

**Report to the
Manitowoc Plan Commission
Report revised Sept 15, 2020**

Meeting Date: Special Meeting September 16, 2020

Request: PC 28-2020:Seehafer/True Endeavors LLC; 606 Quay Street, Reduction of Parking Spaces pursuant to MMC 15.430(5)

Reason for Request: The reduction of the parking requirements would be in lieu of a change in zoning.

Existing Land Use for Subject Property: Commercial – Temporary Outdoor Bar

Existing Zoning for Subject Property: I-2 Heavy Industrial

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Institutional, Commercial	B-3 General Business
East, South	Industrial	I-2 Heavy Industrial
West	Vacant, Parking Lot	I-2 Heavy Industrial

Report: Section 15.430(5) in the Zoning Ordinance states the following:

(5) Reduction of Parking Space.

(a) Notwithstanding the amount of off-street parking required under this section and in response to increased flexibility with minimum parking requirements to reflect typical daily demand and allow innovative parking provisions, the City Plan Commission may approve less off-street parking than required under this section when:

- 1. The proponent of a use demonstrates that, because of special circumstances including bicycle and motorcycle parking arrangements under subsections (14) and (15) of this section involved with a particular use, it is evident that the off-street parking required by this section exceeds any reasonable likely need; or*
- 2. The use of a building is changed in such a manner that the new use would require fewer spaces.*

(b) The applicant shall bear the burden of proof to demonstrate to the City Plan Commission that each of the following conditions are satisfied:

- 1. The applicant shall demonstrate, using existing and projected (five years) employment, customer, or other relevant data, that the reduction in off-street parking spaces to be initially developed as required by this section is warranted.*
 - A. The applicant shall submit plans of the parking lot which designate a layout for the total number of parking spaces needed to comply with the parking requirements contained herein;*
 - B. The plans shall clearly designate which of these parking spaces are proposed to be conditionally reserved for potential future use;*

C. The portion of the required parking spaces conditionally reserved for future use shall not be within areas for required buffer yards, setbacks, or areas which would otherwise be unsuitable for parking due to the physical characteristics of the land or other requirements of this chapter; and

D. Areas conditionally reserved for potential future use shall be attractively landscaped, remain in open space, and shall not be used for any structure or building, or for material storage.

The City Plan Commission reserves the right to require property owners, developers, owners/operators, lessees and licensees of a specific building, structure or premises to maintain in open space the area where off-street parking has been reduced by the Commission, or is no longer required as a result of the Commission's action under this section. The City Plan Commission further reserves the right to require property owners, developers, owners/operators, lessees and licensees of a specific building, structure or premises to enter into written agreements with the City Planner or Deputy City Planner to formalize the implementation of a reduction of parking spaces from the level specified in this section, or joint use or shared parking arrangements under subsection (8) of this section, to maintain each conditionally reserved area as attractive, landscaped open space, and to convert some or all of the conditionally reserved area to additional off-street parking if at any time the Director of Building Inspection finds that additional parking spaces are needed.

The off-street parking requirement for the project would be approximately 44 spaces. The parking formula factors in interior public area and exterior public areas. In the inclement weather months the exterior square footage won't be used so the parking requirement would be lessened by 17 +/- spaces.

According to the 2018 downtown parking study the key observations from the occupancy counts were:

- The 9:00am – 11:00am circuit was the overall peak at 37% occupancy, with 1,511 parking spaces occupied out of the 4,130 parking spaces observed.
- During the peak circuit the off-street parking (both public and private parking) had a higher occupancy at 42% than the on-street at 25% occupancy.
- Some on-street block faces had 100% occupancy throughout the day.
- The public parking occupancy (on-street and off-street) peaked during the 11:00am-1:00pm circuit with 32% occupancy.

The map on the next page graphically shows the locations of the peak parking demands. The area of the map highlighted in red is the library area. The library parking counts were done on a Wednesday versus the rest of downtown which was on a Thursday; the parking count by the library was done on Wednesday because the library was closed on Thursdays at the time of the inventory. The on and off-street parking in the library area had between 0 and 49% occupancy. The chart on the page after the map shows the peak parking occupancy time being around 11am to 1:00pm.

The last map, from the parking study, shows the Parking Demand (Surplus or Deficit), the area around the wharf and library area is shown as having a surplus of parking.

REPORT UPDATE (SEPT 15, 2020) Based on continued discussions between all parties since the last Plan Commission meeting the following items are agreed by the petitioner and adjacent neighbor.

1. True Endeavors, LLC / Seehafer will request the Plan Commission to approve no off-street parking spaces pursuant to MMC 15.430(5).

2. True Endeavors, LLC / Seehafer will withdraw the request for a change in zoning after the reduction of off-street parking has been approved.

Based on the discussions by the parties the Community Development Department recommends the Plan Commission approve the reduction of the number of off-street parking spaces to zero pursuant to MMC 15.430(5).



<p>MANITOWOC PARKING STUDY</p> <p>MANITOWOC, WISCONSIN</p>	<p>RICH & ASSOCIATES PARKING CONSULTANTS</p> <p>ARCHITECTS - ENGINEERS - PLANNERS</p> <p>10-24-17.swp</p>	<p>LEGEND:</p> <p>STUDY AREA</p> <p>BLOCK FACE KEY PLAN:</p>	<p>PARKING OCCUPANCY</p> <ul style="list-style-type: none"> 85% through 100% 75% through 84% 50% through 74% 0 through 49% 	<p>Sheet Title:</p> <p>PEAK OCCUPANCY Thursday June 22, 2017 9:00 a.m. - 11:00 a.m.</p>	<p>MAP Number:</p> <p>MAP 3.1</p> <p>Pg. 12</p>
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Occupancy Counts Around the Library

Counts were provided by City staff on Wednesday, June 28. **Graph 3** compares the counts from June 22 and June 28 and **Table E** summarizes the overall occupancy of the second count. The counts around the library from Wednesday were more in line with the overall occupancy from the June 22 counts and shows the impact of parking when the library is open.

Graph 3

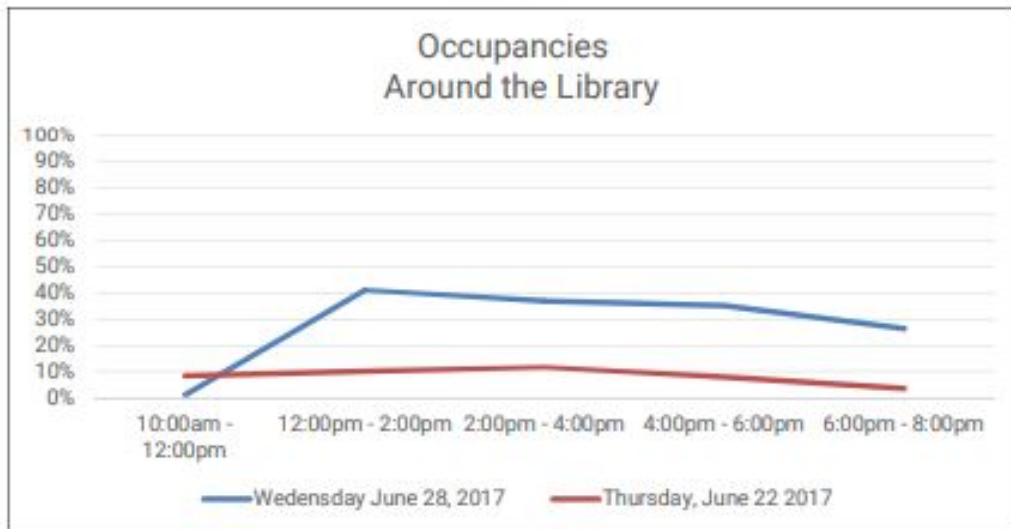
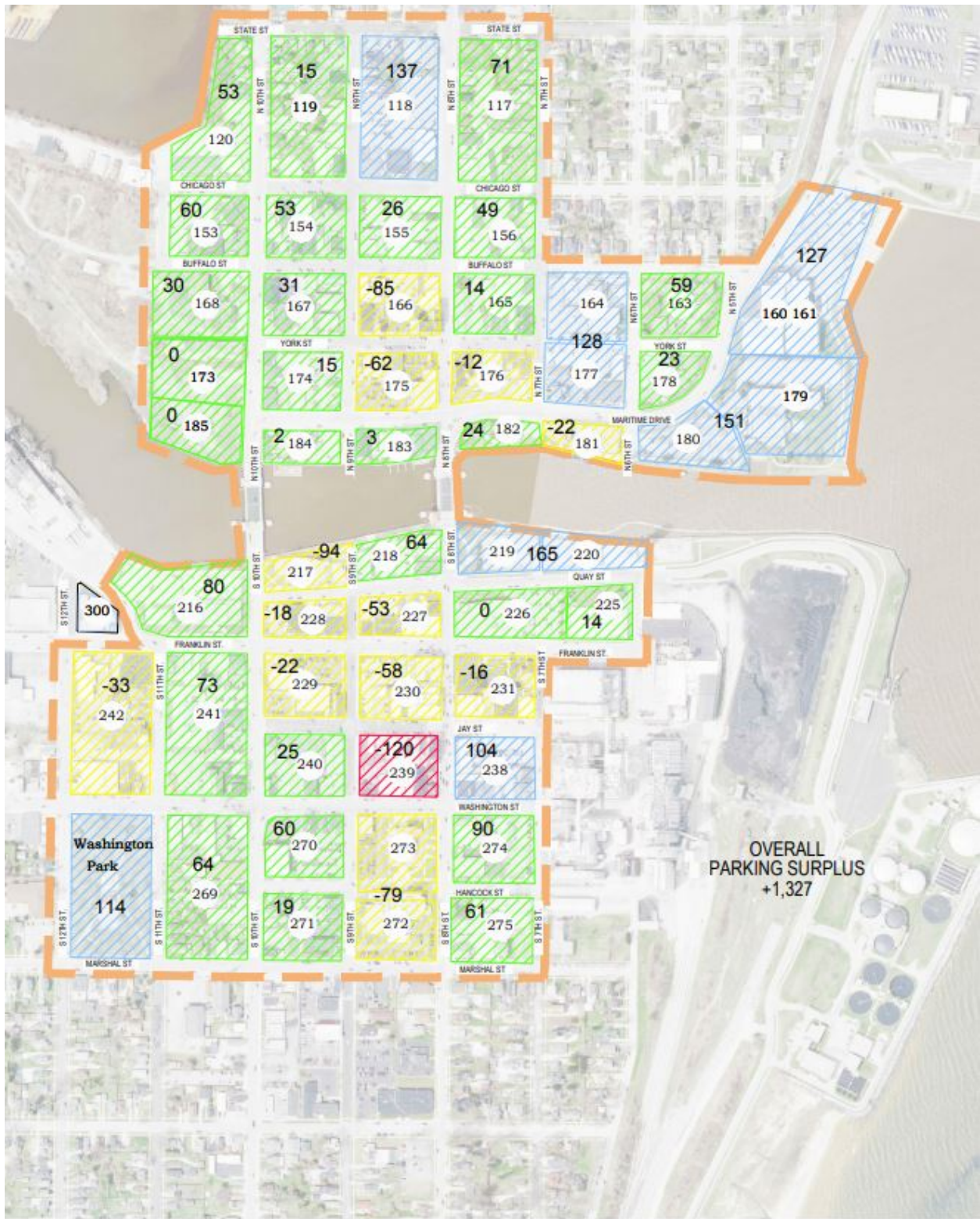


Table E
Library Occupancy

Occupancy Counts												
Wednesday, June 28, 2017												
Block - Face	Description	# of spaces	7:00am - 9:00am	% Occ.2	9:00am - 11:00am	% Occ.3	11:00am - 1:00pm	% Occ.4	2:00pm - 4:00pm	% Occ.5	4:00pm - 6:00pm	% Occ.6
219/220	Public Off-Street	118	2	2%	18	15%	18	15%	20	17%	10	8%
219/220C	On-Street 2 hr	18	0	0%	8	44%	6	33%	7	39%	2	11%
219D	On-Street 2 hr	5	0	0%	2	40%	3	60%	5	100%	5	100%
225A	Unmarked	10	0	0%	0	0%	0	0%	0	0%	0	0%
225C	Unmarked	4	0	0%	5	125%	3	75%	2	50%	0	0%
225CC	On-Street 2 hr	11	0	0%	11	100%	10	91%	10	91%	4	36%
226	Library Off-Street	62	0	0%	49	79%	42	68%	40	65%	40	65%
226A	On-Street 2 hr	15	0	0%	9	60%	10	67%	7	47%	7	47%
226C	On-Street 2 hr	9	0	0%	0	0%	1	11%	1	11%	2	22%
	On-Street											
231A	Unmarked	8	2	25%	1	13%	1	13%	0	0%	2	25%
231B	On-Street 2 hr	5	0	0%	4	80%	4	80%	4	80%	0	0%
	On-Street											
231BB	Unmarked	8	0	0%	8	100%	4	50%	3	38%	3	38%
	Totals	273	4	1%	115	42%	102	37%	99	36%	75	27%



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