



## Memo

DATE: June 29, 2016

TO: Finance Committee of the City of Manitowoc

FROM: Nic Sparacio  
Community Development Director

RE: TIF Project for I-43 Enterprise and Technology Park Wetlands

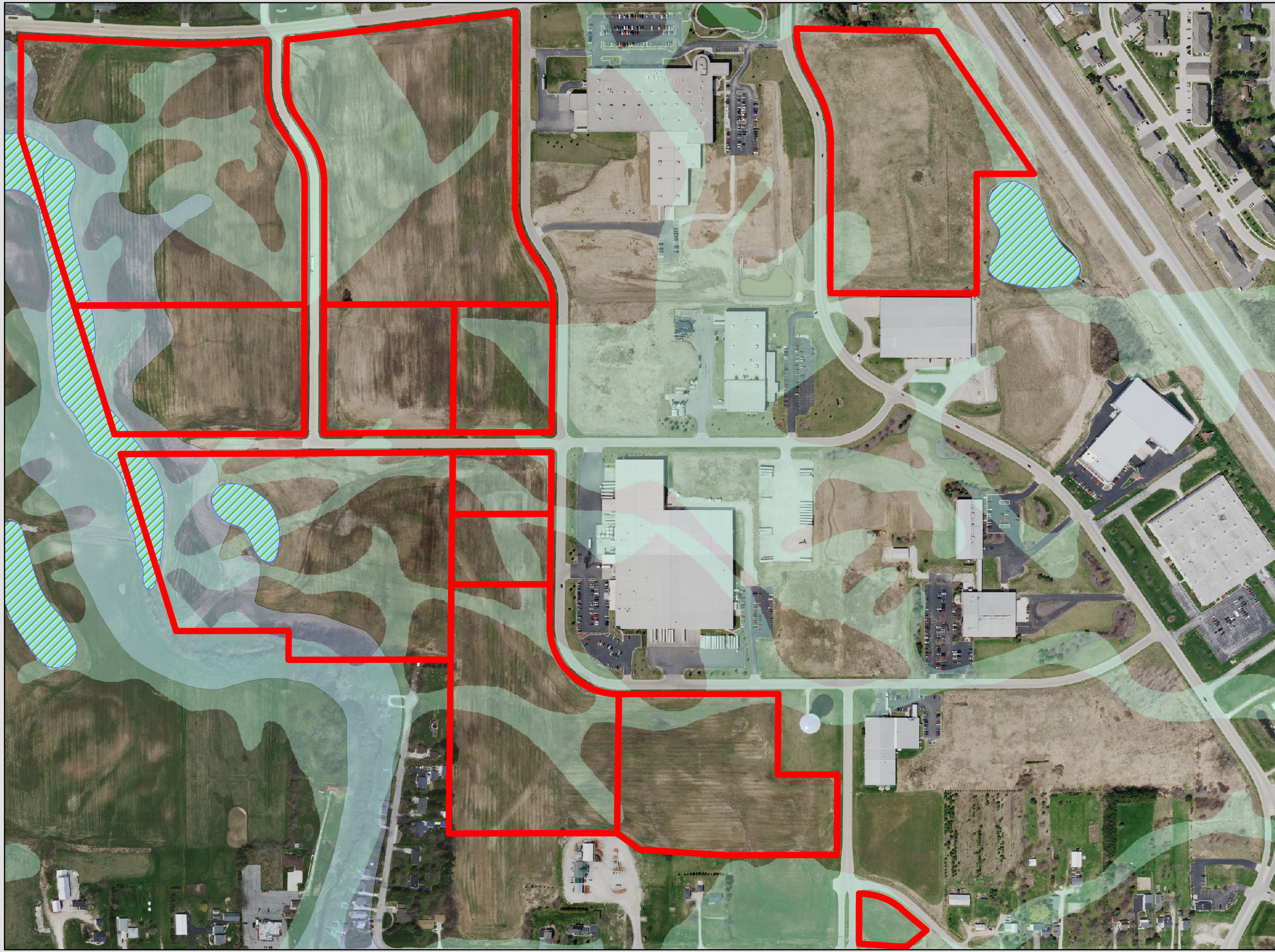
Wisconsin Department of Natural Resources policy and practice regarding the review of land disturbing projects (filling, grading, construction, etc.) has recently changed. Additional steps involving the screening of permits based on soil maps has created an issue with the potential development of nearly all of our remaining undeveloped parcels in the I-43 Enterprise and Technology Park. When the soil maps show that Potential Wetland Soils are present on a given property, a wetland professional must be engaged at additional cost to further determine whether wetlands are indeed present.

The attached map shows that Potential Wetland Soils (or Hydric Soils) are found on undeveloped parcels including about 137 acres of the Tech Park. In fact, many of the existing buildings are constructed on top of Potential Wetland Soils according to this change in DNR practices. With a recent uptick in interest in new construction within the Tech Park, this change in practice creates a potentially serious issue. The City can take steps to protect its investment in the Tech Park and help ensure that developers are not turned away because of potential wetlands that don't really exist.




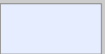
I am requesting funds from TID #12 to hire a wetland professional and perform the wetland determinations and delineations on the highlighted parcels. The TID #12 Project Plan does include language that specifies that professional service costs, including environmental studies, are allowable projects. TID #12 is distressed, but projects already existing in the Project Plan document can still be funded. I expect the cost of a wetland project of this size to fall in the range of \$10,000 to \$15,000. Such a study has a shelf life of five years, so this is why I would not recommend extending the study area west of Silver Creek at this time. I would anticipate the highlighted parcels in the attached map to meet our development needs over the next five years.

I am requesting authorization to proceed with obtaining bids for a specific scope of services and cost estimate from qualified wetland professionals and to return to the Finance Committee with specific costs and report on financial impact to TID #12.

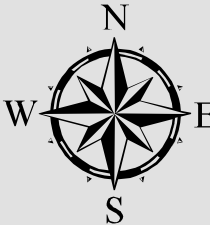
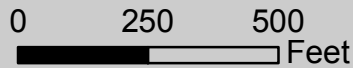
# Available Tech Park Properties



## Legend

-  Vacant Parcels
-  Wetland polygons
-  Hydric Soils
-  Floodplain

136.67 Total Acres



Prepared by City of Manitowoc  
Planning Department  
www.manitowoc.org  
Map Plotted: 6/29/2016  
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.