

Downtown Parking Study

Janesville, WI
2021



Completed:
Summer, 2021
Janesville Area Metropolitan Planning Organization

Table of Contents

INTRODUCTION	3
Section 1: METHODOLOGY	4
Section 2: PARKING IN THE DOWNTOWN STUDY AREA	5
Table 1: Downtown Janesville Parking Inventory, 2015 – 2021*	5
Figure 1: Downtown Parking Overview	6
Figure 2: Downtown Janesville Parking Lots & On-Street Parking	7
Section 3: PARKING OCCUPANCY OVERVIEW	8
Table 2: Industry Occupancy Standards	8
Table 3: Overall Downtown Parking Occupancy Rates, 2015 – 2021	8
Table 4: Parking Occupancy by Side of Downtown, 2015 – 2021	9
Section 4: OFF-STREET PARKING	10
Figure 3: Off-Street Occupancy Rates by Side of Downtown (2015-2021)	12
Figure 4: Off-street Occupancy 2021	13
Section 5: ON-STREET PARKING	14
Figure 5: On-Street Occupancy Rates by Side of Downtown (2015-2021)	15
Figure 6: On-Street Occupancy 2021	16
Section 6: Summary and Results	17
Appendix A: Parking Inventory and Percent Occupancy by Side of Downtown	18
Appendix B: Off-Street Parking Inventory and Percent Occupancy	20
Appendix C: Inventory and Occupancy Rate: Parker Drive / Wall Street Garage	22

INTRODUCTION

The *Downtown Parking Study* consists of an inventory of public parking stalls in Janesville's downtown central business district and an occupancy survey to determine stall utilization during weekday business hours. Staff uses occupancy surveys to identify the adequacy of parking based on location and type of parking. Throughout this *Study* staff compared 2021 data with the results from previous studies dating to 2015. The City of Janesville has conducted downtown parking surveys on a biennial basis going back to the 1980s.

The goal of downtown parking is to help facilitate a traditional, walkable urban form that creates a unique sense of place and supports a diverse downtown economy. By allowing for residents and visitors to park once and then walk to their final destination, downtown areas experience an increase in foot traffic which helps to create a vibrant atmosphere. Providing parking downtown is not free which means ongoing study will help to ensure an optimal investment in public parking infrastructure¹.

This year's *Study* presents an opportunity to study the impact from the Covid-19 pandemic along with ongoing implementation of the *Rock Renaissance Area Redevelopment and Implementation Strategy (ARISE)* on parking in the downtown area. *ARISE* is a long-term downtown revitalization plan, which guides implementation of public improvements and private investment underway in the Downtown since the plan's adoption in 2015.

The *2021 Downtown Parking Survey* was conducted on Tuesday, May 25th and Wednesday, May 26th. MPO staff surveyed the area over two days, at mid-morning (10:00 A.M.) and mid-day (2:00 P.M.) periods, in order to obtain information on the average daily occupancy during business hours. This occupancy count process is consistent with the methodology used in previous downtown parking studies and approximates peak demand for parking during weekday business hours.

The Downtown Study Area consists of the Central Business District, an area comprised of 45 blocks (**Figure 1 and Figure 2**). The Study Area is bounded by Centerway and Prospect Avenue to the north; Wisconsin Street to the East; Academy Street to the West; and W. Court Street, McKinley Street, Van Buren Street and St. Lawrence Avenue to the south. The series of tables and maps displayed in this report illustrate parking conditions by off-street lots, on-street parking stalls, and East and West Sides of Downtown, delineated by the Rock River.

The *2021 Downtown Parking Study* evaluated parking occupancy shortly after many pandemic-related restrictions eased as well as amidst continued changes and activity in Janesville's Downtown including opening of a pedestrian bridge spanning the Rock River and the "Town Square East" area; the River Flats Apartments; completion of the reconstructed Milwaukee Street Bridge across the Rock River; ongoing reconstruction of W. Milwaukee Street from River Street to the Five Points intersection; and ongoing reconstruction of S. Main Street from St Lawrence Avenue to E. Racine Street. The reconstruction of Milwaukee Street will add 13 on-street parking stalls split between the Milwaukee Street Bridge and the reconstructed street. Current construction resulted in temporary closure of some parking stalls during the survey period.

¹ "Central Business District Parking Analysis and Long-term Plan" – Walker Consultants (2014) prepared for the City of Wausau

Section 1: METHODOLOGY

This *2021 Downtown Parking Study* was implemented in a similar manner to previous parking studies. This *Study* marked a stall as being occupied if a car was parked in the stall at the time of observation. These observations were recorded based on their location, stall type, and the day and time during which staff collected data. MPO staff collected data four times during the *Study*, at 10:00 A.M. and 2:00 P.M. on two consecutive weekdays. The data was aggregated in a spreadsheet and overall utilization was calculated by adding together the total observed occupied stalls for each sample, dividing the total by four (number of samples), and then dividing this number by the total number of stalls. The same calculation was used to determine occupancy rates for the East and West Sides of the Rock River, specific parking lots, as well as for each type of parking (on-street, off-street, all-day, two-hour, reserved / leased, ADA accessible, and electric vehicle) and to compare current occupancy rates to historical rates.

As occupancy is an average value and occupancy rate is presented in percentage form, some results in **Table 3 and 4** as well as **Appendix A, B, and C** are reported with decimal points. Rounding is used in the narrative of this study for simplified reporting.

With the removal of the Downtown Parking Plaza in 2017, this *Study* is the second to report occupancy and inventory by East and West Side of the Rock River rather than by northwest, southwest, northeast, and southeast quadrant. The *2019 Downtown Parking Study* was the first study to report data by halves rather than quadrants. Site specific data is listed in the **Appendixes** and heat maps for each on-street block and off-street area can be found in Sections 4 and 5. Findings for the East Side of the Rock River include all on-street parking, off-street lots, and the Wall Street Parking Garage, while the West Side of the River includes all on-street parking and off-street lots.

Section 2: PARKING IN THE DOWNTOWN STUDY AREA

There are currently 2,002 available public parking stalls in the Downtown Study Area. Half of these stalls are on-street, 1001, and the other half are located off-street, 1,001.

