

**Plan Commission and Caledonia Staff
c/o Jarmen Czuta**

Ladies & Gentlemen:

Concerning the traffic study, the basic question is what is the impact of traffic just from the Parkview expansion.

Please see the attached memo (prepared by the traffic engineers) that addresses that question.

Therefore, the impact on traffic from just the Parkview expansion is approximately 57% less than what is described in the full traffic study. The attached memo details that conclusion.

Please Note: The traffic study concludes that the impact on traffic will be low. Therefore, when the traffic engineers looked at just the ***incremental impact on traffic*** (from just the Parkview expansion), that impact is 57% lower than previous conclusions.

Should you have any questions, I stand ready to answer them.

Good night,

Alf

Alf G. McConnell

My office # : [847-491-9707](tel:847-491-9707) (a landline)
e-fax # : [847-556-6528](tel:847-556-6528) (note: new fax #)

alfmccconnell@gmail.com (note: new email address)

Time on this email: CDT

TECHNICAL MEMORANDUM

Date: April 26, 2019

To: Alf McConnell

From: Tammi Czewski, P.E., PTOE
Traffic Analysis & Design, Inc.

Subject: **Parkview Senior-Living Community Expansion
Caledonia, WI**

TADI prepared a traffic impact analysis (TIA) report for the proposed expansion of the Parkview Senior-Living Community located east of Douglas Avenue in Caledonia, Wisconsin. The TIA evaluates the impact of additional traffic from the remaining buildout of the original Parkview Senior-Living Community site (73 apartments plus two commercial outlots) and from the proposed site expansion (292 apartments plus 16 duplex units). The TIA concludes that at full buildout, the entire site is expected to generate an additional 1,715 weekday daily trips, with 44 occurring during the weekday morning (AM) peak hour and 133 occurring during the weekday evening (PM) peak hour. Based on the peak hour capacity analysis, these traffic volumes are expected to result in acceptable LOS C or better operations at the existing site driveway from Douglas Avenue and the proposed gated site driveways from 4½ Mile Road.

This technical memorandum was prepared to identify the expected peak hour trips generated by just the proposed site expansion (Parkview Expansion). Using the same trip generation methodology as explained in the TIA, the additional 308 Parkview Expansion residential units are expected to generate about 740 weekday daily trips, with 19 occurring during the AM peak hour and 50 occurring during the PM peak hour. This number of trips is approximately half of the additional trips expected with full buildout of the entire site. The trip generation table for just the Parkview Expansion is shown below.

Parkview Expansion Trip Generation Table

Land Use	ITE Code	Size	Weekday Daily	AM Peak			PM Peak		
				In	Out	Total	In	Out	Total
Parkview Expansion	N/A	308 Units	740 (2.40)	12 (62%)	7 (38%)	19 (0.06)	22 (45%)	28 (55%)	50 (0.16)
Total Trips			740	12	7	19	22	28	50

Note: The daily trip rate is from ITE land use #255-Continuing Care Retirement Community. This land use has similar PM peak hour trip rates to the existing Parkview development.