



# City of Manitowoc

900 Quay Street  
Manitowoc, WI 54220  
www.manitowoc.org

## Meeting Agenda

### Common Council

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Monday, September 20, 2021

6:30 PM

Council Chambers

Note - Meeting will also be available via  
Remote Conferencing (Zoom)

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Pursuant to Section 19.84(2) and (3) of the Wisconsin Statutes, notice is hereby given to the public, to the Herald-Times-Reporter, the official newspaper of Manitowoc, and to those news media who have filed a written request for this notice that a meeting of the above-referenced will be held at the date, time and location listed above.

This meeting is being conducted both in Council Chambers at City Hall and via Zoom to maximize opportunities for residents to attend. Those attending the meeting via Zoom who wish to give public input are asked to keep their microphone muted until public input is opened to improve audio quality for all attendees. Those using their phone to call in may hit \*6 to mute and unmute themselves. Members of the public may call to listen in at 888 475 4499 US Toll-free, Meeting ID: 893 9628 6649 Password: 669106.

Public input will be accepted at the meeting. Those wishing to make public comment in advance of the meeting should email [abaryenbruch@manitowoc.org](mailto:abaryenbruch@manitowoc.org) or call 920-686-6952 with their comment no later than 12:00 p.m. central the day of the meeting. Emailed public input will be attached to the agenda and made part of the public record.

The above governmental body will meet to discuss and possibly take action on the agenda items set forth below.

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. PLEDGE OF ALLEGIANCE & INVOCATION

#### D. PRESENTATIONS

[21-0872](#)

Proclamation declaring the Month of September 2021 as Suicide Prevention Awareness Month

**Attachments:**

[Suicide Prevention Awareness Month 2021](#)

[21-0873](#)

Proclamation declaring the Week of October 3 - 9, 2021 as Mental Illness Awareness Week

**Attachments:**

[Mental Illness Awareness Week 2021](#)

[21-0874](#) Proclamation declaring the Week of October 3 - 9, 2021 as Fire Prevention Week

**Attachments:** [Fire Prevention Week 2021](#)

[21-0875](#) Proclamation declaring the Month of October 2021 as Crime Prevention Month

**Attachments:** [Crime Prevention Month 2021](#)

[21-0903](#) Proclamation declaring the month of October 2021 as Domestic Violence Awareness Month

**Attachments:** [Domestic Violence Awareness Month Proclamation 2021](#)

[21-0876](#) Mayor's Youth Action Council Annual Report

**Attachments:** [End of year report](#)

## E. PUBLIC HEARINGS

[21-0877](#) 6:31 PM - Public Hearing for the purpose of hearing any and all interested parties in the matter of a proposed change to the Official Map located at 1929 South 35th Street

[21-0878](#) 6:32 PM - Public Hearing for the purpose of hearing any and all interested parties in the matter of a proposed change in zoning from I-2 Heavy Industrial to B-4 Central Business - River Point District

[21-0879](#) 6:33 PM - Public Hearing for the purpose of hearing any and all interested parties in the matter of a proposed Conditional Use Permit & Final Development Plan for River Point Planned Unit Development Pursuant to 15.750 of the Municipal Code

## F. PUBLIC INPUT

*Members of the public will be permitted to speak at the Common Council meeting each month on any matter of public interest. The comments from each speaker shall be limited to five minutes in length unless extended by action of the Common Council.*

## G. APPOINTMENTS AND BUSINESS PRESENTED BY THE MAYOR

[21-0882](#) Appointments by Mayor to various Committees, Boards, and Commissions

## H. CONSENT AGENDA

*These items will be approved by one motion unless any member of the Council wishes to remove an item for discussion.*

### 1. Removal of Consent Agenda Items

*Any Common Council Member may request removal of any item from the consent agenda, and such item shall be removed without debate or vote. Any item or part thereof removed from the consent agenda shall be separately considered.*

## 2. Miscellaneous

[21-0880](#) Minutes of August 16, 2021 Common Council meeting, recommending approval and place on file

**Attachments:** [8-16-21 Minutes](#)

[21-0881](#) Minutes of August 23, 2021 Common Council meeting, recommending approval and place on file

**Attachments:** [8-23-21 Minutes](#)

[21-0883](#) Communication form WI DNR of proposed revocation of an Air Pollution Control Permit for GKN Sinter Metals - Manitowoc, located at 5710 Vits Dr., recommending acceptance and place on file.