On-street and off-street parking is available in either Two-Hour or All Day durations in Downtown Janesville. Of the 2,002 stalls, 389 (19%) are Two-Hour, 1,500 (75%) are All Day, 66 (3%) are ADA accessible, 45 (2%) are reserved or leased, and two (0.1%) are designated for electric vehicle charging. Reserved and leased stalls are primarily located in the Wall Street Garage, North Main Street Lot, Town Square East, and the Dodge Street Lot and are available to commercial businesses. **Table 1** outlines parking inventory in Downtown Janesville from 2015 to 2021, subdivided by on-street and off-street parking and further subdivided by the type of parking.




The Upper Courthouse Parking Ramp was converted to employee parking following reconstruction in 2019 resulting in a loss of 99 off-street parking stalls. The West Milwaukee Street Lot was permanently closed in 2018 for the construction of Janesville’s first downtown hotel in recent history, Cobblestone Hotel & Suites. This resulted in a loss of 84 off-street parking stalls. In response, the third floor of the Wall Street Garage was opened in 2019, adding 64 off-street parking stalls to the downtown inventory. The Town Square East lot was opened after 2019, providing a total of 23 additional off-street parking stalls. Parking stalls are regularly added and removed from public lots and on streets, resulting in variations among overall inventory.

Table 1: Downtown Janesville Parking Inventory, 2015 – 2021*

	2015	2017	2019	2021	2021 % of Total Stalls	Change 2019-2021
Parking Inventory	2150	2143	1954	2002	100%	+2%
On-Street	867	862	976	1001	50%	+3%
Off-Street	1283	1281	978	1001	50%	+2%
<i>Two-Hour</i>	661	657	364	389	19%	+7%
<i>All Day</i>	1341	1338	1487	1500	75%	+1%
<i>ADA Accessible</i>	70	70	62	66	3%	+6%
<i>Reserved/Leased</i>	78	78	39	45	2%	+15%
<i>Electric Vehicle</i>	0	0	2	2	0.1%	0%

**Total Parking Inventory included 1,940 available parking stalls during the 2019 study period, and 44 stalls temporarily closed for construction during the study period.*

Figure 1: Downtown Parking

-  Parking Study Area
-  Off-Street
-  On-Street

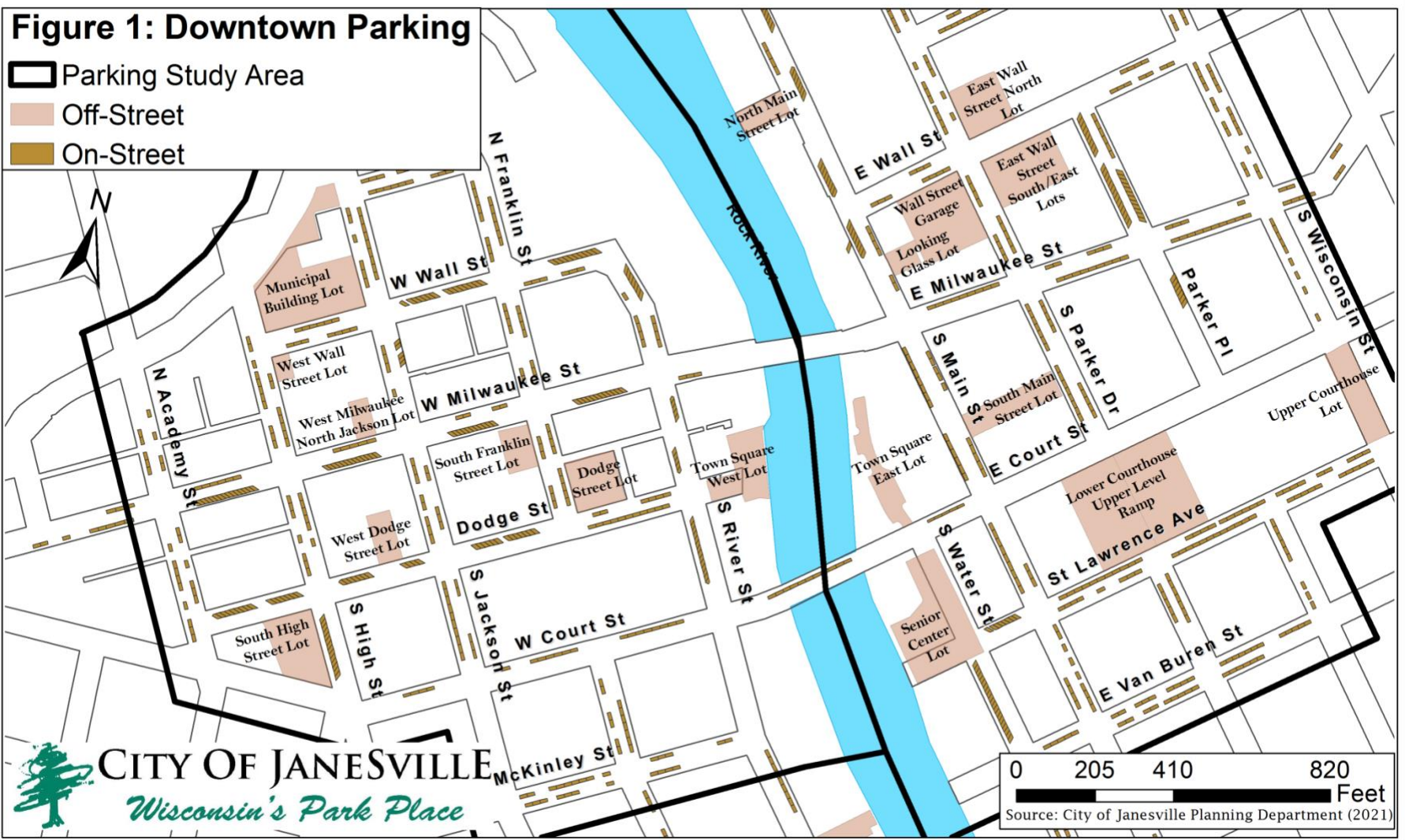
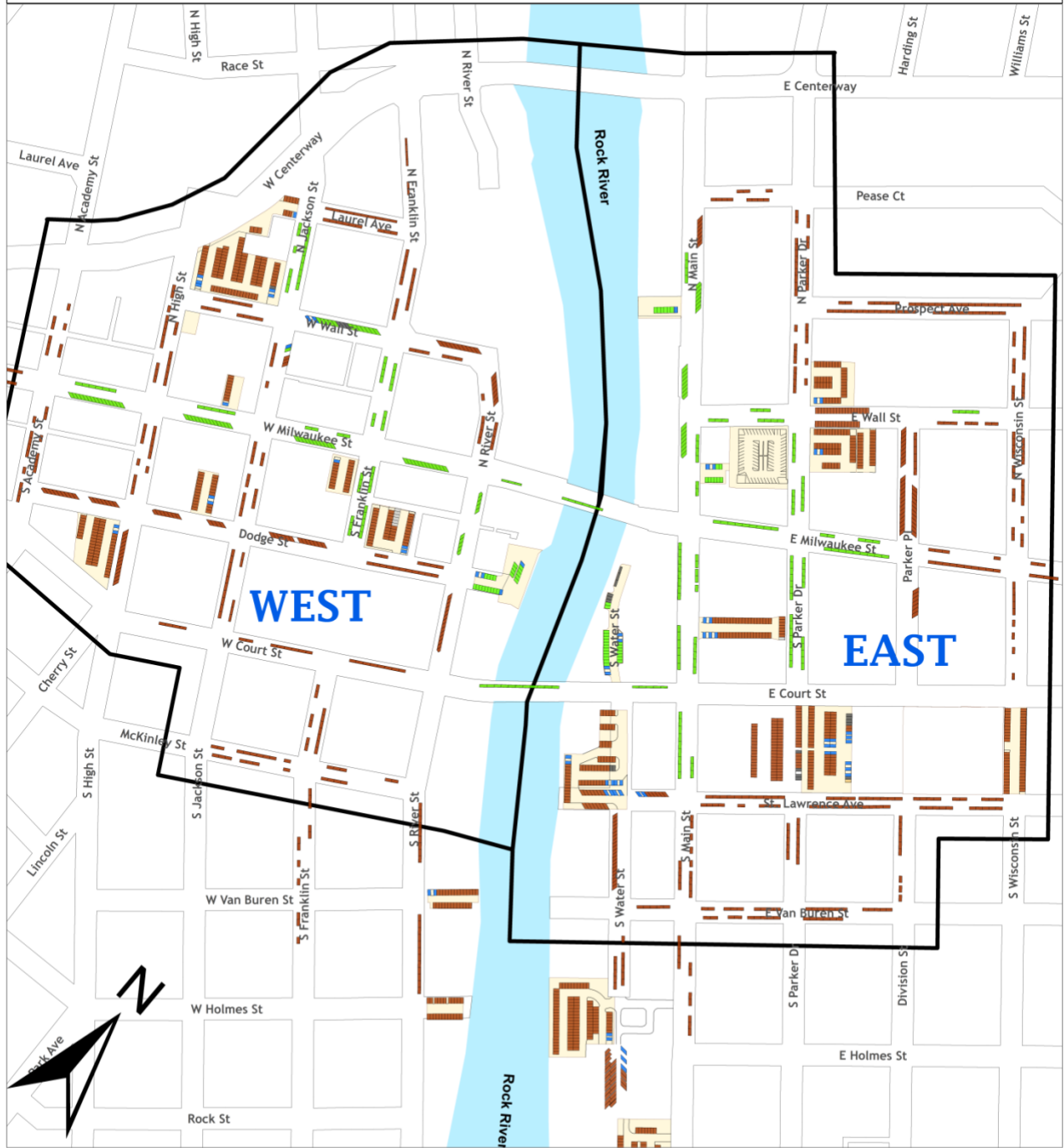

