

M E M O

TO: Dane County Department of Planning and Development Staff

FROM: Aaron E. Koch, P.E.
Pinnacle Engineering Group

DATE: 2-16-22

RE: 51 Trailer Sales – Operational Narrative

The proposed 51 Trailer Sales development is located at Southeast Corner of US Highway 51 and County Road "A" as parcel number 002/0512-092-8700-0. The proposed development is a commercial trailer sales and service location that is intended to operate between 8:00 am – 5:00 pm from Monday to Friday and 8:00 am – 1:00 pm on Saturday. The development intends to include 4-8 employees and have approximately 10 customers on a busy day and up to 20 customers during spring time rush. This is not expected to cause any significant increase of traffic to the adjacent roadways.

No significant noise pollution, odors, or dust is expected to occur that would impact the neighboring properties. Operations outside of the proposed building will include the parking, showing and sales of the trailers on-site. No facility managing the removal of trash, solid waste, or recyclables is proposed as part of this development. No hazardous, toxic, or explosive materials are expected to be stored on-site. Outdoor lighting will be designed to minimize light pollution impacts to the neighboring properties. Signage will include a monument sign along County Road "A" and an additional sign on the east side of the property along Interstate 90. All signage is intended to conform to section 10.800 of the county ordinance.

Stormwater runoff is intended to be collected along the east side of the property and addressed through a proposed stormwater detention pond to meet the BMP requirements of the county stormwater and erosion control standards and the Wisconsin DNR.