

**FIRST AMENDMENT TO THE CITY OF
MANITOWOC TID NO. 22 DEVELOPMENT
AGREEMENT WITH RIVER LANDING
DEVELOPERS LLC**

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Manitowoc City Clerk
900 Quay Street
Manitowoc, WI 54220

Parcel Identification Numbers:
052-000-170-010 & 052-000-
148-010

This instrument was drafted by:
Adam Tegen
City of Manitowoc
Community Development Director

FIRST AMENDMENT TO THE CITY OF MANITOWOC TID NO. 22 DEVELOPMENT
AGREEMENT WITH RIVER LANDING DEVELOPERS LLC

WHEREAS, the City of Manitowoc, Wisconsin, a Municipal Corporation (the “City”) and RIVER LANDING DEVELOPERS LLC, (the “Developer”) entered into a TID No. 22 Development Agreement (the “Agreement”); and

WHEREAS, the City and Developer executed the Agreement on November 21, 2023 and

WHEREAS, the Developer agreed to acquire two parcels of City owned property, construct 24 residential condominium units and a restaurant/retail space and invest a total estimated cost of \$15 million; and

WHEREAS, the expected impact of the investment would be an increase of approximately \$13.3 million in the assessed value of the property; and

WHEREAS, the City incentive of up to \$2,660,000 was based upon the expected increase to the assessed value of the property over the remaining life of TID No. 22; and

WHEREAS, the original conceptual design included 3 residential buildings with 8 condominium units per building; and

WHEREAS, the developer has revised the design for the development and wishes to construct 6 residential buildings with 4 condominium units per building;

WHEREAS, the Developer has continued to work towards the implementation of the project and the revised concept is not expected to materially impact the financial aspects of the project.

NOW THEREFORE BE IT RESOLVED

That the Section WHEREAS of the Agreement is revised as follows:

WHEREAS, DEVELOPER will invest a total of approximately \$15,000,000 on the Property for site preparation, construction, and soft costs (collectively, the “Project”). The purpose of the Project is to construct ~~three~~ six residential condominium buildings with ~~8~~ 4 dwelling units each, ranging from one bedroom to three bedrooms. The final phase is expected to include an approximately 5,000 square foot restaurant/retail space. The Project will continue building momentum within the River Point District by adding owner occupied residential units and creating new commercial activity focused on the Manitowoc River. The redevelopment will also result in the creation and support of construction jobs while adding another needed residential option within the downtown; and,

That Section 1(A) of the Agreement is revised as follows:

The DEVELOPER agrees to complete the Project which includes the construction of ~~three~~ six new residential condominium buildings with ~~8~~ 4

dwelling units each totaling 24 residential units ranging from one bedroom to three bedrooms in accordance with the Concept Plan. DEVELOPER also agrees to construct a new minimum 5,000 square foot restaurant / retail space on the Property which may be utilized as one space or subdivided into more than one restaurant / retail space in the discretion of DEVELOPER provided, however, that the same is done in accordance with applicable laws. Such restaurant / retail space may be included as one of the ~~three~~ six buildings referenced above. The total Project costs will be approximately \$15,000,000. The Project shall begin construction no later than ~~May 31~~ July 1, 2025.

That Exhibit B is replaced with the attached new Exhibit B.

[Signature Page Follows]

“CITY”:

CITY OF MANITOWOC

By: _____

Name: Justin M. Nickels

Title: Mayor

By: _____

Name: Mackenzie Reed

Title: City Clerk/Deputy Treasurer

STATE OF WISCONSIN)

) ss.

MANITOWOC COUNTY)

Personally came before me this _____ day of _____, 2024, the above named, Justin M. Nickels, Mayor, and Mackenzie Reed, City Clerk/Deputy Treasurer, to me known to be the persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers by the CITY of Manitowoc’s authority.

Notary Public, State of Wisconsin

My Commission: _____

EXHIBIT A
LEGAL DESCRIPTION

Lot 1 and Lot 2 of the Certified Survey Map Recorded as Document 1266038 in Volume 36 Page 329 with said CSM being located in Blocks 148, 169, and 170 of the Original Plat of the City of Manitowoc and adjacent vacated streets, being part of Government Lot 3 of Section 30, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin.

