



City of Waukesha
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Committee: Plan Commission	Date: 1/25/2023
Common Council Item Number: PC22-0346	Date: Click here to enter a date.
Submitted By: Doug Koehler	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Final Site Plan and Architectural Review - 735 Pleasant Street, LaCasa de Esperanza - Request to approve final plans for site and building improvements at 735 Pleasant Street to accommodate offices for the La Casa Weatherization Program.	

Details:

Proposed changes to the former auto parts store include renovating the interior for office space, along with repainting the exterior, replacing windows, adding new windows, and removing several overhead and service doors to accommodate offices for their weatherization program. The improvements to 735 Pleasant will also require some site changes to define traffic flow and parking spaces across this area. La Casa has been acquiring properties west of the railroad tracks between Arcadian Avenue and Broadway, and after discussions had with staff, will be submitting a more detailed site plan for this area, as well as a CSM to consolidate the number of parcels. At that time a rezoning request will be made to bring the La Casa owned lands under I-1 Institutional zoning. Unfortunately, such plans and documents are not ready yet, and they have a timely need to begin work on the improvements to 735 Pleasant Street to move the offices out of their main building north of Arcadian to free up space for classrooms in the fall of 2023. Typically, such plans would all come in together, but in this case, in order to meet their time frame, La Casa is requesting to start work on the building improvements, recognizing that the site plans, CSM and rezoning are needed, and will be submitted in the near future when available. Staff recognizes the significance La Casa's programming provides to the community and is willing to work with them on this if the Plan Commission feels this is acceptable. If so, staff feels several conditions must be in place, such as a date certain submittal requirement for the other remaining project items, bonds filed to guarantee future needed sitework is completed in a timely matter, and building permits, inspections and occupancy may be held if progress is not made on the site submittals and work on the outstanding site issues.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff recommends approval of the architectural improvements to the 735 Pleasant Street building only, and requires detailed site plans for parking lots and traffic flow and conceptual future development must be submitted for Plan Commission review covering the remaining La Casa owned property between Arcadian Ave. and Broadway, and also include a CSM and Rezoning petition for the lands. If the plan Commission feels it appropriate, conditions and

guarantees could be required as part of the approval of the building improvements to assure the remaining site issues are addressed in a timely manner.