



Human Health Hazards & Hoarding in Wauwatosa

Community Affairs Committee
June 17, 2025



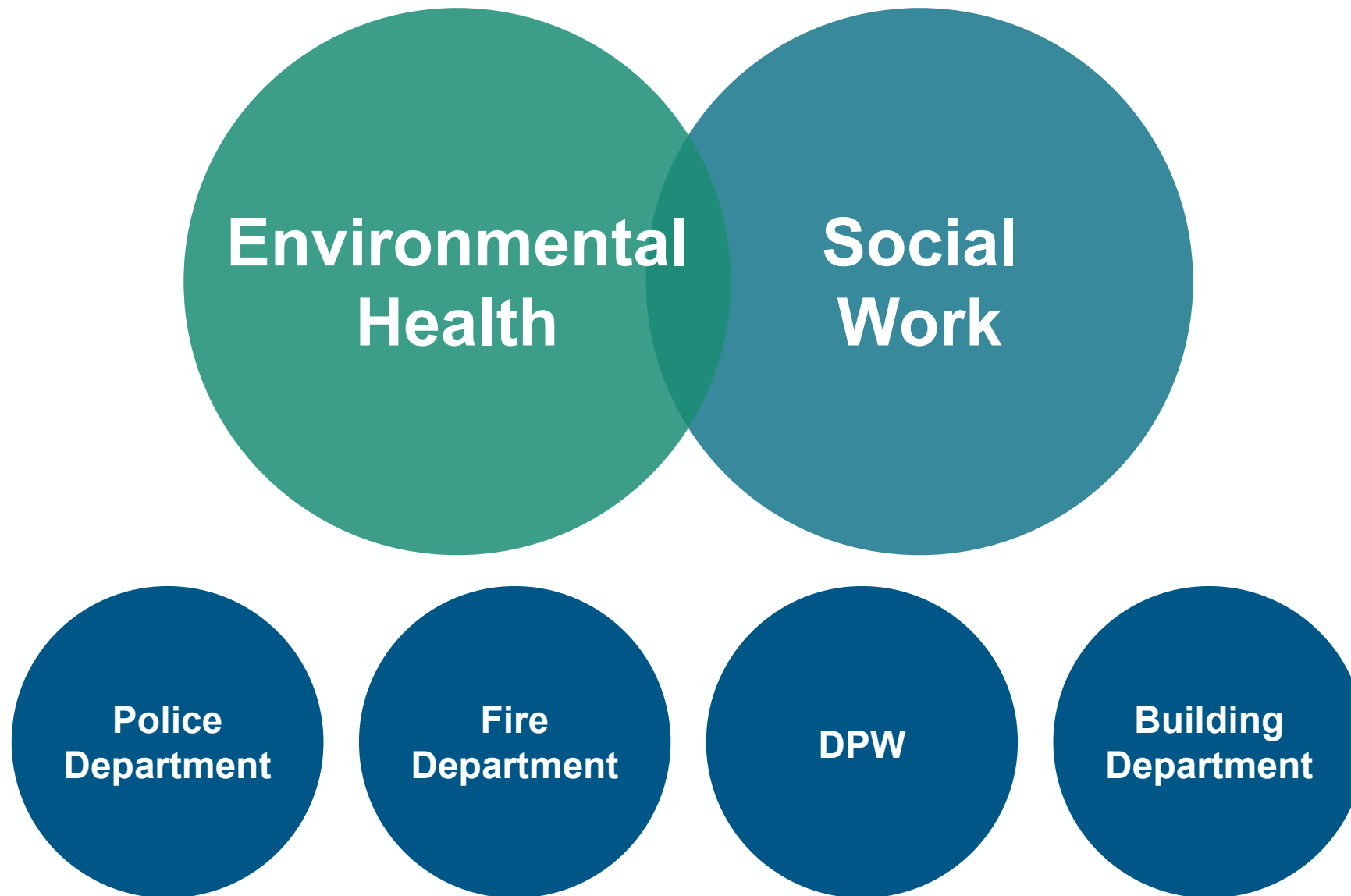
Human Health Hazard (HHH)

