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VILLAGE OF CLEVELAND

WATERFRONT PLAN

BAY-LAKE Regional Planning Commission

serving communities within the counties of:

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Village of Cleveland

Cleveland, Wisconsin 53015

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VILLAGE OF CLEVELAND
WATERFRONT PLAN

July 1985

PREPARED BY:
BAY-LAKE REGIONAL PLANNING COMMISSION
SUITE 450, S.E. BLDG., UWGB
GREEN BAY, WISCONSIN

Financial assistance for the preparation of this report was provided by the State of Wisconsin, Coastal Management Program, Department of Administration and the Coastal Zone Management Act of 1972, as amended, administered by the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration.

RESOLUTION ADOPTING THE VILLAGE OF
CLEVELAND WATERFRONT PLAN

Resolution supporting the adoption of the Village of Cleveland Waterfront Plan.

WHEREAS, the waters of Lake Michigan have a significant social, economic and environmental impact upon the Village of Cleveland, and

WHEREAS, the combined interests and cooperative efforts of citizens and local government are necessary to adequately address the multiplicity of issues which exist within the waterfront area, and

WHEREAS, the Wisconsin Coastal Management Program has provided funding to produce a plan for the benefit of the people of the Village of Cleveland and

WHEREAS, the Bay-Lake Regional Planning Commission has provided technical assistance in the development of the plan,

NOW, THEREFORE BE IT RESOLVED, that the Village of Cleveland, Village Board adopts the Village of Cleveland Waterfront Plan.

I, Kathryn Wagner, Secretary of the Village of Cleveland hereby certify that the above is a true copy of a resolution adopted by the Village Board, Village of Cleveland on the 9th day of July, 1985.

Kathryn Wagner
Kathryn Wagner
Village of Cleveland

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CHAPTER 1

INTRODUCTION

The Village of Cleveland is located on Lake Michigan, midway between the City of Manitowoc to the north and the City of Sheboygan to the south (See Map 1). The Village as it exists today was formed in 1959 from the consolidation of three unincorporated communities in the Town of Centerville: Cleveland, St. Wendel and Hika.

The Village, working with the Bay-Lake Regional Planning Commission, received a State of Wisconsin Coastal Management grant to address the Lake Michigan and Centerville Creek waterfront development needs. The study objectives were to establish priorities for improvement to existing and future private and public development in the Hika area of Cleveland.

A citizens' committee of about 20 members was created to assist in the overall development of the plan document. Several subcommittees were formed to assist in the gathering of information on historical and aesthetic features, fish and wildlife habitat, erosion, commercial activities, and boating/recreational facilities.

Work began on the project in September 1984 when Commission staff met with Village officials to gather existing information and to begin formulating ideas for the development of waterfront plan alternatives. Formal meetings between Commission staff and the Citizens' Committee were held on October 2 and December 4, 1984; and January 22, February 26, and March 26, 1985.

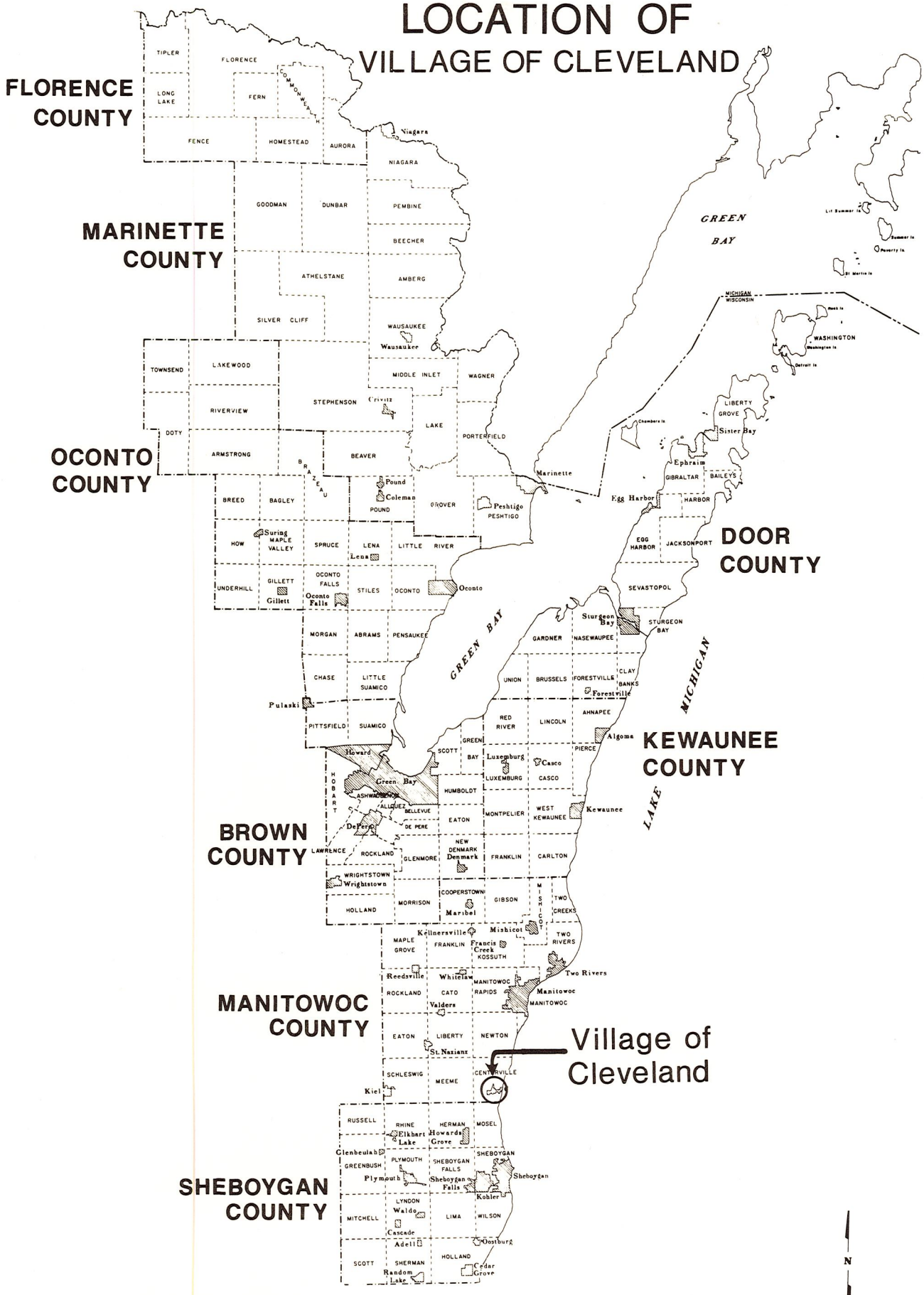
A public information meeting was held in the Village on April 23, 1985 (See Appendix A). The Village Planning Commission recommended the report be forwarded to the Village Board for their approval at a June 25, 1985 meeting. The Village Board unanimously approved the report on July 9, 1985.

The end product of this planning effort is the development of a management plan for the waterfront area. Major plan components include: an inventory and analysis of existing conditions; the development of alternative design plans for the waterfront area; the selection of a preferred plan; the development of a phased improvement program; and the identification of state and federal funding sources.

The completion of this report provides recommendations to the Village of Cleveland for management of existing and future development of the Hika Park site and the adjacent waterfront area.

Map 1

LOCATION OF
VILLAGE OF CLEVELAND



SOURCE : Bay-Lake Regional Planning Commission.

CHAPTER 2

2.0 INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

2.1 INTRODUCTION

An important component of any planning document is the inventory and analysis of existing conditions found in the study area. These conditions include both physical and socio-economic information which can be classified as shaping elements when used to develop alternative plans. The waterfront plan for the Village of Cleveland includes these data elements which have been assembled to initiate the development of the alternative design plans which are presented in Chapter 3.

2.2 DESCRIPTION OF PLANNING AREA

The Village of Cleveland was formed in 1959 from the consolidation of three unincorporated communities in the Town of Centerville: Cleveland, St. Wendel and Hika.

The oldest of these settlements, Hika, which contains the millpond, Centerville Creek Dam, several old buildings and practically all of the Village's 6000 feet of Lake Michigan frontage is the focus of this study (See Map 2). The Hika area contains several significant features including: the old Hika commercial district; shore lands adjacent to the millpond and Centerville Creek; the Lake Michigan boat ramp facilities; and the shoreland area adjacent to Lake Michigan. These features and others are examined in the following manner.

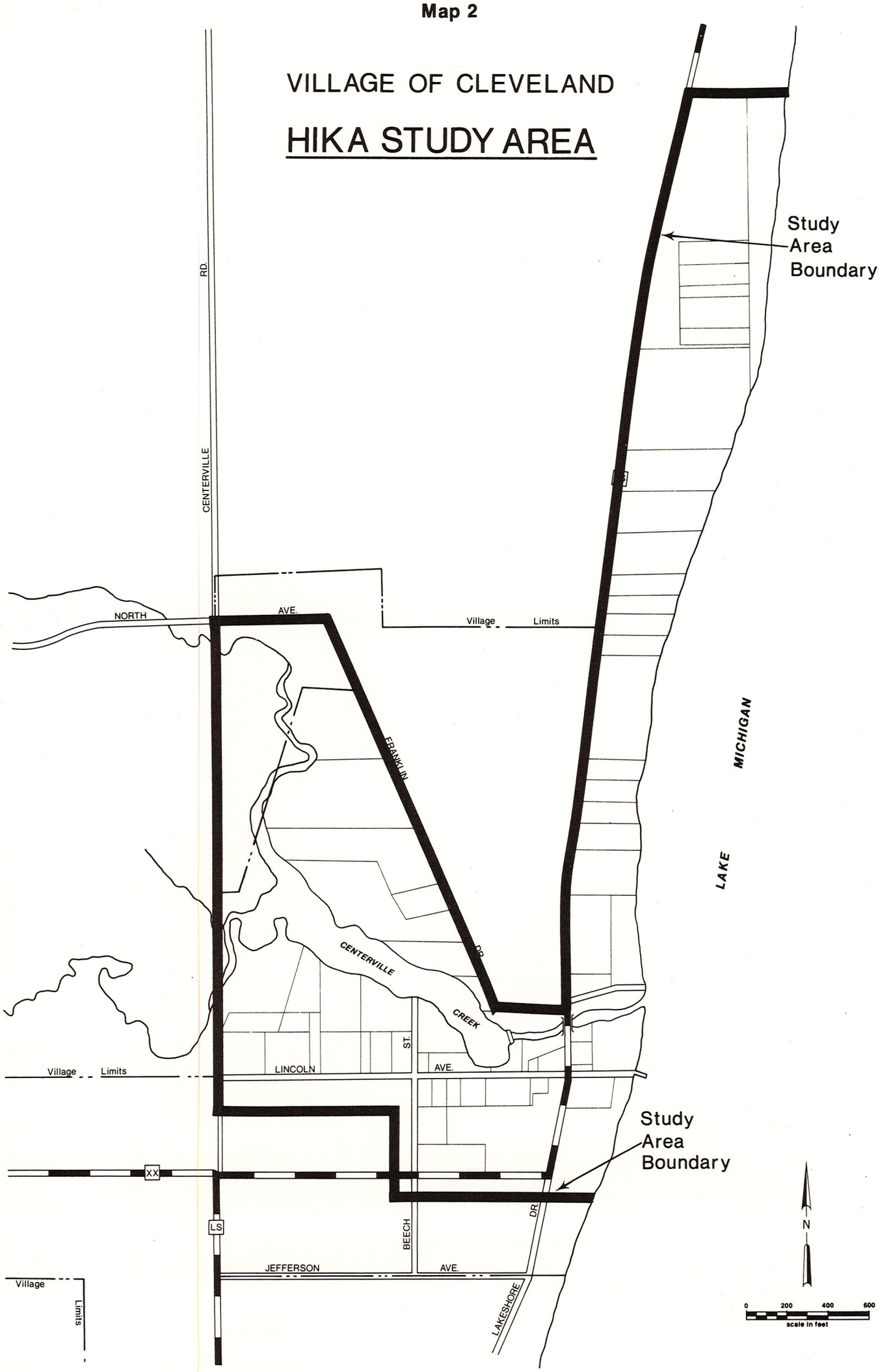
2.3 LAND USE

The waterfront study area encompasses approximately 122 acres. Because of the significant historic, architectural and environmental features found in the area, there exists a fairly interesting and diverse land use pattern. Map 3 and Table 1 detail the existing land use.

TABLE 1
LAND USE
CLEVELAND WATERFRONT AREA

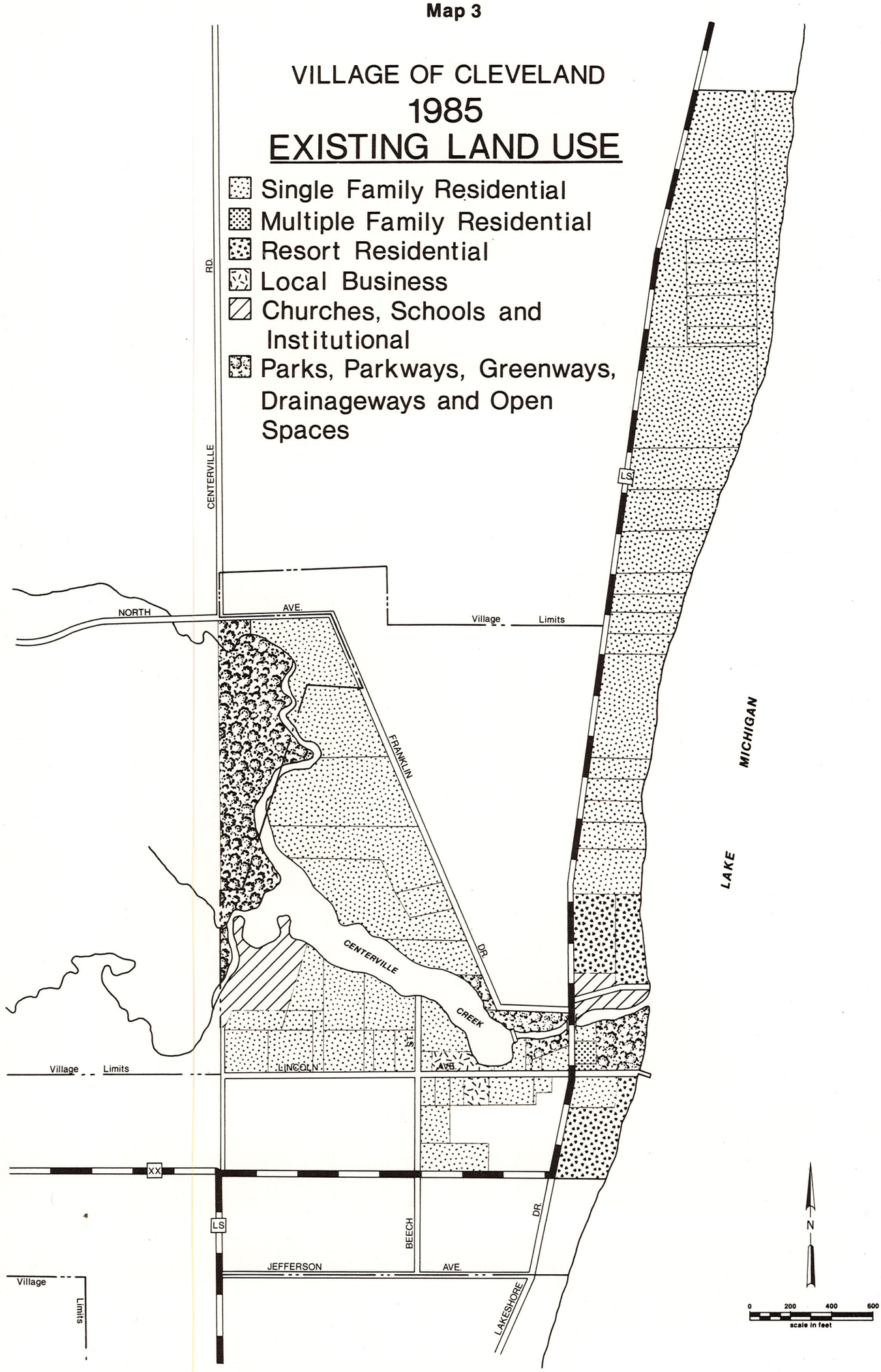
	Number of Acres	Percent of Total
Single Family Residential	80.2	65.6%
Multiple Family Residential	0.4	0.3%
Resort Residential	6.1	5.0%
Local Business	1.1	0.9%
Churches, Schools & Institutional	6.2	5.1%
Parks & Open Space	12.8	10.5%
Vacant Lands	4.1	3.4%
Water Areas	11.3	9.2%
Total Planning Area Land Use	122.2	100.0%

Map 2



SOURCE : Bay-Lake Regional Planning Commission.

Map 3



SOURCE : Bay-Lake Regional Planning Commission.

2.3.1. Residential Uses

Residential uses comprised of single family, multiple family and resort residential make up 86.7 acres or 70.9 percent of the planning area. In the planning area, there are approximately 45 residential units of which nearly all are single family residences. Those residential units located along the Lake Michigan shoreline and Franklin Drive are relatively new and occupy lots larger than 1.0 acre. The remaining units, which are generally found in the area just south of the millpond are older with many having historical significance.

2.3.2. Local Businesses

Local businesses in the Hika area encompass only 1.1 acres of the planning area and include the Union House Tavern and a gasoline service station located on Lincoln Avenue. A more detailed description of the business activities is presented later in this chapter.