**Attachments:** [GKN Air Permit](#)

[21-0884](#) Public Notice of an Air Pollution Control Permit Application Review of Briess Industries Inc., located at 605 Washington St., Manitowoc, WI, recommending acceptance and place on file

**Attachments:** [Air Permit Briess](#)

## 3. Committee of the Whole (Consent)

[21-0885](#) TID No. 22 Development Agreement with River North LLC, recommending acceptance and place on file

**Attachments:** [TID 22 with River North LLC](#)

[21-0910](#) Report of Special Events committee relative to approval of the following events: WAIVER OF FEES: Manitowoc County Fair on 8/25 - 8/29/2021; WAIVER OF FEES: CSP Participants Summer Party on 9/17/2021; City to City Costume Fun run on 10/23/2021; Walk to End Alzheimers on 9/18/2021; recommending acceptance and place on file

**Attachments:** [Special Event Committee Events Acted On 8-12-21 to 9-15-21](#)

[Manitowoc County Fair](#)

[CSP Participants Summer Party](#)

[City to City Costume Fun Run](#)

[Walk to End Alzheimers](#)

## 4. Finance Committee (Consent)

[21-0718](#) Discussion and possible action on potential items for the Mayor's Proposed 2022 City of Manitowoc Budget, recommend to accept and place on file.

[21-0760](#) Harbor Commission Report on Request to Lease City of Manitowoc River Front Property for Boat Docking Purposes, recommend to place on file.

**Attachments:** [harbor commission August 3 2021](#)

[21-0826](#) Application for "Class B" Intoxicating Liquor & Fermented Malt Beverage License, for The Venue At Union Square, 702 York St, recommend to approve the application.

**Attachments:** [The Venue At Union Square Application.pdf](#)

[21-0827](#) CAWG recommends to fund up to \$18,500 for 3 Parks Dept Trailers, recommend to approve the request up to \$18,500.00

**Attachments:** [CAWG Request - Parks Trailers.pdf](#)

[21-0828](#) CAWG recommends to fund up to \$12,100 for DPW Truck Box, recommend to approve the request up to \$12,100.00

**Attachments:** [CAWG Request - DPW Truck Box.pdf](#)

[21-0829](#) Out of State Travel Request - Community Development - Greenbuild Conference, San Diego, CA, recommend to approve the request.

**Attachments:** [Out of State Travel - Community Development.pdf](#)

[21-0830](#) Request for Amendment to Alliance Laundry Development Agreement, recommend to approve to amend the agreement.

**Attachments:** [Alliance Laundry Development Agreement - Signed - Executed.pdf](#)  
[1st Amendment Alliance Development Agreement](#)

[21-0832](#) Foreclosure Summons from David & Yvonne Kope, Case 2021CV000310, recommend to refer to City Attorney for recommendation.

**Attachments:** [Foreclosure Summons - S & C David Kope et al v. Todd Ward et al Foreclosure](#)

[21-0834](#) 2 Way Streets Signalized Intersections Discussion, recommend to approve the request as submitted.

**Attachments:** [Memo - 2 Way Street Signalization Funding.pdf](#)

[21-0886](#) General City Claims in the amount of \$8,054,439.93 enumerated on list thereof, recommending that the claims be allowed and ordered paid and Mayor, Clerk and Finance Director/Treasurer are instructed to issue the necessary order.

