



**CITY OF WAUKESHA**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
 City Hall, 201 Delafield Street, Room 200  
 Waukesha, WI 53188  
 Phone (262) 524-3750 Fax (262) 524-3751

## CONDITIONAL USE PERMIT APPLICATION

This application must accompany a Plan Commission Application along with the required fee.  
 The Plan Commission may not make a decision on this request if the property owner is not present at the meeting.

DATE: 8/23/2018

NEW APPLICATION

AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS: Little Learners University, LLC

LOCATION OF USE: 821 Meadowbrook rd.

TYPE OF USE: \_\_\_\_\_

Is this a NEW use or is this use being relocated from somewhere else? Relocating

If you are relocating a use, where are you relocating it from? 901-5 Meadowbrook rd.

Do you operate a use in other locations? ? (Circle one)  YES  NO MS

If yes, please explain: See above

Will the use be occupying an existing building or will you be building a new building? EXISTING  NEW

Hours and days of operation: Monday-Friday; 6:00 AM - 5:30 PM

Number of Employees: 5-7

Number of on-site parking stalls available: 675

Length of permit requested (6 month, 1 year, 2 year, permanent): Permanent

Current zoning: B-5

Is a License required to operate this use? (Circle one)  YES  NO If yes, please attach a copy.

Name of licensing authority: Department of Childrens and Families

Will any hazardous materials be used? No

The following information must be attached to process the permit:

- A site map showing the location of the proposed site.
- A site plan showing the location of building(s), parking, landscaping, etc.
- A floor plan of the building showing how it will be used for the proposed use.
- If an existing building, a photo of the building.
- If new, complete development plans must be submitted per the development guidelines.
- If facade changes are proposed, plans must be submitted showing changes.
- A business plan if there is one; otherwise answer the questions on the back.

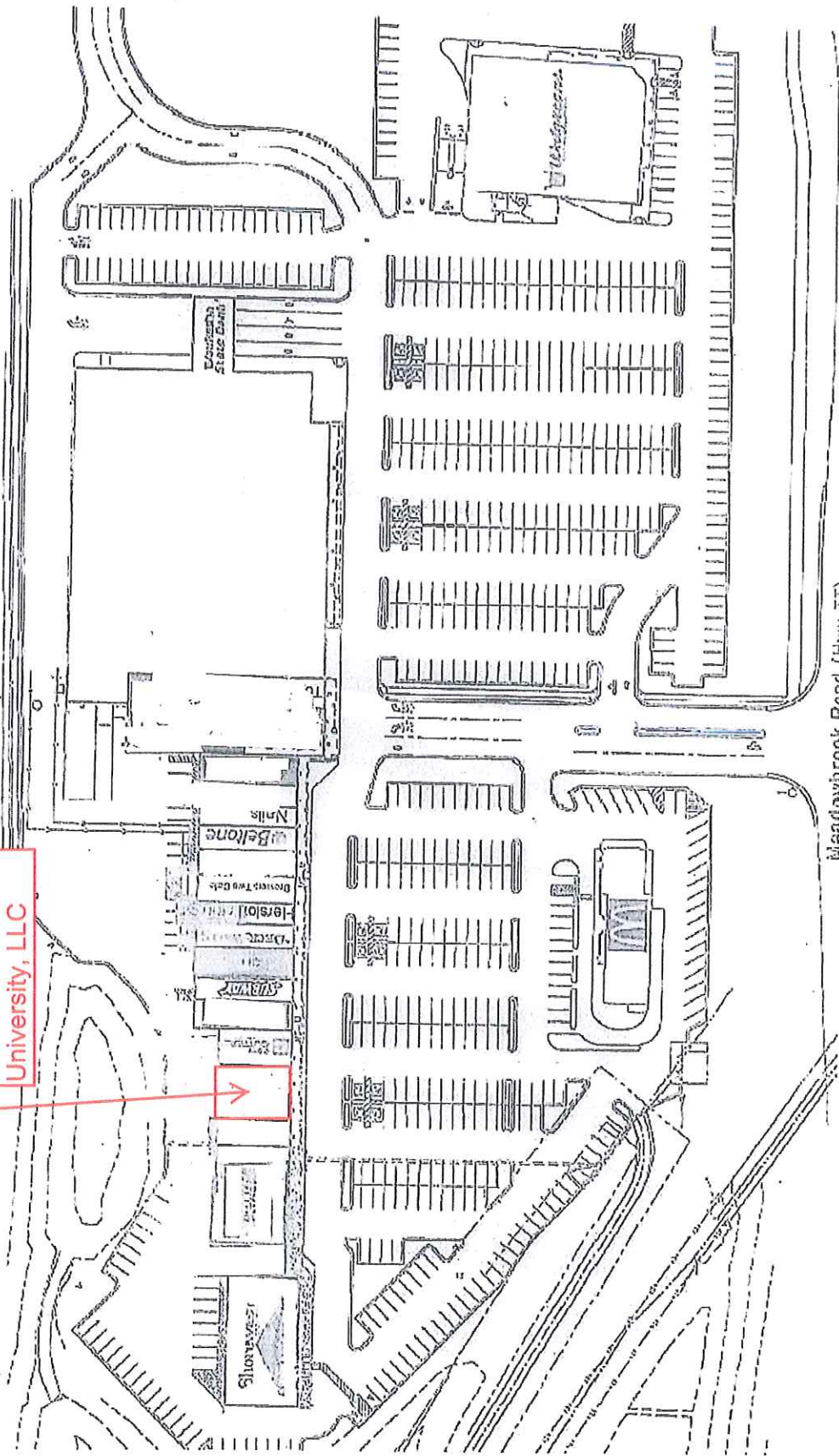
Please Note: If approved, this permit will be issued to the applicant only and will not be transferrable. This application will become null and void if required fees and materials are not submitted at time of application. Any physical changes made to the building may require the installation of additional fire protection systems. Please contact the Fire Marshal for further discussion.

Please attach a copy of your Business Plan if you have one.

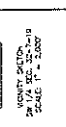
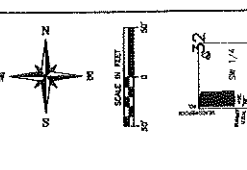
If you do not have written Business Plan or choose not to share it, please answer the following questions:

1. What business will you be in? Childcare Services for children ages 6 weeks to 7 years old.
2. Explain your business' daily operations. Providing care for local families and their children. Families drop off in the AM, while we provide a learning environment and care for the child's daily needs. Then families return in the PM.
3. How will business be managed on a daily basis? The business will be managed by myself, Molly Schulster, daily to maintain a safe and nurturing environment.
4. What are your products or services? Childcare services for local families. Around 40 children in space but will be determined by DCF.
5. Will your employees need additional parking? No
6. Are employees required to have any certification(s)? Yes; Guidelines through the WI DCF
7. Who is the owner of the building or premises where your business will be conducted? Meadowbrook Marketplace, LLC
8. If you are not owner of the building or premises where your business will be conducted, do you have a lease agreement with the owner? Yes
9. Are there any insurance requirements for your business? Yes, liability
10. Will you have property insurance? Yes, as well Meadowbrook Marketplace, LLC
11. Are there any noise considerations/concerns with your business operations? No, we are a small childcare center with no previous noise concerns.

821-14  
Meadowbrook Rd  
Little Learners  
University, LLC



Meadowbrook Rd (Hwy 17)

