



**City of Waukesha**  
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<b>Committee:</b> City Council	<b>Date:</b>
<b>Common Council Item Number:</b> ID#25-00572	<b>Date:</b> 2025-04-03
<b>Submitted By:</b> Charlie Griffith	<b>City Administrator Approval:</b> Anthony W. Brown
<b>Finance Department Review:</b> Jennifer Andrews	<b>City Attorney's Office Review:</b> Brian Running
<b>Subject:</b> Consider approval of a draft Historic Preservation Conservation Easement for a portion of the property at 130 Delafield St.	

**Details:**  
 A portion of the former Police Department/Engineering Annex property at 130 Delafield St. is included in the individual designation for the Senator William Blair House (434 Madison Street) to the National Register of Historic Places. The National Register is separate from local designation. 434 Madison Street is also included in the Madison Street Historic District, which is designated both locally and at the National Register, but the district does not include any portion of 130 Delafield St. 434 Madison Street is not an individually designated Local Landmark.

The City would like to sell 130 Delafield St. as part of the proposed Mandel apartment project, which the Council approved in November of 2024.

Unlike the local designation, the National Register of Historic Places is mostly honorific and not regulatory. However, when a publicly owned property that is on the National Register is sold, a Historic Preservation Conservation Easement must be placed on the land, to ensure any historic resources are preserved. The easement must be reviewed and approved by the Wisconsin Historical Society's State Historic Preservation Office (SHPO). 130 Delafield St. does not have any intact historic resources associated with the Blair House, and the SHPO reviewers do not have the authority to request changes to the proposed development. Instead, as mitigation, they requested that the City prepare a new National Register nomination for a different eligible property in the City, specifically Acme Spring.

Acme Spring is one of the few intact remnants of Waukesha's Springs Era. It is located on the property of the Mountain Village Apartments, but the City has an easement with Mountain Village for public access to it. The City is also responsible for maintaining the spring, and it is a Local Landmark. It is located less than a half mile from 130 Delafield St., which makes it a good candidate for mitigation. After 130 Delafield is sold, the City will hire a historic preservation consultant to prepare the nomination and submit it. Once it is submitted and accepted by SHPO staff, all mitigation obligations on the part of the City and Mandel will be fulfilled.

The easement is currently under review by SHPO compliance staff. They may request changes to the easement wording, but they have accepted the Acme Spring nomination as mitigation for the proposed development.

**Options & Alternatives:**

The Council could reject the easement and request alternative mitigation options. Further negotiations with SHPO Compliance will take time and could delay the sale of the property to Mandel.

If the Council denies the easement and refuses to participate in further negotiations, SHPO will report the result to the State Legislature.

**Financial Remarks:**

Consultant cost estimates for a recent similar application ranged from \$4,500.00 to \$6,500.00. The cost is expected to be paid from TID 29.

**Executive Recommendation:**

Staff recommends that the Council approve the Historic Preservation Conservation Easement for 130 Delafield St. and authorize the City Attorney to negotiate the easement wording.