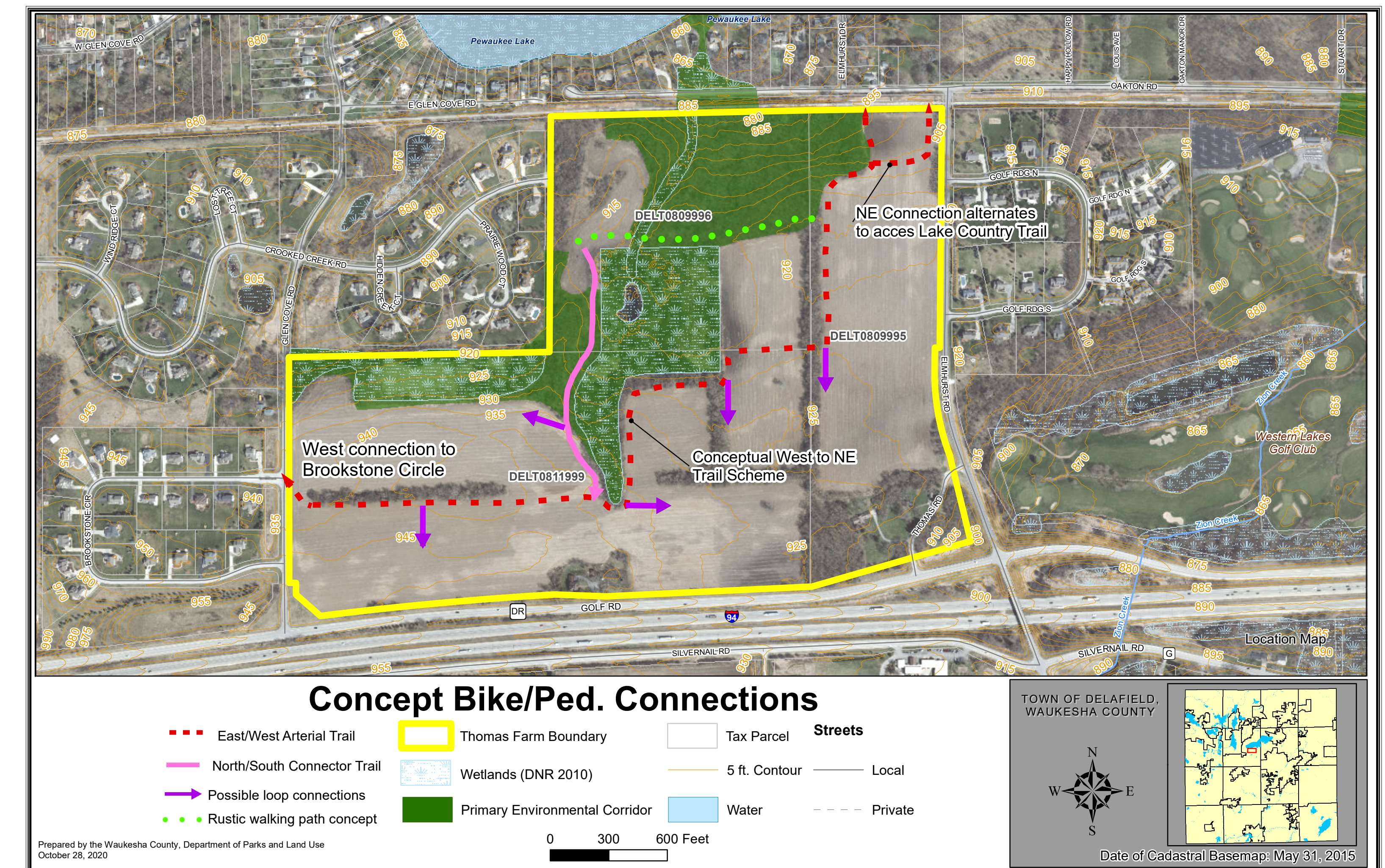
