



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

January 25, 2024

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 4-2024: Request from Lakeshore Humane Society to Lease or Purchase Land from the City Located in Indian Creek Park.

At the January 24, 2024 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Support the request to sell or lease approximately 2.5 acres of a portion of Indian Creek Park with the Plan Commission requesting to review the final site plan prior to construction. Instruct City Staff to move forward with all aspects of the project.

NOTE: After additional thought and internal discussions which occurred after the Plan Commission meeting City staff is recommending to lease the property to Lakeshore Humane Society.

Granicus #: 24-1147

Attachments: Request Letter & Concept Plan



LAKE SHORE
Humane Society Inc.

1551 NORTH 8TH STREET
MANITOWOC, WI 54220
PHONE: 920-684-5401

E-Mail: president@lakeshorehumane.org
www.lakeshorehumane.org

January 9, 2024

Paul Braun
City Planner
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220

Dear Paul,

Lakeshore Humane Society has been serving the lakeshore for over fifty years. We currently care for over 1,500 animals annually and place over 900 animals in responsible, permanent homes. In our pursuit to provide the highest care possible, we have arrived at the realization that we have outgrown our facility and are in need of more space and newer, expanded amenities. We have entered into an agreement with A.C.E. Building Service to design and construct a new facility and have major donors committed to the project.

Our initial intent was to construct a new facility to the east of our current facility on the same parcel of land, which is owned by Lakeshore Humane Society (LHS). We developed a floorplan that meets both current and future needs, a schematic building design that is both tasteful and functional, completed a design survey for the intended build site, and developed preliminary site plans. We have come to the realization that constructing a building in the intended location is impractical. There is a significant drop in elevation from the current parking lot to the buildable area. The topography in the buildable area continues to drop in elevation and creates a situation that will require up to 17 feet of fill, retaining walls, and costly foundation requirements. Additionally, there is a sewer easement that runs through the area and a large storm sewer discharge from North 8th street that directs large volumes of stormwater toward the build location. We have determined that these challenges are not financially responsible and carry a high amount of risk.

We conducted a search for available property suitable for our unique needs and use. We are cognizant of the fact that our facility by nature produces noise that is not suitable for certain environments and is tailored by the requirements of the comprehensive zoning ordinance to be situated in an Industrial zone within the City of Manitowoc. We analyzed every undeveloped Industrial parcel within city limits whether on the open market or not. One parcel in particular stood out, which we pursued. Unfortunately, the property owner revealed they were under contract for a long-term lease and the property was not available. Other parcels did not meet the specific criteria of our committee, specifically access to sidewalks, on or near a bus route, proximity to residential areas, or simple site development possibilities.

As part of our facility design process, we toured the Sheboygan Humane Society facility for a survey of best practices and design inspiration. The Sheboygan facility is located adjacent to the public dog park. Coming up short with our Industrial zoned property search, we came up with an alternate idea during a brainstorming session – perhaps we could replicate this situation in Manitowoc.

We feel that placing our new facility adjacent to the dog park off of 8th Street is a viable and suitable solution to our problem. We would formally like to approach the City of Manitowoc (City) with the desire to either enter into a long-term lease or outright purchase of a portion of the existing designated park. We have developed a preliminary site plan that indicates approximately 2.5 acres of land would be required for the building, parking lot, and stormwater treatment area. The City has expressed interest in enhancing the amenities of the dog park by way of bathroom facilities and (6) additional parking spots as a condition of the land transfer or lease. We will make provisions in our overall project to include these provided that City assumes control of all maintenance, repairs, cleaning, surveillance, and supplies and that hours of use do not extend beyond those of LHS. The City has also expressed the need to widen the south driveway leading into the area to accommodate two-way traffic for snow disposal activities as the north driveway would be made unusable with the proposed development. We propose to continue discussion about the width, construction method, and financial responsibility but acknowledge that accommodations can be made to ensure this is possible with the proposed layout and land use.

Our plans for the existing facility are still somewhat unclear, but at the current state we wish to retain the building and repurpose for several possible uses including but not limited to boarding, grooming, veterinary services, and/or isolation for sick animals.

We have begun the silent phase of fundraising activities with major donor commitment. Our intent is to continue fundraising efforts, including a public capital campaign and proceed with the project as soon as possible, presumably with a project kick-off in 2024. We are committed to the mission by which our organization was founded and wish to ensure that we can continue to provide the community with this much needed service for decades to come. We welcome discussion regarding this matter and would be happy to answer any questions.

Sincerely,

Tina Nichols
Executive Director, Lakeshore Humane Society

Melissa Jacquart
Board President, Lakeshore Humane Society