**Attachments:** [Committee Report on Claims](#)

[8-20-21](#)

[8-27-21](#)

[9-3-21](#)

[9-10-21](#)

[9-17-2021](#)

## 5. Personnel Committee (Consent)

[21-0796](#) Committee Budget Directives to the Mayor; recommending to support the budget recommendations made to the Mayor by the City Attorneys Office and Human Resources Department

**Attachments:** [Memo 2022 Budget Request Summary HR.pdf](#)  
[2022 Attorney Budget Info for Personnel.pdf](#)

## 6. Public Infrastructure Committee (Consent)

[21-0806](#) Stormwater Management Facility Maintenance Agreement for T&L Investment Group, LLC at 2424 Johnston Drive, Manitowoc, WI 54221, recommending approval

**Attachments:** [21-0806 Stormwater Mntc Agmt T&L Investment Group.pdf](#)

[21-0807](#) Request for Full Replacement of Dump Box on Truck #643, recommending approval

**Attachments:** [21-0807 Dump Box Truck 643.pdf](#)

[21-0810](#) Park Trailers Unbudgeted CAWG Request, recommend approval

**Attachments:** [21-0810 Replacement of 3 parks trailers.pdf](#)  
[21-0810 CAWG Approval.pdf](#)

[21-0811](#) Agreement with Bodart for DOT SISF Signal Project, recommending approval

**Attachments:** [Staff Recommendation Memo for Council Item 21-0811 \(Bodart Agreement\)](#)  
[21-0811 Bodart Electric Contract.pdf](#)  
[21-0811 Exhibit A and B for Bodart Contract.pdf](#)

[21-0814](#) Stormwater Management Facility Maintenance Agreement with North 30th Mini Storage, LLC for parcel #813-402-027 on N. 30th Street, recommending approval

**Attachments:** [21-0814 Stormwater Management Facility Mntc Agmt N 30th St.pdf](#)

[21-0893](#) Report of Board of Public Works of 9/8/2021 for 1st and final payment of \$114,882.81 to Fahrner Asphalt Sealers, LLC, for Seal Coat Program, WS-21-6, recommending payment

**Attachments:** [1st and Final Payment WS-21-6](#)

[21-0894](#) Report of Board of Public Works of 9/8/2021 for 16th and final payment of \$3,000.00 to A.C.E. Building Service, for Blue Rail Restroom Facility, WO-20-15, recommending payment

**Attachments:** [Final Payment - WO-20-15](#)

[21-0895](#) Report of Board of Public Works of 8/18/2021 of approval to enter into an agreement with Highway Landscapers, Inc. to supply and plant trees at 8th St. from Washington to Jay & York to Chicago Sts., for a contract price of \$22,655.00; recommending acceptance and place on file

**Attachments:** [Highway Landscapers Contract](#)

[21-0896](#) Report of Board of Public Works of final payments to contractions for agreements under \$25,000.00, recommending acceptance and place on file

[21-0897](#) Report of Board of Public Works of 9/8/2021, of bids received for 2021 Magnolia Avenue - Replacement of Failed Black Retaining Wall, WS-21-27, recommending awarding to low bidder, Highway Landscapers Inc., in the amount of \$77,405.00

**Attachments:** [Report of BPW - WS-21-27](#)

[21-0898](#) Report of Board of Public Works of 9/8/2021, of bids received for Underwater Repair of West Counterweight of S.S. Badger Car Ferry Ramp, WO-21-28, recommending awarding to low bidder, Lunda Construction Co., in the amount of \$52,693.00

**Attachments:** [Report of BPW - WO-21-28](#)

[21-0901](#) Report of Board of Public Works of Contract with Aldag/Honold Mechanical, Inc., recommending acceptance and place on file

**Attachments:** [Aldag Honold Mechanical](#)

## 7. Public Safety Committee (Consent)

## 8. Plan Commission (Consent)

[21-0784](#) PC 37-2021: Conditional Use Permit & Final Development Plan for River Point Planned Unit Development Pursuant to 15.750 of the Municipal Code recommending to approve the Conditional Use Permit creating the Planned Unit Development and Associated River Point Final Development Plan and incorporate any edits as recommended by the City Attorney

**Attachments:** [21-0784 Report to Council River Point PUD.pdf](#)

[21-0784 PC Report River Point PUD CUP](#)