2.3.3 Churches, Schools, and Institutional Uses

Churches, schools and institutional uses encompass 6.2 acres or approximately 5 percent of the planning area and are confined to two specific locations. The most apparent of these areas is the Village's sewage treatment plant and storage shed, located on the north bank of Centerville Creek between County Trunk Highway LS and Lake Michigan. The other is a cemetary of approximately 5 acres located between Lincoln Avenue and the Centerville Creek millpond.

2.3.4 Parks and Open Space Areas

Parks and open space areas encompass 12.8 acres or approximately 10.5 percent of the planning area. In addition to parks and open spaces, this land use category also contains all drainageways, parkways and greenways. The largest open space area is over 9 acres in size and is found along the northwestern boundary of the planning area and serves as a primary drainage area for Centerville Creek. The second largest area is the Village Park which borders Lake Michigan and the south bank of Centerville Creek and is located just south of the sewage treatment facility. This park also contains a parking area and boat ramp and is used extensively during the spring and summer months when Lake Michigan fishing pressure is heavy. The remaining open space area is less than 2 acres in size and is located along the Centerville Creek banks east of the millpond dam.

2.3.5 Vacant Lands

Vacant lands occupy a 4.1 acre site in the planning area located southwest of the intersection of CTH LS and Lincoln Street. This site originally housed a large hotel, supperclub and convention center until

the early 1970's when it was destroyed by fire. Because of its prime location and vacant status, this property is a desirable location for some type of future development in the Hika area.

2.3.6 Water Areas

Water areas, including the millpond, Centerville Creek and its tributaries cover 11.2 acres of the planning area. The other significant water feature in the area is Lake Michigan, which borders the planning area for nearly 6,000 feet.

2.4 NATURAL FEATURES

Natural features are those features which may affect or limit development and growth. The purpose of identifying these features is to obtain basic background information that will be useful in planning activities that are undertaken in the community. For this waterfront planning study the following natural features have been examined: water bodies, topography and vegetative cover. These areas are delineated on Map 4.

2.4.1 Water Bodies

The two water bodies that have a significant influence on the physical setting of the Village are Lake Michigan and Centerville Creek. Both of these water bodies provide important aesthetic value and recreational opportunities to the area. With the location of a boat ramp in the study area, direct access to Lake Michigan is available and allows for considerable recreational use of the Lake, especially for boating and fishing.

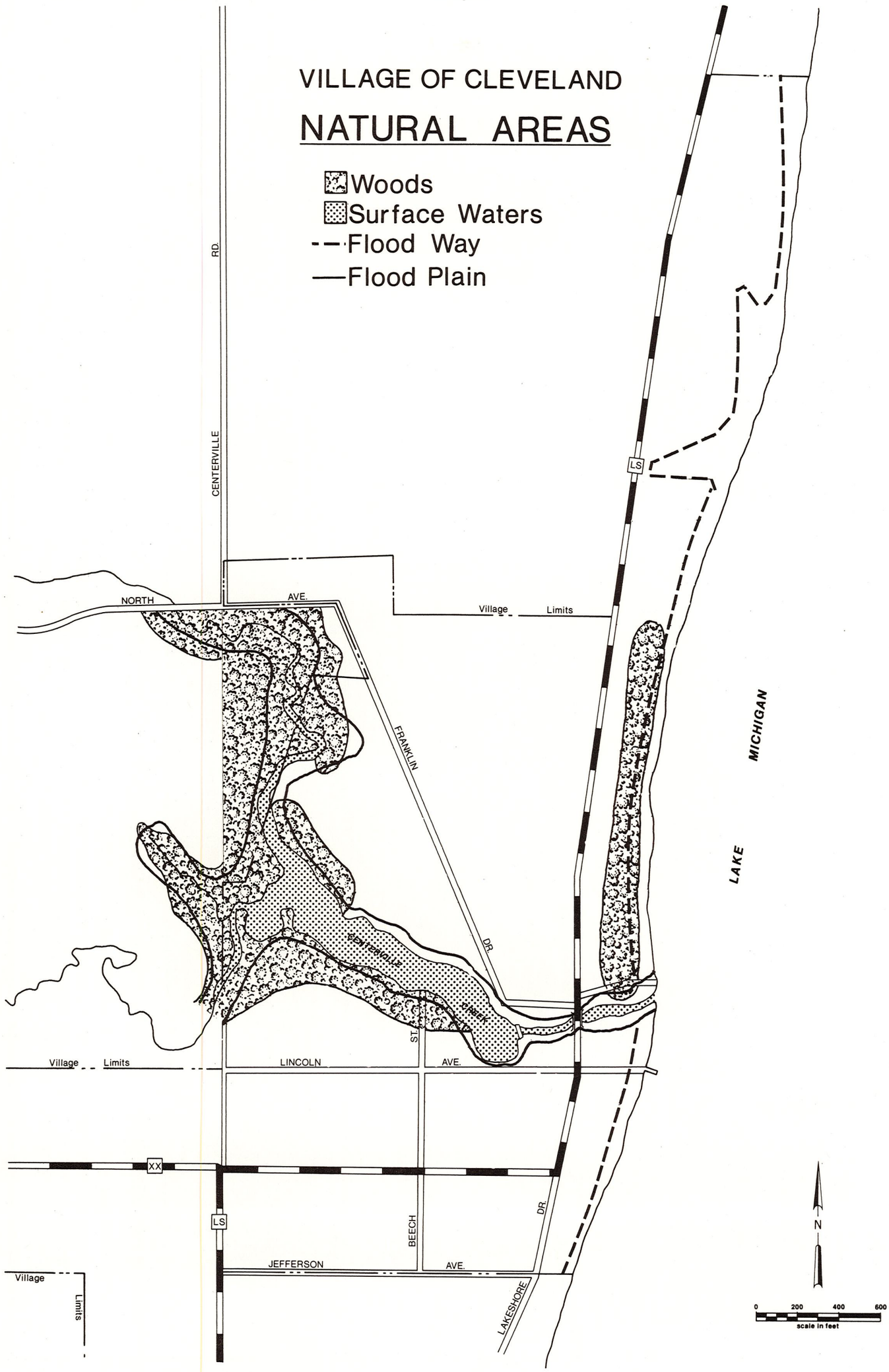
The area adjacent to Centerville Creek, the millpond and dam primarily promote the aesthetic and historical significance of the Hika area (See Figures 1 and 2). As a recreational area, the Creek area now provides a limited amount of recreational opportunities due to generally poor water quality conditions. In later sections of this document, it will be discussed how the Creek and adjoining area can be enhanced and better utilized as a recreational resource to the area.

2.4.2 Topography

Within the study area, a variety of topographic features can be found including wooded hills, ravines and lakeshore bluffs. These features, along with the area's historical and aesthetic significance contribute to the unique character that prevails in the community.

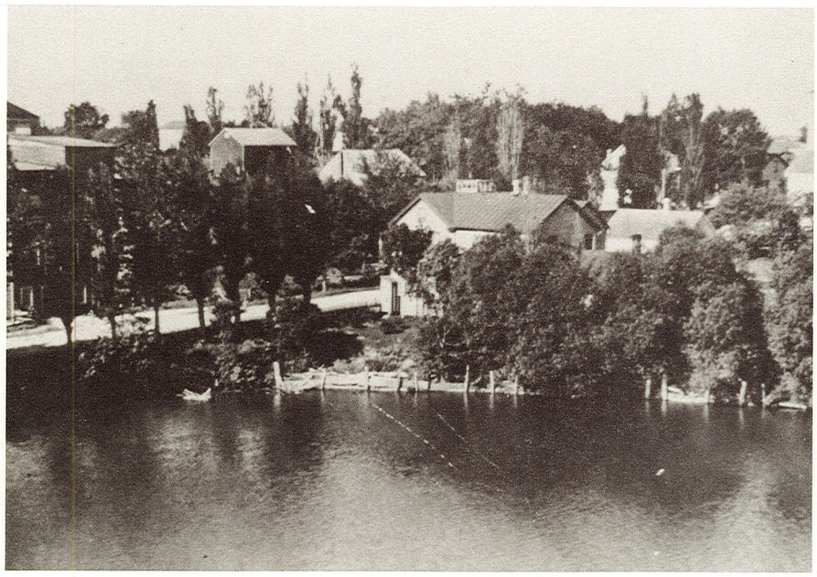
The one topographic feature in the study area which has influenced development in the past is slope. Throughout much of the study area, significant slope areas can be found. Specific areas that have slopes of more than 15 percent include: much of the area surrounding the millpond; the area along either side of CTH LS as it runs north of the Creek; and lakeshore bluffs that begin in the southern portion of the

Map 4



SOURCE : Village of Cleveland.

FIGURE 1



CENTERVILLE CREEK MILL POND,
PAST VIEW

FIGURE 2

CENTERVILLE CREEK MILL POND,
PRESENT VIEW

study area. Steep ravines and wooded hills are also found to be prevalent around the millpond area (See Map 5).

2.4.3 Natural Vegetation

Although not a permanent physical feature, wooded areas are important features that are prevalent to the study area. The largest wooded area surrounds much of the millpond and contains a good variation of hardwoods, conifers, white cedar and poplar. A second area of woodlands is found along the lakeshore, north of municipal sewage treatment facility. These wooded areas not only add to the overall beauty of the Village but also aid in the prevention of soil erosion.

2.5 WILDLIFE HABITAT

Within the study area, the undeveloped areas surrounding Centerville Creek and the millpond provide some refuge for wildlife. The rich diversity of both vegetative cover including dogwood and cedar, and food resources such as wheat, corn, and oats, has created a capacity to support almost the entire spectrum of mid-Wisconsin wildlife.

In addition to being capable of supporting wildlife, the Centerville Creek and millpond provide a limited habitat for some fish types. The millpond was drained about 1970 and a largemouth bass/pan fishing project was attempted. This attempt failed because of heavy point and non-point sediment runoff that flows into the area and the lack of an ongoing fish management plan. Today, the millpond impoundment accommodates rough fish and a stunted pan fish population.

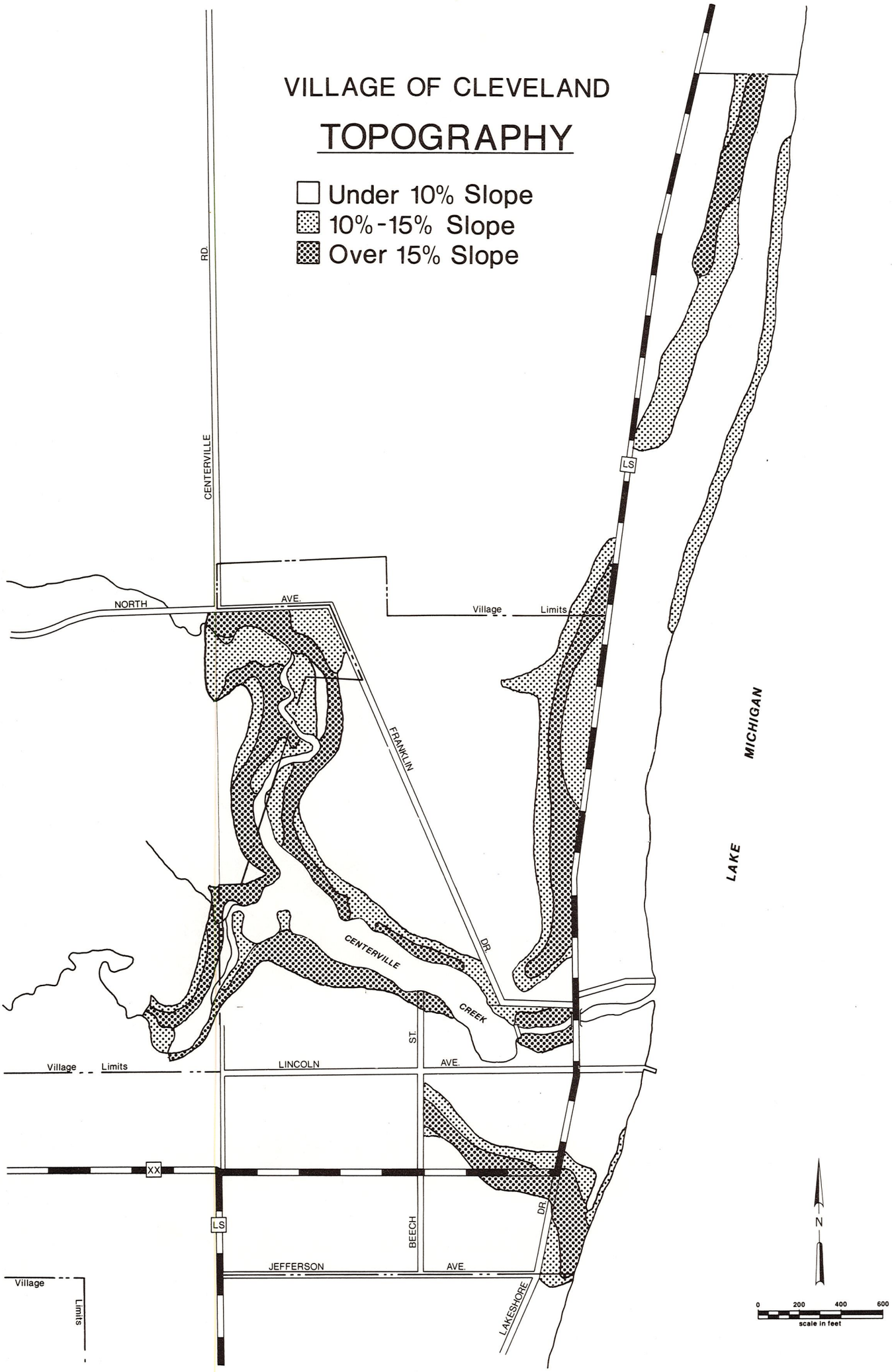
Below the dam, fish populations differ considerably due to the positive influence of Lake Michigan. In addition to rough fish, seasonal influxes of brown trout, rainbow trout, coho salmon, brook trout, smelt, sucker and carp occur on a regular basis.

2.6 EROSION

Within the study area, there are several areas where varying degrees of erosion can be found (See Map 6). Those factors which contribute significantly to the erosion problems are steep slopes and water, and to a lesser degree, the soil conditions.

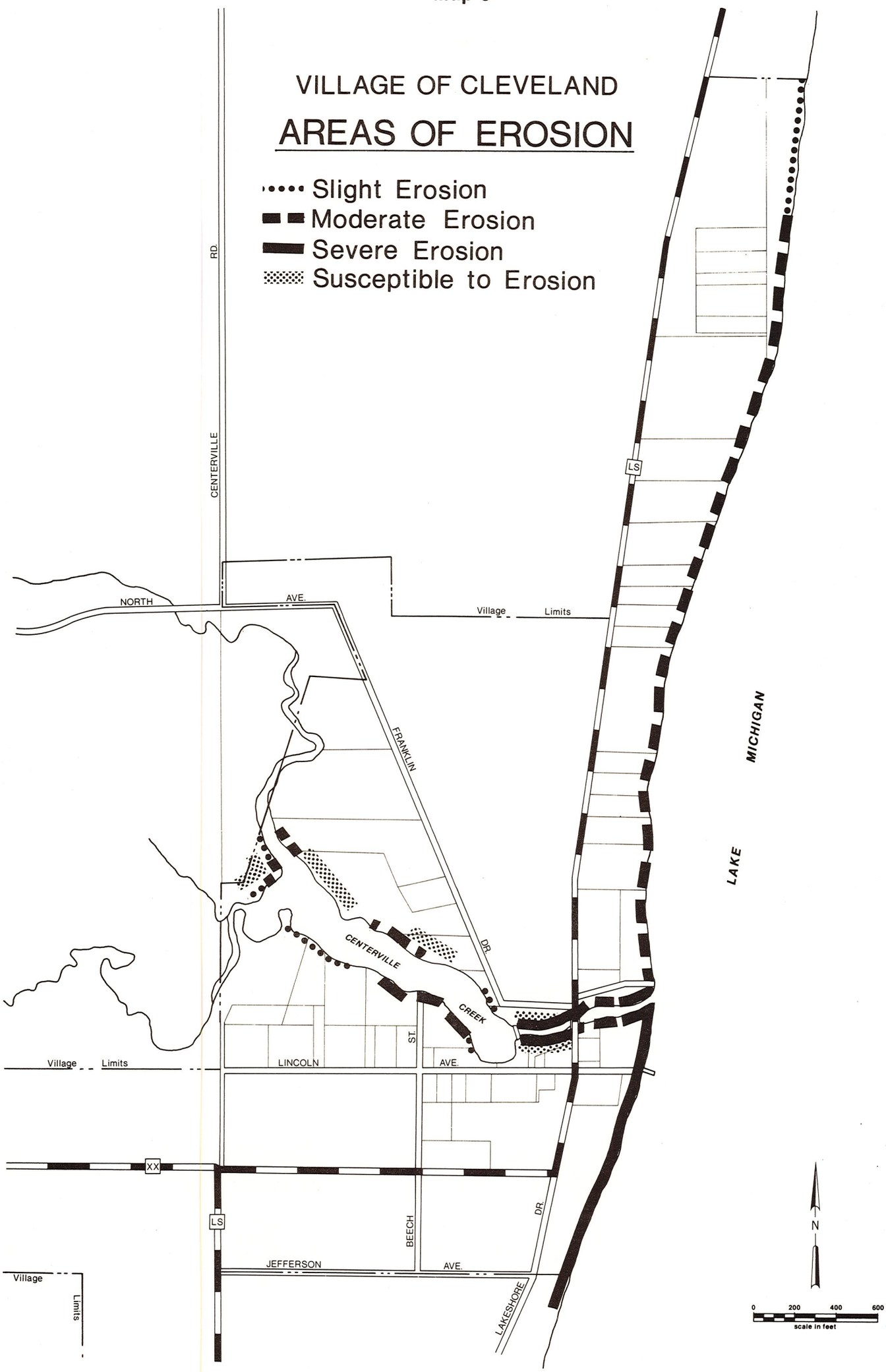
The areas where erosion is a major problem are the Lake Michigan shoreline and Centerville Creek - between the dam and Lake Michigan. Erosion along the Lake is significant and is occuring due to a combination of factors including: the undercutting of bluffs and shorelines from the Lake's wave action; wind; groundwater runoff and seepage; and instability of the shoreline soils (See Figures 3 and 4). The major erosion problem occurring on the Creek shoreline is due to the creek currents, runoff and the action of Lake Michigan waves upon the Creek, which has resulted in a significant change in the Creek's size and direction (See Figures 5 and 6).

