



Wauwatosa, WI

Community Affairs Committee

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, June 17, 2025

7:30 PM

Common Council Chambers and Zoom:
<https://servetosa.zoom.us/j/82923188685>,
Meeting ID: 829 2318 8685

Regular Meeting

HYBRID MEETING INFORMATION

Members of the public may observe and participate in the meeting in-person or via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

CALL TO ORDER

ROLL CALL

COMMUNITY AFFAIRS COMMITTEE ITEMS

1. Consideration of a Certified Survey Map (CSM) approval extension at 1330 Wauwatosa Avenue, Sarah Hillenbrand, Mandel Group, applicant [25-0753](#)
2. Presentation by the Health and Fire Departments on Human Health Hazards and Hoarding in Wauwatosa [25-0972](#)

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-0753

Agenda Date: 6/17/2025

Agenda #: 1.

Consideration of a Certified Survey Map (CSM) approval extension at 1330 Wauwatosa Avenue, Sarah Hillenbrand, Mandel Group, applicant

Submitted by:

Art Pinon

Department:

Development

A. Background/Options

The Council previously approved a Land Combination via CSM for the Harlow & Hem development on July 16, 2024. The resolution is linked. Pursuant to State Statutes, CSMs need to be recorded within twelve months of the final approval date. Due to timing with finalizing development details, it is not possible to record the CSM by the mid-July statutory deadline.

B. Staff Comments

Planning/Zoning Division

No issues.

Building Division

No issues.

City Assessor's Office

No concerns.

City Clerk's Office

No issues.

Engineering Division

No issues.

Fire Department

No issues.

Health Department

No issues.

Police Department

No issues.

C. Recommendation

Staff recommends an approval extension of one year.



PROJECT DESCRIPTION – CERTIFIED SURVEY MAP – APPROVAL EXTENSION

We are applying for a CSM approval extension for our proposed development entitled Harlow & Hem, located at 1330 Wauwatosa Avenue, 7463 Harwood Avenue, and 7460, 7462, and 7470 Blanchard Street. The land combination via Certified Survey Map was approved on 7/16/2024 and is approaching the 12-month recording deadline. Additional time is needed to finalize reviews of minor CSM revisions, right of way vacation, and to finalize easements and agreements for public spaces related to the project.

As background, related to a Preliminary Planned Unit Development application, Zoning Map Amendment application, and Site Plan Review application Mandel Group, Inc. ("Mandel") applied for a Certified Survey Map approval to consolidate five parcels into one parcel. The consolidation of these parcels allows Mandel to build a single multifamily apartment building without crossing property lines and thereby following building codes. The consolidation also creates a clear delineation of the uses in the comprehensive plan and a clear delineation of the underlying zoning code.

The existing property delineation is shown below with the associated tax keys of 3700362000, 3700337001, 3700323000, 3700359000, and 3700324001. Note the 3700359000 parcel is shown split in two to highlight that the portion of the site near Harwood will be dedicated to the City as right-of-way. Additionally, a Zoning Map Amendment was previously approved for parcel is 3700324001, commonly known as 7460 Blanchard Street and 7462 Blanchard Street, to change the zoning map from Single-unit Residential-6 (R1-6) to Neighborhood/Village Trade (C1). Changing the underlying zoning to C1 made zoning of this parcel consistent with the adjacent parcels that are part of Mandel's proposed multifamily apartment community and make the zoning and land use consistent with each other, in alignment with designated downtown uses under the Comprehensive Plan.



CERTIFIED SURVEY MAP NO. _____

BEING LOT 1, 2, 3, 4, 5 AND 6 OF BLOCK 1 OF SPORLEDER'S SUBDIVISION, PART OF LOT 1 AND 2 OF ASSESSOR'S PLAT NO. 14, AND PART OF LOTS 4, 5, 6, 7 AND 10 IN J.S. AND CHAS. STICKNEY'S SUBDIVISION OF 23.5168 ACRES OF LAND IN THE SOUTHWEST ONE-QUARTER (1/4), ALL IN THE SOUTHWEST 1/4 OF SECTION 22 IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

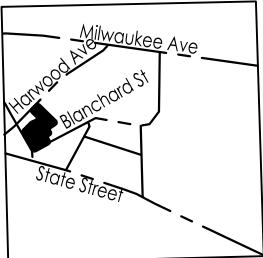
Prepared For:
Harlow & Hem Apartments, LLC

