



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)

## MEMO

**Date:** 10/25/2022

**To:** City of Manitowoc - Finance Committee

**From:** Adam Tegen, Community Development Director

**Re:** 2023 Budget and Report for RIVER POINT

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In 2021 the borrowing was used for site preparation and installation of underground utilities – water, sewer, and storm water. Due to the unusual soils on the site, there was an additional cost in monitoring the soils for compression and settling as well as additional supports for the stormsewer line. The paving, sidewalks, and lighting for the block of Buffalo between 10<sup>th</sup> and 11<sup>th</sup> was also completed.

In 2022 the borrowing was used for the paving and landscaping of the areas where utilities were installed in 2020. This included the block of Buffalo between 10<sup>th</sup> and 11<sup>th</sup> (landscaping), York Street between 10<sup>th</sup> and 11<sup>th</sup> (paving and landscaping), 11<sup>th</sup> Street from Buffalo Street to River Point Drive (including the boulevard), and River Point from 10<sup>th</sup> to west of 11<sup>th</sup>. I would note that due to timing the trees will still be installed this year, but the shrubs and flowers will be in spring of 2023. The goal was to also undertake improvement along the river (boat docks, kayak launch, landscaping, lookouts/plazas, sidewalks, bike path) with the remaining 2 million. Unfortunately the bid numbers came in extremely high and no project was awarded.

In 2023 the additional borrowing will be used to complete the project scoped for 2022 (boat docks, kayak launch, landscaping, lookouts/plazas, sidewalks, bike path) as well as extending utilities and paving for the block of York Street from 11<sup>th</sup> to River Point Drive and River Point Drive from its current end to York Street. This will allow the proposed River Landing Condominium project to begin construction in 2023 as well. We also will begin planning and design for the extension of Chicago Street to allow for the development in 2024 of the additional condominium project where Braun Building is currently located. Both condominium projects have an accepted offer to purchase approved by the Council.

Attached is a map showing some of the areas – admittedly it is not overly artistic but should help provide context.



