



Council Agenda Item

Meeting Date:	April 3, 2025
Agenda Item:	Parking Lot C
Staff Contact (name, email, phone):	Brad Marquardt, bmarguardt@whitewater-wi.gov , 262-473-0139

BACKGROUND

(Enter the who, what when, where, why)

In November 2024, the Public Works Committee (PWC) listened to a proposal to improve Parking Lot C (corner of Center Street and Whitewater Street) to bring more awareness to the mural on the side of the building at 119 W. Center Street. The Committee was open to the concept but wanted a revised layout for the area keeping some parking and possible dimensions of the enhanced area. The revision (attached) was brought back to the PWC in March 2025. The revised layout keeps the four 10-hour parking stalls on the east side of the lot. The four parking stalls on the west side would be replaced with a raised sitting wall and a 20' x 25' paver patio area.

Also attached is a map showing approximate dimensions of the existing parking lot. For typical parking lots, standard stall lengths should be 18', and with perpendicular parking the aisle width should be 24'. If the sitting wall and paver patio area were located in the existing west parking stalls, the remaining parking lot would for the most part, meet these dimensions.

The paver patio area does eliminate four 10-hour parking stalls. However, there are multiple lots throughout the downtown that also have 10-hr parking stalls available.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

The Public Works Committee discussed this at their November 2024 meeting and asked for additional information. At their March 12, 2025 meeting, the committee approved the concept and asked for it to be brought to the full council for discussion and the implementation of a Memorandum of Understanding (MOU) for the installation and maintenance of the improved area.

FINANCIAL IMPACT

(If none, state N/A)

The quote associated with the design is \$35,391. The quote does not include the concrete parking lot as shown on the rendering.

STAFF RECOMMENDATION

Staff is open to the concept, and would recommend a motion to have staff work with the City Attorney to develop a MOU to bring back to the Council for final approval. Staff is open to what should be included in the MOU, but would like to see the following at a minimum:

1. All improvements made to Lot C are the financial responsibility of *Entity To Be Determined (ETBD)*
2. Maintenance and repair of the paver patio area, sitting walls and all landscaping within Lot C is the responsibility of *(ETBD)*
3. As a contingency, landscaping maintenance will be provided by *(ETBD)*
4. The City will maintain the parking stalls and drive aisle after improvements are made.
5. For winter maintenance, the City will be responsible for the parking stalls and drive aisle areas; the paver patio area and sitting walls would be the responsibility of *(ETBD)*
6. If the area falls into disrepair, the City has the exclusive right to terminate this Agreement and return the area back into parking stalls.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. Revised Layout and Quote
 2. Existing Parking Lot
 3. Downtown Parking Map
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