ADDRESS: Blanchard St., 7460 Blanchard St., 7471 Harwood Ave.,
Park St., 7463 Harwood Ave., Wauwatosa Ave.
TAX KEY: 370-0323-00, 370-0324-01,
370-0337-01, 370-0359-00, 370-0362-00

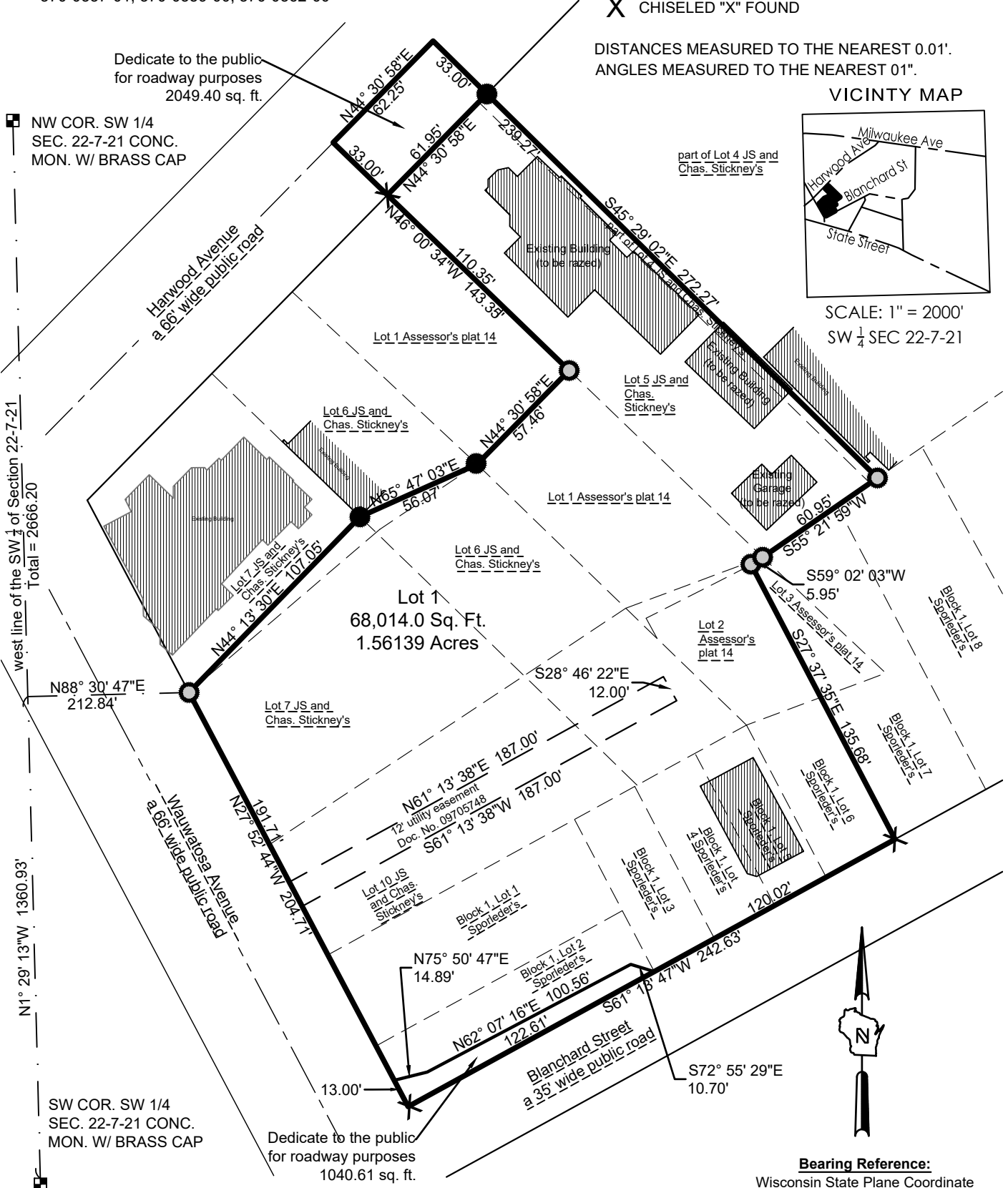
- LEGEND:**
- SET $\frac{3}{4}$ " DIA. REBAR 18" LONG @ 1.50 LBS/LN FT.
 - IRON ROD FOUND
 - X CHISELED "X" FOUND

DISTANCES MEASURED TO THE NEAREST 0.01'.
ANGLES MEASURED TO THE NEAREST 01".

VICINITY MAP



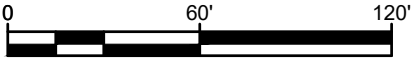
SCALE: 1" = 2000'
SW $\frac{1}{4}$ SEC 22-7-21



Bearing Reference:

Wisconsin State Plane Coordinate
System, South Zone NAD 83, with
the West line of the SW 1/4 of Sec.
22-7-21 bearing N1°29'13"W

GRAPHIC SCALE



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. _____

BEING LOT 1, 2, 3, 4, 5 AND 6 OF BLOCK 1 OF SPORLEDER'S SUBDIVISION, PART OF LOT 1 AND 2 OF ASSESSOR'S PLAT NO. 14, AND PART OF LOTS 4, 5, 6, 7 AND 10 IN J.S. AND CHAS. STICKNEY'S SUBDIVISION OF 23.5168 ACRES OF LAND IN THE SOUTHWEST ONE-QUARTER (1/4), ALL IN THE SOUTHWEST 1/4 OF SECTION 22 IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

State of Wisconsin))SS
Milwaukee County)

I, Kevin A. Slottke, Professional Land Surveyor, hereby certify that I have surveyed, dedicated, divided, and mapped Lot 1, 2, 3, 4, 5 and 6 of Sporleder's Subdivision, part of Lot 1 and 2 of Assessor's Plat No. 14, and part of Lots 4, 5, 6, 7 & 10 in J.S. and Chas. Stickney's subdivision of 23.5168 acres of land in the Southwest $\frac{1}{4}$, all in the Southwest $\frac{1}{4}$ of Section 22, in Township 7 North, Range 21 East, in the the City of Wauwatosa, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 22; thence North 1°29'13" West, along the west line of the southwest $\frac{1}{4}$ of said Section 22, 1360.93 feet; thence North 88°30'47" East, 212.84 feet to the easterly right of way line of Wauwatosa Avenue and the point of beginning; thence North 44°13'30" East, 107.05 feet; thence North 65°47'03" East, 56.07 feet; thence North 44°30'58" East, 57.46 feet; thence North 46°00'34" West, 143.35 feet to the centerline of Harwood Avenue; thence North 44°30'58" East, along said centerline, 62.25 feet; thence South 45°29'02" East, 272.27 feet; thence South 55°21'59" West, 60.95 feet; thence South 59°02'03" West, 5.95 feet; thence South 27°37'35" East, 135.68 feet to the northerly right of way line of Blanchard Street; thence South 61°13'47" West along said northerly line, 242.63 feet to the easterly right of way line of Wauwatosa Avenue; thence North 27°52'44" West along said easterly right of way line, 204.71 feet to the point of beginning.

Containing 71,104.0 Square Feet, 1.63232 Acres.

That I have made the survey, land division, and map by the direction of Harlow & Hem Apartments, LLC, owner of said land, that the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made, that I have fully complied with s. 236.34 of the Wisconsin Statutes and the City of Wauwatosa land division ordinance in surveying, dividing and mapping the same.

Kevin A. Slottke, PLS 2503 Date

OWNER'S CERTIFICATE

Harlow & Hem Apartments, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said owner has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with Chapter 236 Wisconsin Statutes.

Harlow & Hem Apartments, LLC does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: **the City of Wauwatosa**

Witness the hand and seal of said owner on this _____ day of _____, 20____.

Harlow & Hem Apartments, LLC

[signature]

[printed name & title]

State of Wisconsin)
Milwaukee County) SS

Personally came before me this _____ day of _____, 20____, the above-named _____,

to me known to be the person who executed the foregoing instrument, and to me known to be the

_____ of **Harlow & Hem Apartments, LLC** and acknowledged that they executed the foregoing instrument.

(SEAL) _____ notary public, State of Wisconsin

my commission expires _____

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PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WAUWATOSA ON THIS _____ DAY OF _____, 20____

DENNIS McBRIDE, CHAIRPERSON

TAMARA SZUDY, SECRETARY

COMMON COUNCIL APPROVAL

APPROVED AND ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF WAUWATOSA IN ACCORDANCE WITH THE RESOLUTION ADOPTED ON THIS _____ DAY OF _____, 20____

STEVEN A. BRAATZ, JR, CITY CLERK



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Signature Report

Resolution-Council: R-24-115

File Number: 24-0976

Enactment Number: R-24-115

Resolution approving a Land Combination via Certified Survey Map at 1330 Wauwatosa Avenue; 7463 Harwood Avenue; and 7460, 7462, and 7470 Blanchard Street, Phillip Aiello, Mandel Group Inc., applicant

BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin that permission be and the same is hereby granted to Phillip Aiello, Mandel Group Inc., for a Certified Survey Map to combine parcels located at 1330 Wauwatosa Avenue; 7463 Harwood Avenue; and 7460, 7462, and 7470 Blanchard Street. The parcels location is described as follows:

BEING LOT 1, 2, 3, 4, 5 AND 6 OF SPORLEDER'S SUBDIVISION, PART OF LOT 1 AND 2 OF ASSESSOR'S PLAT NO. 14, AND PART OF LOTS 4, 5, 6, 7 AND 10 IN J.S. AND CHAS. STICKNEY'S SUBDIVISION OF 23.5168 ACRES OF LAND IN THE SOUTHWEST ONE-QUARTER (1/4), ALL IN THE SOUTHWEST 1/4 OF SECTION 22 IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

All in accordance with the application attached hereto and made a part of this resolution, in compliance with Section 17.02.070 of the Code of the City of Wauwatosa and subject to the following conditions:

1. Any technical corrections as identified by the Register of Deeds and City staff.
2. Recording easements/agreements for public spaces including sidewalk and parking.
3. Approval of the related zoning map amendment and preliminary planned unit development applications.
4. Per State Statute 236.34 (2), the CSM is to be recorded within 12 months of the Common Council approval.

By: Plan Commission

Adopted

A blue ink signature of Steven Braatz, written over a horizontal line.

City Clerk Steven Braatz

Date

7-16-24

Approved

A blue ink signature of Dennis McBride, written over a horizontal line.