Map 5



SOURCE : Village of Cleveland.

Map 6



SOURCE : Village of Cleveland.

FIGURE 3

LAKE MICHIGAN SHORELINE SOUTH OF HIKA PARK,
PAST VIEW

FIGURE 4

LAKE MICHIGAN SHORELINE SOUTH OF HIKA PARK,
PRESENT VIEW

FIGURE 5

CENTERVILLE CREEK HIGHWAY LS BRIDGE
FROM LAKE MICHIGAN SHORELINE,
PAST VIEW

FIGURE 6

CENTERVILLE CREEK HIGHWAY LS BRIDGE
FROM LAKE MICHIGAN SHORELINE,
PRESENT VIEW

Areas where erosion is occurring at a moderate rate are the Centerville Creek shoreline -particularly at the mouth of the Creek, the Lake Michigan shoreline and scattered areas along the millpond shoreline. In addition to these areas where erosion can be actually observed, several areas of the millpond shoreline have barren earth that provide prime targets for future erosion activity.

2.7 HISTORIC AND AESTHETIC FEATURES

Historic and aesthetic features are those features which contribute to the unique character of an area. Some of these are not necessarily old or unique in themselves but collectively, define those that are.

For this particular study, the presence of many historic and aesthetic features adds to the heritage and attractiveness of the Hika area. The citizen subcommittees that were created to assist in the overall design and preparation of this waterfront study have expressed an interest in maintaining the character and heritage that exists in the area. The following narrative provides a brief summary of each of the historic sites and aesthetic values as defined by committee members. The sites are delineated on Map 7.

Site number:

1. Structure built between 1852-1855. Housed "Mills Hotel" in 1886 and was used by local residents as a dance hall, tavern and one-lane bowling alley. In 1930, that portion of hotel housing the dance hall, tavern and bowling alley was torn down. The structure is currently being used as a private residence.

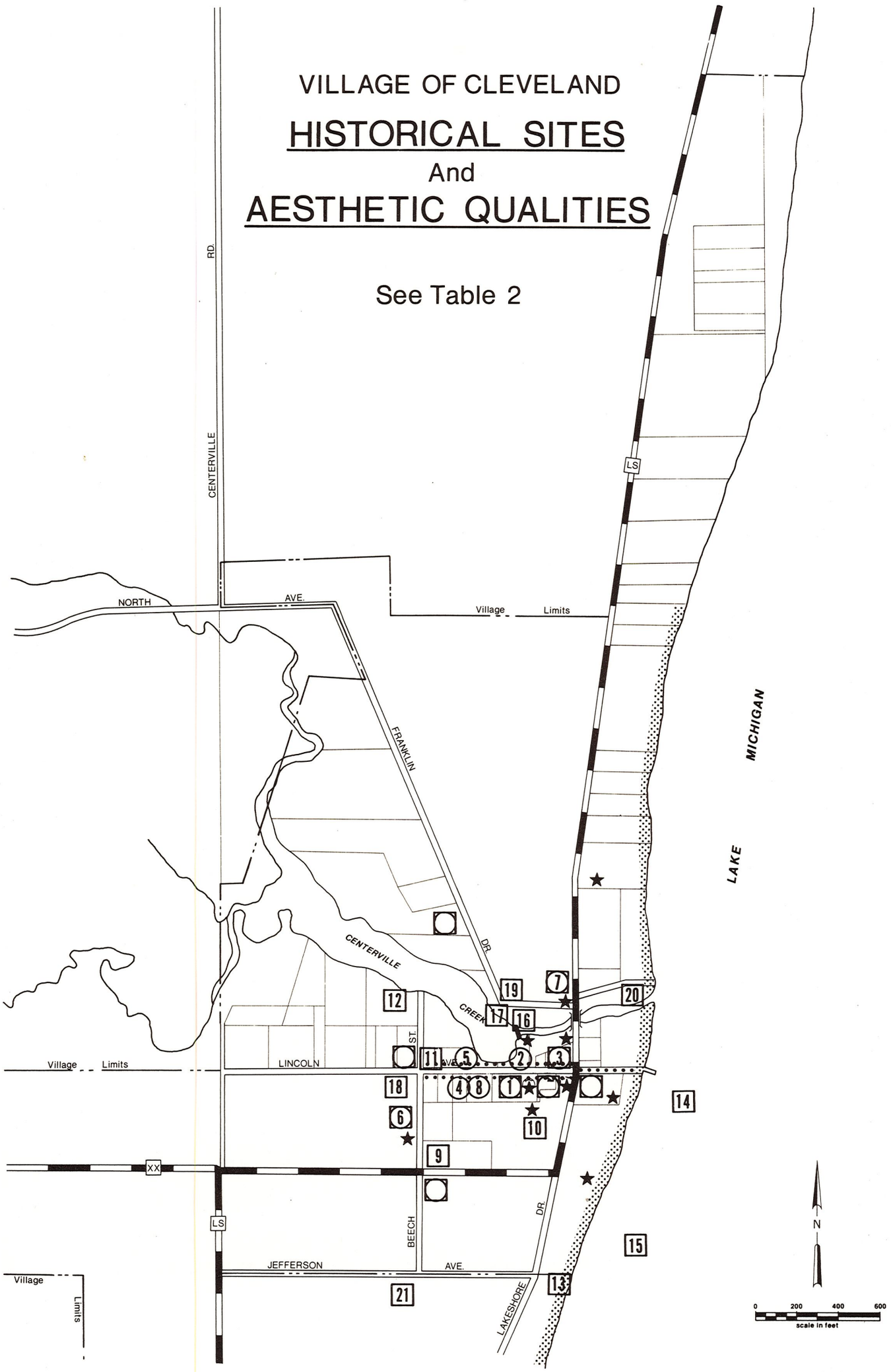
2. Frame house built after 1880. Structure has been maintained and is used today as a private residence.

3. A cream-city brick home built around 1880 which housed a butcher shop in its basement during the 1880's. This structure has been maintained and is being used as a private residence.

4. Now a private residence, this concrete block building was used as a print shop between 1920 to 1956. The print shop had a thriving business with work activities including mail-order printing, posters, magazines, and wedding invitations. This shop was the first in Manitowoc County to use Linotype.

5. This commercial establishment, still known by its original name, the Union House Tavern was constructed in 1851. It once had nine bedrooms that were used by boarders and travelers.

Map 7



SOURCE : Village of Cleveland.

TABLE 2
HISTORICAL SITES
AND
AESTHETIC QUALITIES

EXISTING STRUCTURES

	Former Function	Presently
1	Mill's Hotel	Residence
2	Residence	Same
3	Residence	Same
4	Mill Print Shop	Residence
5	Union House Tavern	Same
6	Red Arrow School	Residence
7	Residence	Same
8	Blacksmith Shop, Butcher Shop	Gas Station

PREVIOUSLY EXISTING STRUCTURES

	Former Function	Presently
9	Gartzke Bros. Brewery	Residence
10	Strattman's Dance Hall, Rutherford's Surf Hotel	Vacant Lot
11	Catholic Church	Vacant Lot
12	Protestant Church	Vacant Lot
13	Brick Yard	Shoreline Lot
14	Centerville Pier	Washed Out
15	East Pier	Some Pilings Remain
16	Grist Mill	Vacant Lot
17	Fire House	Vacant Lot
18	Post Office, General Store	Vacant Lot
19	Barber Shop	Vacant Lot
20	Tannery	Waste Treatment Plant
21	Brickyard	Salvage Company

AESTHETIC QUALITIES

•••• Tree Arcade
▒▒▒ Sand Beach
▬ Mill Pond Dam
◎ Cream City Brick Structure
★ Artesian Wells

6. This one-room structure was built in 1871, was known and used as Red Arrow School until 1959. After 1967, the original school structure was purchased and is now being used as a private residence.

7. A cream-city brick structure, was built before 1900 and used as a residence. In 1960, a dentist office was located in this home but today, it is used solely as a private residence.

8. This structure was originally used as a blacksmith shop and presently houses Dassler Sales and Service. In the late 1800's a butcher shop was located on the property, east of the existing garage.

9. Between 1840 and 1914, a brewery operated in Centerville. The original brewery was destroyed by fire in the 1880's and was rebuilt in 1890. In 1914, the structure was demolished with its bricks being used to build the Mikadow Theatre in Manitowoc.

10. This site was used until 1941 as the location for a dance hall and grocery store. In 1941, the Surf Hotel was built on the site and operated until 1963, when it was destroyed by fire. The parcel remains vacant and is zoned for residential development.

11. In 1850, St. George Catholic Church was constructed and occupied this corner parcel. The Church was closed in 1952 with the congregation merging with St. Wendell's Catholic Church of Cleveland.

12. This now vacant site was once occupied by St. John's Lutheran Church. In 1920 this congregation abandoned its location and was merged with another local church to form the present day St. Johns/St. Peter Lutheran Church of Cleveland.

13. Now a stretch of rock-strewn beach, this land once supported a brick yard. Remnants of cream-city brick from the original 1850's structure can be found along the shoreline.

14. This is the former site for one of two piers that were erected at Hika Bay. Of the two piers, this was the northernmost and was located just south of the existing boat ramp.

15. The second pier was located midway between CTH LS and Jefferson Avenue. Remnants of pier pilings can still be seen in this area. It was a large structure capable of supporting horse drawn wagons.

16. Located below the present dam, this was the former site for a grist, flour and sawmill. In 1924, the sawmill was washed out

into Lake Michigan during a heavy rainstorm. In 1942, the grist mill suffered a similar fate, when the wings of the present dam washed out.

17. Until 1959, one of the original pieces of apparatus to fight the Chicago Fire was housed in this wooden firehouse located next to the millpond.

18. Former site of the general store and shoe shop. Until 1954, a portion of the general store served as the Hika Post Office.

19. Before being demolished in 1983, a small building stood which was used as a barber shop.

20. A tannery was located on the same site as the Village's sewage treatment plant from about 1860 to 1875 when it was destroyed by fire.

21. A brickyard was located on the site of the present salvage yard.

Aesthetic Features:

1. Lincoln Avenue - In spite of the street's modern paving, its narrowness and arcade of mature trees that line it, reflects a strong sense of small town main street as it existed at the turn of the century. This tree arcade was planted in about 1900 and consists of large maple and birch trees.

2. Sand Beach - The sand beach, which extends north and south of the Village Park has significant aesthetic and recreational value. Wave action from the Lake rearranges the sand daily and results in the beach looking different each day. Due to increased Lake levels, erosion is becoming an increasing problem that threatens the existence of this aesthetic resource.

3. Millpond Dam - This structure continues to maintain a high level of aesthetic value as it has existed in the history of the Village. It provides for picturesque viewing and is considered as one of the primary focal points in the Village. The original dam, a wooden structure was constructed in 1864 and remained in place until 1904, when a concrete dam was built. The wings of this dam washed out in 1924. The dam as it exists today was built in 1935 and is in need of some repairs and restoration.

4. Artesian Wells - Many artesian wells dot the yards and property throughout the Hika Bay area with a majority of them continuing to run freely today. The well water has a high mineral content and noticeable taste.

2.8 ECONOMIC ACTIVITIES

Within the Hika study area, two types of existing and potential economic activity can be identified. Commercial establishments that now exist within the study area include the Union House Tavern and the service station. Both of these commercial establishments are located on Lincoln Avenue and are the last remnants of the "Old Hika Commercial District." During the late 1800's, Hika was a thriving commercial and residential community that included a brewery, a tannery, two brick yards, two churches, and hotels as well as several other related commercial establishments.

The second is the recreational activities and opportunities that are available as a result of being located on Lake Michigan. Recreational activities include boating and fishing, picnicking, hiking, bikeriding, and pleasure driving along the picturesque lakefront.

2.9 RECREATIONAL FACILITIES

Within the study area, Hika Park, is the primary Lake Michigan recreational activity center for the entire Village of Cleveland. Hika Park is a small, one-acre park located adjacent to the mouth of Centerville Creek and Lake Michigan. Recreational development in the park include: a concrete slab and portable boat pier; gravel parking lot; a small beach area; restroom facility; picnic tables and refuse containers.

The specific times during the year when the park and surrounding area are being used for recreational activities is during the Lake Michigan fishing season, which runs from about May thru September. The park is experiencing increased recreational use during this time period which has resulted in overcrowding of the park and boat ramp area as well as causing vehicle and boat trailer overflow parking problems for the adjacent neighborhood area (See Figures 7, 8, 9, and 10). Additional concerns occurring at the Park include safety factors associated with the boat ramp during times of high winds and wave action.

2.10 PUBLIC FACILITIES

North of the Village's lakefront recreational facility is the municipal wastewater treatment facility and municipal storage shed. These facilities are located on approximately a one-acre site on the north bank of Centerville Creek and provide the basis for much of the Village's public facilities. The sewage treatment plant is approximately 25 years old and due to limited capacity, will require upgrading and expansion within the next five years. Alternative locations for the treatment plant should be considered during any future studies on upgrading. The municipally owned storage shed is relatively new, having been constructed in 1984. The potential to relocate these facilities to the central area of the community should be investigated. This would enable the Village to expand its Lake Michigan shoreline recreation use and improve the aesthetics of the area.

FIGURE 7

HIKA PARK BOAT LAUNCH,
JUNE 29, 1985
6:00 A.M.

FIGURE 8

NORTH APPROACH TO HIKA PARK
BOAT LAUNCH CTH LS
JUNE 29, 1985
6:00 A.M.

FIGURE 9

BOATERS MAKING THEIR OWN LANDING -
NORTH OF EXISTING HIKA PARK LANDING
JUNE 29, 1985
6:00 A.M.

FIGURE 10

OVERFLOW PARKING ON PRIVATE PROPERTY
AFTER AVAILABLE STREET PARKING FULL
STREETS PARKED FULL FOR TWO
BLOCKS IN ALL DIRECTIONS
JUNE 29, 1985
6:00 A.M.

Maps 8 and 9 show the public facilities that are found within the study area. In addition to the public facilities that have received prior mention, other existing facilities are: separate sanitary and storm sewer lines, water and gas mains, and fire hydrants, as well as telephone and electric service which is available throughout the study area.

2.11 VEHICULAR ACCESS

The street and highway system in the Village of Cleveland is grouped into classifications recommended by the National Committee on Urban Transportation and shown on Map 10. According to this classification format, CTH LS and CTH XX serve as major arterials in the Cleveland area. CTH LS is a major transportation link between Manitowoc, Cleveland and Sheboygan and provides a scenic route alternative to Interstate 43. CTH XX also serves as a major arterial and links the western areas of Manitowoc County to the Village of Cleveland, Interstate 43 and CTH LS.

Local collectors in the Village of Cleveland include Lakeshore Drive, Jefferson Avenue, Beech Street, Lincoln Avenue, Franklin Drive, the section of North Avenue east of Centerville Road and a small section of Centerville Road. These local collectors serve to channel traffic through the village limits and also serve to link village traffic to the major arterials.

