

K & A Greenhouse Operations Plan

K & A Greenhouse is a locally owned and operated garden center specializing in the sale of decorative annuals, perennials, young trees and shrubs, as well as garden tools, hoses, pots, and garden art.

Our hours of operation are seasonal; our retail season begins in mid-April and ends at the end of September. Hours of operation at that time are Monday through Saturday (9am-7pm) and Sunday (9am-6pm). Preseason setup begins in early March and postseason cleanup ends in early November. Setup and cleanup take place within normal business hours Monday through Friday from (9am-5pm). Our staffing needs vary depending on these hours of operation. During the peak retail season (May 1st-June 15th) we will have approximately 30 employees; daily staffing will include anywhere from 10-12 of these employees. Preseason and postseason staffing usually involves three to five employees. Off-season staffing (November 15th-March 1st) involves one to two employees, which entails snow removal and building maintenance.

Activities and their resulting noise, dust, traffic, etc., will be similar to our existing operations; great effort will be made to mitigate any potential negative impact to surrounding properties. Trucks will arrive during normal business hours and adequate access will be provided. A new paved parking lot and access road will effectively manage predicted traffic flow. Outdoor lighting will be limited to motion sensor security lighting around the building for safety purposes and will not intrude upon neighboring properties. Dusk to dawn lighting will be limited to above the main entrance. Existing and proposed evergreen plantings (arborvitae screening) will help to mitigate any negative impacts of our limited lighting and/or noise pollution.

The outdoor storage and display of shrubs, young trees, fountains, and garden art will be similar to the displays we have maintained during the retail season for the past 30 years. In this new layout, the area towards the north end of the property (as can be seen in our site map) will be host to shrubs and young trees. The displays will be well-groomed and properly maintained and will be present from April through September. Equipment, such as our delivery truck and skid steer, will either be stored in the rear of our main retail greenhouse or out of sight in our southernmost parking lot behind the main retail area.

In our commitment to minimize erosion and to account for the increased rainwater runoff caused by the additional impermeable surfaces, we are in the process of finalizing a stormwater and erosion control management plan with Wyser Engineering. Please see the attached memo from Wyser Engineering for a summary of the proposed stormwater management. In order to properly and responsibly facilitate the disposal of waste, a new private well and septic system will be installed to provide adequate sanitary facilities on the property. In addition, a dumpster service will be contracted for the removal of waste material. The dumpster will sit in a southern portion of the parking lot that does not adjoin neighboring properties but will still be accessible to the service.

