

Report to the Manitowoc Plan Commission

Meeting Date: February 28, 2018 **NOTE:** There was not a quorum for the Feb 28th meeting the item was placed onto the March 28, 2018 Commission for formal action.

Report Print Date: February 23, 2018; 1:30 PM

Request/Report: PC 3 – 2018: Annually the City of Manitowoc submits an Annual Statement of Intentions to the WisDOT Bureau of Railroads and Harbors. In addition to the map and description of the potential harbor projects, a resolution from the Common Council must be submitted. The City of Manitowoc Harbor Commission has also reviewed the statement of intentions. If the City or private entity wants to apply for Harbor Assistance funding, the project must be listed on the annual statement of intentions.

If a project is listed it does not mean the project has to occur; the statement is simply a listing of projects that may occur. There is no financial commitment for the City, unless the City applies for and receives harbor assistance funds.

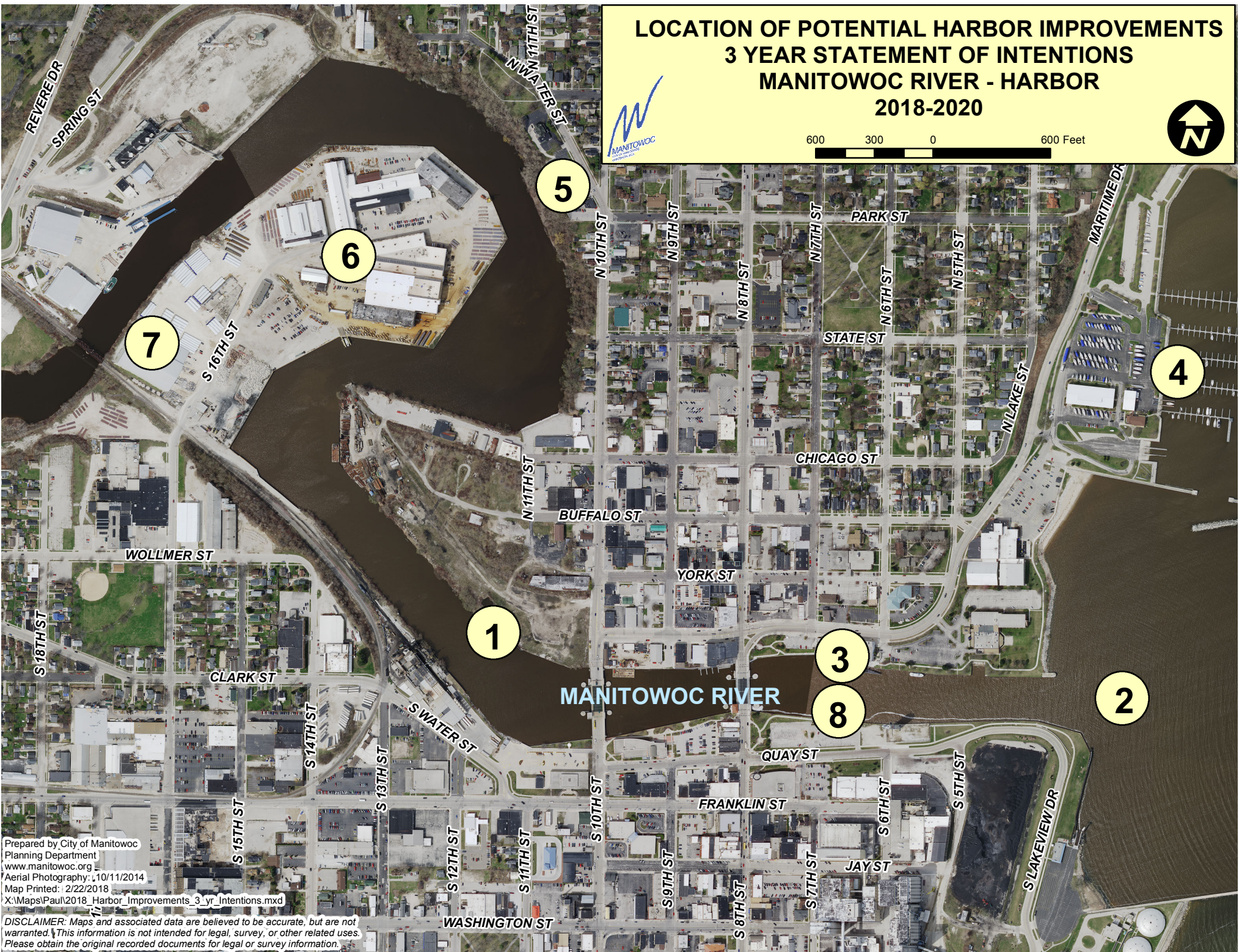
In 2016 and 2017, the City and SS Badger received a \$2 million grant and a \$1 million from the program to make repairs on the carferry docking wall. In 2016, 1615 Spring LLC (former Consumer Steel) property was awarded some funds to extend or repair the sheet wall system for approximately 500 lineal feet.

Recommendation: Plan Commission goes on record indicating their support of the Annual Statement of Intentions.

LOCATION OF POTENTIAL HARBOR IMPROVEMENTS 3 YEAR STATEMENT OF INTENTIONS MANITOWOC RIVER - HARBOR 2018-2020



600 300 0 600 Feet



Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Aerial Photography: 10/11/2014
Map Printed: 2/22/2018
X:\Maps\Paul\2018_Harbor_Improvements_3_yr_Intentions.mxd

DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

PROJECT ID #1

**THREE-YEAR HARBOR DEVELOPMENT
STATEMENT OF INTENTIONS**

Due: April 1

Send to: WisDOT

Bureau of Railroads & Harbors

P. O. Box 7914

Madison, Wisconsin 53707-7914

MANITOWOC
Harbor Name

CITY OF MANITOWOC
Responsible Local Unit of Government
(County, City, Village or Town)

Improvements Proposed in Calendar Year 2019

Instructions: Complete one of these sheets for each project contemplated in each of the next three years. Include only those projects that benefit COMMERCIAL TRANSPORTATION. Examples include dredging, dredge disposal and dock wall construction.

PART I Project Description and Objective(s)

A – Dock wall improvements along a 950 foot length of bulkhead abutting the Manitowoc River adjacent to the Canadian National Railroad property. The project would accommodate the needs of a water-orientated mixed use development. The project would also provide additional public access to the river.

B - Harbor improvements would be an integral piece in redeveloping a very under utilized parcel in the downtown area. The mixed use development would increase the tax base, create jobs, provide downtown living options and redevelop a blighted downtown site. The project would address a “key redevelopment” site as stated in the City’s 2009 Comprehensive Plan.

PART II Project Resources

PART III Rank & Probability

<u>Expected Funding Sources (All types)</u>	<u>Amount</u>
(b) PRIVATE	\$ 1,150,000
(c) Wis DOT	\$ 3,000,000
(d) Other	\$ 400,000
	Total
	\$4,550,000

(a) Of the projects listed for the year noted above, this project (a) is of 1 priority to the applicant.

(b) The estimated probability of this project being started in year noted above is:
(Circle One) High
Medium
Low

Prepared By: PAUL BRAUN

Date: March 1, 2018

PROJECT ID #2

**THREE-YEAR HARBOR DEVELOPMENT
STATEMENT OF INTENTIONS**

Due: April 1

Send to: WisDOT

Bureau of Railroads & Harbors

P. O. Box 7914

Madison, Wisconsin 53707-7914

MANITOWOC
Harbor Name

CITY OF MANITOWOC
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(County, City, Village or Town)

Improvements Proposed in Calendar Year 2019

Instructions: Complete one of these sheets for each project contemplated in each of the next three years. Include only those projects that benefit COMMERCIAL TRANSPORTATION. Examples include dredging, dredge disposal and dock wall construction.

