



January 7, 2019

To: Tom Harrigan
Zoning and Planning Administrator

From: Philip Schultz

Subject: Elm Grove Heights
Surface Parking Lot Usage Analysis

Tom, attached is the parking analysis that we prepared which shows that we will only have an average of about 6.4 cars in the Elm Grove Heights surface lot at any one time.

**PARKING LOT USAGE ANALYSIS
CRESTVIEW SENIOR APARTMENTS**

Greenfield, WI

December, 2018

DESCRIPTION OF ANALYSIS: In order to document the actual daily usage of parking lots for Independent Senior Living apartment buildings developed and managed by Horizon, an actual count of cars was recorded on an hourly basis over the course of six days. Over the survey period the number of cars observed in the parking lot was counted and entered into a summary spreadsheet and a photograph was taken of the cars in the lot to document the counts. The survey covered three weekdays and three weekend days.

Crestview is a 76 unit senior apartment building located in Greenfield, Wisconsin. As of December, 2018, the average age of the residents at Crest View was eighty years old. Crestview has total parking onsite of 72 spaces in its underground and surface parking lot for a parking ratio of .95 spaces per housing unit.

The Crestview building also houses a regional management office for Horizon Management so up to five staff cars can be parked in the Crestview parking lot.

The proposed Elm Grove Heights project will only have one onsite staff person so the summary adjusts for the lower staff usage of the parking lot. In addition Horizon anticipates that the onsite staff person will park in the underground garage.

The results of the analysis are as follow:

- There was an average of 6.4 cars in the parking lot at any one time
- The average number of cars in the lot did not vary significantly between weekdays and the weekend.
- There were only more than eight cars in the lot 16% of the time
- The highest number of cars observed in the lot was ten.

CONCLUSION: The proposed eighteen spaces of surface parking at Elm Grove Heights are more than adequate to meet the needs of visitors.

CRESTVIEW PARKING LOT PARKING ANALYSIS

Average Number of Cars in the Surface Parking Lot

	<u>Date</u>	<u>Cars</u>
Tuesday	12/12/2018	7.0
Thursday	12/13/2018	5.4
Friday	12/14/2018	6.4
Saturday	12/15/2018	6.5
Saturday	1/5/2019	6.3
Sunday	1/6/2019	6.9
	Average	6.4

CRESTVIEW PARKING LOT PARKING ANALYSIS

Number of Cars in Lot	No. of Times Observed	
3	1	3%
4	7	18%
5	6	16%
6	6	16%
7	6	16%
8	6	16%
9	3	8%
10	3	8%
	38	100%

**CRESTVIEW PARKING LOT USAGE
76 SENIOR APARTMENTS**

Greenfield, Wisconsin

Report Date: 1/6/2019

TUESDAY						
DATE:	12/11/2018					
Time	Cars in Lot	Staff Cars	Adjusted for one Staff Person	Total Cars	Adjusted for Staff	Number of Observations
9	5	1	5			
10	7	3	5			
12	13	5	9			
1	7	1	7			
2	11	2	10			
3	10	4	7			
4	7	2	6	60	49	7
Total	60		49			
Average	8.6		Average 7.0			

THURSDAY						
DATE:	12/13/2018					
Time	Cars in Lot	Staff Cars	Adjusted for one Staff Person	Total Cars	Adjusted for Staff	Number of Observations
9	4	2	3			
10	9	3	7			
11	7	2	6			
12	4	1	4			
1	4	1	4			
3	6	0	7			
4	7	1	7	41	38	7
Total	41		38			
Average	5.9		Average 5.4			

FRIDAY						
DATE:	12/14/2018					
Time	Cars in Lot	Staff Cars	Adjusted for one Staff Person	Total Cars	Adjusted for Staff	Number of Observations
9	6	2	5			
10	9	2	8			
11	6	1	6			
12	3	0	4			
1	8	1	8			
2	8	1	8			
4	6	1	6	46	45	7
Total	46		45			
Average	6.6		Average 6.4			

SATURDAY						
DATE:	12/15/2018					
Time	Cars in Lot	Staff Cars	Adjusted for one Staff Person	Total Cars	Adjusted for Staff	Number of Observations
9	4	1	4			
10	5	1	5			
11	9	1	9			
12	8	1	8	26	26	4
Total	26		26			
Average	6.5		Average 6.5			

SATURDAY						
DATE:	1/5/2019					
Time	Cars in Lot	Staff Cars	Adjusted for one Staff Person	Total Cars	Adjusted for Staff	Number of Observations
10	4	1	4			
11	6	1	6			
12	5	1	5			
2	7	1	7			
3	8	1	8			
4	8	1	8	38	38	6
Total	38		38			
Average	6.3		Average 6.3			

SUNDAY						
DATE:	1/6/2019					
Time	Cars in Lot	Staff Cars	Adjusted for one Staff Person	Total Cars	Adjusted for Staff	Number of Observations
10	4	1	4			
11	6	1	6			
12	5	1	5			
1	10	1	10			
2	10	1	10			
3	9	1	9			
4	4	1	4	48	48	7
Total	48		48	Total Cars 259	Adjusted for Staff 244	Number of Observations 38
Average	6.9		Average 6.9			

AVERAGE NUMBER OF CARS IN LOT PER OBSERVATION

6.4

(Average including all staff: 6.8)