



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

March 24, 2020

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 12-2022: Howe: Request Use of City Owned Land for the Establishment of a Stormwater Retention Facility. Reed Avenue / Lincoln Park

At the March 23, 2022 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

Approve the Request to Use City Owned Land for the Establishment of a Stormwater Retention Facility.

Mike Howe
1013 Viebahn Street
Manitowoc, WI 54220

Granicus #: 22-0233
Attachments: Tegen Memo w/ attachments



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

Date: March 30, 2022

To: Public Infrastructure Committee & City Council
Mayor Nickels

From: Adam Tegen, Community Development Director

Re: Howe Subdivision Stormwater Pond

City staff has been approached by Mike Howe Builders with a proposal for a new 34 home residential subdivision off of Reed Avenue. As part of the due diligence process, the cost and impact of providing the necessary infrastructure improvements has been a constant point of discussion. Those discussions have led to a request from the developer to allow a stormwater pond to be located on a portion of unused City property adjacent to the proposed subdivision. Attached is a brief overview of the project and request from the developer, current conceptual site plan, and an aerial map showing the subdivision and stormwater pond locations. The driving force for the request is to ensure that the entire area proposed for the subdivision can be utilized for buildable lots versus reserving a portion for stormwater treatment. This allows the other infrastructure costs such as pavement and utilities to be spread across a larger number of lots, thereby reducing the impact on the overall cost of getting new single-family homes onto the market. By spreading the cost out across additional units, the developer is able to target a total purchase price of around \$275,000 to allow the homes to be obtainable for a wider cross section of the community. Upon buildout, the 34 homes would have an expected assessed value of at least \$9,350,000 and generate approximately \$185,000 in taxes each year.

As many of you are aware, the City Planning Commission has also been undertaking an analysis of “barriers to development” and ways to help encourage new residential subdivision development within the community. This analysis was largely driven by the findings of the recently completed Housing Study and Needs Assessment which showed the need for between 228 -276 new single-family units over the next five years. Meeting this need is especially challenging since the City has not approved a new subdivision since 2012. While the Planning Commission analysis is still underway, a key concern shared by developers has been the climbing cost of getting land ready for development and its impact on the overall cost of getting a new home on the market. It has been the goal of the Commission to look at ways to reduce this cost while ensuring quality development. The Planning Commission at their March meeting unanimously approved a motion to support the use of a portion of City property for a stormwater pond to support the proposed subdivision.

In their overview, the developer references ownership of and cost of maintaining the stormwater pond after the subdivision is completed. As a reminder, the City previously researched ways to improve this situation due to ongoing maintenance and ownership concerns with existing stormwater ponds. As a result of that research, the City adopted Section 21.080 - New Subdivision Stormwater Quality (Wet)

Ponds Constructed after January 1, 2015. This ordinance provides for the City taking over ownership and maintenance of stormwater ponds that have been constructed after 1-1-2015. This means that the end result of the proposed request would be similar to the end result of a typical new subdivision. In either situation the City ends up inheriting a stormwater pond that would be located on property that the City owns and maintains. The difference in this case is that the property where the pond would be located is already owned by the City.

It is worthy of note that the unused property in question is technically part of Lincoln Park. Staff has researched the deeds and process on how this property came to the City originally. After review it was found that there are no restrictions that would prevent this request. Furthermore, the recently adopted Lincoln Park Zoo Master Plan does not contemplate this area of the park being utilized for public purpose (see attached Master Plan Map). It is an unusual and unique piece of park property that does not connect and function as an extension of the larger park. Staff would likely oppose the request if the proposed location was in active area of a park or was planned to be an active area of the park.

Overall staff recommends that the City pursue an agreement with the developer for the use of a portion of City property for a stormwater pond to support the proposed residential subdivision. If you have any questions, feel free to contact me at ategen@manitowoc.org or 920-686-6931.

Paul Braun

From: Mike Howe <mhowebuilders@yahoo.com>
Sent: Friday, March 18, 2022 4:45 PM
To: Adam Tegen
Subject: External: Reed Ave

Adam,

Mike Howe Builders is designing a 34-lot subdivision on Reed Ave on the former Memorial hospital site. I am looking for approval to place the storm water pond on city parks property. I have met with most of the city staff, council and others and I feel that this doesn't affect the Parks long term plans. My ask is to allow me to build at my cost the pond on city property and have the city maintain and take ownership of the pond after it is built.

