

TOWN OF PLOVER

Application To Appear Before The Plan Commission IN ACCORDANCE WITH RESOLUTION #120104

Date: 2026-02-10 **Parcel No:** 030230733-16.05

Name: AMERICOLD LOGISTICS **Current Zoning:** INDUSTRIAL

Address: SOUTH TOWER, #600, **Requested Zoning:** NO CHANGE IN ZONING, REMAINS INDUSTRIAL
10 Glenlake Pkwy NE
Atlanta, GA 30328

Address Of Parcel: 10953 STATE HIGHWAY 54, PLOVER, WI 54467 (EXISTING AMERICOLD SITE ADDRESS,
NO NEW ADDRESS HAS BEEN GIVEN FOR NEW FACILITY).

Adjacent Property Owners: LYNN J BROOKS SURVIVORS TRUST, MCCAIN FOODS USA

Reason To Meet With Plan Commission: DISCUSS NEW 324,665 COLD STORAGE EXPANSION FOR
AMERICOLD LOGISTICS LOCATED IN PLOVER, WI. NEW COLD STORAGE WILL BE LOCATED ADJACENT TO
EXISTING AMERICOLD COLD STORAGE FACILITY AND MCCAIN FOODS POTATO PROCESSING FACILITY.

Owner: <u><i>John Stanley</i></u>	Buyer: _____
Signature	Signature
Date	Date
<u>JOHN STANLEY</u>	<u>JOHN STANLEY</u>
Printed Name	Printed Name

Procedures To Follow:

1. The Plan Commission or the town clerk/treasurer must be contacted to request appearance on the next town board meeting agenda; application may be sent to the requestor.
2. After meeting with the town board, a non-refundable filing fee of \$125.00 will be required prior to meeting with the Plan Commission.
3. The owner of the property must sign the application and provide a map or drawing of the property. This map or drawing should include all requested changes.
4. The application, map or drawing with requested changes, and \$125.00 fee should be returned to the town office to facilitate setting the meeting date with the Plan Commission.
5. The owner, buyer, or agent representing the request should be present at all meetings to answer questions about the request.
6. The Plan Commission will review the request and make a recommendation to the town board.
7. The request will be reviewed at the next town board meeting, and the town board will forward its recommendation to the Portage County Planning and Zoning Department.
8. The town chairman and the town clerk/treasurer will sign official certified survey maps and any other documentation required by Portage County or the State of Wisconsin.

**PORTAGE COUNTY PLANNING AND ZONING DEPARTMENT
1462 STRONGS AVENUE, STEVENS POINT, WI 54481**

PROCEDURE FOR FILING A PETITION TO THE PORTAGE COUNTY BOARD OF ADJUSTMENT

VARIANCE – SPECIAL EXCEPTION – APPEALS

1. Forms entitled “**PETITION TO THE PORTAGE COUNTY BOARD OF ADJUSTMENT**” should be completed up to and including the signature and date. The property owner should put their name under “**Owner**” on the form. If a prospective buyer or someone other than the owner would handle the petition, that person, firm, etc. should be listed as the “**Agent for Owner**.”
2. Under the area listed as “**Petition Request**” state in detail what is being petitioned. If the highway setback requirement is 63 feet from the centerline and the proposed structure cannot meet the setback, be sure to state what the proposed setback would be.
3. List the LEGAL DESCRIPTION of the property in question. The Portage County Register of Deeds/Land Description Office, (715)346-1344, can give the exact legal description of the property. The description can also be obtained from the tax bill of your property.
4. The owner(s) of the property in which a petition is being requested must sign the petition. THE PROPOSED PURCHASER OR AGENT MAY NOT SIGN THE PETITION IN PLACE OF THE OWNER UNLESS WRITTEN AUTHORIZATION FROM THE OWNER IS RECEIVED BY THE PLANNING AND ZONING OFFICE.
5. An application for a Zoning Permit should be filled out in addition to the Board of Adjustment petition. The Zoning Permit Application and the Board of Adjustment forms should be submitted at the same time.
6. A detailed site plan should be submitted with the petition forms.
7. A \$350 filing fee must accompany the forms when the petition is filed with the Portage County Planning and Zoning Office for a hearing at the regular meeting. If a special meeting is requested, the filing fee will be \$700. The filing fee helps defray the hearing costs. If a check is submitted, make it payable to “Portage County Zoning.”
8. The owner **MUST** contact the Town Board regarding the petition. This should be done well in advance of the public hearing to give the Town Board adequate time to provide a recommendation in writing to the Board of Adjustment. The Town may choose not to provide a recommendation.
9. The owner, agent, or someone familiar with the petition should be present at the public hearing. Failure to appear may result in a postponement of the hearing.
10. In some cases, the Board of Adjustment approval may be just one of a number of approvals necessary. It is the petitioner’s responsibility to obtain any necessary approvals from other agencies. These may include:
 - A. Portage County Health Department
 - B. Department of Natural Resources (DNR), State of Wisconsin
 - C. Department of Safety and Professional Services (DSPS), State of Wisconsin
 - D. Department of Transportation (DOT), State of Wisconsin
 - E. Army Corps of Engineers (ACOE), US Government

Regular public hearings are held the 3rd Monday of the month. Applications **MUST be received by the 25th of the month preceding the hearing. This meeting date is subject to change. You may call the Planning and Zoning Office to confirm the correct date.**

If there are any questions on the above information, contact the Portage County Planning and Zoning Office at **(715)346-1334**.

PETITION TO THE PORTAGE COUNTY BOARD OF ADJUSTMENT
VARIANCE – SPECIAL EXCEPTION – APPEALS

FEE 350.00 DATE RECEIVED 12/18/2025

PETITION NUMBER PET-2026-002

OWNER

Name Americold Logistics
Address South Tower, #600, 10 Gellake Pkwy NE
Atlanta GA 30328
City State Zip
Telephone Number 678-441-1440
Email: john.stanley@americold.com

AGENT FOR OWNER

Name Zach Marschke
Address 3200 NW 38th Circle
Vancouver WA 98660
City State Zip
Telephone Number 360-450-2735
Email: zjm@fishercgi.com

PETITION REQUEST (State briefly what is being petitioned)

- ☒ SPECIAL EXCEPTION
☐ VARIANCE
☐ APPEAL FOR RECONSIDERATION
☐ APPEAL OF ADMINISTRATIVE DECISION

THE PROJECT IS A 324,320 SF NEW COLD STORAGE FACILITY FOR AMERICOLD LOCATED IN PLOVER,
WISCONSIN. THE NEW COLD STORAGE WILL BE LOCATED ON THE PARCEL TO THE WEST OF THE
EXISTING MCCAIN/AMERICOLD FACILITY. THE PROJECT WILL CONSIST OF A HIGH BAY FREEZER,
LOW BAY FREEZER, TRUCK LOADING DOCK, RAIL DOCK, ATU LOADING DOCK, ENGINE ROOM, AND
OFFICE SPACE.

PROPERTY LOCATION AND DESCRIPTION

Gov't Lot # _____, _____ ¼, of the SW, SE ¼ of Section 33, T 23N N, R R7E E
Town of Plover, Area 38.79 Acres
Parcel Number 030230733-16.05 Zoning Industrial
Property/Site Address 10953 State Highway 54, Plover, WI 54467
Legal Description of Property L1 CSM#1503-5-261 BNG PT E1/2 OF SE1/4 & PRCLS B & C CSM#1750-6-208 &
LOT 1 CSM #2637-9-195 IN SESE & OUTLOT 1, CSM# 011469 DOC-873199
BNG PRT NWSE & SWSE & ESMT 783446; S33 T23 R07 38.79A 881891 881892 (MFG)

I, the undersigned, agree to abide by any conditions of approval established by the Board of Adjustment and with all applicable Portage County Ordinances and to allow the Planning and Zoning Department access to the property at any reasonable time for the purpose of inspection to assure compliance with the zoning laws relative to the issuance of this petition. I acknowledge that I am responsible for complying with State and Federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. I understand that failure to comply may result in removal or modification of construction that violates the law, or other penalties or costs. For more information, regarding wetlands visit the Department of Natural Resources web page (<http://dnr.wi.gov/topic/wetlands/>) or contact a DNR Service Center.

