



City of Waukesha
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Committee: Landmarks Commission	Meeting Date: 1/7/2026
Item Number: ID#25-02208	
Subject: <ul style="list-style-type: none">Review of 2025 Paint and Repair Grants, and discussion of new standards for 2026	

Details: In 2025 the Landmarks Commission received a Paint and Repair Grant allocation of \$25,000.00 from the City's total CDBG fund. The Landmarks Commission allocated grant money to twelve projects, with grants ranging from \$180.00 to \$4,000.00. All of the grants have received SHPO approval and all Environmental Reviews have been completed and forwarded to Waukesha County.

Payment has been made for ten of the twelve grants. Two projects, siding and gutter repair plus painting at 114 S. East Ave., and siding repair/replacement at 202 W. College Ave., are expected to be completed in the spring. Once the work is done and contractors have been paid, we will send the grants for the remaining amount. The County CDBG Board approved an extension of the grant into 2026 for that purpose.

This fall, County staff did a monitoring audit on the Paint and Repair Grant program, to ensure it is being run effectively and is compliant with federal guidelines. The program was one of several CDBG funds which are randomly selected each year. The Historic Springs fund went through monitoring several years ago. The audit found that the program is mostly in very good shape. However, several changes either have been made or will be made going forward to ensure that it stays compliant with changing federal regulations.

The most significant change will be to the way grant eligibility is determined. Previously, any historically designated property in a low-moderate income Census Tract was considered to be eligible for grants. This excluded the Caples Park Historic District and part of the East Broadway Historic District, but included most historic properties in the City. Any work the Landmarks Commission reviewed could be eligible for a grant. This standard will be changing significantly.

Under the new classification for the program, any historic residential property in the City will be potentially eligible, including the ones which are outside the low-moderate income census tracts, but the Landmarks Commission will need to make a spot slum/blight determination for each property. This does not necessarily mean a property needs to be currently in a blighted state to receive a grant. It could instead



be a determination that the work is preventing blight by encouraging essential work to happen. Staff hopes to present more detailed standards for the Landmarks Commission to use in making the determination.

Relevant Secretary of the Interior Standards: N/A

Paint and Repair Grant info: N/A.

Staff Recommendation: N/A.