

Central Greens Owners Statement of Intent

October 4, 2011

Purpose:

Central greens requests DPD zoning. This statement, together with the accompanying drawings and related materials, constitutes and supports the Detailed Plan Development.

Amendment: To exclude retail store.

Documents:

- Description of Overall Development Concept
- Exhibit B: Vicinity Map
- Exhibit C: Existing Site Photos
- Exhibit D: Phase 1 Greenhouse Photos

Plan Sheets:

- Plat of survey dated 6/1/2010
- Proposed Site Plan dated 9/1/2011
- Building Elevations

Description of Overall Development Concept

295- 907 PLANNED DEVELOPMENT DISTRICT

Detailed Plan Project Description and Owner's Statement of Intent for the property located at 51st Bluemound Road. This amendment to the DPD will be known as Central Greens(f/k/a Story Hill Place), and supersedes all previous DPD approvals for this site.

Description of Overall Development Concept

Central Greens will be a local organic producer that supplies health conscious customers with affordable, local and healthy organic options. Our continuous supply of organic vegetables and fish and knowledge of sustainable growing techniques will enable our company to cultivate a far more healthy and environmental sustainable community.

Central Greens will install and set up an aquaponics system within a greenhouse and efficiently utilize available space to maximize production output. Central Greens will develop mutually beneficial relationships with local markets, restaurants and farmers markets to generate sales and distribute of our product.

Aquaponics is a combination of hydroponics and aquaculture that grows plants and fish together in one integrated system. Aquaponics provides a complete ecosystem that allows both plants and fish to thrive without contributing pollution into the earth's ecosystem.

Central Greens also plans on providing the local community with real world knowledge and experience in aquaponics, by conducting tours and workshops on a weekly basis.

Central Greens requests an amendment to a Detailed Plan consisting of a facility, located at 51st Bluemound Road, where people can experience and learn sustainable practices. The facility, on a 1.1 acre parcel, consists of 6 greenhouses and 2 fish rearing buildings one is incorporated in the first greenhouse and one located at the south end of the parcel which will total approximately 17,107 sq. ft.

Phasing of the development: It is anticipated that three greenhouses will be constructed in the first phase, followed by the remaining three greenhouses, fish/equipment building.

295-907 (3) (A) USES

The proposed development is comprised of multiple uses that are consistent with those uses stated below as well as potential near-term uses. All the uses stated below relate to the sustainable practices to grow, process, market, and distribute foods that are grown onsite as well as uses related to the processing and sale of materials that are generated by those practices. Community education and outreach are also part of these stated uses. Fish will not be processed on site. The fish do not have an odor as they are contained in water until the time that they are harvested and will then be shipped immediately to a fish processing plant.

All uses stated below are included for approval.

EDUCATION USES:

Personal instruction- an environment for professional education and related sustainable schooling. This will be limited to small groups and will last for about 45minutes. We will also be available for educational tours to school students. This will only be available once a week. Our hours of operation are from 7am to 3pm. These tours will be conducted during school hours and will not be scheduled on a day that there is a scheduled Brewers game. The bus that will bring the students will be instructed to park along Bluemound Rd facing east in front of Mitchell Park. No more than one bus will be allowed at one time.

ACCESSORY USES TO GREENHOUSE :

Indoor Storage: Storage will include growing supplies. Fish waste will be harvested on a weekly basis and removed the same day it is harvested. There is a high demand for this fish waste also referred to as fertilizer.

Accessory motor vehicle parking- surface parking spaces to accommodate 16 motor vehicles. To operate the greenhouse we will need about 5-6 parking spaces. We will have a retail outlet but most of our products will be sold wholesale and delivered. The produce and fish will be delivered with a normal sized delivery van. No large trucks will be needed. We will also have fresh organic vegetables available on site. Many of our customers will be neighbors within walking distance. Our hours of operation will be from about 7am to 3pm daily. This should not interfere with any other Bluemound Rd business. We have had volunteer interest from the neighborhood. These neighbors are within walking distance to the greenhouse.