Thanks

Mike Howe

Mike Howe Builders, Inc.
1013 Viebahn St.
Manitowoc, WI 54220-9408
Phone 920-242-3111

www.mikehowebuilders.com

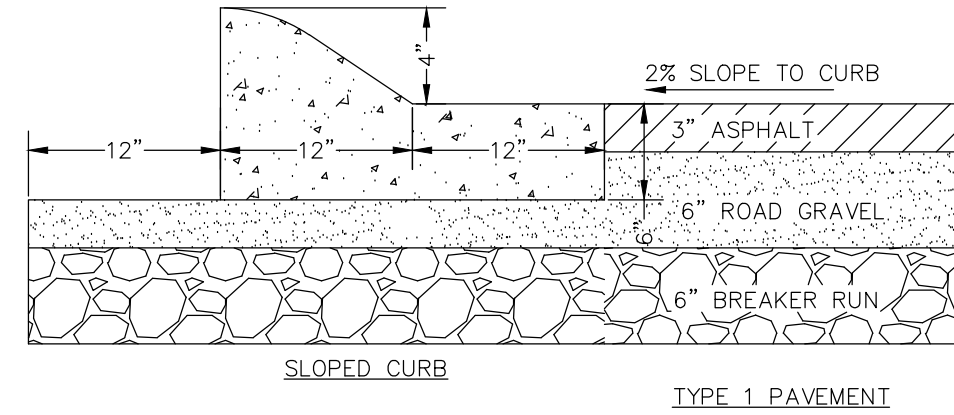
Like us on Facebook <https://www.facebook.com/MikeHoweBuilders>

Be Alert !

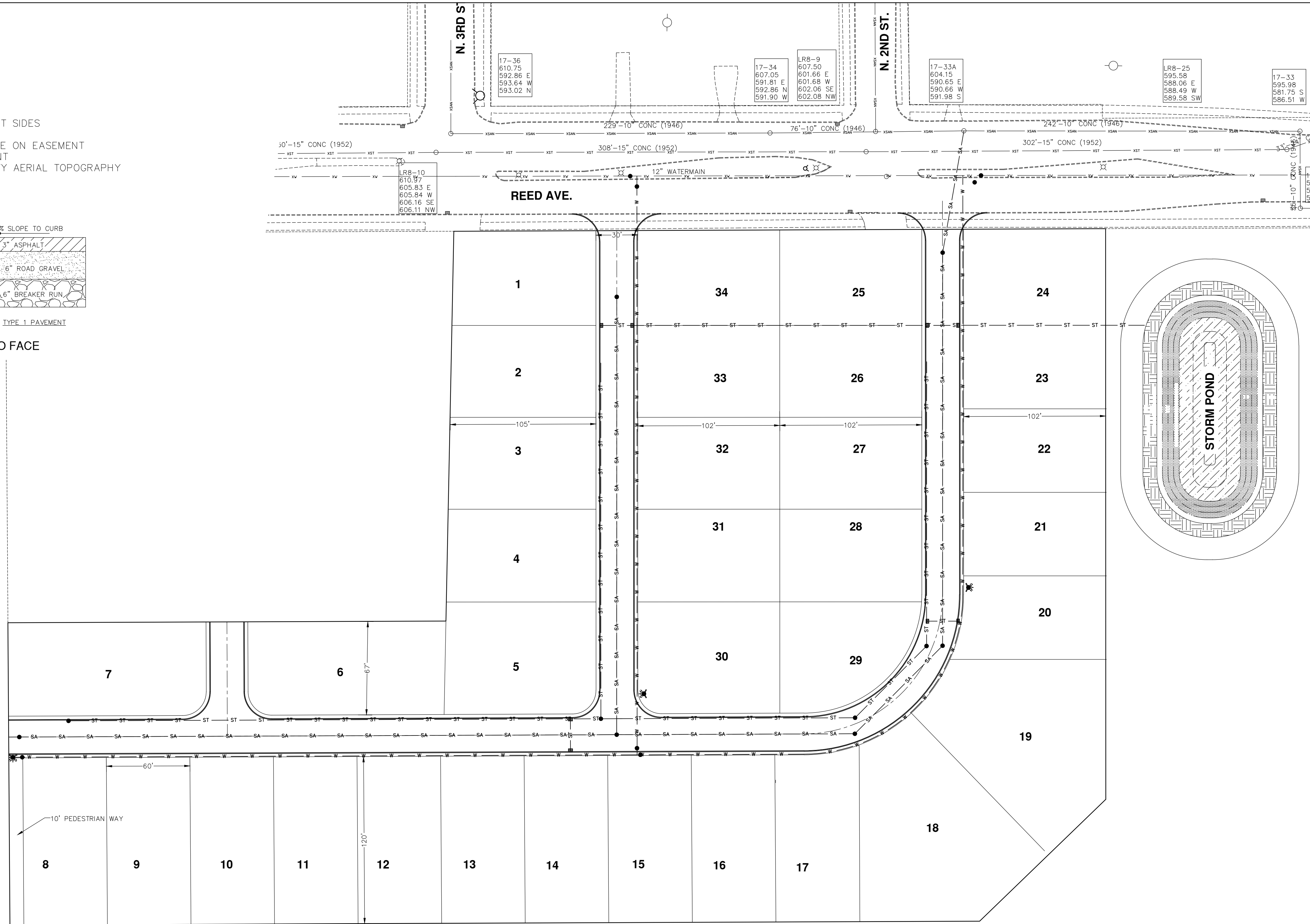
This is External or System generated Email. Please verify before opening any links or attachments.

COST/LOT - HOA
 \$916,852/34 LOTS = \$26,966/LOT
 PLUS CONNECTION FEES

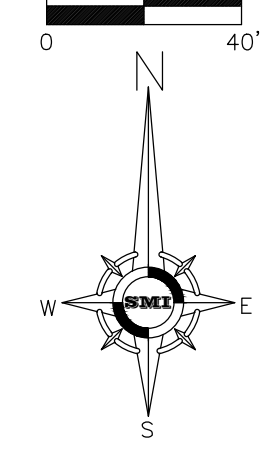
HOME OWNER'S ASSOCIATION
 STREET EASEMENT WIDTH - 30'
 CURBS - 24' FACE TO FACE
 SETBACKS - 25' FRONT AND BACK
 - 6' SIDES
 - 20' SIDE YARD ON STREET SIDES
 WATERMAIN - PUBLIC ON EASEMENT
 SANITARY SEWER - PUBLIC OR PRIVATE ON EASEMENT
 STORM SEWER - PRIVATE ON EASEMENT
 EXISTING GROUND CONTOURS FROM CITY AERIAL TOPOGRAPHY



HOA STREET 24' FACE TO FACE

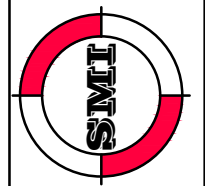


SCALE IN FEET



REVISIONS		
NO.	DATE	BY
1	1/25/22	PS
2	2/14/22	PS

SMI
 CIVIL AND STRUCTURAL ENGINEERS
 102 REVERE DRIVE
 MANITOWOC, WI 54220-3147
 920-684-5583 www.smiengineers.com



An original copy of this plan will be provided to the owner. The engineer assumes no responsibility for unauthorized use or reproduction of this plan.

CONTACT: MIKE HOWE BUILDERS
 NAME: MIKE HOWE BUILDERS
 ADDRESS: 1013 WEBER STREET
 MANITOWOC, WI 54220
 920-242-3111

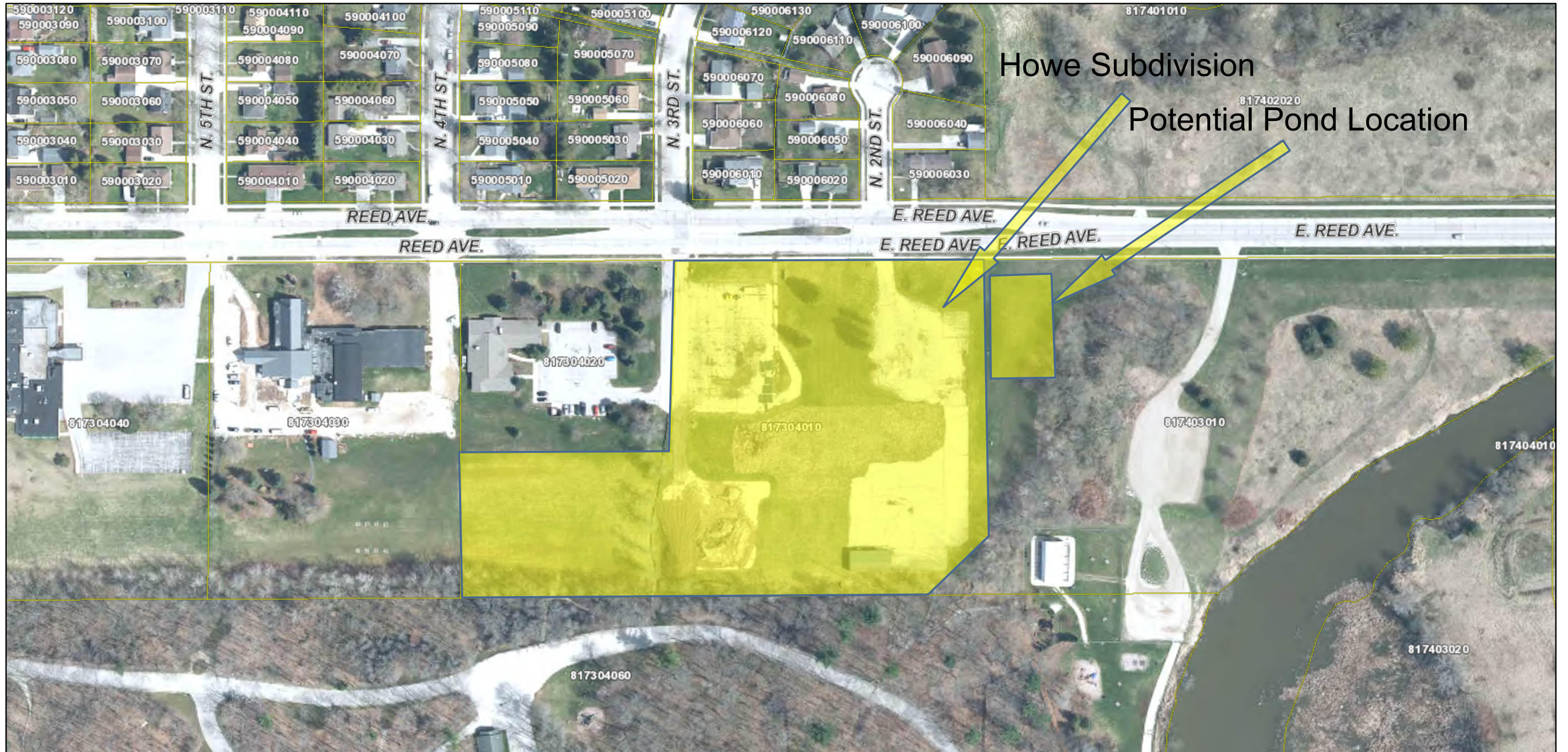
DRAWING: REED AVENUE SUBD. - HOA 60X120 LOTS

CLIENT: MIKE HOWE BUILDERS

DATE:	1/11/22
DRAWN BY:	PS
APPROVED BY:	
JOB NO.:	213655U
CAD FILE:	20191218100P
SCALE:	SEE GRAPHIC SCALE
SHEET:	1 OF 1

HOA 60X120 - NO EXTRA LAND

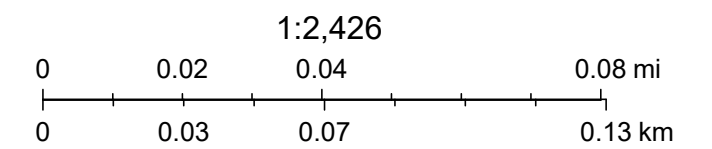
Howe Subdivision



3/28/2022, 10:48:45 AM

Corporate Limits

- Water
- Green: Band_2
- Red: Band_1
- Blue: Band_3
- Corporate Limits
- <all other values> Manitowoc Aerial (2020)