Exhibit B
Concept Plan

NEW CONSTRUCTION

RIVER LANDING TOWNHOMES

RIVER POINT DRIVE, MANITOWOC, WISCONSIN, 54220



ARCHITECTURAL	STRUCTURAL	PROJECT NOTES	PROJECT INFORMATION
ABACUS ARCHITECTS, INC. 1135A MICHIGAN AVENUE SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444	PIERCE ENGINEERS, INC. 181 N. BROADWAY MILWAUKEE, WI, 53202 P: 414-278-6060	<p>EXTENT OF WORK</p> <p>THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.</p> <p>SITE VISIT</p> <p>THE CONTRACTOR SHALL VISIT THE SITE, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATE PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.</p> <p>NOTICE TO BIDDERS</p> <p>BIDDERS SHALL REVIEW ALL DRAWINGS AND ALL SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.</p> <p>COPYRIGHT</p> <p>ABACUS ARCHITECTS, INC. HOLDS ALL RIGHTS OF COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS, AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION, INTO OTHER DOCUMENTS, OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF ABACUS ARCHITECTS, INC.</p> <p>© 2024 ABACUS ARCHITECTS, INC.</p>	<p>APPLICABLE BUILDING CODES</p> <p>2018 WISCONSIN COMMERCIAL BUILDING CODE (2015 IBC) 2015 INTERNATIONAL EXISTING BUILDING CODE</p> <p>BUILDING AREA</p> <p>NEW BUILDING AREA: FIRST FLOOR AREA - 4,642 S.F. SECOND FLOOR AREA - 3,806 S.F. THIRD FLOOR AREA - 2,162 S.F.</p> <p>TOTAL BUILDING AREA - 10,610 S.F.</p> <p>CONSTRUCTION CLASSIFICATION</p> <p>TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)</p> <p>OCCUPANCY CLASSIFICATION</p> <p>NON-SEPARATED OCCUPANCIES (W.C.B.C. SECTION 508.3)</p> <p>USE GROUPS PRESENT IN THE BUILDING INCLUDE:</p> <p>RESIDENTIAL GROUP "R-2" (W.C.B.C. SECTION 310.4) STORAGE GROUP (S-2) LOW HAZARD (SECTION 311.3)</p> <p>FIRE PROTECTION</p> <p>BUILDING IS PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13R</p>
<div><div>A 100</div><div>TITLE SHEET</div></div> <div><div>A 102</div><div>WALL TYPES, ABBREVIATIONS, AND SYMBOLS</div></div> <div><div>A 103</div><div>FIRE ASSEMBLY DETAILS</div></div> <div><div>A 200</div><div>EXISTING CONDITIONS AND DEMO PLAN</div></div> <div><div>A 201</div><div>SITE PLAN</div></div> <div><div>A 202</div><div>GRADING PLAN</div></div> <div><div>A 203</div><div>UTILITY PLAN</div></div> <div><div>A 204</div><div>EROSION CONTROL PLAN</div></div> <div><div>A 205</div><div>CIVIL DETAILS</div></div> <div><div>A 301</div><div>LIFE SAFETY PLANS</div></div> <div><div>A 302</div><div>FIRST AND SECOND FLOOR PLANS</div></div> <div><div>A 303</div><div>UNIT A PLANS</div></div> <div><div>A 304</div><div>UNIT A ELEVATIONS & SCHEDULES</div></div> <div><div>A 305</div><div>UNIT C1 PLANS</div></div> <div><div>A 306</div><div>UNIT C1 ELEVATIONS & SCHEDULES</div></div> <div><div>A 307</div><div>UNIT C2 PLANS</div></div> <div><div>A 308</div><div>UNIT C2 ELEVATIONS & SCHEDULES</div></div> <div><div>A 309</div><div>UNIT D PLANS</div></div> <div><div>A 310</div><div>UNIT D ELEVATIONS & SCHEDULES</div></div> <div><div>A 311</div><div>STAIR PLANS</div></div> <div><div>A 401</div><div>DOOR DETAILS</div></div> <div><div>A 402</div><div>DOOR DETAILS</div></div> <div><div>A 403</div><div>WINDOW TYPES AND DETAILS</div></div> <div><div>A 501</div><div>EXTERIOR ELEVATIONS</div></div> <div><div>A 601</div><div>WALL SECTIONS</div></div> <div><div>A 602</div><div>WALL SECTIONS</div></div> <div><div>A 603</div><div>WALL SECTIONS</div></div> <div><div>A 604</div><div>WALL SECTIONS</div></div> <div><div>A 605</div><div>WALL SECTIONS</div></div> <div><div>A 606</div><div>STAIR SECTIONS</div></div> <div><div>A 607</div><div>STAIR SECTIONS</div></div> <div><div>A 608</div><div>STAIR SECTIONS</div></div> <div><div>A 609</div><div>STAIR SECTIONS</div></div> <div><div>A 610</div><div>DETAILS</div></div> <div><div>A 611</div><div>DETAILS</div></div> <div><div>A 701</div><div>ROOF PLANS</div></div> <div><div>A 702</div><div>ROOF DETAILS</div></div> <div><div>A 703</div><div>ROOF DETAILS</div></div>	<div><div>S 001</div><div>GENERAL NOTES</div></div> <div><div>S 002</div><div>DESIGN CRITERIA</div></div> <div><div>S 003</div><div>CONCRETE DEVELOPMENT AND LAP SPLICE SCHEDULES</div></div> <div><div>S 100</div><div>FOUNDATION PLAN</div></div> <div><div>S 101</div><div>SECOND AND THIRD FLOOR FRAMING PLAN</div></div> <div><div>S 102</div><div>ROOF FRAMING PLAN</div></div> <div><div>S 400</div><div>PILE AND GRADE BEAM SCHEDULES AND DETAILS</div></div> <div><div>S 410</div><div>WOOD FRAMING DETAILS AND SCHEDULES</div></div> <div><div>S 411</div><div>WOOD FRAMING DETAILS AND SCHEDULES</div></div> <div><div>S 412</div><div>WOOD FLOOR FRAMING DETAILS</div></div> <div><div>S 420</div><div>WOOD ROOF FRAMING DETAILS</div></div>		

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS

BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.

