailing _____
 Address 4304 S Beaumont Avenue

APPLICANT CONSERV FS INC (Contact Person: Stephanie Merdan - ISG)
 Mailing _____
 Address 4304 S Beaumont Avenue

Kansasville WI 53139
 City State Zip

Kansasville WI 53139
 City State Zip

Phone 262.878.2048

Phone 920.434.2128

Email tkoenecke@conservfs.com

Email Stephanie.Merdan@ISGInc.com

Parcel Id. # 006032034009000

Site Address 4304 S Beaumont Avenue

Municipality Town of Dover Section(s) 34 Town 3 North, Range 20 East

Lot _____ Block _____ Subdivision Name _____ CSM # _____

Proposed Construction/Use Continued agricultural co-op (CONSERV FS INC) use to include relocation of existing on-site fuel tanks and additional new fuel tanks with containment dike and truck loading/unloading pad with canopy to be located NE of existing tanks and containment dike. No change in use.

New <input checked="" type="checkbox"/>	Principal Bldg.	Size (<u>50'</u> x <u>70'</u>) (_____ x _____) (_____ x _____)
Addition _____	Accessory <input checked="" type="checkbox"/>	Area (sq ft) (<u>3,500</u>) (_____) (_____)
Alteration _____	Deck _____	Peak Ht. (ft.) <u>22'-5"</u> 100-Yr. Floodplain Elev. <u>N/A</u>
Conversion _____	Sign _____	Eave Ht. (ft.) <u>18'-0"</u> Flood Protection Elev. <u>N/A</u>
Temporary _____	Other _____	Building Ht.-Avg. (ft.) <u>22'-5"</u>

Contractor <u>Greystone Construction</u>	Est. Value w/Labor \$ <u>1,800,000</u>	ZONING DISTRICT <u>M-3</u>
Existing Nonconforming? <u>N/A</u>	Yes _____ No <input checked="" type="checkbox"/>	Yard Setbacks <u>Proposed</u> <u>OK?</u>
Structure in Shoreland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Street-1 st _____
Mitigation or Buffer Needed?	Yes _____ No <input checked="" type="checkbox"/>	Street-2 nd _____
Structure in Floodplain? (per map)	*Yes _____ No <input checked="" type="checkbox"/>	Side-1 st _____
*Structure's Fair Market Value \$ _____	Cumulative % _____	Side-2 nd _____
*>50% of Fair Market Value? <u>N/A</u>	Yes _____ No _____	Shore _____
Structure in Wetland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Rear _____
Substandard Lot?	Yes _____ No <input checked="" type="checkbox"/>	Total Acc. Structures <u>Multiple - please see attached.</u>
BOA Variance Needed?	Yes _____ No <input checked="" type="checkbox"/>	Date of Approval _____
Conditional Use <u>Site Plan</u> Needed?	Yes <input checked="" type="checkbox"/> No _____	Date of Approval _____
Shoreland Contract Needed?	Yes _____ No <input checked="" type="checkbox"/>	Date of Approval _____
Additional Zoning Permit Stipulations Listed on Back of this Form? Yes _____ No _____ (If "Yes," see back)		

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA/Conditional Use Site Plan Pd: \$ 200.00 _____ 05/14/2024
 CC Date Check#/Cash 71366 _____
 Signature of Owner /Applicant/Agent _____ Date
 Thomas Koenecke - CONSERV FS INC
 Print Name(s)
 Shoreland Contract Fee Pd: \$ _____
 CC Date/Check#/Cash _____
 Zoning Permit Fee Pd: \$ _____
 CC Date/Check#/Cash _____
 Notes (revisions, extensions, etc.)
 Other: _____ Pd: \$ _____

if shoreland erosion review fee is included above Zoning Administrator

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

RECEIVED (Staff Initials)

MAX 23 2024
 RACINE COUNTY

PIN 0060320-34-009000

MAY 21, 2024

John Lippert
Development Services Specialist
Racine County - Ives Grove Office Complex
14200 Washington Avenue
Sturtevant, WI, 53177
John.Lippert@racinecounty.com



RE: PROJECT DESCRIPTION NARRATIVE
CONSERV FS INC - 4304 BEAUMONT AVE S, KANSASVILLE (TOWN OF DOVER), WISCONSIN

John,

Thank you for your review of the attached zoning permit and revised site plan review materials being submitted on behalf of Conserv FS. In November of 2023, Racine County and the Town of Dover approved the Site Plan and Zoning Permit for a similar project proposed by Conserv FS. At that time additional fuel tanks with a corresponding containment dike and new 3,500 SF truck loading/unloading canopy were proposed directly east of the existing on-site tanks and containment dike. Construction in Spring of 2024 was anticipated based on those approvals.

Over the winter months, Conserv FS re-evaluated the location of the existing tanks as they relate to their on-going site logistics. They determined that shifting the existing tanks along with the proposed new tanks and truck loading/unloading canopy to the northeast would improve their overall site circulation. With that in mind, a revised application reflecting these updates is being submitted on behalf of Conserv FS. The summary below outlines the specific changes while the following narrative describes the proposed site plan in further detail.

SUMMARY OF SPECIFIC CHANGES

Unchanged from Previous Approval

- Six new tanks of same size and contents still being proposed.
- 3,500 SF canopy structure of same design still being proposed.

Revised from Previous Approval

- Relocation of existing fuel tanks to new area northeast of current location on same site to better facilitate overall site logistics.
- New combined containment dike to accommodate both new and existing fuel tanks into one area and removal of previous containment area.

PROJECT DESCRIPTION NARRATIVE

Conserv FS is proposing to construct a canopy structure over a new 3,500 SF truck loading/unloading pad in addition to a new fuel tank area with an associated containment dike. The new fuel tank area and containment dike is proposed to be located northeast of the existing fuel tanks and containment dike, which have been present on the western side of the site. The new loading/unloading pad and canopy are proposed just to the south of the new fuel tanks and containment area as shown on the attached revised site plans.

Prior to making the determination to move forward with the new location, the proposed area was evaluated for the presence of wetlands. This evaluation included on-site investigation and boring of sample points for confirmation that no wetlands would be impacted with the proposed project. A copy of the corresponding report is attached for reference.

RECEIVED

MAY 22 2024

115 Pine Street + Suite 300 + Green Bay, WI 54301

920-434-2438 + ISGinc.com

Architecture + Engineering + Environmental + Planning

The new fuel containment area will encompass six new 30,000-gallon fuel tanks (which were previously proposed last winter) as well as relocation of six existing fuel tanks. Upon relocation of the existing tanks, the in-place containment dike will be removed. The new containment dike will encompass both the new and the relocated tanks. The containment area is being designed with a 125% containment capacity of a single tank plus rainwater containment per DATCP and NFPA requirements. The new tanks will also hold the same fuel types (diesel and gasoline) along with some additives as previously proposed and as currently exist within the in-place tanks. The dike will be designed with some future accommodation in mind, for ongoing growth in business.

The proposed canopy will be a 3,500 SF, Type II-B (non-combustible) structure. The canopy will be of steel framed construction, with a steel canopy roof, and approximately 22' tall with a concrete loading/unloading pad designed for containment. Up to two tanker trucks may be present under the canopy while they are being loaded with diesel or gasoline fuel. Trucks will pull under the canopy, park temporarily while being loaded with fuel, and exit the loading/unloading canopy after being filled for off-site fuel deliveries.

One tank will be utilized for gas and five tanks will hold diesel. The new containment dyke will be utilized for leak protection, and the site will continue to operate and function in essentially the same manner as the existing conditions. No new uses or materials will be introduced or maintained, and general operations will continue to take place between the hours of 7:30 a.m. to 4 p.m., Monday through Friday.

Conserv FS has an existing emergency management plan to address any potential spillage and emergency situations that could occur, which will continue to apply to the new and relocated tanks, new containment area, and the new loading/unloading canopy. This plan adheres to all requirements of ATCP 93 and Wis. Admin. Chapters NR 700 to 799.

The tanks and containment will again be reviewed by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP). The design of new canopy structure proposed to be constructed over the 3,500 SF truck loading/unloading pad remains unchanged. The Wisconsin Division of Safety and Professional Services (DSPS) has confirmed that since the design of the structure has not changed, their previous plan approval is still valid.

We are currently working with the Town of Dover regarding review of the new site plan and subsequent building permit reissuance. We will be present at the upcoming Town Board meeting scheduled for June 12. We also plan to attend the County Economic Development and Land Use Planning Committee meeting on June 17.

