



**City of Waukesha**  
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<b>Committee:</b> Finance Committee	<b>Date:</b> 2024-01-09
<b>Common Council Item Number:</b> 24-8536 1000 S. Grand Ave.	<b>Date:</b> 2024-01-16
<b>Submitted By:</b> Jennifer Andrews	<b>City Administrator Approval:</b> Anthony W. Brown
<b>Finance Department Review:</b> Denise Vandembush-Kohlmann	<b>City Attorney's Office Review:</b> Brian Running
<b>Subject:</b> Review and Act on Approving Funds to Raze 1000 S. Grand Avenue	

**Details:**  
 The structures at 1000 S. Grand Avenue are in an advanced state of deterioration and pose a significant safety hazard. The structures need to be razed as soon as possible. The City has successfully gained a court order to raze 1000 S. Grand Avenue due to its advanced state of deterioration.

The house and garage roofs are damaged and have openings that expose the interior to the elements. The house roof has at least two areas that have significant holes and therefore water and snow get inside the house, compromising the structural elements of the house and led to the living room ceiling collapsing. The furnace room, which is on a slab at grade, has an open roof also. The house has no hot water, heat, operable plumbing, has holes in the siding, the ceilings and floors in the upstairs are unsafe due to water damage. There are also broken windows, doors and portions of the house have already collapsed.

The structural condition of both the house and garage is unstable and there is an imminent threat of further collapse.

**Options & Alternatives:**  
 These structures cause a safety hazard due to their deteriorated and unstable condition. The property is also unoccupied and unmonitored. If a squatter tried to find shelter in the structure over the winter it could result in injury or fire.

**Financial Remarks:**  
 The cost estimate to raze the structures is \$33,000.  
 Carryover funds from 2023 building inspections will be used to pay the expense.

Expense Account #2310.52190 will be charged.

**Executive Recommendation:**

Approve the funding and allow a timely removal of the hazard.