Mayor Dennis McBride

Date

7/18/24



Human Health Hazards & Hoarding in Wauwatosa

Community Affairs Committee
June 17, 2025

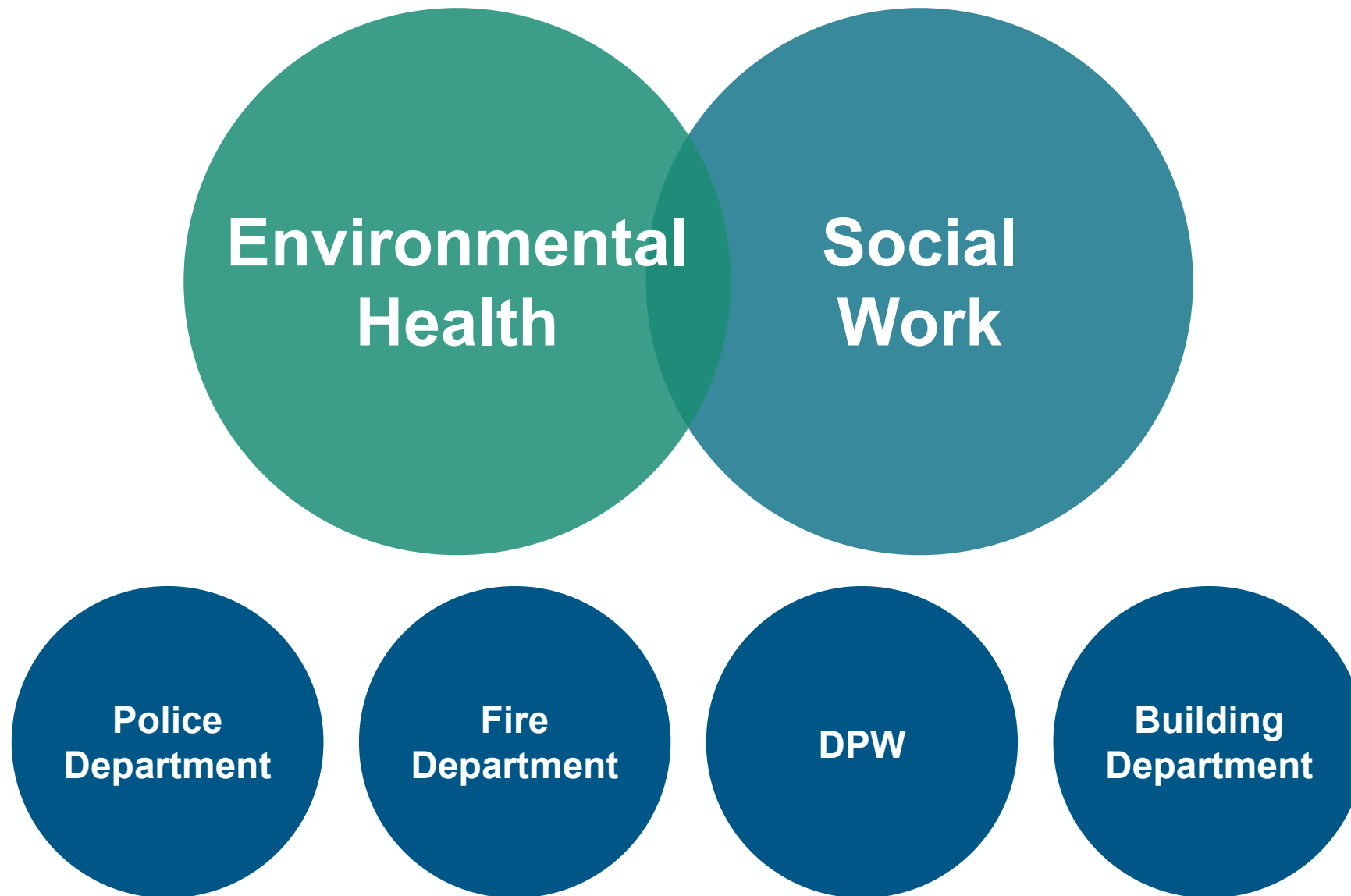
Human Health Hazard (HHH)

