



CITY OF MANITOWOC

WISCONSIN, USA

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TO: Personnel Committee
FROM: Eric G. Nycz, City Attorney
RE: City Attorney's Office Update – July 2025
DATE: July 23, 2025

In addition to drafting legislation and reviewing contracts as requested by City departments, the City Attorney's Office has worked on the following projects and initiatives since my last update dated June 27, 2025:

Environmental Remediation

- Lemberger Landfill: Work continues as planned.
- Gravel Pit: Ned Witte continues as legal counsel. Watermain project continues. Cost recovery for 2023 and 2024 in progress. Met with residents from the towns of Manitowoc and Newton to provide watermain progress updates.
- Mirro Plant No. 9: Godfrey Kahn and Ned Witte are legal counsel for cost recovery efforts pursuant to Wis. Stat. 292.33. NOC has taken a hardline position in this matter (unlike the Gravel Pit) and it appears litigation is forthcoming.
- WPS Superfund Site: No update.

Open Records Requests

- A few Open Record Requests from various departments.

Litigation, Prosecution, and Neighborhood Improvement

- The Econolodge/Days Inn transferred ownership to its creditor on June 27, 2025. It will be up for sale as soon as the bank hires a real estate agent.
- 770 Albert Drive - A nuisance lawsuit is pending. The owner has been flagged by the State for non-compliance and is working on his other park for cleanup. We are on target for an amicable resolution.
- 3910 Waldo Blvd – This has been identified as a safety concern in the City. I have had conversations with the park's manager, and she is coordinating with Building Inspection to clean up the park. Approximately 20 large dumpsters of trash have been removed from the property and the owners are in discussions with their neighbors about installing a privacy fence.

Economic Development

- CD Department's upcoming projects
 - Old Heresite property: 8 acres still available, the City has moved debris piles from the Gravel Pit to this site to accommodate the solar farm
 - Olin/Winchester Option to Purchase: Less than 1 year on this option.
 - Lakeshore Mall site: progress has been swift. All buildings are down and infrastructure for the northern-most section should be complete by end of the year.
 - 5875 WEST LLC has executed its option to purchase a 10.50-acre parcel on West Drive. Closing is expected within 60 days.

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Insurance/Risk Management

- Reviewed claims filed against the City, reported to and consulted with insurance (CVMIC) and Finance as appropriate.
- City needs to appoint a new ADA coordinator and issue new policies as appropriate.

Labor Matters

- Assist unionized departments with personnel matters, as needed.

Office Matters/Additional Information

- CVMIC renewal applications, which take a considerable amount of time, is 90% complete as of this date (due August 8).

Monthly Reporting on Workload

- Numerous Requests for Legal Services received – this is the majority of the Attorney's workload. The Office, generally, is extremely busy.
- Traffic/ordinance prosecution continues to be pre-trialed and scheduled for trial if requested.
- Few requests to reopen this month.
- Trials scheduled into November 2025.
- Jury trials scheduled into August 2025.