

Doug Koehler

From: Abby Brzezinski <ab@REDSKYPARTNERSLLC.COM>
Sent: Wednesday, March 26, 2014 10:50 AM
To: Doug Koehler
Cc: Andy Nesheim; Mary Claire Lanser; Ald Aaron Perry
Subject: Clearwater Apartments

Hi Doug-

This email serves as notice of our intent to seek preliminary Plan Commission approval on Wednesday, April 9th. Since the February 12th Plan Commission meeting we have hired Pat Hawley of RA Smith National, who completed the original traffic study for the River's Crossing neighborhood in 1997, to write a follow-up memo outlining the decrease in traffic our proposed development will produce in relation to the site as originally planned. He also stated he did not see any reason to think the existing infrastructure would be insufficient to accommodate our development.

The Plan Commission expressed their desire to see additional community outreach. Alderman Perry indicated he did not think another neighborhood meeting was warranted, so we went door to door to a majority of homes in the surrounding vicinity to get additional feedback. We took their feedback into consideration and are making changes to our plan (landscaping, specifically) as a result.

We had staff redistribute our storm water management plans to all Plan Commission members for their review. We worked with the City engineers to confirm they were in agreement with our plan.

We feel we have gone above and beyond to address all concerns brought up by the Plan Commission, Alderman Perry, and the neighbors. We believe our plan is a good fit with the neighborhood and would like to seek Preliminary Plan Commission approval at this time.

Thank you,

Abby Brzezinski

262-366-4190

Memo

DATE: March 21, 2014
TO: Mike Grulke, PE, PTOE, City of Waukesha
FR: Pat Hawley, PE, PTOE
CC: Abby Brzezinski, Red Sky Partners, LLC
RE: Clearwater Apartments Traffic Assessment

R.A. Smith National was retained by Red Sky Partners LLC to assess the traffic impacts of their currently proposed Clearwater Apartments development within the River's Crossing development in the City of Waukesha. This memorandum summarizes our findings.

The proposed Clearwater Apartments development includes three apartment buildings (55 total apartments) and four 4-unit town houses (16 total town houses), for a total of 71 dwelling units. The comparable area on the previously approved River Crossing development included seven apartment buildings with a total of 196 dwelling units. The reduction from 196 to 71 dwelling units equates to a 64% reduction (125 fewer units are currently proposed). Table 1 compares the expected traffic generated by each of the development plans, based on the ITE *Trip Generation Manual*, 9th Edition.

Table 1
Trip Generation Comparison

Land Use	ITE Code	Size (dwelling units)	Weekday Daily	AM Peak Hour Trips			PM Peak Hour Trips		
				In	Out	Total	In	Out	Total
Previously Approved River Crossing Development									
Apartments	220	196	1300	20	80	100	80	40	120
Currently Proposed Clearwater Apartments									
Apartments	220	55	365	5	25	30	25	10	35
Townhouses	230	16	95	0	5	5	5	5	10
Total		71	460	5	30	35	30	15	45
Net Change		(125)	(840)	(15)	(50)	(65)	(50)	(25)	(75)

As shown in Table 1, the Clearwater Apartments are expected to generate 65% fewer trips compared to the previously approved development. Fewer trips originating from the site means there will be less traffic on the existing River Crossing street network (Clearwater Lane, Rapids Trail, Stillwater Circle, etc.) and on the adjacent roadways of River Road (County H) and Saylesville Road (County X). Therefore, the proposed Clearwater Apartments will have less of a traffic impact than the previously approved development, and the existing transportation infrastructure is expected to continue to operate acceptably.