

**MANITOWOC COUNTY MULTI-JURISDICTIONAL PLANNING PROCESS
LAKESHORE CLUSTER**

NOMINAL GROUP SURVEY

Flip Chart Rankings/Results

Group 1

11	Develop high-tech jobs in area to keep youth around
6	Develop high density/high tax base along waterfronts
5	Preservation of farmland
5	Maintain, retain existing jobs and create new jobs
4	Remediate major brownfields
4	Conversion of ag. land into non-productive uses – land trusts
3	Combining public services – need more
2	Evaluate the economic impact of merging Manitowoc and Two Rivers
2	Development of I-43 Cty JJ for commercial growth
2	County expo. needs to be relocated to rural area to make room for more development
2	Return downtown traffic corridors to 2-way traffic
2	Cleaner air and water should be major concern
1	Commercial/expansion should be pre-planned institutional
1	Home ownership affordability
1	Clean up waterways – make more affective
1	More development that makes fuel out of garbage
1	Large scale ag. should be integrated with residential green space and transportation corridors
1	Restructure tax base statutes – distribution not based on population, but on industry
1	Assist an expanding energy infrastructure generation and transmission
1	Promote safe harbor development along Lake Michigan
	Aging labor market needs to be addressed to sustain future business growth and development
	Preserve public views and access to Lake Michigan
	Greater housing density in new subdivisions
	Retain migrant workers – valuable asset to farmers
	Development of economic incubators for business start-ups – encourage business innovation
	Improve opportunities for higher education
	Extending wastewater treatment systems
	Defeat NR115
	Encourage adaptive reuse of old buildings and upper floors of commercial properties
	Encourage friendly industries to locate in communities

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Group 2

7	Promote dev. (e.g. economic, industrial – large communities, commercial in small communities, etc.)
5	Retain urban center and rural character
5	Maintain rivers and lakefront
4	Protect water resources in basin
3	Limit CRP on natural areas
3	Right to farm
2	Maintain status quo on growth
2	Maintain agriculture land
2	Prevent contamination of surface and groundwater
2	Concerns of mega farm
2	Provide community facilities and services
1	Maintain identity of town
1	System to handle sewer and water
1	Promote cluster housing development
1	Improve industrial base
1	Sustainability energy sources
1	Standardize school/education in county
1	Encourage highest and best dev. uses of interstate (interchanges)
1	Upgrade Hwy 10 east/west corridor
1	Promote cleanup of rivers (ex. East Twin River Creeks)
1	Promote area's high quality of life
1	Strengthen traditional downtown business districts (eg. Two Rivers/Manitowoc)
	Promote green energy
	Prevent the decline of older neighborhoods (eg. Two Rivers, Manitowoc)
	Expand recreational facilities (eg. trails, interconnected)
	Affordable housing for low income and elderly near available resources
	Retain/attract workers and baby boomers

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Total Worksheet Responses

- Identify areas of Lake Michigan shoreline appropriate for development/areas for preservation
- Need more residential opportunities downtown
- Remediate/develop brownfields: 1512 Washington Street (Mirror); Peninsula north of 10th St. Bridge
- Establish municipal wind ordinance/policies
- Need more “white collar” businesses
- Develop metropolitan plan for providing services
- Return downtown traffic corridors to two-way traffic
- Assure work ready/skilled workforce for employers
- Grow while continuing small town/city environment
- Find funding solutions for provision of municipal service
- I-43/JJ (Waldo) develop commercial
- Rural development-cluster developments
- Employment opportunities
- Roads-maintenance development
- Character of the area to attract new residents
- Affordability of housing
- Home ownership affordability
- Municipal utility ownership
- Quality of education
- Availability of recreation land
- Government understanding its importance (or role) to attract new residents and businesses
- Need job creation (new jobs)
- Retain existing jobs
- Maintain community attractiveness to retain young people
- Lakeshore beach areas preserved
- Jobs – new and old
- Waterways cleaner and more attractive
- Downtown interests need better organizing to set directions for future
- Take better advantage of I-43 as economic engine. Control the growth.
- Development of downtown vacant lands
- Encourage riverfront revitalization along with enhanced pedestrian access
- Continue to provide government financial support for economic development projects
- Overcome market “size” shortfalls to enhance community business mix
- Energize Manitowoc County as an economic development player instead of side line occupant
- Aging labor market needs to be addressed to sustain future business growth and development
- Manitowoc and Two Rivers need to continue to strengthen economic bonds as they are major economic drivers in county
- A culture to encourage business innovation needs to be developed
- Sensitive “water” development

