

Memorandum

To: Plan Commissioners

From: Eric Sundquist

Date: Nov. 15, 2010

Re: Follow-up to Nov. 18 discussion on parking maximums

Fellow Plan Commissioners,

At our meeting Thursday we disposed of most of the parking issues that were remaining. One thing we've never directly addressed as a body, however, is parking maximums (the maximum allowed number of stalls). On Thursday we revisited the discussion on this, including:

- **Staff's work to review maximums.** This work resulted in revisions to the basis of some standards (e.g. employees vs. building size), and some changes to the maximums. One that remains unchanged is general office.
- **Possible process revisions.** At earlier meetings we had discussed providing an administrative appeal for applicants seeking to exceed a maximum; currently a conditional use permit is required (though structured parking can also exceed the maximum). Having such a provision might allow more aggressive reductions in maximums. However, there did not seem to be a strong appetite for developing such a process given the other work with the new code.
- **Relatively modest revisions in maximums.** There was some discussion about making relatively modest revisions to the maximums in the red-lined version, particularly for office.

What follows are some illustrations of the relative footprint sizes of a surface parking lot and a retail or office building. The first page assumes a one-story building; the second a two-story building (essentially halving the building footprint). The four diagrams show:

1. Parking at the maximums in the red-lined draft.
2. Parking at a modestly reduced maximum discussed briefly on Thursday (labeled "proposal.")
3. Parking at the maximum allowed by the Milwaukee code for retail.
4. Parking at the minimum required in the red-lined draft.

I hope this adds some value in our discussion tonight.

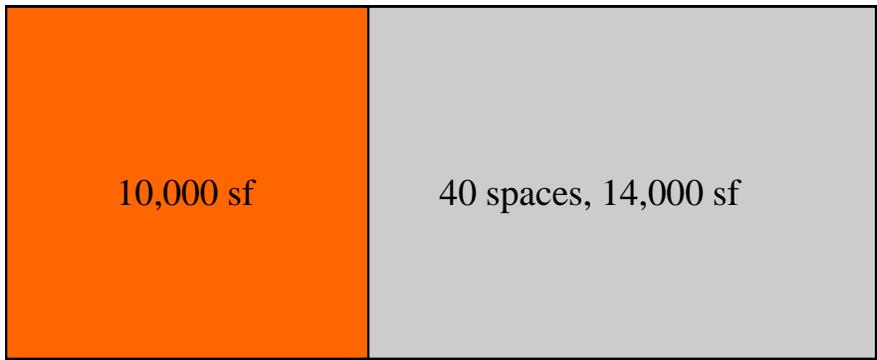
Eric

Office and retail parking (one-story buildings)

Building ■

Parking lot □

1. Red-lined draft maximum: 1 stall/200 sf
2. Proposal for maximum: 1 stall/250 sf
3. Milwaukee office maximum: 1 stall/285 sf
4. Red-lined draft minimum: 1 stall/400 sf



Office and retail parking (two-story buildings)

Building ■

Parking lot □

1. Red-lined draft maximum: 1 stall/200 sf
2. Proposal for maximum: 1 stall/250 sf
3. Milwaukee office maximum: 1 stall/285 sf
4. Red-lined draft minimum: 1 stall/400 sf

