



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

TO: Personnel Committee
FROM: Eric G. Nycz, City Attorney
RE: City Attorney's Office Update – August 2025
DATE: August 25, 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 July 23, 2025:

Environmental Remediation

- Lemberger Landfill: Work continues as planned. The City incurs quarterly remediation costs that are shared among several parties.
- 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. Litigation is forthcoming.
- WPS Superfund Site: No update.

Open Records Requests

- A few Open Record Requests from various departments.

Litigation, Prosecution, and Neighborhood Improvement

- 770 Albert Drive - The nuisance lawsuit was successful. The case will soon be dismissed following a fully-executed stipulation that the City has the right to enter the property and finish the remediation, which is minimal.
- 3910 Waldo Blvd – This mobile home park has been identified as a safety concern in the City. I have had many conversations with the park's manager and she is coordinating with Building Inspection to clean up the property. 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. The City issued a permit for the fence but lot line issues have stalled its installation.
- Multiple new raze order requests are moving forward.

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 executed its option to purchase a 10.50-acre parcel on West Drive. Closing is expected within 30 days.

CITY ATTORNEY ERIC G. NYCZ

CITY HALL ■ 900 QUAY STREET ■ MANITOWOC, WI 54220
PHONE: (920) 686-6990 ■ EMAIL: CITYATTORNEY@MANITOWOC.ORG

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.
- Transit labor negotiations begin in September.

Office Matters/Additional Information

- CVMIC renewal applications complete.
- Fiscal 2026 Budget complete.

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 December 2025.
- Jury trials scheduled into October 2025.