2.12 ZONING AND LAND USE PLAN

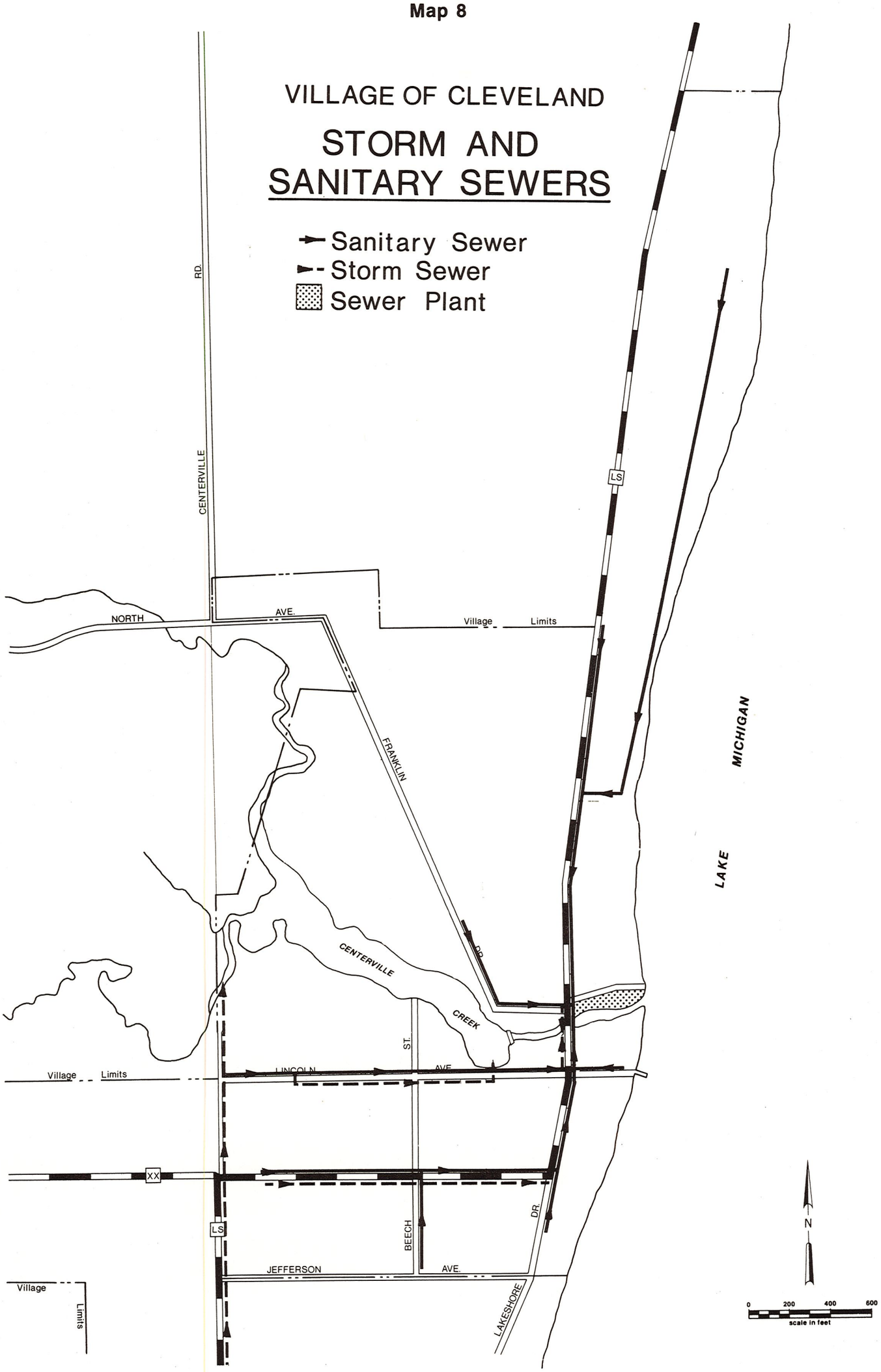
The Village of Cleveland currently has a land use plan and zoning map in effect. Both of these documents were prepared as part of the Village's original Comprehensive Plan effort which received an update in 1975.

For the study area, the land use plan shows three general land use categories; Park and Conservancy, Low Density Residential and High Density Residential as shown on Map 11. The zoning map designates five zoning districts in the study area; Resort Residential (R-3), Low Density Residential (R-1), Medium Density Residential (R-2), Business (B-1) and Conservancy (C-1) and is delineated on Map 12.

A citizens survey conducted during the study indicated that future development in the area should be recreation related commercial uses. Potential uses that were suggested through citizen input included the following. Parking was the most requested need indicated for the area. Other uses indicated that restaurant, sport shop, gift shop, motel and marine related commercial activities should be considered.

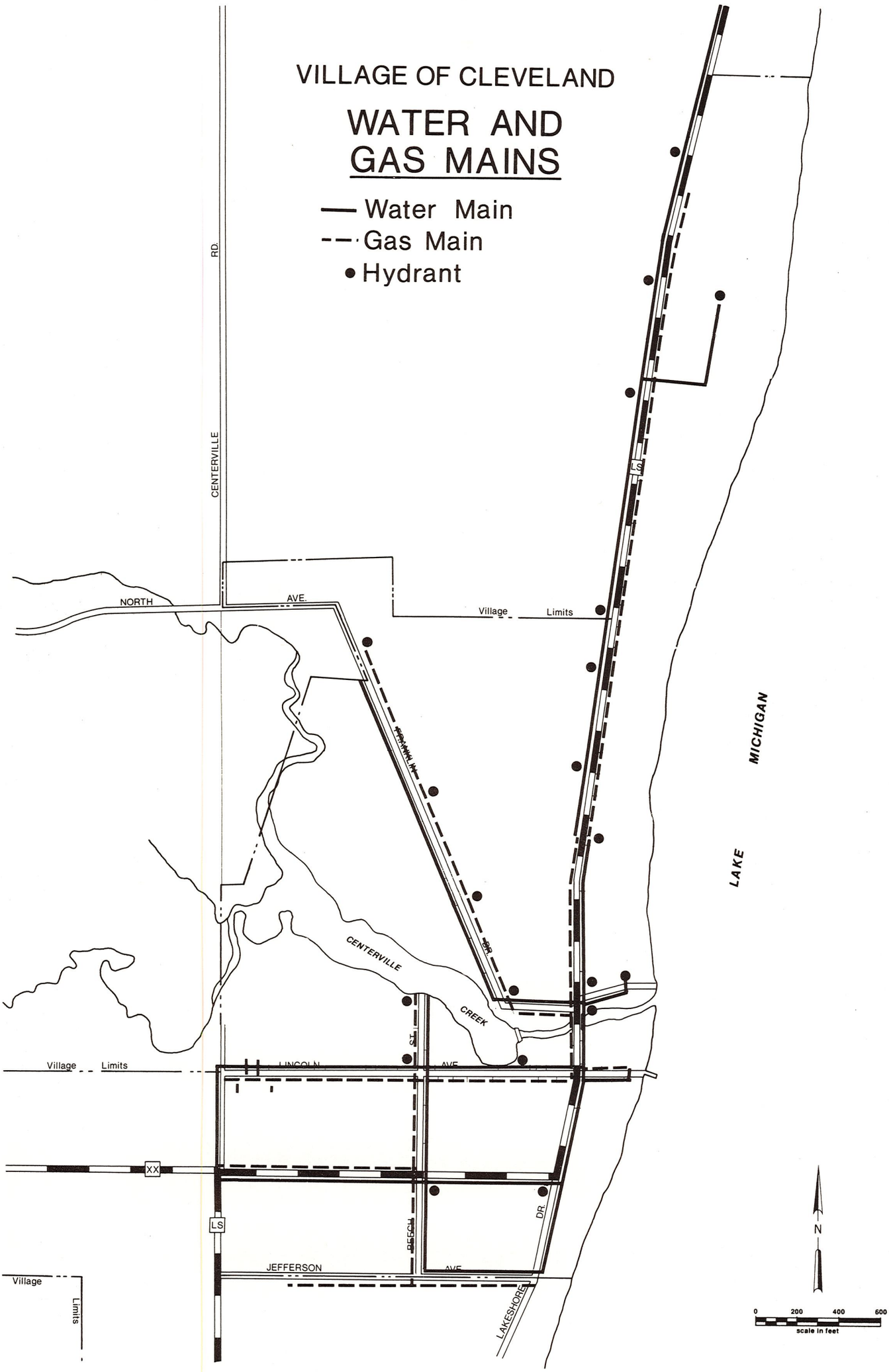
To ensure the continued historical flavor that prevails in the study area while promoting the waterfront area for recreational and potential commercial use, several changes should be considered by the Village, for both the land use plan and zoning map. These proposed changes are discussed in Chapter 3.

Map 8



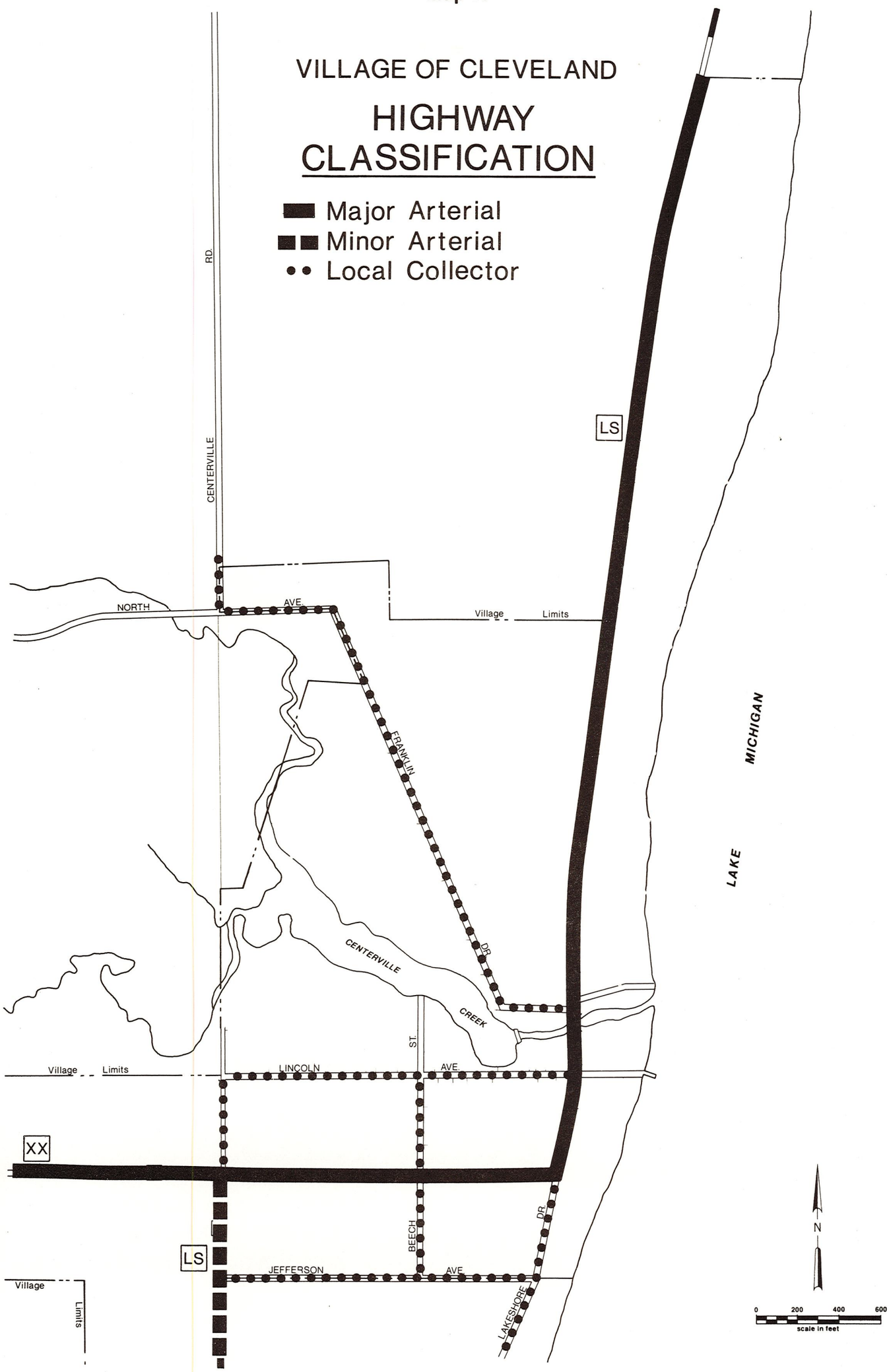
SOURCE : Village of Cleveland Comprehensive Plan.

Map 9



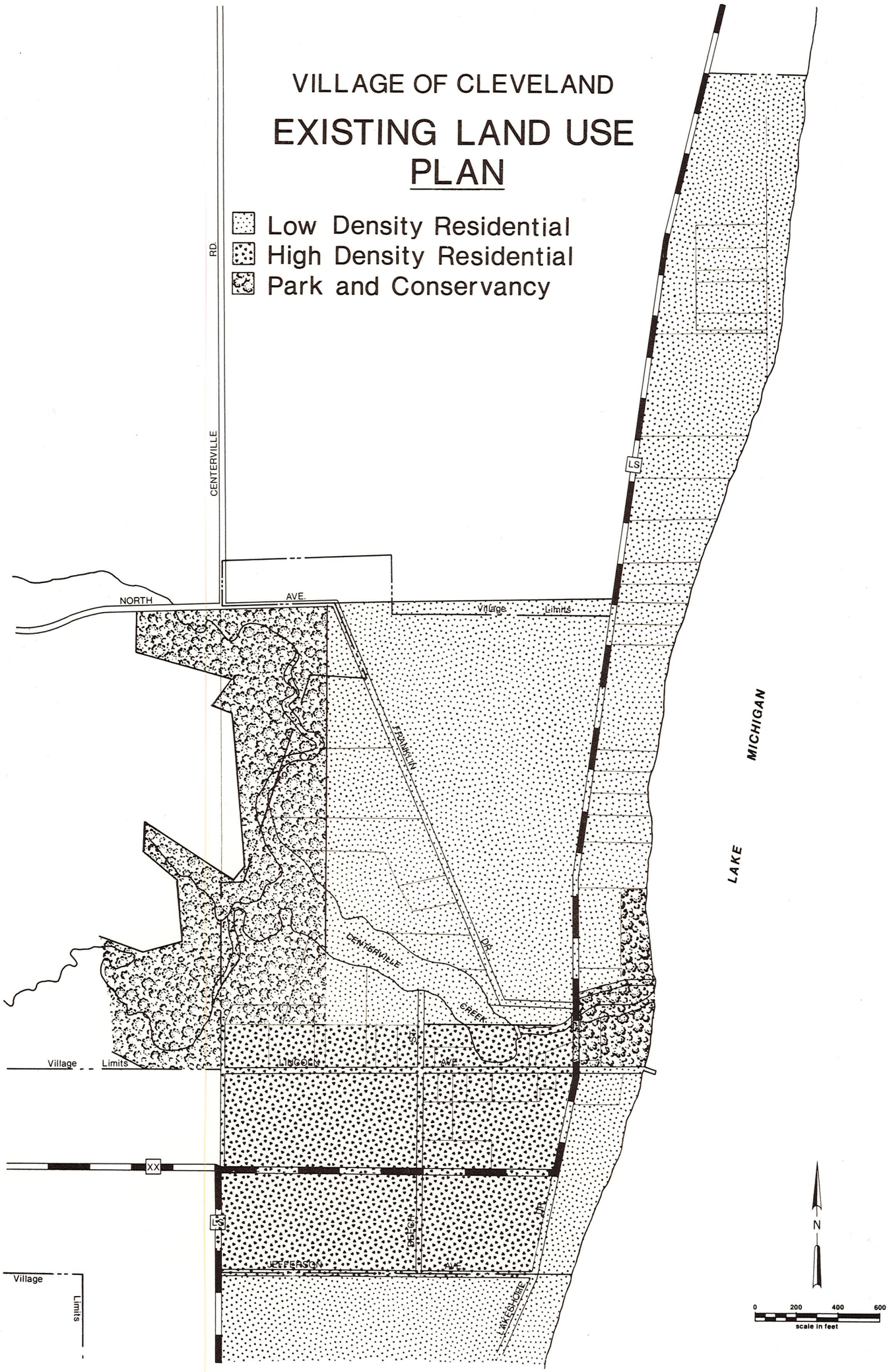
SOURCE : Village of Cleveland Comprehensive Plan.

Map 10



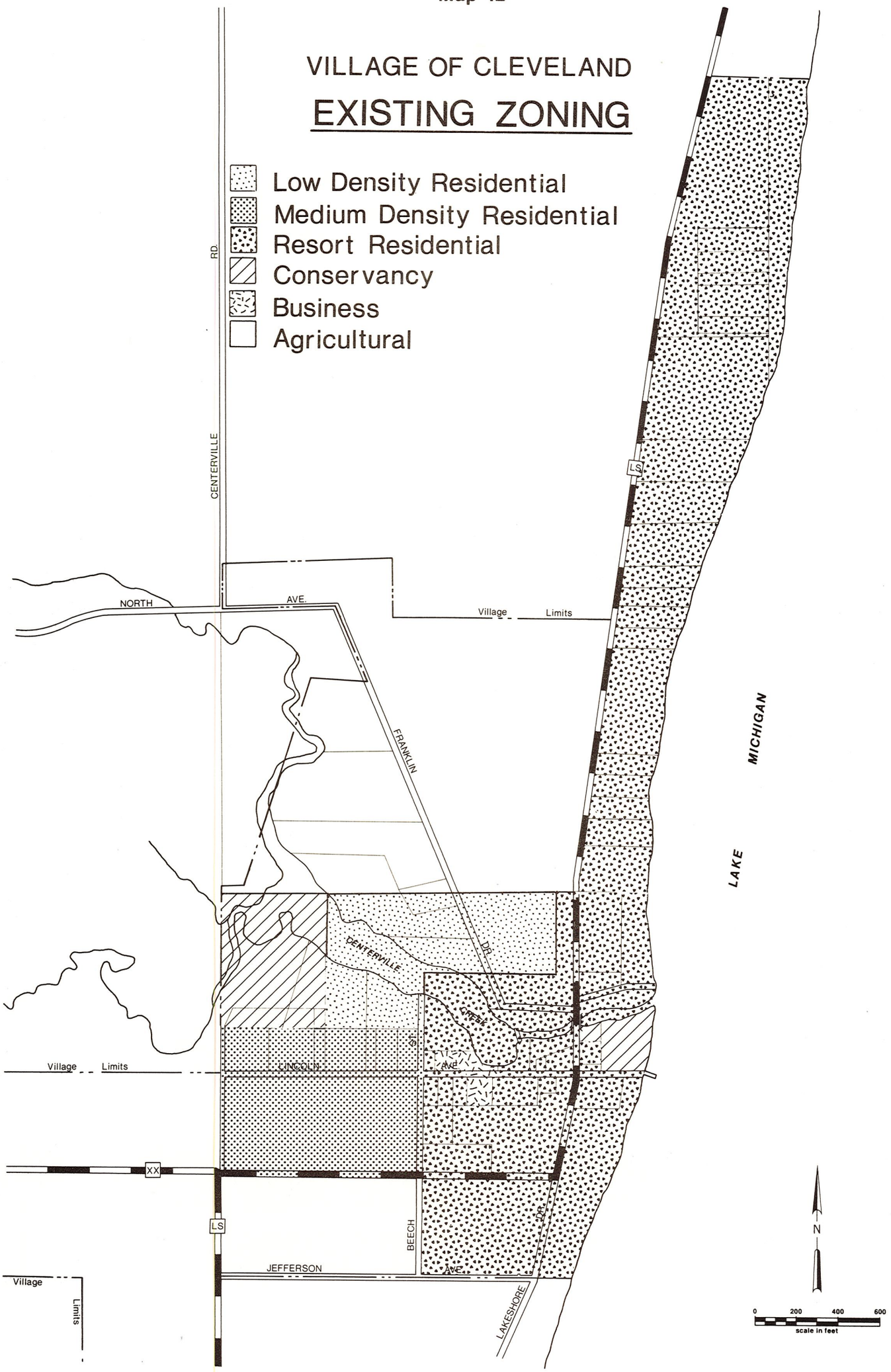
SOURCE : Bay-Lake Regional Planning Commission.

Map 11



SOURCE : Village of Cleveland Comprehensive Plan.

Map 12



SOURCE : Village of Cleveland Comprehensive Plan.

CHAPTER 3

3.0 ALTERNATIVE PLANS

3.1 INTRODUCTION

In Chapter 2, the existing features and conditions that are found in the study area were identified and analyzed. In reviewing these physical features and conditions both individually and collectively, it is apparent that some actions and improvements could be undertaken by the Village to ensure the preservation of the unique characteristics of the Hika area as future development occurs.

To address concerns about existing and future development alternative plans have been formulated. Through Committee review and study of these alternatives, a final plan design for the waterfront area has been established. The following sections identify the alternatives which were reviewed and general recommendations that can be undertaken to address the concerns in the Hika area.

3.2 WATERFRONT AND SITE IMPROVEMENTS

A major issue within the study area is the maintenance of existing character and planned improvements for the Village waterfront area. The Hika area is increasingly being used as an access point for Lake Michigan boating and fishing activities and other recreational activities. Improvements in the waterfront area should seek to expand these recreational opportunities as well as to enhance the unique characteristics of the area. The following sections discuss potential alternatives and improvements which could occur in the waterfront area.

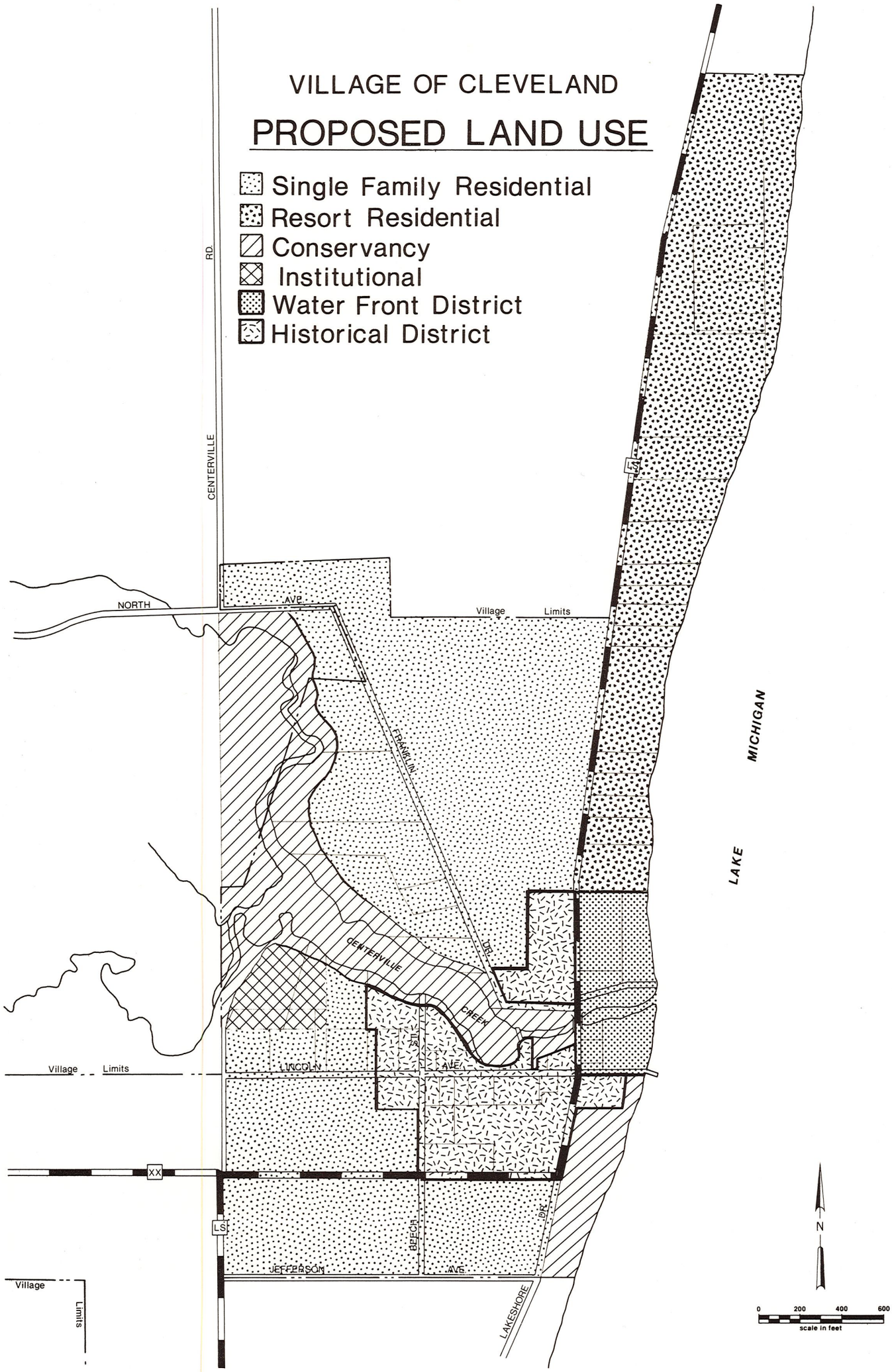
3.3 HISTORIC PRESERVATION AND RESTORATION

The historic significance of many of the structures and sites have been identified in the Hika area. An alternative available for the Village to consider is a specific historic preservation area for a portion of the study area. Guidelines can be established by the Village to promote historic preservation, restoration and development activities that are consistent with existing Hika development. The type of guidelines appropriate to this particular location should not restrict development but instead, guide development in a manner that maintains the unique character existing in the area (See Appendix B for details of Historic Conservation District zoning). Alternative historic preservation and restoration measures which should be considered include:

- The establishment of a Village Historic Preservation District which designates the Hika area for future preservation and restoration activities (See Map 13).

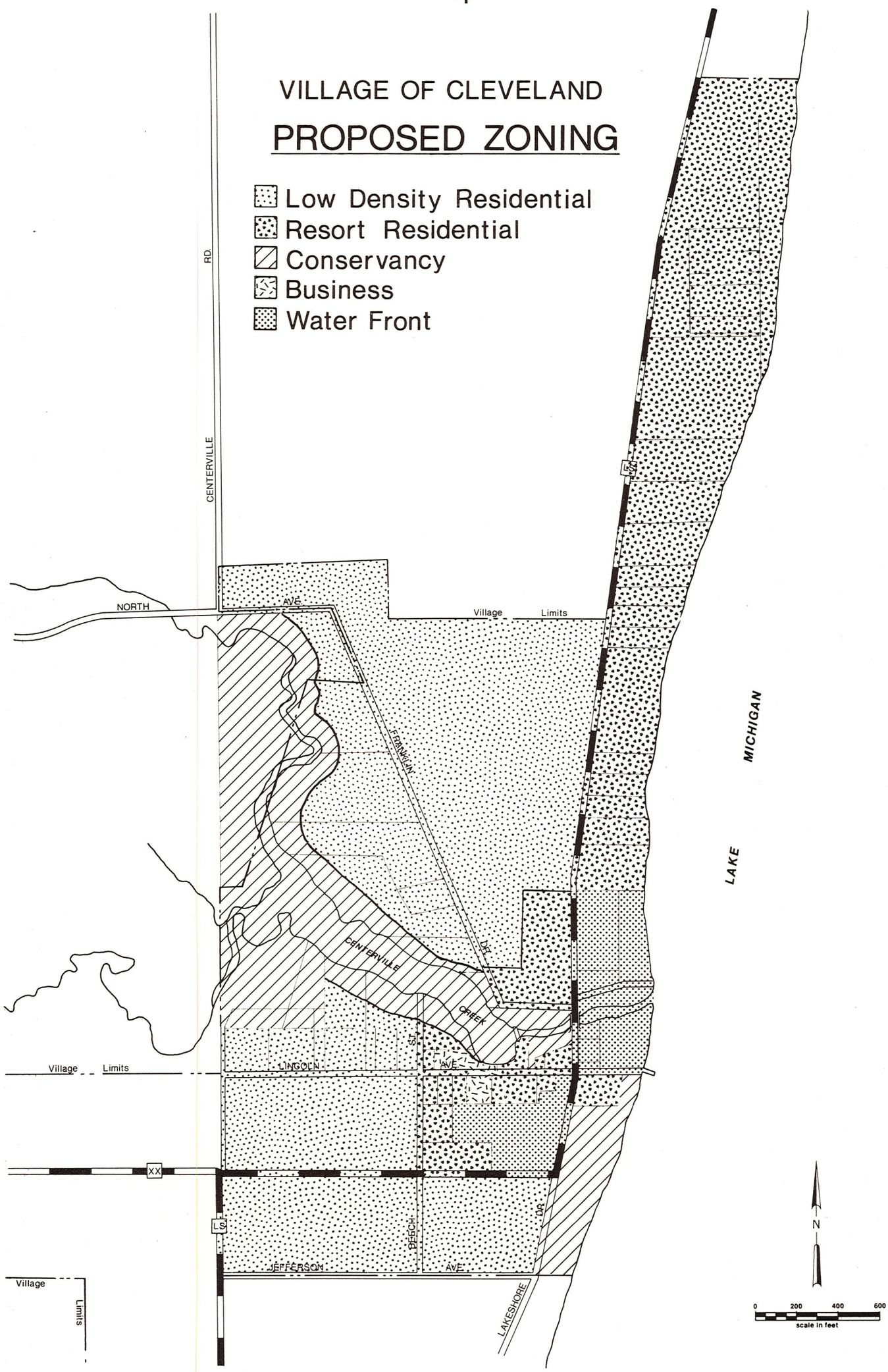
- The modification of the Village's Zoning Ordinance to include a Historic Preservation Zoning District designed to protect structures against destruction or encroachment from incompatible uses (See Map 14).

Map 13



SOURCE : Bay-Lake Regional Planning Commission.

Map 14



SOURCE : Bay-Lake Regional Planning Commission.

- The amendment of the Village Master Plan Map to correspond to the Historic Preservation District delineation.

- The establishment of a development code to enable future development to be consistent with the scale of the existing structures in the Historic Preservation District.

3.4 AMENDMENTS TO THE LAND USE PLAN AND ZONING ORDINANCE

The Village of Cleveland's comprehensive plan and zoning map was first prepared in 1963 and updated in 1975. Neither of these documents address the future development of the waterfront area in any degree of detail. Therefore, it is recommended that detailed planning activities addressed in this Study be considered in any review and update of the Village comprehensive plan and zoning ordinance. The following alternatives should be addressed:

- Implementation of a waterfront planning district which promotes compatible and contiguous development in the Hika area.

- Implementation of a Historic Preservation District to promote preservation and restoration activities in the Hika area.

- Rezoning the Lake Michigan shoreline area, south of Hika Park to Conservancy (C-1) from Resort Residential (R-3) and establish a building setback line from Lake Michigan that ensures protection of the open space characteristics and prevent future problems that can occur from erosion and incompatible development too close to the shoreline.

- Rezoning a 75-foot wide area surrounding the millpond and Centerville Creek to Conservancy (C-1) to minimize bank erosion and maintain and improve the current level of natural vegetation and wildlife found in the area.

- Examine the development trends in those areas of the Village of Cleveland adjacent to the Hika area to ensure compatible future land use development.

3.5 VEHICULAR AND PEDESTRIAN ACCESS

As a part of the waterfront planning process, consideration has been given to the vehicular and pedestrian access in the planning area. Improved waterfront recreation facilities may increase the intensity of use in the area. Therefore to safely move the increased number of vehicles and pedestrians in an efficient manner, the following alternatives should be considered.

- Develop a pedestrian walkway system in Centerville Creek and the milldam area.

- Consider traffic route alternatives for CTH LS, Lincoln Street and Beech Street to accommodate increased weekend vehicular traffic.

- Potential redesign of the CTH LS curve to safely accommodate increased traffic adjacent to the Hika Park site.

3.6 FISH AND WILDLIFE CONSIDERATIONS

Within the study area the presence of Centerville Creek, its drainage areas and Lake Michigan suggest that some future consideration be given to the fish and wildlife habitat of the area. If the natural vegetation that exists around Centerville Creek is maintained, the capability of area to support wildlife habitat should continue. On the other hand, the ability of Centerville Creek and the millpond to provide a quality fish environment remains to be resolved.

The water quality of the Creek and millpond is generally poor due to: significant non-point runoff that is occurring in the Creek's upstream areas; high turbidity and silt content; heavy grazing in upstream waterways; and indifferent farming practices along the Creek's banks. Since much of these water quality problems originate outside of the study area, any improvements that are made solely within the study area will have a limited effect. To address the entire water quality issue, the following alternative activities are being suggested for those areas both in and outside of the study area:

- Delineation of a 75-foot Conservancy Zone around the millpond and Centerville Creek.

- A detailed study of soil conditions and farming practices in the Centerville Creek drainage basin be undertaken with the assistance of the Manitowoc County Land Conservation Committee.

- Priorities be established for cost sharing on individual parcels to eliminate or reduce non-point pollution.

- Evaluation of Centerville Creek impoundment to include the condition of dam, water quality, potential dredging and fish habitat restoration.

- Reintroduction of yellow perch, hybrid musky and large-mouth bass in the impoundment, if possible.

- Utilize landscape designs to improve wildlife habitat and aesthetic features of Hika and the waterfront area.

- Investigate with the Wisconsin Department of Natural Resources the potential for artificial reef structures to capitalize on improving Lake Michigan perch fisheries.

3.7 EROSION CONTROL

Erosion is a major problem in several portions of the study area. These areas include the lake bluffs, lake shoreline, steep slopes, the millpond, and the Centerville Creek banks. Erosion occurs when wind and/or water are allowed to interact with the soil. In many instances, the presence of vegetative cover greatly reduces the problem of erosion in a given area. When new development is allowed to occur in areas which already has an erosion problem, the problem is usually magnified.

To address the erosion problem in the study area, the following alternatives should be considered:

- Establish a map of the shoreline and a riprap barrier on Lake Michigan to protect Hika Park and the wastewater treatment plant.
- Where erosion is now occurring along the millpond and Centerville Creek, encourage the use of erosion control measures including plantings, grading, and rip-rap where necessary.
- Establish development setbacks and open space areas along the Lake Michigan shoreline. The severity and type of erosion occurring along portions of the shoreline limits the erosion control measures to be put in place.
- Delineation of a 75-foot buffer around the millpond and Centerville Creek to enhance the vegetation cover of the area to control non-point runoff.

3.8 PUBLIC FACILITIES

To achieve sound and efficient development in the waterfront area, some consideration should be given to the public facilities that are found in the study area. Within this area, the Village has a fairly complete complement of public facilities including; storm and sanitary sewers, water and gas mains, and sewage treatment facilities. To accommodate the increased development that could occur in the study area, the following public facilities alternatives are recommended for consideration:

- To facilitate drainage in the study area, storm sewers and curb and gutter should be installed wherever economically feasible.
- Investigate the feasibility of producing hydroelectric power as it relates to Centerville Creek impoundment.
- Investigate the expansion and alternative site locations for the Village's sewage treatment facility.

3.9 HIKA PARK/CENTERVILLE CREEK/LAKE MICHIGAN

In addition to the general characteristics of the Hika area, several site specific issues were addressed during the study. The study focused upon the Lake Michigan shoreline, Centerville Creek, Hika Park, and the sewage treatment property.

Issues identified by the Study Committee included:

- The safety factors associated with the present boat ramp access to Lake Michigan. Particular concerns related to the use of the facility during times of high wind and waves along the shore.

- The continued erosion of the Lake Michigan shoreline at Hika Park, the mouth of Centerville Creek and the streambanks adjacent to the wastewater treatment facility.

- The need to consider alternative park site designs to provide adequate vehicle and boat trailer parking.

- The need to improve the aesthetics, accessibility and off-street parking to accommodate increased recreational use of the waterfront area.

- The need to examine the Lake Michigan waterfront and Centerville Creek area as an unique area that exists in the Village and to promote existing and future development to be consistent with the area's historical and aesthetic characteristics.

