



DOC# 1277814

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

STATE OF WI - MTWC CO
KRISTI TUESBURG REG/DEEDS
RECEIVED FOR RECORD
11/11/2024 12:47:09 PM

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

ID Chg

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]



IN WITNESS WHEREOF, the undersigned have executed this First Amendment to the Agreement as of the 10 day of 22, 2024.

“DEVELOPER”:

RIVER LANDING DEVELOPERS LLC

By:

Dan Diederichs - owner of 50% of Membership Units RIVER LANDING DEVELOPERS, LLC

By:

Abby Diederichs - owner of 50% of Membership Units in RIVER LANDING DEVELOPERS, LLC

STATE OF WISCONSIN)
) ss.
MANITOWOC COUNTY)

Personally came before me this 20 day of Oct, 2024, the above named Dan Diederichs and Abby Diederichs, to me known to be the persons who executed the foregoing instrument on behalf of RIVER LANDING DEVELOPERS, LLC.

Notary Public, State of Wisconsin
My Commission: 3/22/2025





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PG 713

"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 7 day of November 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: 11-26-24



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VOL 3653 PG 714

**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.

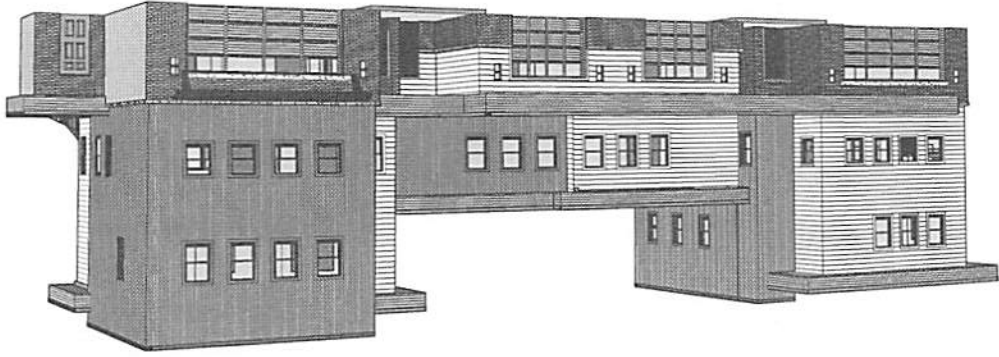


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VOL 3653

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**Exhibit B
Concept Plan**

[illegible]



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EROSION CONTROL LEGEND

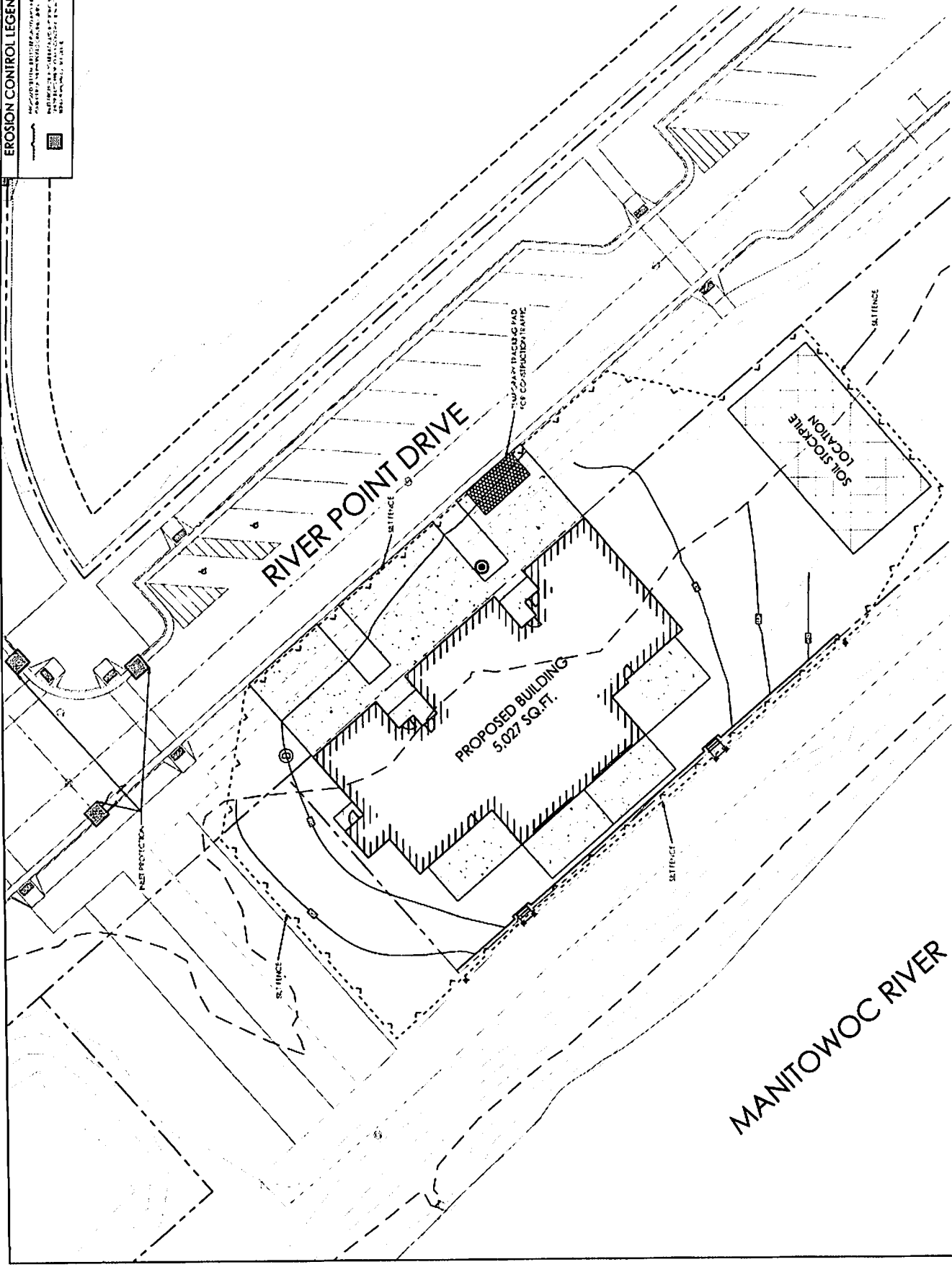
REGULATED EROSION CONTROL MEASURES
UNREGULATED EROSION CONTROL MEASURES
UNREGULATED EROSION CONTROL MEASURES
UNREGULATED EROSION CONTROL MEASURES

ABACUS ARCHITECTS

REVISED:

BID SET

NEW CONSTRUCTION
RIVER LANDING TOWNHOMES
RIVER POINT DRIVE, MANITOWOC, WI 54220
DESIGNED BY: [blank]
CHECKED BY: [blank]
DATE: [blank]



EROSION CONTROL PLAN

N

4/11/17

PROJ. NO. 2022-27

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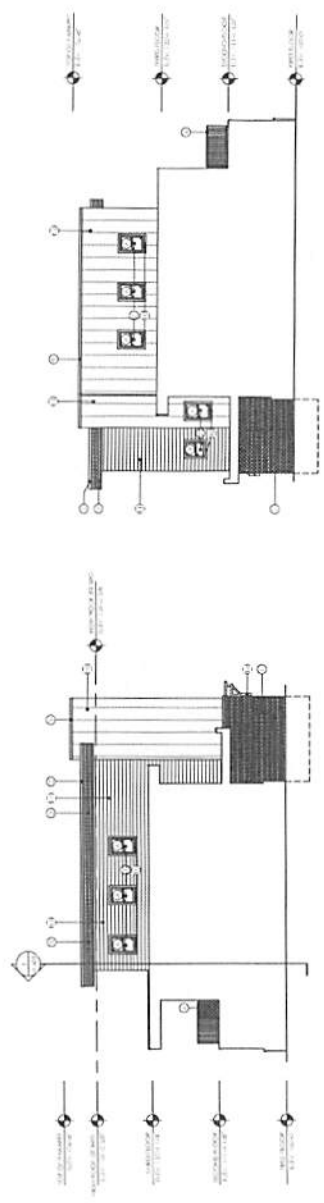


R3653 718 12

ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	FACE BRICK VENEER - 1/2" R.C. COURSEWORK (SEE BIDDING)
2	1/2" R.C. COURSEWORK - 1/2" R.C. COURSEWORK (SEE BIDDING)
3	1/2" R.C. COURSEWORK - 1/2" R.C. COURSEWORK (SEE BIDDING)
4	1/2" R.C. COURSEWORK - 1/2" R.C. COURSEWORK (SEE BIDDING)
5	1/2" R.C. COURSEWORK - 1/2" R.C. COURSEWORK (SEE BIDDING)
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16	1/2" R.C. COURSEWORK - 1/2" R.C. COURSEWORK (SEE BIDDING)
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18	1/2" R.C. COURSEWORK - 1/2" R.C. COURSEWORK (SEE BIDDING)
19	1/2" R.C. COURSEWORK - 1/2" R.C. COURSEWORK (SEE BIDDING)
20	1/2" R.C. COURSEWORK - 1/2" R.C. COURSEWORK (SEE BIDDING)

