Central Greens Owners Statement of Intent

September 20, 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 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.

All uses stated below are included for approval.

EDUCATION USES:

School Specialty or personal instruction- an environment for professional education and related sustainable schooling.

ACCESSORY USES TO GREENHOUSE :

Indoor Storage: Storage will include growing supplies.

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. Our hours of operation will be from about 7am to 3pm daily. This should not interfere with any other Bluemound Rd business.

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 designated space used to conduct retail trade for a period not exceeding 180 days in a calendar year.

295-907 (3) (B) DESIGN STANDARDS

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):	10'
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

A 6 foot high wooden fence with deciduous trees 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. See Landscape Plan.

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

Exhibit: B

Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.

Exhibit-C

Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.

Exh. 6.7.C

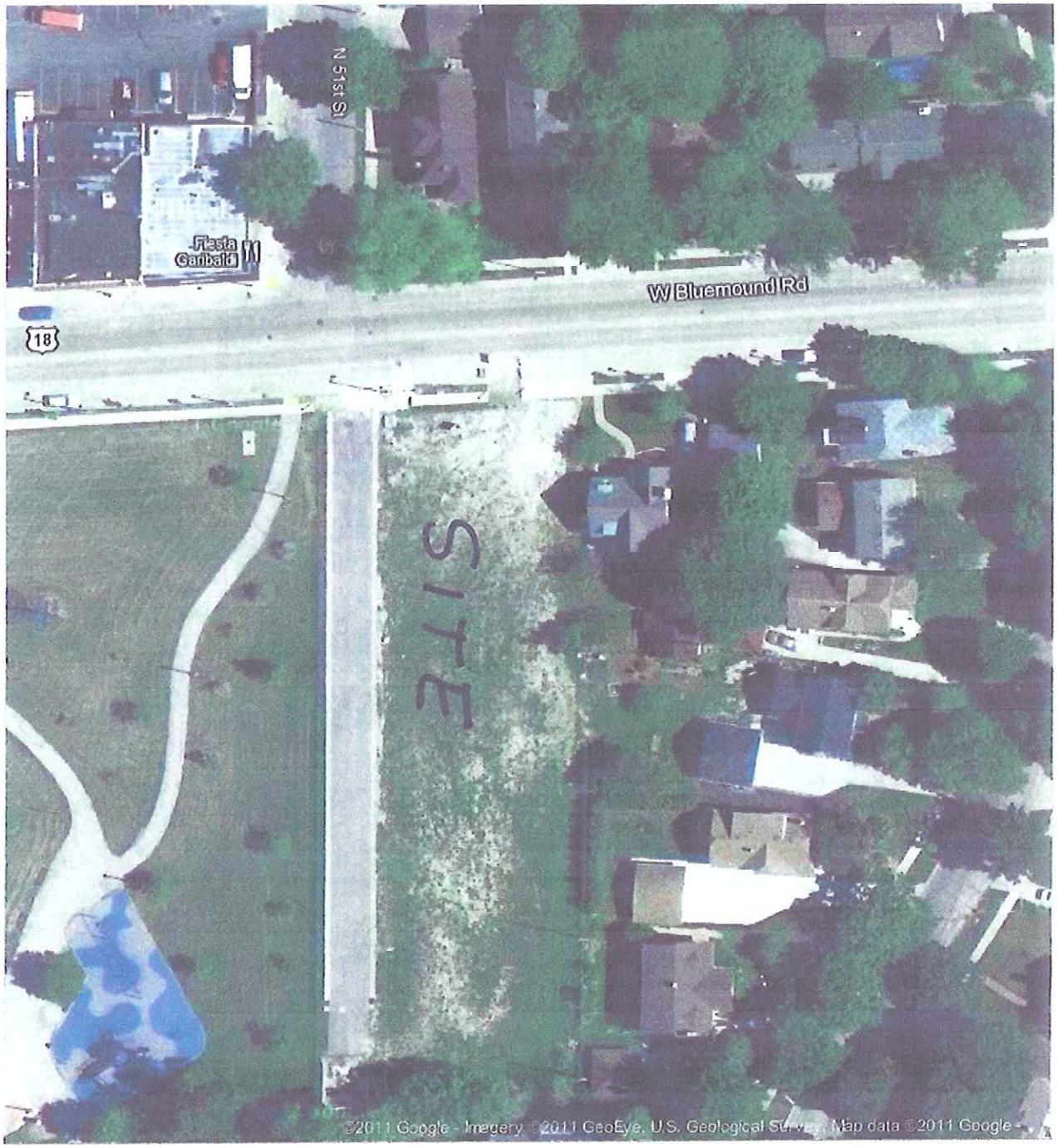


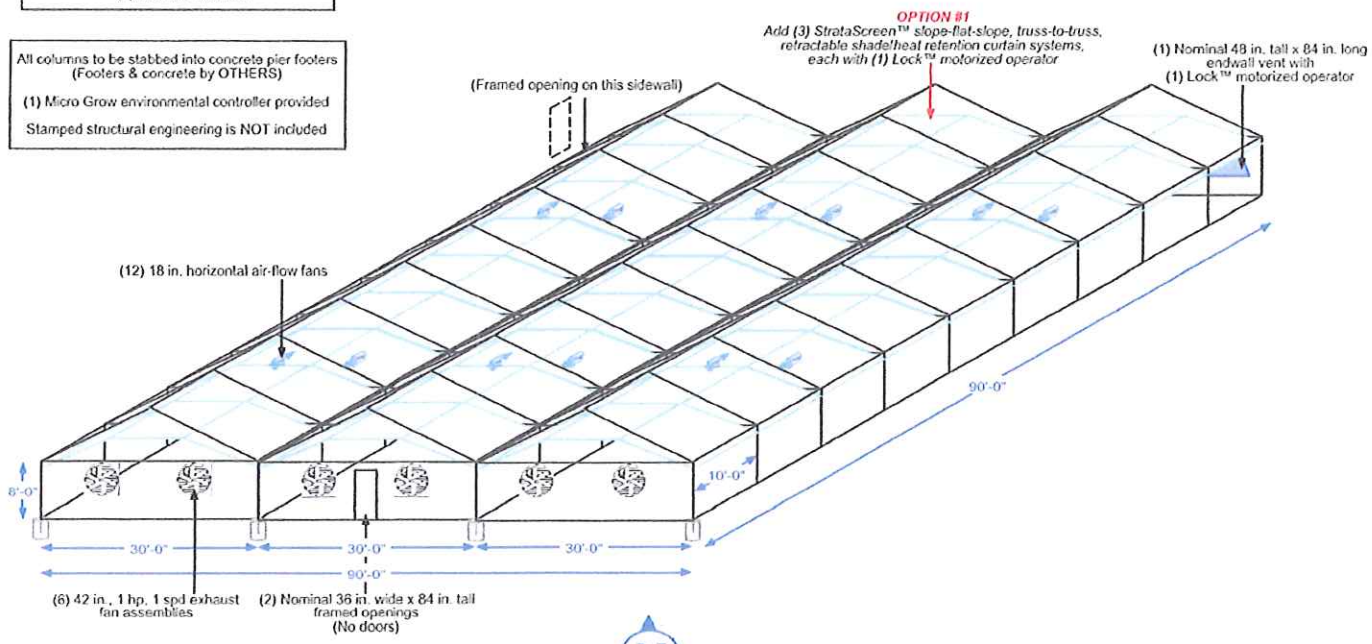
Exhibit: D

Clear, 8mm twinwall polycarbonate panels for:
- All roof slopes
- All gable endwalls, including vent
- (2) Exterior sidewalls

All columns to be stabbed into concrete pier footers (Footers & concrete by OTHERS)

(1) Micro Grow environmental controller provided

Stamped structural engineering is NOT included



PHASE 1

United Greenhouse Systems, Inc. 708 Washington Street Edgerton, Wisconsin 53534-1150 1-800-433-6834 info@unitedgreenhouse.com JB/kb Drawing © 2011 United Greenhouse Systems, Inc.	**CENTRAL GREENS** Milwaukee, WI Ambassador Crown™ Greenhouses (3) 30 ft. wide x 90 ft. long x 8 ft. ug x 10 ft. bay Gutter-connected	Concept Sketch Project A 8/17/11

Exhibit: D