



**City of Waukesha**  
201 Delafield Street  
Waukesha, WI 53188  
Tel: 262.542.3700  
waukesha-wi.gov

## City of Waukesha Cover Sheet

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| <b>Committee:</b><br>Common Council  | <b>Meeting Date:</b><br>4/21/2026                           |
| <b>ID Number:</b><br>ID#26-03204   | <b>Ordinance/Resolution Number (if applicable):</b>         |
| <b>Name of Submitter:</b><br>Doug Koehler, Principal Planner   | <b>Target Next Board/Council Meeting Date:</b><br>4/21/2026 |
| <b>Agenda Item Title:</b><br>Surplus City Land, WAKC1308361001 - A request from Tyler Stetson, owner of 417 Dunbar Avenue, to acquire the surplus city owned land adjacent and directly south of his property north of the Railroad right-of-way and west of Maple Avenue in the Rm-3 Multi Family Residential District. |   |

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| <b>Issue Before the Board/Council:</b><br>Consider the disposition of approximately 4,715 sq. ft of vacant surplus city owned land located directly behind the property at 417 Dunbar Ave.   |
| <b>Options &amp; Alternatives:</b> <ul style="list-style-type: none"><li>• The Council could deny the request, which could result in the proposal not moving forward.</li><li>• The Council could also recommend approval with conditions.</li></ul> |

**Additional Details:**

The City of Waukesha currently owns the vacant property, WAKC1308361001, to the south of 417 Dunbar Avenue. This is essentially a land locked parcel, surrounded on the west, north and east by private property, and abutting railroad ROW to the south. Before the twenty-teens, the City owned an 81-foot (+ or-) strip of land behind the properties along the south side of the 400 block of Dunbar Avenue. During the mid-twenty-teens the City offered the land to the adjacent property owners along Dunbar Avenue as an opportunity to extend their property. At that time, 6 of the property owners accepted the adjacent property, essentially extending their lots 85 feet further to the south. The owner of 418 Dunbar Ave at that time did not accept the land.

Mr. Stetson, the current owner of 417 Dunbar Avenue since 2021, has expressed an interest in acquiring the property behind his home, after hearing from a neighbor that the City had deeded the adjacent portion of the surplus property to them at 425 Dunbar Avenue back in around 2016. In that instance the land was conveyed to the adjacent owner without a purchase price.

Mr. Stetson has stated that he has managed vegetation and cleared debris on WAKC1308361001 adjacent to his lot since owning 417 Dunbar, effectively relieving the City of the logistical and financial burden of servicing this landlocked parcel.

He is requesting the City consider conveying the portion of WAKC1308361001 adjacent to 417 Dunbar without a purchase price, as has been done in the past.

**What is the Strategic Plan Priority this item relates to:**

People centered development

**What impact will this item have on the Strategic Plan Priority?**

**Financial Remarks:**

If the land is conveyed to the owner of 417 Dunbar Ave, it will put approximately 4,715 sq. ft. of land on to the tax rolls and the City will no longer be responsible for maintenance of said land.

**Suggested Motion:**

I move to have the City convey the portion of City owned surplus land, WAKC1308361001, south of and adjacent to 417 Dunbar Avenue, extending the property at 417 Dunbar Avenue approximately 81 feet to the south, without a purchase price.