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8/1/2024

NEW CONSTRUCTION

RIVER LANDING TOWNHOMES

RIVER POINT DRIVE, MANITOWOC, WISCONSIN, 54220

1135A MICHIGAN AVE, SHEBOYGAN, WI 53081 | (920) 452-4444 | 315 N. PLANKINTON AVE SUITE 208, MILWAUKEE, WI 53203

BID SET

DRAWN BY: SLL

CHECKED BY: PGM

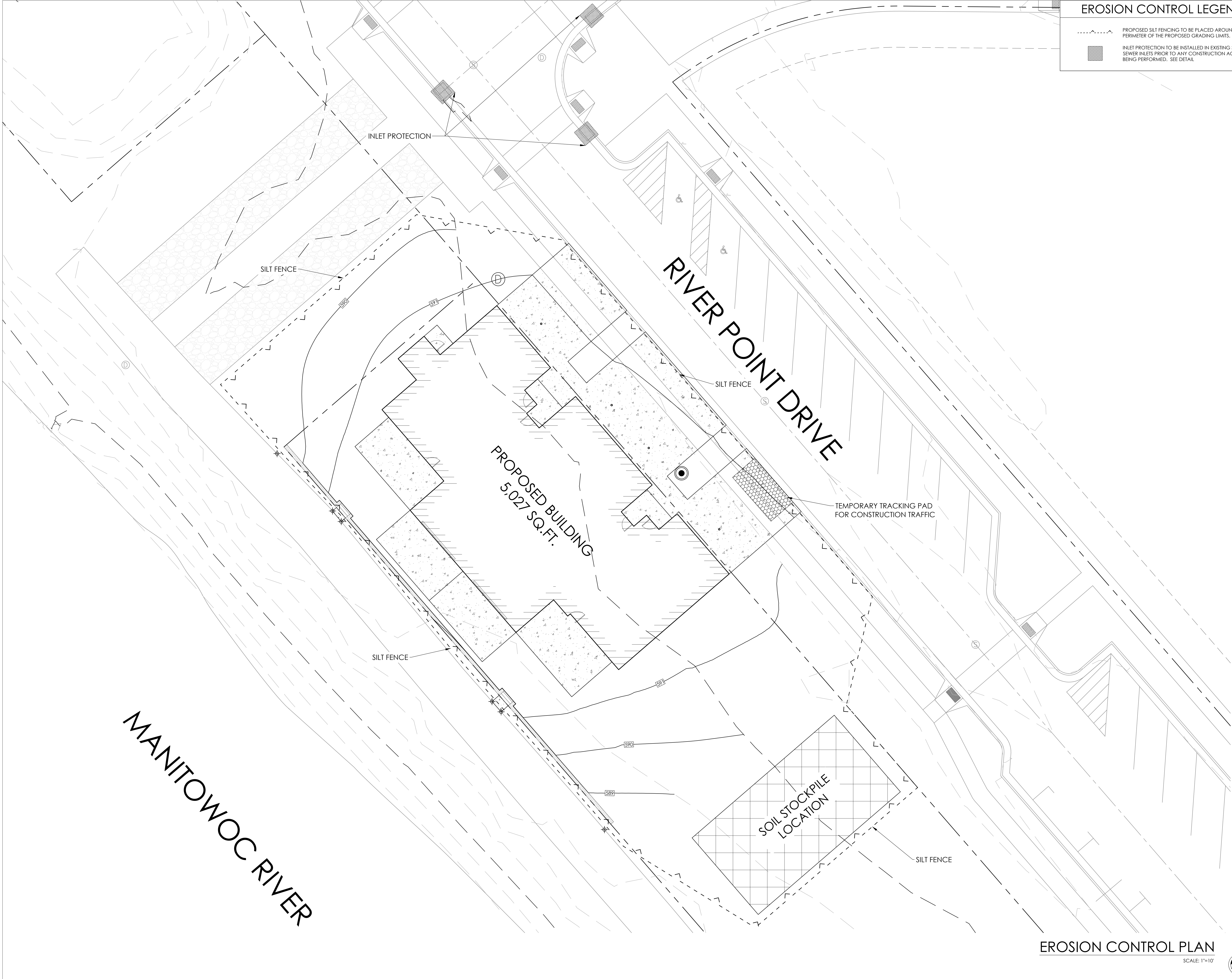
TITLE SHEET

A 101

PROJ. NO. 2022-27.1

Jul 31, 2024

F:\2022-CONTRACTS\2022-27 River Point Drive Townhomes\Phase - 2\Construction Documents\3.3 Site\2022-27 - Base.dwg



EROSION CONTROL LEGEND

PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL.

INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL.

ABACUS
ARCHITECTS

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07/31/2024
NEW CONSTRUCTION
RIVER LANDING TOWNHOMES
RIVER POINT DRIVE, MANITOWOC, WI 54220
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILIPS AVE, SUITE 310 MILWAUKEE, WI 53202 | (414) 837-4450

BID SET

DRAWN BY: MBS

CHECKED BY: JRV

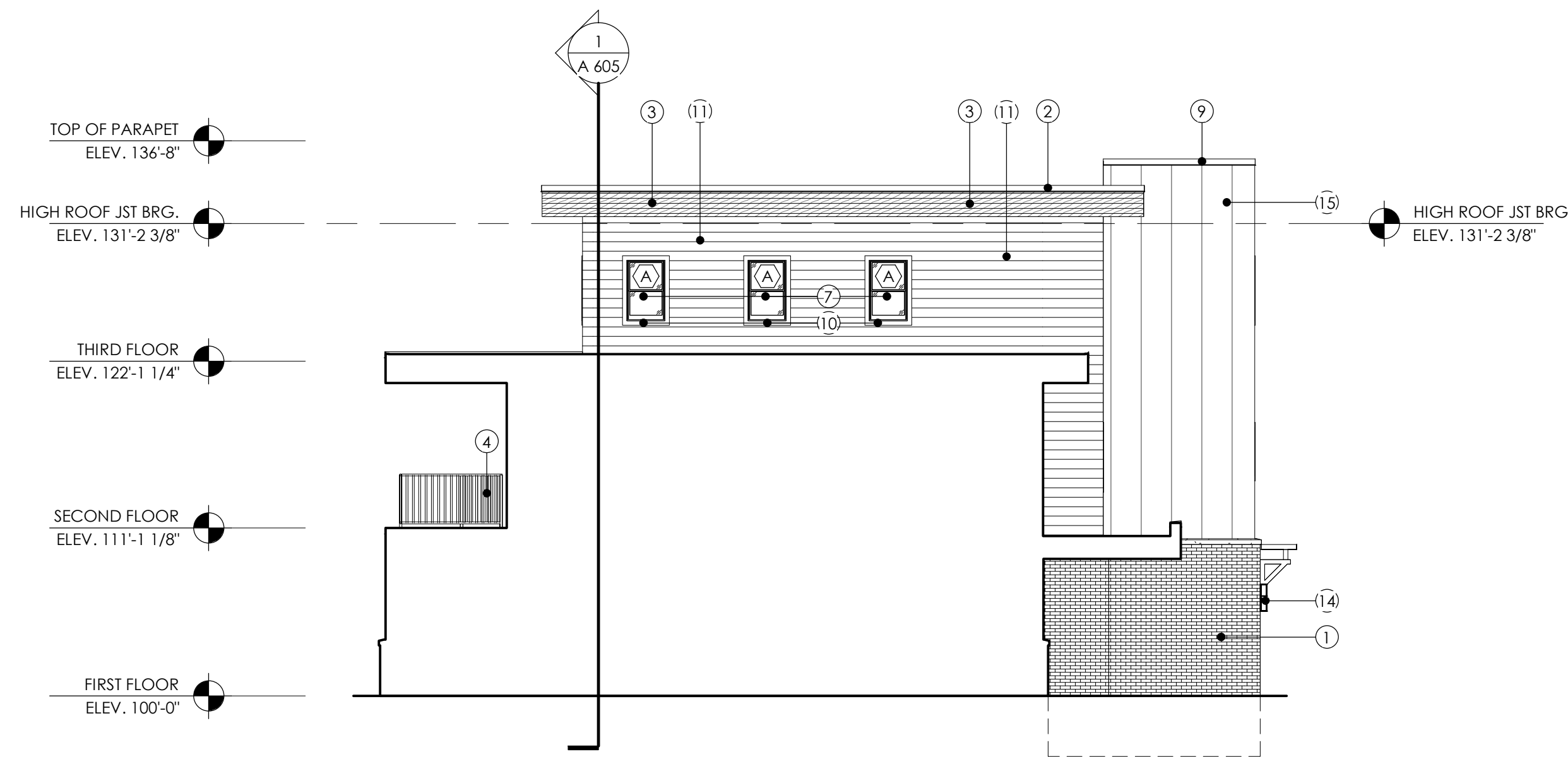
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204

