



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: PC25-0131	Ordinance/Resolution Number (if applicable): Ordinance 25- _____
Department Submitting: Community Development	Board/Council Meeting Date: PC: 7/23/2025 CC: 8/19/2025
Agenda Item Title: Rezoning - 735 Pleasant St., La Casa de Esperanza – A request to rezone approximately 5.1402 acres of land owned by La Casa de Esperanza south of Arcadian Avenue west of the railroad tracks, from a mix of B-3 General Business, M-1 Light Manufacturing and Rm-3 Multi Family Residential District across multiple parcels to I-1 Institutional District.	

Issue Before the Council: Review and act on a rezoning request for approximately 5.1402 acres of land owned by La Casa de Esperanza south of Arcadian Avenue west of the railroad tracks, from a mix of B-3 General Business, M-1 Light Manufacturing and Rm-3 Multi Family Residential District across multiple parcels to I-1 Institutional District.
Options & Alternatives: <ul style="list-style-type: none">• Approve the rezoning request.• Deny the request and the parcel will remain zoned a mix of B-3 General Business, M-1 Light Manufacturing and Rm-3 Multi Family Residential District.
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. The land and buildings south of Arcadian Avenue is where they operate their Weatherization program out of and offer other services. There will also need to be a public hearing on the Rezoning prior to Common Council action on these items.



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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?

Continue to provide services for residents of the City.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of the rezoning with the following conditions:

- All City Department Department comments will be addressed.

Recommended Motion: "Move to recommend that the Common Council rezone the 5.1402 acres of land owned by La Casa de Esperanza south of Arcadian Avenue west of the railroad tracks, from a mix of B-3 General Business, M-1 Light Manufacturing and Rm-3 Multi Family Residential District across multiple parcels to I-1 Institutional District.

Reviewed By:

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