PART I Project Description and Objective(s)

A – Throughout the Manitowoc River, Inner Harbor and Outer Harbor there are locations where general maintenance is needed to preserve the existing infrastructure. Sheet wall caps, sheet wall systems, escape ladders and other infrastructure are in need of maintenance. In addition there are areas of erosion occurring behind the sheet wall system which is weakening the structural integrity of the sheet wall.

B – The City of Manitowoc and Harbor Commission are interested in the development of a Harbor Master Plan to guide future infrastructure investments and developments.

PART II Project Resources

PART III Rank & Probability

<u>Expected Funding Sources</u> (All types)	<u>Amount</u>
(b) PRIVATE	\$75,000
(c) WIS DOT	\$250,000
(d)	

	Total
	\$325,000

(a) Of the projects listed for the year noted above, this project (a) is of 2 priority to the applicant.

(b) The estimated probability of this project being started in year noted above is:

(Circle One) High
Medium
Low

Prepared By: PAUL BRAUN

Date: March 1, 2018

PROJECT ID #3

**THREE-YEAR HARBOR DEVELOPMENT
STATEMENT OF INTENTIONS**

Due: April 1

Send to: WisDOT

Bureau of Railroads & Harbors

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Madison, Wisconsin 53707-7914

MANITOWOC
Harbor Name

CITY OF MANITOWOC
Responsible Local Unit of Government
(County, City, Village or Town)

Improvements Proposed in Calendar Year 2019

Instructions: Complete one of these sheets for each project contemplated in each of the next three years. Include only those projects that benefit COMMERCIAL TRANSPORTATION. Examples include dredging, dredge disposal and dock wall construction.

PART I Project Description and Objective(s)

A – Along the north bank of the Manitowoc River adjacent to the Wisconsin Maritime Museum and USS Cobia submarine there are many areas where the existing whaler system is failing or has failed. In some locations the wood whaler system is missing completely making it unsafe for boats and vessels to moor along the sheet wall. There is erosion and undermining along the Wis. Maritime Museum sheet wall which is weakening the sheet wall and needs to be addressed.

B – In addition to the failing whaler system a ramp or ladder system is needed to allow individuals to safely exit their vessel. Currently individuals have to climb over a fence barrier in some locations.

PART II Project Resources

PART III Rank & Probability

Expected Funding Sources (All types) Amount

(b) PRIVATE \$50,000

(c) WIS DOT \$200,000

(d)

Total

\$250,000

(a) Of the projects listed for the year noted above, this project (a) is of 3 priority to the applicant.

(b) The estimated probability of this project being started in year noted above is:

(Circle One) High
 Medium
 Low

Prepared By: _____
PAUL BRAUN

Date: _____
March 1, 2018

U:SOI

PROJECT ID #4

**THREE-YEAR HARBOR DEVELOPMENT
STATEMENT OF INTENTIONS**

Due: April 1

Send to: WisDOT

Bureau of Railroads & Harbors

P. O. Box 7914

Madison, Wisconsin 53707-7914

MANITOWOC

Harbor Name

CITY OF MANITOWOC

Responsible Local Unit of Government

(County, City, Village or Town)

Improvements Proposed in Calendar Year 2020

Instructions: Complete one of these sheets for each project contemplated in each of the next three years. Include only those projects that benefit COMMERCIAL TRANSPORTATION. Examples include dredging, dredge disposal and dock wall construction.

PART I Project Description and Objective(s)

A – Dredging to allow for sailboats and other vessels to navigate in the marina area and the outer harbor. When Lake Michigan water levels are low vessels are close to not having enough draft to safely use the marina facility. Larger boats would be unable to access the marina area and cannot be “wintered” in the existing boat storage building.

B – The project would protect the private and public infrastructure enabling the continued use of the existing facilities. Modifications to the existing pier structures and other infrastructure will also be required due to cyclical water levels and aging infrastructure.

C – Phased replacement and/or repair of deteriorated pier structures to provide better ADA accessibility and ability to moor and service larger transient boats.