EXECUTIVE SUMMARY

MANITOWOC HOUSING STUDY & NEEDS ASSESSMENT

INTRODUCTION

The purpose of this study is to help the City better understand its housing market and identify opportunities to support community growth by meeting housing needs. This study examines the existing balance between housing demand and supply by analyzing data, talking to housing experts, and understanding local residents' experiences. Based on this examination, gaps in the number, type, price point and location of housing units in Manitowoc are indicated. To close these gaps and improve housing options in the City, this study lays out a toolbox of targeted strategies.

KEY FINDINGS

AGING POPULATION - Population growth is uncertain (dependent on employment and housing opportunity), but the 65+ age cohort WILL grow over the next two decades (pages 8-10).

LOW INCOMES - Manitowoc has a reasonable median income for the region but a high number of households with very low incomes (page 11).

WORKFORCE HOUSING - Entry level roles in most of the region's high-employment industries can support housing rental costs no greater than \$650 (page 14).

AFFORDABLE HOUSING - Housing is affordable at 30% of gross household income; per HUD a household of four is "low-income" at \$57,750 and can afford to own at \$194,000 or rent at \$1,444 (pages 18-19).

TYPICAL RENT vs OWN BALANCE - Two-thirds of Manitowoc households own their housing, though more than half of households under 50% of median income rent, both common findings (page 24).

HIGH/LOW RENTAL MARKET GAPS - There are significant gaps at both ends of the rental housing market—too few units available under \$600 and over \$1,300 (page 27).

EXTREME COST BURDEN - An estimated 678 renter households spend more than 50% of their income on housing (page 28).

"RENTING DOWN" - Most renter households above the median income occupy units affordable below 80% of median income, including a third of the units affordable at 51%-80% of AMI (page 29).

PLUMMETING VACANCY - Rental vacancy has dropped from too high (over 11%) to too low (under 5%) in the past 6 years (page 34).

RENTAL UNIT SIZES GOOD - Manitowoc has nearly 2,000 3-bedroom rental units and only about 400 efficiency units. The larger units are favorable for families and work from home opportunities (page 36).

NEW CONSTRUCTION COSTS HIGH- Statewide data on construction costs suggest a 1-bed apartment costs \$150,000 per unit and requires rent of \$1,460 - this is not affordable to low-income households (page 38).

OWNERSHIP HOUSING IS AFFORDABLE - Only 83% of owner households are cost burdened, and most owners could afford to pay more than they do; a majority of homes are affordable at less than 50% of the median income and only a fraction of all homes require even the median income to be affordable (pages 46-49).

OWNERSHIP PRICES SPIKING - Home values have been increasing since 2014, and have accelerated since the beginning of the pandemic. But while the pace of growth is faster than income growth in that period, the median value home is still well within the budget of the median income household (pages 52-54).

STARTER HOME PRICES RISING TOO - All prices have gone up about 50% since 2014, including starter homes (the bottom third of the market). Starter homes are averaging under \$100,000 (page 55).

LIMITED CONDOMINIUMS - Only about 3% of ownership units, or 319 homes, are identified as condo units (page 59).

SENIORS WILL BE SELLING - We estimate as many as 80-100 home sales each year will be aging homeowners moving to other housing types (page 69).

HOMEBUILDING CONTINUES - New unit construction has been steady and modest for single family and duplex units, and there have been units in buildings with 3+ units every year since 2012 (page 74).

CONSTRUCTION COSTS ARE INCREASING - Median new construction costs per year have ranged from \$145,000 to \$350,000 since 2011. The 2020 median of \$250,000, plus \$20,000 for land, requires about \$80,000 in household income, \$8,000 over the median income (page 75).