Wauwatosa Municipal Code Chapter 8.10 - Human Health Hazards

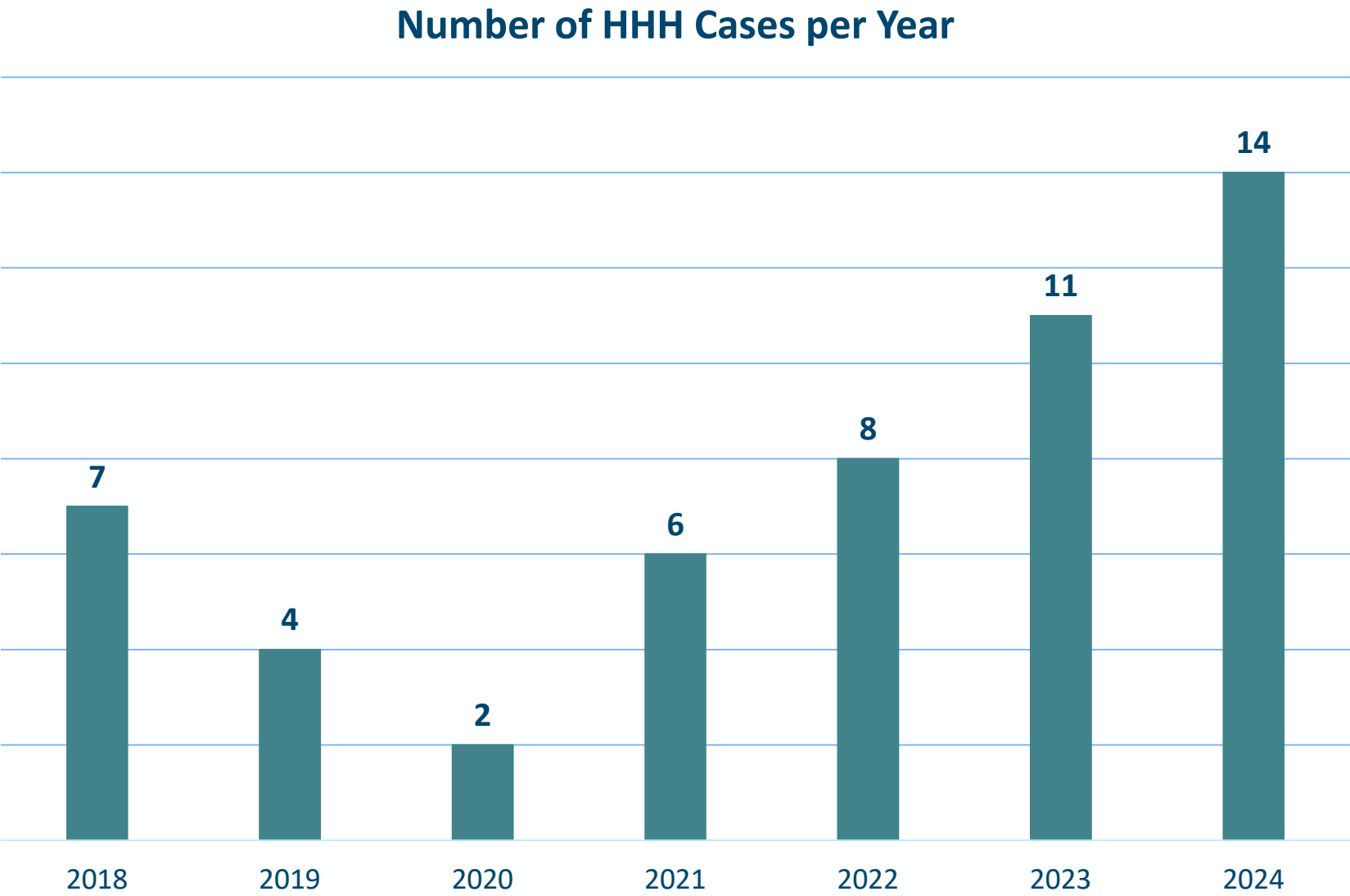
WI State Statute Chapter 251 - Local Health Officials