PROJ. NO. 2022-27

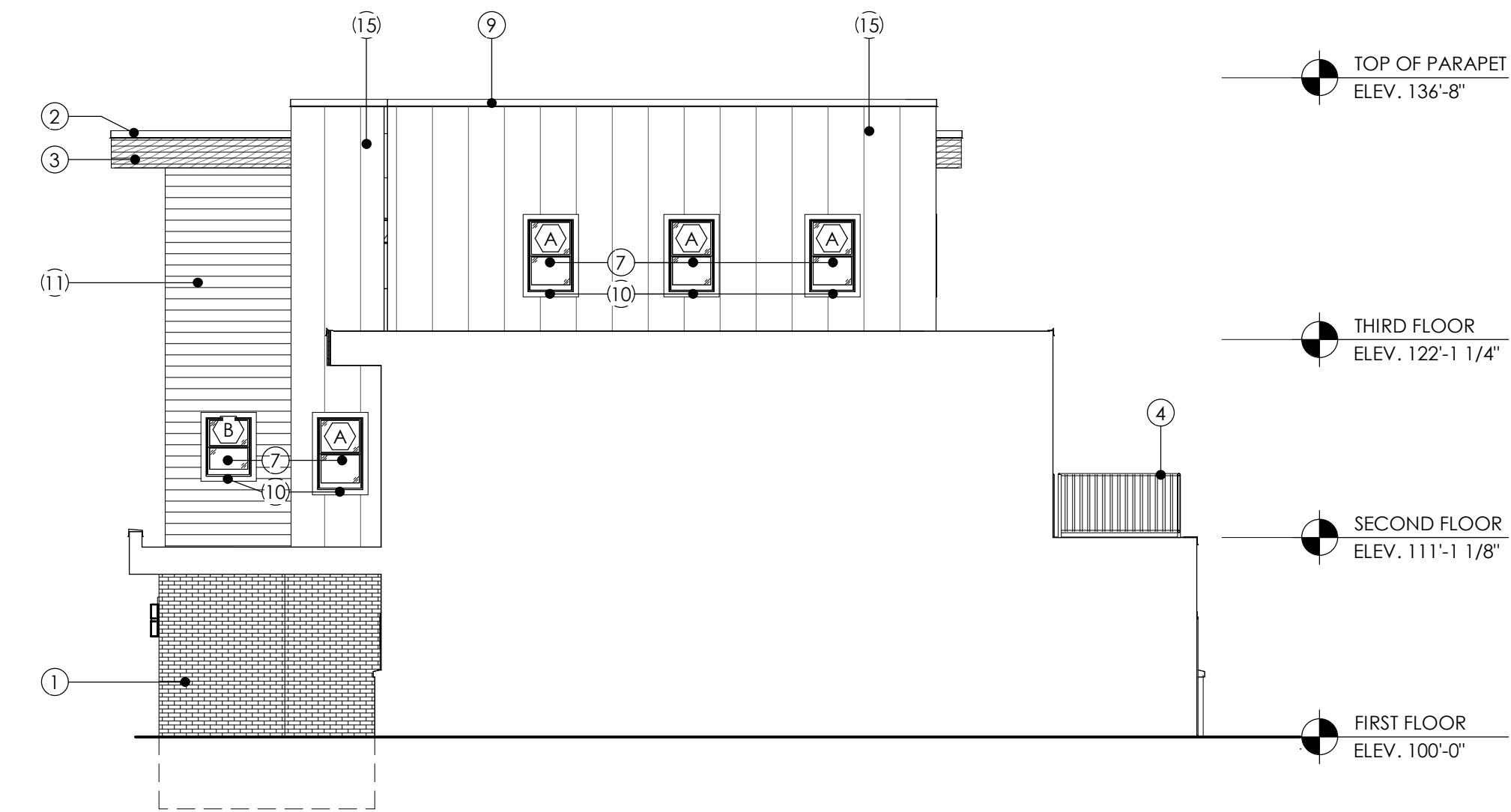
ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	FACE BRICK VENEER - HEBRON BRICK COMPANY OLD BROADWAY
2	PRE-FINISHED ROOF EDGE FLASHING
3	ALUMINUM SIDING - CEDAR RENDITIONS ON FASCIA
4	VERTICAL METAL POST RAILING
5	PRESERVATIVE TREATED WOOD DECK JOISTS W/ COMPOSITE DECKING
6	INSULATED METAL OVERHEAD DOOR
7	FIBERGLASS SINGLE HUNG WINDOWS
8	INSULATED FIBERGLASS EXTERIOR DOOR
9	PRE-FINISHED METAL COPING
10	3 1/2" STRAND SUBSTRATE TRIM
11	8" STRAND SUBSTRATE LAP SIDING - COFFEE
12	FIBERGLASS FULL LITE PATIO GLIDING DOOR - ANDERSON
13	CAST CONCRETE HEADERS
14	UP/DOWN LIGHTING FIXTURE - SEE ELECTRICAL DRAWINGS
15	16" VERTICAL STRAND SUBSTRATE LAP SIDING - OYSTER SHELL
16	LIMESTONE WATERTABLE
17	STEEL SPIRAL STAIR

