



**City of Waukesha**  
201 Delafield Street  
Waukesha, WI 53188  
Tel: 262.542.3700  
waukesha-wi.gov

## City of Waukesha Cover Sheet

<b>Committee:</b> Plan Commission	<b>Meeting Date:</b> 7/23/2025
<b>ID Number:</b> PC25-0130	<b>Ordinance/Resolution Number (if applicable):</b>
<b>Department Submitting:</b> Community Development	<b>Board/Council Meeting Date:</b> PC: 7/23/2025 CC: 8/19/2025
<b>Agenda Item Title:</b> Certified Survey Map - 735 Pleasant St., La Casa de Esperanza – A request to approve a 5.1402 acre one lot CSM to consolidate 13 parcels owned by La Casa de Esperanza south of Arcadian Avenue west of the rail road tracks, into 1 Lot.	

<b>Issue Before the Council:</b> Review and act on a proposed CSM for approximately 5.1402 acres of land owned by La Casa de Esperanza south of Arcadian Avenue west of the railroad tracks, to consolidate 13 parcels owned by La Casa de Esperanza south of Arcadian Avenue west of the rail road tracks, into 1 Lot.
<b>Options &amp; Alternatives:</b> <ul style="list-style-type: none"><li>• Approve the proposed one lot CSM</li><li>• Deny the request and the property will remain in 13 separate parcels, making future redevelopment difficult.</li></ul>
<b>Additional Details:</b> La Casa De Esperanza has acquired multiple properties south of Arcadian Avenue west of the railroad tracks and is requesting the rezoning of 5.1402 acres of land owned by La Casa de Esperanza to I-1 Institutional District to be consistent with their campus north of Arcadian Ave. Combining the 13 parcels into one lot will consolidate the property boundaries making it clear of the ownership and avoid any lot line set back discrepancies.

<b>What is the Strategic Plan Priority this item relates to:</b>  People-Centered Development
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**What impact will this item have on the Strategic Plan Priority?**

Consolidate parcels into one lot, with one owner.

**Financial Remarks:** No direct financial impact to the City.

**Executive Recommendation:** Staff recommends approval of the one lot Certified Survey Map with the following conditions:

- All City Department Department comments will be addressed.

**Recommended Motion:** "Move to recommend that the Common Council approve the one lot Certified Survey Map on 5.1402 acres of land owned by La Casa de Esperanza south of Arcadian Avenue west of the railroad track.

**Reviewed By:**

<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>City Administrator</b>	<b>Reviewer Signature</b>