

MEMORANDUM

To: Daniel Romnek, Mandel Group

From: Alexander Cowan, PE, PTOE, Ayres Associates

Date: April 18, 2024 Project No.: 47-0426.00

Re: Delafield Street Apartments – Trip Generation Comparison

Mandel Group proposes to construct a 221-unit apartment complex along Delafield Street in the City of Waukesha at the site of the previous City Hall building. The development is expected to generate 1,490 new trips on a typical weekday, with 90 trips during the weekday morning peak hour and 115 trips during the weekday afternoon peak hour.

Should the site be developed under a different land use, the generated new trips would be expected to change as well. The following table summarizes the expected new trips (in and out) that could be expected under various development scenarios. Each entering or exiting vehicle is treated as a separate trip. The office and retail uses are assumed to be sized to the same building footprint as the proposed residential use. The estimated trip generation is calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 11th Edition.

Land Use	ITE Code	Anticipated Trip Generation (Vehicles)		
		Weekday	Weekday Morning Peak Hour	Weekday Afternoon Peak Hour
Proposed Residential (221-Unit Apartment)	220	1,490	90	115
Other Land Uses:				
Office (68,000 SF)	710	830	120	120
Hotel (250 Rooms)	310	2,000	120	155
Retail (68,000 SF)	821	4,590	120	355