GENERAL EXTERIOR ELEVATION NOTES

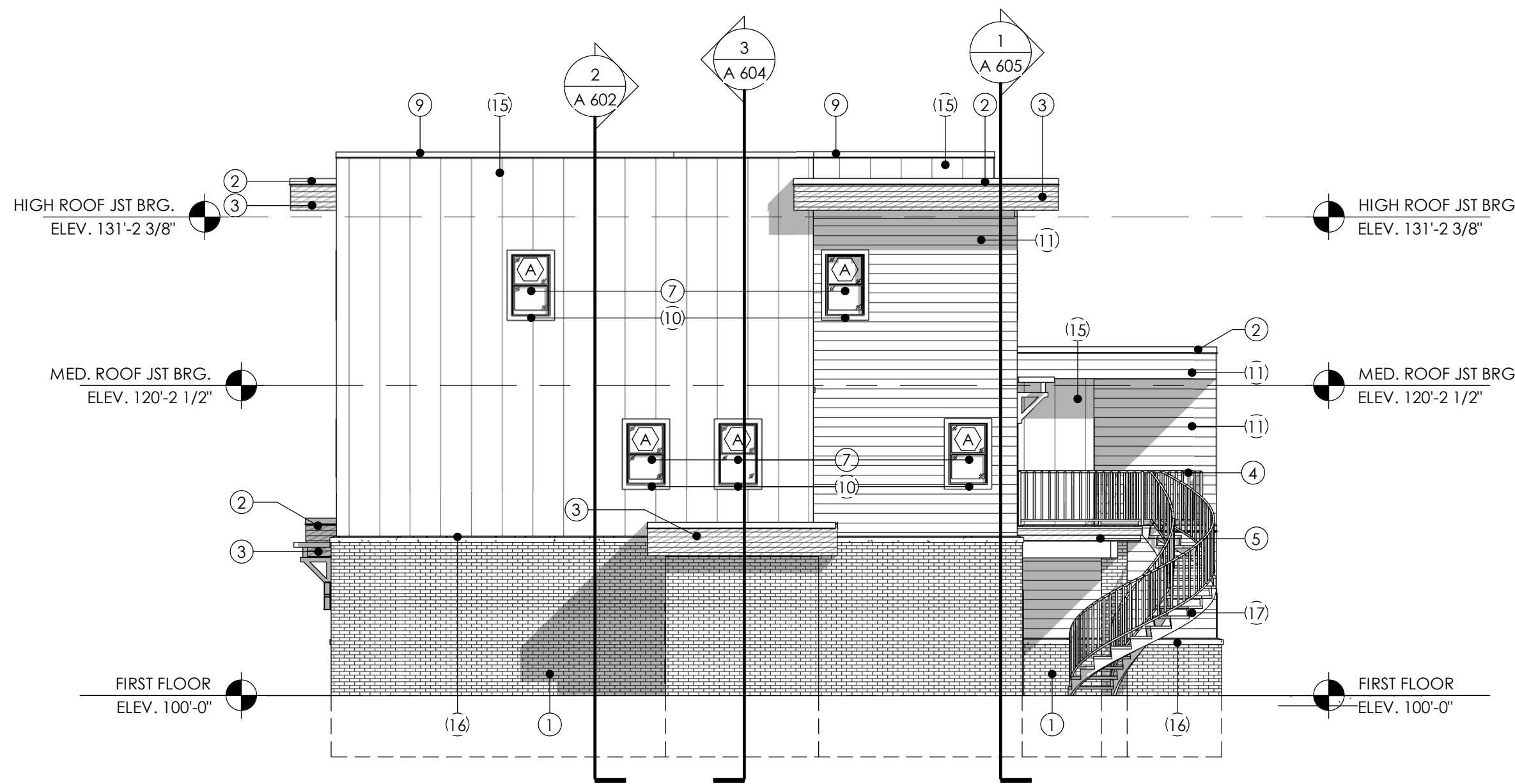
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.



