



CITY OF WAUKESHA

Administration

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Committee Common Council	Date: 2/1/2022
Common Council Item Number: ID# 22-3500	Date: 2/1/2022
Submitted By: Jennifer Andrews, Community Development Director	City Administrator Approval: Kevin Lahner, City Administrator KL
Finance Department Review: Denise Vandebush Kohlmann, Interim Finance Director DVK	City Attorney's Office Review: Brian Running, City Attorney BR
Subject: Authorize the staff to work with Colliers to determine a list price, marketing strategy and sign a listing contract to market city owned property at 130 Delafield St. for sale.	

Details:
 The City had anticipated selling 130 Delafield once the City Hall development was completed. Since the completion of City Hall Engineering has completely vacated the building. It was used briefly as a vaccination clinic in the early days of the COVID pandemic. Currently, the Police Department is temporarily occupying the building during the remodeling of the police station. It is anticipated that the department will move back to the station in June of this year.

The staff sent a request to department heads asking if there is any future City use of the property needed by their departments. No department identified a need or use for the property. On January 26th the Plan Commission reviewed the property and declared it surplus and recommended to the Common Council that it dispose of the property.

The staff would like to work with the city's real estate consultant, Colliers, to determine an appropriate listing price and strategy for selling the property. In addition, the staff is asking that the Council allow the staff to execute a listing contract with Colliers, after review by the City Attorney, and list the property for sale. All offers received would come back to the Council for acceptance or rejection.

The property is currently zoned Institutional. It is likely that the property would need to be rezoned by Council in the future to accommodate either reuse of the building or a redevelopment of the site. Any offer received will likely include this rezoning as a contingency.

Options & Alternatives:
 Staff does not recommend any alternative. No reasons for keeping the property have been identified.

Financial Remarks:
 The City will gain tax base if the property is sold to a for-profit entity. The City will also save on maintenance costs related to maintaining the building and grounds at 130 Delafield St.



Executive Recommendation:

Motion to declare 130 Delafield Street surplus and authorize its sale, and to authorize staff to execute a listing contract with Colliers, determine a list price with Colliers, and solicit offers to purchase the property.