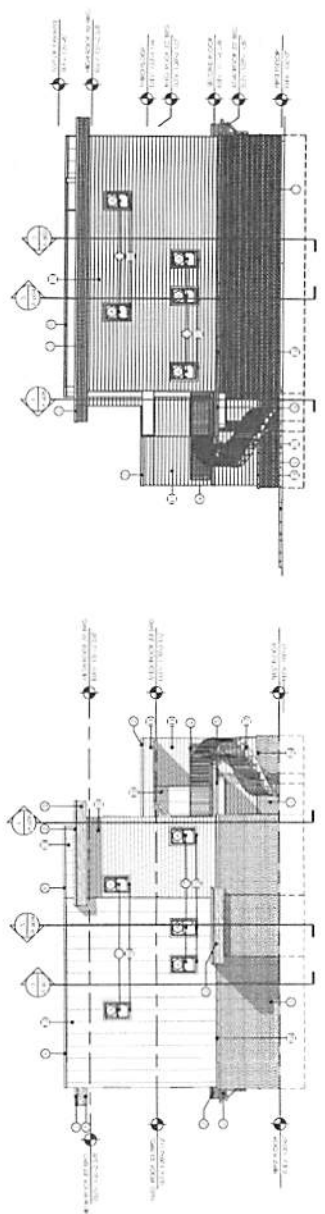
GENERAL EXTERIOR ELEVATION NOTES

- 1. ALL EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE BIDDING.
- 2. ALL EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE BIDDING.
- 3. ALL EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE BIDDING.
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- 13. ALL EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE BIDDING.
- 14. ALL EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE BIDDING.
- 15. ALL EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE BIDDING.
- 16. ALL EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE BIDDING.
- 17. ALL EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE BIDDING.
- 18. ALL EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE BIDDING.
- 19. ALL EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE BIDDING.
- 20. ALL EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE BIDDING.



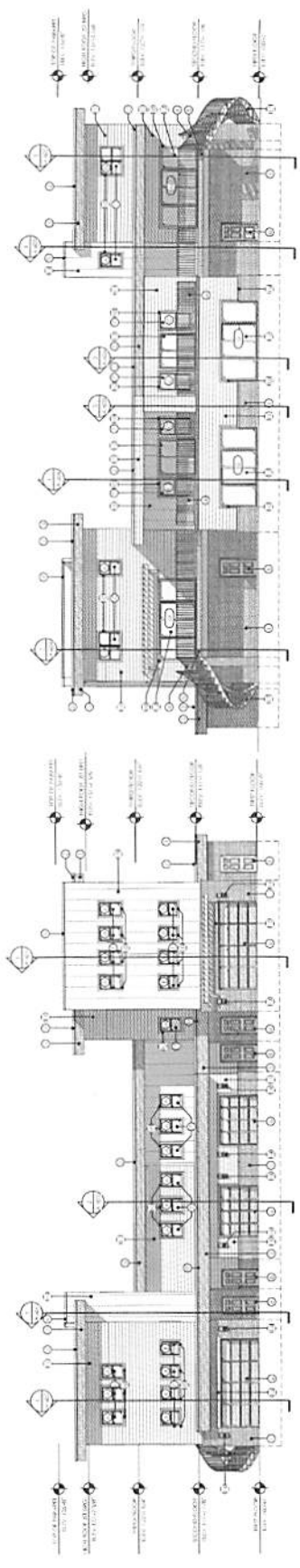
SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0" (N.S.D.)

NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0" (N.S.D.)



SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0" (N.S.D.)

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SCALE: 1/8" = 1'-0" (N.S.D.)



SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0" (N.S.D.)

NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0" (N.S.D.)

ABACUS ARCHITECTS

REVISIONS:

BID SET

NEW CONSTRUCTION

RIVER LANDING TOWNHOMES

11500 RIVER LANDING DRIVE, WILSONVILLE, OR 97150

11500 RIVER LANDING DRIVE, WILSONVILLE, OR 97150

501

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EXTERIOR ELEVATIONS

PROJ. NO. 2022-071