



## VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

Phone: (608) 437-6884 Fax: (608) 437-3190

Email: [mhinfo@mounthorebwi.info](mailto:mhinfo@mounthorebwi.info) Web: [mounthorebwi.info](http://mounthorebwi.info)

### **COMMUNITY DEVELOPMENT AUTHORITY AGENDA**

**Wednesday, January 10, 2024 at 6:00 PM**

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Consent Agenda
  - a. Consideration of December 13, 2023 Meeting Minutes
  - b. Economic Development Director's report
  - c. Mount Horeb Area School District report
  - d. Mount Horeb Area Chamber of Commerce report
- 3) Agenda Items
  - a. Presentation: Downtown Parking Study Findings
  - b. Zoning Code Rewrite Update
- 4) Meeting adjournment.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.



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### COMMUNITY DEVELOPMENT AUTHORITY AGENDA

Wednesday, December 13, 2023 at 6:00 PM

#### DRAFT MEETING MINUTES

- 1) Call to order  
Marc Schellpfeffer called the meeting to order at 6:00 PM. Members present were Todd Fritz, Ben Vondra, Ryan Czyzewski, Marc Schellpfeffer, Andy Baber, Barb Case & Karen Tetzlaff. Also present were Village Administrator, Nic Owen & Office Assistant, Katie Jelle. Kristin Fish-Peterson arrived late.
- 2) Consent Agenda  
There were no questions or comments regarding the information provided. Motion by Czyzewski to approve the Minutes & Consent Agenda, second by Fritz.
  - a. Consideration of the November 8, 2023, Meeting Minutes
  - b. Economic Development Director's report
  - c. Mount Horeb Area School District report
  - d. Mount Horeb Area Chamber of Commerce report
  - e. Update on Comprehensive Plan progress
- 3) Agenda Items
  - a. Economic Development Presentation: Land Acquisition Funding  
Owen presented on the New Land Acquisition which included New residential development & park space & a New business park. Kristin offered several suggestions on how to pay for this including; Create new Tax Increment District, Borrow money for land & infrastructure, Consider BCPL loan fund, Utilize CDA, Investigate grants, develop in stages. The best option is a TIF. Borrowing money works for new residential & park land. A portion of the debt could be repaid when land is sold. Mt. Horeb doesn't qualify for CDBG funded grants. USDA Rural Development grants are not available.  
The CDA could own & develop the business park property so the debt

would not be attributed to the Village.

Any excess revenue from the sale of land or development would be the CDA's to reprogram for other purposes.

Next steps include, Identify property to acquire for business park, begin planning process, design future industrial park & Negotiate with Landowners.

- b. Update: TID 5 Residential Improvement Program

The TID 5 Residential Improvement Program was approved by the Village Board as presented.

4) Closed Session

The CDA moved into closed session at 6:30 PM. Czyzewski asked if any staff or members needed to discuss anything prior to going to Closed Session. Members present were Todd Fritz, Ben Vondra, Ryan Czyzewski, Mark Schellpfeffer, Andy Baber, Barb Case & Karen Tetzlaff.

Czyzewski moved to enter into Closed Session, Baber seconded.

- a. Closed Session: Discussion/Recommendation: Purchase of Steinhauer Property (107 W Washington St) The Community Development Authority may convene in closed session as authorized by Wisconsin State Statutes 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Community Development Authority may reconvene in open session and discuss and take action on the subject matter discussed in closed session.

5) Meeting adjournment.

Tetzlaff moved to adjourn at 6:51 PM, Schellpfeffer seconded.

January 4, 2023

To: Community Development Authority

From: Kristen Fish-Peterson, Economic Development Contracted Staff

Re: Report on work to date

What follows is a list of activities to date:

1. Meetings in person and virtual
  - a. Nic Owen individually (in person, phone, and emails)
  - b. Village Board, CDA meetings
  - c. Emails, virtual meetings, and phone calls with prospective new business
  - d. Chamber Board meeting
  - e. Chamber Business Advocacy Committee meeting
  - f. Mount Horeb School Board Meeting
  - g. Retention calls on six Mount Horeb (downtown) businesses
  - h. Emails with MSA regarding parking study interviews
  - i. Meeting with property owners south of Hwy. 18/151
  - j. Meetings with local instructors and Chamber proposing Mount Horeb become **educational center for biotech education** for those not needing a four-year degree.
  - k. Conversations with property owners and business owners re: **parking** downtown
  - l. Meeting re: **lease rates** downtown and in other areas of the community
2. Research
  - a. Land in and around Mount Horeb
  - b. Preparation of training segment and reporting for CDA
  - c. Work on advertising for MadREP magazine
3. Prep, attendance and follow up at CDA and Village Board meetings.



# STEERING COMMITTEE

## downtown parking study

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January 9<sup>th</sup>, 2023



# project schedule

**AUG. 22** Steering Committee Meeting #1  
project kick-off

**AUG. 31** Parking Audit #1  
summer tourism

**SEPT. 26** Parking Audit #2  
regular day

**OCT. 12** Parking Audit #3  
Public Engagement Pop-Up  
event night

**OCT. - NOV.** Stakeholder Interviews

**OCT. 23** Public Engagement Open House

**NOV. 2** Steering Committee Meeting #2  
review initial results and recommendations

**JAN. 9** **Steering Committee Meeting #3**  
recommendations and alternatives

**Late FEB** Steering Committee Meeting #4  
prioritizing, phasing and financing

**MAR 6?** Village Board + CDA Meeting Presentation  
present results and recommendations

**MARCH 2024** Project Completion

## **11.2 MEETING**

### **Reviewed:**

*Survey Results*

*Community Engagement*

*Audit Results*

*Initial Recommendations*

# **1.9 TODAY**

## **Review:**

*Audit #4 Results*

*Stakeholder Summary*

*Parking Analysis*

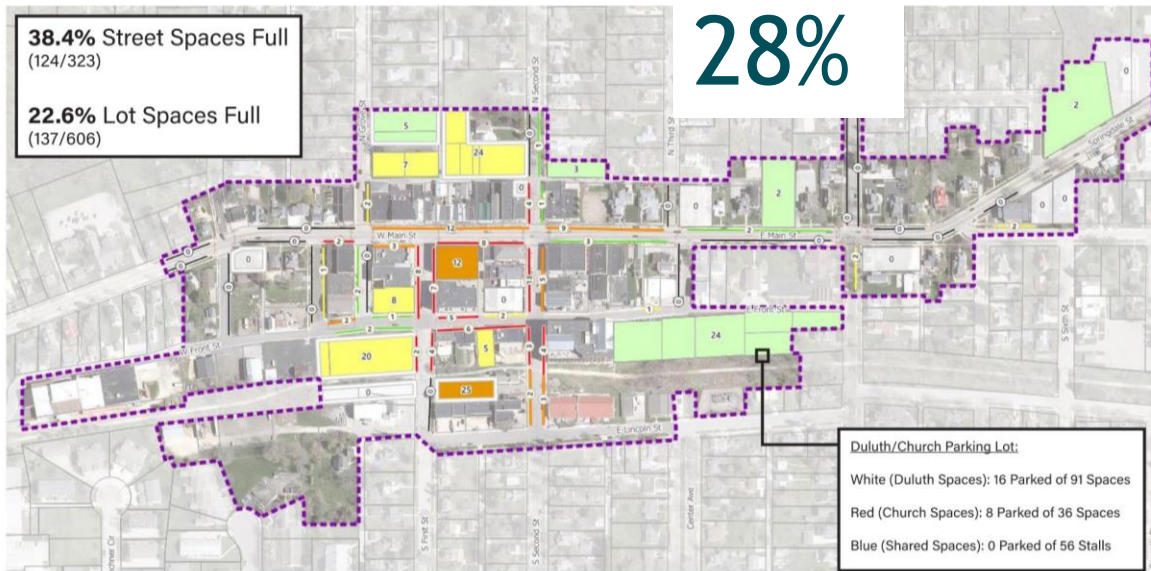
*Recommendations + Alternatives*

# **WHAT WE KNOW AS OF NOW?**

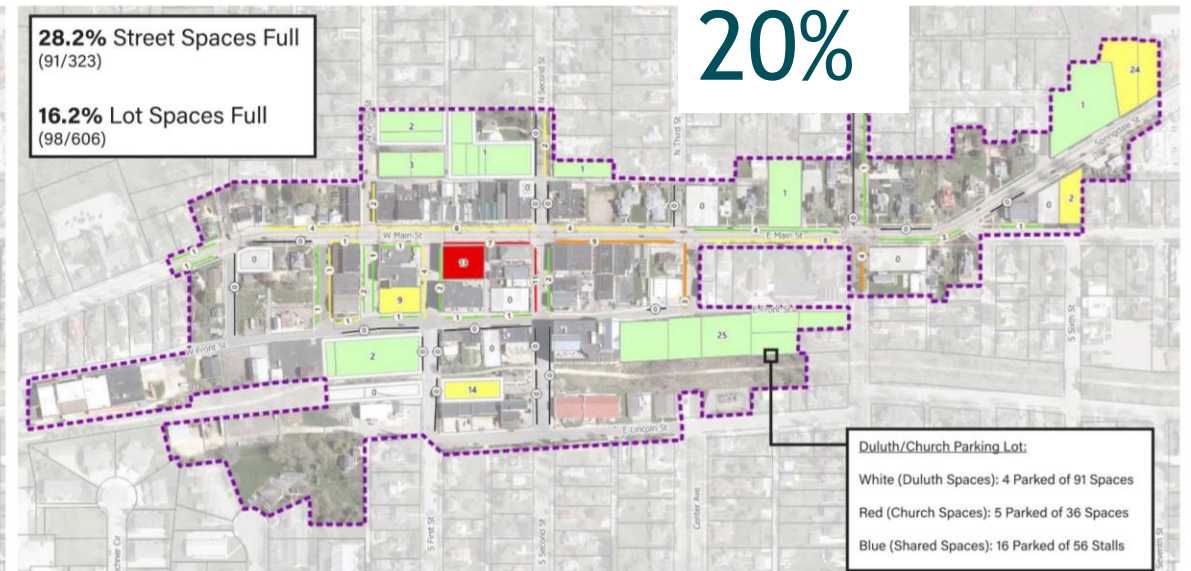
## **Parking Inventory**

*Audit #4 Results*

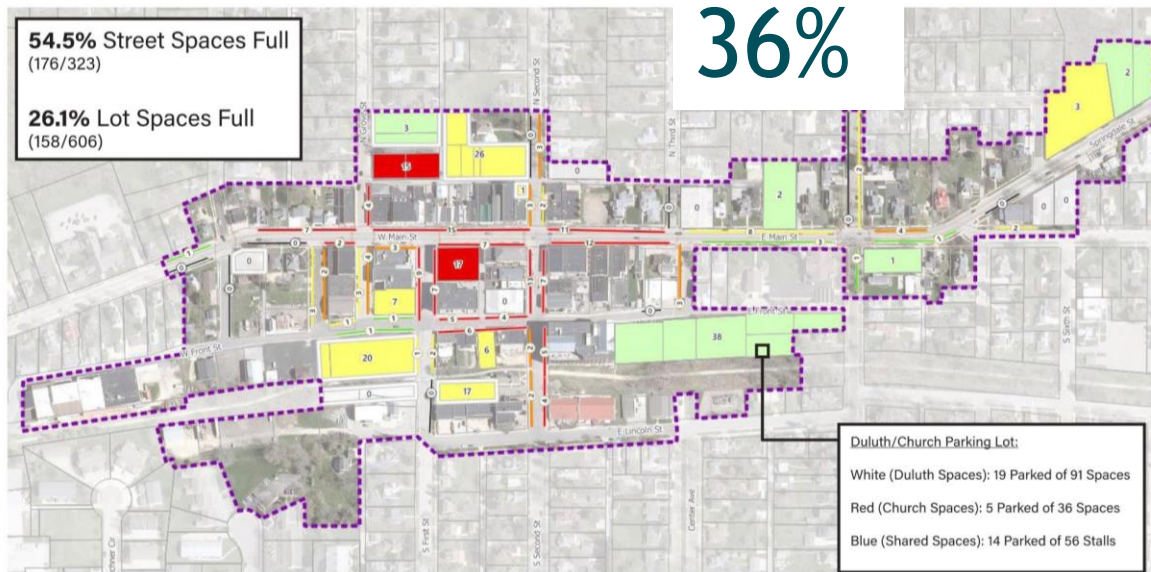
*Friday/Saturday, November 17<sup>th</sup>/18<sup>th</sup>*



Evening 5:15-5:45pm



Morning 9:00-9:30am



Mid-day 12:00-12:30pm

# Weekend Audit

## LEGEND

- Study Area
- Parcel Boundary
- Number of Spaces Full
- Parking Lot Ownership
- Public Lot
- On-Street Parking Availability
- All Spaces Empty
- < 25% Full
- 25 - 50%
- 50 - 75%
- 75 - 100% Full

Data Sources:  
Dane County (2023)  
Dane County Aerial (2022)  
Parking Data Collected by MSA & Provided by Village of Mount Horeb

