

Eric Herr

## Operations Plan

Earth Exchange Inc.

3750 Academy Road

Burlington, Wi. 53105

Earth Exchange Inc. is a landscape contracting business that I started in 1992. We have been operating here on site with a conditional use permit since 1993. We have one 24' x 32' pole building that was built in 1993 by Pekul Buildings. We have 4 single axle dump trucks, 2 pick up trucks, 1 cube van and 4 trailers. We also have 2 bobcat loaders, 1 bobcat mini excavator and 1 Volvo articulated loader, 2 zero turn mowers and some implements. There are (3) 300 gallon fuel tanks onsite. We are planning on building a 50' x 60' metal pole building to be used as contractor storage that meets allowable square footage requirements by the roof space to property space calculation formula. We are planning to use this as cold storage as our existing building is heated. We are not set up as a heavy repair shop. No torching, welding, cutting, sandblasting, burning, painting, fabricating, loud engines, project cars, nonrunning or nonregistered vehicles, leased out space, quad axle dump trucks, campers, unsightly debris piles, smoke, fumes, animals, odors, noxious materials, or junk of any kind will be on site. We do light preventative service maintenance on our own vehicles and equipment. We have a gravel driveway that is graded, top dressed and maintained to provide proper drainage and appearance with out erosion. All water run off of building and driveaway exits to stone mulch or lawn. The site has always been landscaped and well maintained. Highway access is clear and visible. We trim the highway trees for excellent views of traffic. Having our own turn around lot omits any backing out into traffic flow. Our entrance traffic has caused no damage to road surface. Our equipment has normal required back up alarms but the sound is intermittent, and basically mornings and evenings when we're coming and going. The property is mostly surrounded from view by very large trees and landscaping. Employee parking is marked on drawing as 2 or sometime 3 vehicles parked in lot. The property as well as adjacent property is zoned A2. Both side properties are hobby or horse farms. We operate 7:00am to 5:00pm Monday through Friday and 7:00am to noon Saturdays. Currently we have 2 full time employees and 1 or 2 part time summer employees. We have one sign approximately 60' off of R.O.W. There is one main access road entry to Academy Road. Water supply is from home only. No on site sanitary other than home. There are no highway access restrictions, weight limits deed restrictions or any visible or structural road damage to highway for 32 yrs.

Our property has always been well maintained, organized and presentable. We have one bin area for mulch storage for our own project use. We also keep a load of 3/8" traffic bond for project use. We have no retail material sales or pick ups. We have very infrequent deliveries on minimal amounts of these 2 materials. Outdoor lighting is occasional use only outside of building and does not impede traffic vision. We are considering security camera systems. We do not plan on any gates at entry. We do not plan on any exponential growth to employee numbers or fleet. There are currently no vehicles over 26000GVW. We have no wetlands or shoreland areas on the property. We have not had a complaint of operations or as residents by any surrounding property owners (past or present) and continue to provide reputable local services.

Note: I frequently will plow and clear snow piles at the entire intersection of North Honey Lake Road and Academy Road when road conditions become treacherous from serious neglect during heavy storms as to avoid dangerous conditions for vehicles at stop sign and through active turn lanes. This is a courtesy, not a compensated service.

We also provide donated time and materials for the Rochester Library landscape and have done so for a number of years. We plan on getting in earlier this year.

We donated time for the park Gazebo project with Eddie Chart providing landscape restoration, grading and sod among other services.

We have and continue to do extensive work at the Rochester Cemetery including the entire West end addition and several projects after that and currently ongoing.