2025-12-18

Date

John Stanley

Signature of Owner



PLANNING AND ZONING DEPARTMENT

1462 STRONGS AVENUE, STEVENS POINT, WI 54481 • PHONE: 715-346-1334

MEMORANDUM

TO: Town of Plover
FROM: Chris Mrdutt - Zoning Coordinator
DATE: January 13, 2026
RE: Special exception request by ART Mortgage Borrower Propco 2013 LLC (MFG) and Americold Logistics, LLC, Owners, Zach Marschke, Agent for Owner(s), to construct a 324,320 sq.ft. cold storage facility, truck load dock, rail spur, and office space in the Industrial Zoning District, Town of Plover. Parcel # 030230733-16.05 – 10953 State Hwy 54 East, Wisconsin Rapids 54494

Background

Americold Logistics is proposing a new project to construct a 324,320 sq.ft. cold storage facility that will include a high bay freezer, low bay freezer, truck loading dock, rail dock (spur) engine room, and office space., of Parcel # 030230733-16.05, located in the Town of Plover. The Industrial Zoning District requires special exception approval from the Portage County Board of Adjustment (BOA). A similar request was approved by the Town of Plover and BOA on March 14, 2022. A permit for that approval was never obtained and the project did not go forward.

Analysis

A Special Exception permit must be approved by BOA. The Town should review the request and make a recommendation of approval or denial and can recommend specific conditions be attached. Any conditions recommended to the Board shall be measured, reasonable, and enforceable. See the attached sheet for a summary of the required evaluations, findings, potential conditions, and other applicable Ordinance standards the BOA will use to review the request.

- The property is 38.79 acres in size and the current land use consists of the Americold cold storage warehouse facility along the eastern portion of the property. On February 15, 2022, the Portage County Board approved the rezoning of 18.26 acres from A1 Exclusive Agricultural Zoning to Industrial Zoning. This property was then combined with the existing Americold Property to create the current 38.79 acre parcel. The Town of Plover identifies this property in their Future Land Use Plan as Industrial Land Use, so the Change from A1 to Industrial was consistent with their plan.

- A BOA petition, grading and stormwater plans, elevation drawings, a stormwater management plan and a zoning permit application has been submitted to our office and is included in the packet to the Town.
- The existing land uses around this proposal are an industrial food processing and packaging plant to the east, vacant wooded lots to the south and west, and State Highway 54 and CN Railroad to the north. The closest neighboring residence is ~750' to the west.
- This property has direct access to the CN railroad and State Highway 54. This proposal includes constructing a railroad spur along the west side of the proposed building.
- The Industrial zoning district requires a 6' side yard setback and a 25' rear yard setback. This facility proposes a 60' side yard setback and a 40' rear yard setback. The building will have a max height of 99' and all structures will be more than 50' from the State Hwy 54 East right-of-way.
- A fire lane is proposed to wrap around the west and south side of the facility.
- A stormwater management plan has been submitted to the DNR and our department.
- A sanitary permit has been submitted to the state for approval and will be reviewed and issued by our department.
- A traffic study has been submitted to WI-DOT to determine if the ingress / egress into this site needs any upgrades. I have been informed the Owners/Agent are more than willing to work with WI-DOT and will follow any recommendations that come forward.
- There appears to be a 15-20' area west of the railroad spur where natural woody vegetation could be left to allow for screening. Stormwater retention basins are planned for the area along the south property line. Natural woody vegetation that is not in a retention areas should be left to help provide screening to the south. Approximately 85% of the parcel will be developed leaving a small percentage of green space.
- There are 55 parking spots for employees, 2-52 drop trailer lots, and a parking lot for 20 trucks.

