



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 12/9/2015
Common Council Item Number: ID_15-3820	Date: Click here to enter a date.
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Surplus Land – Determine if 1.09 acres of City-owned land, south of Arcadian and west of Hartwell, is surplus and may be sold to La Casa de Esperanza.	

Details:
 In 2006 the Common Council authorized the sale of a 0.171 acre parcel of land along the east side of the railroad tracks on the south side of Arcadian Avenue to La Casa de Esperanza. The land was adjacent to one of their buildings and had a parking lot on it. In 2014 La Casa presented Site and Architectural plans for some minor modifications to their building and it was discovered the sale was never completed and the City owned a portion of the land where their parking lot was. The Common Council entered into a lease agreement to allow them to proceed with their plans with the understanding they would purchase the property per the 2006 agreement.

Early in 2015 staff met with La Casa to discuss some alternatives for future parking as there is an increased need for parking on their campus with the addition of a new Charter School (and plans for expansion of that school). Most of the parking options were somewhat removed from the school and main building so staff began exploring the option of selling them an additional 0.797 acres (total parcel is 1.09 acres) south of the original piece of land so they could add more marking. Community Development sent out letters and followed up with phone calls to all of the property owners on Hartwell Avenue that abut this land to determine if they were interested in purchasing the land behind their properties and to determine what their use of that land is. None of the abutting property owners were interested in the land. The owner of The Cabinet Place, 722 N. Hartwell Avenue indicated they use gravel road from Arcadian to get semi-trucks in and out of their property and needed to maintain that means of ingress and egress. Staff has spoken to La Casa about the need to maintain this access and they have agreed that they will maintain an access easement for the use of 722 N. Hartwell Avenue.

Options & Alternatives:
 The City could retain this land or sell it on the open market. If satisfactory terms of sale are not reached with La Casa, the City can consider these options.



Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff recommends the Plan Commission determine this is surplus property and may be sold to La Casa de Esperanza, subject to the negotiation of satisfactory terms of sale and approval by the City Attorney.