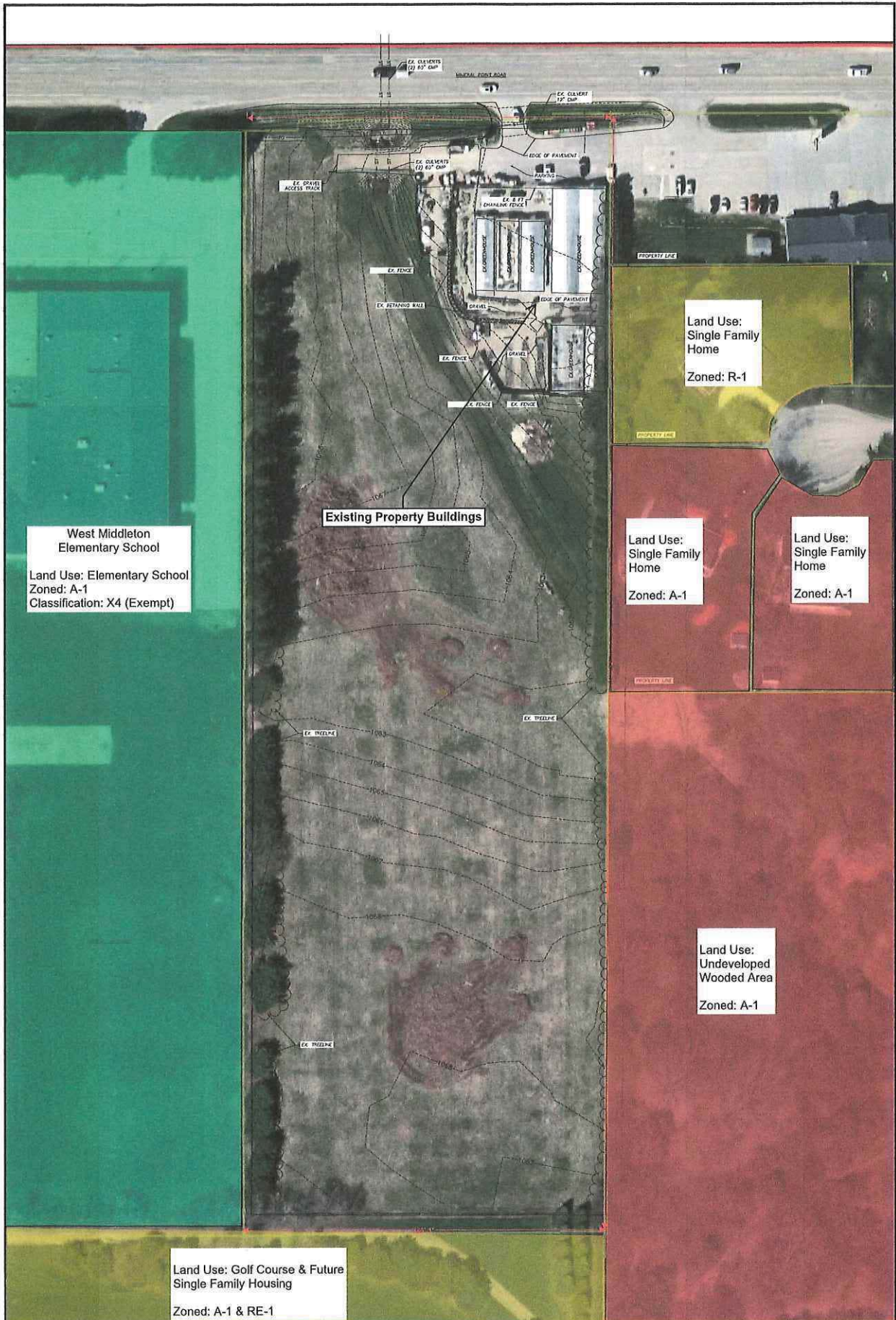
The safety of our customers and neighbors is of our utmost concern. Traffic flow will be accounted for with an improved entrance to the property that will include a right turn lane from Mineral Point Road. A turnaround for semi and delivery trucks will be integrated into the south end of the parking lot. Traffic will vary due to the seasonality of our business. For example, May and June may see as many as 75 to 100 customer cars per day and two to four deliveries by semi trucks per week, while April, July, August, and September may see 15 to 25 customer cars per day and one to two deliveries by semi trucks per week.

We strive to keep pesticide, herbicide, and fungicide application to the lowest possible levels. Our new facility will allow for us to begin to implement biological controls as opposed to chemical controls. The use of

these treatments will be decreased even further as we have the space and functionality needed in order to create this integrated pest management program. For a comprehensive summary of the chemicals stored on site, please see the attached list. Storage of all pesticides is in accordance with the following DATCP regulations. All Pesticides/Fungicides/Herbicides (P/F/H) are stored separately from each other and in accordance with labeling and Safety Data Sheet (SDS) on each product. Storage of Pesticides conform to ATCP 29.40 regulation. All P/F/H storage, containment, application, employee notification, application records, SDS presentation, and spill reporting information as well as chemical application posting is performed and overseen only by a commercial applicator that is contracted through K&A Greenhouse. All of these performed in accordance with the following regulations listed in ATCP Subchapters VIII 29.45 - Subchapter XI 29.72

Outdoor lighting will serve to provide security near entrances but will not be obtrusive to other properties. Signs will include our existing sign near Mineral Point Road and a sign affixed to the front of the greenhouse will also be added.