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- Energy concerns-modify development codes to permit examination of alternative energy (i.e. wind farms)
- County Expo needs to be relocated into rural area to make room for more retail development
- Magnolia Avenue needs to be installed to open up more areas for development north of Waldo Blvd.
- Continue to work to grow manufacturing along with jobs featuring living wages
- Encourage adaptive re-use of older buildings and upper floors of commercial properties
- Tax equity arrangement needs to be created to stabilize Manty and Two Rivers economic development activities on a more neutral basis
- Business mix of community needs to be more diversified
- Calumet Ave. and Washington Street need beautification
- Continue to grow Manitowoc Public Utilities. A huge asset.
- Restructure tax sharing statutes based on assessed value (industry) rather than population
- Control land use based on zoning (limit zoning changes)
- Preserve lakeshore structure and use
- Control industrial and commercial development based on land use plan and zoning
- Ensure maintenance of public roads
- Ensure high traffic intersections are lighted
- Housing development must follow zoning and land use
- Promote parks and recreation with adjacent property in mind
- Promote safe harbor development along Lake Michigan shoreline
- Preserve agricultural use of land as zoned
- Promote public wastewater treatment extensions where appropriate to preserve groundwater and surface water
- Preserve wetlands for wildlife habitat
- Preserve lakeshore by controlling invasive species
- Monitor land use and residential development
- Traffic flow around the cities of Manitowoc and Two Rivers
- Elimination of Stormwater retention law(s)
- Development of economic incubators for business startups
- Elimination of duplicate services
- Combining of public health and safety agencies – i.e. combined police and fire services for Manitowoc & Two Rivers; combined municipal services – light, water, etc.
- Downtown redevelopment in Manitowoc
- Plan for the “meeting” of city and agricultural uses
- Complete Mariners Trail to Silver Creek Park
- Should Manitowoc and Two Rivers be merged into one community?
- What positive steps can be taken to maintain air quality?
- Will encouraging river homestead development improve the downtown and if so how can it be encouraged?
- Local performing arts groups and activities should be encouraged to make our community more attractive
- Industrial park reduces the feeling of community and requires transportation by vehicle, how can we encourage industry to locate in local areas where workers can walk to work?

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- High end restaurants are needed for business entertaining
- More connected bike paths would encourage a healthier lifestyle
- Parking requirements reduce the ability for industries to locate in existing neighborhoods
- RR property at 10th Street Bridge hinders development of other property in the surrounding area
- Woodland Dunes should be protected and enhanced, made part of the communities park type use
- Preserve agricultural spaces
- Preserve Lake Michigan shoreline public spaces
- Re-invent downtown Manitowoc to remain vital instead of declining imp.
- Continue development of industrial park
- Preserve park and recreation space
- Preserve historic areas
- Develop museums to educate and capitalize on rich history of area
- Continue investment in road system – prevent., maint. area vs. reconstruct
- Develop housing and assisted living facilities/communities/services for aging population
- Develop commercial/entertainment for youth
- Develop interconnected trail system for peds separate from vehicles
- Re-develop brownfields
- Affordable housing
- Some commercial development in the northern party of city and town – I43/JJ
- Maintain county parks by using community development (involvement)
- Preserve some strong areas of agriculture
- Work closely with utilities to expand and protect environment
- Preserve (safe) groundwater
- Preserve shoreline from erosion and overdevelopment
- Improve outer limits of downtown Manitowoc around 15th & Wash.
- Promote local retail on city/county website
- Maintain historic areas present and future
- Preserve inland lakes by working closely with DNR
- Have local colleges help in community projects –use these resources
- Use community churches to maintain parks and trails
- Large scale agricultural operations need to be accommodated/integrated with other growth aspects such as residential development and “green space” acquisitions
- Public services need to be considered as residential development outside incorporated area continue
- Rural nature of much of the county should be preserved
- Educational opportunities need to at least continue, better to improve them
- Extraterritorial considerations and impacts of/on communities
- More farm land
- Make fuel out of garbage
- Make the lakes better for fishing
- Expand residential housing opportunities and tax base – single family, waterfront, multifamily, condos/conversion of “other” buildings to housing

