



Waukesha Water Utility

SERVING WAUKESHA SINCE 1886

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MEMORANDUM

Date: October 15, 2021

To: Dan Duchniak, P.E.

From: Kelly Zylstra, P.E.

Re: The Release of 1032 Baxter Street Property

As a follow-up to the August 18, 2021 approval of the demolition of the building and reservoir at Well No. 2, we are requesting that the Water Commission formerly release the property and ask Community Development to take the necessary steps to dispose of the property through a sale to Habitat for Humanity and Waukesha Housing Authority at a cost of \$498. The property is currently on our books at a price of \$498.

The demolition is currently pending the disconnection of the electric service from the site by We Energies. This disconnection was requested on August 26, 2021.

The property at 1032 Baxter Street is currently in the floodplain and is not a buildable lot without grading and the necessary variances to accommodate a house. Therefore, we are suggesting that Habitat for Humanity and the Waukesha Housing Authority work with the Department of Community Development to divide the parcel into two parcels with one transferred to the Waukesha Housing Authority as shown on the attached map for incorporation into their parking lot and the other be provided to Habitat for Humanity as a single-family home site. Habitat for Humanity would be responsible for the acquiring all the necessary variances and performing the necessary grading prior to any construction on the site.

We will also require a small easement around the actual wellhead along with an access easement for USGS through the Waukesha Housing Authority property to be able to continue to monitor water levels from that location and for a temporary construction easement when the well is finally abandoned.

Recommended Motion: Approve release of the property at 1032 Baxter Street and request Community Development take the necessary steps to dispose of the property as discussed.