All commercial development is subject to site plan review by Portage County Planning and Zoning Department staff prior to issuance of a Zoning Permit. An overview of the proposed business and preliminary site plan has been submitted by the applicant (see attached). The Ordinance defined site plan review criteria and some details of the request are highlighted below:

7.1.6.1 Building, Area, Height, Yards and Parking

(9) All commercial development, in any zoning district, is subject to site plan review by Portage County Planning and Zoning Department staff prior to issuance of a Zoning Permit. Site plan review shall include the following:

(a) Road access

This property directly accesses State Highway 54 and the CN Rail Road. Americold is currently working with the WI-DOT and has supplied a traffic analyses. This analyses will help determine if the access into the facility needs to be widened from 26' to 36'. State

Highway 54 is a 4 lane Highway which allows cars to navigate around semi-trailers that are entering and leaving this site. The proposed rail spur would enter the property west of the access driveway into the site.

(b) Stormwater Control Plan and/or Construction Site Erosion Plan

A Portage County Stormwater and Construction Site Erosion Control permit will need to be issued prior to the issuance of a Zoning Permit. Land Conservation Staff have preliminarily reviewed the plan and feel there is adequate room to manage the stormwater on the property. Land and Water Conservation Division will continue to review the preliminary stormwater design, make recommendations, and when all the standards are met will approve the stormwater plan.

(c) Parking and paving

All parking areas will be paved with either concrete or asphalt. The parking lot is designed to allow semi-trailers to turn around and back into the loading docks and/or drop trailers while minimalizing congesting other semi-trailers. There is a large employee parking lot located along the east side of the new building. The Portage County Zoning Ordinance requires 1 parking spot for each four employees that our on the premises at any one time. I believe the proposed 55 employee parking stalls is adequate.

(d) Landscaping and screening

This property currently is heavily wooded with mature trees. To help screen and protect the property, a 20' wide strip of the natural wooded vegetation should be left around the perimeter. This will not apply where the railroad spur will enter the property or on the south side of the property where there is an existing overhead transmission line and proposed stormwater retention basins.

(e) Lighting

Proposed lighting for this project consists of lighting that will illuminate the loading docks and parking lots. Lighting will be directed downward and shielded to prevent light from illuminating neighboring properties or State Hwy 54

(f) Adequacy of setback for structures and storage. Setbacks required by specific zoning districts may need to be modified based on site specific conditions.

Commercial structures 100 feet tall or greater shall be set back from the nearest property and/or right-of-way line a distance equal to the height of the structure.

The Industrial Zoning District requires a 6-foot side yard setback and a 25-foot rear yard setback. The closes setback for the proposed structure is 60' to the west property line. It appears the new rail road spur on the west side of the facility will be ~20' from the west property line.

(g) An approved Stormwater Control Plan from the WI-DNR must be on file prior to issuance of a Zoning Permit

This proposal disturbs more than an acre; therefore, a Wi-DNR stormwater permit will need to be obtained prior to construction commencing.

If the Board determines the petition has merit, the Planning and Zoning Department encourages you discuss attaching the following conditions:

1. Obtain a Portage County Zoning Permit.
2. Obtain a Portage County Sanitary Permit.
3. A Stormwater and Construction Site Erosion Control Plan must be approved by the Portage County Land and Water Conservation Division.
4. Obtain a WI-DNR Stormwater Permit prior to the start of construction.
5. The 20' wide "Wooded Buffer" along the west property line must remain in a wooded vegetated state.
6. The structure cannot exceed 99' in height.
7. The two previous tax parcels that were combined to make Parcel# 030230733-16.05 need to be surveyed to create one lot on a certified survey map.
8. Recommendations made by the WI-DOT regarding access improvements as a result of the traffic analysis shall be implemented.

AMERICOLD LOGISTICS

COLD STORAGE AND RAIL DOCK

An aerial perspective of a large industrial or logistics facility. The complex consists of several large, white, rectangular buildings with flat roofs. In the foreground, a large paved area is filled with numerous semi-trailers parked in neat rows. To the right, a long, narrow building with many loading docks is visible. A large, cylindrical storage tank stands in the lower right corner. The facility is surrounded by greenery and a road, with a body of water in the background under a cloudy sky.

Autodesk Docs://Americold - Plover, WI/Americold - Plover-A_v24.rvt
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