WI State Statute Chapter 254 - Environmental Health

WI Administrative Code Chapter DHS 140 - Required Services of Local Health Departments



HHHs in Wauwatosa | Data



HHHs in Wauwatosa | Most Common Human Health Hazards in Wauwatosa

**Unhealthy or
Unsanitary
Conditions**

**Waste Water/
Sewage
Back-ups**

**Nonfunctional
Building
Fixtures**

HUMAN HEALTH HAZARD INSPECTION PROCESS



REFERRAL

Wauwatosa Fire and
Police Departments

Neighbors

Tenant/ Landlords*

Concerned family
members or friends



INSPECTION

Coordinate with
homeowner for voluntary
inspection

Special Inspection
Warrant from Wauwatosa
Municipal Court

Uniform inspection
checklist

Evidence in the home is
documented



ORDERS

Voluntary compliance

Official Orders and action
needs to be taken after
10 days

Extension compliance
timeline

Resource referral



FUNDING

Self-pay by resident

Wauwatosa Home
Rehabilitation program
through the building
department

City fronted payment &
tax repayment by
homeowner



MONITORING & COMPLIANCE

Placard to declare the
home not fit for human
habitation

Monitoring inspections
with a pre-determined
timeline

Cases can take several
months to years to gain
compliance

HHHs in Wauwatosa | Environmental Health

Example of non-compliant pathways & obstructed exits



HHHs in Wauwatosa | Environmental Health

Example of inaccessible plumbing structures

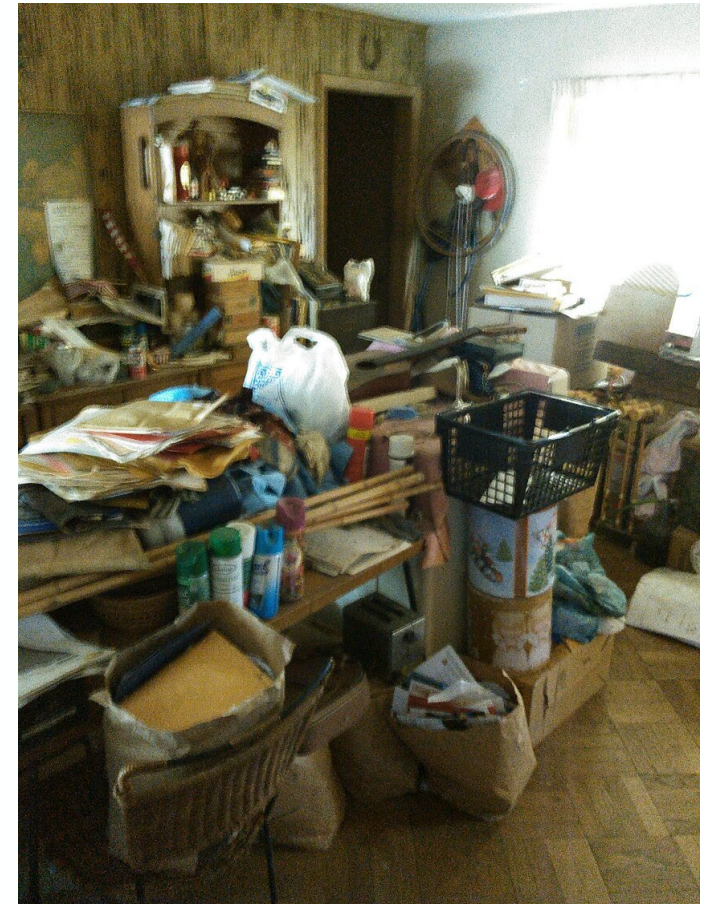


HHHs in Wauwatosa | Environmental Health

Example of Garbage/ Debris removed on routine basis & Pest Harborage

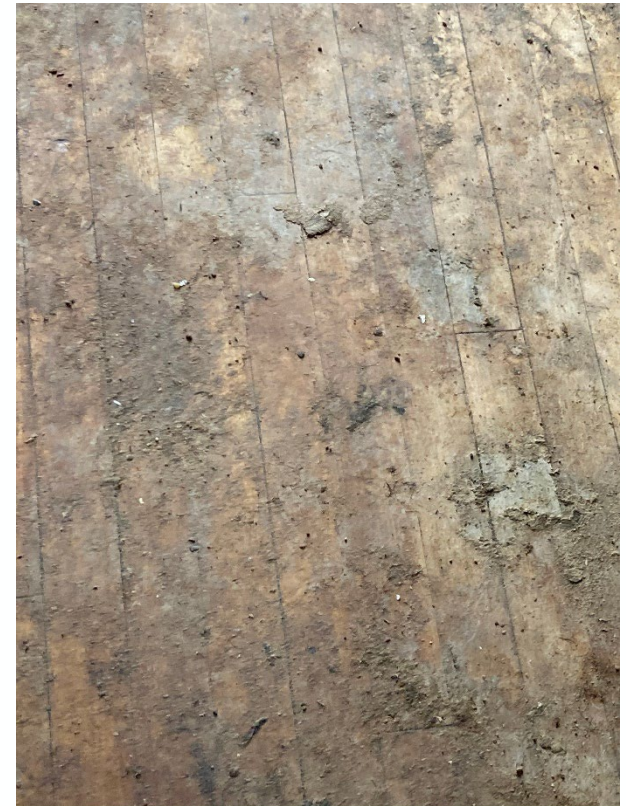
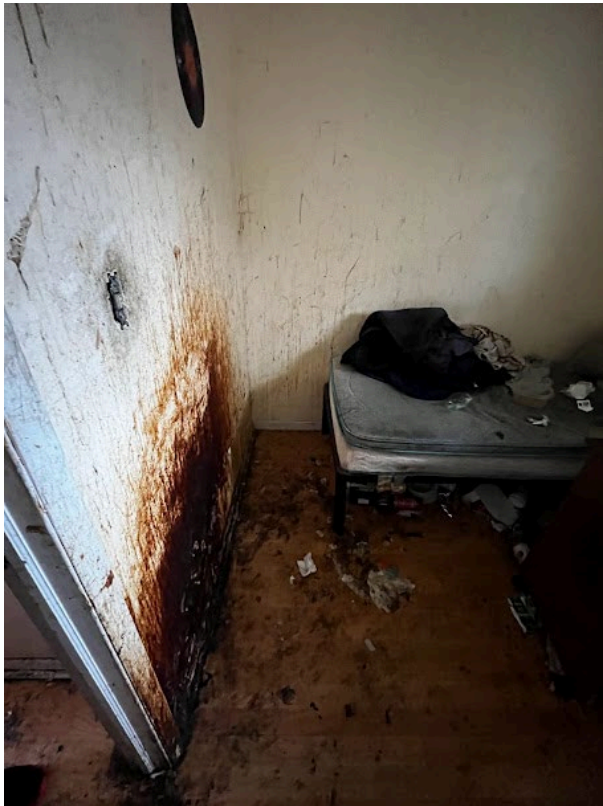