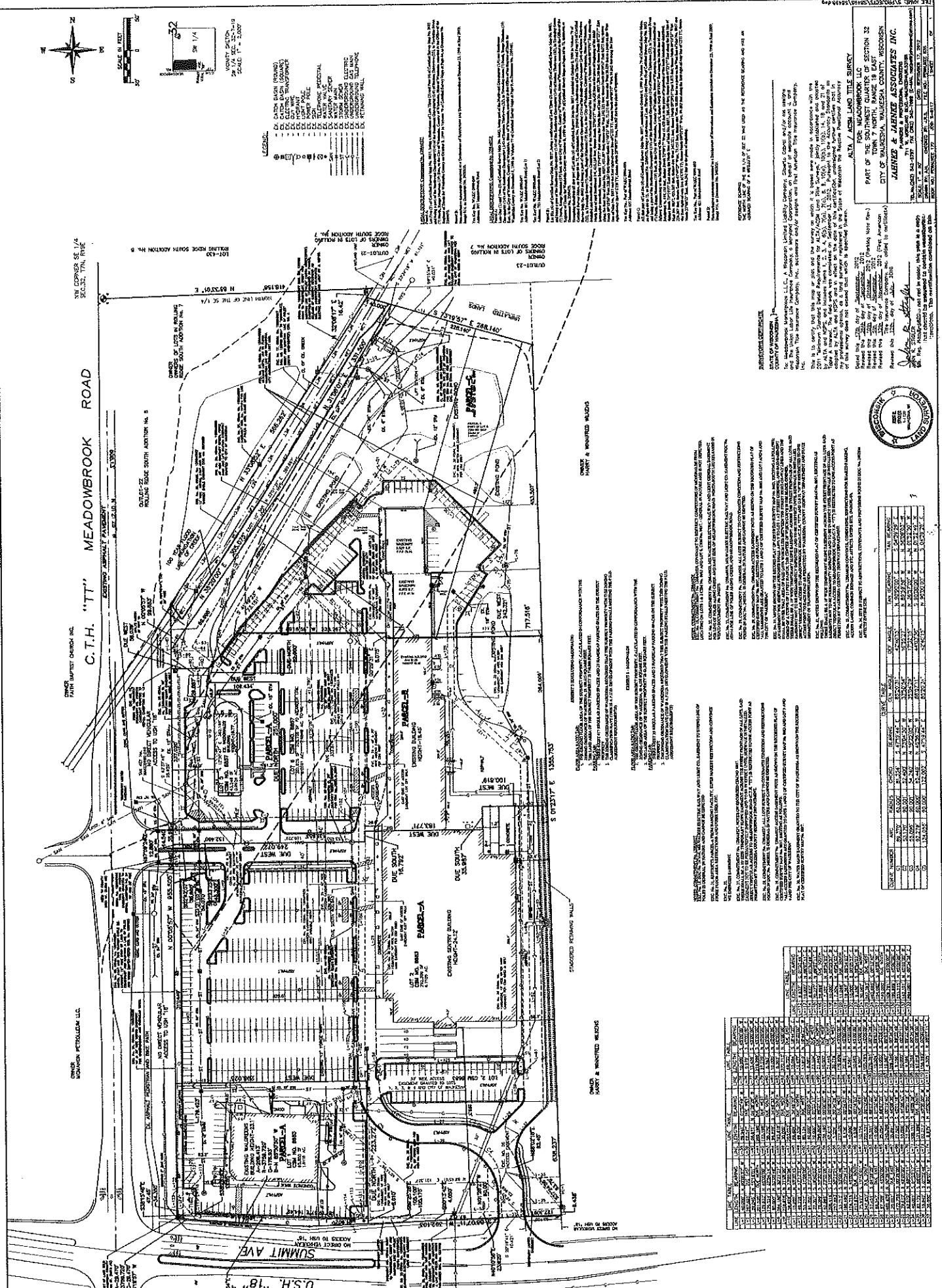


- Legend:
- Water (Blue)
- Building (Hatched)
- Road (Dashed)
- Utility (Dotted)
- Proposed (Dashed with dots)
- Existing (Solid)
- Setback (Dotted)
- Property Line (Solid)
- Lot Boundary (Dashed)
- Right-of-Way (Dashed)
- Street (Dashed)
- Driveway (Dashed)
- Parking (Hatched)
- Green Space (Green)
- Topography (Contour Lines)
- Other (Various symbols)

NOT TO SCALE

THESE DIMENSIONS ARE BASED ON THE SURVEY AND FIELD WORK CONDUCTED FOR THIS PROJECT. ALL DIMENSIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. THE ENGINEER ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS. THE USER OF THESE DIMENSIONS ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS.

DATE: 11/20/2008



- OWNER & REQUIRED RIGHTS
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NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT	TOTAL AREA
1	LOT 1	100,000	10.0	1,000,000
2	LOT 2	100,000	10.0	1,000,000
3	LOT 3	100,000	10.0	1,000,000
4	LOT 4	100,000	10.0	1,000,000
5	LOT 5	100,000	10.0	1,000,000
6	LOT 6	100,000	10.0	1,000,000
7	LOT 7	100,000	10.0	1,000,000
8	LOT 8	100,000	10.0	1,000,000
9	LOT 9	100,000	10.0	1,000,000
10	LOT 10	100,000	10.0	1,000,000