## I. COMMITTEE REPORTS

### 1. Committee of the Whole

[21-0911](#) Report of Special Event Committee recommending approval for the following events subject to Council action: Lincoln Park Holiday Light Show on 11/26 - 12/29/2021 (Approval of advertising signs in City right-of-ways); Oktoberfest Street Party on 10/2/2021 (Closure of Washington Street from South 8th to Sczygelski Law Firm; Waiver of noise ordinance until 10:30 p.m.); Turkey Trot on 11/25/2021 (Waiver of noise ordinance from 7 a.m. to 8 a.m.; Closure of various streets as detailed therein)

**Attachments:** [Special Events for Council Approval - 08-12-21 to 09-15-21](#)  
[Lincoln Park Holiday Light Show](#)  
[Oktoberfest Street Party](#)  
[Turkey Trot](#)

## 2. Finance Committee

[21-0817](#) Bryan Grunewald, Principal, State and Local Government, CLA (CliftonLarsonAllen LLP) presentation of Management Letter and Comprehensive Annual Financial Report for year ended December 31, 2020

**Attachments:** [City of Manitowoc - 2020 Management Communication .pdf](#)  
[City of Manitowoc- 2020 Annual Financial Report and Financial Statements.pdf](#)  
[City of Manitowoc - Prior Year Audit Findings and Corrective Action Plan.pdf](#)

[21-0833](#) Audit RFP Results and Authorization for Staff to continue audit engagement negotiations of chosen audit firm

**Attachments:** [Memo - Audit RFP Results & Recommendation.pdf](#)  
[2021 Audit RFP Price Comparison.pdf](#)  
[CLA Cost Proposal 2021-2025.pdf](#)  
[Kerber Rose Cost Proposal 2021-2025.pdf](#)

[21-0835](#) L21-00092 Koehler Claim for substantial water damage from heavy rain storm at 1305 South 31st Street

**Attachments:** [L21-00092 KOEHLER Claim.pdf](#)

[21-0836](#) L21-00122 Bridgeview Bar Claim for sewer backup/basement flooding from heavy rain storm at 2 Maritime Drive

**Attachments:** [L21-00122 BRIDGEVIEW BAR Claim.pdf](#)

[21-0837](#) L21-00127 Wierman Claim for basement flooding from heavy rain storm at 1622 South 23rd Street

**Attachments:** [L21-00127 WIERMAN Claim.pdf](#)

[21-0838](#) L21-00130 Brian Lodel-TLG Holdings, LLC Claim for sewer backup from damaged City main sewer line at 1701 Washington St

**Attachments:** [L21-00130 BRIAN LODEL - TLG HOLDINGS, LLC Claim.pdf](#)

[21-0887](#) Resolution Authorizing Staff to Apply for Department of Natural resources Wisconsin Assessment Money (WAM) Contractor Services Award for River Point District Property

**Attachments:** [Res to apply for DNR assessment Money River Point District](#)

[21-0888](#) Ordinance to Change the Eighth Aldermanic District Polling Location

**Attachments:** [PollPlaceChangeOrdDistrict8](#)  
[Clerk Memo - Polling Place](#)

[21-0904](#) 2020 Correction of error on Parcels 000-292-010 & 000-292-090

**Attachments:** [Clerk Memo](#)

[21-0905](#) Intersection Design Contract for Two-Way Street Reversion

**Attachments:** [9.16.21 Memo to Council](#)  
[Proposal Intersections 2021-09-10](#)  
[Attachment A - Generic Professional Services Agreement](#)  
[Attachment C](#)  
[Attachment D - 2021-09-08 Manitowoc 8th at Waldo Traffic Signals](#)

[21-0906](#) Resolution authorizing staff to file cross appeals for manufacturing assessments

**Attachments:** [Res Auth Staff to Initiate MFR Assess Cross-Appeal](#)

### 3. Personnel Committee

[21-0889](#) Resolution to approve USI recommended Employee Health Care Plan for 2022