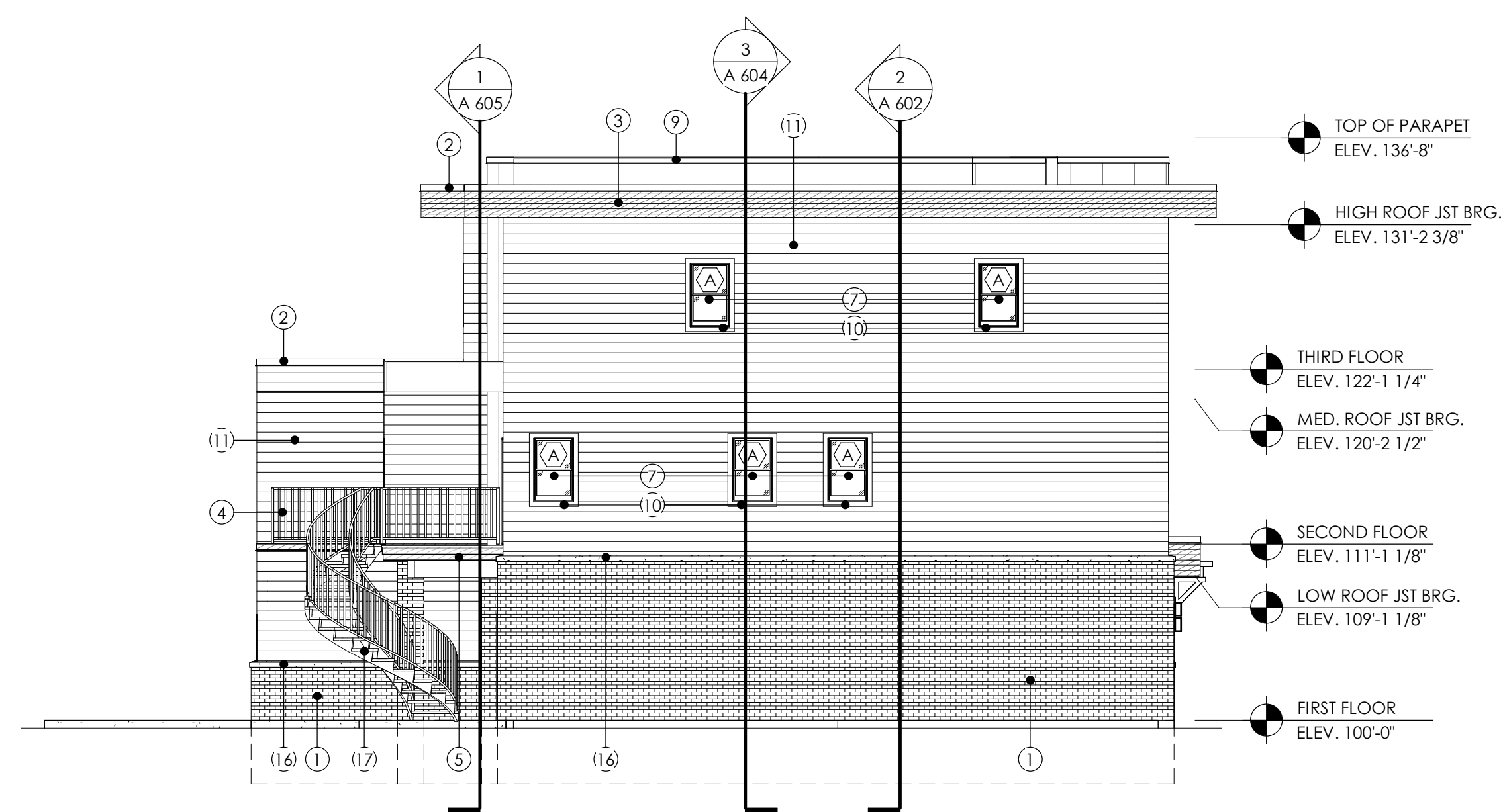
NORTHEAST ELEVATION 6
SCALE: 1/8" = 1'-0" A 501



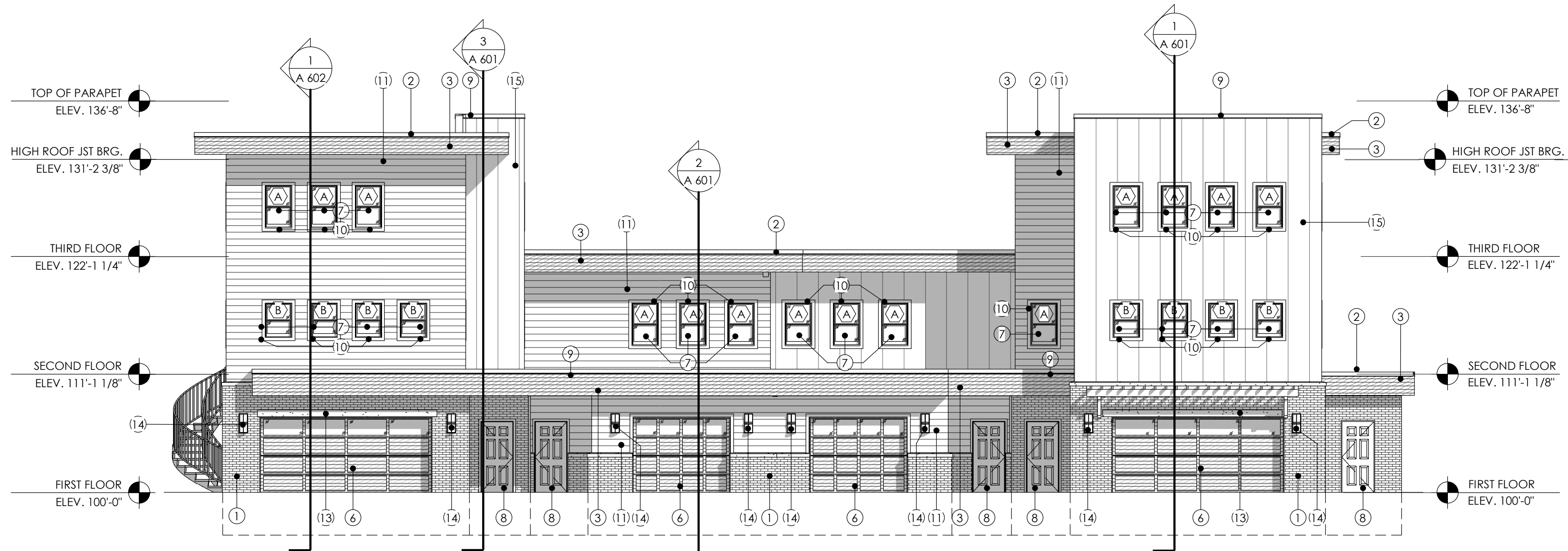
SOUTHWEST ELEVATION 5
SCALE: 1/8" = 1'-0" A 501