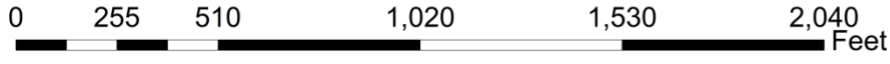


Figure 2: Downtown Janesville Parking Lots & On-street Parking



Downtown Parking by Stall Type

	2 Hours		Reserved		Parking Study Area
	All-Day		Accessible		
	Leased		Public Parking Lot		



Source: City of Janesville Planning Division (2021)

Section 3: PARKING OCCUPANCY OVERVIEW

Based on numerous industry resources and parking studies completed by consultants in peer cities throughout the State of Wisconsin², a general consensus about parking occupancy is that once an area approaches 85% occupancy it is perceived as effectively full. A driver seeking a parking spot may have to circle the block or drive further away from their destination in order to find an available spot. The heat maps in section 4 and 5, **Figure 4** and **Figure 5**, present occupancy in this way.

In 2021, the total parking inventory of the Downtown Study Area was 2,002 public parking stalls, an approximately 3% increase from 2019. The total occupancy rate in the Study Area was 35%, a 36% decrease in occupancy from 2019. This rate is considered low occupancy.

Table 3: Overall Downtown Parking Occupancy Rates, 2015 – 2021

	2015	2017	2019	2021	2019-2021 % Change
Parking Inventory	2150	2143	1954	2002	2%
<i>On-Street</i>	867	862	976	1001	3%
<i>Off-Street</i>	1283	1281	978	1001	2%
Total Occupancy	866.0	886.5	1103.3	701	-36%
Overall Occupancy Rate	40%	41%	57%	35%	

**Includes 44 on-street stalls temporarily closed due to street reconstruction on Milwaukee St and Main St.*

The average occupancy on the East Side of Downtown was 30%, while the average occupancy on the West Side of Downtown was 42%. Both Sides of the Rock River show decreases in overall occupancy rates since 2019 as shown in **Table 3** and **Appendix A**.

- The East Side of Downtown experienced a 45% decrease in occupied stalls in 2021 compared to 2019. This occurred despite a 2% increase in the available parking stalls on the East Side of Downtown.

² City of Eau Claire Comprehensive Parking Study Update – Nov 2020 (WGI Consultants); La Crosse Downtown Parking Study Update & Analysis of Expanded Areas – July 2020 (Rich & Associates)

- The West Side of Downtown experienced a 21% decrease in occupied stalls in 2021 compared to 2019. This occurred despite a 3% increase in the available parking stalls on the West Side of Downtown.

The occupancy rate decreases are notable and are likely due to the ongoing economic impact of the Covid-19 Pandemic as well as street reconstruction on W. Milwaukee Street and S. Main Street. While this study was completed after vaccination efforts began and the Rock County indoor mask mandate ended, the behavioral shifts induced by the Pandemic have likely not abated. The decrease in parking occupancy on the East Side of Downtown could be explained by the absence of downtown office workers who switched to remote work and were not using the available parking on-street or in the Wall Street Garage.