0 150 300 Feet

## Off-Street Parking Availability

- Lot Empty
- < 25% Full
- 25 - 50%
- 50 - 75%
- > 75% Full
- No Data

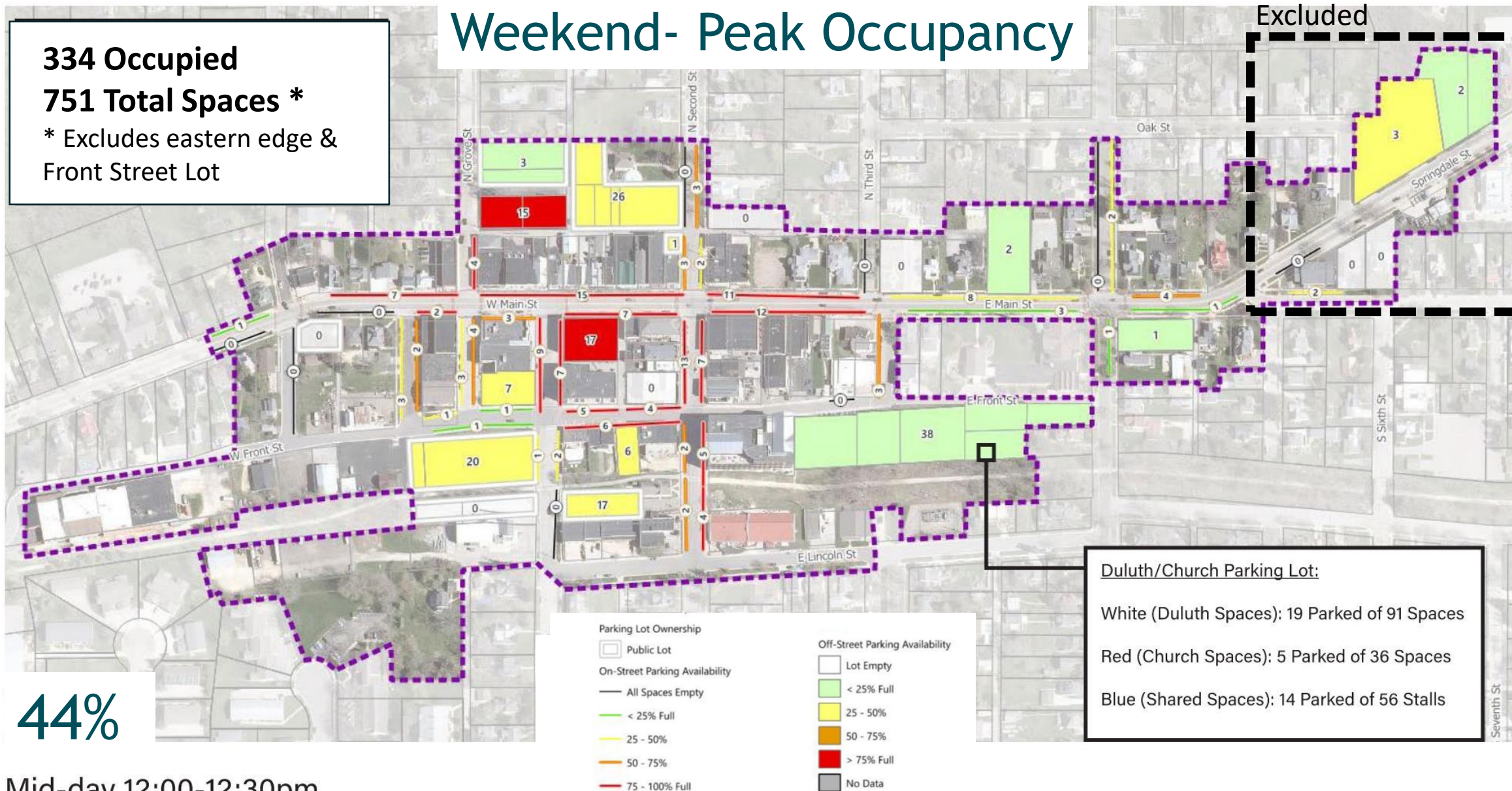
# Weekend- Peak Occupancy

**334 Occupied**  
**751 Total Spaces \***

\* Excludes eastern edge & Front Street Lot

**44%**

Mid-day 12:00-12:30pm



Duluth/Church Parking Lot:

White (Duluth Spaces): 19 Parked of 91 Spaces

Red (Church Spaces): 5 Parked of 36 Spaces

Blue (Shared Spaces): 14 Parked of 56 Stalls

# All Audit Summary

|                          | <u>August 31, 2023</u> |            | <u>September 26, 2023</u> |            | <u>October 12, 2023</u> |            | <u>November 18, 2023</u> |            |
|--------------------------|------------------------|------------|---------------------------|------------|-------------------------|------------|--------------------------|------------|
|                          | <b>Field Survey #1</b> |            | <b>Field Survey #2</b>    |            | <b>Field Survey #3</b>  |            | <b>Field Survey #4</b>   |            |
|                          | # Full                 | % Full     | # Full                    | % Full     | # Full                  | % Full     | # Full                   | % Full     |
| <b>Morning</b>           | <b>312</b>             | <b>34%</b> | <b>369</b>                | <b>40%</b> | <b>317</b>              | <b>34%</b> | <b>189</b>               | <b>20%</b> |
| On-Street                | 99                     | 31%        | 102                       | 32%        | 86                      | 27%        | 91                       | 28%        |
| Off-Street Lot           | 213                    | 36%        | 267                       | 45%        | 231                     | 38%        | 98                       | 16%        |
| <b>Midday</b>            | <b>402</b>             | <b>44%</b> | <b>434</b>                | <b>47%</b> | <b>423</b>              | <b>46%</b> | <b>334</b>               | <b>36%</b> |
| On-Street                | 147                    | 46%        | 133                       | 41%        | 149                     | 46%        | 176                      | 54%        |
| Off-Street Lot           | 255                    | 43%        | 301                       | 51%        | 274                     | 45%        | 158                      | 26%        |
| <b>Afternoon/Evening</b> | <b>384</b>             | <b>42%</b> | <b>244</b>                | <b>27%</b> | <b>540</b>              | <b>58%</b> | <b>261</b>               | <b>28%</b> |
| On-Street                | 121                    | 37%        | 109                       | 34%        | 235                     | 73%        | 124                      | 38%        |
| Off-Street Lot           | 263                    | 45%        | 135                       | 23%        | 305                     | 50%        | 137                      | 23%        |

# Audit Results for Public Lots

## Front Street Lot Impacts

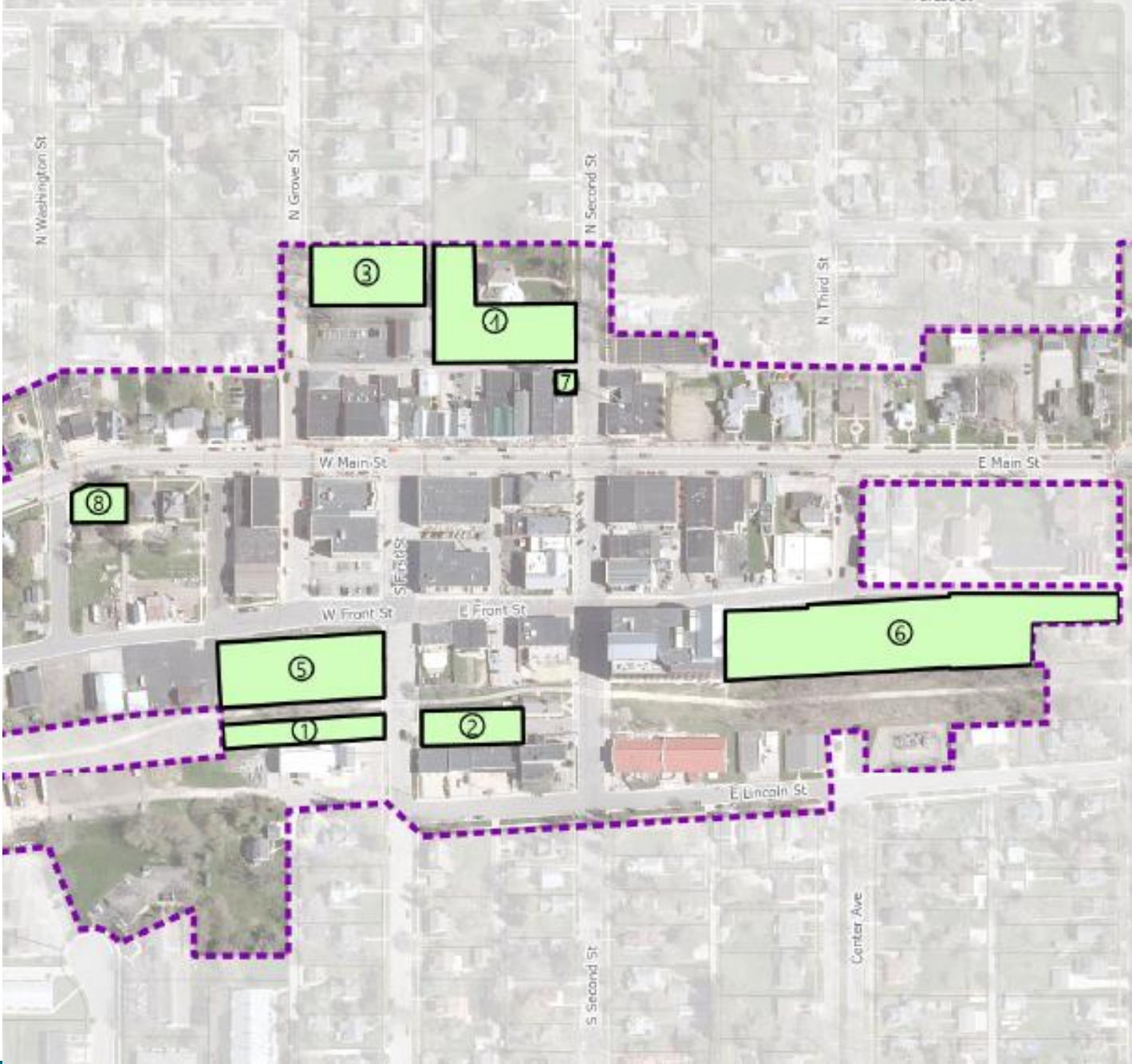
- **Non-Event Day:** 31 cars park (40%)
  - DNR Lot has 33 spaces available
- **Event Day:** 50 cars park (65%)
  - DNR Lot has 33 spaces available
  - Duluth Trading/Church Lot 99 spaces available

| ID     | Lot Name             | Total Spaces | ADA Spaces | Field Survey<br>#1 Peak<br>Demand<br>% | Field Survey<br>#2 Peak<br>Demand<br>% | Field Survey<br>#3 Peak<br>Demand<br>% | Field Survey<br>#4 Peak<br>Demand<br>% |
|--------|----------------------|--------------|------------|----------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|
| ZONE A |                      |              |            |                                        |                                        |                                        |                                        |
| 3      | Senior Center Lot    | 27           | 2          | 26%                                    | 30%                                    | 56%                                    | 11%                                    |
| 4      | Old School House Lot | 56           | 2          | 36%                                    | 30%                                    | 95%                                    | 46%                                    |
| 7      | Village Hall Lot     | 2            | 0          | 50%                                    | 0%                                     | 50%                                    | 50%                                    |
| ZONE B |                      |              |            |                                        |                                        |                                        |                                        |
| 1      | DNR Trail Lot        | 30           | 2          | 7%                                     | 7%                                     | 7%                                     | 0%                                     |
| 2      | Depot Lot            | 36           | 2          | 94%                                    | 97%                                    | 100%                                   | 47%                                    |
| 5      | Front Street Lot     | 77           | 4          | 36%                                    | 40%                                    | 65%                                    | 26%                                    |
| 8      | Foster Park Lot      | 1            | 1          | 0%                                     | 0%                                     | 0%                                     | 0%                                     |
| ZONE D |                      |              |            |                                        |                                        |                                        |                                        |
| 6      | Duluth/Church Lot    | 183          | 6          | 69%                                    | N/A                                    | N/A                                    | 21%                                    |

+ Reserved for Village staff

\* Weekdays 7am - 5pm lot is reserved for Duluth Trading Company/Evangelical Lutheran Church. It is considered public on evenings and weekends, but private for the sake of the whole study.

Front Street Lot is included as public lot, but planned development will remove the 77 public spots.



# **COMMUNITY ENGAGEMENT**

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## **Stakeholder Discussions**

*Development/Real Estate Group*

*Business Owners*

*Duluth Trading Co*

*REAL Committee*

# community engagement

## Stakeholder Discussions

- Mount Horeb Mail
- Sift & Winnow
- Duluth Trading Co (Corporate + Retail)
- Buck and Honeys (Owner and manager)
- McFee's on Main
- Gallina Companies
- Olson's Floral
- Silk & Steel
- MHTC
- Innovation Center
- Firefly Events
- Gemplers
- Kella
- Berge Jewelers
- Issacs and Jangle
- Feedmill Owner
- Wyser Engineering

# community engagement

## Interviews Feedback/Takeaways

- Parking today is not an issue, removal of Steve Brown lot will create parking difficulty
  - Parking of **large vehicles or trailers** occurs in the lot
- **Signage** needs to be better (esp. Duluth/Church lot availability, to Senior Center)
  - Many comment that visitors do NOT struggle to find parking
  - Locals and businesses with 5+ employees are more concerned
- More **bike parking** needed! Consider addition of **EV parking** in existing and new parking areas
- Pedestrian safety is not of concern in general, unless a centralized parking area is recommended/added
- Parking restrictions:
  - 4-hour parking restrictions are appropriate for those who are eating and shopping downtown
  - 2-hours is sufficient time, provides more turnover to get more people to businesses
  - General buy-in to have 2-hr parking limit on Main Street with side streets at 4-hr limit

# community engagement

## Interviews Feedback/Takeaways

- Accessibility/Safety:
  - # of ADA stalls on Main Street is sufficient, but **accessibility in the winter** is to be improved (removal of snow, ice buildup, safety)
  - Fire department getting through Main Street during events prevents speedy response time – moving them off Main Street in the last couple years is a good thing
- Business Concern:
  - Some shops have **older demographic of employees** (safety walking at night, winter is concern)
  - Weekends and weekday dinners are busiest for restaurants (and summer lunches)
  - No dedicated lots for employees/patrons in most cases currently – would love to see this
  - Duluth lot is empty Friday-Monday due to WFH schedule and weekend
    - 4<sup>th</sup> quarter is busiest, more people required to come in office
  - Developments are adding to the character and benefit downtown. Parking issues will prevent new business from opening/seeing MH as a desirable community to expand to