HOUSING GAPS & OPPORTUNITIES

Using both conservative and higher growth scenarios to arrive at a range, the City will need the following to meet projected housing demand by 2025:

Owner-Occupied Units: 228 - 276 (57-69/year)

This includes:

- 160-193 detached single-family homes
- 68-83 attached single-family homes (condos)

Rental Units: 301-331 (75-83/year)

This equates to approximately the following per year, based on current rental pricepoints and HUD FY2021 income categories:

- 150-166 units with monthly rent up to \$812, including some below \$500
- 120-132 units with monthly rent between \$812 and \$1,300
- 31-33 units with monthly rent greater than \$1,300

Senior Living Units

By 2025 the TOTAL senior living units needed (including existing and new units) is projected to include:

- 214 Active Adult Units
- 368 Subsidized Independent Living Units
- 254 Market Rate Independent Living Units
- 734 Market Rate Assisted Living Units

STRATEGIES TO IMPROVE HOUSING OPTIONS

Ownership Housing

1. Encourage Development in New and Existing Neighborhoods—Homebuyers need more choices. The City should use TIF if necessary to spur development and offer neighborhood amenities that aren't available in the towns.
2. Collaborate with developers to offer a mix of housing options—Actively encourage different lot sizes and attached units; facilitate partnerships with developers that specialize in other housing types.
3. Encourage some high-end ownership housing—There is a limited market for more homes above \$300,000. Promote single-family homes at that price point by enhancing amenities in and near the neighborhood. Promote attached ownership housing at the high end of the market also, such as downtown, water-view condominiums.
4. Consider ordinance updates—Address affordability and variety by considering allowances for small lots, lesser off-street parking, and accessory dwelling units.
5. Promote repair assistance—Home rehab projects are greatly needed.
6. Renew the Down Payment Program—Help new buyers enter the ownership market.
7. Actively encourage ADUs —Work with banks and developers to make accessory dwelling units cost feasible.
8. Monitor local housing trends among seniors—Be nimble and responsive to the needs of aging homeowners.
9. Encourage alternate ownership unit types—Address affordability and variety by advocating for things like townhomes and cottage courts.

10. Partner with Habitat for Humanity or other entity constructing income-qualified ownership units to build units every year.

Rental Housing

1. Encourage the use of tax credits to create income-qualified housing—Work with developers to pursue Low Income Housing Tax Credits.
2. Build a few high-end apartments—Not all households with middle or upper incomes want to own; allow for high-end, market rate rentals, especially with water views.
3. Focus on Universal Design—Unit design that works for the aging and disabled works for everyone. Focus especially on downtown projects.
4. Encourage rehab and investment—WHEDA offers programs focused on rehab rather than new construction.
5. Seek more 3-bedroom units in new construction—The extra bedroom allows for family growth and/or working remotely.
6. Encourage Missing Middle housing—Seek new construction of duplex and small-scale multifamily (up to 19 units) within neighborhoods.
7. Communicate proactively with developers—Improve predictability and cost by helping to keep projects moving.
8. Practice land banking—Buy property when feasible and use it to control when and how redevelopment occurs, especially downtown or in other priority redevelopment areas.
9. Waive Fees for Affordable Units—The City can waive or reduce certain fees during the development process to help protect (and incentivize) affordability.

10. Keep using TIF—Encourage desirable development with strategic financing assistance.

11. Keep using the affordable housing TIF extension—These funds can be used anywhere in the City for affordable housing.

12. Promote Fair Housing —Educate landlords about practices that either prevent or can lead to discrimination.

Other Recommendations

1. Establish a housing committee—Task someone with responsibility for housing policy and programs.
2. Communicate Housing Needs and Investment Payback—Work to build and sustain an understanding in the community about the need for various housing types and price points and the payback on public investment in tax revenue, retail strength and workforce.
3. Partner with Lakeshore Technical College—Find and promote opportunities for student learning in construction trades, such as accessory dwelling unit projects.
4. Prioritize downtown for new housing investment—Housing is the best opportunity for infill redevelopment downtown and it supports other uses.
5. Promote mixed housing in all neighborhoods—Use the comprehensive plan to reinforce that single-use/single type neighborhoods are to be avoided.

