

To: Village of Cottage Grove
From: Brian Huibregtse, PE, PTOE, MSA Professional Services, Inc.
 Kevin Lord, PE, MSA Professional Services, Inc.
Subject: Trip Generation Assessment
Date: July 16, 2020

Development Trip Generation Review

The ITE Trip Generation Manual 10th Edition was used to estimate the number of new trips for a 100 unit apartment building, located near the intersection of School Road and CTH N. Estimated AM Peak, PM Peak, and total daily trips were calculated and the results are shown below.

Estimated New Vehicle Trips for 100 Unit Apartment

Land Use	Size	ITE Code	AM Peak	PM Peak	Daily
Apartment (Multifamily Housing (Mid-Rise)	100 Units	221	36	44	544

To compare the anticipated number of trips from the apartment to other possible land uses, the table below was created that shows anticipated trips for a typical sized Fast Food Restaurant, High Turnover Sit-down Restaurant, and Automobile Parts Sale store. Examples of what type of business each land use may be is included in the table. The land uses selected are those typically found in similar locations and should only be used a reference to overall trips being generated and not an actual plan.

Estimated New Vehicle Trips for Potential Land Uses

Land Use	Size	ITE Code	AM Peak	PM Peak	Daily
High Turnover Sit down (Applebee's, Chiles, etc.)	5,000 SF	932	50	49	561
Automobile Parts Sales (Weaver, Napa, etc.)	8,000 SF	843	21	39	443
Fast Food w/ Drive (McDonalds, Jimmy Johns, etc.)	3,000 SF	934	121	98	1413
			192	186	2417

In general, the proposed apartment would generate less trips than any likely combination of land uses for the three parcels.

