

**Subject: ACQUISITION OF PROPERTY FOR THE CONSTRUCTION OF A FIRE STATION**

*Attention: Homeowners, neighbors, and concerned citizens*

**As a homeowner, you have rights!!! You are not alone!**

**Demand eminent domain, don't let the city just steal your property.**

**Q. A “Resolution of Necessity” was written, but where is the research and evidence for this need?**

A. There is no research or evidence to prove this need. As stated in the eminent domain law: The acquiring authority is required to make a determination of its need for the property.

**Q. Is the City currently following the laws of eminent domain?**

A. **No.** They are trying to negotiate without notifying residents of their *full* rights. This “voluntary citizen” “negotiated purchase” misleads that it is eminent domain procedure, and it is heavy with intimidation, scare tactics and out right lies. Wald’s Resolution has a loop hole that only kicks in eminent domain rights, over sites, protections, procedures, citizen legitimate just compensations, info and notification requirements and WI Attorney General Supervision ONLY AFTER and ONLY IF a displaced person demands it.

**Q. How is the team of city employees Wald and Judy, along with Stafford and Rosenbaum a “neutral third party” between the city taking of your properties and you, the citizen?**

A. They are not. In fact, Judy is actually on the Plan Commission! Did you realize they dropped your tax assessment value by up to 30%? The relocation company is supposed to be a neutral third party to orchestrate fair negotiations.

**Q. What was the makeup of the Plan Commission? Who approved this?**

A. The Plan Commission has six members; 2 council members as voting members, not liaison, and 2 are city employees George Brunner and Judy Adler (Hatch Act violation), and only 2 are citizens! How is this not a rigged illegal non-representative board?

**Q. Was a Citizen Ad Hoc Committee formed?**

A. It was only formed *after* the decision to destroy the homes was made. They made *no* study of need, of site options, nor of construction options.

**Q. What is my role? Who is in my corner? As a homeowner of one of the targeted homes:**

A. **ACCEPT NOTHING, DEMAND EMINENT DOMAIN, RENEGOTIATE A BAD DEAL.**

**Retain** a top-performing Realtor from a large franchise with a big-gun legal department to list your home at a fair market value and to negotiate the contracts on your behalf. (Their commission is included in price and paid by city.) We recommend CENTURY-21; Jeff Myers 608-751-5292 and SHOREWEST; Tammy Cherry 608-289-4285 or Mary Gilbank Peterson 608-751-5868. **Get** your own high-end second appraisal to counter the city low-ball first appraisal, which they have to pay for. **Get** free consultations from eminent domain attorneys and retain one on contingency to orchestrate the eminent domain aspects of the transaction. We recommend EMINENT DOMAIN SERVICES LLC; Andrew Weininger 608-807-1829 or Erik Olsen 608-332-1420, or a referral from the WI Bar Association at [www.legalexplorer.com](http://www.legalexplorer.com) 800-362-9082.

**As a concerned citizen:** Join the CARD Citizen Defense Fund so an attorney can be obtained to fight this and all other injustices in Janesville.

C.A.R.D. Citizen Defense Fund

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**Packet:** Flyer, Concern Letter, Referendum Article, Referendum Petition, CARD CDF Membership  
Fire Station Flyer 06-06-2014