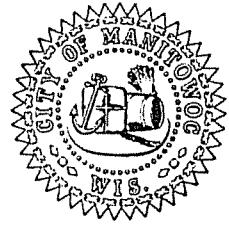


Public Safety
7-21-14

CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org



14-1532

Thursday, July 17, 2014

TO: Alderman Dave Soeldner
Chair of Public Infrastructure

CC: Public Infrastructure Committee Members

SUBJECT: Creation of Parking Spots on N. 8th Street

Alderman Soeldner,

I am writing to respectfully ask your committee to consider eliminating the left turn lane on N. 8th Street, north of the 8th Street Bridge and south of Maritime Drive. This lane is directly in front of the River Loft Condos. The elimination of this traffic lane would allow for 3-4 parking spaces to be created.

The rationale for this change is to accommodate the lack of parking allocated to the River Loft Condos, specifically the commercial space on the first floor which remains vacant. After speaking with several interested parties, all have stated that a lack of parking around this area, specifically in front of the building (which most downtown businesses have), is a strong reason why the commercial space has yet to be developed.

While this change would not solve the overall parking problem, it will create a few spaces to be utilized solely for the purpose of the commercial space and will give consumers the appearance of parking immediately in front of the building, as well as up to four additional spaces. While I understand there is not necessarily a need at this time, I feel it is appropriate to make the change now to; allow citizens time to accommodate to the changes and provide a strong selling point to any interested tenants. All parking restrictions already in the downtown would apply to these spots.

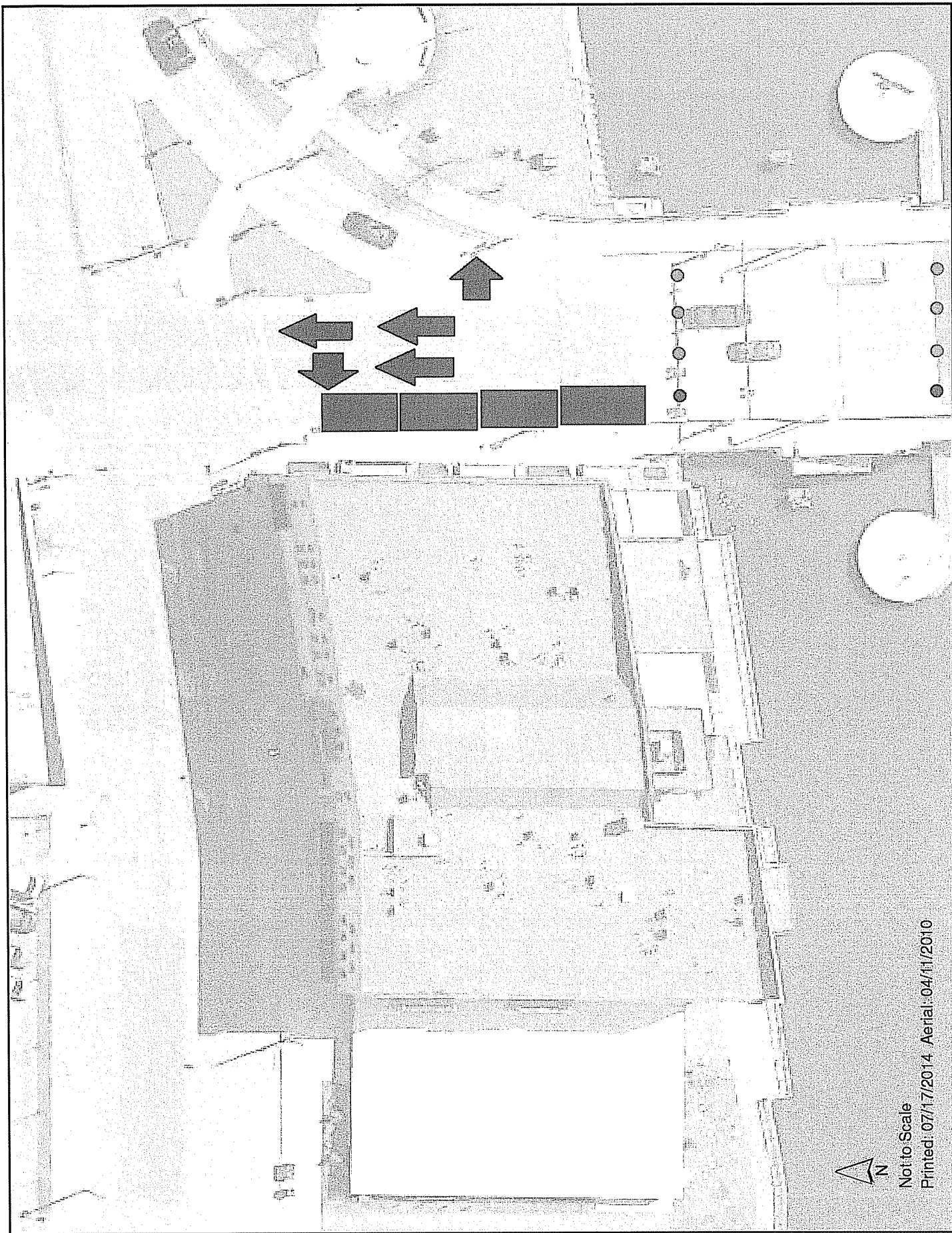
I have attached a map showing exactly how the road configuration would look. I have also shared this with the Police Department and Department of Public Infrastructure. Both departments had no major issues with the proposed change. We would add a left turn lane to the (what would be then) western most lane, which would also have the option of continuing straight. We have also checked daily numbers for vehicles turning left, with no issues.

I look forward to your positive approval of this recommendation. Please contact me anytime if you wish to discuss this further.

Sincerely,

Mayor Justin M. Nickels – Phone (920) 686-6980
CITY HALL • 900 Quay Street • Manitowoc, WI 54220-4543 • Fax (920) 686-6989





Not to Scale
Printed: 07/17/2014 Aerial: 04/11/2010

Additional Details:

- 1.) All lanes currently have lights (red and green) for bridge use. The lane that would be eliminated would remain red, indicating the left-most (west) side of the bridge would not be used for traffic.
- 2.) Daily Traffic Counts (turning left onto Maritime Drive)
 - a. 2001 = 474
 - b. 2005 = 388
 - c. 2008 = 229
- 3.) Parking is already allowed on this side of the street on the southern part of the bridge.
- 4.) Remove the existing "left lane must turn left" sign.
- 5.) Painting parking stalls to clearly indicate it is not a lane of traffic.
- 6.) Erecting a sign on the corner of N. 8th and Maritime (southwest corner by the parking stalls) that "no left turn allowed from parking spots". The one concern was a potential for 2 vehicles to turn left, one from parking and one from the traffic lane. This would not allow the parked cars to turn left, only to go straight with traffic.
- 7.) Other markings may be needed for a clear distinction prior to the parked cars. It will take some time for current residents to understand the change, and that a current straight only lane will be changed to include left turn.
- 8.) This could also help with tourists wanting to turn left onto N. 8th Street from Maritime (going west), if they see parked cars facing them.
- 9.) The left turn is already easy since there is no southbound traffic, so we wouldn't have anything impeding the through movement in the (new) left lane if we made it shared left/straight.