

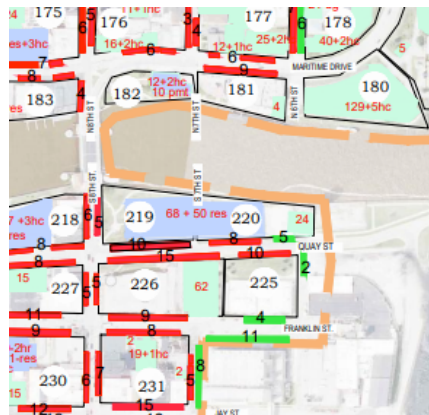
September 16, 2020

Members of Manitowoc Plan Commission

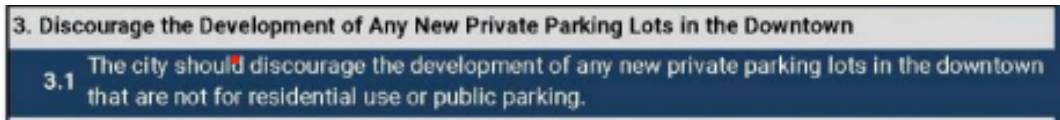
RE: Requirement for off-street parking at the proposed Wharf Development

We respectfully request that you waive the off-street parking requirements for 606 Quay Street.

1. Lot proximity to Downtown B-4 Zoning. (B-4 zone does not require off-street parking)
2. Wharf peak hours are opposite of downtown peak parking demand.
 - Downtown Peak demand according to City supplied study is Weekdays 9am to Noon
 - Wharf peak demand is projected to be Weekends 6pm to 10pm
3. Quay Street area is listed as a surplus parking area according to Paul Braun, City Planner. Page 20.



4. Parking study from 2018 lists “Discourage the development of Any New Private Parking Lots” Downtown as one of the primary recommendations. Page 48.



5. Larger events planned at the Wharf are only projected to be during warm weather months. May through September. Walking to/from parking spots is encouraged.
6. Farmer’s Market, Night Market 920, Balloon Glow, and Beach Bash draw large crowds that encourage walking from surplus on-street and other City-controlled parking spots. Parking was not an issue for Wharf patrons and event attendees during these events when public parking lot adjacent was not available for parking.