



# MANITOWOC COUNTY CONDEMNATION COMMISSION



## MEETING NOTICE

DATE: August 4, 2017  
TIME: 3:30 p.m.  
PLACE: Manitowoc County Courthouse Room B-22  
1010 South 8th Street, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the committee may convene in closed session. The following matters may be considered at the meeting:

1. Call to order and roll call
2. Election of Chairperson
3. Discussion of procedure on any referred matters and future meeting dates
4. Adjournment

Date: July 27, 2017

Katherine Reynolds

Prepared by: Patricia Koppa

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made.

Persons who are members of another governmental body, but who are not members of this committee, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

A majority of the members of the County Board of Supervisors, or of any of its committees, may be present at the meeting to listen, observe, and participate. If a majority of any such body is present, their presence constitutes a "meeting" under the Open Meeting Law as interpreted in State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553 (1993), even though the visiting body will take no action at this meeting.

MANITOWOC COUNTY CONDEMNATION COMMISSION  
MINUTES  
August 4, 2017

The meeting was called to order at 3:30 in room B-22 of the Manitowoc County Courthouse.

Members Present: T. Bare, R. Binversie, H. McMahon, M. Wilcox and K. Reynolds.

Member Absent: D. Diedrich

A motion was made and seconded to elect Katherine M. Reynolds chairperson of the commission. Motion passed.

Discussion took place regarding the procedure to schedule the pending case assigned by Judge Rohrer, entitled City of Two Rivers v. Nick Novachek and Lisa Novachek, Case No. 17CV247. Mr. Bare, Mr. Wilcox, and Ms. Reynolds volunteered to serve as the three commission panel to hear the matter. Chairperson Reynolds appointed those three commissioners to hear the matter.

Alternative dates were discussed for the hearing and Ms. Reynolds will contact the parties and confirm the scheduling.

There being no further business, a motion was made and seconded to adjourn. Motion passed.

Meeting adjourned at 4:00.

Respectfully submitted,

Katherine M. Reynolds, Chairperson



## MANITOWOC COUNTY CONDEMNATION COMMISSION MEETING NOTICE



DATE: September 8, 2017  
TIME: 9:00 a.m.  
PLACE: Manitowoc County Courthouse Room B-22  
1010 South 8th Street, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the committee may convene in closed session. The following matters may be considered at the meeting:

1. Call to order and roll call.
2. Consideration of City of Two Rivers vs. Nick Novachek and Lisa Novachek, Case No. 17CV247.
3. Conduct view of property at 1326 East River Street, Two Rivers, WI.
4. Resume Hearing in Room B-22, Manitowoc County Courthouse.
5. Potential adjournment of hearing.
6. Deliberation following close of hearing.
7. Decision.
8. Adjournment.

Date: August 14, 2017

Katherine Reynolds  
Chairperson

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MANITOWOC COUNTY CONDEMNATION COMMISSION  
MINUTES  
September 8, 2017

The meeting was called to order on September 8, 2017 at 9:00 AM in room B-22 of the Manitowoc County Courthouse by Katherine M. Reynolds, Chairperson.

Members Present: T. Bare, M. Wilcox and K. Reynolds.

Others in attendance: Attorney John M. Bruce on behalf of the City of Two Rivers together with City Manager Greg Buckley and appraiser Greg Fenendael of Vogels Buckman Appraisal Group, Inc.; and Attorney Trent Nelson on behalf of Nick and Lisa Novachek as co-personal representatives of the estate of Darwin Whitman, owner of the property, together with Nick Novachek.

The meeting is to hear the Petition for Condemnation Proceedings Under Wis. Stat. Sec. 32.06(7) in the matter of City of Two Rivers v. Nick Novachek and Lisa Novachek, co-personal representatives of the Estate of Darwin Whitman, Case No. 17CV247.

The Commission and the Parties and Counsel first viewed the property located at 1326 East River Street, Two Rivers, Manitowoc County, Wisconsin.

Upon return from the view of the property, testimony commenced at 9:55 AM. Attorney Nelson presented the exhibits, statements of witnesses and arguments on behalf of the Respondents regarding the value of the property. Attorney Bruce presented the exhibits, statements of witnesses and arguments on behalf of the Petitioner regarding the value of the property. Upon completion of the presentation of both parties, the hearing was closed at 11:30 AM.

Thereafter, the Commission deliberated. A motion was made, seconded, and adopted unanimously to award the sum of fifty-seven thousand dollars (\$57,000) for the property described as follows: Lot 6 of block 70 of the Original Plat of the City of Two Rivers, Wisconsin, excepting the north 30 feet thereof; Tax Parcel No. 053-000-070-063.07, in Manitowoc County, Wisconsin. The Commission Chairperson was instructed to prepare the written Award pursuant to section 32.08(6)(b), Wis. Stat.

There being no further business, a motion was made, seconded and adopted unanimously to adjourn. Meeting adjourned at 12:00 PM.

Respectfully submitted,

Katherine M. Reynolds, Chairperson