# WHAT DOES THIS MEAN?

## **Capacity Analysis**

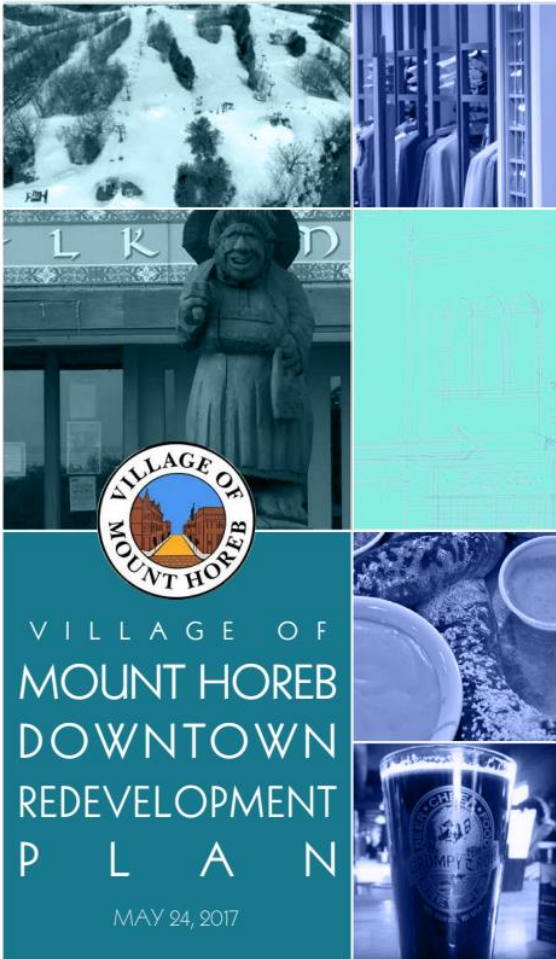
*Development Plan + Future Parking Needs (Analysis)*

# current/future capacity analysis

## Methodology

- Split downtown core into four (4) parking “zones”
- Analyzed parking need/demand within each zone (**current** and with **implementation of Downtown Development Plan**) at the highest “non-event” peak demand audit (**midday on September 26<sup>th</sup>**)
- Removed Front Street Lot in analysis and **took into account displaced parked cars from this lot**
- Assumptions:
  - Redevelopment sites were determined to fill 80% of the lot for non-building elements.
    - **Commercial** development **does not provide on site spaces**. However, we factored in a need for **1 space per 300 square feet** (per code) within public parking areas.
    - **Residential** developments provide **1.5 tenant spaces per unit on site** (per Village Ordinance).
  - Includes **15% “cushion”** which accounts for illegally/misparked cars or other considerations

# Downtown Redevelopment Plan, 2017



Rehabilitation and Redevelopment Opportunities Map



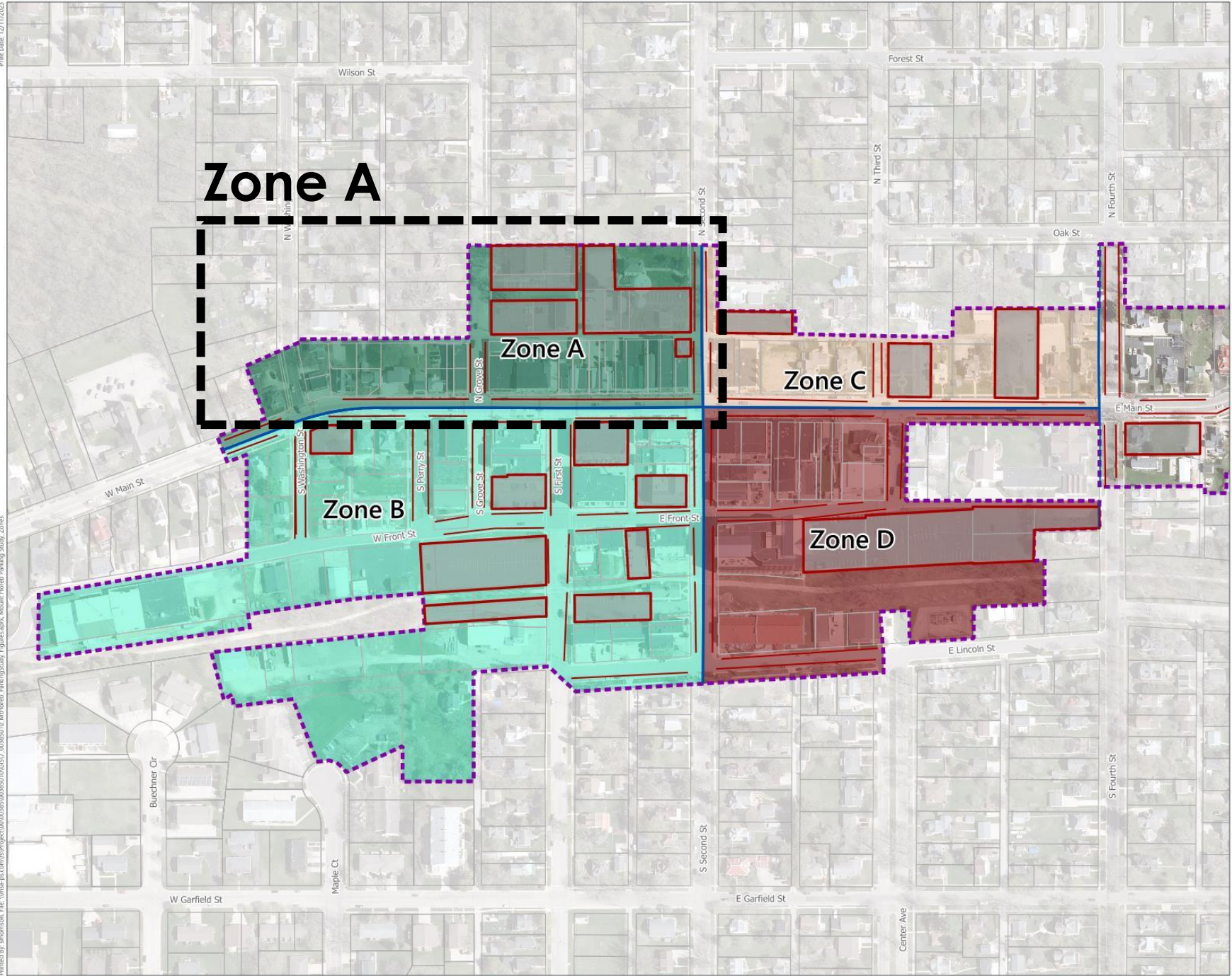
# Parking Zones

## Mount Horeb Parking Study

Village of Mount Horeb  
Dane County, Wisconsin

- Study Area
- On-Street Parking
- Off-Street Parking
- Parcel Boundary
- Zone
  - A
  - B
  - C
  - D

Data Sources:  
Dane County (2023)  
Dane County Aerial (2022)  
Parking Data Collected by MSA & Provided by Village of Mount Horeb

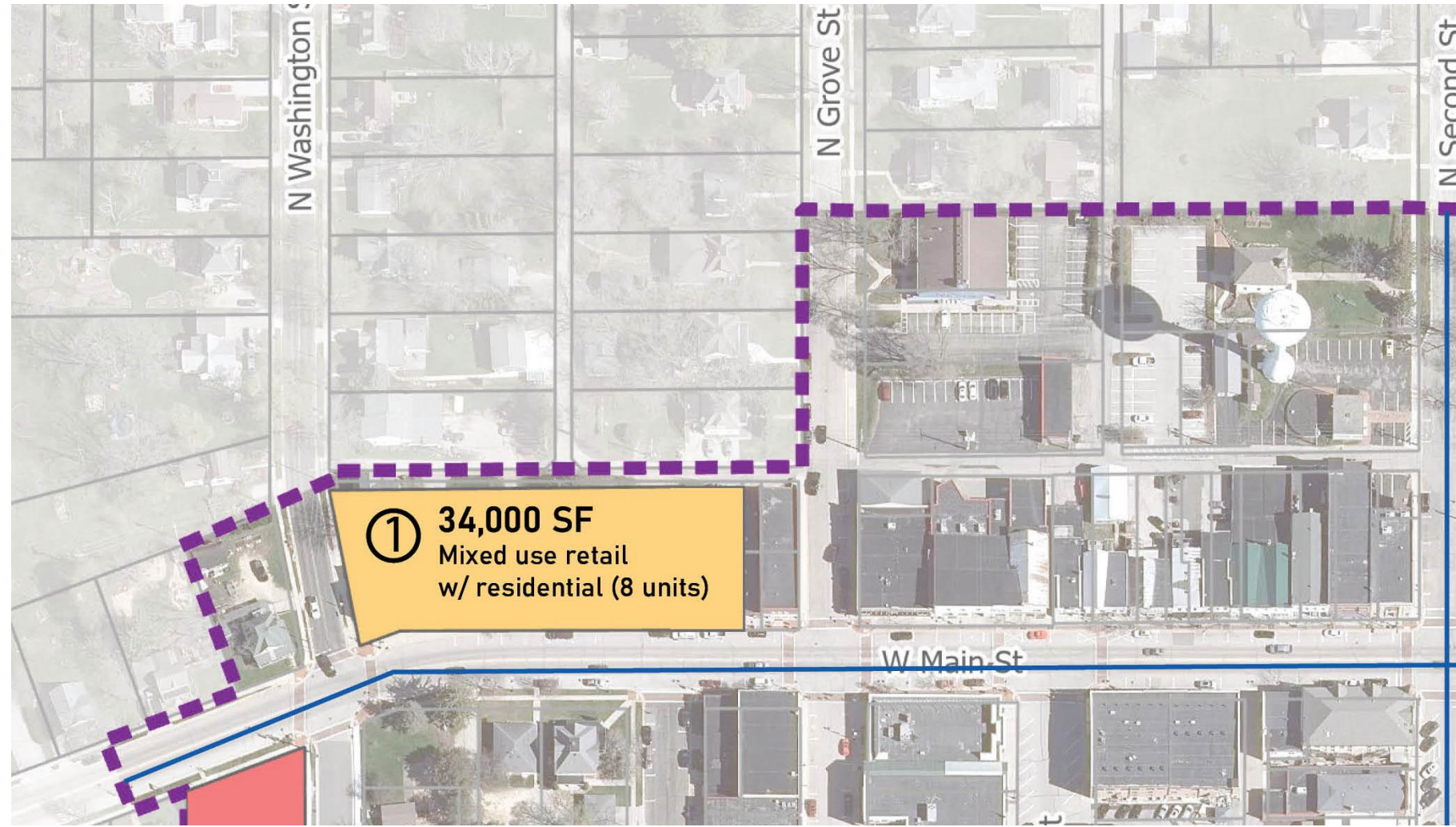


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# capacity analysis

## Zone A

- Parking **40% full** at peak period w/in this zone
- 126 public spaces, 15 private spaces
- Existing Surplus:
  - **Surplus of 64 spaces**
- Including Proposed Development:
  - **Deficit of 49 spaces**



