



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

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 7/23/2025
ID Number: PC25-0129	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Board/Council Meeting Date: PC: 7/23/2025
Agenda Item Title: Final Site Plan & Architectural Review - 735 Pleasant St., La Casa de Esperanza – A request to approve plans for site improvements including asphalt pavement repairs and replacement along with new pavement, striping and greenspace.	

Issue Before the Council: Review and act on a proposed Final Site Plan and Architectural Review for approximately 5.1402 acres of land owned by La Casa de Esperanza south of Arcadian Avenue west of the railroad tracks for improvements including asphalt pavement repairs and replacement along with new pavement and greenspace as well as new striping. The area of proposed work is where the buildings are located which La Casa operates their Weatherization programing out of. A couple of years ago architectural plans were approved for improvements to the building at 735 Pleasant Avenue were approved to allow La Casa to move the Weatherization program into the building. A condition of that approval was that La Casa would bring back site plans for approval, these are the site plans requested.
Options & Alternatives: <ul style="list-style-type: none">• Approve plans for the site improvements with conditions.• Deny the request and the property will not be improved.
Additional Details: 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. This site work will improve the pavement conditions providing access through the site.



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What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority?

Provide needed programs to the community.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of the Final Site Plan and Architectural Review with the following conditions:

- All City Department Department comments will be addressed.

Recommended Motion: "Move to approve Final Site Plan and Architectural Review of land owned by La Casa de Esperanza south of Arcadian Avenue west of the railroad track for site improvements including asphalt pavement repairs and replacement along with new pavement and greenspace as well as new striping.

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature