

**REQUEST FOR PROPOSALS**  
**LUMBERYARD 1505 DEVELOPMENT TRAFFIC IMPACT ANALYSIS**  
**VILLAGE OF GRAFTON**

**INTRODUCTION**

The Village of Grafton currently has a development (known as Lumberyard 1505) under construction along the west side of the intersection of Wisconsin Avenue and Cedar Street, shown on the attached plans. At this time, the Village desires to conduct a study to determine the future traffic impact of this development.

Current development schedule shows Phase I (proposed buildings on plans) of the development opening June 1, 2017 with Phase II (shown in dashed lines) to be initiated once Phase I is fully tenanted, possibly as early as August 2017. The developer is currently in the planning stages of determining a temporary traffic signal configuration to be used in the interim until all development is complete. The Village is looking for a traffic impact study to analyze the area after the entire project is completed and determine the ultimate traffic signal requirements.

Phase 1 includes one mixed use building with 77 residential units and 10,800 SF of retail space. Proposed retailers include a financial institution, coffee shop, restaurant, drop off dry cleaner and hair salon. Phase 2 includes one residential only building with approximately 50 residential units. There are also two additional proposed commercial buildings around 2,500 square feet each. The specific users for those buildings are yet to be determined. Please see enclosed site plan. The anticipated maximum number of facility users and visitors at one time (including special events) is 200 including apartment residents.

The current signal at this T intersection flashes yellow along Wisconsin Avenue and flashes red on Cedar Street. It is primarily controlled by the Fire Department which is located two blocks to the east on Cedar Street and 13<sup>th</sup> Avenue during emergencies.

Your firm is invited to submit a proposal for professional services, in accordance with the following scope of services:

**SCOPE OF SERVICES**

- I. TRIP GENERATION
  - A. Based on the site information provided by the Village and an onsite meeting with Village Staff, perform trip generation analysis for the noted development.
  - B. Estimate trips generated from other sites, including undeveloped lands along the Wisconsin Avenue/downtown corridor, using land uses shown on the Village land use plan.

II. CAPACITY ANALYSIS

Use existing traffic volumes from Wisconsin DOT. Calculate future year volumes (2020 and 2040) on Wisconsin Avenue, taking into account regional growth rate, proposed development, and recommended land use of other undeveloped sites based on the Village land use plan. Develop projection of peak-hour volumes and levels of service.

III. INTERSECTION ANALYSIS

Provide a signal warrant analysis for the future condition, once this development is complete, and calculate level of service under these conditions for the Wisconsin Avenue and Cedar Street intersection.

IV. RECOMMENDATIONS

- A. Recommend what signalization would increase the functionality and safety of the intersection once development is complete.
- B. Recommend timing for adjacent signalized intersections along Wisconsin Avenue at Beech Street and any other intersections deemed necessary.
- C. Provide all raw data (traffic counts, turning movements, etc.) for future use by the Village.

Please submit your proposal to the undersigned by 3:30 P.M., on Friday October 14, 2016. Include your lump-sum fee and schedule for the project, assuming that a notice to proceed is issued on or about January 2, 2017.

If you have any questions about this request, please feel free to contact me.

Sincerely,

VILLAGE OF GRAFTON

Amber Thomas, P.E.  
Director of Public Works/Village Engineer