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- Stop NR115 expanded stormwater permitting
- Expand commercial that services locals and possibly act as a regional retail cluster
- Assist in business expansion and start up of industry
- Provide adequate financing for existing infrastructure (bridges, highways). Upgrade Hwy 310
- Assist developers in providing all types of housing prices and needs
- Expand population of workforce for Manitowoc County businesses
- Delve into an up and coming business cluster like energy (wind, nuclear)
- Assist in expanding the energy “infrastructure” Generation and Transmission
- Local municipalities provide “things to do” for youth through elderly
- Catalog, develop and market significant historic attributes of Manitowoc County
- Map out areas where existing ag is strong and expand on it (dairy to cheese feed lots?)
- Wiser road layouts to maximize number of homes in subdivisions
- Prioritize environmental issues for sake of future generations
- Revamp entire bus system (big buses with few riders)
- Take action as a community (communities) to preserve Lake Michigan. Prevent sewage dumping by large cities
- Ag.-Preserve the prime ag. land for farming.
- Resd. and housing – Keep housing in cluster areas. Do not drop 1 house in middle of 40
- Commercial and Ind. – build along state and city highways
- Trans. – keep roads in good shape and right away clean
- Population – Growth – keep in housing cluster and within the extraterritorial area of the village
- Utilities – ensure room for growth of utility to supply constant power
- Community facility – provide new town meeting hall for larger meetings and rental to groups
- Park and recreation – Provide areas to local river for fishing, canoeing, and other rec. sports. Also provide access to Ice Age Trail
- Historic – At this time we need to keep the cemeteries up
- (Limit) growth here with support. Town cost – not
- Industrial posturing - no more
- Rural areas - maintain existing
- Right to farm – maintain existing
- But limit on farm size
- No wind mills
- Maintain status quo
- Being able to maintain a town identity (stop absorption of city annexing)
- Being identified as agriculture being the main business
- Providing natural areas – green space – park, etc.
- Preserving marshes/wetlands/woods/forests
- Providing designated areas and/or identifying such for residential growth in the community
- Residential growth in-to some outlying areas is feasible because of the particular topography of the land, (more suited to building than for productive ag. usage, hill, field size, etc.)
- Determine an industrial are – and areas for small businesses
- To much unorganized development (residential). Industrial – need to preserve farmland, too much is lost already due to too much land going into CRP or natural areas. Transportation

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system in area is more than adequate. Too much wildlife some do to urbanization and also too many natural areas. Ex: CRP Woodland Dunes.

- Keep development of residential areas in existing residential areas
- Promote tourism on Lake Michigan
- Preserve existing natural resource areas
- Clean pollution in Silver Creek (clean garbage out of creek)
- Keep manufacturing expansion in existing manufacturing areas
- Promote alternate energy utilization
- Build more single family homes (limit apartment and duplex development)
- Take steps to prevent groundwater and surface water contamination
- Provide local incentives for energy consumption reductions (residential and commercial)
- Improve road maintenance
- Our lakeshore should be enhanced
- Declining housing sales industry
- Redevelop river corridors
- Retain urban/rural dichotomy; avoid sprawl
- Preserve public access to rivers and Lake Michigan
- Diversify employment base
- Strengthen and expand traditional downtown
- Prevent decline of older residential neighborhoods
- Need more residential development
- Upgrade highways/310 corridor, lakeshore to Fox Valley
- Achieve moderate population growth
- Halt decline in school age population
- More value added processing of ag. products
- Reroute STH 310 within Two Rivers
- Redevelop vacant ind. sites
- Employ cons. subdivs. For new res. dev.
- Transportation – improve routes to Two Rivers (STH 310?)
- Commercial (industrial) Economics – promote development. Consider what the future is for development (what will it take to keep industry here/not leave areas or U.S.)
- Preserve/enhance lakeshore area/waterways. Enhance recreational facility? Provide area attractions?
- Overall: make Two Rivers a desirable place to work and live
- Protect groundwater – stop water pollution
- Maintain quality roads
- Protect Lake Michigan from pollution, invasive species, etc.
- Promote business development in rural communities
- Like rural atmosphere
- Like close proximity to shopping and retail stores
- Restrict housing in prime ag. areas
- Encourage the highest and best developments along the interstate corridor especially interchanges

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- Protect Lake Michigan resources, discourage the loss of Lake Michigan to entities outside the lake basin
- Expand recreational trails, interconnect existing and future trails
- Prevent/discourage the movement of invasive species
- Encourage sustainable development and communities in the cluster
- Continue the marketing of quality of life items in the region
- Demographics need to be analyzed – baby boom how does it affect labor market and services
- Mega farms
- Preservation of natural resources
- Control urban sprawl
- Affordable housing for young and elderly
- Preserve open land
- Rural character – road improvements
- Object to cookie cutter syndrome
- Better control of wildlife – too much wildlife pollution
- Increase industry in
- Maintain natural growth along West Twin Rivers
- Spreading of animal waste
- Utilities wind mills
- Utilities new plants