Table 4: Parking Occupancy by Side of Downtown, 2015 – 2021

	2015	2017	2019	2021	Change 2019-2021
East Side Occupancy	419.7	499.3	689.0	375.5	-45%
East Side Inventory	1,171	1,171	1,209	1,234	+2%
East Side Occupancy Rate	36%	43%	57%	30%	
West Side Occupancy	446.3	387.3	414.3	325.5	-21%
West Side Inventory	979	972	745	767	+3%
West Side Occupancy Rate	46%	40%	56%	42%	

Section 4: OFF-STREET PARKING

Inventory

The 2021 survey period indicated that 1,001 (50%) of the 2,002 parking stalls in the Downtown Study Area are located in off-street parking lots and ramps. **Figure 4** illustrates the location and occupancy of off-street parking. See **Appendix A** for a detailed summary of parking downtown and **Appendix B** for a detailed summary of off-street parking inventory and occupancy.

The East Side of the Rock River contains two-thirds of the off-street parking stalls, 690 (69%), while the West Side of the River contains one-third, 311 (31%).

Of the 1,001 off-street stalls, 800 (80%) are all-day, 96 (10%) are two-hour, 61 (6%) are ADA accessible, 42 (4%) are reserved/leased, and two (0.2%) are for electric vehicle charging.

Of the 61 ADA accessible off-street parking stalls in the Downtown Study Area, 44 are located on the East Side and 17 are located on the West Side of the River. The two electric vehicle charging stalls are located in the Wall Street Garage.

Overall Occupancy

Overall occupancy for off-street parking stalls (including leased and reserved stalls) was observed at 43% in 2021.

This figure is down from 67% in 2019 and 45% in 2017. The Town Square West (85%) and Dodge Street Lot (84%) had the highest occupancy and are considered optimally occupied (see **Appendix B**). A total of nine lots (50%) had moderate to optimal occupancy (50%-85%). The other nine lots had low occupancy (less than 50%). The East Wall Street - North Lot (19%) and the Upper Courthouse Lot (12%) had the lowest occupancy rates. Off-street parking occupancy was the highest on the West Side of the River, at 56%.

Occupancy rates differed between the different types of parking stalls. Two-hour off-street parking experienced the highest occupancy of 80%, followed by electric vehicle parking at 75% and reserved/leased parking at 61% occupancy. All-day parking stalls had 40% occupancy while accessible off-street stalls experienced 9% occupancy.

In the Wall Street Garage, the ground floor had the highest occupancy rate of 94% (down from 96% in 2019). The first floor had the next highest occupancy rate of 74% (down from 94% in 2019), the second floor followed with 12% occupancy (down from 93% in 2019) and the third floor had 0% occupancy (down from 6% in 2019). Overall occupancy of the Wall Street Garage was 40%, a decrease of 43% since the 2019 Study. (**Appendix C**)

Off-Street Lot Overview

The areas closest to the Rock River, Main Street, and Milwaukee Street had the highest occupancy off-street lots (**Appendix B**). All of these lots are considered moderate (50% - 75%) to optimal (75%-85%) occupancy. These include:

- Town Square West - 85% (Rock River)
- Dodge Street Lot - 84% (Dodge St)
- Prospect Avenue / North Main Street Lot - 79% (Rock River)
- Main Street Lot - 73% (Main St)
- West Milwaukee St Lot – 73% (Milwaukee St)
- Town Square East - 62% (Rock River)
- South Main Street Lot – 59% (Main St)

Off-street parking was relatively available on the East Side of downtown in the East Wall Street Lots, Courthouse Lots, and Senior Center Lot. On the West Side there was ample availability in the South Franklin Street Lot and the South High Street lot. The availability of these lots on the periphery of Main Street, Milwaukee Street, and the Rock River is consistent with previous reports.

Figure 3: Off-Street Occupancy Rates by Side of Downtown (2015-2021)