Examples of long-term storage of papers/ fire accelerates



HHHs in Wauwatosa | Environmental Health

Example Human or Pet Feces



HUMAN HEALTH HAZARD INSPECTION PROCESS



REFERRAL

Wauwatosa Fire and
Police Departments

Neighbors

Tenant/ Landlords*

Concerned family
members or friends



INSPECTION

Coordinate with
homeowner for voluntary
inspection

Special Inspection
Warrant from Wauwatosa
Municipal Court

Uniform inspection
checklist

Evidence in the home is
documented



ORDERS

Voluntary compliance

Official Orders and action
needs to be taken after
10 days

Extension compliance
timeline

Resource referral



FUNDING

Self-pay by resident

Wauwatosa Home
Rehabilitation program
through the building
department

City fronted payment &
tax repayment by
homeowner



MONITORING & COMPLIANCE

Placard to declare the
home not fit for human
habitation

Monitoring inspections
with a pre-determined
timeline

Cases can take several
months to years to gain
compliance

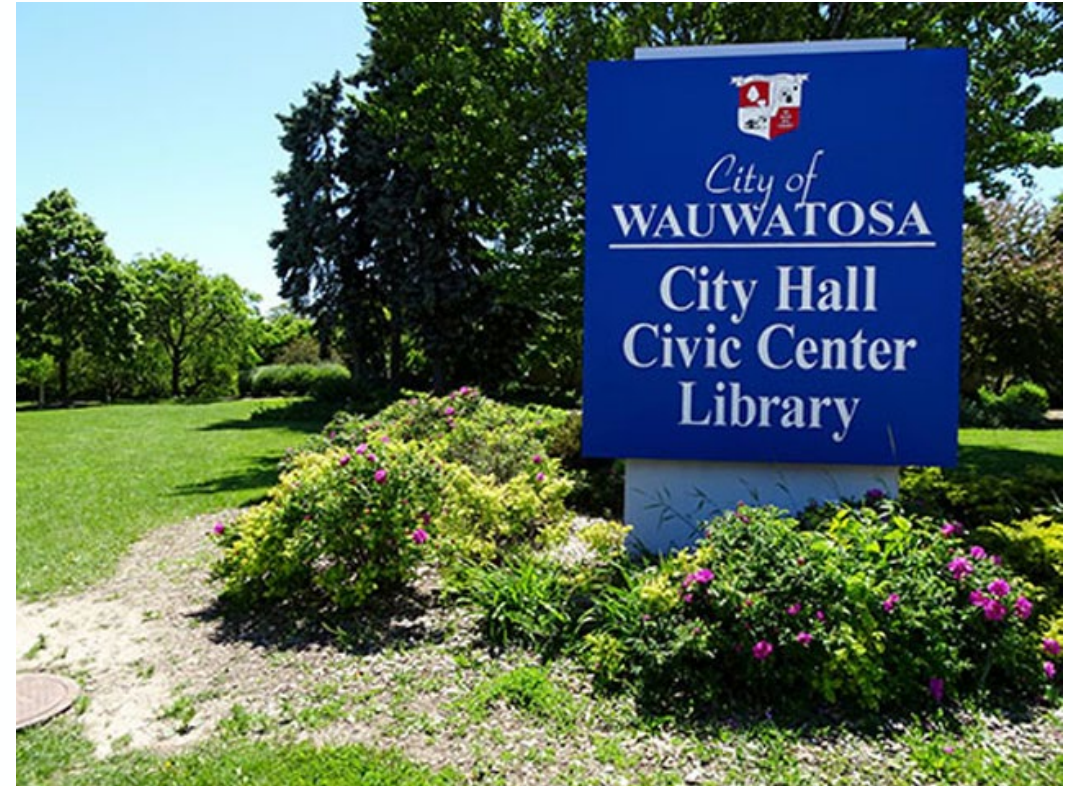
HHHs in Wauwatosa | Social Work

How referrals come to Social Worker:

- City departments
- Family, friends, neighbors

Role of Social Worker:

- Engagement
- Assessment
- Case management
- Referrals to resources and services
- Getting at root cause of issue
- Advocacy
- Client self-determination



HHHs in Wauwatosa | Social Work

Number of HHH’s referred to Social Worker April 2022-May 2025

Year	Number of Referrals
2022	8
2023	19
2024	18
2025 thus far	8
Total:	53*

HHHs in Wauwatosa | Social Work

Factors:

- Mental status
- Physical health
- Trauma
- Support systems
- Financial constraints
- Timelines

Resources/lack-of:

- Clean-up agencies
- Catholic Charities
- Therapy
- Wauwatosa Home Rehabilitation Program
- Alternative living environments
- Long-term care funding

HHHs in Wauwatosa | Social Work



HHHs in Wauwatosa | Social Work



HHHs in Wauwatosa | Social Work



1



2



3



4

HHHs in Wauwatosa | Fire Department

People with hoarding disorder collect and keep items that fill up their living space to the extent that the space is no longer usable. This accumulation of material presents fire safety risks to residents and firefighters.

Hoarding significantly increases fire risks for residents, firefighters, and the broader community







Death in the line of duty...

NIOSH
Fire Fighter Fatality Investigation
and Prevention Program

A summary of a NIOSH fire fighter fatality investigation

July 7, 2016

Career Fire Lieutenant Dies in Cluttered Apartment Fire on 19th Floor of High-rise Residential Apartment Building – New York

Executive Summary

On July 05, 2014, a 40-year-old male career lieutenant was overcome by extreme fire conditions while attempting to find the seat of the fire.

The fire was located in the bedroom of a 500-square-foot apartment on the 19th floor of a 21-story residential apartment building. The apartment was extremely cluttered with personal possessions stacked high against all walls, making travel through the apartment difficult. The lieutenant and his Ladder 119 crew forced the door to the fire apartment and entered to search for the seat of the fire. The Engine 211 lieutenant and fire fighter followed them into the apartment with a charged hoseline.



View of apartment building looking up from street level. Center window is room of origin.



Support existing efforts and advocate for additional resources

Assist with communication and expectations

Refer residents to the housing rehabilitation program

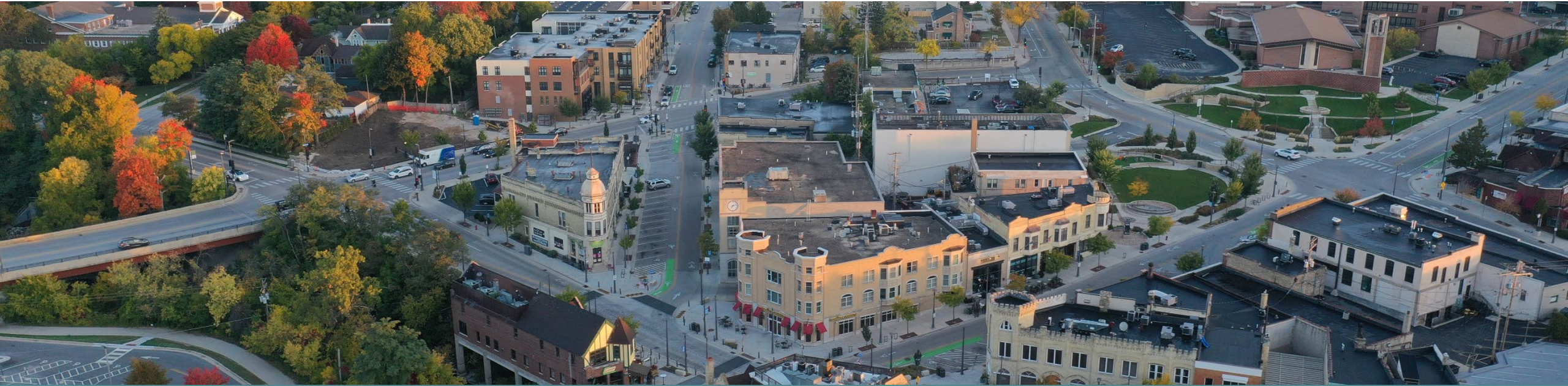
Additional and ongoing support for home repair

Community-based resources

Affordable and accessible housing

Environmental health and social work positions

HHHs in Wauwatosa | Discussion



Questions?