



CITY OF MANITOWOC

WISCONSIN, USA

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Date: August 10, 2023

To: Committee of the Whole

From: Gregory J. Minikel, P.E. *G.J.M.*
Engineering Division Manager

Re: 2022 Flood Study Update/Next Steps

Hopefully, you know or remember that Strand Associates completed the 2022 Flood Study and gave a presentation to the PI Committee on March 1, 2023 with their findings and recommendations.

The study made recommendations for the three watershed areas that were included in the report.

The watersheds were as follows and are in order of priority or importance:

1. L14 – Lake Michigan (Red Arrow Discharge). This watershed entails approximately 1,300 acres of land and included the problem areas at South 30th St. just north of Division Street and the area on South 23rd Street between Division St. and Grand Ave. (west of Rubick Field).
2. R22 – Manitowoc (South 19th St.) Watershed. This watershed entails approximately 400 acres of land and included the problem areas at South 29th and Mero Street (Sabbatical Brewery) and the intersection of South 35th and Custer Street.
3. LR01 – Little Manitowoc River (Fenway Terrace) Watershed. This watershed entails approximately 60 acres of land and includes the problem area at North 5th and Pine Street.

The recommendations for the priority #1 watershed area include construction of a dry detention pond in the football field for Washington Middle School. This option also includes upsizing and relocating storm sewer on Grand Ave. from S. 15th St. to S. 21st St. and continuing north on S. 21st St. to the Washington Middle School Tennis Courts where it will take water from the new dry detention pond. The other recommendation for this area is to purchase/acquire another one acre of land abutting the existing stormwater pond on South 30th St. just to the south of Chermake. The estimated costs for the S. 30th St. pond improvement is \$1,800,000. The estimated costs for the storm sewer upsizing on Grand Ave. and the construction of the dry detention pond is approximately \$8,200,000. Strand Associates has assisted the City of Manitowoc with the submittal of a FEMA Building Resilient Infrastructure and Communities (BRIC) grant for the engineering design and plan preparation for the Storm Sewer upsizing on Grand Ave. and the Dry Detention Pond at Washington Middle School Football Field.



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The recommendations for the priority #2 watershed area include construction of a wet or stormwater wet/quality pond in Halvorsen Park, just to the west of South 29th St. between Mero St. and Dale St. This option also includes the purchase/acquisition of the vacant strip of land on the south side of Custer St. (across from the Senior Center) and the construction of a new wet/quality stormwater pond. The estimated costs for the Halvorsen Park Pond is \$1,415,000 and the estimated cost for the construction of the stormwater pond south of Custer St. is \$3,150,000, which does not include the cost of land acquisition.

The recommendations for the priority #3 watershed area include upsizing the storm sewer from the Little Manitowoc River along Fenway Terr. and up the existing pedestrian way to the intersection of North 5th and Pine St. The project would also include providing better overland stormwater flow at Fenway Terr. and River Court. The estimated cost for these recommendations is \$722,000.

For your use and information, I have attached the recommendations, maps and cost estimates from the report.

The Halvorsen Park Stormwater Pond will be the simplest project to complete (design & construction). Also, since we already own this land, the acquisition of the property will not be an issue.

We could look at including money in the 2024 budget for the detailed design and plan preparation for the Halvorsen Park Pond. I have asked Strand to get me a cost estimate for this work. Hopefully, we will have that information for the COW meeting. We could look at constructing this pond in 2025 if the Council agrees. We can also apply for the Urban Nonpoint Source and Stormwater Construction Grant where we could get up to \$150,000 towards the pond construction. The application for this construction grant would be due in April 2024 for funding in 2025.

The proposed stormwater pond south of Custer St. is an extremely important pond for the City. This pond will not only help us with flooding issues in the area of S. 35th and Custer St., but it will also help us to meet the new TMDL standards. This project requires the City to purchase the vacant strip of land south of Custer St. The property is currently owned by Park Plaza TIC Rollup LLC out of New York. Per the City Assessor Page, this property has an assessed value of \$246,200 and a market value of \$287,700. The questions for this project are, how and when do we fund this land acquisition and at what point do we start negotiations with the property owner?? Does the City Attorney take care of the land acquisition process??

If the City is successful with getting the BRIC Grant for the design of the Washington Middle School Pond and storm sewer upsizing on Grand Ave., then we will have to budget \$82,500 in the 2024 Budget for the City's 25% share of the design cost. Strand has a total cost of \$330,000 for the design and plan preparation for this work. We will need to make sure that the MPSD is a willing partner for this dry stormwater pond prior to the acceptance of the BRIC grant (assuming we get the grant). Should we be discussing this possible project with Washington Middle School Administration now??



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The other project that is needed to help with the S. 23rd Street flooding is to acquire another one-acre piece of land directly abutting the South 30th St. stormwater pond to the south of Chermake. This land is currently owned by Holmes Paving LLC from Valders. Per the City Assessor Page, this property has an assessed value of \$26,700 and a market value of \$31,200. The same questions as the Custer St. pond apply here as well.

The #3 priority watershed will likely sit for a while. The flooding issues in this area are not as bad as the other two areas. We are planning to move forward with relining the existing storm sewer that runs under the garage and house at 955 N. 5th St. in 2024. We will also look at changes to the drainage pattern whenever we repave N. 5th St. from New York Ave. to Pine St. This street is included in the 5-year plan.