

**Operational Narrative for STI Holdings Inc. (Stoughton Trailers, LLC) Intended use case of Parcel(s) on 44 Pierce Rd.**

**1. Hours of Operation**

The proposed operation will function 24 hours per day, 7 days per week, 365 days per year. While the site will be accessible at all times, activity levels will vary by time of day, and peak operational activity is not expected to occur continuously throughout the 24-hour period.

**Employees and On-Site Personnel**

The facility will employ approximately 5 full-time equivalent (FTE) employees across 2 shifts. The maximum number of individuals on the premises at any one time, including employees, contractors, and visitors, is anticipated to be no more than 10 persons.

**2. Noise, Odors, Dust, Runoff, and Pollution**

Noise associated with the operation will primarily result from semi-tractor traffic entering and exiting the site via Pierce Road. No manufacturing, fabrication, repair, or processing activities will occur on site.

No odors, soot, or airborne emissions are anticipated. Dust associated with the gravel lot will be minimized through routine gravel maintenance and dust control measures as needed. On-site operations will include posted speed limits and idling-minimization practices to further reduce noise and dust impacts. Stormwater runoff will be managed through engineered stormwater controls as described below.

**3. Outdoor Storage and Outdoor Operations**

The property will be used as a semi-trailer storage lot. Semi-trailers will be stored outdoors on a gravel surface. Outdoor activities will be limited to the movement, staging, and retrieval of trailers using yard trucks or customer tractors. No repair, modification, washing, fueling (other than the yard truck), or processing of trailers will take place either outdoors or within enclosed buildings.

**Stormwater and Erosion Control**

The site will be developed as a gravel lot and will include stormwater detention and infiltration ponds designed and constructed in compliance with Dane County stormwater management and erosion control standards, including applicable provisions of Chapter 11 of Chapter 14 of the Dane County Code. A stormwater and erosion control plan will be submitted for county review and approval as required.

#### **4. Sanitary Facilities and Wastewater**

Existing private onsite wastewater treatment systems (POWTS) located on the property will be utilized, subject to verification that they are in good working order and compliant with applicable regulations. If the existing system is determined to be inadequate, upgrades or replacement will be completed as required by Madison and Dane County Public Health. No manure storage or agricultural waste management activities are proposed.

#### **5. Trash, Solid Waste, and Recycling**

Trash generation is expected to be minimal, limited to routine waste associated with staffing of the guard shack / distribution building, which typically has 2 to 3 personnel on site at any given time. Trash and recyclable materials will be stored in appropriate containers and removed by standard waste service providers on an as-needed basis.

#### **6. Traffic and Transportation**

The operation is anticipated to generate approximately 77 total vehicle passes per day, primarily associated with servicing dealer customers who require extended holding periods for newly manufactured trailers prior to pickup. Traffic will consist primarily of semi-tractors hauling unloaded semi-trailers, as well as limited employee and visitor vehicle traffic.

The average unloaded weight of a 53-foot semi-trailer is approximately 12,000 pounds, and the average weight of a road-legal semi-tractor is approximately 18,000 pounds, resulting in typical combined vehicle weights of approximately 30,000 pounds. Many vehicle movements consist of short-duration yard movements or pickups that are distributed throughout the day, reducing peak-hour impacts. No vehicle queuing on Pierce Road is anticipated. No roadway or intersection improvements are proposed beyond standard driveway access compliant with local requirements.

#### **7. Hazardous, Toxic, or Regulated Materials**

No hazardous, toxic, or explosive materials will be stored on site. The only regulated material anticipated is a diesel fuel tank used to fuel a yard truck for moving trailers within the storage lot. The tank will be managed in accordance with applicable regulations and will include required spill prevention and secondary containment measures.

#### **8. Outdoor Lighting**

Outdoor lighting will be limited to the guard building and the nearby staging area. Lighting will be low-lumen, fully shielded, and directed downward to minimize light spill beyond the

site boundaries. Lighting will be controlled through timers and/or motion sensors where feasible to further reduce light-pollution impacts to neighboring properties.

## **9. Signage**

Signage is intended to serve identification, directional, and informational purposes, and is not intended to function as off-site advertising. Signage may include building-mounted signage, gate signage, and one larger freestanding sign, which may be illuminated.

Any freestanding or illuminated signage, including a larger sign, will be designed, located, and operated to minimize visual and light impacts on neighboring residential properties. Measures may include, but are not limited to, setbacks from residential parcels, shielding, downward-directed lighting, limited luminance levels, and automatic shut-off or dimming during overnight hours. All signage will be consistent with and subject to approval under Section 10.800 of the applicable zoning ordinance.