Wauwatosa Municipal Code Chapter 8.10 - Human Health Hazards

WI State Statute Chapter 251 - Local Health Officials

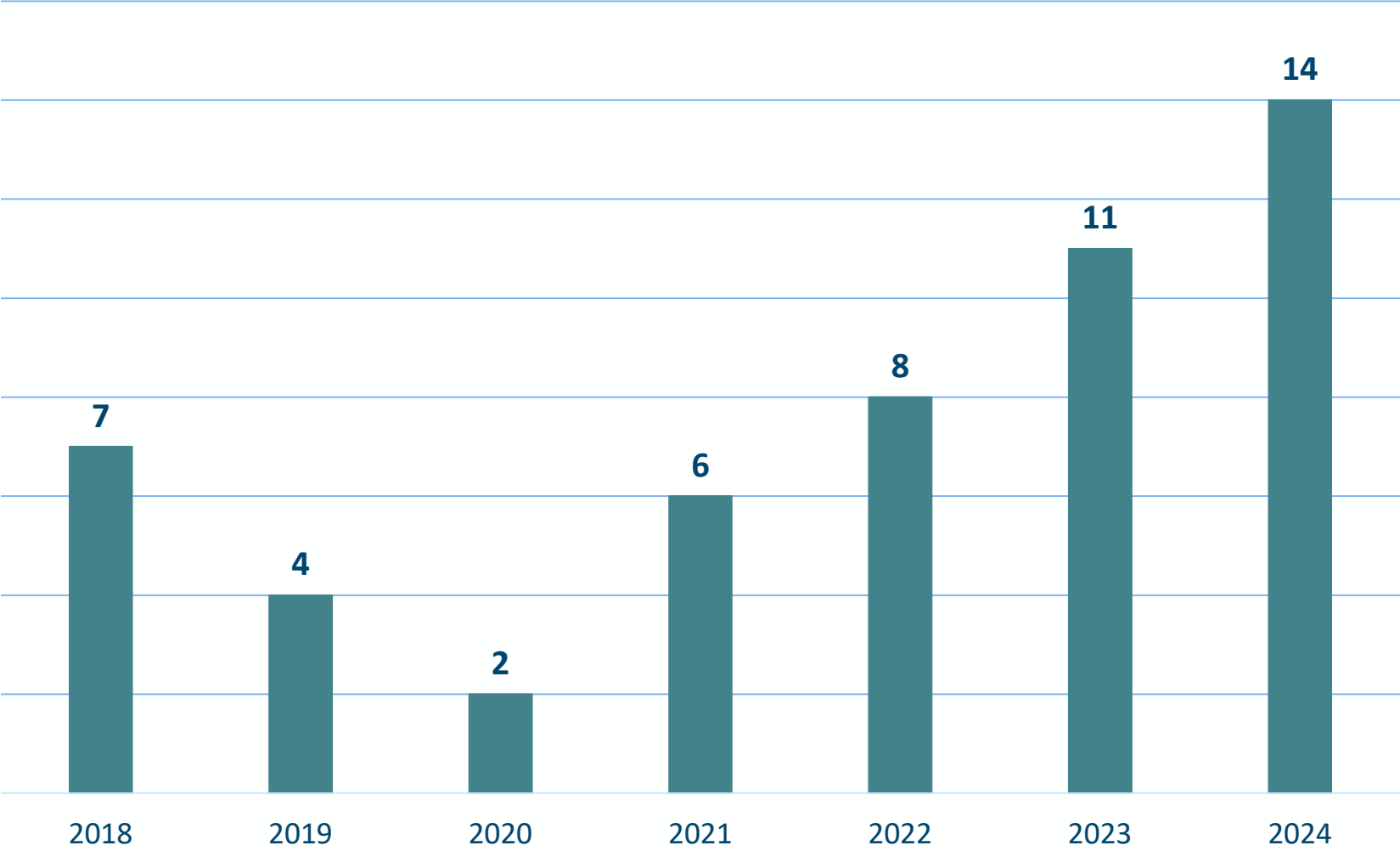
WI State Statute Chapter 254 - Environmental Health

