



**City of Waukesha**  
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## City of Waukesha Cover Sheet

<b>Committee:</b> Finance	<b>Meeting Date:</b> March 10, 2026
<b>ID Number:</b> ID#26-03092	<b>Ordinance/Resolution Number (if applicable):</b>
<b>Name of Submitter:</b> Jennifer Andrews	<b>Target Next Board/Council Meeting Date:</b> 3/17/26
<b>Agenda Item Title:</b> Review and Possible Action on Funding to Raze 137/139 E. Park Ave.	

### Issue Before the Board/Council:

In 2023 code enforcement and the trade inspectors conducted an inspection of the property at 137/139 E. Park Ave. After inspection it was determined the property was not safe for human habitation and the building was vacated with orders to raze or repair written to the owner. The owner took no action after this order was issued. The City sought a raze order through Circuit Court and the judge issued that order in February.

The building is unsafe and not suitable for human habitation. All of the building systems in the structure are severely compromised; structural integrity, electrical, plumbing and HVAC.

Through this whole process, at different times, there have been squatters in the building. This situation poses fire and personal safety risks. The structure should be razed as soon as possible. It has also been an enduring blight on the neighborhood.

### Options & Alternatives:

Deny the funding and allow the unsafe, blight conditions to remain.

Approve the funding and have the buildings removed.

**Additional Details:**

Below are excerpts from the inspection report.

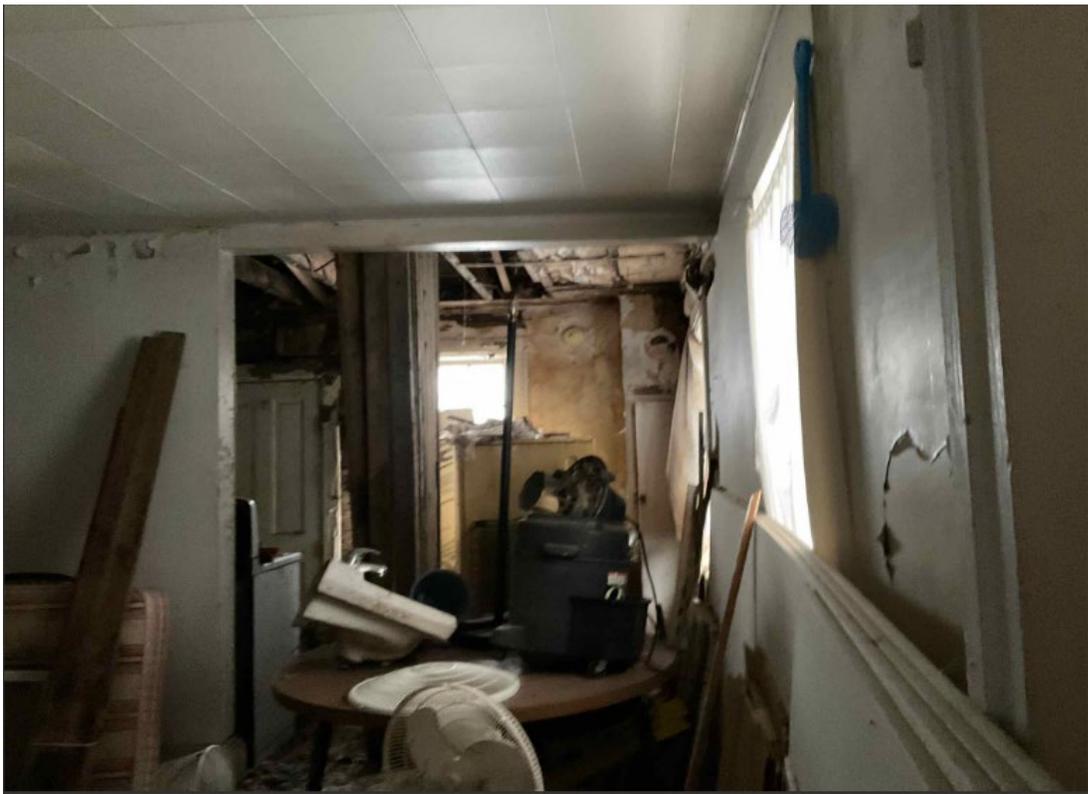
The front stairs leading to the second-floor unit(s) are not protected on the underside. We were unable to verify required unit fire separation. Exposed ceiling joists appeared to have temporary supports wedged in place. Egress door in the kitchen leading outside missing the required landing and stairs. (Drops approx. two to three feet down to grade.) Observed beams in basement that have been cut or have deteriorated to a state that bearing strength comes into question. Multiple metal support posts added in what appears to be an attempt to add additional support. Structural supports in the basement appear to not line up with structural loads. Interior areas have been compromised by water infiltration or general dilapidation and decay, including areas of the ceiling that are either sagging or have completely come down. HVAC ducts are completely rusted through. Exterior issues are rotting porch stairs, windows, roof areas deteriorated and rotting to the point of falling off the building. Structure posted as unfit for human habitation due to life/safety issues.

Plumbing traps in the building are not vented as required and as a result pose a serious threat to the health, welfare, and safety of persons in the building since they are venting sewer gas into the interior that must be vented to the exterior.

Violations observed included unstrapped electrical cables, unstrapped conduits, unsupported junction boxes, and open knockouts throughout. New open electrical wiring and electrical work was found, including new electrical outlets, new cut in boxes, new wiring, uncapped wires, knob-and-tube wiring lacking insulation extending into interior walls, and light fixtures having knob-and-tube wiring spliced into them without a junction box.

The plumbing and electrical violations were so pervasive that the City of Waukesha Office of Community Development took the necessary steps to de-energize the building and shut off its water supply.







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

People Centered Development – This property has been a blight on the neighborhood. Razing this house will remove a blight from the neighborhood. The property is also unsafe and not fit for human habitation.

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

The dangerous structures will be razed, removing a safety hazard and blight from the neighborhood.

**Financial Remarks:**

The estimated cost to raze the structures on the site, with asbestos remediation is \$45,000. The final cost will be invoiced to the owner. If the owner doesn't pay the invoice, the amount will roll onto the tax bill. The cost will be paid through the Community Development Department. Since this is an unbudgeted expense, at the end of the year if the Department and City budget cannot offset this expense, contingency funds would be used to pay the excess expense.

**Suggested Motion:**

I move to recommend approval of the expense to raze the structures at 137/139 E. Park Ave. to the Common Council.

**Reviewed By:**

<b>Finance Director</b> Joseph P. Ciarro	<b>Date Reviewed</b>
<b>City Attorney</b> 	<b>Date Reviewed</b> 27 Feb 2026
<b>City Administrator</b> Anthony W. Brown <i>Anthony Brown</i>	<b>Date Reviewed</b> 03/04/2026