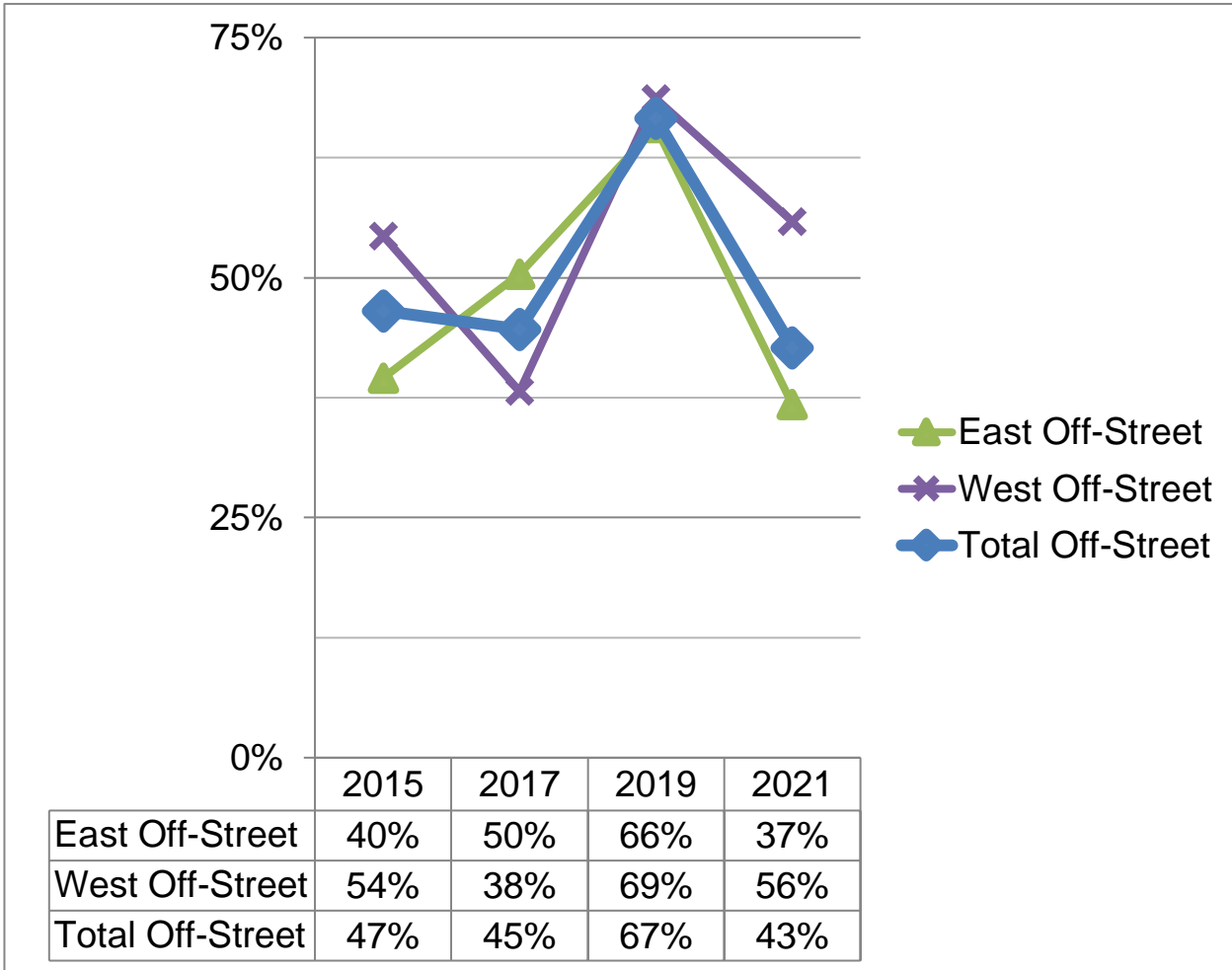
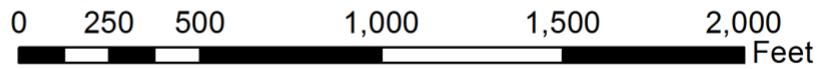
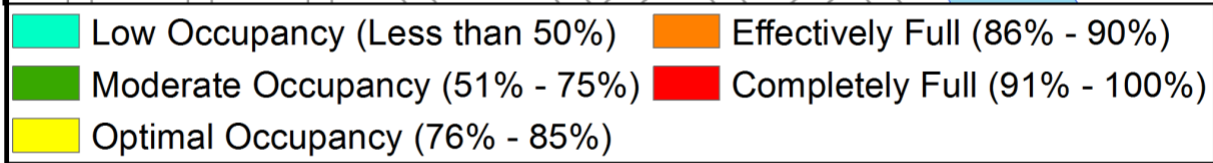
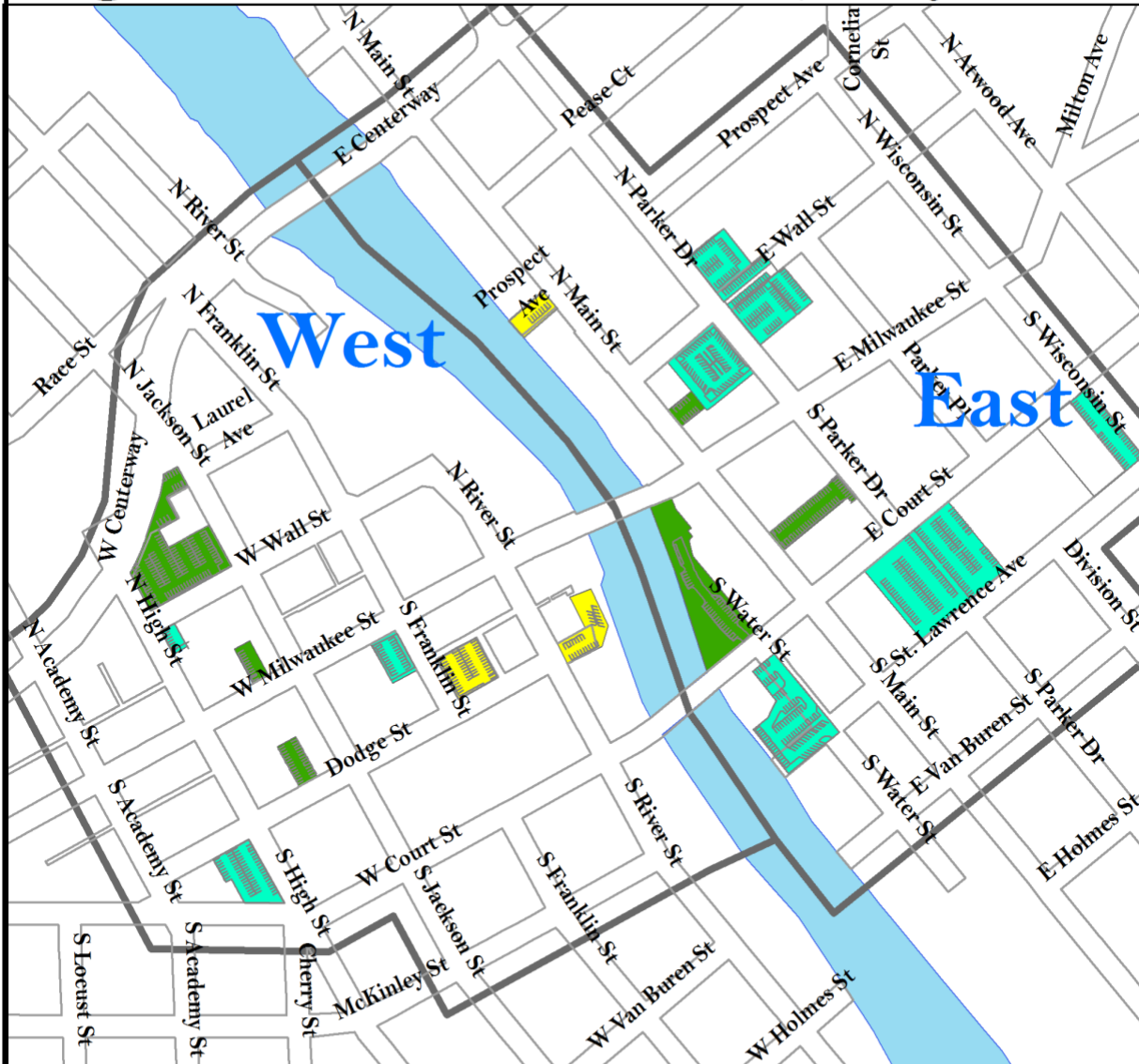


Figure 4: Off-street Occupancy 2021



CITY OF JANESVILLE
Wisconsin's Park Place

Source: City of Janesville Planning Department (2021)

Section 5: ON-STREET PARKING

On-Street Inventory

The 2021 survey period indicated that 1,001 (50%) of the 2,002 parking stalls in the Downtown Study Area are located on-street. **Figure 5** illustrates the location and occupancy of off-street parking. See **Appendix A** for a detailed summary of parking downtown.

Of the 1,001 total on-street stalls available, 700 (70%) are all-day parking stalls, 293 (29%) are two-hour stalls, five (0.5%) are ADA accessible, and three (0.3%) are reserved for government vehicles.

