





































# Memo

To: Matt Taecker, Contract Planner, Town of Fairfax  
From: Andrew Lee, PE, TE; Jasmine Stitt, EIT  
Date: October 3, 2018  
Subject: **Café Lotus Trip Generation Peer Review**

Parisi Transportation Consulting (Parisi) prepared this memorandum to summarize our review of the Café Lotus project applicant's traffic memo (Abram Associates, August 31, 2018). The proposed Project involves expanding an existing 746 square foot restaurant into the adjacent 575 square foot retail space which was previously occupied by a hair salon.

Parisi verified both the land uses and trip generation rates used in the Abrams Associates analysis, which were High-Turn Over Sit-Down Restaurant (ITE Land Use Code 932) and Hair Salon (ITE Land Use Code 918). The Trip Generation manual has two independent variables to generate restaurant trips, square footage and estimated seats, and one independent variable to generate hair salon trips, square footage. The trip generation analysis verified that the conclusion would be the same using either the ITE'S "per seat" trip rates or the "per square foot" trip rates. The Trip Generation manual recommends using caution when applying these data as the trip generation rates for both the café and the hair salon are based on a limited sample size (14 studies for the café and one study for the hair salon). For the café, the average rate was used to calculate the trips generated, as there is no fitted curve available for the data.

The Abrams Associates analysis estimated that the café would produce six trips in AM peak and six trips in the PM peak, reduced by two to account for pass-by trips, and reduced by one trip previously generated by the hair salon; the resultant is three net new vehicle trips during the weekday AM and PM peak hours. Parisi verified that the ITE Trip Generation Handbook estimates an average pass-by trip percentage of 43 percent (Table F.30). The trip generation analysis is conservative in calculating the AM peak hour trip generation rates, although the existing Café Lotus does not open until 11:30 AM. The Abrams Associates analysis is also conservative in rounding the pass-by trip reduction downward to the nearest whole number, rather than upward. The pass-by rate calculation reflects a 33 percent reduction.

We find the trip generation analysis prepared by Abram Associates to be consistent with the Institute of Transportation Engineers' Trip Generation methodologies and have no further comments.



**ATTACHMENT C**



OCT 09 2018

SUPPLEMENTAL QUESTIONNAIRE

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VARIANCE

**VARIANCE (S) REQUESTED:**

10'-4" foot front yard variance to construct a outdoor cooler within

52'-9" feet of the front property line.

10'-4" foot rear yard variance to construct a outdoor cooler within

39'-0" feet of the rear property line.

8'-0" foot side yard variance to construct a outdoor cooler within

3'-0" feet of the side property line.

N/A foot creek setback variance to construct a \_\_\_\_\_ within \_\_\_\_\_ feet  
of the top of the creek bank.

Other (fence height, building height, parking number or size, etc.) Existing fence blocking the cooler will remain as is. No parking on site currently, no parking to be added as part of this project.

**FINDINGS:**

1. List below special circumstances applicable to the property, including size, shape, topography, location, or surroundings, to show why the variance should be granted; and why the granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone (you may attach a statement).

The variance should be granted as the new project cooler installation will not be visible from the main street of Sir Francis Drake Boulevard. The cooler will be tucked away in the back area of the new restaurant space. It will be located underneath the existing roof as well.

2. List below your reasons why the variance will not materially adversely affect the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood (you may attach a statement).

The equipment that will be installed is rated for outdoor installation, being mindful of the noise the piece of equipment will generate utilizing a high efficiency compressor. The unit will only be accessed from the interior of the store, creating a safe, sealed space.

3. Explain why complying with the Town Ordinance requirements will be a hardship for the owner.

There is no area on the property to install parking stalls due to size constraints. The provided traffic report seems to support that the traffic increase will be incremental due to this project.

Variance - Additional information required.

- Include a cross section through the proposed project depicting the project and the relationship of the proposal to existing features and improvements on adjacent properties.
- Lot coverage calculation including all structures and raised wooden decks.

In order to approve your project, the Planning Commission must make findings of fact which state that 1) there is a special feature of the site (such as size, shape or slope) which justifies an exception; 2) that the variance is consistent with the treatment of other property in the neighborhood; 3) that strict enforcement of the ordinance would cause a hardship; and 4) that the project is in the general public interest.

In the space below, please provide any information which you feel is relevant to these issues and which further explains your project.

The project should be viewed as a benefit to the Town of Fairfax, but utilizing an existing vacant space along the main street of the Town of Fairfax into an inviting, welcoming new seating for an established existing restaurant. The traffic study has also been undertaken to validate the assumption that the new project will not cause traffic, or parking issues in the town. The existing town parking infrastructure should be able to accomodate the incremental parking demand.