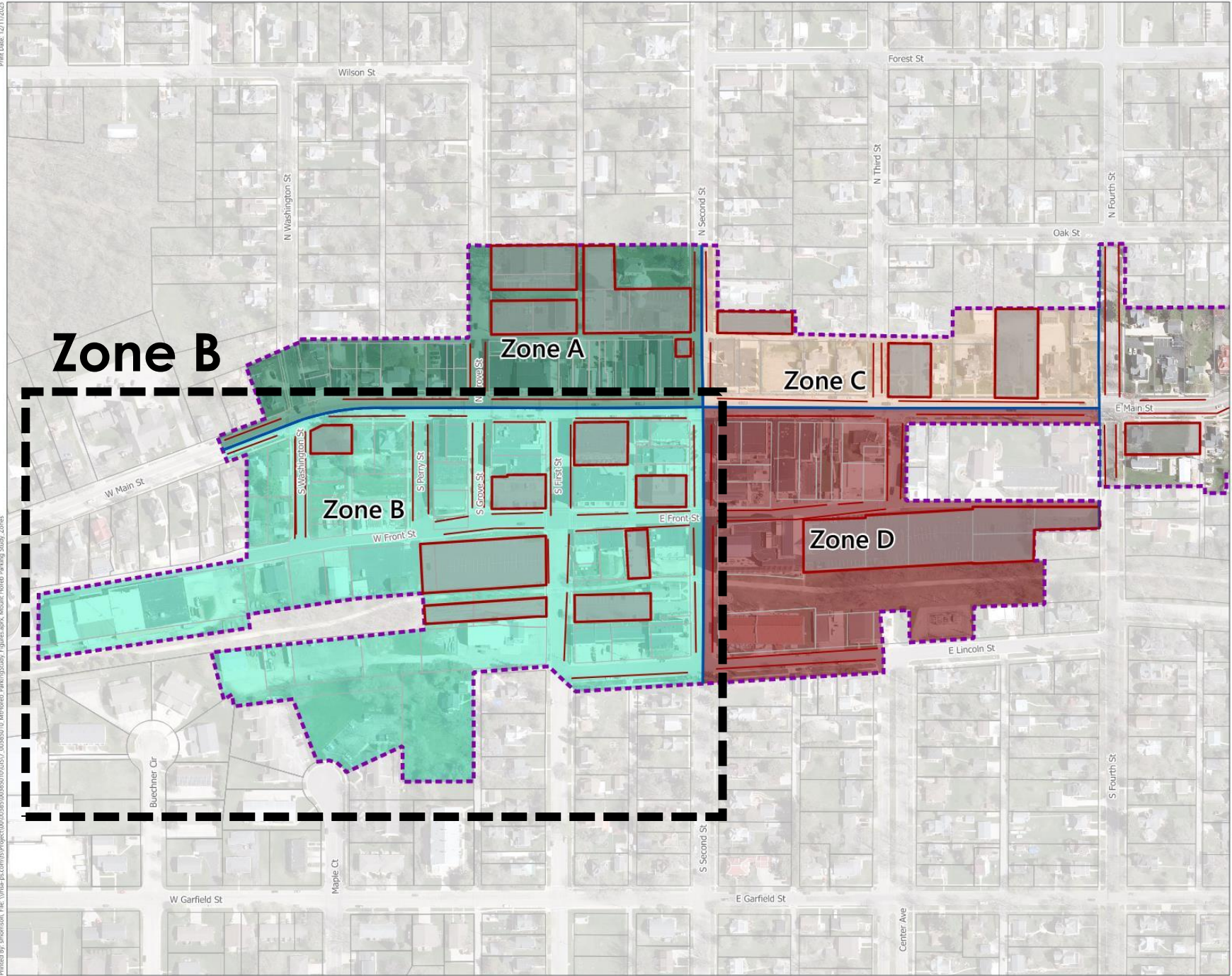
# Parking Zones

## Mount Horeb Parking Study

Village of Mount Horeb  
Dane County, Wisconsin

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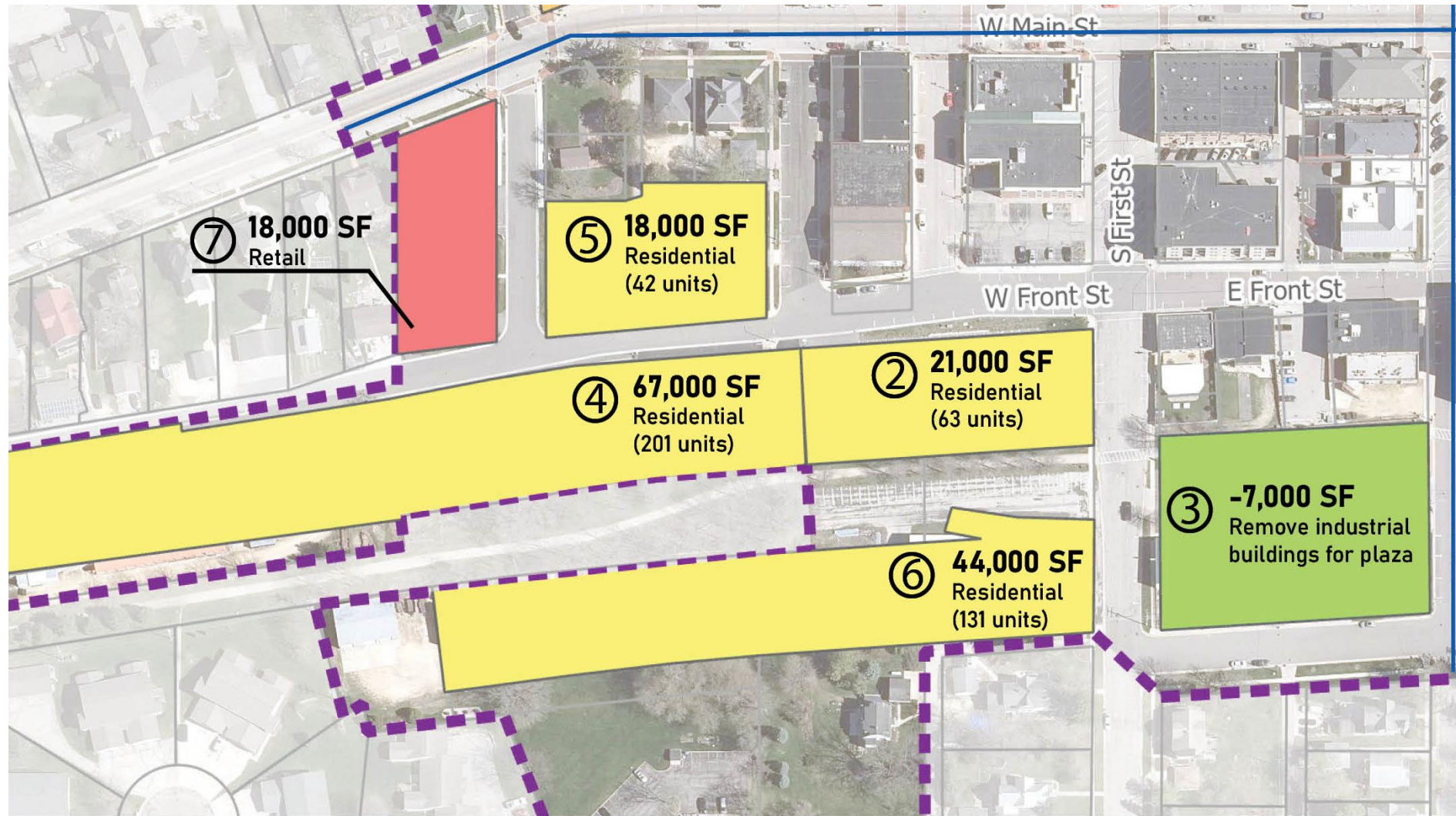


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# capacity analysis

## Zone B

- **60% full** during peak period
- 205 public spaces, 56 private spaces  
(excludes Front Street lot)
- Existing Surplus:
  - **Surplus of 65 spaces**
- Including Proposed Development:
  - **Surplus of 4 spaces**



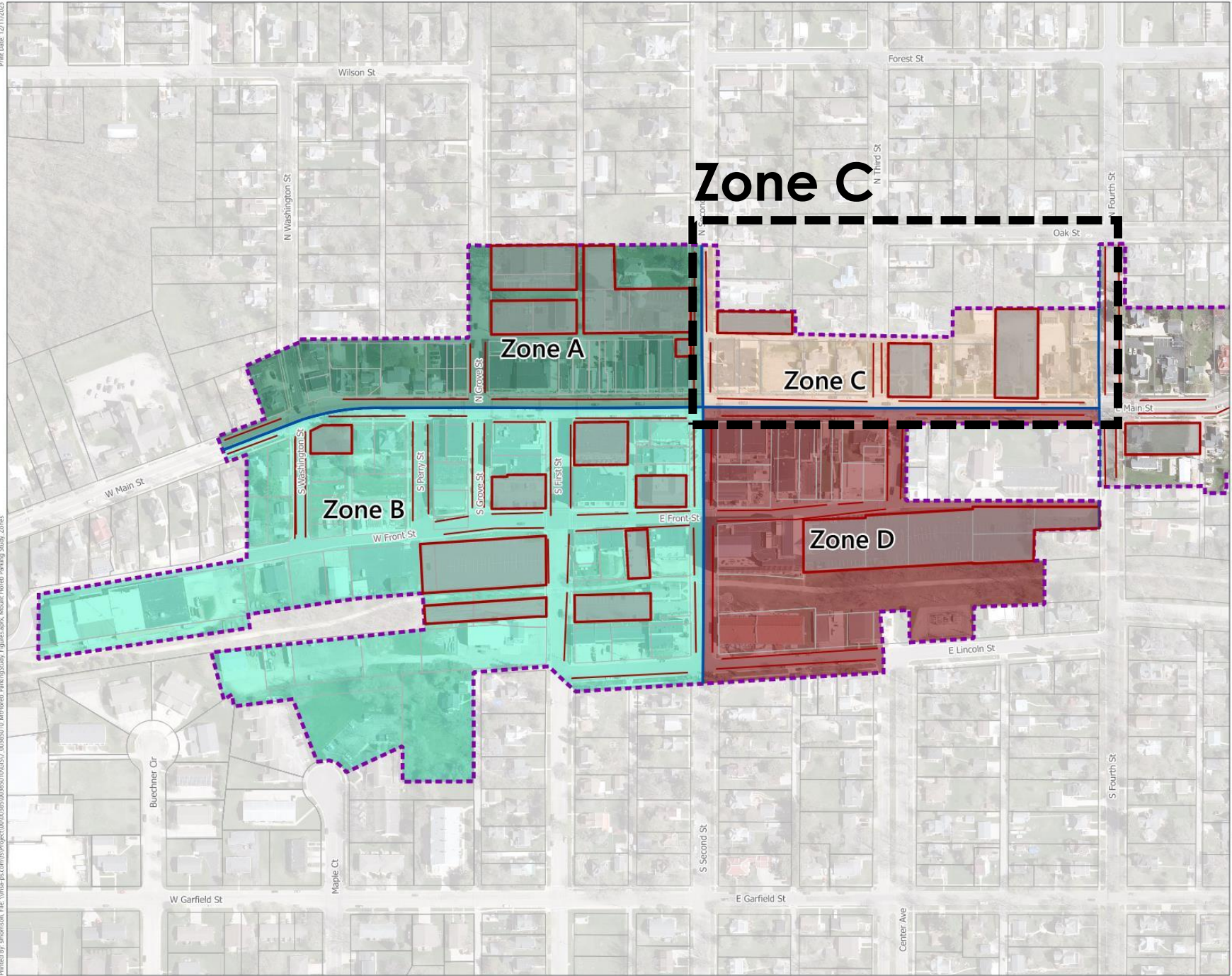
# Parking Zones

## Mount Horeb Parking Study

Village of Mount Horeb  
Dane County, Wisconsin

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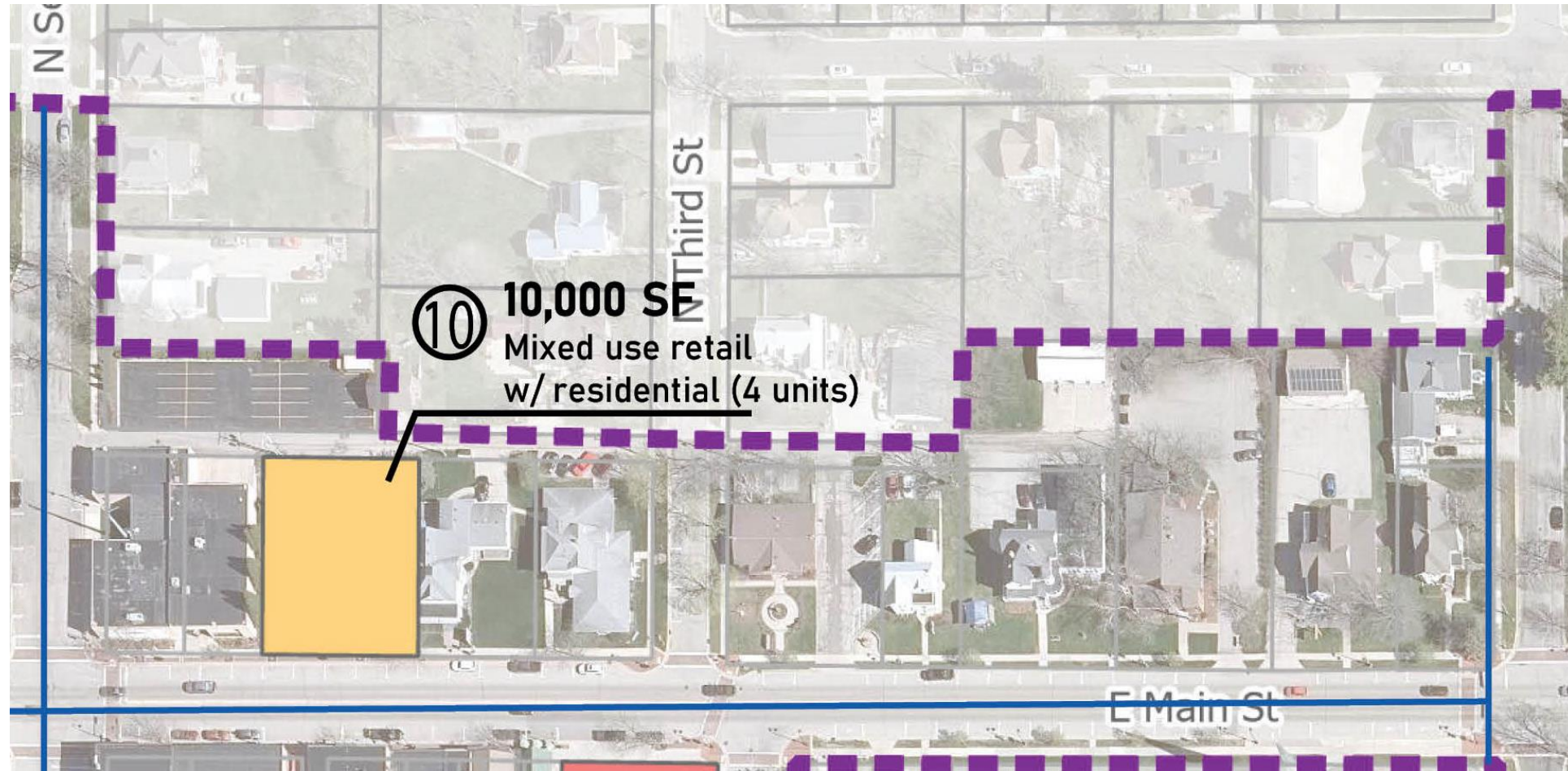
Data Sources:  
Dane County (2023)  
Dane County Aerial (2022)  
Parking Data Collected by MSA & Provided by Village of Mount Horeb



# capacity analysis

## Zone C

- **30% full** during peak period
- 42 public spaces, 46 private spaces
- Existing Surplus:
  - **Surplus of 49 spaces**
- Including Proposed Development:
  - **Surplus of 16 spaces**