21.080 New Subdivision Stormwater Quality (Wet) Ponds Constructed after January 1, 2015.

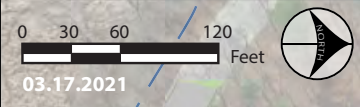
The City of Manitowoc shall assume the legal ownership of the pond property and the pond maintenance responsibilities for any new stormwater quality (wet) ponds constructed after January 1, 2015; provided, that the following requirements are satisfied and approved by the Director of Public Infrastructure:

- (1) The final subdivision plat shall be recorded prior to the City of Manitowoc taking over any ownership and/or any maintenance responsibilities for the stormwater pond.
- (2) The stormwater pond must be located on a property with a single or separate parcel ID number.
- (3) The owner/developer shall quitclaim deed the parcel of property with the stormwater pond to the City of Manitowoc at no cost. The owner/developer shall provide a CSM and/or legal description of the pond property and shall include any access or maintenance easements in and around the pond for future maintenance accessibility. The owner/developer shall be responsible for paying all recording fees.
- (4) The stormwater pond must be a regional pond serving multiple parcels/properties and the City's right-of-way (ROW).
- (5) The regional stormwater pond shall be constructed in accordance with the current DNR Technical Standards for Wet Detention Ponds (No. 1001), NR 151 requirements and in accordance with Chapter 28 MMC.
- (6) The owner/developer shall provide as-built plans of the stormwater pond to the City of Manitowoc at no cost. The as-built plans shall be in accordance with the requirements of Chapter 28 MMC. The as-built plans shall be certified, stamped and signed by a registered professional engineer in the State of Wisconsin. The as-built plans shall show the elevation of the pond bottom at a maximum interval spacing of every 25 feet. The as-built plans shall be provided to the Engineering Department on a compact disk or other medium specifically approved by the Department, and in an ESRI geodatabase format. If the plans cannot be prepared in the ESRI format, then the Department will accept a Microstation DGN format, or a standard DXF file format.
- (7) The owner/developer shall provide the following documentation regarding the existing condition of the pond:
 - (a) All slopes/embankments shall be properly vegetated with stable grasses or native prairie, and shall be well established and adequately maintained, stable and free of any erosion, clean and debris-free.
 - (b) All inlet and outlet structures shall be clean and in good working condition and any required safety grating, etc., shall be in place.
- (8) The developer shall provide an irrevocable letter of credit (LOC) to the City of Manitowoc for up to one year after the final plat approval for the subdivision by the City of Manitowoc. This serves as a one-year warranty to assure that the pond functions as intended and that all vegetation has stabilized. The amount of the LOC shall be

determined by the size of the permanent pool of the stormwater pond. The rate for establishing the LOC amount shall be \$0.75/SF of the permanent pool area. However, the minimum amount for the LOC shall not be less than \$5,000.

If a problem occurs within the one-year warranty period that needs to be resolved, the City shall notify the developer/owner in writing via certified mail. The developer/owner shall have 60 days to correct the problem(s). If the problems are not corrected within the 60 days, the City of Manitowoc shall have the right to utilize the LOC money to have the work completed.

[Ord. 14-2171 § 1, 2014]



Lincoln Park Zoo

City of Manitowoc



- Zoo Property**
- (A) Born Learning Trail
 - (B) Education Center
 - (C) Entrance Gateway
 - (D) Flag Poles/Monument
 - (E) Gazebo
 - (F) Lion Drinking Fountain
 - (G) River Overlook
 - (H) Viewing Tower
 - (I) Playground
 - (J) Restroom/Shelter
 - (K) Visitor Center
 - (M) Maintenance and Operations
 - ⌘ Picnic/Gathering Area
 - (P) Parking

- Exhibits**
- 1 Aviary/Small Mammals
 - 2 Bear
 - 3 Big Red Barn
 - 4 Birds of Prey
 - 5 Bison
 - 6 Mountain Lion
 - 7 Fish Rearing Pond
 - 8 Fox
 - 9 Lynx
 - 10 Pond
 - 11 Prairie Dogs
 - 12 River Otter
 - 13 Sheep/Goats
 - 14 Wolf
 - 15 Wetland Aviary
 - E Educational
 - Viewing Areas/Platforms

- Park Property**
- (a) Adventure Play
 - (b) Bridge
 - (c) Existing Cabin
 - (pl) Playground
 - (s) Restroom/Shower/Storage
 - ⌘ Picnicking