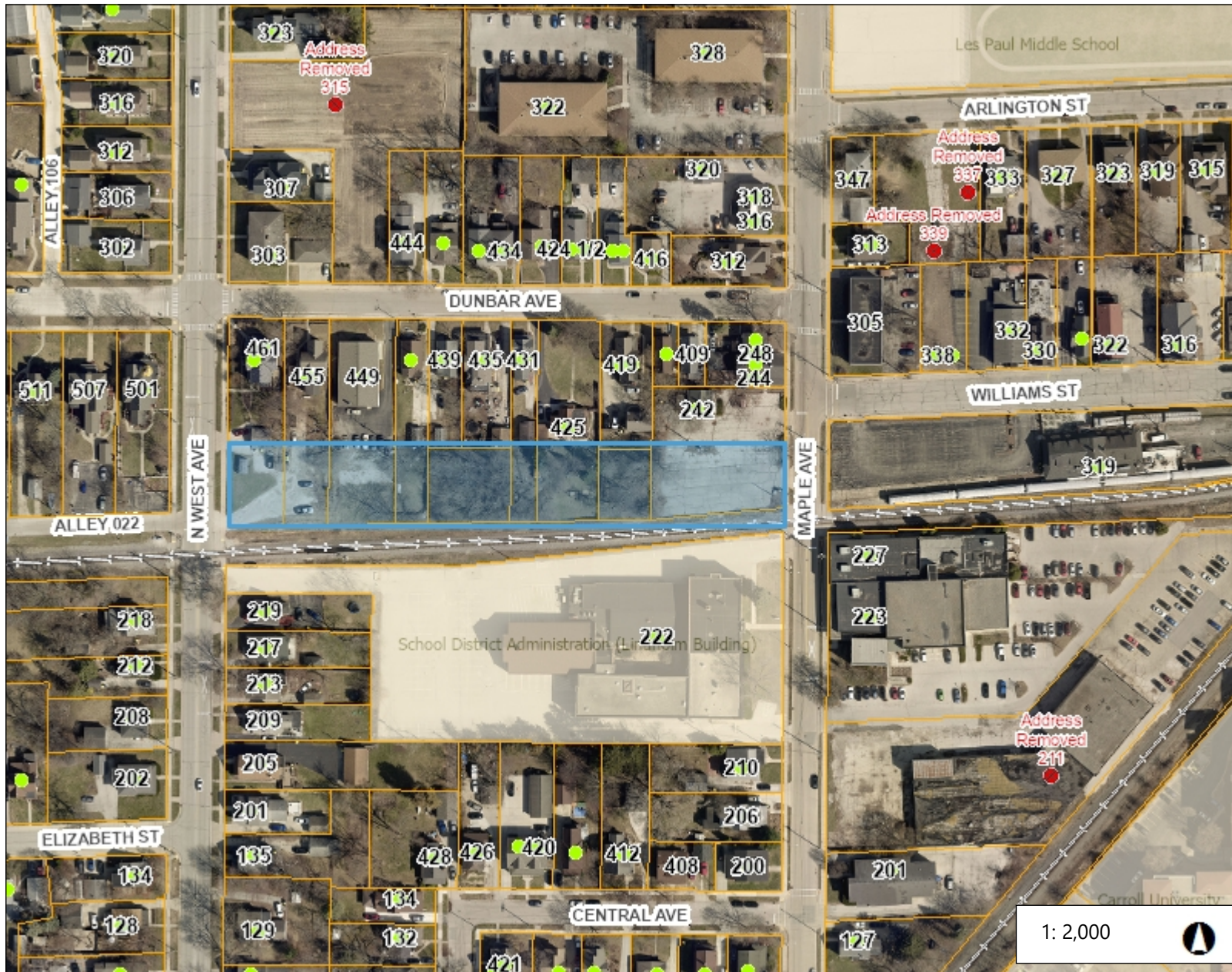
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**Reviewed By:**

|   |                      |
|---|----------------------|
| <b>Finance Director</b><br>Joseph P. Ciurro   | <b>Date Reviewed</b> |
| <b>City Attorney</b><br>Brian Running         | <b>Date Reviewed</b> |
| <b>City Administrator</b><br>Anthony W. Brown | <b>Date Reviewed</b> |



# City of Waukesha Property Map



## Legend

### Address Labels

- Active
- Pending
- Utility
- Vacant
- Removed
- Provisional

### Parcels

Taxkey Labels

City Limits

Railroads

Water Bodies

### Landmarks

- Cemetery
- County
- Municipal
- Hospital
- Parks
- School
- State/Federal

1: 2,000



0.1 0 0.03 0.1 Miles

Print Date: 4/16/2026  
City of Waukesha GIS

This map is a user generated static output from an Internet mapping site and is for reference only. The data found on this site is considered to be correct, but should not be used for engineering or survey applications without verifying the information from officially recorded sources.

Notes: