

16-0186



CITY OF MANITOWOC  
WISCONSIN, USA  
www.manitowoc.org



MEMO

March 1, 2016

TO: Chairman David Soeldner, Public Infrastructure Committee

RE: Three Year Harbor Development Statement of Intentions 2016 - 2018  
PC 8 - 2016

Dear Chairman Soeldner:

Attached is a resolution for the Three Year Harbor Development Statement of Intentions for 2016 – 2018. Could you please have the attached resolution introduced and adopted at the next Common Council meeting. The Statement of Intentions is due on or before April 1<sup>st</sup>.

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 and Federal 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.

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

Attachment

**RESOLUTION**

**WHEREAS**, the attached Three Year Harbor Development Statement of Intentions for 2016 - 2018 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 carefully 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** \_\_\_\_\_

**ADOPTED** \_\_\_\_\_

**APPROVED** \_\_\_\_\_

**JUSTIN M. NICKELS, MAYOR**



**LOCATION OF POTENTIAL HARBOR IMPROVEMENTS  
3 YEAR STATEMENT OF INTENTIONS  
MANITOWOC RIVER - HARBOR  
2016-2018**



Prepared by City of Manitowoc  
Planning Department  
www.manitowoc.org  
Aerial Photography: 10/11/2014  
Map Printed: 2/25/2016  
X:\Maps\Paul\2016\_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.

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 2016

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 both shores of the Manitowoc River between an 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</u> (All types)	<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 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, 2016

U:SOI

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

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MANITOWOC  
 Harbor Name

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

Improvements Proposed in Calendar Year 2017

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/slip construction and rehabilitation at the city-owned car ferry lakefront dock. The improvements center on the landing wall and docking facility/alignment piling. The landing wall is in poor shape, with missing and unstable timbers. The landing wall is an integral structure when the car ferry is docking. The alignment piling is in need of updating, the piling is used as a pivot point for the Carferry when it is moving into its docking area.
- B – When water levels are low the vehicular loading ramp is too steep and there is difficulty moving vehicles onto and off of the car ferry. Low water levels may also require dredging for the business to continue operation. The loading ramp may be needed to be redesigned to address the problem.
- 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.

**PART II Project Resources**

**PART III Rank & Probability**

<u>Expected Funding Sources</u> (All types)	<u>Amount</u>
(b) Private	\$ 200,000
(c) Wis DOT	\$800,000
(d) Other	\$ 100,000
	Total
	\$ 1,100,000

- (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, 2016

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

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MANITOWOC  
 Harbor Name

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

Improvements Proposed in Calendar Year 2016

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/sheet wall improvements and dredging along a 500 foot length of bulkhead abutting the Manitowoc River adjacent to the former Consumers Inc property. The project would accommodate the needs of a harbor-orientated redevelopment project. Planned improvements may include a boat lift, boat well, storage building and crane pads in addition to trans-loading equipment and infrastructure. Shoreline stabilization would also be needed along portions of the project limits.

B - Harbor improvements would be an integral step in redeveloping a former industrial site along the north bank of the Manitowoc River. Re-development would increase tax base, create jobs and redevelop a vacant industrial site. Additional public access and bike/pedestrian trail system could be expanded along the eastern portion of the site.

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	\$ 2,000,000
(d) Other	\$ 200,000
	Total
	\$ 2,700,000

- (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, 2016

U:SOI

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

**Due: April 1**  
**Send to: WisDOT**  
 Bureau of Railroads & Harbors  
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MANITOWOC  
 Harbor Name

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

Improvements Proposed in Calendar Year 2017

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. Due to the low Lake Michigan water levels vessels are close to not having enough draft to safely use the marina facility. Larger boats are currently unable to access the marina area and cannot be “wintered” in the existing boat storage building.
- B – 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 may also be required due to the low water levels.
- C – Phased eplacement 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 (All types)</u>	<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 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, 2016

**PROJECT ID #5**

**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 2018

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 1,600l.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 (All types)</u>	<u>Amount</u>
(b) PRIVATE	\$ 200,000
(c) Wis DOT	\$ 3,200,000
(d) Other	\$ 600,000
	<u>Total</u>
	\$4,000,000

- (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, 2016

U:SOI



**PROJECT ID #6**

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

**Due: April 1**  
**Send to: WisDOT**  
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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 2018

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. Dredging may be necessary to allow for larger vessels to access the transloading operation.

B – Project would allow 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 (All types)</u>	<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 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, 2016

U:SOI

**PROJECT ID #7**

**THREE-YEAR HARBOR DEVELOPMENT  
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**Due: April 1**  
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MANITOWOC  
Harbor Name

CITY OF MANITOWOC  
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Improvements Proposed in Calendar Year 2018

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 Wisconsin Central Railroad property. The project would accommodate the needs of a harbor-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. Mixed-development would increase tax base, create jobs 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	\$ 2,750,000
(d) Other	\$ 400,000
	Total
	\$4,300,000

(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, 2016

U:SOI