# Parking Zones

## Mount Horeb Parking Study

Village of Mount Horeb  
Dane County, Wisconsin

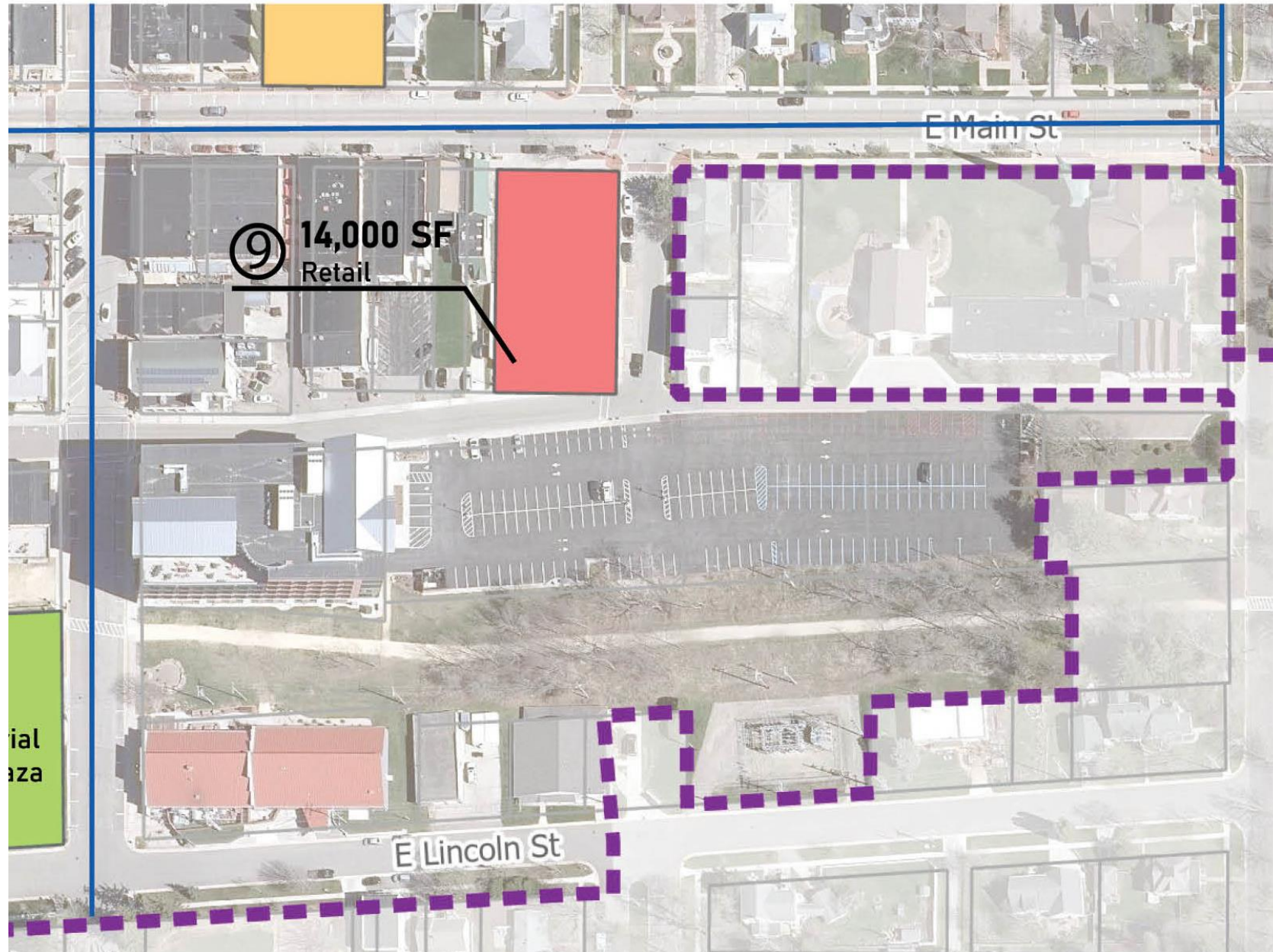
- Study Area
- On-Street Parking
- Off-Street Parking
- Parcel Boundary
- Zone
  - A
  - B
  - C
  - D

Data Sources:  
Dane County (2023)  
Dane County Aerial (2022)  
Parking Data Collected by MSA & Provided by Village of Mount Horeb

# capacity analysis

## Zone D

- **74% full** during peak period
- 52 public spaces, 183 private spaces
  - Duluth/ELC Lot is considered public on nights and weekends
- Existing Surplus:
  - **Surplus of 26 spaces**
  - **Surplus of 73 when Duluth/ELC lot is public**
- Including Proposed Development:
  - **Deficit of 22 spaces**
  - **Surplus of 25 when Duluth/ELC lot is public**



# **WHAT CAN WE DO?**

## **Strategies**

*Improve Parking Signage, Parking Restrictions + Alternatives*

## potential strategies

### Low-Cost Strategies

- *Use parking areas efficiently (e.g., reorganize spaces, stripe/restriping, etc.)*
- *Update parking limits/restriction changes (e.g., modify 2-hr vs. 4-hr limits)*
- *Require Parking with Development (e.g., residential provides parking per code)*

## potential strategies

### Moderate-Cost Strategies

- *Encourage Alternative Transportation Options (add bike facilities, bike racks and bike/ped signage)*
- *Improve Parking Signage (directing to and at public lots)*
- *Employee Education (e.g., bi-annually share communication/materials encouraging parking away from store entry, propose use of public lots on edges)*
- *General Parking Literature / Maps*

## potential strategies

### High-Cost Strategies

- *Create more parking*
- *Improve walkability (e.g., bumpouts, crosswalk enhancements, etc.)*
- *Ensure nighttime safety (additional lighting)*

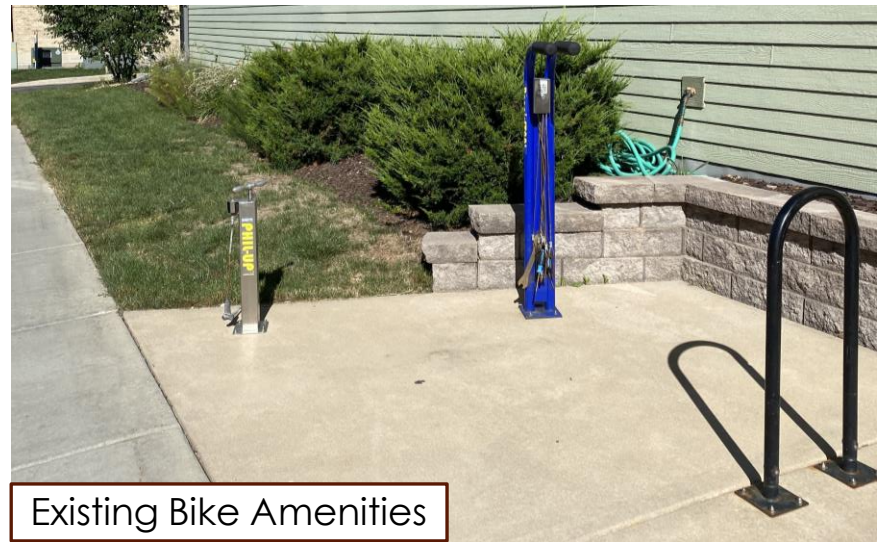
# parking alternatives



Existing Resource



Parking Lot Lighting Needed



Existing Bike Amenities



Bike Racks for Main Street



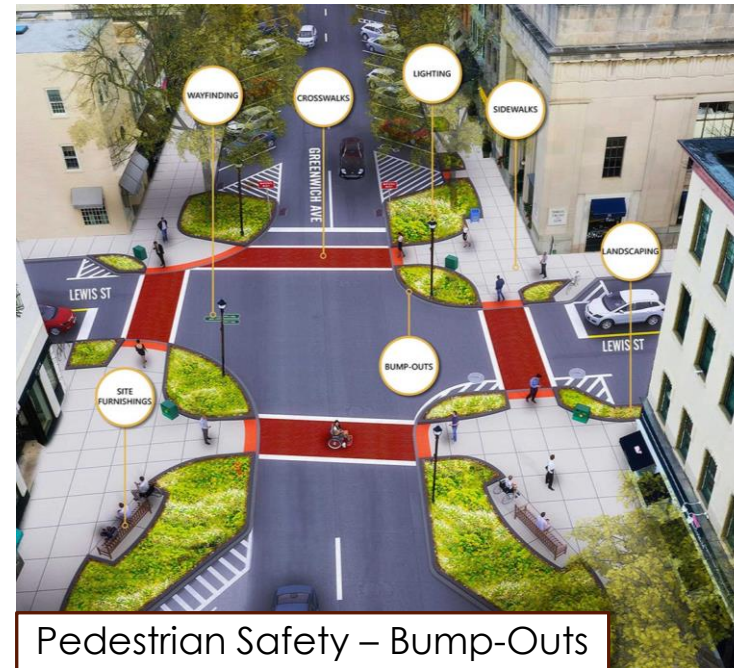
Existing Signage



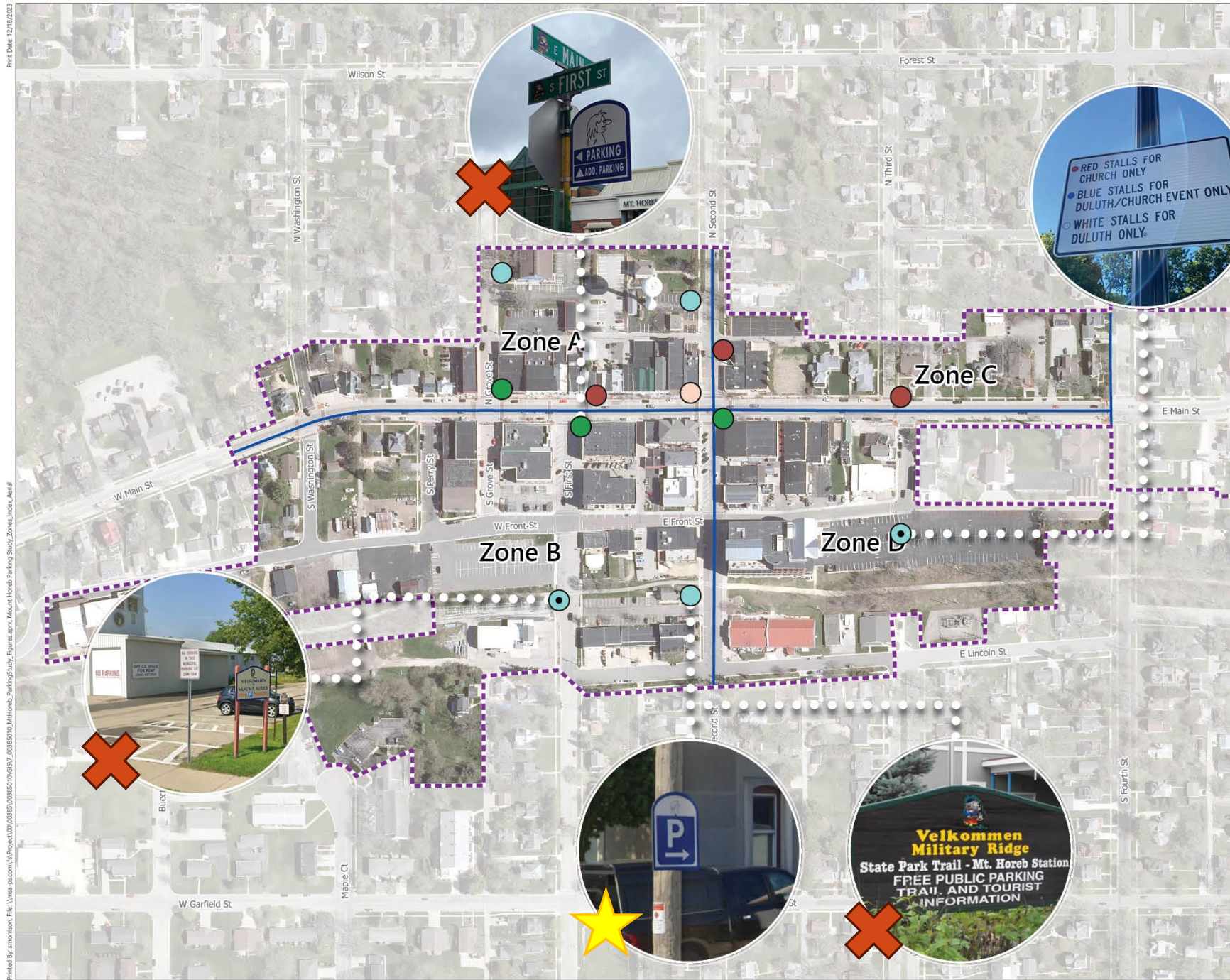
Intersection for Improved Pedestrian Safety



Bike Route Signage/Wayfinding



Pedestrian Safety – Bump-Outs



## Existing Parking Signage

### Mount Horeb Parking Study

Village of Mount Horeb  
Dane County, Wisconsin

- Study Area
- Study Block

- Parking Sign - Both Ways
- Parking Sign - Right
- Parking Sign - Left
- Public Parking Lot Sign
- Poor Condition/Identification

