

PI
3-16-2020

20-0299



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



MEMO

March 12, 2020

TO: Chairman Jeremiah Novak, Public Infrastructure Committee

RE: Three Year Harbor Development Statement of Intentions 2020 - 2022

Chairman Novak:

Attached is a resolution for the Three Year Harbor Development Statement of Intentions for 2020 – 2022. Could you please have the attached resolution introduced and adopted at the next Common Council meeting. The Statement of Intentions is due to the Bureau of Harbors and Railroads on or before April 1st.

The 3 Year Harbor - Statement of Intentions qualifies the City for potential Harbor Assistance Funds that may be available. This resolution and Statement of Intentions are required in order to annually qualify the City for State financial assistance for potential commercial harbor improvement projects. This resolution does not commit the City of Manitowoc to expend any funds whatsoever; it simply makes the City eligible for potential funding. The Harbor Commission and Plan Commission both have recommended approval of the statement of intentions.

Feel free to contact me if you have any questions regarding the resolution for the 3 Year Harbor - Statement of Intentions.

Respectfully,
Paul Braun
City Planner/Harbor Master

Attachment

**RESOLUTION APPROVING THE THREE YEAR HARBOR
DEVELOPMENT STATEMENT OF INTENTIONS FOR 2020-2022**

WHEREAS, the attached Three Year Harbor Development Statement of Intentions for 2020 - 2022 describes proposed improvements which are in the best interest of the Manitowoc Harbor and River; and,

WHEREAS, the Wisconsin Department of Transportation, in accord with state statute, requires a statement of project intentions from local units of government intending to apply for federal and/or state aid for harbor related work of any type within the next three years be updated annually; and,

WHEREAS, we have reviewed the estimated project costs, funding sources, physical location, and alternatives to the proposed project(s); and,

WHEREAS, the total local matching funds required for projects indicated as being funded through the Wisconsin Harbor Assistance Program ranges from (20%) to (50%); and,

WHEREAS, this Three Year Harbor Development Statement of Intentions is used by the Wisconsin Department of Transportation for planning purposes only and is not a petition for federal and/or state aid.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Common Council approve the attached Harbor Development Statement of Intentions.

INTRODUCED **MAR 16 2020** ADOPTED _____

_____ APPROVED _____
JUSTIN M. NICKELS, MAYOR

Fiscal Impact: n/a
Funding Source: n/a
Finance Director Approval: /sc
Approved as to form: /kmm

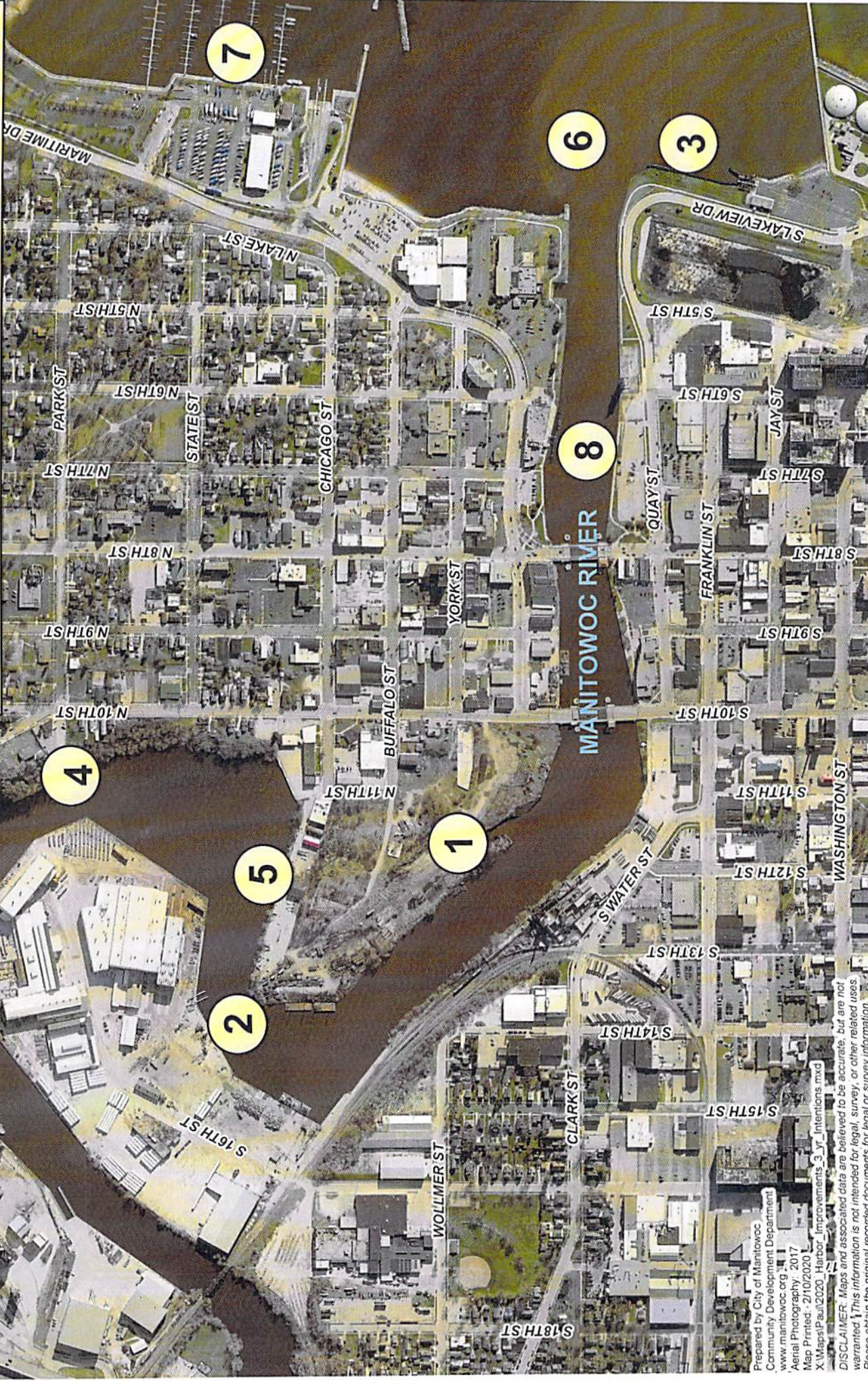
This resolution was drafted by Paul Braun, City Planner