**Attachments:** [Memo 2022 Benefits Recommendations PC.Council](#)  
[Res to approve USI recommended Health Care Plan for 2022 final](#)

### 4. Public Infrastructure Committee

[21-0815](#) Adoption of the Zoo Masterplan

**Attachments:** [Lincoln Park Zoo MP Report Final 5.4.2021.pdf](#)

[21-0899](#) Sidewalk Privilege Agreement with Eastpoint Rentals, LLC

**Attachments:** [SPA Eastpoint Rentals](#)  
[Report of BPW - SPA](#)



[21-0900](#) Resolution to approve Transit Title VI Nondiscrimination Plan Approval

**Attachments:** [Res Title VI Plan Updates 2021](#)  
[8-17-21 City of Manitowoc 2021 Title VI Plan](#)

[21-0902](#) Resolution authorizing staff to apply for Urban Forestry Grant and Urban Forestry Catastrophic Storm Grant Programs

**Attachments:** [Res- DNR Urban Forestry Matching Grant](#)

## 5. Public Safety Committee

[21-0854](#) Ordinance 16.350 of the Manitowoc Municipal Code regulating fences and hedges.

**Attachments:** [16.350 Ord to revise Fences and Hedges](#)

[21-0868](#) Ordinance to amend section 10.390 of the Manitowoc Municipal code regulating parking on Bayshore Drive.

**Attachments:** [Ord to Amend 10390 Bayshore Dr](#)  
[Bayshore Drive - Proposed Parking on the West Side .pdf](#)  
[Proposed Bayshore Drive Parking Spaces - Page 1.pdf](#)  
[Proposed Bayshore Drive Parking Spaces - Page 2.pdf](#)  
[Bayshore Drive Parking Adjustment - Allie.pdf](#)  
[Bayshore Parking.pdf](#)

[21-0869](#) Ordinance to amend Manitowoc Municipal Code 6.070, Fireworks and Pyrotechnics

**Attachments:** [ord to amend 6.070 req of fireworks](#)  
[Fireworks memo.pdf](#)  
[JUNE - JULY 2020 - FIREWORKS COMPLAINTS.pdf](#)  
[MARCH - APRIL 2021 - FIREWORKS COMPLAINTS.pdf](#)  
[JUNE - JULY 2021 - FIREWORKS COMPLAINTS.pdf](#)

## 6. Plan Commission

[21-0786](#) PC 38-2021: Ordinance to amend Section 15.390 of the Manitowoc Municipal Code regulating Supplementary Regulations - Yard, Height, Area, and Setbacks.

**Attachments:** [Ord to Amend 15.390 Setbacks](#)  
[21-0786 Report to Council Supplementary Regulations.pdf](#)  
[21-0786 PC Report 15.390 Supplemental Regulations](#)

[21-0890](#) Ordinance to create Section 15.370(32) regulating Portable Storage Units

**Attachments:** [Ord to Regulate Storage Containers2.0](#)

[21-0891](#) Ordinance to amend Section 22.010 of the Municipal Code entitled: "Official Map - Master Subdivision Plans"; East of S. 35th Street, North of Dewey Street

**Attachments:** [Ordinance PC 39-2021 Popp](#)

[21-0892](#) Ordinance for a rezone from I-2 Heavy Industrial to B-4 Central Business for the River Point District

**Attachments:** [Ordinance PC 36-2021 River Point I-2 to B-4](#)

[21-0912](#) River Point Implementation Plan for Planned Unit Development (PUD)

**Attachments:** [PUD River Point](#)  
[Permitted Uses Area Regulations](#)  
[Design Guidelines FINAL](#)

## J. OTHER BUSINESS

## K. ADJOURN

*1. Next Scheduled Common Council Meeting: Monday, October 18, 2021 at 6:30pm in the Common Council Chambers at City Hall.*

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Manitowoc will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-686-6950 or the City's ADA Coordinator at (920) 686-6990 or e-mail [cityattorney@manitowoc.org](mailto:cityattorney@manitowoc.org) at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

**Mackenzie Reed-Kadow**  
**City Clerk**