All-day on-street parking is primarily located away from Milwaukee Street, Main Street, and the Rock River. The highest concentration of all-day parking stalls is located on the East Side of Downtown with 398 parking stalls. The West contains 302 all-day parking stalls.

Two-hour parking is concentrated in the retail-oriented Milwaukee Street and Main Street corridors as well as along Parker Drive and the Rock River. Two-hour parking is split fairly equally between both sides of Downtown. The West Side contains 138 two-hour parking stalls, and the East Side contains 144 two-hour stalls.

There are five ADA accessible parking stalls on-street in the Downtown Study Area. Three are located West of the River near City Hall and the Police Department and two are located East of the River near the Senior Center.

On-Street Occupancy

In 2021, on-street parking occupancy was 27% for the entire Downtown Study Area. This figure is down from 46% in 2019 and 37% in 2017 (**Figure 5**).

Occupancy rates differed between the different types of on-street parking stalls. Two-hour parking stalls experienced occupancy of 33% and all-day parking experienced occupancy of 25%. Accessible stalls had occupancy of 10%.

The East Side of the Rock River experienced a 22% occupancy rate with 120 occupied parking stalls. The West Side of the River similarly experienced a 33% occupancy rate with 152 occupied parking stalls.

Figure 5: On-Street Occupancy Rates by Side of Downtown (2015-2021)

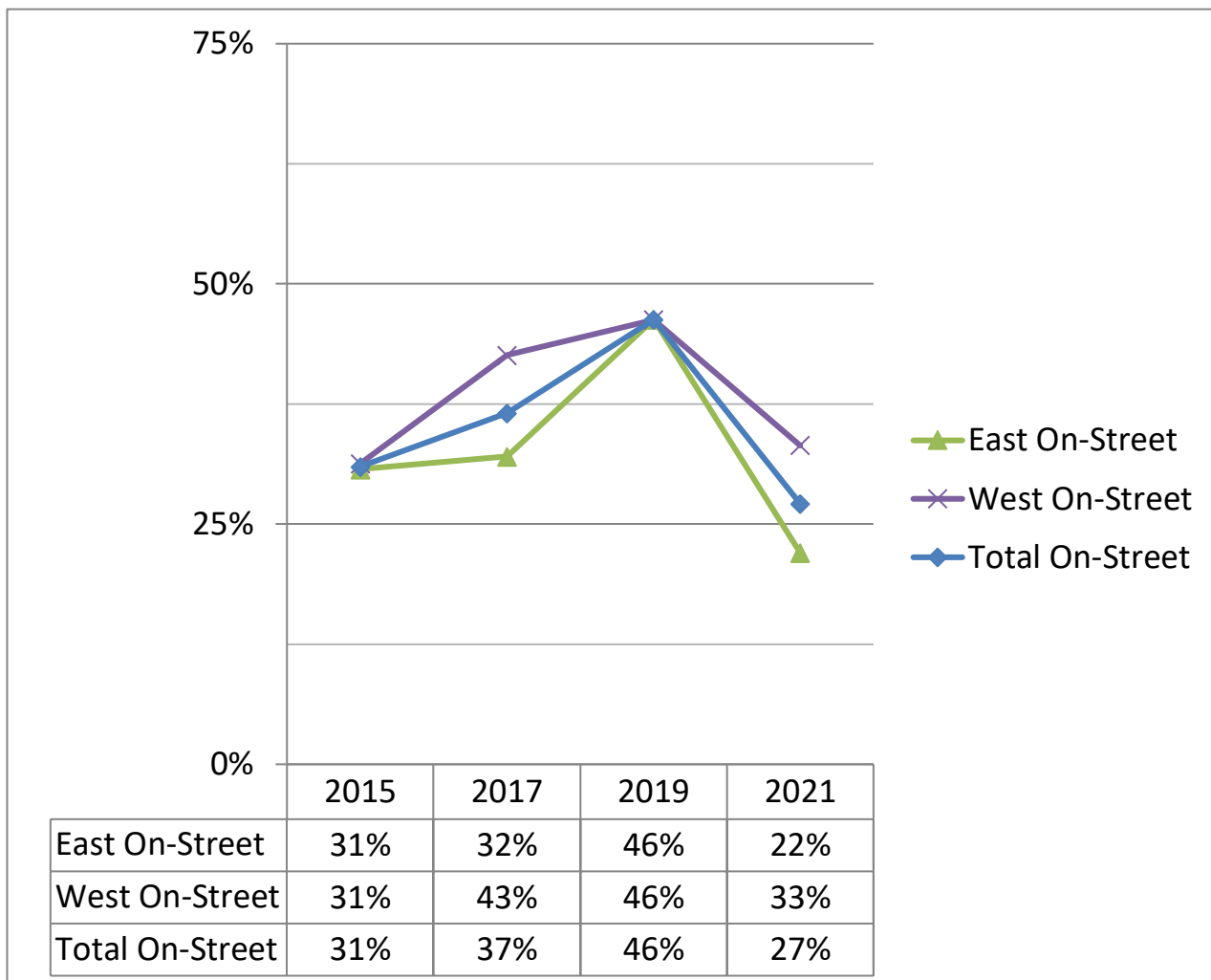
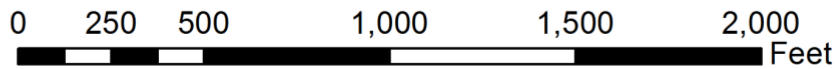
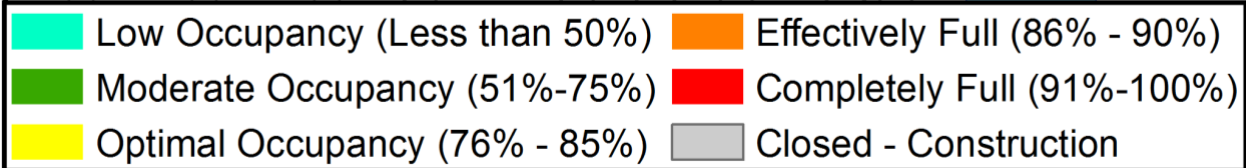
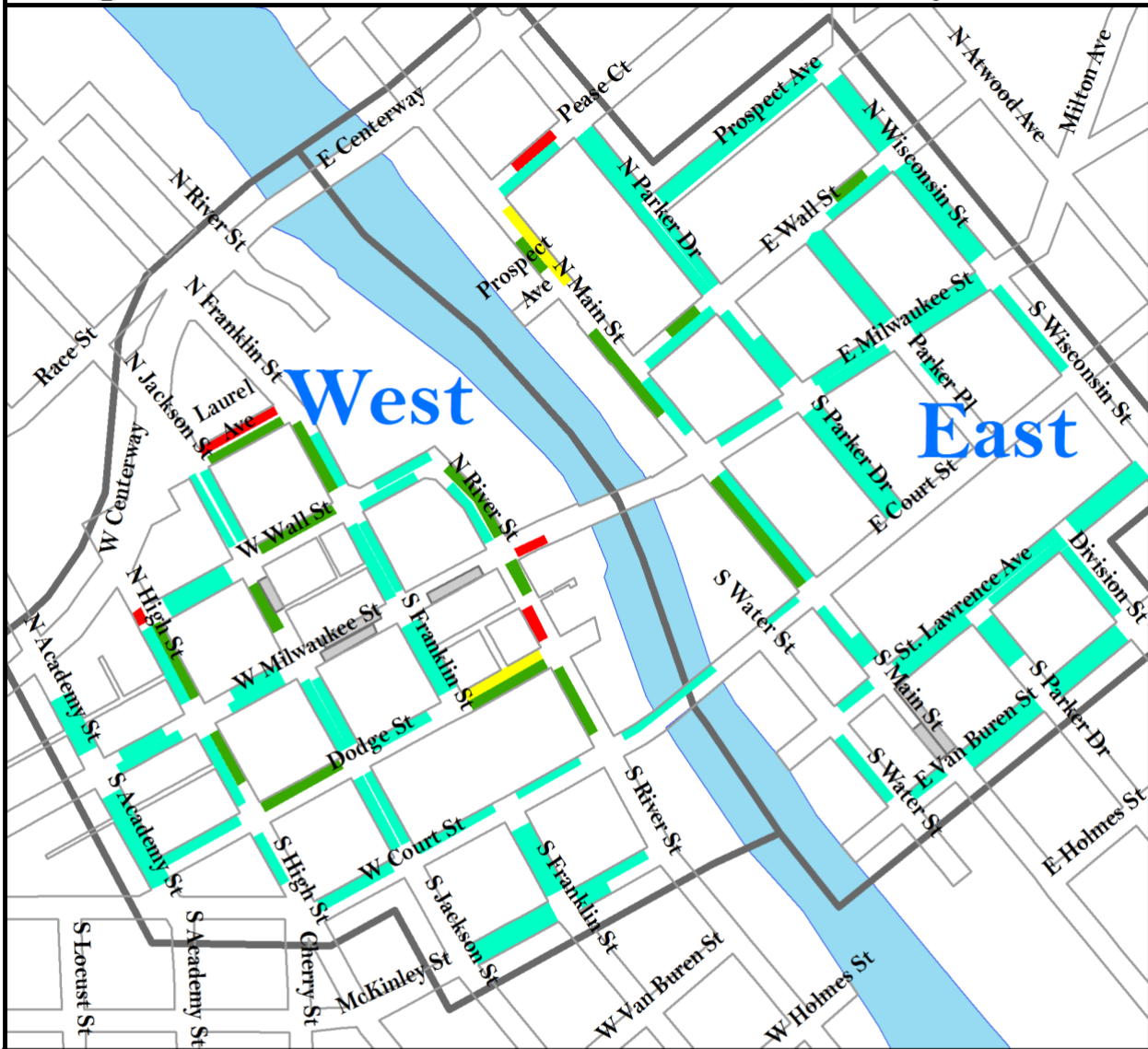


