

## **Operations Plan and Narrative**

### **Hours of Operation**

As a transient and tourist lodging, the house will be available to host guests twenty-four hours a day, 365 days a year. In practice this means that 1-8 guests and 1-2 cars will come and go from the house as they would from any residence. To the neighbors and residents of Albion and Dane County, the transient and tourist lodging will be indistinguishable from other residences.

### **Number of Employees**

We do not anticipate hiring any employees. The maximum number of people on the premises will be limited to six guests, but in practice, the layout of the house and number of beds will attract couples or perhaps small families of 4-5.

### **Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.**

We do not anticipate any noise from the house reaching any of our neighbors. The transient and tourist conditional use will not result in any odors, dust, soot, runoff, or pollution at all.

### **Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.**

As this is a residential tourist and transient lodging, we will not be storing any materials outside and no processing or other operations will take place on the property.

### **Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.**

We will seek permits for a well and septic system that will service the house. The well will be drilled and the septic system will be installed by licensed contractors who will comply with all town, county, and state regulations.

### **Facilities for managing and removal of trash, solid waste and recyclable materials.**

The transient and tourist lodging will generate no more trash, solid waste, and recyclable materials than a typical residence, and we will rely on residential trash and recycling collection to remove waste.

**Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.**

We anticipate, at most, two passenger cars coming and going from the proposed transient and tourist lodging. However it will be far likelier that a single car will bring guests to the house. We will seek a driveway permit from the town of Albion with entrance from Washington road. Because there will be no increased traffic beyond that of a typical residence, we will not seek and will not need any road improvements or traffic mitigation measures.

**A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.**

Other than a typical residential liquid propane gas tank to serve the house, we will not be storing any hazardous, toxic, or explosive material on site.

**Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.**

We will have a single outdoor light above the primary entrance to the house. This light will be dark sky approved to preserve the view of the gorgeous starry night skies above the farm and to limit light impact on neighbors and passersby.

**Signage, consistent with section 10.800.**

We are not going to install any signs related to the transient and tourist lodging conditional use.