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



HHHs in Wauwatosa | Data

Number of HHH Cases per Year



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

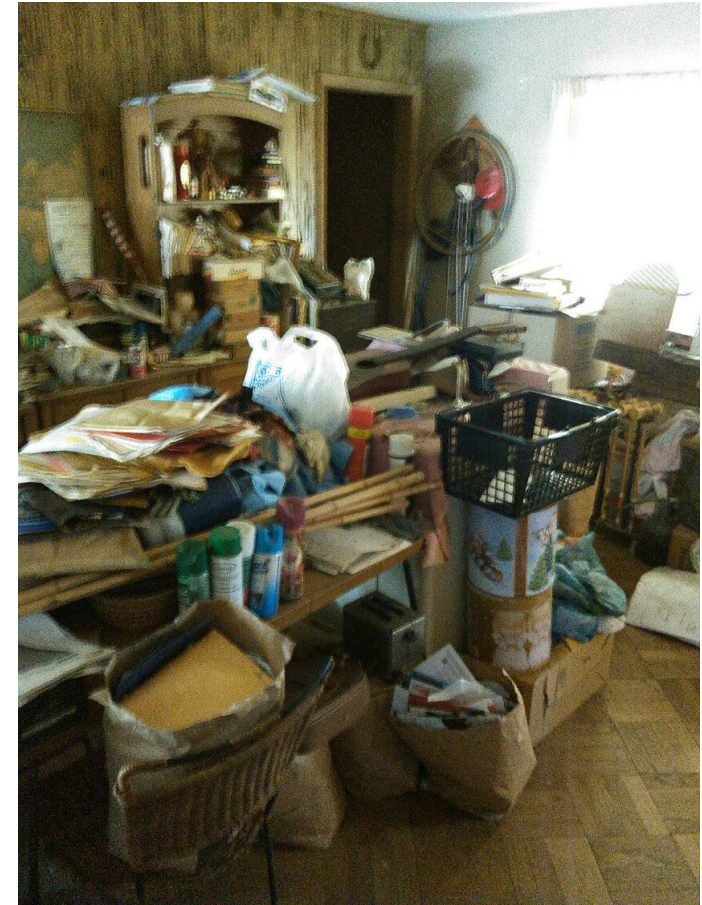


HHHs in Wauwatosa | Environmental Health

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

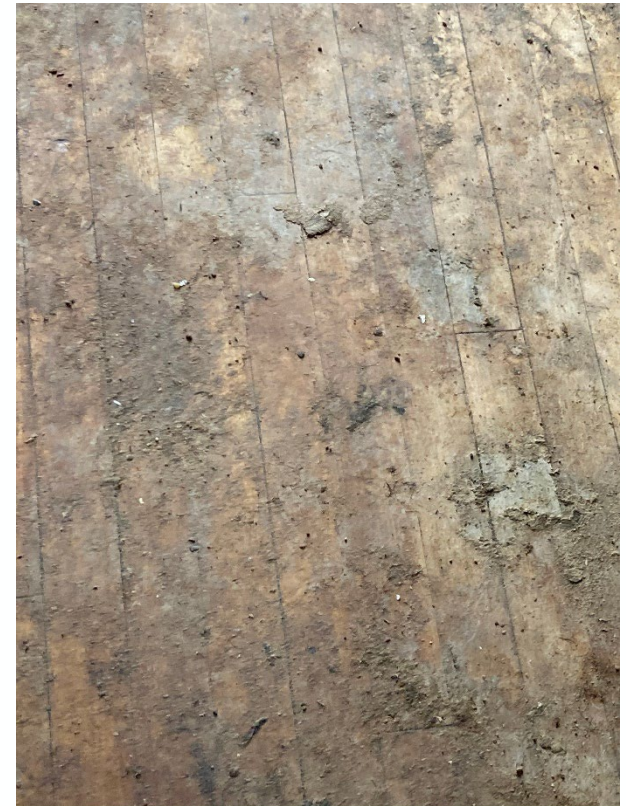
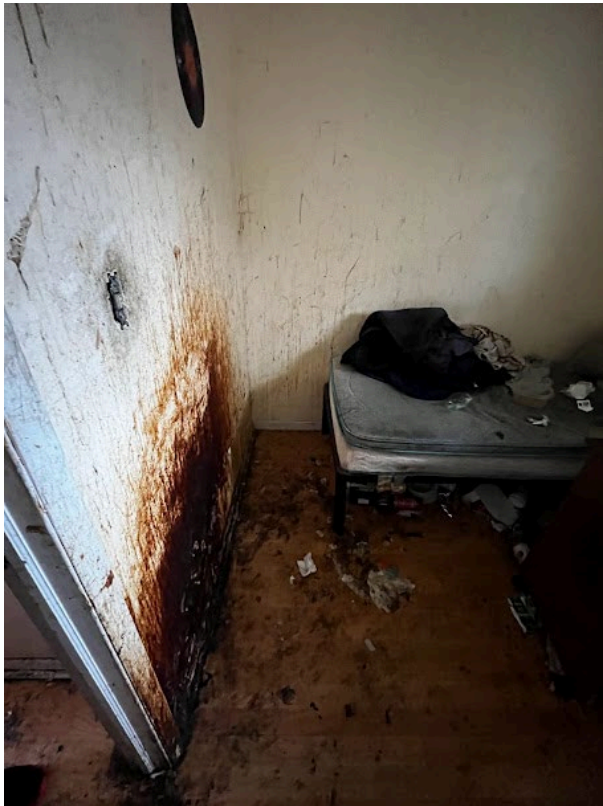