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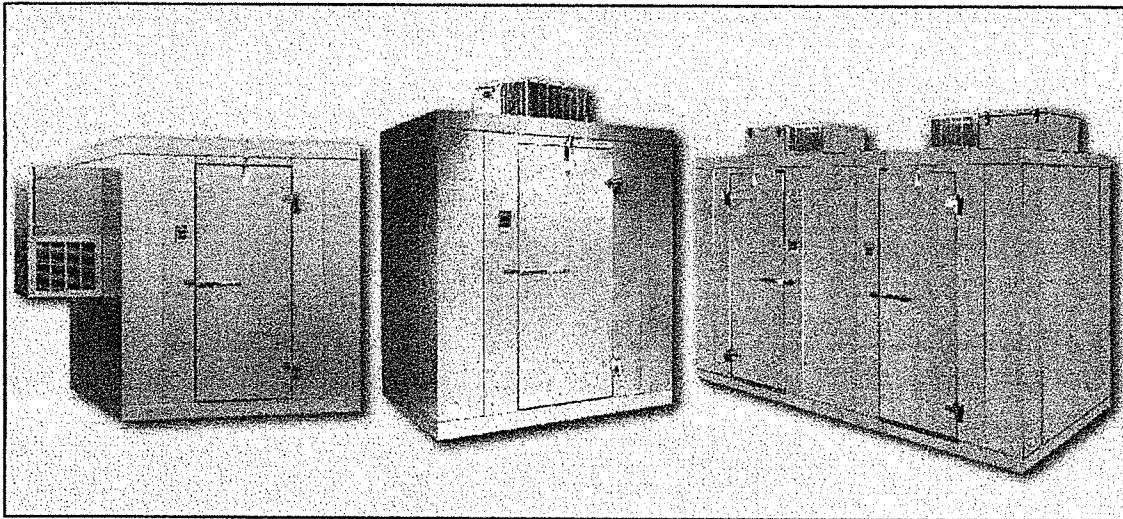
TOWN OF FAIRFAX

OCT 09 2018

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# KOLD LOCKER™ WALK-INS

EQ- 20



Standard Model Coolers, Freezers and Combination Cooler/Freezers In Stock for SAME DAY SHIPMENT

## STANDARD FEATURES

- STANDARD MODELS SHIP THE SAME DAY\*
- Coolers, freezers and combination cooler / freezers
- Sizes from 3'6" x 6' to 10' x 14'
- Three heights: 6'7" & 7'7" with floor, 7'4" floorless
- Indoor or outdoor models
- Three temperatures: +35°F., -10°F., -20°F(-20°F 10 day ship).
- Capsule Pak™ refrigeration system (ceiling or wall mount)
- Air-cooled condensing unit (wall mount 10 day ship)
- Automatic condensate vaporizer. No drain line required on indoor units
- Time clock provided for automatic defrost on both coolers and freezers.
- 26 gauge corrosion resistant stucco embossed coated steel on all surfaces except interior floor
- Smooth aluminum interior floor (on models with floor)
- Floorless models supplied with NSF listed vinyl sealers
- Full 4" thick panels foamed-in-place with HFC-245fa polyurethane insulation which is CFC and HCFC free
- 26" wide, self closing door
- Heavy duty adjustable cam-lift hinges
- Spring actuated door closer
- Deadbolt locking handle with independent key/pad lock feature and inside safety release
- Magnetic gasket
- Digital thermometer and light switch
- Floor double sweep gasket
- Perimeter door heater wire
- Vapor-proof light
- NSF, UL flame spread 25 on all panels; UL and CSA electrical listing on door sections \*\*\*
- UL, C-UL listing on complete Capsule Pak™ refrigeration systems \*\*\*
- City of Houston listed
- California State listed
- CN UL flame spread approval
- DOE compliant
- Oregon State listed
- USDA accepted

- Registered by UL to ISO 9001:2008
- Fifteen year panel warranty
- 18 months parts & labor warranty

### INDOOR MODELS:

- Hot gas condensate vaporizer

### OUTDOOR MODELS:

- White membrane roof and trim
- Refrigeration hood
- Door hood (optional)
- -20°Fahrenheit ambient controls

## OPTIONAL FEATURES\*\*

- U-shaped shelving system
- Alarm/light management system
- Floor tread plate kit
- Exterior ramp
- Condensing unit air deflector kit
- Heater kit for cooler located outdoors in below +32°F ambient
- Leak detector / alarm (may be a requirement in some areas)
- Three phase electrical
- Remote Capsule Pak™ refrigeration systems
- Five year compressor warranty
- 5" thick panel models available - - additional lead time required
- 220/50/1 electrical
- Heights: 8'7" with floor, 8'4" without floor
- Electric vaporizer (for Remote Capsule Pak™ applications)

*Matt called manufacturer on Oct 10 2018  
Condensate unit noise is 75 dB  
Cory Van Summerlin*



Nor-Lake, Inc.  
Registered to ISO 9001:2008  
File No. 10001816

\* Some models ship in 5 or 10 days

\*\* Most options are available two weeks from receipt of order. Please contact us for specific questions.

\*\*\* C-UL is Underwriters Laboratories Safety Certification Mark which indicates that UL has tested the equipment to applicable CSA Standards.

\*\*\* UL Sanitation is Underwriters Laboratories Sanitation Mark which indicates that UL has tested the equipment to applicable NSF Standards.

KOLD LOCKER™ WALK-INS

SPECIFICATION  
GUIDE

ATTACHMENT E