AGRICULTURAL USES:

Plant nursery or greenhouse- an establishment engaged in growing crops of any kind within or under greenhouse or growing nursery stock.

TEMPORARY USES:

Seasonal Market: a temporary seasonal market will be located on the south end of the property next to the parking lot. This will be a small farmers market and will only operate 1 day per week in the growing season. This will not be scheduled on day that there is a Milwaukee Brewers day game at Miller Park.

The Greenhouses

The conceptual design being developed by Central Greens and Patera Architects, Inc. will allow the operation of an aquaponics facility located in the City of Milwaukee. With a maximum height of 16 feet, the 6 bay greenhouse space will allow the production of fish, vegetables, and herbs year-round. This space will also be able to accommodate visitors for educational, conference, demonstration, food processing, and other related sustainable practices.

The greenhouses will be constructed from square steel beams built on a concrete slab to provide affordable, efficient, and sustainable structure. The entire exterior will be covered in transparent 8mm polycarbonate sheeting enabling the greenhouses to sustain throughout Wisconsin's harsh weather and allow for the proper light exposure to the plants within the facility.

Water, Nutrients, and Energy

Water is a vital resource at Central Greens. Water fills the hydroponic tanks for raising fish and is essential for growing a number of various plants, vegetables, and herbs. A closed loop of water and nutrients circulates throughout the building; fish wastes are used for plants, while plants clean and filter the water for the fish. Rainwater is planned to be collected and stored to support the system.

Energy flowing throughout the building will be carefully designed. Large thermal mass of water that covers the majority of the greenhouse floor will be heated and will also moderate the temperature inside the greenhouse. The exterior of the greenhouse will also be made of high efficiency twin wall polycarbonate sheeting which allows for a balance of both light exposure and insulating quality.

295-907 (3) (C) DENSITY

N/A

295-907 (3) (D) SPACE BETWEEN STRUCTURES

The propose retail store will be 20 feet away from the 6 bay greenhouse structures. See attached Proposed Site Plan dated 09/01/2011.

295-907 (3) (E) SETBACKS

Front, Street Setback (North property line):	70'
Side Setback (Western property line):	26.5'
Set Back from Curb	.5'
Side Setback (Eastern property line):	10'3''
Rear Setback (Southern property line):	45'

295-907 (3) (F) SCREENING

Arborvitaes will screen the property owners on the eastern and southern portion of the site. Trees and shrubs will be added to the northern portion of the parcel. Arborvitaes will be added to the North side of the fish/equipment house. These plants will be least 4'-5' when planted.

295-907 (3) (H) OPEN SPACES

The open grass area on the North end of site (proposed retail site) will be maintained by Central greens.

295-907 (3) (I) LANDSCAPING

All required vegetation shall be quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.

295-907 (3) (J) LIGHTING

All Outdoor lighting will comply with the current lighting regulations for a planned development. All on-site lighting will have cut-off fixtures that ensure that lighting levels and glare are controlled as follows:

1. No light source shall be visible from an adjoining property or public right-of-way.

2. Where adjoining properties are zoned residential, the maximum illumination at a property line shall be one-foot-candle. In all other circumstances, the maximum illumination at a property line shall be 5-foot-candles.

295-907 (3) (K) UTILITIES

All of the electrical power to the building will be located underground. All utility work internal to the site will be installed underground where ever possible. Transformers and substations, if required, will be installed within buildings or otherwise screened from view.

295-907 (3) (L) SIGNS

The development will comply with the sign standards dictated by Table 295-605-5 Commercial Sign District Standards for Local Business (LB2) District. (Type A) Signage will be submitted to the DCD Planning staff for review and approval in advance of submitting for permits.

295-907 (3) (M)SIGN ILLUMINATION

If signage is illuminated, the source of illumination shall not be visible or intermittent.

SITE STATISTICS

Gross Land Area:	44,206 sq.ft.
Building Area	17,107 sq.ft.
Street Area(existing)	6,362 sq. ft.
Proposed Parking Area	1,710 sq. ft.
Grass Area	19,027 sq.ft.
Greenhouse height	15'6 feet