



CITY OF WAUKESHA

Administration

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Committee: Finance	Date: 1/12/2016
Common Council Item Number: ID# 16-037	Date: 1/19/2016
Submitted By: Jennifer Andrews, Community Development Director	City Administrator Approval: Kevin Lahner, City Administrator KL
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Agree to sell La Casa de Esperanza .79667 acres of city owned property south of Arcadian and west of Hartwell along the railroad tracks for \$40,000 with the option/contract to be finalized by the City Attorney's office.	

Details:
 La Casa de Esperanza has made an offer to purchase City owned land along the railroad that is adjacent to their facilities. They would like to build a parking lot on the land similar to the one they constructed on the west side of the tracks. La Casa contracted with an environmental firm to conduct a Phase 1 environmental study of the property and it was found that the property at one time had a 1,000 gallon gasoline tank and pump on it. Without further investigation and soil testing it is unknown whether or not the tank leaked causing contamination on the land. La Casa understands the potential environmental issues and their offer is to purchase the land as is.

The City purchased the land in the early 1990's from the railroad. At that time the City believed it also would be able to acquire the former train depot to the south and this parcel would be used for parking for any redevelopment that occurred on the depot site. The City and the railroad were not able to agree on a purchase price for the depot and therefore the City never acquired the depot property.

At the present time the City has not been using the parcel. No future use has been identified by any of the City departments for the property. The Community Development Department contacted each of the adjacent property owners and none have expressed interest in purchasing the property. The owner of 722 N. Hartwell Ave. does use the property for deliveries and has stated it is their only access for large deliveries. The sale of the property to La Casa would be contingent on providing an access easement to that property so they will have continued access for deliveries to their property.

La Casa's purchase of this property allows them to build the parking necessary to support their charter school. If this sale does not occur they will return to their original proposal which was to raze single family homes in the adjacent neighborhood to build parking. The Community Development department feels that the loss of additional housing in the neighborhood would be detrimental to the overall stability of the neighborhood and this is a good alternative.





Options & Alternatives:

Reject the offer to purchase and retain the property.

Financial Remarks:

Accepting this offer would result in an additional \$40,000 in revenue for the City in 2016.
Account 1720.48330

Executive Recommendation:

Sell the property to La Casa with the condition that an access easement for 722 N. Hartwell be drafted and recorded at the time of sale, the land is sold as is and the City Attorney's office reviews and finalizes the sale contract.