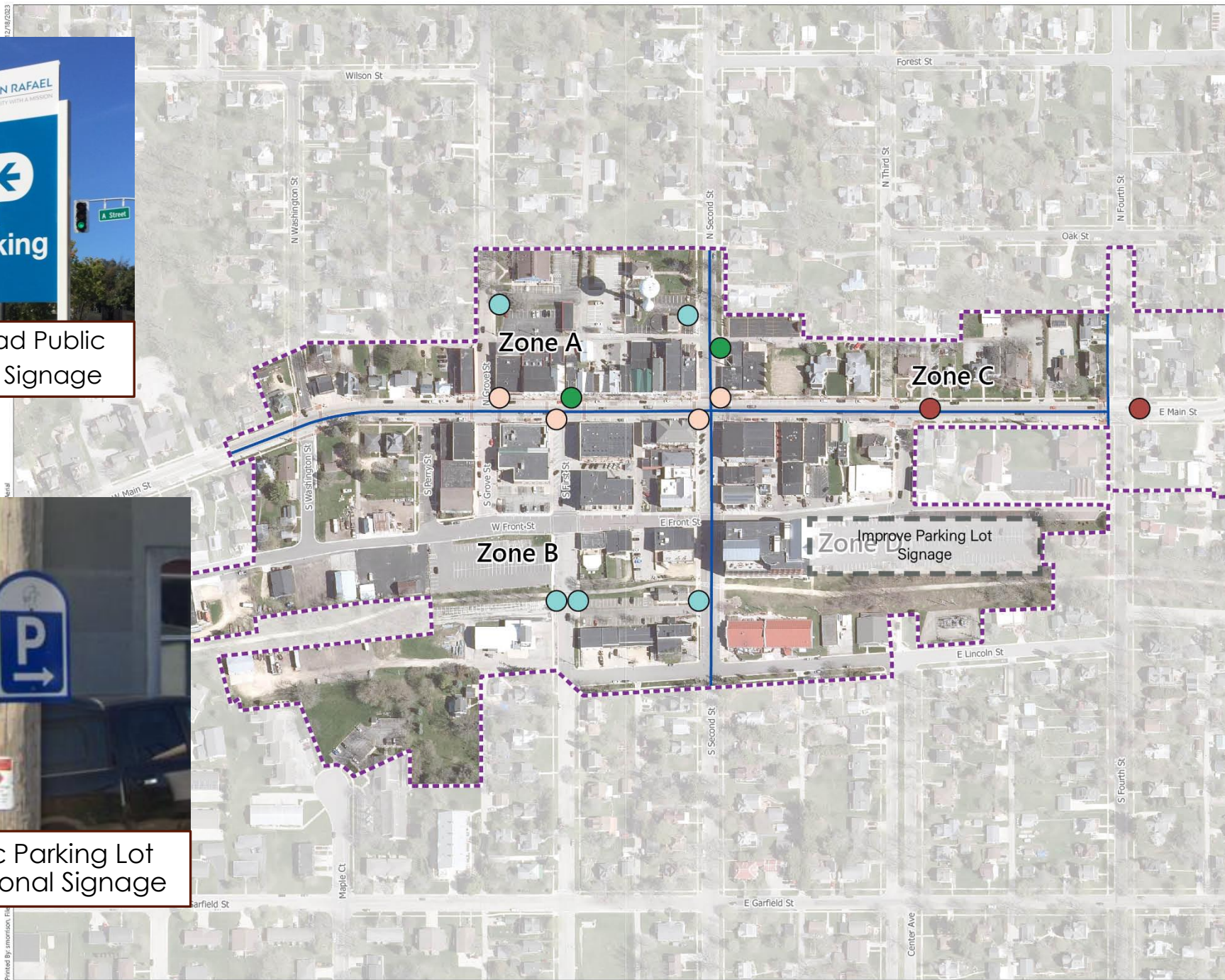
Data Sources:  
Dane County (2023)  
Dane County Aerial (2022)



Easier to read Public Parking Lot Signage



Public Parking Lot Directional Signage



# Parking Signage Recommendations

## Mount Horeb Parking Study

Village of Mount Horeb  
Dane County, Wisconsin

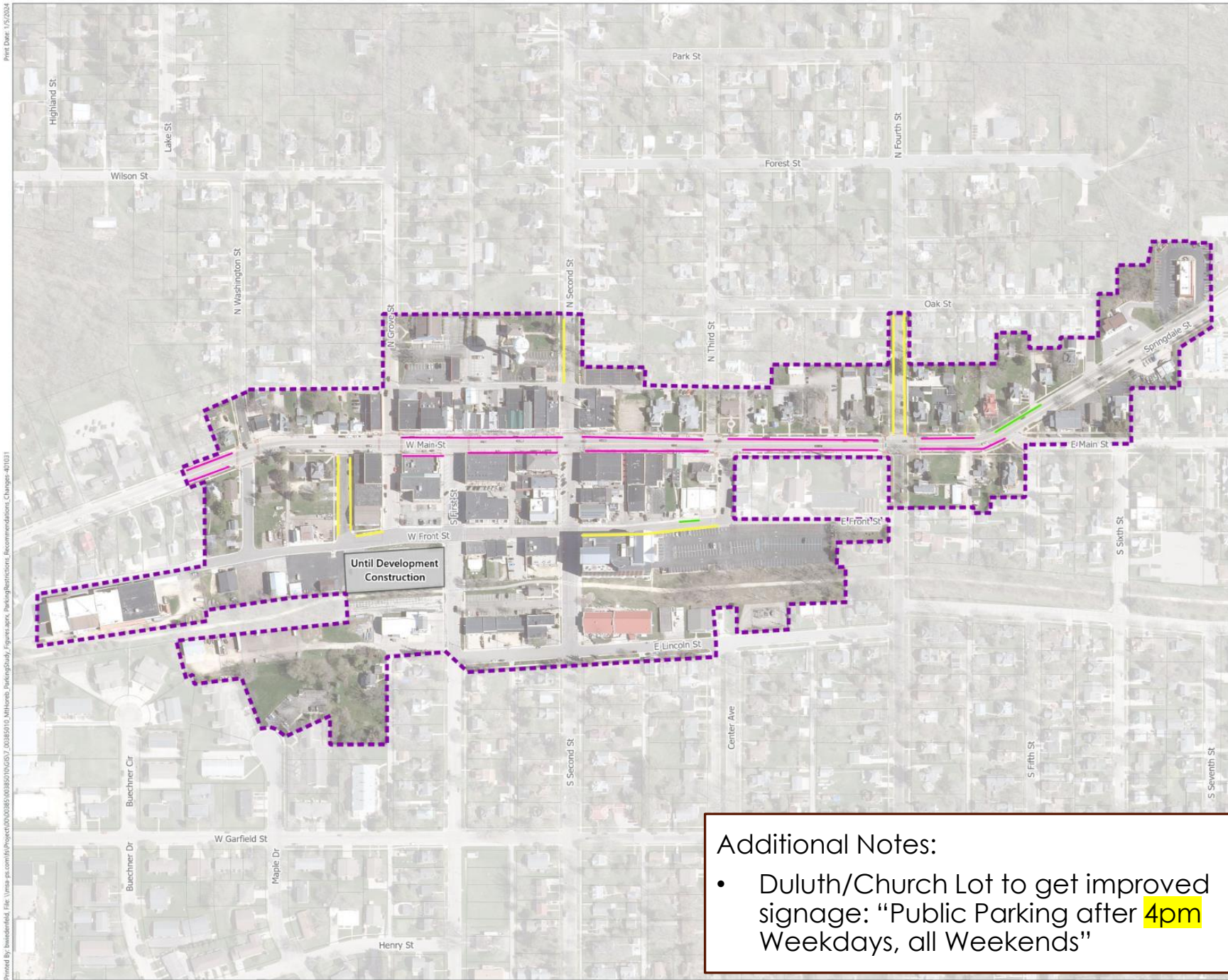
- Study Area
- Study Block

- Parking Sign - Left
- Parking Sign - Right
- Parking Sign - Left (Nights and Weekends)
- Public Parking Lot Sign

Data Sources:  
Dane County (2023)  
Dane County Aerial (2022)

## Print Date: 1/5/2024

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## Mount Horeb Parking Study

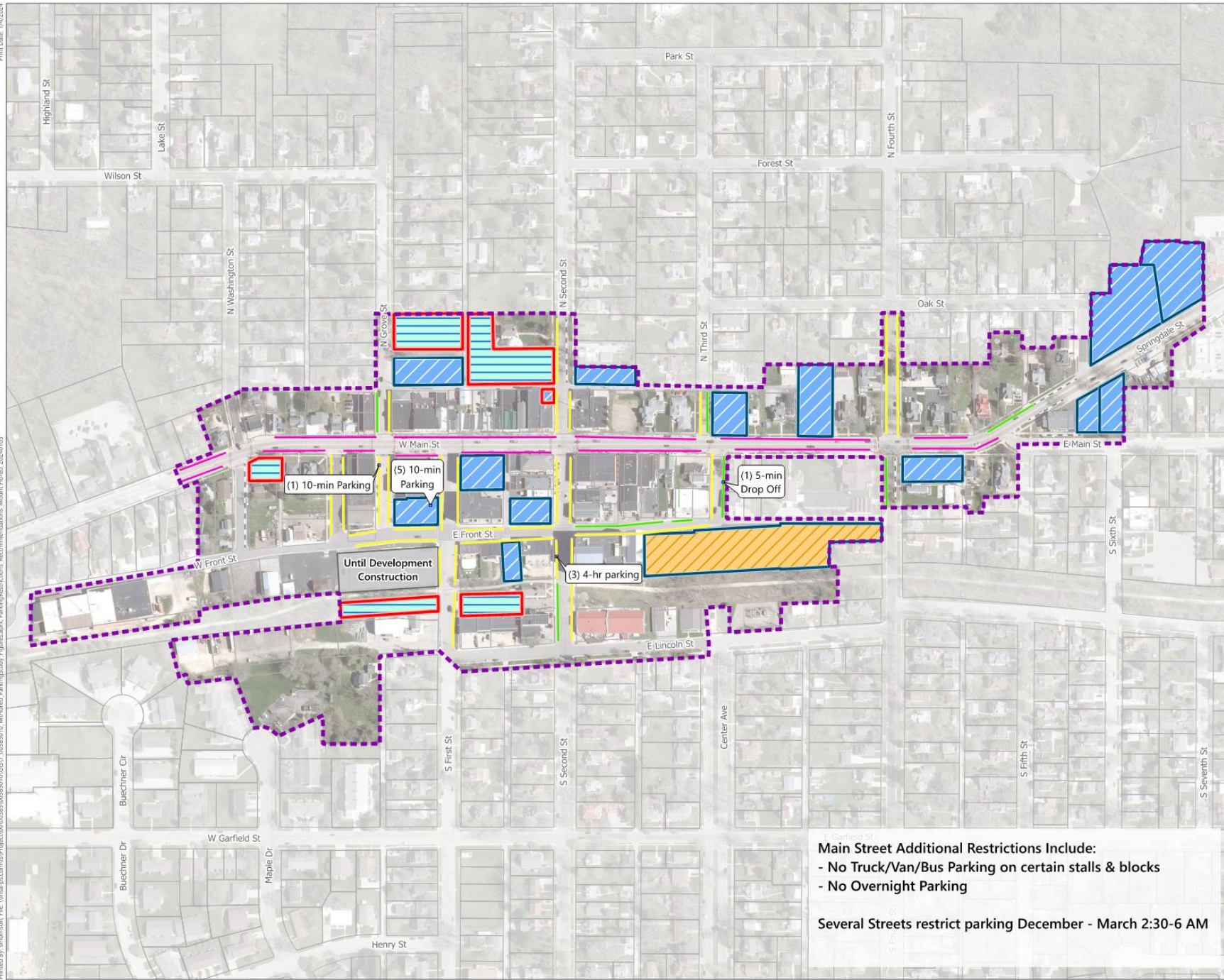
Village of Mount Horeb  
Dane County, Wisconsin

-  Study Area  
 Parcel Boundary  
On-Street Parking Restrictions  
 4 Hours (8am - 6pm)  
 2 Hours (8am - 6pm)  
 No Parking This Side  
 No Restrictions

Additional Notes:

- Duluth/Church Lot to get improved signage: "Public Parking after 4pm Weekdays, all Weekends"

*Data Sources:  
Dane County (2023)  
Dane County Aerial (2022)  
Parking Data Collected by MSA & Provided by Village of Mount Horeb*



## Recommended Parking Restrictions

### Mount Horeb Parking Study

Village of Mount Horeb  
Dane County, Wisconsin

- Study Area
- Parcel Boundary
- Private Lot
- Public Lot
- On-Street Parking Restrictions**
  - 4 Hours (8am - 6pm)
  - 2 Hours (8am - 6pm)
  - No Parking This Side
  - No Restrictions
- Off-Street Parking Restrictions**
  - No Parking 2-5 AM
  - Reserved 7AM - 5PM
  - Reserved/Private/Customer Only

Data Sources:  
Dane County (2023)  
Dane County Aerial (2022)

Parking Data Collected by MSA & Provided by Village of Mount Horeb

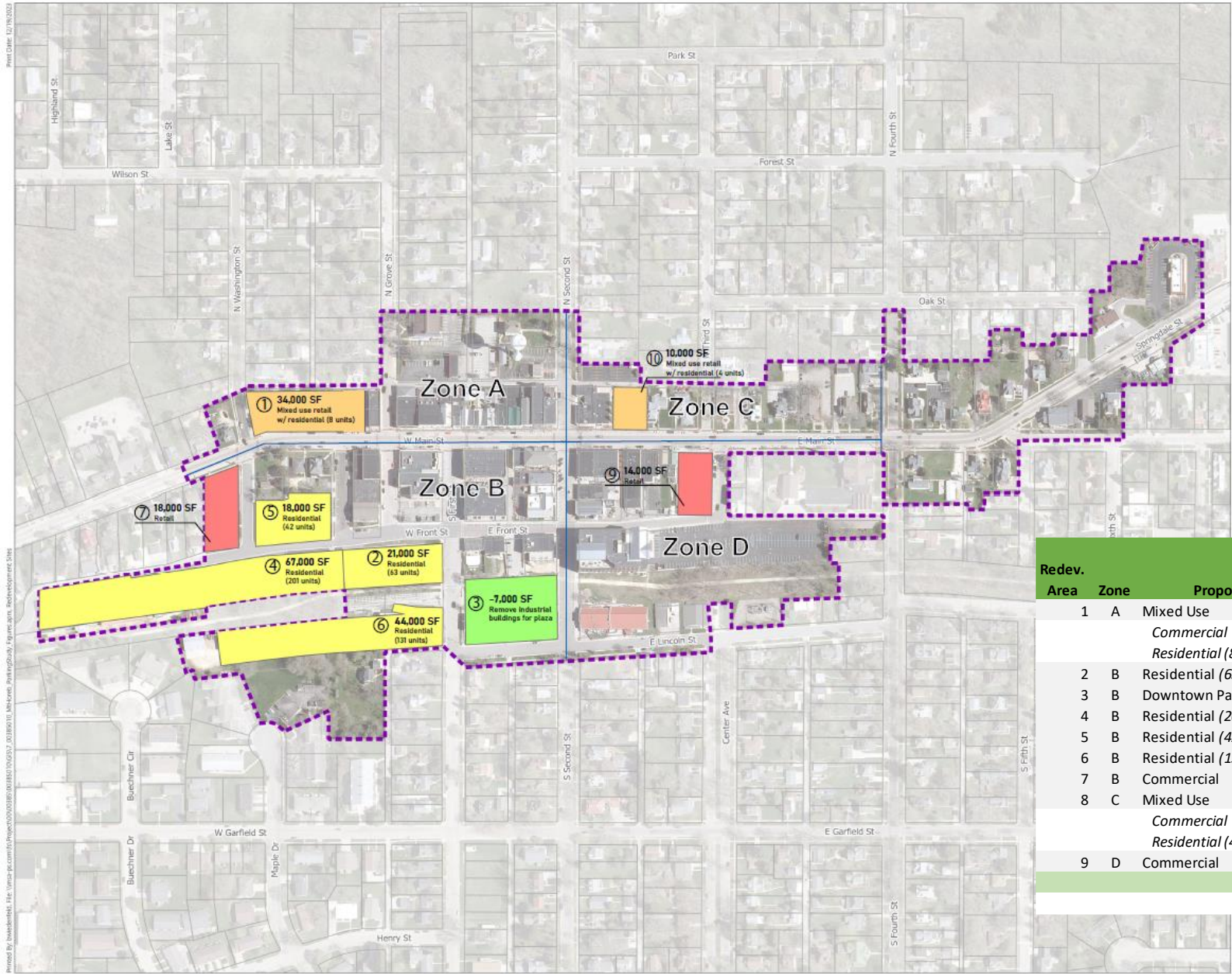
**Main Street Additional Restrictions Include:**  
- No Truck/Van/Bus Parking on certain stalls & blocks  
- No Overnight Parking

Several Streets restrict parking December - March 2:30-6 AM

# **WHAT CAN WE DO?**

## **Recommendations**

*Improve Street Parking Efficiencies*  
*Public Parking with Development*



Proposed Development

Mount Horeb Parking Study

Village of Mount Horeb  
Dane County, Wisconsin

- Study Area
- Parcel Boundary
- Proposed Use
  - Commercial
  - Park/Plaza
  - Mixed Use
  - Residential

| Redev. Area               | Zone | Proposed Use                | Lot Size SQFT | Developable Area SQFT | Parking Demand Need | Parking Supplied On Site |
|---------------------------|------|-----------------------------|---------------|-----------------------|---------------------|--------------------------|
| 1                         | A    | Mixed Use                   | 42,509        | 34,007                | 125                 | 12                       |
|                           |      | Commercial                  |               |                       | 113                 | 0                        |
|                           |      | Residential (8 upper units) |               |                       | 12                  | 12                       |
| 2                         | B    | Residential (63 units)      | 33,555        | 21,140                | 97                  | 97                       |
| 3                         | B    | Downtown Park and Plaza     | 51,079        | (7,040)               | 36                  | 36                       |
| 4                         | B    | Residential (206 units)     | 106,961       | 67,385                | 309                 | 309                      |
| 5                         | B    | Residential (42 units)      | 27,799        | 17,513                | 63                  | 63                       |
| 6                         | B    | Residential (135 units)     | 69,815        | 43,983                | 202                 | 202                      |
| 7                         | B    | Commercial                  | 22,729        | 18,183                | 61                  | 0                        |
| 8                         | C    | Mixed Use                   | 12,469        | 9,975                 | 39                  | 6                        |
|                           |      | Commercial                  |               |                       | 33                  | 0                        |
|                           |      | Residential (4 upper units) |               |                       | 6                   | 6                        |
| 9                         | D    | Commercial                  | 18,002        | 14,402                | 48                  | 0                        |
| Total                     |      |                             |               |                       | 980                 | 743                      |
| Total Public Parking Need |      |                             |               |                       |                     | 237                      |

# recommendations

## Zone A

- Existing Surplus: 64 spaces
- Proposed Development: Deficit of 49 spaces

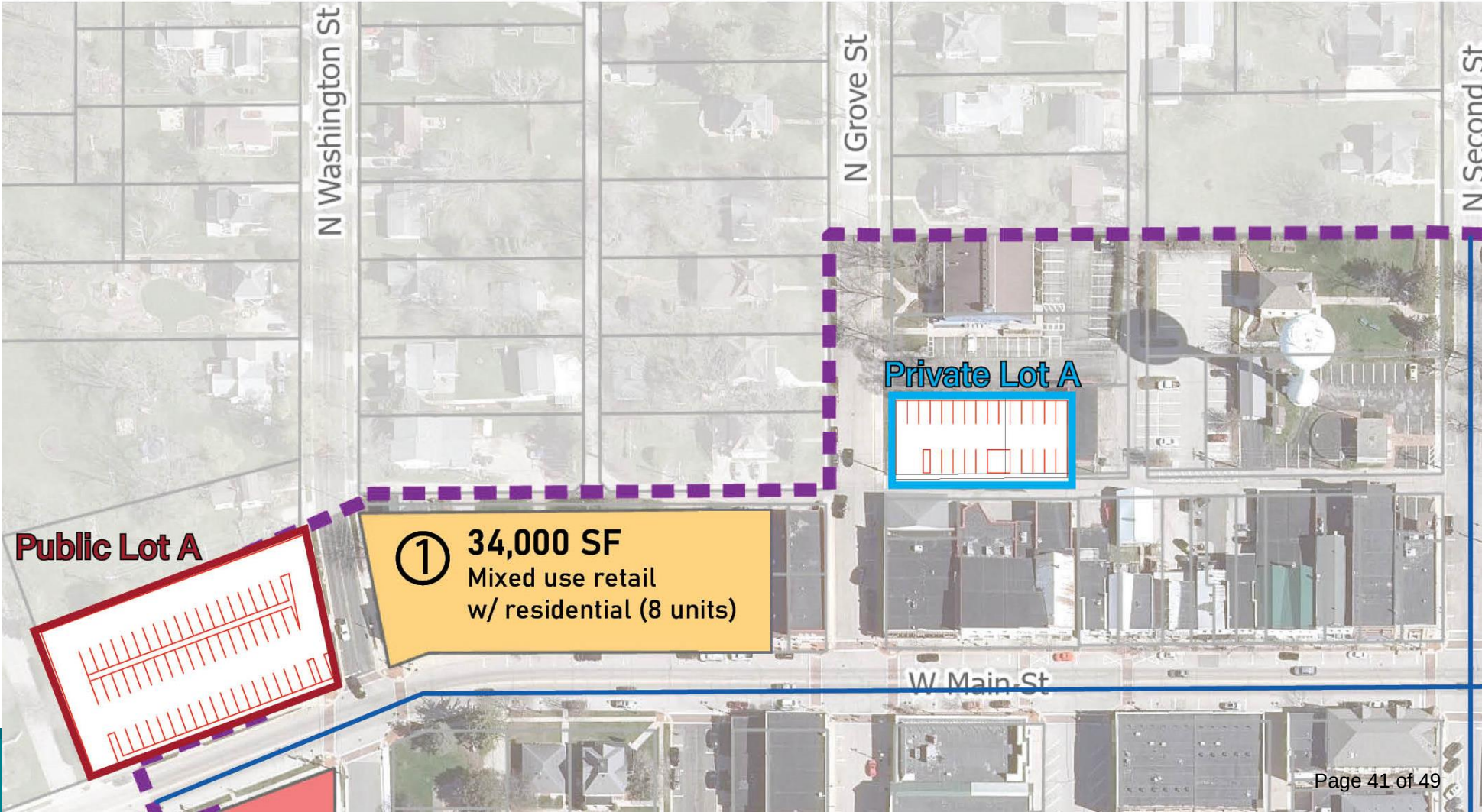


Proposed Parking Improvements:

Reline Duluth Retail Lot (+10 Spaces)

New parking Lot w/ Development (+56 Spaces)

Surplus of 17 Spaces



# recommendations

## Zone B

### Proposed Parking Improvements:

Angled Parking First Street  
(+12 Spaces)

Repave and Line Existing  
DNR Parking Lot

Pedestrian Improvements

Surplus of 16 Spaces

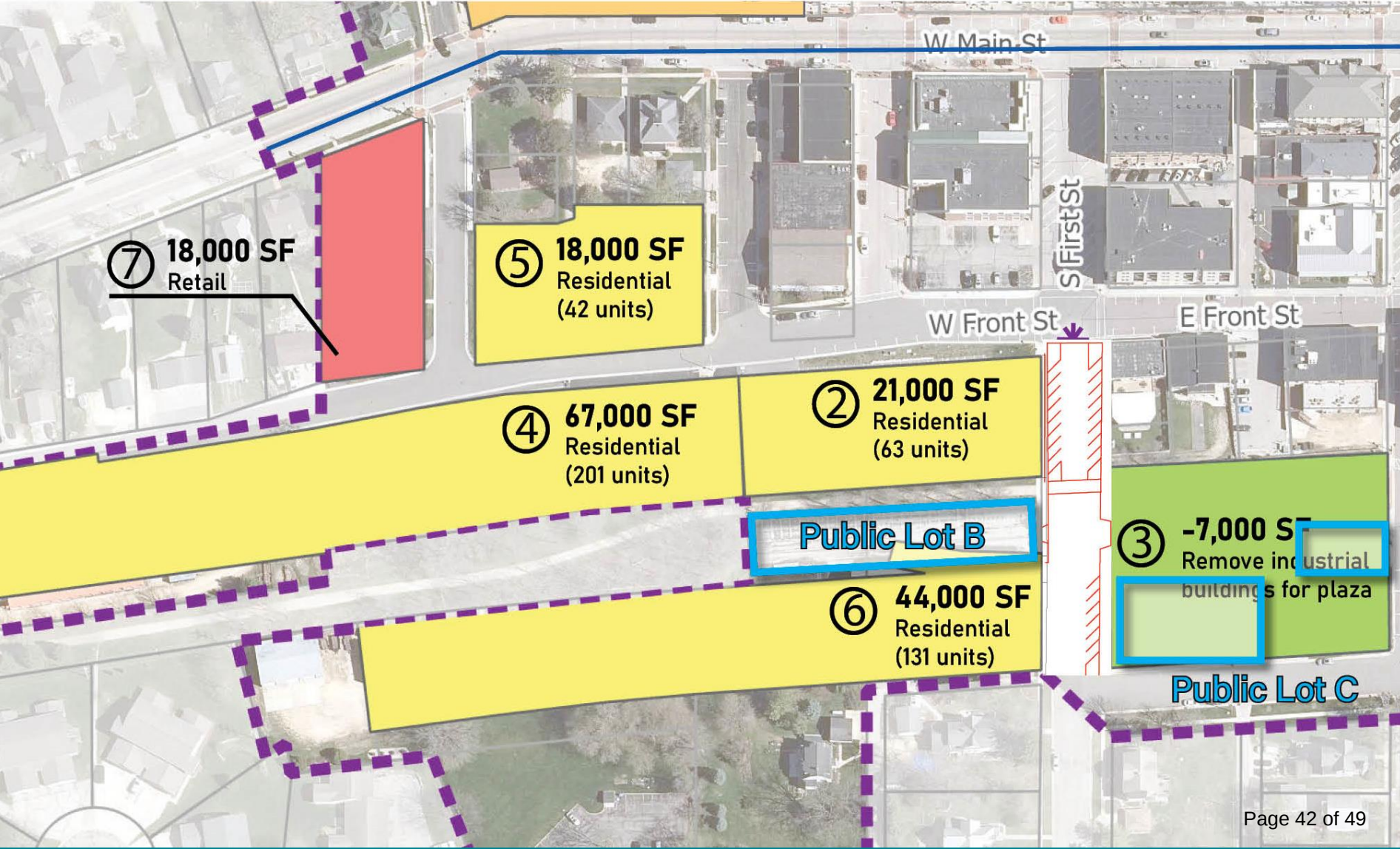
- Existing Surplus: 65 spaces
- Including Proposed Development: Surplus 4 spaces

Potential Future Parking

Improve Parking Layout

No Parking Anytime

Increased Pedestrian Safety Measures



# recommendations

## Zone C

- Existing Surplus: 49 spaces
- Including Proposed Development:  
Surplus 16 spaces

