

## Jennifer Swokowski

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**From:** Mackenzie Reed  
**Sent:** Tuesday, December 17, 2024 8:06 AM  
**To:** Jennifer Swokowski  
**Subject:** FW: External: Chris and Stephanie Kornelly 1801 Spruce drive - Gas station and apartment complex

Please add this to yesterday's re-zone item – thanks!

**From:** Chad Beeman <cbeeman@manitowoc.org>  
**Sent:** Monday, December 16, 2024 5:10 PM  
**To:** Bill Schlei <bschlei@manitowoc.org>; Mackenzie Reed <mreed@manitowocwi.gov>; Justin Nickels <jnickels@manitowoc.org>  
**Subject:** Fwd: External: Chris and Stephanie Kornelly 1801 Spruce drive - Gas station and apartment complex

Good afternoon all,  
I will not be able to attend this evenings council meeting but please include and consider the attached email from our constituents.

Thanks  
Sincerely,

Chad P Beeman  
*District 2 Alderman*  
722 Oak Street  
Manitowoc, WI 54220  
920 860 9141

Begin forwarded message:

**From:** "Kornelly, Christopher S" <[Chris.Kornelly@manitowoc.com](mailto:Chris.Kornelly@manitowoc.com)>  
**Date:** December 15, 2024 at 12:49:42 PM CST  
**To:** Chad Beeman <[cbeeman@manitowoc.org](mailto:cbeeman@manitowoc.org)>  
**Subject:** External: Chris and Stephanie Kornelly 1801 Spruce drive - Gas station and apartment complex

You don't often get email from [chris.kornelly@manitowoc.com](mailto:chris.kornelly@manitowoc.com). [Learn why this is important](#)

Chad,

It was great talking with you on the phone. As I stated I will not be able to attend this week's meeting on this new gas station and apartment complex going up on Memorial/Horseshoe drive here in Manitowoc. We understand that we are unable to stop this from happening, but we would like to voice concerns that can

be implemented to cut down on major issues with these businesses coming into this area.

1. This location is a lake front view for some of these houses on Horseshoe Drive and this would protentional block that view. Taxes in this area are not cheap by any means but it is accepted because of the great lake front view. Building tall apartment complexes in this area will block those views.
2. This area also provides a quiet street with very little traffic at all, and our children can run around with minimal concerns of traffic. Opening a business and having a through road on Horseshoe should not even be remotely considered and all access should be on Memorial and woodland not on horseshoe or Spruce drives.
3. Landscaping should also be considered/mandated to block these awful views of a gas station in this area. Blocking out the lights that it will have and all the traffic that will be going in and out of there a good number of trees would certainly make it more appealing on our side of the street.
4. We would like a more thorough explanation of the apartment complex going in if this will be low-income housing or high-end apartments. Low end apartments or low-income housing should not even be a consideration in this high end location. Also do we know what the percentage of apartment housing is not being occupied currently in Manitowoc? It appears that there are a lot of complexes going up we would like to know how many of those are being utilized that we can justify more complexes going in. Aren't we building more apartments and houses by the old mall? Is there some kind of state tax deductible for having an over abundant of apartments in our city? Are we trying to bring more people into Manitowoc for some reason? What are those reasons?
5. When they start the demolition of the current building what roads will they be using to haul that material away? If they damage the roads who will pay to repair them? Is there asbestos in that building? If so, how will that be handled?

One last thing not related to the build site but is Manitowoc looking to purchase some land to build a sports complex for our children and for our community to bring in more of the traveling sports into our area? Manitowoc could really use an indoor facility to bring in traveling baseball, softball, volleyball, soccer, basketball etc. If you look at the one, they have in Ohio it is just amazing its called Spire Academy and they bring in people from all over the world including people

practicing for the Olympics. We need to start investing into our children more and getting them more involved in sports.

Thank you for your time and please keep me posted on all of this.

Chris



**Christopher Kornelly**  
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Manitowoc Cranes  
T: (717) 593-2000 | M: (920) 860-3558



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