

January 30, 2026

City of Waukesha  
Community Development Department  
201 Delafield Street  
Waukesha, WI 53188

Subject: Preliminary Site Plan Submittal  
Smart Lands by Pro Healthcare

Dear Mayor, Council Members, Commissioners and Staff:

Pro Healthcare is interested in acquiring approximately 7 acres of land south of their existing medical center located by Meadowbrook Road and Coldwater Creek Drive to hold for future campus expansion. As part of that pending sale, we have enclosed:

- Preliminary Site Plan for secondary access to this land
- Certified Survey Map to subdivide this land
- Rezoning

We have been coordinating for over a year with the Wisconsin Department of Transportation for the access point onto STH 18 and these plans incorporate their feedback. These plans also include stormwater ponds for future residential that will occur directly north of this, which will be a later phase. Landscaping and other plans are included as well.

Please schedule the staff meeting for the next week or so in February so our team has enough time to make adjustments and submit at the end of February for the March Plan Commission meeting. We would like to start this construction by mid-May 2026.

If you have any questions, please don't hesitate to reach out.

Respectfully,

David Smart | Smart Realty  
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Waukesha, WI 53186  
(262) 507-3740