Figure 6: On-street Occupancy 2021



CITY OF JANESVILLE

Wisconsin's Park Place

Source: City of Janesville Planning Department (2021)

Section 6: Summary and Results

The following conclusions can be drawn from this *Study*:

- The Covid-19 Pandemic significantly impacted the lives of people across the globe and this impact shows itself in the 36% decrease in public parking usage that Downtown Janesville experienced between 2019 and 2021. (**Table 3**) Overall parking use in Downtown Janesville was at 35% in 2021. (**Table 3**)
- Two-thirds of parking stalls, 1,285 or 65%, were unoccupied and available throughout Downtown Janesville during peak weekday hours in 2021. (**Table 4**)
- The West Side of downtown has a higher occupancy rate, at 42%, than the East Side, at 30%. This is to be expected given that the East Side has 466 more spaces than the West Side. (**Table 4**)
- The Wall Street Garage experienced a 43% decrease in occupancy from 2019 to 2021. The occupancy rate was 40% in 2021 and 58% in 2019. (**Appendix C**)
- Areas near Milwaukee Street, Main Street, and the Rock River had the highest demand for public parking. (**Figure 4 and 6**)
- Off-street lots with the highest occupancy rates include (**Appendix B**)
 - Town Square West - 85% (Rock River)
 - Dodge Street Lot - 84% (Dodge St)
 - Prospect Avenue / North Main Street Lot - 79% (Rock River)
 - Main Street Lot - 73% (Main St)
 - West Milwaukee St Lot – 73% (Milwaukee St)
 - Town Square East - 62% (Rock River)
 - South Main Street Lot – 59% (Main St)
- On-street areas with the highest occupancy rates include (**Figure 6**)
 - S. River Street near the Town Square West
 - Dodge Street near the YMCA
 - Laurel Avenue near the River Flats Apartment
 - N. Main Street near Prospect Ave

