



## **STIER CONSTRUCTION INC.**

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June 16, 2025

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

Re: LaCasa de Esperanza parcels south of Arcadian Ave

Dear City of Waukesha,

Stier Construction, Inc. has been working with LaCasa de Esperanza, Inc., owner of multiple parcels south of Arcadian Ave. in Waukesha, to assist with combining these parcels under a single tax key, zone the combined parcel as I-1, and make minor site improvements. We would like to request the City of Waukesha to review and approve the proposed parcel combination, zone the combined parcel as I-1, and minor site improvements.

The parcels that are requested to be combined and zone as I-1 are as follows, by address and tax key:

200 East Broadway	WAKC	1302340008
735 Pleasant Street	WAKC	1302319
739 Pleasant Street	WAKC	1302320
0 Arcadian Avenue	WAKC	1302339001
0 Arcadian Avenue	WAKC	1302340003
403 Arcadian Avenue	WAKC	1302998
319 Arcadian Avenue	WAKC	1302338
315 Arcadian Avenue	WAKC	1302337
309 Arcadian Avenue	WAKC	1302336
305 Arcadian Avenue	WAKC	1302335
301 Arcadian Avenue	WAKC	1302334
221 Arcadian Avenue	WAKC	1302333
219 Arcadian Avenue	WAKC	1302332
213 Arcadian Avenue	WAKC	1302331001

Part of these changes include a request from the City of Waukesha to add an easement for the City of Waukesha for an existing storm sewer that runs north-south through the properties.



General Contractor

Construction Management

Design/Build

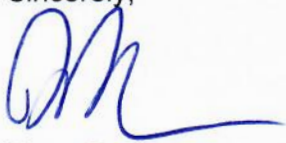


Also, the minor site improvement work generally consists of deferred maintenance which includes resurfacing existing asphalt pavement, restriping of the parking areas, infilling old loading dock, and adding two (2) catch basins for storm water drainage.

Please note, some of these parcels have soil contamination. These parcels are considered closed sites by the Wisconsin Department of Natural Resources but there are continuing obligations. Part of those continuing obligations is to maintain a cover or barrier over the site to minimize infiltration of water and prevent additional groundwater contamination. With that, this cover/barrier needs to be maintained on the parcels.

Stier Construction, Inc. and LaCasa de Esperanza, Inc. look forward to working with the City of Waukesha as we move forward.

Sincerely,



Dave Bergmann  
Senior Project Manager