On behalf of Conserv FS, thank you again for your review of the attached materials. Conserv FS is committed to continuing safe and responsible operations in the best interest of their community and the customers they serve which will be further enhanced with the proposed project. The owner intends to commence construction upon receipt of all necessary approvals which is targeted on or before July 1, 2024 and anticipates three months to complete the project. Please contact us at 920.434.2128 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Stephanie Merdan

Development Services Group Leader

Stephanie.Merdan@ISGInc.com

MAY 6, 2024

Colt Hernon
Greystone Construction
cherndon@greystoneconstruction.com



RE: ONSITE WETLAND DELINEATION, CONSERV FS, KANSASVILLE, WISCONSIN

Colt:

EXECUTIVE SUMMARY

ISG completed a wetland investigation within a 11.36-acre investigation area in Kansasville, Wisconsin on April 30, 2024 (as shown on the attached Figures). The investigation area was located in Section 34 (T003N, R020E) in Racine County, Wisconsin. This investigation was conducted as part of a site due diligence due to potential wetland indicators being mapped onsite within the Wisconsin Department of Natural Resources Surface Water Data Viewer.

This wetland investigation was performed in accordance with the 1987 US Army Corps of Engineers Wetland Delineation Manual and the 2012 Northcentral and Northeast Regional Supplement, and all applicable supporting documents for areas meeting wetland criteria for a routine wetland delineation in accordance with the US Army Corps of Engineers Section 404 Program.

Vegetation, soil and hydrology sampling have been completed on all potential wetland areas within the investigation area. Wetland determinations were based on the three required technical criteria: occurrence of hydric soil, predominance of hydrophytic vegetation, and the presence of one primary and/or two secondary indicators of wetland hydrology. Potential wetland areas (mapped hydric soils, NWI signatures, and low depressional areas) were investigated on-site.

DEFINITIONS

WETLANDS DEFINITION

As defined in 33 CFR Part 328, Section 3, the term wetlands is defined as: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The frequency and duration of saturation may vary by geographical region and is largely dependent upon climatic conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Wetlands have the following general diagnostic environmental characteristics:

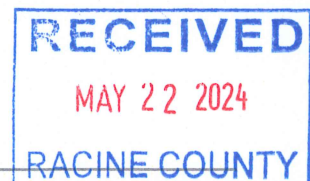
HYDROPHYTIC VEGETATION

The wetland vegetation criterion is satisfied when the prevalent vegetation consists of plant species adapted to inundation or substrates periodically deficient in oxygen as a result of prolonged saturation. Specifically, this includes plant communities that under normal circumstances have more than 50% of the composition of the dominant species from all strata ranked with an indicator status as obligate wetland (OBL), facultative wetland (FACW), and/or facultative (FAC) species.

The indicator status for individual plants as defined by the updated 2020 St. Paul District National Wetland Plant List are Identified and described in the following table:

Table 1. Vegetation Indicator Categories

Indicator Category	Occurrence in Wetlands
Obligate (OBL)	Almost always
Facultative Wetland (FACW)	Usually
Facultative (FAC)	Equally likely to occur in uplands



Indicator Category	Occurrence in Wetlands
Facultative Upland (FACU)	Rarely
Upland (UPL)	Almost never

HYDRIC SOIL

A hydric soil is a soil formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. Examples of hydric soil indicators include: the accumulation of organic matter, low-chroma soil matrices, gleying, redox concentrations, redox depletions, and hydrogen sulfide odor.

WETLAND HYDROLOGY

According to the 1987 manual, wetland hydrology is present when the area is inundated either permanently or periodically at mean water depths less than or equal to 6.6 feet, or the soil is saturated to the surface at some time during the growing season. The Midwest Regional Supplement requires fourteen (14) or more consecutive days of flooding or ponding, or a water table of twelve (12) inches (30 cm) or less below the soil surface, during the growing season at a minimum frequency of five (5) years in ten (10) (50% or higher probability) to satisfy wetland hydrology.

The wetland hydrology criterion can be satisfied with observation of one (1) primary hydrology indicator or two (2) secondary hydrology indicators. Potential primary indicators of wetland hydrology may include, but are not limited to: inundation, saturation, water marks, drift lines, sediment deposits, and a thin muck surface. Potential secondary indicators of wetland hydrology may include, but are not limited to: surface soil cracks, drainage patterns, saturation visible on aerial imagery, and the FAC-neutral test.

FINDINGS

Two areas onsite were investigated with sample points. No wetland areas were ultimately delineated. No hydrophytic vegetation was observed onsite and no hydric soils or primary hydrology indicators were observed in either soil boring taken to depths 24" below the surface.

Field data forms for each sample point and photos within the investigation area are attached.

Please feel free to contact me at 507.387.6651 or Nick.McCabe@ISGInc.com if you have any questions, concerns, or require additional information.

Sincerely,



Nick McCabe

Senior Environmental Scientist

Nick.McCabe@ISGInc.com

Enclosures