Examples of long-term storage of papers/ fire accelerates



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



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Coordinate with
homeowner for voluntary
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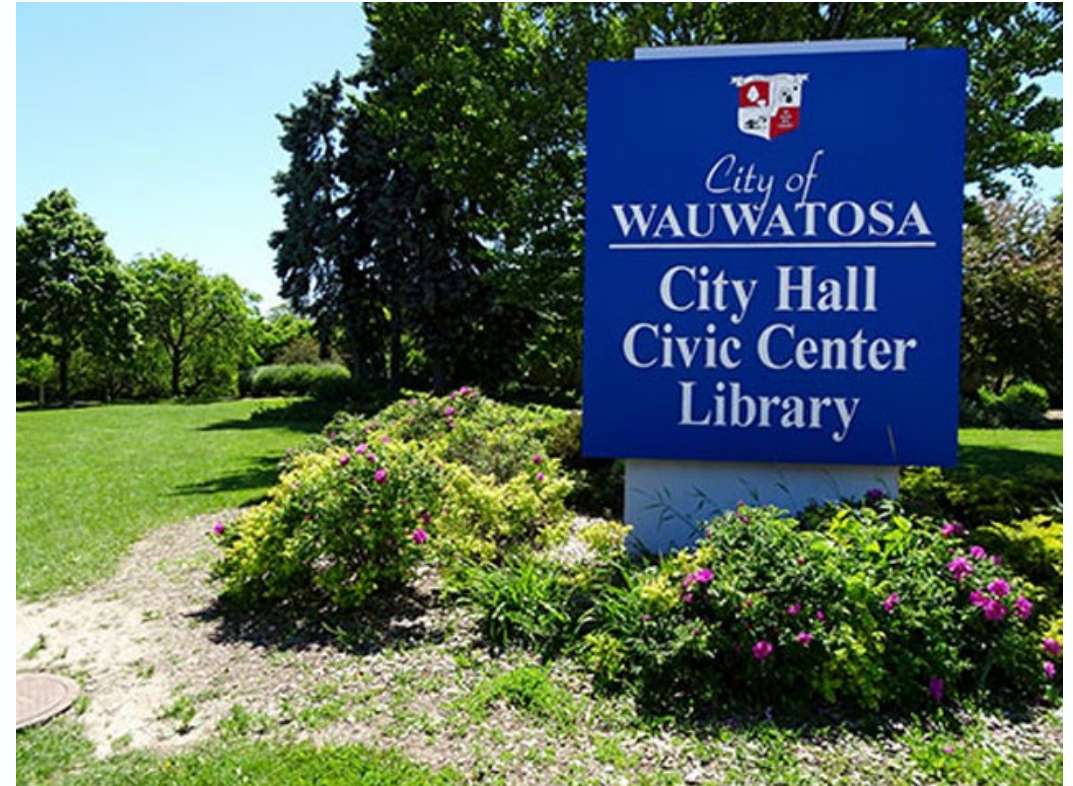
HHHs in Wauwatosa | Social Work

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...



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

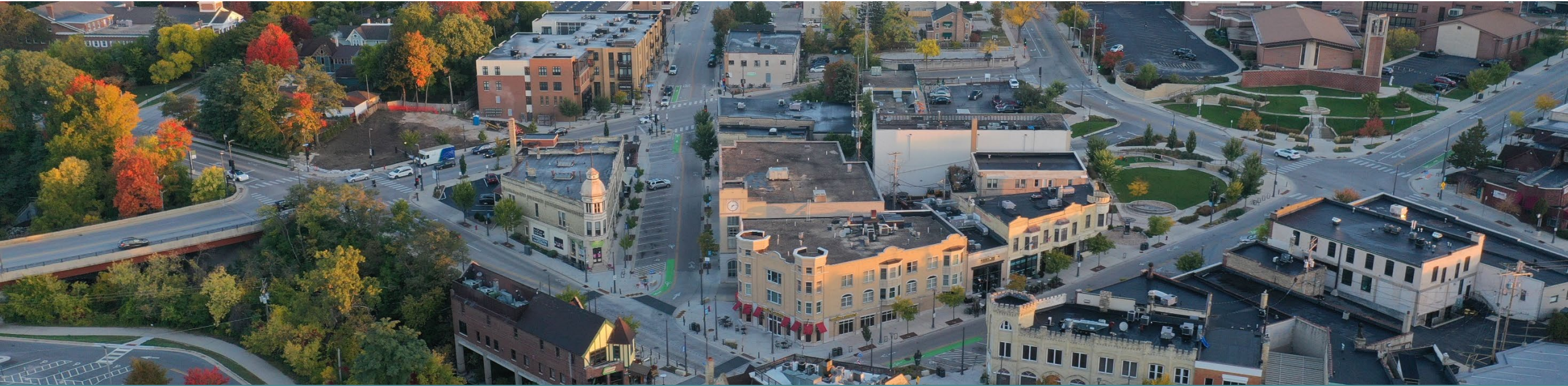
Additional and ongoing support for home repair

Community-based resources

Affordable and accessible housing

Environmental health and social work positions

HHHs in Wauwatosa | Discussion



Questions?