



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

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: June 25, 2025
ID Number: ID#25-01386	Ordinance/Resolution Number (if applicable):
Name of Submitter: Jennifer Andrews	Board/Council Meeting Date: July 1, 2025
Agenda Item Title: Review and possible action to declare 223 S. West Ave. surplus property.	

Issue Before the Board/Council:

The Water Utility is starting to decommission some of their facilities, as they will no longer be needed now that Waukesha contracts with Milwaukee for water service. 223 S. West is the first property they are ready to dispose of. There has been no other City use found for the property.

Options & Alternatives:

1. Declare the property surplus and direct the staff to complete a sale of the property.
2. Retain and maintain the property.

Additional Details:

223 S. West Ave. is a small building and parcel that has been used by the Water Utility for many years. The building is over 80 years old. Originally it was a well and reservoir site. In the 1970s it was converted to storage. The building is approximately 1,270 square feet and built adjacent to the railroad. The building also encroaches into the right-of-way about 6.5 feet. The building sits on a lot that is triangular in shape and is approximately 4,960 square feet. If the building was removed the lot would not be buildable due to its very small size and geometry. There are no restrooms in the building, no windows and the roof is 16 years old.

The Water Utility will be bringing additional properties forward to be declared surplus as the facilities are decommissioned. It is expected that at least 2 of the properties will be reused for City purposes.



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What is the Strategic Plan Priority this item relates to:

Financial Sustainability

- Review all current expenditures and cost savings opportunities.

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

The City will have no use for this property once it is vacated by the Water Utility. If it maintains ownership there will be ongoing maintenance costs associated with owning it.

Financial Remarks:

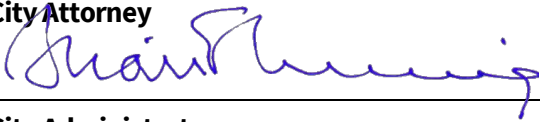

Sale proceeds will go to the Water Utility since they carry the asset on their books.

The City/Utility will have cost avoidance if the property is sold.

Suggested Motion:

I move to declare 223 S. West Ave. a surplus City property.

Reviewed By:

Finance Director	Date Reviewed
City Attorney 	Date Reviewed 24 June 2025
City Administrator 	Date Reviewed 06/25/2025



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