Potential Future Parking

Improve Parking Layout

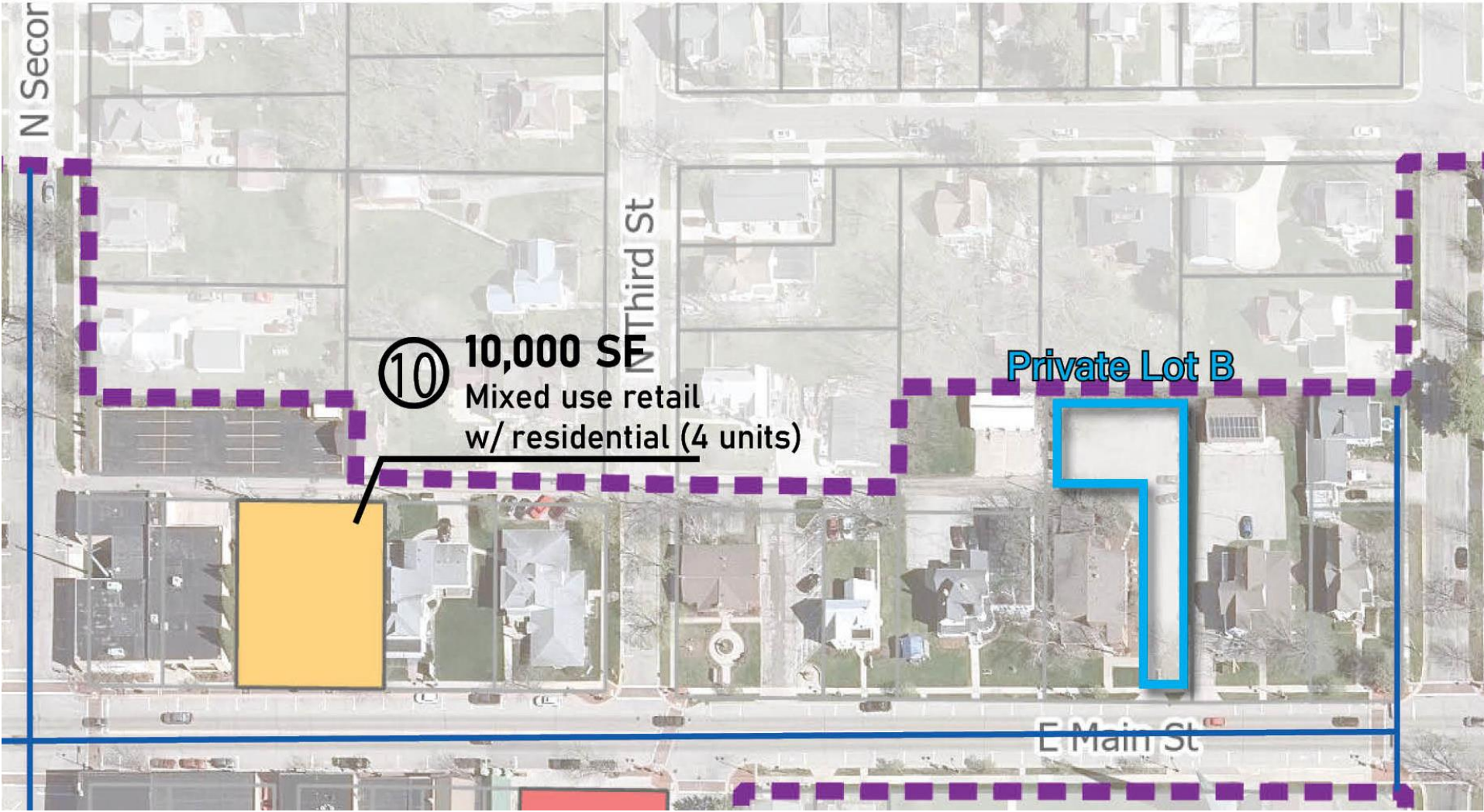
No Parking Anytime

Increased Pedestrian Safety Measures

### Proposed Parking Improvements:

Line Existing Private Parking

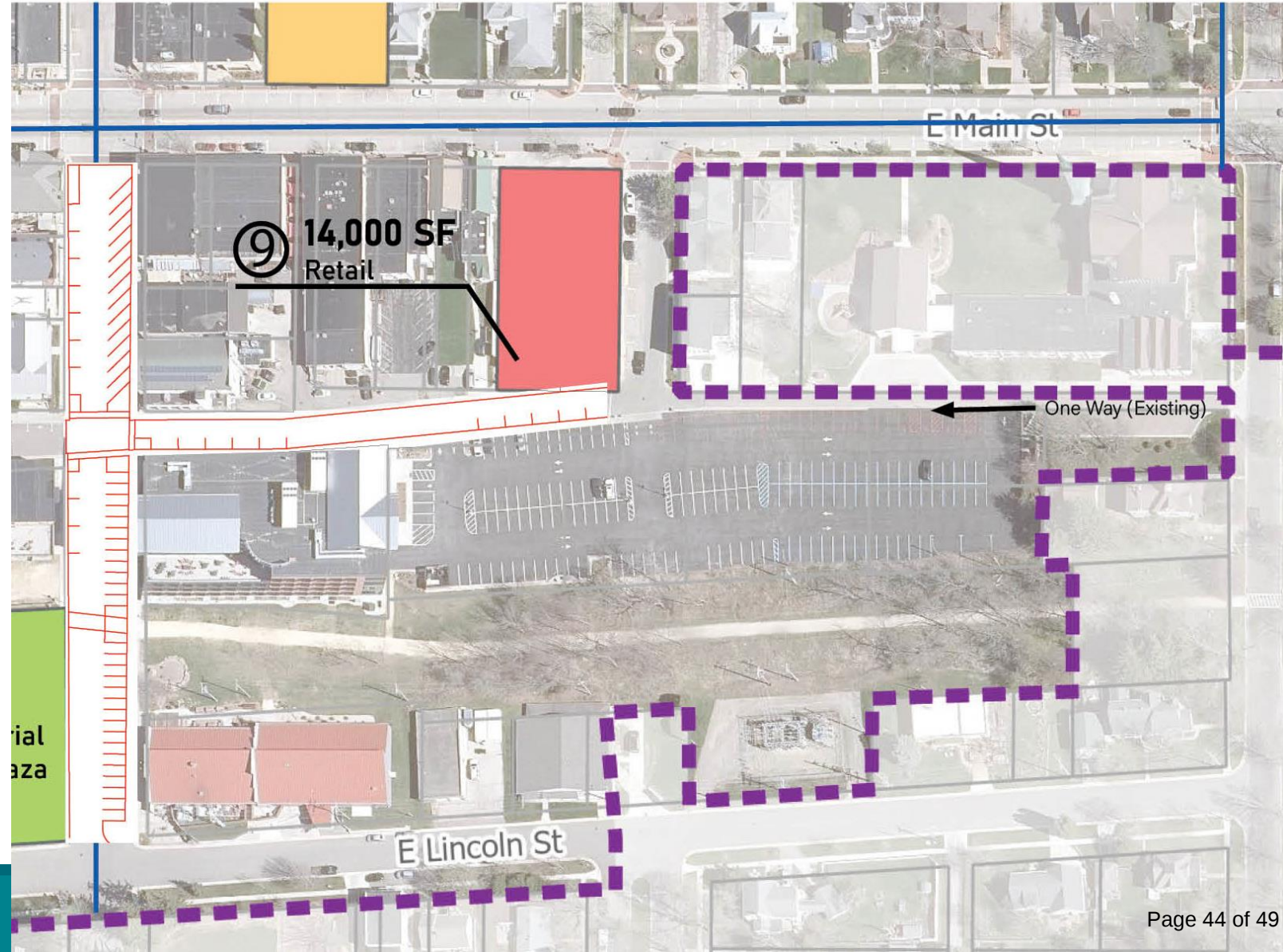
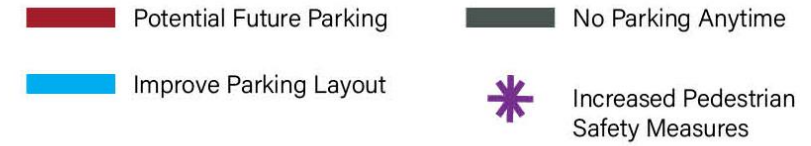
Surplus of 16 Spaces



# recommendations

## Zone D

- Existing Surplus:
  - 26 spaces
  - 73 when Duluth/ELC lot is public
- Including Proposed Development:
  - Deficit of 22 spaces
  - Surplus of 25 when Duluth/ELC lot is public



# recommendations

## Zone D

### Proposed Parking Improvements:

Flip 2<sup>nd</sup> Street Parallel and angled Parking (same parking #)

Perpendicular Parking South of Front Street (+16 Spaces)

Proposed One-way (+7 Spaces)

Pedestrian Safety Improvements

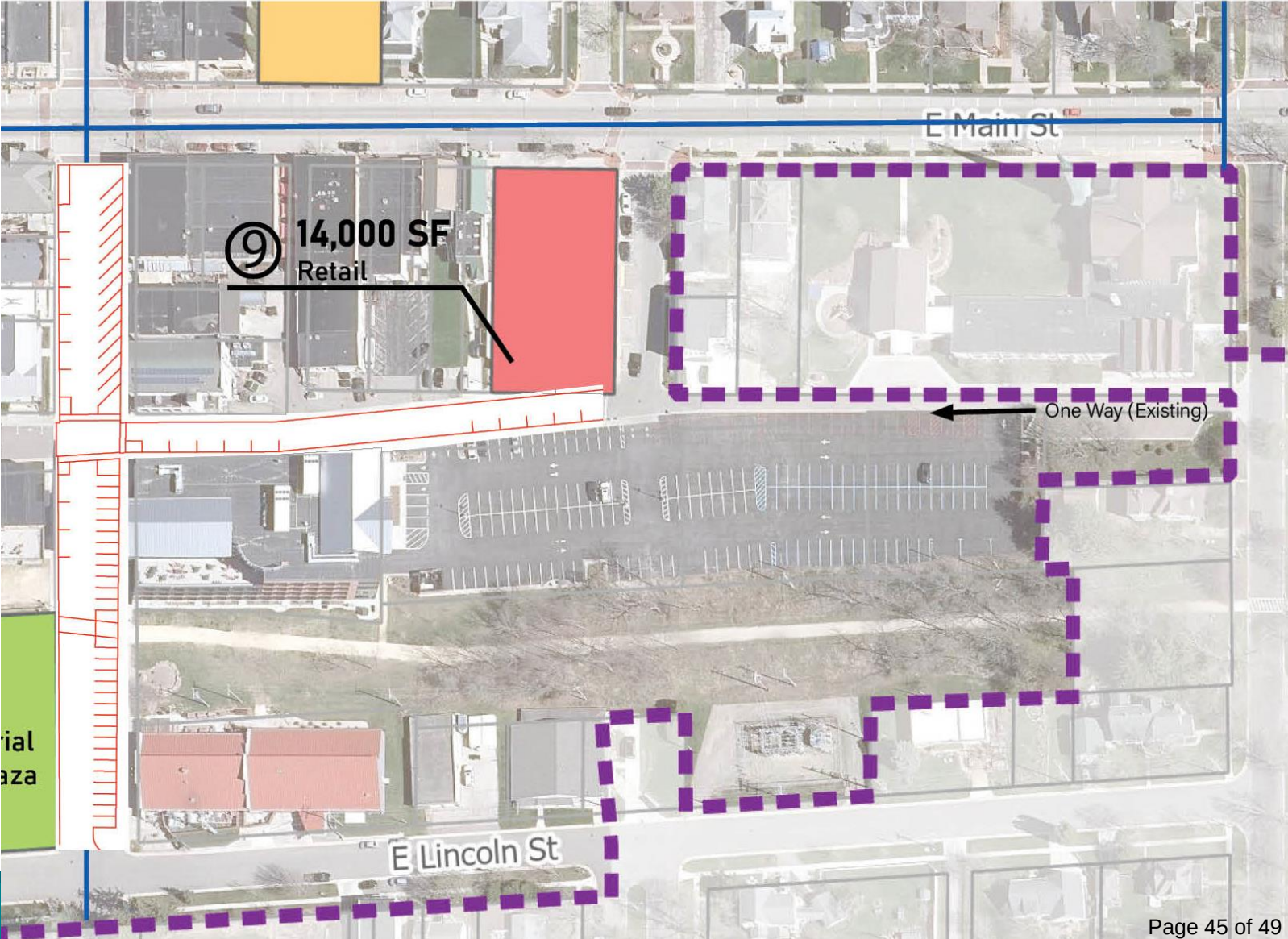
With Development:  
Surplus of 1 Space

Potential Future Parking

No Parking Anytime

Improve Parking Layout

Increased Pedestrian Safety Measures



# summary of recommendations

## Zone A

+10 Private Spaces - Reline Duluth retail lot  
+56 Public Space - Acquisition of property for new public lot

## Zone B

+12 street spaces – Rearrange parking along First Street

## Zone C

No parking spaces added, relining private parking may provide opportunity for better efficiency and partnership of parking

## Zone D

+23 street spaces – Rearrange parking on Front and 2<sup>nd</sup> Street

**TOTAL: 101 Spaces added**

| Parking Network Demand on Non-event Day |     |
|-----------------------------------------|-----|
| Total Spaces                            | 725 |
| On-Street                               | 273 |
| Off-Street Lot                          | 452 |
| Peak Demand                             | 413 |
| On-Street                               | 129 |
| Off-Street Lot                          | 284 |
| Reserve (15%)                           | 109 |
| On-Street                               | 41  |
| Off-Street Lot                          | 68  |
| Existing Surplus                        | 203 |
| On-Street                               | 103 |
| Off-Street Lot                          | 100 |
| w/ Future Development                   | -52 |
| w/ Recommendations                      | 49  |

| Parking Network Demand on Event Day |      |
|-------------------------------------|------|
| Total Spaces                        | 725  |
| On-Street                           | 273  |
| Off-Street Lot                      | 452  |
| Peak Demand                         | 516  |
| On-Street                           | 215  |
| Off-Street Lot                      | 301  |
| Reserve (15%)                       | 109  |
| On-Street                           | 41   |
| Off-Street Lot                      | 68   |
| Existing Surplus                    | 100  |
| On-Street                           | 17   |
| Off-Street Lot                      | 83   |
| w/ Future Development               | -155 |
| w/ Recommendations                  | -54  |

# project schedule – next steps

**NOV. 2** Steering Committee Meeting #2  
review initial results and recommendations

**JAN. 9** **Steering Committee Meeting #3**  
recommendations and alternatives

**Late FEB** Steering Committee Meeting #4  
prioritizing, phasing and financing

**MAR 6?** Village Board + CDA Meeting Presentation  
present results and recommendations

**MARCH 2024** Project Completion

## Next Steps:

- Duluth/Church Lot parking line differentiation
- ADA parking space determination
- Additional edits based on today's meeting



# STEERING COMMITTEE

## downtown parking study

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January 9<sup>th</sup>, 2023





## AGENDA ITEM REPORT

### MEETING DATE

January 10, 2024

### PREPARED BY

### AGENDA ITEM # 3.b

Zoning Code Rewrite Update

### BACKGROUND

The Village issued a Request for Proposal for planning services and a rewrite of our zoning code. The village zoning code is dated and limits or abilities for creative new development options without using the Planned Development approval process. The Village Board approved retaining Vandewalle as our official planner but have asked for a reworking of their proposal for the zoning code rewrite due to the expense. We envision the CDA playing an important role in providing insights to the zoning code rewrite process.

### RECOMMENDATION

### ATTACHMENTS

None