



**LA CASA**  
de Esperanza, Inc.

410 Arcadian Ave. | Waukesha, WI 53186 | 262.547.0887 | Fax 262.547.0735 | info@lacasadeesperanza.org | www.lacasadeesperanza.org

**Children's Programs**

*(Ages 6 weeks – 12 years)*

Early Head Start  
Early Childhood Education  
1st and 2nd Shift Child Care  
Before and After School  
Summer Camp  
Meals  
Transportation

**Charter School**

*(K4 -5th Grade)*

Full-service  
Extended School Day  
Before and After School  
Summer Camp

**Youth Programs**

*(Ages 13 -18)*

Career Development  
College Exploration  
Financial Education  
Summer Program  
Tutoring

**Center for Financial Stability**

Workforce Development  
Employment Assistance  
Family Self-Sufficiency  
Financial Stability Education  
VITA Free Tax Service  
Homebuyer Program

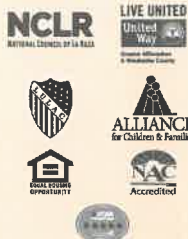
**Senior Housing Services**

La Casa Village I & II  
Mealsite

**Weatherization Services**

Energy Efficiency  
Emergency Furnace &  
Multi-Family Projects  
Milwaukee, Waukesha &  
Jefferson Counties  
City of Milwaukee

*La Casa de Esperanza's  
mission is to provide  
opportunities to achieve  
full social and economic  
participation in society,  
with emphasis on  
the Hispanic population.*



January 18, 2022

City of Waukesha  
Attn: Doug Koehler – Principal Planner  
201 Delafield Street  
Waukesha, WI 53188

Re: LaCasa de Esperanza

Dear Doug,

As discussed during our phone conversation on January 12, 2023, with you, Fred Stier and Dave Bergmann of Stier Construction, Inc., LaCasa de Esperanza has submitted plans for a building permit to remodel 735 Pleasant Street for our Weatherization program. Also, as requested we submitted documents for the January 2023 Plan Commission meeting. Part of the Plan Commission submittal included information for some exterior building changes along with site improvements the City of Waukesha would like to have completed as part of the 735 Pleasant Street remodel project. The 735 Pleasant Street property is currently zoned as M-1. Our understanding is with this current zoning the Weatherization program would be allowed to operate in this building under the City of Waukesha municipal code.

During that meeting you questioned what the future plans were for thirteen (13) adjacent parcels under various zones. You recommended that a certified survey map be created to convert the fourteen (14) parcels into one (1) parcel and apply for a zoning change to I-1 which is similar to what has been done with the LaCasa de Esperanza properties north of Arcadian Avenue. We understand this will allow flexibility in the future redevelopment of this land as future plans have not been finalized and the existing buildings will be allowed as permitted accessory (permitted non-conforming) uses since they are an extension of LaCasa de Esperanza's services.

We are not specifically opposed to combining these properties but with the additional requirements and the time for these changes to be made this will make an undue hardship for the relocation of Weatherization from the 410 Arcadian Avenue building to 735 Pleasant Street to happen prior to the start of the fall 2023 school year. The space in the 410 Arcadian Avenue building is needed for classrooms as originally designed for middle school students.

Based on an e-mail from Jennifer Andrews on December 16, 2022 it was understood that the building permit for 735 Pleasant Street would be issued once the Plan Commission submittal was made. To this date we have not received a permit to start work or the remodeling of the building.



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In order to meet the start of school in fall 2023, construction for Weatherization needed to start last week to allow time for relocation and preparation time for the classrooms in order to be ready for the new school year.

We are willing to start the CSM work immediately but that process is a four-week minimum to complete the CSM to combine all the properties together. Once this CSM is complete we would then apply for the zoning change. The intent would be to work towards a goal of combining the parcels and having zoning change in place prior to occupancy of Weatherization at 735 Pleasant Street. We are anticipating the construction schedule for completion of building remodel work of 735 Pleasant Street project at the end of July 2023. This will allow us only four weeks to have Weatherization relocate to the new facility and prepare the third floor of the school for the new students to start the school year.

Dave Bergmann at Stier Construction, Inc. sent you a preliminary proposed site plan as to the layout of the site for a potential future middle school. Beyond that we have no other plans or thoughts concerning future use of the site.

You had also asked about the house we own at 739 Pleasant Street. After going through the house last Friday, we have decided the house is in such poor shape we will be demolishing the house. We have already contracted for asbestos testing so we can apply for a demolition permit. Currently the water service from that house also serves the 735 Pleasant St. building. We will be capping the existing lateral and installing a new 6" lateral to the remodeled Weatherization building since we will be installing a fire protection system as part of the remodel. We are also including this lot as part of the revised CSM.

We look forward to working with the City of Waukesha as we move forward with the expansion of our organization and services.

Sincerely,

**Shari Campbell**  
President and CEO