

## Patricia Heidorf

---

**From:** Christopher Able - D3  
**Sent:** Tuesday, January 05, 2016 7:18 AM  
**To:** Bernard Starzewski  
**Cc:** Justin Nickels; Mike Howe; Scott McMeans - D2; James Brey - D4; Patrick Brandel; Eric Sitkiewitz - D6; Jill Hennessey; David Soeldner; Al Schema - D9; Jason Sladky; Patricia Heidorf  
**Subject:** Re: Parking issue meeting

Thank you for sharing your concerns. You touch a number of issues that I am sure the committee will want to be mindful of.

Due to the length, however, I think is best that your email be entered as its own document rather than read in. I will ask that it be included into the record for this meeting.

Since you addressed this to all members of Council, I am confident all Public Safety members will have considered your input.

While I expect the discussion on downtown parking to continue this evening, I don't expect final action. I would not advocate that regardless because it will be important to allow time for downtown business and residents to consider and respond to whatever may be proposed as our plan.

Thank you,

Christopher Able  
District 3

On Jan 4, 2016, at 11:08 AM, Bernard Starzewski <[bernard\\_starzewski@yahoo.com](mailto:bernard_starzewski@yahoo.com)> wrote:

To the Aldermen of the City of Manitowoc:

Please accept these comments for the upcoming meeting regarding parking issues downtown as I have prior commitments out of town this week and will not be able to attend. Therefore I would appreciate it if this email could be read into the record for your consideration in formulating any changes to parking policy downtown.

I own a building zoned C-1 at 930 S. 12th Street and have had numerous problems recurring with parking

availability at that location for several years and have had it before your committee as well as Streets and Sanitation before. While the problem has somewhat subsided with new ownership at the business next door it still occurs and has had a negative impact on my ability to attract and keep tenants in the building for both commercial and residential purposes.

I have a side driveway which can serve only one tenant at a time. Typically tenants rent a stall in the Jenn's Java parking lot across the street for long term off street use.

A two hour posted limit exists in the only available stall in front of my building. Immediately to the north the neighboring business has a 72 foot loading zone as well as their own private parking lot in the rear. None the less the principals of that business have insisted on parking in my tenant's only access to my building all day long every day of the business week. No amount of complaints have resulted in any serious change. However, I should note that with the change of ownership of that business the problem has subsided somewhat but one of the same individuals who is still employed there continues to sporadically violate the time limit. They also claim that the loading zone is exclusively theirs and cannot be used by my tenants even for momentary loading and passenger pickup though city officials assure me this is not the case.

While city police have agreed that parking violations have occurred on a regular basis largely by the same individuals they claim that they do not have the resources to enforce the two hour limit. If this is true, then the council needs to consider how it might manage to properly fund parking enforcement.

I contend that with proper enforcement with current signage that none of these issues would be a problem. That lack of enforcement has included officer's failure to ticket vehicles even while blatantly blocking access to my driveway with an office present. For that reason I do not entirely accept the resource argument.

From the article in the HTR it would seem that paid meters might be part of that funding. I am not at all certain that this would work on our block as the city does not remove snow from the side streets and as is the situation today, the meters would probably be inaccessible. It would also have the effect of penalizing my tenants who simply want to be able to carry goods to and from the building without having to carry them from the Jen's Java off street parking lot across the street.

Even if meters were installed, monitoring the meters and ticketing by police is still required so I am not certain about their effectiveness over the current signs. I would have thought that ticket revenue from the increased enforcement might help defray the cost but do not have access to any data to support that. I believe that if funding really is the issue you

might want to consider a special assessment on affected properties. In my case I would consider it a good investment.

I would also suggest that the council consider a nuisance ordinance for chronic offenders and those that use city resources like parking denial as a weapon in holding grudges. Another part of that would be to prohibit businesses from using curb side parking by their employees or company vehicles unless they are only engaged in momentary pickups and deliveries and especially if those employees overstay stated limits.

#### CITY POLICY ON CURB INSTALLATION:

In a related issue and because in my case the individuals involved were parking dead center in front of my building preventing a second car from parking between the two driveways I attempted to have the city mark what I thought were two available stalls in front of my building. This was in fact approved by the committee which then included Jason Sladky and Dave Soeldner at the time. However, because the city had only recently replaced the curbing there, city crews put the driveway curb more than two feet farther south than was warranted by the location of the driveway. Also, and although the curbing to the neighboring drive apron is older it also is at least two feet farther north than the actual location of their driveway which shrank the available parking area just enough to subtract enough space for two legal 18 foot spaces in a 40 foot frontage.

To my dismay I discovered that this was done as a result of city policy of replacing driveway curbs in the same location that they had always been in regardless of the current location structures. In our case this meant that the new construction was aligned with driveways that no longer existed in those locations as the buildings to either side and their garage doors had long since changed. I find this to be a remarkably counter productive policy in terms of maximizing use of available space and in our case would cause great expense to rip up NEW construction in order to correct. While this may not result in any great expansion of parking downtown I strongly urge the council to review that policy and amend it to align all new curbing with the location of driveways and doors as they exist today and not 80 years ago.

I should also note that when curbing was redone immediately across the street the city eliminated an entire driveway apron when the owner converted that space into a small court yard. So, perhaps the policy is not being properly applied.

#### MAXIMIZING USE OF CITY LOTS:

Finally, my own observations about the management of city lots would be greatly improved if the city simply stopped leasing dedicated stalls to businesses in the city lots. Most of the time these stalls sit empty while potential customer s hve to search for a place to park. I have never seen any city lot entirely full and think it would greatly improve the situation

and attractiveness to the areas if parking were simply free and open. Again, if revenue is the issue then an assessment might be the simplest answer. Certainly businesses on Calumet absorb the cost of providing the expansive parking available to them without time limits enforcement of any kind.

With free and accessible parking in city lots I believe that the competition for curbside parking would be greatly reduced especially in sections of 8th street where these lots exist. I think the Library parking lot is a fine example of how this could work.

Thank you for your time and consideration.

Bernard J. (Bernie) Starzewski  
4823 Greendale Rd.  
Valders, Wi. 54245

920 684-6565

Owner 930-932 S. 12th Street, Manitowoc.