

Report to the Manitowoc Plan Commission

Meeting Date: February 19, 2020

Request/Report: PC 12 – 2020: Harbor Assistance Program – Annual Statement of Intentions.

Annually the City of Manitowoc submits an Annual Statement of Intentions to the Wisconsin Dept. of Transportation - Bureau of Railroads and Harbors. In addition to the map and description of the potential harbor projects, a resolution from the Common Council must be submitted. The City of Manitowoc Harbor Commission will review the Statement of Intentions at their next meeting scheduled for February 20th. If the City or private entity wants to apply for Harbor Assistance funding from the State, the project must be listed on the annual statement of intentions.

If a project is listed it does not mean the project has to occur; the statement is simply a listing of projects that may occur. There is no financial commitment for the City, unless the City applies for and receives harbor assistance funds.

In 2019 the City of Manitowoc and City Centre LLC partnered on a \$2,247,740 project for the construction of a new loadout platform and rail platform to assemble, test and transfer oversize/overweight items including but not limited to a 140 ton and 175 ton cranes onto a barge for shipment for the Department of Defense.

In 2018 the City and SS Badger received \$799,802 for emergency / docking repairs for damages from the April storm. The repairs included the new revetment wall structure in addition to repairs to the counter-weights for the carferry dock apron.

In 2017 the City and SS Badger received \$1,016,500 for dock wall and landing wall repairs at the carferry dock.

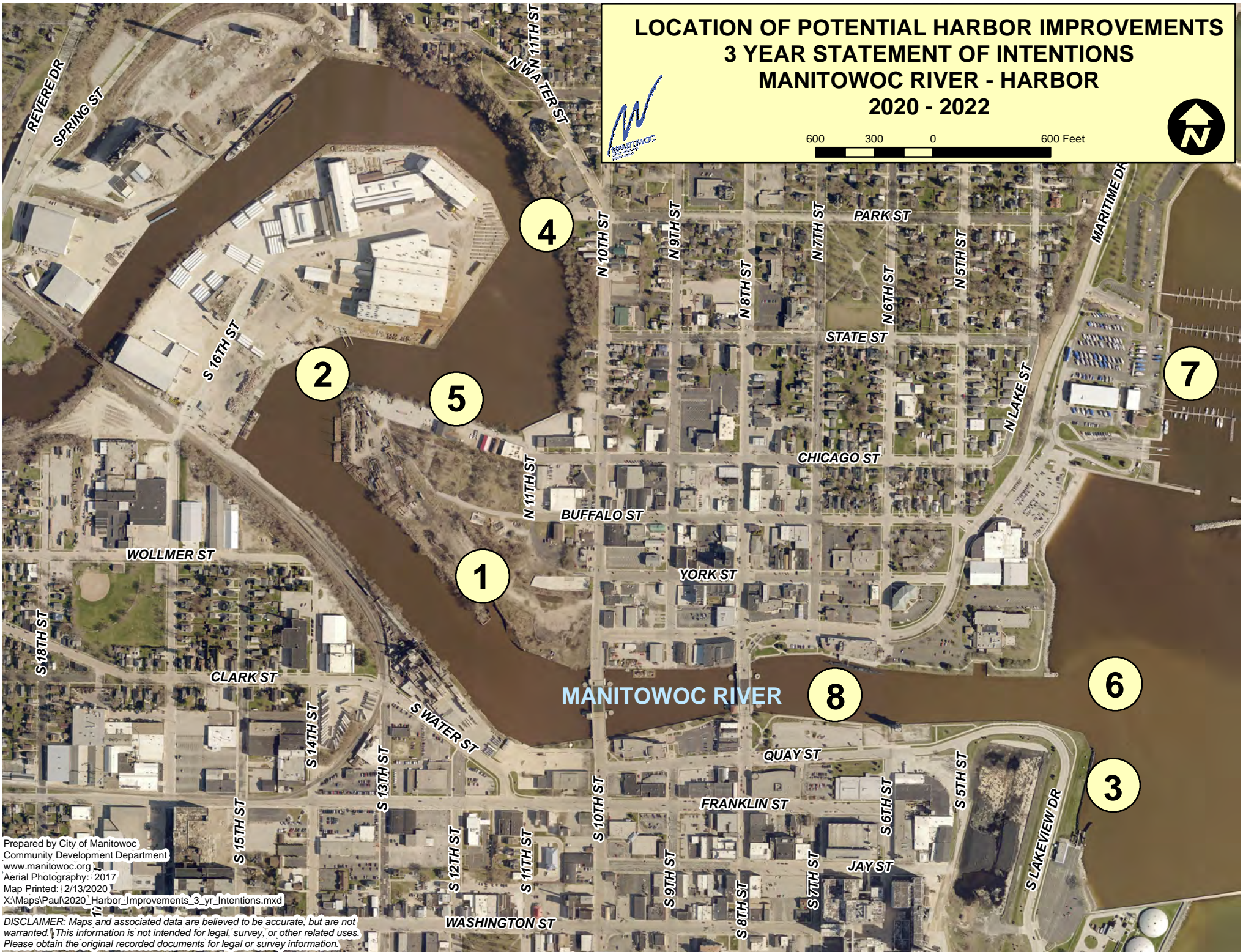
In 2016, 1615 Spring LLC (former Consumer Steel) property was awarded funds to extend or repair the sheet wall system for approximately 500 lineal feet.

Recommendation: Plan Commission goes on record indicating their support of the Annual Statement of Intentions.

LOCATION OF POTENTIAL HARBOR IMPROVEMENTS 3 YEAR STATEMENT OF INTENTIONS MANITOWOC RIVER - HARBOR 2020 - 2022



600 300 0 600 Feet



Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Aerial Photography: 2017
Map Printed: 12/13/2020
X:\Maps\Paul2020_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.

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</u> (All types)	<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

PROJECT ID #3

**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 – The short timber wall on the starboard side of the Badger carferry is used for alignment in adverse weather conditions. The current wall moves significantly, which is an indication of broken vertical poles below the water line. The fluctuation of water levels has accelerated the deterioration of this structure. The project would require removing all of the existing structure and replacing it, either with a similar structure or possibly a round dolphin type of structure.

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. The loading ramp may need 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 (All types)</u>	<u>Amount</u>
(b) Private	\$ 400,000
(c) Wis DOT	\$ 2,000,000
(d) Total	\$ 2,400,000

(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, 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 (All types)</u>	<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

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

Expected Funding Sources (All types) Amount

(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**