

## CITY OF SHEBOYGAN

### REQUEST FOR TRANSIT COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** 10. Communication and Request from Stefano's

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**REPORT PREPARED BY:** Derek Muench, Director of Transit & Parking

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**REPORT DATE:** 5/11/22

**MEETING DATE:** 5/17/22

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#### FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

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#### STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

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#### BACKGROUND / ANALYSIS:

Whitney Viglietti from Stefano's (also with Slo Market, Il Ritrovo and Field to Fork) has made a formal request for a parking agreement that would give their employees adequate parking at a reduced rate. The Director of Transit & Parking was able to discuss some options with Ms. Viglietti and proposed the following:

- **Overall** – we discussed a need for 40 stalls between Lots 9 and 10 for employee parking. Customer parking would be available on-street at meters, in your parking lot, or in Lot 9.
- **Rate** – based on quantity, the current rate of \$25/month per permit is being recommended at \$20/month (20% discount). The regular rate for 40 stalls annually is \$12,000 and with discount, this would drop to \$9,600 or \$2,400 quarterly.
- **Agreement** – the agreement would be set on annual terms (calendar year).
- **Notes** – we would provide parking permits at this time to park anywhere in Lot 9 (Lot 10 would be leased completely to you as it is now). With the implementation of HotSpot, we can move the permits to digital in the system which should save time and energy.

#### STAFF COMMENTS:

The Director of Transit & Parking has worked with the owners and staff of Stefano's over the past several months involving parking issues in this area, in particular, with the proposed development of apartments/condos at the corner of S 7<sup>th</sup> Street and Pennsylvania Avenue. Conversations included onsite, in-person and email. Currently the property is a parking lot (private) with the owner ordering all individuals to refrain from parking in this lot or risk being fined or towed. This has caused a displacement of parking over to Lot 9 (it should be noted that this is a public lot and that these businesses are not located within a parking assessment district). Revenue is very important in this area (supports the Parking Admin portion of the budget).

The agreement would be with Stefano's and the Viglietti's (not individual employees). They would be responsible for the payments and providing required information to the Parking Utility related to employees using the lot. (HotSpot will help simplify this process once implemented.)

Lot 9 currently is underutilized. This will help better utilize the lot and increase revenue while assisting a major employer in this area.

Off note, there is at least one other business that rents several stalls (McClone Insurance has 20 stalls in Lot 9 as an example). Transit Commission might want to consider this information when making its decision. It may want to also consider a change to the rate for this lot for all customers as part of Item 3.4.

**ACTION REQUESTED:**

Staff does not have a recommendation on this item but will support the Transit Commission with its motion and directive.

**ATTACHMENTS:**

- I. No attachment.