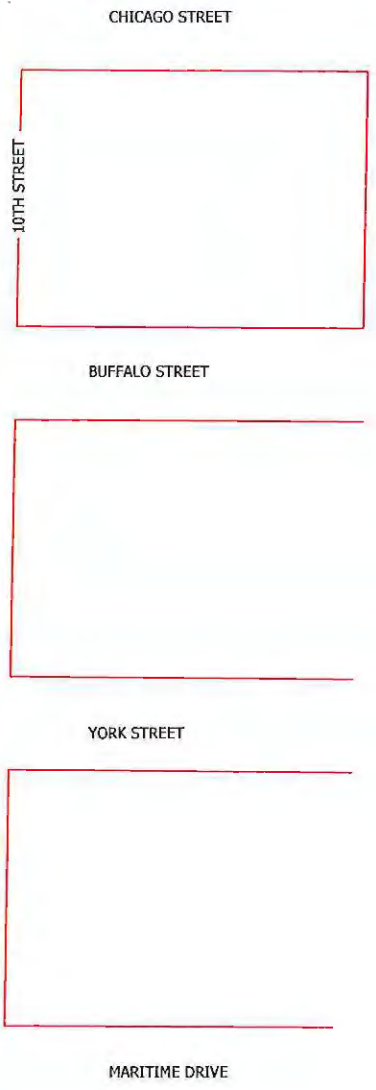
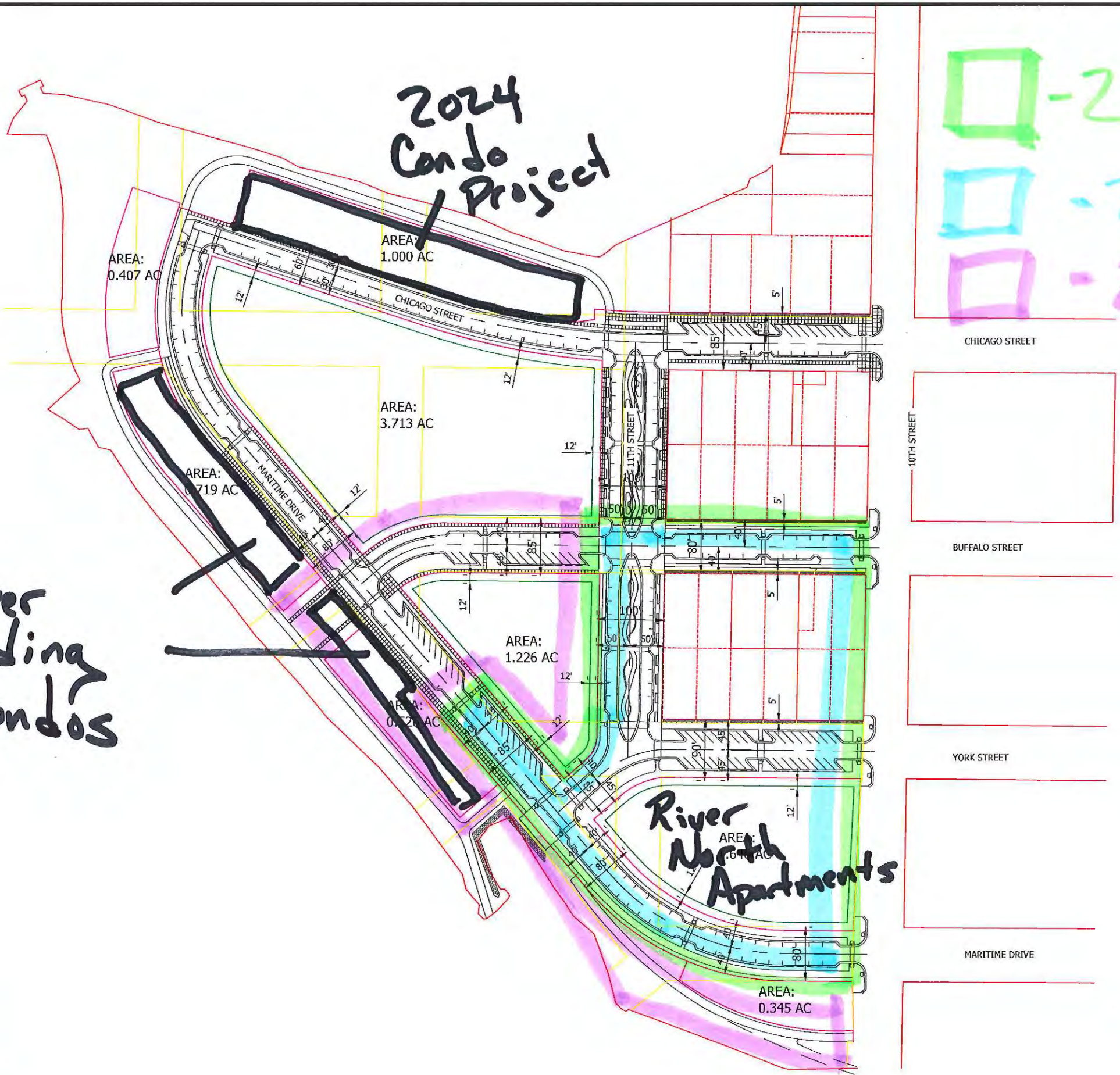
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River Landing  
Condos

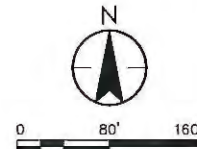
2024  
Condo  
Project

2021  
2022  
2023

- EXISTING PROPERTY LINE
- LOT LINES REMOVED
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- ROW ACQUISITION



River  
North  
Apartments



90% DESIGN  
DEVELOPMENT  
DRAWINGS

SITE PLAN  
CN PENINSULA REDEVELOPMENT  
CITY OF MANITOWOC  
MANITOWOC, WISCONSIN

DATE OF ISSUANCE  
August 20, 2020

NO	REVISION	DATE

SURVEY	CORNER POINT
DRAWN	BB
DESIGNED	BB
CHECKED	JW
APPROVED	MAB
PROJ. NO.	193805924

SHEET NUMBER  
EX1.00

Plot Date: 08/20/2020 - 5:28pm  
Drawing name: V:\193805924\CAD\Draw\Sheets\193805924\_Property\csh1.dwg  
Title: 193805924\_CAD, Revise: 193805924\_CAD, 193805924\_CAD, Area B1 and B2

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