Appendix A: Parking Inventory and Percent Occupancy by Side of Downtown

2021 Parking by Type and Side of Downtown																	
Off-Street Parking	Duration	East Side				West Side				Parker/Wall Ramp				Total			
	Parking Type	Invent ory	% Total	Occupi ed	% Total	Invent ory	% Total	Occupi ed	% Total	Invent ory	% Total	Occupie d	% Total	Invent ory	% % Total	Occupi ed	% % Total
	2 Hour	35	5%	28.0	80%	61	20%	49.0	80%	0	0%	0.0	0%	96	10%	77.0	80%
	All Day	589	85%	215.3	37%	211	68%	105.0	50%	224	93%	91.3	40%	800	80%	320.3	40%
	ADA Accessible	44	6%	4.3	10%	17	5%	1.0	6%	8	3%	0.3	3%	61	6%	5.3	9%
	Leased/Reserved	20	3%	6.8	34%	22	7%	18.8	85%	6	3%	3.5	58%	42	4%	25.5	61%
	Electric Vehicle	2	0%	1.5	75%	0	0%	0.0	0%	2	1%	1.5	75%	2	0%	1.5	75%
		TOTAL in East	% of Off-Street Parking	Total in E Occupied	% of E Invent ory Occupied	TOTAL in West	% of Off-Street Parking	Total in W Occupied	% of W Invent ory Occupied	TOTAL in Ramp	% of Off-Street Parking	Total in Parker/Wall Occupied	% of Ramp Invent ory Occupied	TOTAL Spaces	% of Off-Street Parking	TOTAL Occupied	% of Total Invent ory Occupied
Totals		690	69%	255.8	37%	311	31%	173.8	56%	240	24%	96.5	40%	1001	100	429.5	43%
On-Street Parking	Duration	East Side				West Side				Total							
	Parking Type	Invent ory	% Total	Occupi ed	% Total	Invent ory	% Total	Occupi ed	% Total	Invent ory	% Total	Occupi ed	% % Total				
	2 Hour	144	26%	52.7	37%	149	33%	42.5	29%	293	29%	95.3	33%				
	All Day	398	73%	66.8	17%	302	66%	108	36%	700	70%	174.8	25%				
	ADA Accessible	2	0%	0.3	13%	3	0%	0.3	8%	5	0%	0.5	10%				
	Leased/Reserved	0	0%	0.0	0%	3	1%	1.0	33%	3	0%	1.0	33%				
			TOTAL in East	% of On-Street Parking	Total in E Occupied	% of E Invent ory Occupied	TOTAL in West	% of On-Street Parking	Total in W Occupied	% of W Invent ory Occupied	TOTAL Spaces	% of On-Street Parking	TOTAL Occupied	% of Total Invent ory Occupied			
Totals		544	54%	120	22%	457	46%	152	33%	1001	100%	272	27%				

TOTAL Parking	Duration	East Side				West Side				Parker/Wall Ramp				Total			
	Parking Type	Invent ory	% Total	Occupi ed	% Total	Invent ory	% Total	Occupi ed	% Total	Invent ory	% Total	Occupied	% Total	Invent ory	% Total	Occupi ed	% Total
	2 Hour	179	15%	81	45%	210	27%	92	44%	0	0%	0	0%	389	19%	172.3	44%
	All Day	987	80%	282	29%	513	67%	213	42%	224	93%	91.3	41%	1500	75%	495.0	33%
	ADA Accessible	46	4%	5	10%	20	3%	1	6%	8	3%	0.3	3%	66	3%	5.8	9%
	Leased/Reserved	20	2%	7	34%	25	3%	20	79%	6	3%	3.5	58%	45	2%	26.5	59%
	Electric Vehicle	2	0%	2	75%	0	0%	0	0%	2	1%	1.5	75%	2	0%	1.5	75%
		TOTAL in East	% of Total Parki ng	Total in E Occupied	% of E Invent ory Occupied	TOTAL in West	% of Total Parki ng	Total in W Occupied	% of W Invent ory Occupied	TOTAL in Ramp	% of Total Parking	Total in Parker/W all Occupied	% of Ramp Invent ory Occupied	TOTAL Spaces	% of Total Parking	TOTAL Occupied	% of Total Invent ory Occupied
	Totals	1234	62%	375.5	30%	768	38%	325.5	42%	240	12%	96.5	40%	2002	100%	701	35%

Appendix B: Off-Street Parking Inventory and Percent Occupancy

2021		Off-Street Parking by Lot																	
	Lot Name	2 Hours			All Day			ADA Accessible			Leased/Reserved			Electric Vehicle			Total		
		Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.
East Side	Parker/Wall Ramp				224	91.3	40%	8	0.3	3%	6	3.5	58%	2	1.5	75%	240	96.5	40%
	Prospect Avenue - North Main Street Lot	6	5	83%				1	0.5	50%							7	5.5	79%
	Main Street Lot	8	7	88%				2	0.3	13%							10	7.3	73%
	East Wall Street - South and East Lots				81	39.3	48%	2	0	0%							83	39.3	47%
	East Wall Street - North Lot				55	11	20%	2	0	0%							57	11	19%
	Upper Courthouse Lot				53	6.5	12%										53	6.5	12%
	Lower Courthouse Ramp				61	20.5	34%	12	1.5	13%	6	0.5	8%				79	22.5	28%
	Senior Center Lot				69	17.8	26%	8	0	0%	2	0.25	13%				79	18	23%
	South Main Street Lot				46	29	63%	5	1	20%							51	30	59%
	Town Square East	21	16	76%				4	0.8	19%	6	2.5	42%				31	19.3	62%

2021		Off Street Parking by Lot																	
	Lot Name	2 Hours			All Day			ADA Accessible			Leased/Reserved			Electric Vehicle			Total		
		Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.
West Side	West Wall Street Lot				7	3.3	46%										7	3.3	46%
	Municipal Building Lot	6	5.8	96%	106	58	55%	6	0	0%	1	0.3	25%				119	64	54%
	West Milwaukee Street Lot				9	7.3	81%	1	0	0%							10	7.3	73%
	South High Street Lot				55	18	33%	2	0	0%							57	18	32%
	Dodge Street Lot	24	20.8	86%				2	0.3	13%	21	18.5	88%				47	39.5	84%
	West Dodge Street Lot				23	13.8	60%	2	0	0%							25	13.8	55%
	South Franklin Street Lot	9	2	22%	11	4.75	43%	1	0	0%							21	6.8	32%
	Town Square West	22	20.5	93%				3	0.8	25%							25	21.3	85%
TOTAL		2 Hours			All Day			ADA Accessible			Leased/Reserved			Electric Vehicle			Total		
		Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.
		96	77	80%	800	320.3	40%	61	5.3	9%	42	25.5	61%	2	1.5	75%	1001	429.5	43%

Appendix C: Inventory and Occupancy Rate: Parker Drive / Wall Street Garage

	All Day			Handicap			Electric Vehicle			Leased			Total		
	Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.	Inventory	Occupied	% Occ.
Ground Floor	49	46.3	94%	2	0.3	13%	2	1.5	75%				53	48.0	91%
First Floor	51	37.8	74%	2	0	0%				6	3.5	58%	59	41.3	70%
Second Floor	62	7.3	12%	2	0	0%							64	7.3	11%
Third Floor	62	0.0	0%	2	0	0%							64	0.0	0%
TOTAL	226	91.3	40%	8	0	3%	2	1.5	75%	6	3.5	58%	234	96.5	40%



Downtown Parking Study
Janesville, WI
Summer, 2021
Janesville Area Metropolitan Planning Organization (MPO)