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

2020 - 2022



600 Feet



Prepared by City of Manitowoc
 Community Development Department
 www.manitowoc.org
 Aerial Photography - 2017
 Map Printed - 2/10/2020
 X:\Maps\Paul\2020_Harbor_Improvements_3_y_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 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 – City of Manitowoc’s proposed dock wall improvements along a 1,800 foot length of bulkhead abutting the Manitowoc River. The City purchased the blighted property from the Canadian National Railroad in 2019. 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/catalytic” site as stated in the City’s 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	\$ 4,000,000
(d) Other	\$ 400,000
	<u>Total</u>
	\$5,550,000

- (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, 2020

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
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 - Investigation and removal of some former bridge supports that are impeding vessel traffic in the Manitowoc River. The bridge was historically used for rail car access to the former CN Railroad Peninsula property. The railroad removed the bridge but the supports were cut off below the water level. The obstructions are not in the federal channel so the Army Corps of Engineering does not have jurisdiction to remove the objects. The obstruction creates a bottleneck in the River creating a safety issue, it also impedes the easy and safe passage for vessels.

B - In addition to removal of the obstruction the area will need to be dredged.

PART II Project Resources

PART III Rank & Probability

<u>Expected Funding Sources</u> (All types)	<u>Amount</u>
(b) PRIVATE	\$ 50,000
(c) Wis DOT	\$ 250,000
(d) Other	
	Total
	<u>\$300,000</u>

- (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, 2020

**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 2021

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 – There is an aged wood piling dolphin which assists the car ferry in docking during inclement weather, the car ferry uses the dolphin as a mechanisms to help turn the vessel, the dolphin is in need of replacement .

B – When water levels are extremely low or high the vehicular loading ramp is too steep and there is difficulty moving vehicles onto and off of the car ferry. Due to the steep angle of the loading dock vehicles hit the loading ramp. The loading ramp may be needed to be redesigned to address the problem. In addition the loading ramp counter weight system is in need of replacement, the counter weights are original.

C – ADA accessibility onto the car ferry is limited, there are plans to construct an ADA lift to provide better accessibility on to and off of the car ferry. Improve public amenities and access to Lakefront in addition to stabilizing the shoreline to prevent erosion.

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	\$ 2,000,000
(d)	

	Total
	\$ 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, 2020

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 2021

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 river walk adding public access to the river. 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 and increasing the chances of failure of the adjacent steep slopes.

B – The objective of the project is to: increase the berthing locations along the inner harbor, 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	\$ <u>600,000</u>
	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, 2020

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 2021

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 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, 2020

PROJECT ID #6

**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 2022

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 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, 2020

PROJECT ID #7

**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 2022

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
	Total
	\$ 2,500,000

(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

Low

Prepared By: PAUL BRAUN

Date: March 1, 2020

PROJECT ID #8

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

MANITOWOC

Due: April 1
Send to: WisDOT
Bureau of Railroads & Harbors
P. O. Box 7914
Madison, Wisconsin 53707-7914

Harbor Name
CITY OF MANITOWOC

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

2022

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)

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 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