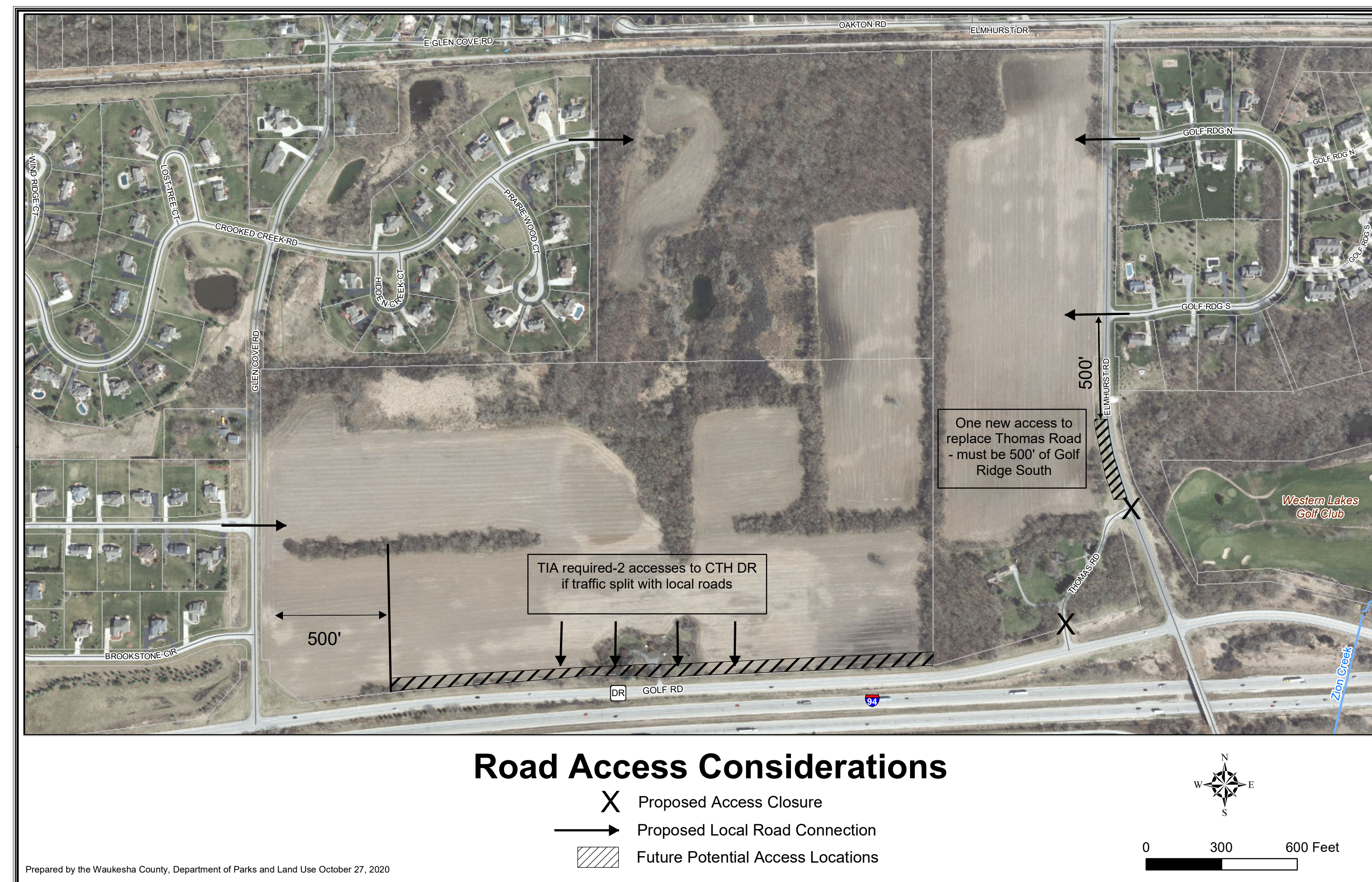
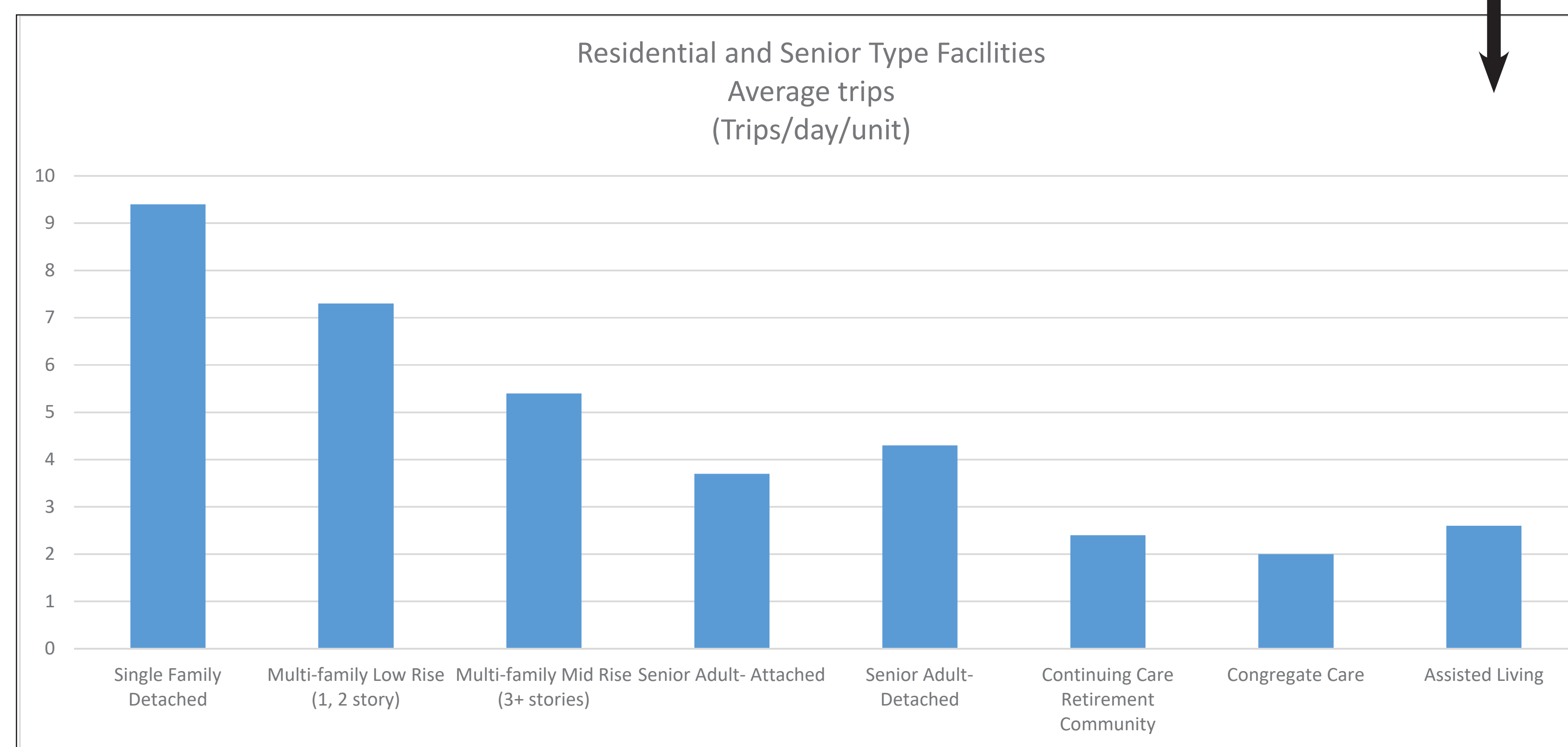


