



# CITY OF MANITOWOC

WISCONSIN, USA

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

June 24, 2021

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 24-2021: ANR Capital, LLC: Amendment to the Cinema Square  
Planned Unit Development pursuant to MMC 15.750(20)a located along  
S 44th Street**

At the June 23, 2021 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

***Approve the Amendment to the Cinema Square Planned Unit Development.***

Address of applicant  
MC Outlots LLC  
100 Maritime Dr. Suite 3C  
Manitowoc, WI 54220

Granicus #: 21-0578  
Attachments: Amendment

Document Number

FIRST AMENDMENT TO IMPLEMENTATION  
PLAN FOR PLANNED UNIT DEVELOPMENT  
(PUD) – CINEMA SQUARE PUD

Recording Area

Name and Return Address

**FIRST AMENDMENT TO IMPLEMENTATION PLAN FOR PLANNED UNIT  
DEVELOPMENT (PUD) – CINEMA SQUARE PUD**

WHEREAS, an Implementation Plan for Planned Unit Development (PUD) – Cinema Square PUD (“PUD”) was executed by Manitowoc Cinema, LLC (MC) and the City of Manitowoc (“City”) on August 20, 2013, which document was recorded in the Office of the Register of Deeds for Manitowoc County on August 20, 2013 in Volume 2834, Page 393, as Document No. 1134906; and

WHEREAS, the parties desire to amend the PUD as set forth herein.

NOW, THEREFORE, the parties hereto agree that:

- 1. Article A, Section 2. f. Shall be amended to allow a building to be built to a height not to exceed sixty (60) feet for Lots 1.1, 1.2 and 1.3, measured from the finished grade to the average highest point of the building or structure, with the exception of a single building feature such as a tower, a parapet wall used to shield roof top mechanical equipment and vents, and other communication structures.
- 2. In all other respects, the PUD remains unchanged. Capitalized terms not defined in this amendment shall have the same meaning as defined in the PUD.

Dated the \_\_\_\_\_ day of \_\_\_\_\_ 2021

CITY OF MANITOWOC

BY: \_\_\_\_\_  
*NAME*

STATE OF \_\_\_\_\_ )  
  )SS  
\_\_\_\_\_ COUNTY      )

Personally came before me this \_\_\_\_\_ day of June 2021, the above-named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
\_\_\_\_\_  
My Commission: \_\_\_\_\_

Dated the \_\_\_\_ day of \_\_\_\_\_ 2021

MANITIWOC CINEMA, LLC

BY: \_\_\_\_\_  
*NAME*

STATE OF WISCONSIN    )  
                                  )SS  
MANITOWOC COUNTY    )

Personally came before me this \_\_\_\_ day of June 2021, the above-named \_\_\_\_\_,  
to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
\_\_\_\_\_  
My Commission: \_\_\_\_\_

ACCEPTED BY:

AGREE LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
*NAME*

STATE OF \_\_\_\_\_    )  
                                  )SS  
\_\_\_\_\_ COUNTY    )

Personally came before me this \_\_\_\_ day of June 2021, the above-named \_\_\_\_\_,  
to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
\_\_\_\_\_  
My Commission: \_\_\_\_\_

MC OUTLOTS, LLC

BY: \_\_\_\_\_  
*NAME*

STATE OF WISCONSIN    )  
                                  )SS  
MANITOWOC COUNTY    )

Personally came before me this \_\_\_\_\_ day of June 2021, the above-named \_\_\_\_\_,  
to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
\_\_\_\_\_  
My Commission: \_\_\_\_\_

DRAFTED BY:  
Attorney Brian R. Zimmerman  
Hurtado Zimmerman S.C.  
1011 N. Mayfair Road, Suite 204  
Wauwatosa, WI 53226  
414-727-6250