PART II Project Resources

PART III Rank & Probability

<u>Expected Funding Sources</u> (All types)	<u>Amount</u>
(b) Private	\$ 500,000
(c) Wis DOT	\$ 1,000,000
(d) Other	\$ 1,000,000
	<u>Total</u>
	\$ 2,500,000

(a) Of the projects listed for the year noted above, this project (a) is of 1 priority to the applicant.

(b) The estimated probability of this project being started in year noted above is:

(Circle One) High
Medium
Low

Prepared By: PAUL BRAUN

Date: March 1, 2018

PROJECT ID #5

**THREE-YEAR HARBOR DEVELOPMENT
STATEMENT OF INTENTIONS**

Due: April 1

Send to: WisDOT

Bureau of Railroads & Harbors

P. O. Box 7914

Madison, Wisconsin 53707-7914

MANITOWOC

Harbor Name

CITY OF MANITOWOC

Responsible Local Unit of Government

(County, City, Village or Town)

Improvements Proposed in Calendar Year 2020

Instructions: Complete one of these sheets for each project contemplated in each of the next three years. Include only those projects that benefit COMMERCIAL TRANSPORTATION. Examples include dredging, dredge disposal and dock wall construction.

PART I Project Description and Objective(s)

A – This project entails the construction of a sheet wall system with the development of an adjacent riverwalk trail. Project length is roughly 2,200 lineal feet, 600 l.f. is currently sheet wall with the remaining 1,600 l.f. having no sheet wall leaving the shoreline unprotected. Prop wash from small and large vessels, some which are over 500 feet in length, are continually eroding the shoreline causing sedimentation on the river's bottom.

B – The objective of the project is to: protect the shoreline and erosion hazard area along the river's edge, protect the existing infrastructure in the area, improve water quality by reducing erosion, and increase public access to fisherman, pedestrians and bikers by opening an underutilized corridor along the Manitowoc River. By eliminating shoreline erosion in the area the need to dredge the adjacent river should be reduced, saving costs by reducing the frequency of dredging.

PART II Project Resources

PART III Rank & Probability

<u>Expected Funding Sources</u> (All types)	<u>Amount</u>
(b) PRIVATE	\$ 400,000
(c) Wis DOT	\$ 3,600,000
(d) Other	\$ 600,000
	Total
	\$4,600,000

(a) Of the projects listed for the year noted above, this project (a) is of 2 priority to the applicant.

(b) The estimated probability of this project being started in year noted above is:

(Circle One) High
Medium
Low

Prepared By: PAUL BRAUN

Date: March 1, 2018

PROJECT ID #6

**THREE-YEAR HARBOR DEVELOPMENT
STATEMENT OF INTENTIONS**

Due: April 1

Send to: WisDOT

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P. O. Box 7914

Madison, Wisconsin 53707-7914

MANITOWOC
Harbor Name

CITY OF MANITOWOC
Responsible Local Unit of Government
(County, City, Village or Town)

Improvements Proposed in Calendar Year 2020

Instructions: Complete one of these sheets for each project contemplated in each of the next three years. Include only those projects that benefit COMMERCIAL TRANSPORTATION. Examples include dredging, dredge disposal and dock wall construction.

PART I Project Description and Objective(s)

A – Expansion, modernization and improvements along portions of the existing dock & sheet wall along the Manitowoc River adjacent to the City Centre LLC’s “Peninsula” property. Project would include a loading platform and heavy lift equipment to transload raw materials and finished goods onto and off of barges and other marine vessels. During low water levels dredging may be necessary to allow for larger vessels to access the transloading operation.

B – The project would allow for a more efficient means to receive and ship, raw and finished materials. The increased efficiency would allow the existing and future industrial businesses to remain competitive in their respective markets.

PART II Project Resources

PART III Rank & Probability

<u>Expected Funding Sources</u> (All types)	<u>Amount</u>
(b) Private	\$ 400,000
(c) Wis DOT	\$ 1,000,000
(d) Other	\$ 0
	Total
	\$ 1,400,000

(a) Of the projects listed for the year noted above, this project (a) is of 3 priority to the applicant.