If there are any questions on the aforementioned information, please do not hesitate to reach out to us for further clarification. We can be reached at 608-577-4340 or kandagreenhouse@gmail.com.



<p>Sheet Number:</p> <p style="text-align: center;">1 of 1</p>	<p>12/13/17</p> <p>REVISED:</p> <hr/> <hr/> <hr/> <p>DESIGN BY: JF DATE: 12-03-17</p>	<p>OVERALL SITE PLANNING EXISTING CONDITIONS</p> <p>K & A GREENHOUSE</p> <p>Existing Buildings & Neighboring Area Land Use & Zoning</p> <p>TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN</p>	 <p>0 40'</p>	<p>D'ONOFRIO KOTKE AND ASSOCIATES, INC.</p> <p>7530 Watwood Way, Madison, WI 53717 Phone: 608.833.7530 • Fax: 608.833.1699</p> <p>YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT</p>
---	--	---	--	--



Sheet Number:
1 of 1

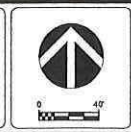
12/13/17
REVISED:

DRAWN BY: JF
DATE: 12-03-18

OVERALL SITE PLANNING
EXISTING CONDITIONS

K & A GREENHOUSE
Setback Requirements & Proposed Outdoor
Signage & Exterior Lighting

TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



D'ONOFRIO KOTRKE AND ASSOCIATES, INC.
7530 Watwood Way, Madison, WI 53717
Phone 608.833.7510 • Fax 608.833.1069
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

File: U:\User1704114\Drawings\1701114 Existing Topo.dwg EXHIBIT Plotted: Dec 14, 2017 - 2:22pm



Sheet Number: <p style="text-align: center;">1 of 1</p>	12/13/17 REVISED: D:\NW\JL\JP 12-12-03-130	OVERALL SITE PLANNING EXISTING CONDITIONS <h3>K & A GREENHOUSE</h3> TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN		<p>O'NEOFIO KOTYKE AND ASSOCIATES, INC. 7530 Wisconsin Way, Madison, WI 53717 Phone: 608.833.7530 • Fax: 608.833.1089 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT</p>
--	---	--	--	---

File: U:\Users\1704114.Dwg\p11704114 Existing Topo.dwg EX10101 Plotted: Dec 14, 2017 - 2:22pm



Sheet Number:

1 of 1

12/11/17
REVISED:

OVERALL SITE PLANNING
EXISTING CONDITIONS
K & A GREENHOUSE



D'ONOFRIO KOTTKE AND ASSOC
7430 W. ...

Site Plan Overview Guide

B1 - Bridge Over Waterway: The existing bridge in this area will need to be removed and redone to accommodate two lane traffic. The bridge will measure approximately 30' wide by 60' long, with a gravel base. The size and number of culverts is yet to be determined.

B2 - Bridge Over Swale Area: This bridge crosses over the swale area on the property. The size and number of culverts is yet to be determined.

B3 - Walkway Bridge: A walking bridge to our shrub yard from the perennial yard and main retail greenhouse. The size and number of culverts is yet to be determined.

C1 - Concrete Walkway/Access: Customer walkway from parking area and employee access to rear of the greenhouse.

D1 - Wide Turn Area: Wide turn area to allow for truck access (gravel base).

D2 – Driveway: Two lane main driveway access. Gravel base with side edging as needed and for stabilization.

E1 - EVERGREEN BARRIER: An evergreen planting (approx. 30) of Thuja occidentalis 'Techny' arborvitae; providing a natural wind, sound, and sight block for any future residential development. If possible, these evergreens will be planted on a slight berm to increase the effectiveness of this natural barrier. The species will reach a mature height of 25'-30' with a width of 12'-15', providing an excellent natural screen.

EW – Existing Waterway: This shaded area represents the approximate location and dimensions of the existing waterway/drainage area.