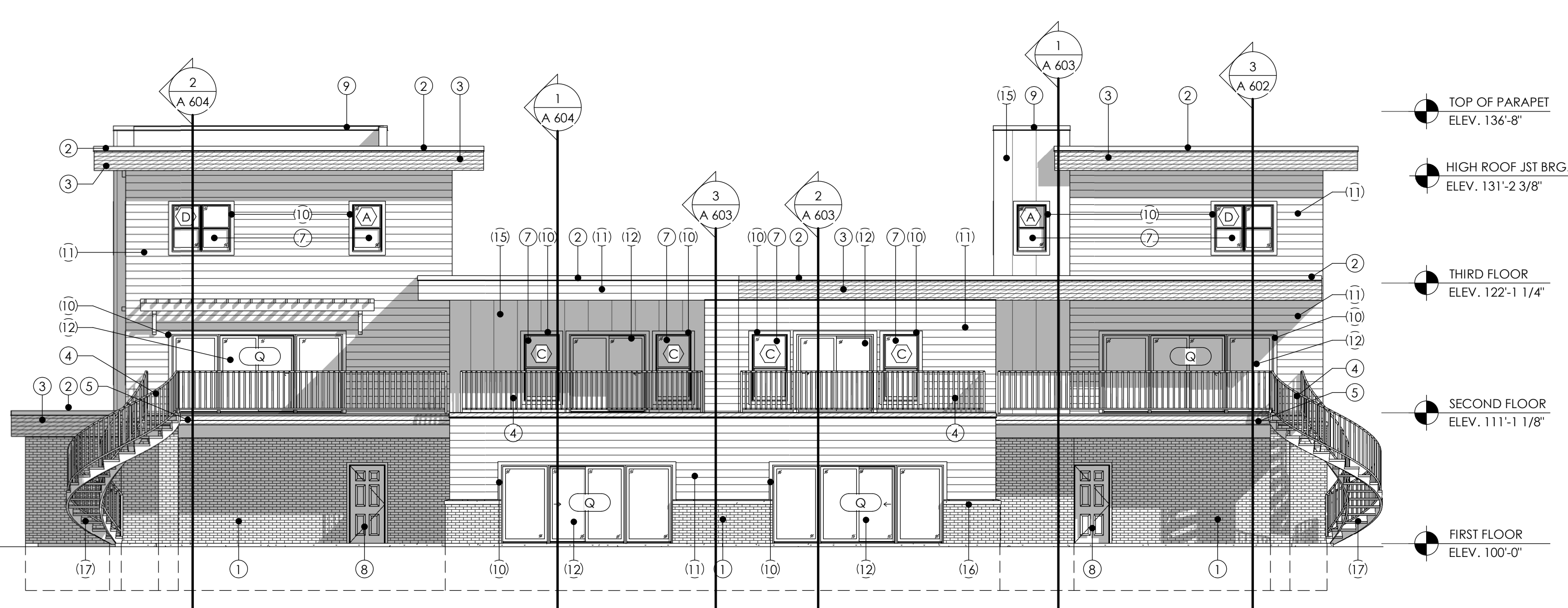
SOUTHWEST ELEVATION 3
SCALE: 1/8" = 1'-0" A 501



NORTHEAST ELEVATION 2
SCALE: 1/8" = 1'-0" A 501



NORTHWEST ELEVATION 4
SCALE: 1/8" = 1'-0" A 501



SOUTHEAST ELEVATION 1
SCALE: 1/8" = 1'-0" A 501



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RIVER POINT DRIVE, MANITOWOC, WISCONSIN, 54220

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (720) 452-4444 | 315N. PLANKINTON AVE SUITE 208, MILWAUKEE, WI 53203

BID BID

DRAWN BY:

SLL

CHECKED BY:

PGM

EXTERIOR ELEVATIONS

A
501

PROJ. NO. 2022-27.1