



Public Works Agenda Item

Meeting Date: July 8, 2025

Agenda Item: Cravath Street Water Tower Encroachment

Staff Contact (name, email, phone): Brad Marquardt, bmarguardt@whitewater-wi.gov, 262-473-0139

BACKGROUND

(Enter the who, what when, where, why)

City staff noticed that the property owner at 418 Cravath Street has encroached onto city property near the Cravath Street Water Tower. The parcel outlined in red on the attached Parcel Map is the parcel in question which is owned by the city. Based on aerial photography the encroachment took place between 2015 and 2020. Based on GIS records, the property at 418 switched owners in 2018. The screenshot from 2024 Google Maps shows the retaining wall garden and the trampoline on the city property. The property owner of 418 has been cutting the grass and maintaining the city property.

The City Attorney was consulted and gave a couple of options:

1. Send a cease-and-desist letter telling the neighbor to remove items from the city property and that they cannot use in this manner.
2. Negotiate an agreement with the neighbor that they can use the property but assume all liability.
3. Continue as is, but since the city is aware of the encroachment, the city may now be liable.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

N/A

FINANCIAL IMPACT

(If none, state N/A)

There is no financial impact at this time.

STAFF RECOMMENDATION

Staff does not have an issue with the property owner using the property, especially if they are maintaining it. Staff would recommend to negotiate an agreement with the neighbor.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. Parcel Map
2. Screenshot
3. Email Correspondence
4. CSM 318