To address these site specific issues several alternatives were developed and reviewed with the Committee.

The first alternative reviewed was a previous proposed breakwater plan that had been developed for the mouth of the Centerville Creek (See Map 15).

The plan would protect the mouth of the Creek, the village sewage treatment facility and a portion of the Hika Park site.

This alternative would also provide the Village with a harbor area within the breakwaters.

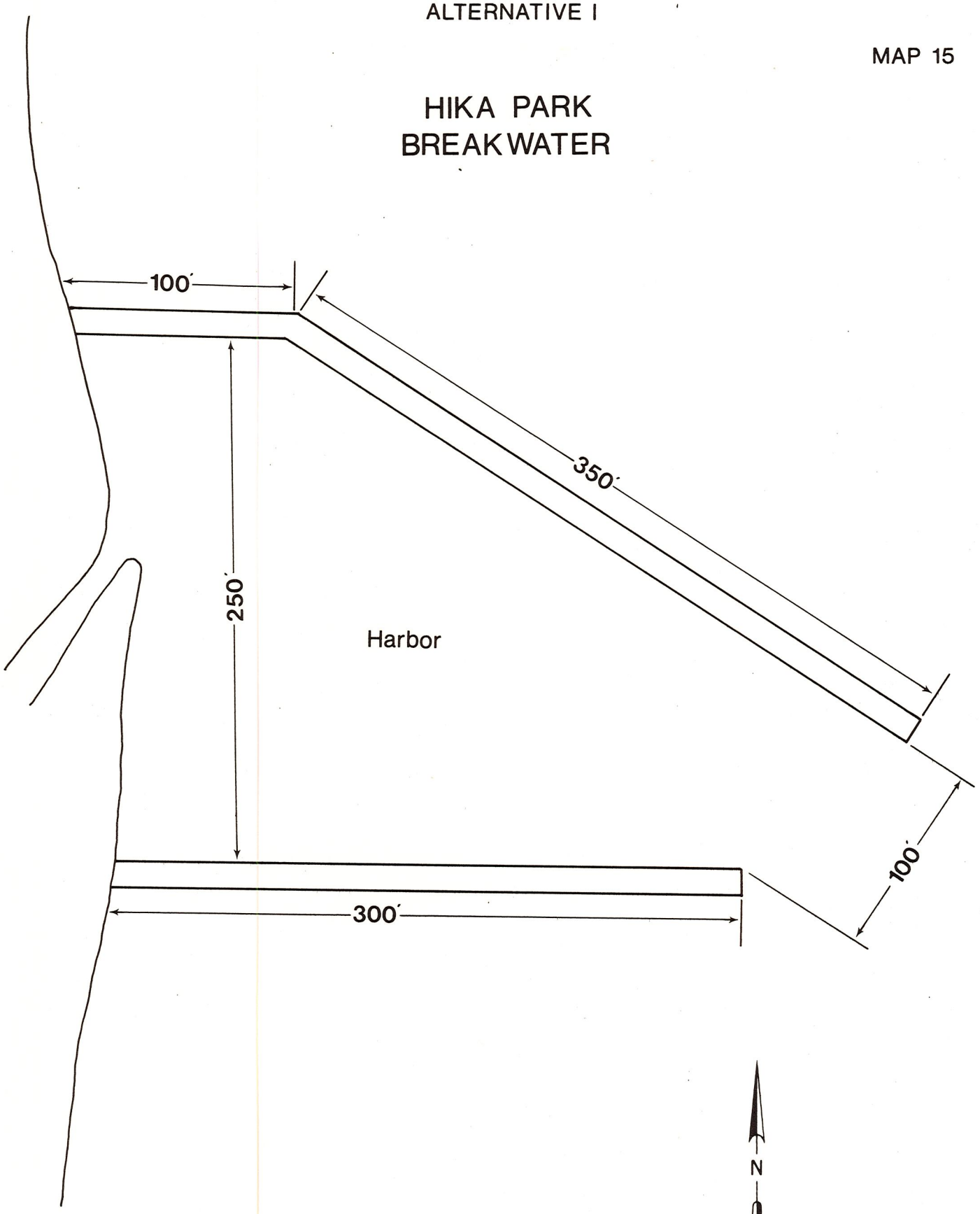
The second alternative reviewed was proposed by Village Committee members and focussed upon the utilization of Centerville Creek as an integral part of the Hika waterfront (see Map 16).

The plan provides for dredging of Centerville Creek from Lake Michigan to the millpond dam and the installation of a walkway adjacent to the Creek and a boat launch facility on the north bank of the Creek. Expanded parking facilities were also included at Hika Park and north of

ALTERNATIVE I

MAP 15

HIKA PARK BREAKWATER

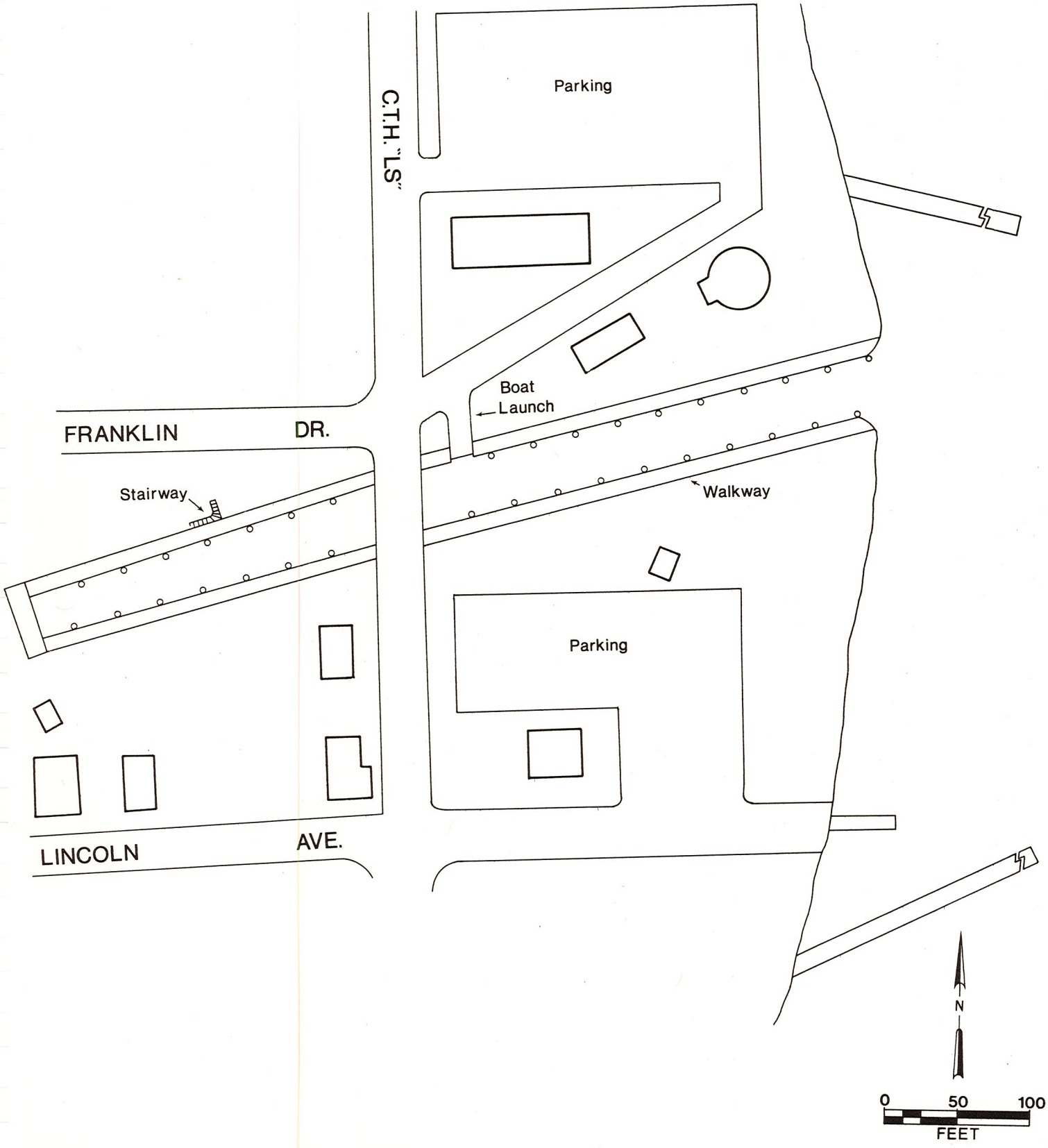


Source: Bay-Lake Regional Planning Commission.

ALTERNATIVE II

HIKA PARK WATERFRONT DESIGN

MAP 16



Source: Bay-Lake Regional Planning Commission.

the sewage treatment facility. The potential for breakwaters into Lake Michigan were also included, north of the wastewater treatment plant which would include a sewage outfall into Lake Michigan and south of the existing Lake Michigan boat ramp.

The plan would provide two boat ramps for access to Lake Michigan as well as protection of the streambanks and the village properties on Lake Michigan. The plan would provide for increased use of the area for boating and fishing recreational activities.

The third alternative presented focussed upon Hika Park, Centerville Creek and the village property north of the Creek (See Map 17).

The plan provides for the dredging and streambank protection of the Centerville Creek, a boat launch on the south creekbank, expanded parking at Hika Park, establishment of breakwaters north of the Creek and south of the existing boat ramp. The plan also provides for dredging of the area north of the Creek to establish a marina and develop a parking facility to accommodate the boaters utilizing the area. The plan would necessitate the removal of the existing sewerage treatment facility.

The fourth alternative reviewed by the committee focussed upon Hika Park Centerville Creek and the property north of the existing sewage treatment facility (See Map 18).

The plan proposed to expand parking at Hika Park to accommodate persons utilizing the boat ramp, the establishment of a parking area north of the sewage treatment facility with walkway and pedestrian bridge over Centerville Creek to provide access back to the existing boat ramp area, and establish a limited passive recreation area adjacent to the Lake Michigan shoreline and adjacent to Centerville Creek west of CTH LS.

The fifth alternative reviewed by the committee focussed upon the potential for long-range development of the Hika Park area for recreational purposes (See Map 19).

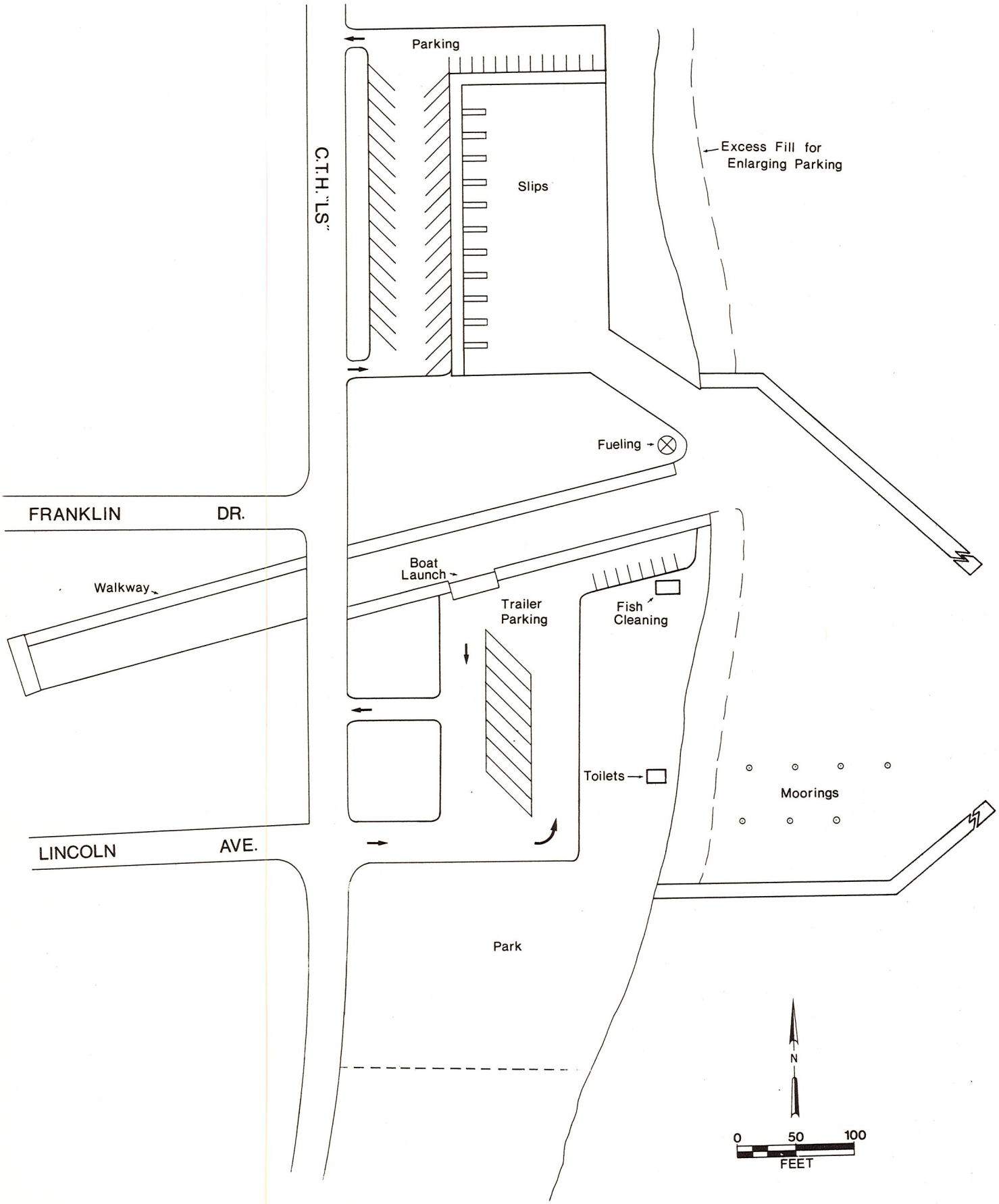
The plan addressed the potential for a marina development north of Centerville Creek with two breakwaters to protect the Creek and the marina area. The development of a major parking area and reuse of the present sewage treatment property for recreational uses. Hika Park is proposed to be redesigned for picnicking, beach and family outings. Centerville Creek would be dredged between CTH LS and Lake Michigan and provide an area for transient boating use.

The Hika area west of CTH LS would provide additional passive recreation activities including walkways, with the potential for economic development of small shops and activities focussed upon the Centerville Creek millpond.

ALTERNATIVE III

HIKA PARK WATERFRONT DESIGN

MAP 17

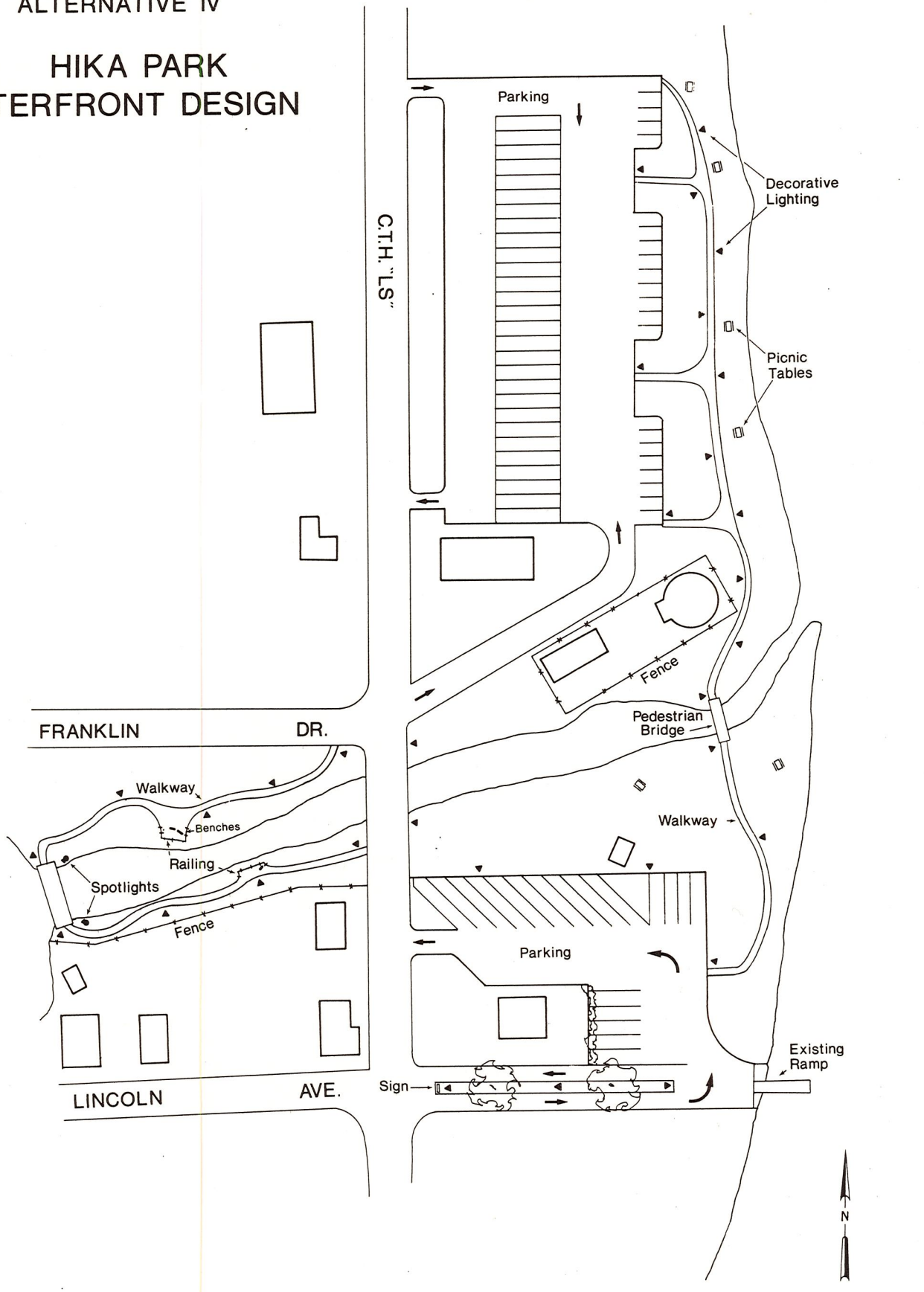


Source: Bay-Lake Regional Planning Commission.

MAP 18

ALTERNATIVE IV

HIKA PARK WATERFRONT DESIGN

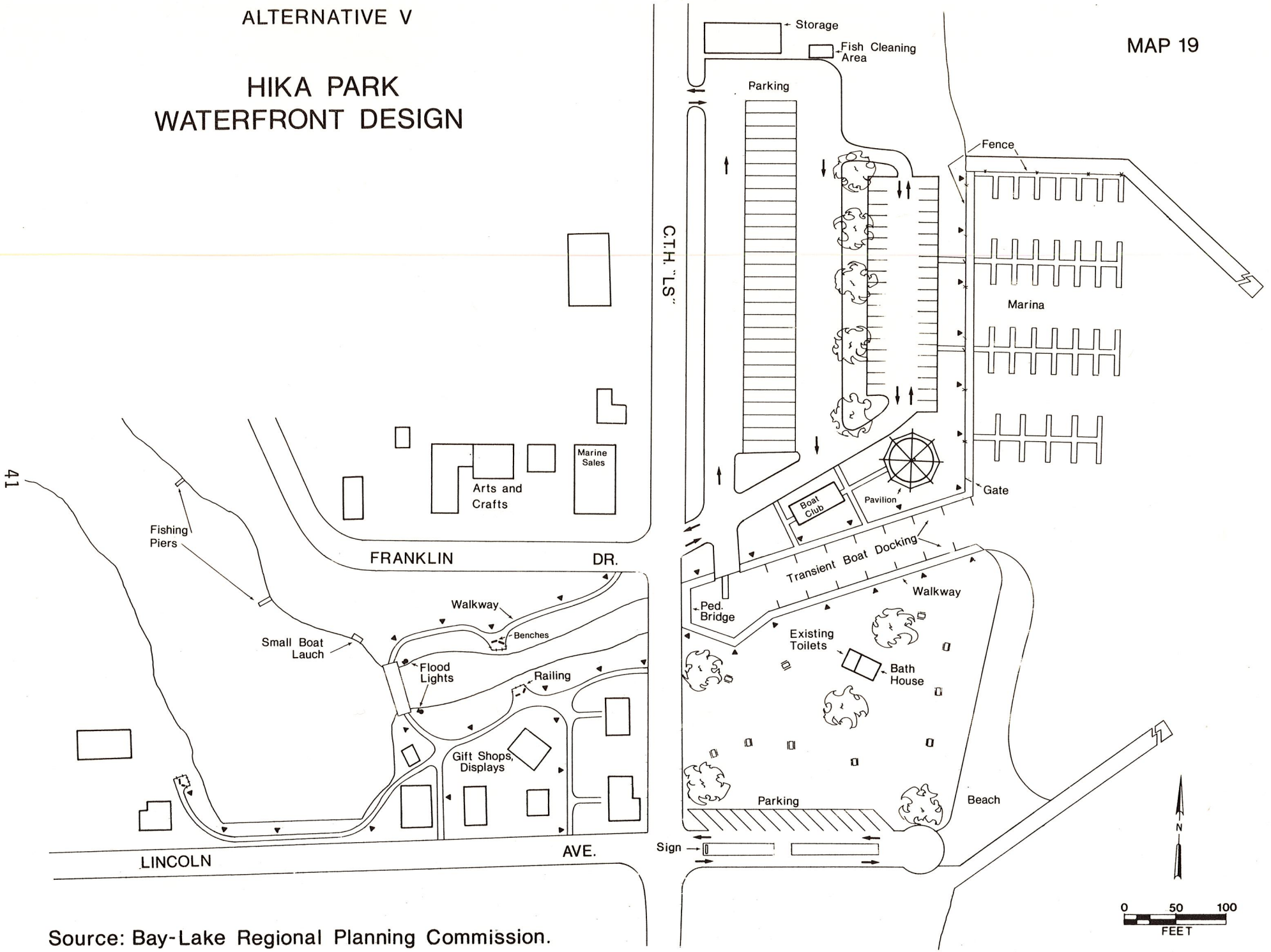


Source: Bay-Lake Regional Planning Commission.

ALTERNATIVE V

HIKA PARK WATERFRONT DESIGN

MAP 19



Source: Bay-Lake Regional Planning Commission.

After review of the alternatives for the Hika study area and the Hika waterfront area, the committee conducted a field tour and a detailed working meeting to address the most feasible recommendations for the Village to undertake for the area.

These recommendations are presented in the following section.

3.10 SUMMARY AND RECOMMENDATIONS

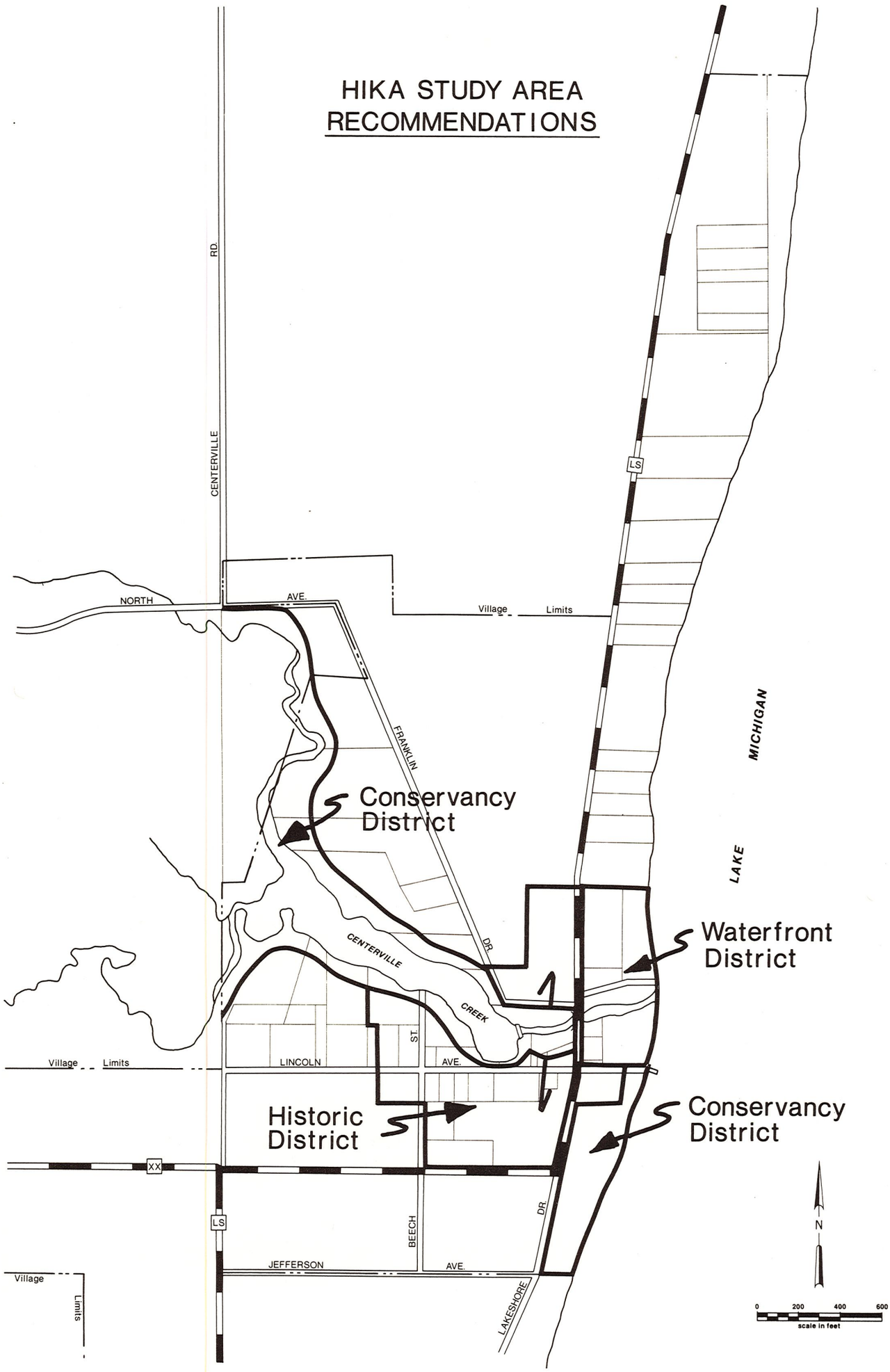
At a working meeting March 26, 1985 the Village committee focused upon guidelines to be addressed in a recommended plan for the area. These included:

- Erosion control is a high priority on the Lake Michigan shoreline and the Centerville Creek streambank.
- Reclaim recent shoreline lost by erosion through the use of stone rip-rap.
- A well landscaped park and waterfront is important - not just ashphalt parking lots.
- Delete the marina proposals at this time, however acquire land to the north of Centerville Creek and to the southwest of Hika Park for future use.
- Continue to pursue other improvements important to the Hika area including general guidelines for improvement to the millpond, creek and nonpoint pollution controls.
- Preserve the characteristics existing in the Hika Area and enhance the area's historic and asethetic setting.
- Implement improvements in the Hika Park, Lake Michigan and Centerville Creek areas to begin to address these guidelines.

The following activities are recommended for the Village of Cleveland, to implement in the Hika study area (See Map 20).

- Implementation of a waterfront planning district which promotes compatible and contiguous development in the Hika area.
- Implementation of a Historic Preservation District to promote preservation and restoration activities in the Hika area.
- The establishment of a development code to enable future development to be consistent with the scale of the existing structures in the Historic Preservation District.
- Rezoning the Lake Michigan shoreline area, south of Hika Park to Conservancy (C-1) from Resort Residential (R-3) and establish a building setback line from Lake Michigan that ensures

MAP 20



Source: Bay-Lake Regional Planning Commission.

protection of the open space characteristics and prevents future problems that can occur from erosion and incompatible development to close to the shoreline.

- Rezoning a 75-foot wide area surrounding the millpond and Centerville Creek to Conservancy (C-1) to minimize bank erosion and maintain and improve the current level of natural vegetation and wildlife found in the area.

- Examine the development trends in those areas of the Village of Cleveland adjacent to the Hika area to ensure compatible future land use development.

- Initiate a detailed study of soil and conditions and farming practices in the Centerville Creek drainage basin be undertaken with the assistance of the Manitowoc County Land Conservation Committee.

In addition to the implementation of the overall recommendations of the Hika study area the following site specific issues should be implemented in the waterfront district (see Map 21).

- Establish a map of the shoreline and a riprap barrier on Lake Michigan to protect Hika Park and the wastewater treatment plant.

- Protection of the Lake Michigan shore with rip-rap.

- Dredge mouth of Creek.

- Construct protective breakwater at mouth of Creek.

- Purchase land to north and southwest of Hika Park to provide additional boat trailer parking and picnic area.

- Purchase land bordering Centerville Creek to provide a trail system for skiing and hiking. Install erosion control measures including plants, grading, and riprap where necessary, for streambank stabilization.

- Make necessary alterations to millpond for improved fishing.

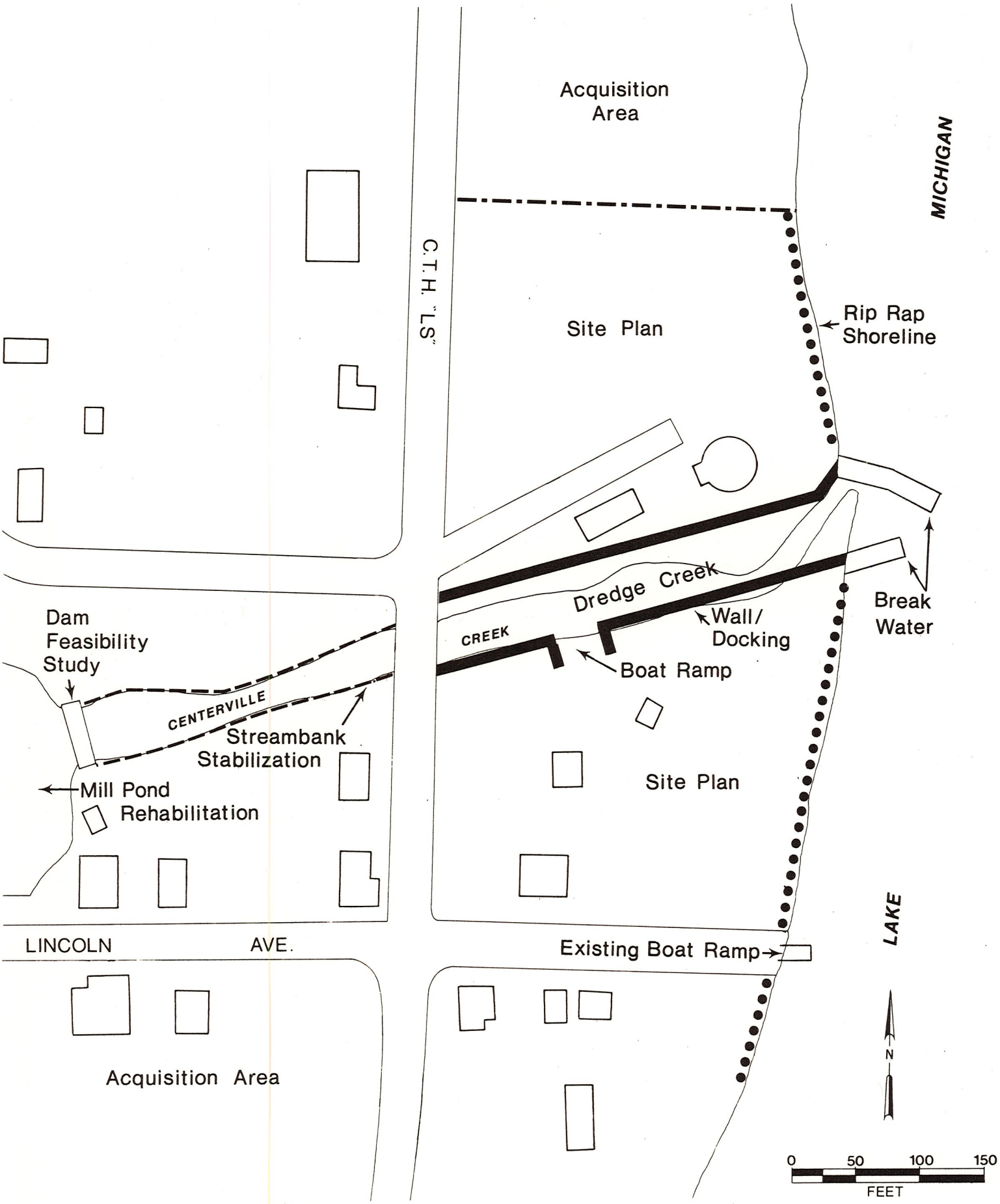
- Initiate rehabilitation of Centerville Creek impoundment to include repairs to the dam, improvement of water quality and dredging and fish habitat restoration.

In addition the following recommendations are made for the Hika Park Waterfront Design (See Map 22).

- Landscape areas north and south of Creek and newly purchased land.

WATERFRONT DISTRICT

MAP 21

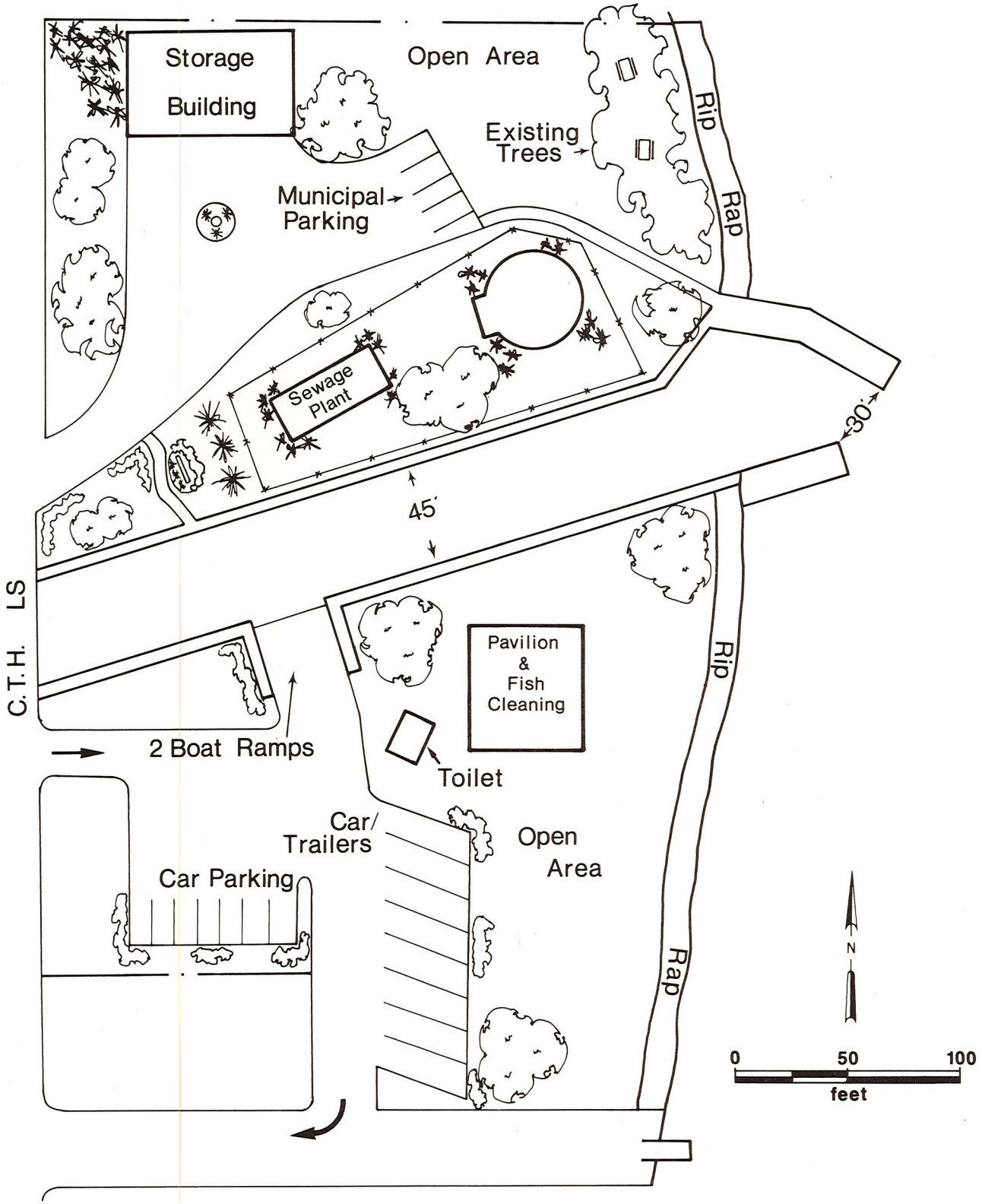


Source: Bay-Lake Regional Planning Commission.

VILLAGE OF CLEVELAND

MAP 22

HIKA PARK
WATERFRONT DESIGN



Source: Bay-Lake Regional Planning Commission.

- Reconstruct driveway and parking lots on village lands.
- Reshape Creek and provide boat access walks and double launching ramp on the south creekbank.
- Construct fish cleaning station and pavilion, utilizing standards that are equivalent to other Lake Michigan communities.

Cost estimates for the Hika waterfront improvements and development were derived from U.S. Army Corps of Engineers data on elements for shore protection. A low and high range dollar estimate was developed.

The total cost estimates for the Hika waterfront ranged from a low of $153,550 to a high of $299,350 to accomplish the elements contained in the Hika waterfront plan (See Tables 3 and 4).

The plan is also suggested to be completed in two phases. The first phase would address the immediate issues of rip rapping the shoreline, dredging the creek, establishing a breakwater, and acquisition of land areas in the waterfront district. The cost estimates for the first phase range from $87,050 to $193,850 and will be contingent upon the amount and size of stone for rip rap and the extent of shoreline to be protected.

The second phase of the plan addresses landscaping of properties, establishing creek seawalls and walkways, developing the boat access ramps and parking lots, and the fish cleaning station and pavilion. The cost estimates range from $66,500 to $105,500 to complete this phase of the project.

The third phase of the plan would initiate the study for the rehabilitation of the Centerville Pond and dam area.

Funding sources for the implementation of the plan are identified by local, federal and state agencies. Applications for grant assistance are contingent upon the community having a completed, adopted plan (See Appendix C and D).

Key agencies to be contacted in the implementation activities are the U.S. Army Corps of Engineers, the Wisconsin Department of Natural Resources and the Wisconsin Coastal Zone Management Program.

TABLE 3
COST ESTIMATES FOR
HIKA WATERFRONT IMPROVEMENTS

Seawalls @ $60 to $120/lin. ft.	325' @ $60/Lin. ft. = $19,500 x 2 =	$ 39,000 to $ 78,000
Stone Revetment @ $30 to $110 lin. ft.	535' @ $30/Lin. ft. = $16,050 =	$ 16,050 to $ 58,850
Breakwater @ $80 to $100/lin. ft.	200' @ $80/lin. ft. = $16,000 =	$ 16,000 to $ 20,000
Dredging @ $3.00/cu. yd. to $5.00/cu.yd.	5000 cu. yds @ $3.00/cu. yd.= $15,000=	$ 15,000 to $ 25,000
Dual Boat Ramp on River	$ 7,500=	$ 7,500 to $ 7,500
Signs/Landscape/Paving	$10,000=	$ 10,000 to $ 10,000
Land Acquisition Costs	$100/lin. ft.	$ 40,000 to $ 90,000
Fish Station and Pavilion	$10,000=	$ 10,000 to $ 10,000
		$153,550 to $299,350

Source: U.S. Army Corps of Engineers and Bay-Lake Regional Planning Commission

TABLE 4
ESTIMATED COSTS
HIKA WATERFRONT
SITE PLAN PRIORITIES

Phase I.	Rip Rap Shore	$ 16,050 to $ 58,850
	Dredge Creek	$ 15,000 to $ 25,000
	Breakwater	$ 16,000 to $ 20,000
	Purchase Land Sites	$ 40,000 to $ 90,000
	Subtotal	$ 87,050 to $193,850
Phase II.	Landscape Areas	$ 10,000 to $ 10,000
	Creek Seawalls	$ 39,000 to $ 78,000
	Access and Ramp	$ 7,500 to $ 7,500
	Fish Station and Pavilion	$ 10,000 to $ 10,000
	Subtotal	$ 66,500 to $105,500
Phase III.	Study Millpond/Dam for Alterations and Improvements	
	Total	$153,550 to $299,350

Source: U.S. Army Corps of Engineers and Bay-Lake Regional Planning Commission

APPENDIX A

PUBLIC INFORMATION MEETING

VILLAGE OF CLEVELAND
WATERFRONT MANAGEMENT PLAN
7:00 P.M., April 23, 1985

VFW Hall
Cleveland, Wisconsin

The Village of Cleveland received a grant from the Wisconsin Coastal Management program in August 1984 to conduct a water management study within the community.

A committee of Village citizens has been working with the Bay-Lake Regional Planning Commission conducting inventories, analyses and developing alternative plans for the Hika waterfront area and the Hika Park site.

All the study elements and recommendations developed by the study committee will be displayed and presented to the general public at the VFW Hall April 23, 1985 at 7:00 P.M.

For further information on the meeting, please contact the Village Clerk.

APPENDIX B

HISTORIC CONSERVATION OVERLAY DISTRICT (HC)

(1) Purpose and Intent of HC Overlay District

Within districts now existing or hereafter created, it is intended to permit the creation of historic and cultural conservation overlay districts in general areas or for individual structures and premises officially designated as having historic or cultural significance. Regulations within such districts are in addition to the regulations of the underlying zoning district. These regulations are intended to protect against destruction of or encroachment upon such areas, structures or premises; to encourage uses which will lead to their continuance, conservation, and improvement in a manner appropriate to preservation of the cultural and historic heritage of the town, to prevent creation of environmental influences adverse to such purposes, to assure that new structures and uses within such districts will be in keeping with the character to be preserved and enhanced and thereby to protect and promote the general welfare by maintaining and increasing property values, and making the district a more attractive and desirable place in which to live.

(2) Permitted Uses

Continuation of existing uses when such use in in conformity with permitted uses of underlying zoning district.

(3) Conditional Uses

A conditional use in this District is to permit the following uses only after public meeting and approval of the Planning and Zoning Committee and after review and recommendation by the Historic District Committee.

(A) Any use change from an existing use which would be permitted by the underlying district.

(B) Any expansion of an existing use which is permitted by the underlying zoning district.

(C) Any new construction of a permitted or conditional use pursuant to the underlying zoning district.

(D) Any demolition activity.

In general, the following items shall be considered in making decisions about conditional use requests within this district.

(A) Height. All new structures should be constructed to a height visually compatible with the buildings and environment with which they are visually related.

(B) Scale. The gross volume of any new structure should be visually compatible with the buildings and environment with which it is visually related.

(C) Proportion of Front Facades. In the street elevation of a building, the proportion between the width and height in the facade should be visually compatible with the buildings and environment with which it is visually related.

(D) Proportion of Openings. The proportions and relationships between doors and windows in the street facades should be visually compatible with the buildings and environment with which it is visually related.

(E) The Rhythm of Solids to Voids. The rhythm of solids to voids crated by openings in the facade, should be visually compatible with the buildings and environment with which it is visually related.

(F) Rhythm of Spacing. The existing rhythm created by existing building masses and spaces between them should be preserved.

(G) Relationship of Materials. The materials used in the final facades should be visually compatible with the buildings and environment with which it is visually related.

(H) Relationship of Textures. The texture inherent in the facade should be visually compatible with the buildings and environment with which it is visually related.

(I) Relationship of Roofs. The design of the roof should be visually compatible with the buildings and environment with which it is visually related.

(J) Landscaping. The landscape plan should be sensitive to the individual building, its occupants and their needs. Further the landscape treatment should be visually compatible with the buildings and environment with which it is visually related.

(K) Directional Expression of Front Elevation. All street facades should blend with other buildings via directional expression. When adjacent buildings have a dominant horizontal or vertical expression, this expression should be carried over and reflected.

(L) Relationship of Architectural Details. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of the area.

(4) Requirements for Permitted and Conditional Uses.

Maximum Building Height . . .	Within 10 percent of average of adjacent building heights.
Minimum Front Yard Setback. . .	Underlying district or average of adjacent yards.
Minimum Rear Yard Setback . . .	Underlying district or average of adjacent yards.
Minimum Lot Width . . .	Underlying district. However, lots or portions of lots
Minimum Lot Frontage . . .	existing in HC Districts may be combined, but no existing lot
Minimum Lot Area . . .	or combination of lots, parcels, or portions thereof, in single ownership at the time of zoning to HC status, shall be reduced in width, depth, or area without the approval of the Planning and Zoning Committee.
Minimum Side Yard Setback . . .	Underlying district or average of adjacent yards

Minimum lot area per dwelling unit - as required by the Sanitary Code. Lot dimensions (proportion of length to width) shall approximate that of existing lots as being used.

Off-Street Parking - Off-Street parking and loading space shall be as required for the underlying zoning provided however, that the following regulations shall apply to the location of such parking facilities.

(1) No required off-street parking or loading space shall be located in any front yard.

(2) It is the intent of these regulations to permit off-site parking where required on-site parking is impractical or would have adverse effects on the appearance of the property or of the district. It is also intended to encourage provision of such off-site parking in grouped facilities in interior-block parking lots or courts or at other appropriate locations which will be convenient for users, reduce interference with pedestrian and vehicular traffic by minimizing curbcuts and sidewalk crossings, and make available for other purposes those areas of lots which would otherwise be required to provide driveways and parking space.

(5) The Historic District Committee shall be notified of all applications for conditional use permits within this District. The Historic District Committee shall review the plans, visit the site for which the conditional use permit is requested, and shall advise the Planning and Zoning Committee as to whether or not the plans are compatible with the surrounding area.

(6) Committee Membership.

The Historic District Committee shall be composed of 5 members appointed by the Village Board Chairman. One member shall be a member of the Village Board; one member from the Planning and Zoning Committee; one member an architect, architectural historian, planner, landscape architect, or from a related field; one member shall be a resident of the historic district, one member shall be a landowner and resident of the district.

Members shall be appointed for three year terms except that the Village Board and Planning and Zoning Committee members' terms shall expire at the same time as their respective terms of office.

APPENDIX C

VILLAGE OF CLEVELAND
LOCAL FUNDING COSTS

Amount Borrowed	Interest Rate	Number of Years	Village Cost Per Year	Increase in Tax Levy	Increase on $50,000 Home/Year
$100,000	9%	10	$15,201	$.66/1000	$33/yr.
		20	$10,796	$.47/1000	$23.5/yr.
$150,000	9%	10	$22,801	$.99/1000	$49.5/yr.
		20	$16,195	$.70/1000	$35/yr.
$200,000	9%	10	$30,402	$1.32/1000	$66/yr.
		20	$21,593	$.94/1000	$47/yr.
$250,000	9%	10	$38,002	$1.65/1000	$82.5/yr.
		20	$26,991	$1.17/1000	$58.5/yr.
$300,000	9%	10	$45,603	$1.98/1000	$99/yr.
		20	$32,390	$1.41/1000	$70.5/yr.

Village of Cleveland Assessed Valuation $23,014,000

APPENDIX D
FEDERAL AID PROGRAMS FOR COMMUNITY WATERFRONT PROJECTS

Coastal Zone Management Program

- Eligible Activities
  1) Technical aid
  2) Waterfront planning
  3) Administration
     - Addressing
       - Recreation
       - Marine and harbor management
       - Comprehensive planning

- Contact: Carol Cutshall
  Bureau of Coastal Management
  Wisconsin Department of Administration
  101 S. Webster, 7th Floor
  Madison, WI 53702

U.S. Army Corps of Engineers

- Project activities include:
  1) Navigation (small boat harbors, fishing canals, protective jetties and breakwaters, and removal of navigation hazards)
  2) Flood control and hurricane protection for both inland and coastal waterfront (dikes and dams, levees, diversion channels, reservoirs and modifications of highway bridges)
  3) Shoreline erosion (dunes, bluffs, and public beaches)

- Contact: District Engineer
  Corps of Engineers, U.S. Army
  P.O. Box 1027
  Detroit, MI 48231
  (313) 226-6762

Economic Development Administration

- Eligible Public Facilities Projects
  1) Port facilities
  2) Water and sewer systems
  3) Public tourism facilities
  4) Railsiding and spurs

- Contact:

  Jack Price
  Economic Development Representative
  Economic Development Administration
  510 S. Barstow
  Eau Claire, WI 54701
  (715) 837-4079

  or

  Martin W. Holden
  Bay-Lake Regional Planning Commission
  S.E. 450, UWGB
  Green Bay, WI 54301-7001
  (414) 465-2135

Fish and Wildlife Service Federal Aid and Sports Fish Restoration (Wallop Breaux Fund)

- Eligible Projects:
  1) Public access for sport fish activities,such as parking lots for cars and boat trailers, breakwaters, fishing piers, boat ramps, and land acquisition and development
  2) Sport fish Restoration

- Funded from excise tax on sports fishing equipment

- Proposals submitted to the Wisconsin Department of Natural Resources

- Contact:

  Tom Niebauer
  Federal Aid Coordinator
  Wisconsin Department of Natural Resources
  101 S. Webster
  Madison, WI 53707
  (608) 266-5893

Housing and Urban Development - Community Development Block Grants

- Eligible activities must:
  1) Benefit low and moderate income persons
  2) Aid in prevention of slums or blight
  3) Meet other urgent community needs
  4) Address housing, public facilities or economic development needs

- Administered by the Wisconsin Department of Development

- Contact: Arlayne Weston
  Wisconsin Department of Development
  P.O. Box 7970
  Madison, WI 53707
  (608) 266-5551

  or

  Martin W. Holden
  Bay-Lake Regional Planning Commission
  S.E. 450, UWGB
  Green Bay, WI 54301-7001
  (414) 465-2135

Housing and Urban Development - Urban Development Action Grants (UDAG)

- Eligible projects include
  1) Gap financing for private development
  2) Public infrastructure improvements to support private development

- Community must be on HUD's eligibility list in order to apply:

  City of Algoma
  City of Green Bay
  City of Kewaunee
  City of Manitowoc
  City of Marinette
  City of Oconto

- Contact: Richard Walsh
  Department of Housing and Urban Development
  Milwaukee Area Office, Region V
  310 West Wisconsin Avenue, Suite 1380
  Milwaukee, WI 53203
  (414) 291-3355

National Park Service - Land and Water Conservation Fund (LAWCON)

- Eligible activities include land acquisition and development for:
  1) Federal and state parks
  2) Wildlife refuges
  3) Recreation areas

- Contact: Jeff Pagels
  Community Services Specialist
  Department of Natural Resources
  P.O. Box 10448
  Green Bay, WI 53707-0448
  (414) 497-4034

STATE AID PROGRAMS FOR COMMUNITY WATERFRONT PROJECTS

WISDOT Harbor Assistance Program

- Eligible projects:
  1) Dockwall and disposal facility construction, repair, maintenance or rehabilitation
  2) Maintenance harbor dredging or dredging of new harbor areas
  3) Dredged material disposal
  4) Harbor improvements related to the physical needs of a port that maintain or increase commodity movement capabilities

- Contact: Paul Heitmann
  Director, Bureau of Railroads and Harbors
  4802 Sheboygan Avenue
  Hills Farm State Office Building
  Madison, WI 53707
  (608) 266-7094

Potential Recreational Boating Gas Tax

- 50/50 split for inland coastal area and the Great Lakes

- Potential improvement of recreational boating areas

- Contact: Jeff Pagels
  Community Services Specialist
  Department of Natural Resources
  P.O. Box 10448
  Green Bay, WI 54307-0448
  (414) 497-4034

Prepared by:

BAY-LAKE REGIONAL PLANNING COMMISSION

April,1985

BAY-LAKE REGIONAL PLANNING COMMISSION

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