GH1 – Retail Greenhouse (5 Bay Gutter Connected): The main retail greenhouse, consisting of 4 (42' x 168') greenhouse bays and one (32' x 168') greenhouse bay. The total dimensions of the structure will be 200'W x 168'L x 22'H and be built with polycarbonate (a rigid plastic) walls and a polyethylene 6 mil plastic roof covering.

GH2 – Headhouse/Storage: This building will be an extension of the retail greenhouse and will be used for: potting/flat filling, general storage and unloading/loading of material. Employee break areas and bathrooms will also be housed in this building. The total dimensions of the structure will be 42'W x 84'L x 22'H and be built with polycarbonate (a rigid plastic) walls and a polyethylene 6 mil plastic roof covering.

GH3 - Seasonal Retail (3-Bay): This auxiliary greenhouse will consist of 3 (25' x 84') gutter connected greenhouse bays. Our existing main greenhouse (current location) will be relocated/repurposed to this site with minor modifications to fit this space. The total dimensions of the structure will be 75'W x 84'L x 16'H and be built with polycarbonate (a rigid plastic) walls and a polyethylene 6 mil plastic roof covering.

GH4 – Outdoor Grow Area: This area will be used to grow outdoor perennial crops and/or acclimate plants before they enter the retail area; a gravel base with landscape fabric will be used underneath the outdoor wooden benches.

GS1- Greenspace (Grass): We are planning on using this area as a greenspace, grass field, or prairie; future expansion of our business into this area is possible, but we do not see the need for it currently.

GS2- Greenspace (Grass): We are planning on using this area as a greenspace or grass field; future expansion of the shrub yard into this area is possible, but we do not see the need for it currently.

GS3 – Greenspace (Grass): We are planning on using this area as a greenspace or grass field; future expansion of our grow operation into this area is possible, but we do not see the need for it currently.

L1 – Loading & Unloading Zone: A blacktop area measuring (42' x 45') for unloading and loading materials.

O1 – Outdoor Display & Showcase Area: An area for displaying seasonal décor and showcasing annuals and or perennials to increase curb appeal.

P1 - Main Parking Lot: A parking lot measuring (70' x 265') for our retail customers (asphalt surface). A two-lane drive aisle will separate 90-degree parking stalls; accommodating approximately 50 vehicles. Overflow parking during peak season will be accommodated in area P2 (Overflow Parking & Truck Turn-Around). A More detailed layout can be found in the "Parking Plan" section of the Site Plan Application.

P2 - Overflow Parking & Truck Turn-Around: This area will be used for weekend overflow parking and as an area for semi-truck access/turn around (Y-turn layout); see the "Parking Plan" section of the Site Plan Application for further information.

P3 - Employee Parking/Truck Unloading Access: This driveway access/parking area will provide truck access to the rear Loading Zone. The northern portion of the gravel drive will be used for employee parking, leaving the remaining thirty-feet for truck access.

S1 – Shrub Yard/ Outdoor Grow Area: This large area will be used primarily for retail trees and shrubs, as well as for some outdoor large potted perennial growing. A gravel base layer with landscape fabric will cover the bulk of the area.

SP1 – Septic Area: This is the location for the proposed septic system.

T1 – Existing Tree Line: This is the existing tree line between our property and West Madison Elementary School. If possible, we would like to keep this tree line intact as a natural barrier.

U1 – Utilities: This area will house the main electric, gas, and water as it enters the building. An outside generator for emergency power will also be placed in this area.

W1 – Water Detention Basin: A water detention basin designed for the shrub yard area.

W2 - Water Detention Basin: A water detention basin designed for the main retail greenhouse and surrounding area.

W3 - Water Detention Basin: A water detention basin designed for the parking lot and surrounding area.

WS1 – Water Swale Area: This is an existing swale area that runs through the property.

Y1 – Perennial Yard: An outdoor sales area for perennials.