(b) The estimated probability of this project being started in year noted above is:

(Circle One) High
Medium
Low

Prepared By: PAUL BRAUN

Date: March 1, 2018

PROJECT ID #7

**THREE-YEAR HARBOR DEVELOPMENT
STATEMENT OF INTENTIONS**

Due: April 1

Send to: WisDOT

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P. O. Box 7914

Madison, Wisconsin 53707-7914

MANITOWOC
Harbor Name

CITY OF MANITOWOC
Responsible Local Unit of Government
(County, City, Village or Town)

Improvements Proposed in Calendar Year 2020

Instructions: Complete one of these sheets for each project contemplated in each of the next three years. Include only those projects that benefit COMMERCIAL TRANSPORTATION. Examples include dredging, dredge disposal and dock wall construction.

PART I Project Description and Objective(s)

A – Dredging of the Manitowoc River to allow for safe access of larger marine vessels. Update and repair approximately 900 lineal feet of dock/sheet wall along the east bank of the Manitowoc River between the existing railroad bridge and a recently removed railroad bridge. The increased river depth from the dredging would require the existing sheet wall to be increased in depth to prevent undermining. Increased river depths would allow greater access to the river for larger vessels and yachts.

B – In addition to the dredging and sheet wall improvements other landward infrastructure is planned. These improvements would enable an existing company the ability to construct larger vessels. These potential improvements would include boat lift equipment, crane pads and dry dock facilities.

PART II Project Resources

PART III Rank & Probability

<u>Expected Funding Sources (All types)</u>	<u>Amount</u>
(b) Private	\$ 500,000
(c) Wis DOT	\$ 2,250,000
(d) Other	\$ 100,000

	Total
	\$2,850,000

(a) Of the projects listed for the year noted above, this project (a) is of 4 priority to the applicant.

(b) The estimated probability of this project being started in year noted above is:

(Circle One) High
Medium
Low

Prepared By: PAUL BRAUN

Date: March 1, 2018

PROJECT ID #8

**THREE-YEAR HARBOR DEVELOPMENT
STATEMENT OF INTENTIONS**

Due: April 1

Send to: WisDOT

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MANITOWOC
Harbor Name

CITY OF MANITOWOC
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Improvements Proposed in Calendar Year 2020

Instructions: Complete one of these sheets for each project contemplated in each of the next three years. Include only those projects that benefit COMMERCIAL TRANSPORTATION. Examples include dredging, dredge disposal and dock wall construction.

PART I Project Description and Objective(s)

A – Dredging of the Manitowoc River to allow for the mooring of large cargo vessels allowing them to off-load product .

B - Sheet wall improvements and landward mooring infrastructure may need to be updated or relocated.

PART II Project Resources

PART III Rank & Probability

<u>Expected Funding Sources (All types)</u>	<u>Amount</u>
(b) Private	\$ 500,000
(c) Wis DOT	\$ 2,250,000
(d)	

	Total
	\$2,750,000

(a) Of the projects listed for the year noted above, this project (a) is of 5 priority to the applicant.

(b) The estimated probability of this project being started in year noted above is:

(Circle One) High
Medium
Low

Prepared By: PAUL BRAUN

Date: March 1, 2018

**THREE-YEAR HARBOR DEVELOPMENT
STATEMENT OF INTENTIONS**

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 Harbor Name

 Responsible Local Unit of Government
 (County, City, Village or Town)

Improvements Proposed in Calendar Year _____

Instructions: Complete one of these sheets for each project contemplated in each of the next three years. Include only those projects that benefit COMMERCIAL TRANSPORTATION. Examples include dredging, dredge disposal and dock wall construction.

 PART I Project Description and Objective(s)

 PART II Project Resources

 PART III Rank & Probability

<u>Expected Funding Sources</u> (All types)	<u>Amount</u>
(b)	
(c)	
(d)	
	_____ Total

(a) Of the projects listed for the year noted above, this project (a) is of ___ priority to the applicant.

(b) The estimated probability of this project being started in year noted above is:
 (Circle One) High
 Medium
 Low

Prepared By: _____

Date: _____