INFRASTRUCTURE



- Traffic Impact Analysis will be required.
- Two access points to CTH DR are likely if access points are also provided to local roads.
- Direct access to CTH DR will limit traffic impacts to local roads.

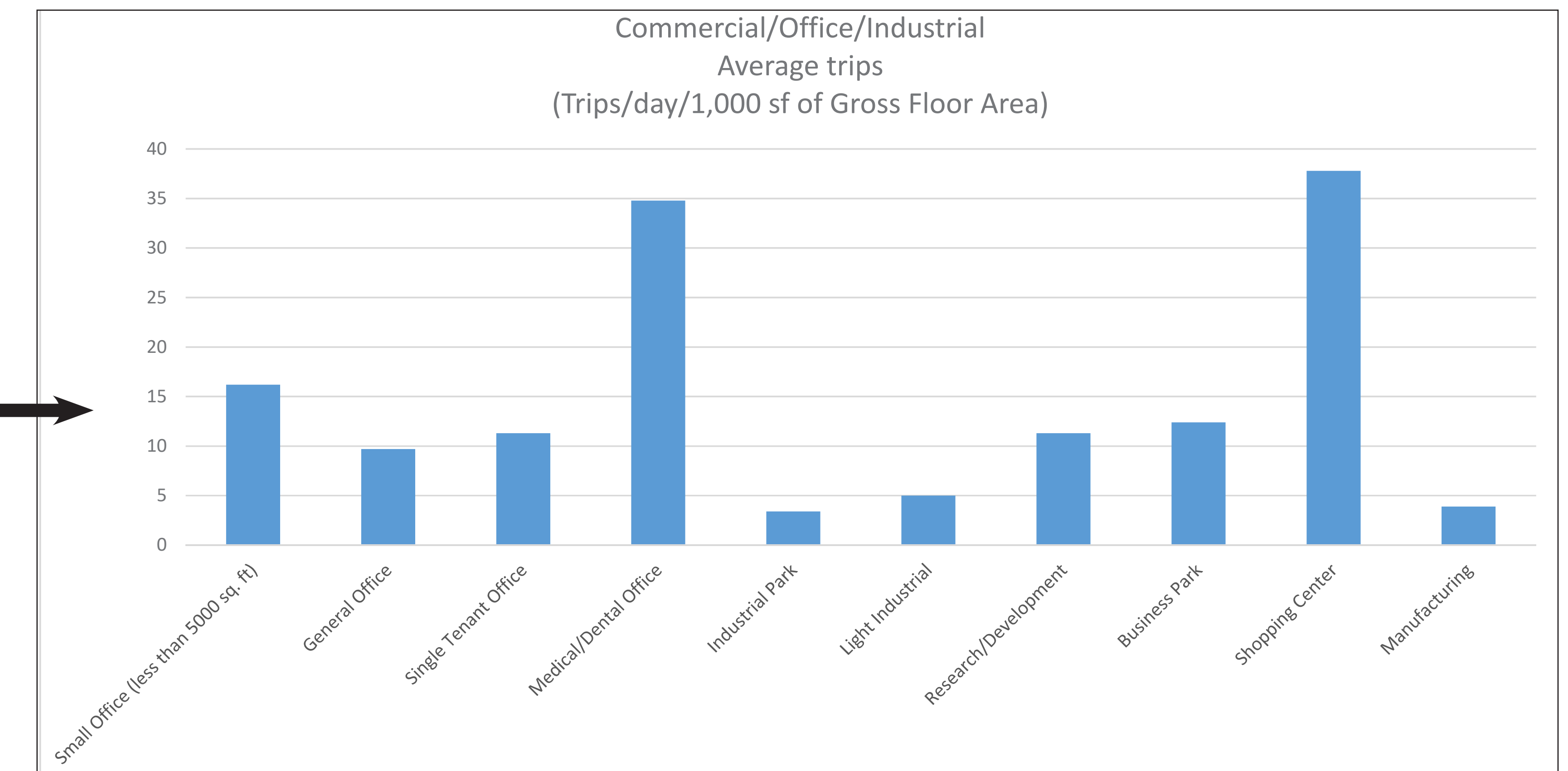
- Workgroup favored a paved path connection to the Lake Country Trail to the north and a westerly trail terminus opposite of Brookstone Circle.
- Precise trail planning to occur as specific development plans are brought forward.



Source: ITE Trip Generation Manual (10th Edition)

Use Type	Average Trips (Trips/Day/Unit)
Single Family Detached	9.4
Multi-family Low Rise (1, 2 story)	7.3
Multi-family Mid Rise (3+ stories)	5.4
Senior Adult- Attached	3.7
Senior Adult- Detached	4.3
Continuing Care Retirement Comm	2.4
Congregate Care	2.0
Assisted Living	2.6

Use Type	Average Trips (Trips/Day/1000 GFA)
Small Office (less than 5000 sq. ft)	16.2
General Office	9.7
Single Tenant Office	11.3
Medical/Dental Office	34.8
Industrial Park	3.4
Light Industrial	5.0
Research/Development	11.3
Business Park	12.4
Shopping Center	37.8
Manufacturing	3.9



Source: ITE Trip Generation Manual (10th Edition)

SEWER & WATER

- Municipal water may be viable - an extension from the City of Delafield is the most likely option.
- Sewer treatment plant has plenty of capacity to serve the site - nature and size of the development will drive off-site infrastructure requirements.