

Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, January 24, 2024

Request: PC 4–2024: Lakeshore Humane Society Request to Lease or Purchase Land from the City in Indian Creek Park Pursuant to § 62.23(5) Matters Referred to City Plan Commission

Existing Land Use for Subject Property: Park

Existing Zoning for Subject Property: P-1 Conservancy

Report: Pursuant to Wis. § 62.23(5) “*Matters Referred to the City Plan Commission*”; sale or leases of public property shall be referred to the Plan Commission for their consideration and report before final action is taken by the Council.

Lakeshore Humane Society (LHS) 1551 N. 8th St, has looked at various locations in and outside of the City for a site to construct a new building for their operations. An expansion on their current location is not financially feasible due to site constraints such as the amount of fill that is required and the existence of a sanitary sewer and storm sewer outfall. LHS would be looking for approximately 2.5 acres of land. The area they have focused in on is in Indian Creek Park on the east side of N. 8th Street north of their existing location and MPU substation and adjacent to the current dog run area.

LHS staff and Community Development, Public Works, and Parks staff have had a couple introductory meetings discussing the request and City Staff has generally been supportive of the request. City staff didn’t have a strong opinion on either selling or leasing the property. City staff supports the location because it is close to the existing location and will not introduce a potential noise issue into a different neighborhood in the City.

The property is currently zoned P-1 Conservancy and it would need to be rezoned to I-1 Light Industrial.

Some high level items that the City and LHS discussed are:

- City would want LHS to provide a public restroom for park users.
- The access drive that would remain would need to be widened to allow for two-way traffic for Public Work’s vehicles which use the lower areas as a snow dump.
- LHS would donate or grant public access across the easterly portion of their existing property for a potential public trail along the Little Manitowoc River.
- Lease versus a sale still needs to be determined.
- Fenced in public dog run area.
- Relocation of the emergency siren.

Recommendation: Support the request to sell or lease approximately 2.5 acres of a portion of Indian Creek Park with the Plan Commission requesting to review the final site plan prior to construction.



LAKE SHORE
Humane Society Inc.

1551 NORTH 8TH STREET

MANITOWOC, WI 54220

PHONE: 920-684-5401

E-Mail: president@lakeshorehumane.org

www.lakeshorehumane.org

January 9, 2024

Paul Braun
City Planner
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220

Dear Paul,

Lakeshore Humane Society has been serving the lakeshore for over fifty years. We currently care for over 1,500 animals annually and place over 900 animals in responsible, permanent homes. In our pursuit to provide the highest care possible, we have arrived at the realization that we have outgrown our facility and are in need of more space and newer, expanded amenities. We have entered into an agreement with A.C.E. Building Service to design and construct a new facility and have major donors committed to the project.

Our initial intent was to construct a new facility to the east of our current facility on the same parcel of land, which is owned by Lakeshore Humane Society (LHS). We developed a floorplan that meets both current and future needs, a schematic building design that is both tasteful and functional, completed a design survey for the intended build site, and developed preliminary site plans. We have come to the realization that constructing a building in the intended location is impractical. There is a significant drop in elevation from the current parking lot to the buildable area. The topography in the buildable area continues to drop in elevation and creates a situation that will require up to 17 feet of fill, retaining walls, and costly foundation requirements. Additionally, there is a sewer easement that runs through the area and a large storm sewer discharge from North 8th street that directs large volumes of stormwater toward the build location. We have determined that these challenges are not financially responsible and carry a high amount of risk.

We conducted a search for available property suitable for our unique needs and use. We are cognizant of the fact that our facility by nature produces noise that is not suitable for certain environments and is tailored by the requirements of the comprehensive zoning ordinance to be situated in an Industrial zone within the City of Manitowoc. We analyzed every undeveloped Industrial parcel within city limits whether on the open market or not. One parcel in particular stood out, which we pursued. Unfortunately, the property owner revealed they were under contract for a long-term lease and the property was not available. Other parcels did not meet the specific criteria of our committee, specifically access to sidewalks, on or near a bus route, proximity to residential areas, or simple site development possibilities.

As part of our facility design process, we toured the Sheboygan Humane Society facility for a survey of best practices and design inspiration. The Sheboygan facility is located adjacent to the public dog park. Coming up short with our Industrial zoned property search, we came up with an alternate idea during a brainstorming session – perhaps we could replicate this situation in Manitowoc.

We feel that placing our new facility adjacent to the dog park off of 8th Street is a viable and suitable solution to our problem. We would formally like to approach the City of Manitowoc (City) with the desire to either enter into a long-term lease or outright purchase of a portion of the existing designated park. We have developed a preliminary site plan that indicates approximately 2.5 acres of land would be required for the building, parking lot, and stormwater treatment area. The City has expressed interest in enhancing the amenities of the dog park by way of bathroom facilities and (6) additional parking spots as a condition of the land transfer or lease. We will make provisions in our overall project to include these provided that City assumes control of all maintenance, repairs, cleaning, surveillance, and supplies and that hours of use do not extend beyond those of LHS. The City has also expressed the need to widen the south driveway leading into the area to accommodate two-way traffic for snow disposal activities as the north driveway would be made unusable with the proposed development. We propose to continue discussion about the width, construction method, and financial responsibility but acknowledge that accommodations can be made to ensure this is possible with the proposed layout and land use.

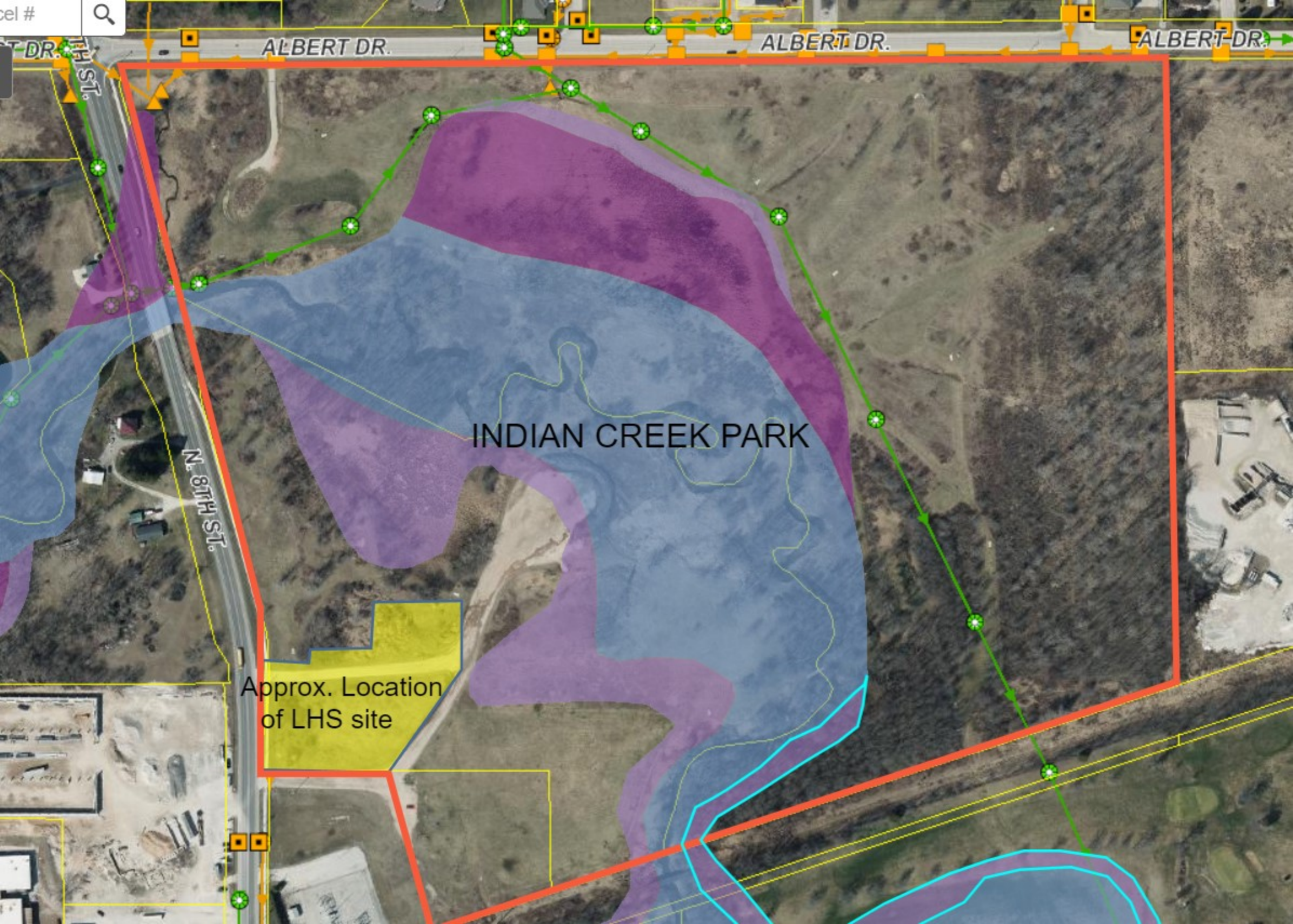
Our plans for the existing facility are still somewhat unclear, but at the current state we wish to retain the building and repurpose for several possible uses including but not limited to boarding, grooming, veterinary services, and/or isolation for sick animals.

We have begun the silent phase of fundraising activities with major donor commitment. Our intent is to continue fundraising efforts, including a public capital campaign and proceed with the project as soon as possible, presumably with a project kick-off in 2024. We are committed to the mission by which our organization was founded and wish to ensure that we can continue to provide the community with this much needed service for decades to come. We welcome discussion regarding this matter and would be happy to answer any questions.

Sincerely,

Tina Nichols
Executive Director, Lakeshore Humane Society

Melissa Jacquart
Board President, Lakeshore Humane Society



ALBERT DR.

ALBERT DR.

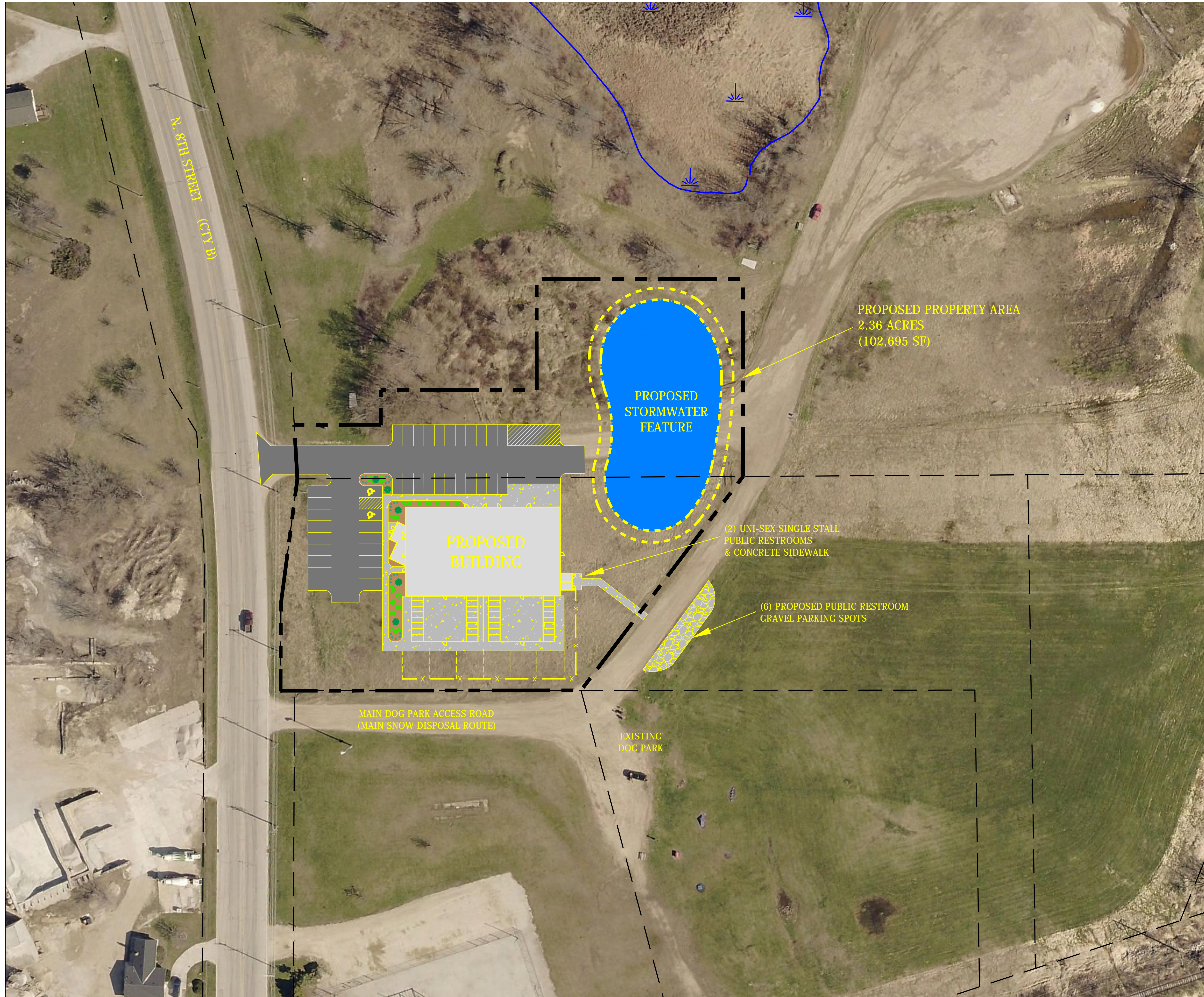
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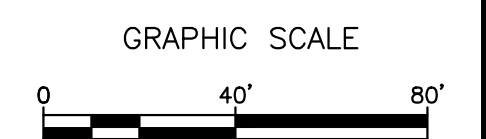
N. 8TH ST.

INDIAN CREEK PARK

Approx. Location
of LHS site



CONCEPT PLAN



PRELIMINARY AERIAL LAYOUT

REVISION DESCRIPTION	DATE	REV BY
LAYOUT REVISIONS	12/9/23	SIGJ

ACE BUILDING SERVICE
 OUR REPUTATION IS OUR FOUNDATION
 P.O. BOX 1626 • 3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54221-1626
 PHONE: 920-682-6105 • FAX: 920-682-7700 • WWW.ACEBUILDINGSERVICE.COM
 SUPERVISING PROFESSIONAL:

PROPOSED NEW DEVELOPMENT
 LAKESHORE HUMANE SOCIETY
 1605 N. 8TH STREET
 MANITOWOC, WI 54220

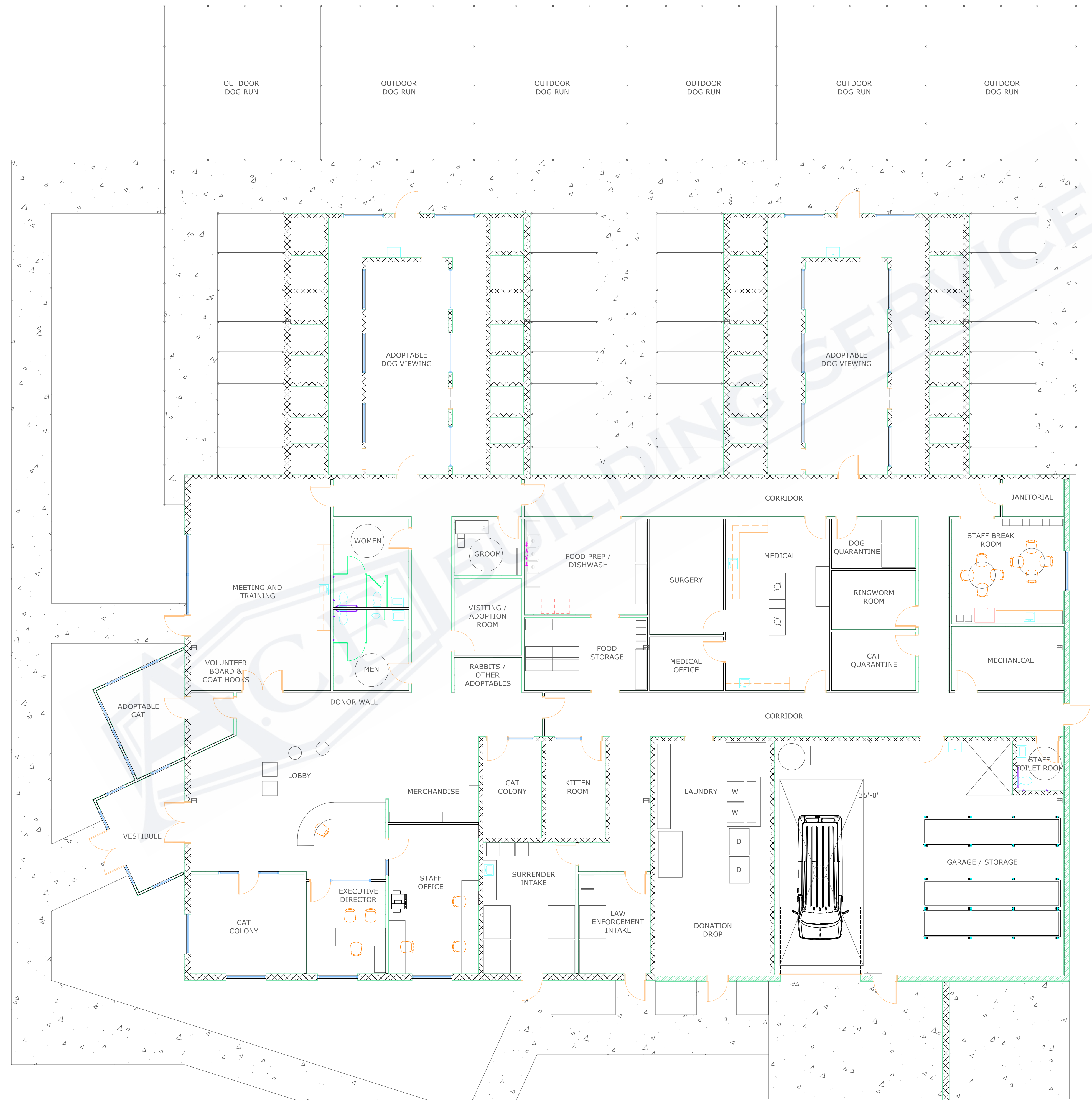
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SHEET INFORMATION	
A.C.E. JOB NO.	260/23
DATE:	11/17/23
DRAWN BY:	SIGJ
SCALE:	1" = 40'

SHEET
C1.0



PROPOSED NEW FACILITY FOR **CONCEPT PLAN** LAKESHORE HUMANE SOCIETY



REVISION DESCRIPTION	DATE	REV BY
SCHEMATIC PRESENTATION	10/9/23	CAH

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:
NEW SHELTER FACILITY
LAKESHORE HUMANE SOCIETY
1551 N 8TH STREET
MANITOWOC, WI 54220

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SHEET INFORMATION
A.C.E. JOB NO. 260/23
DATE: 08/11/23
DRAWN BY: CAH
SCALE: SEE PLAN

SHEET
A0.1