STATE OF INDIANA

COUNTY OF INDIANAPOLIS

FILED FOR RECORD

11/20/2008

NOTARY PUBLIC

Commission Expires: 11/20/2011

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Store front

Building





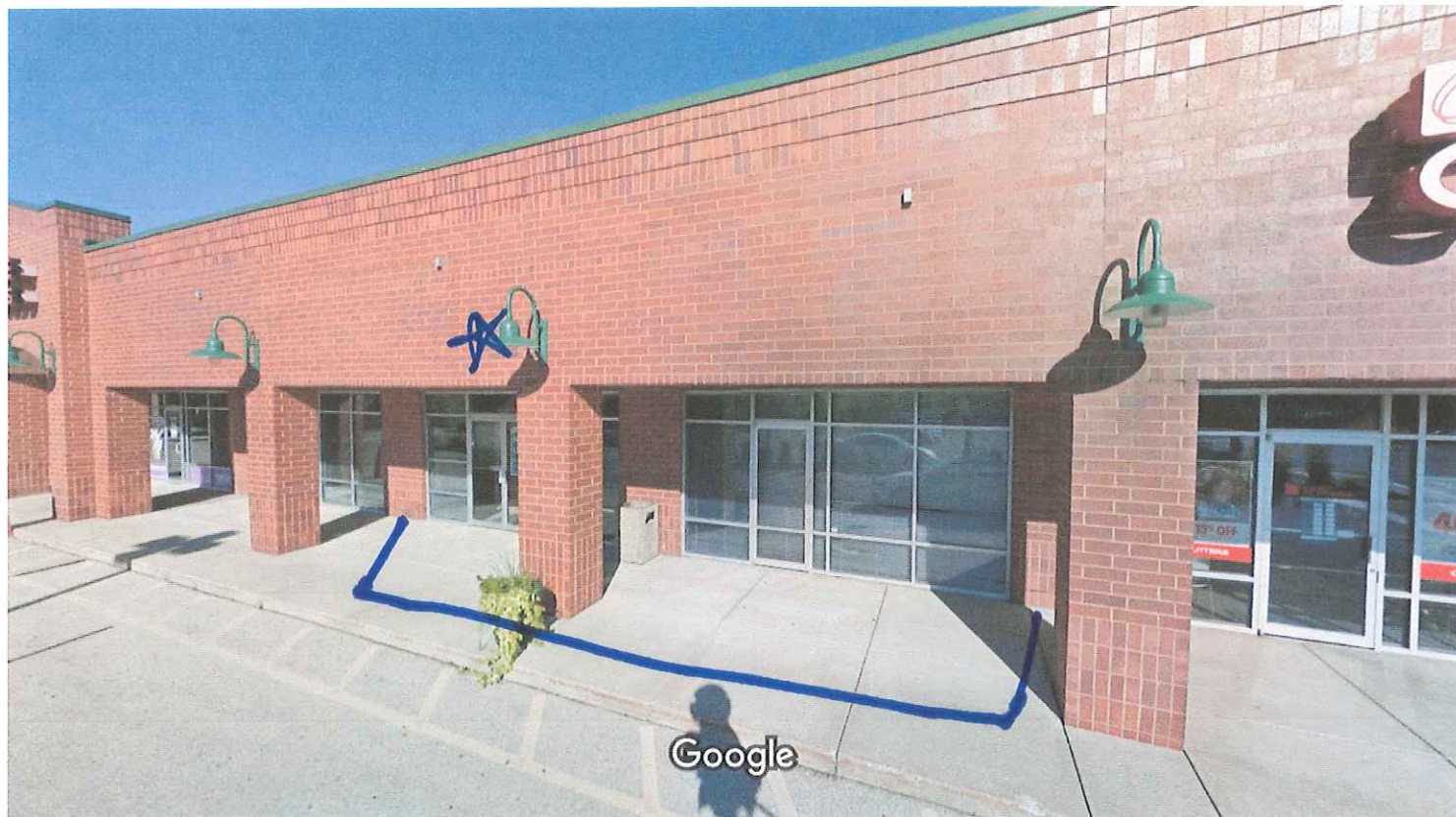
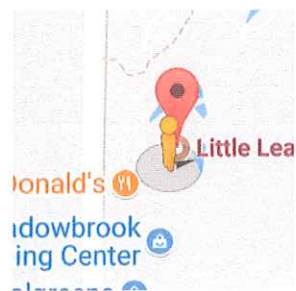


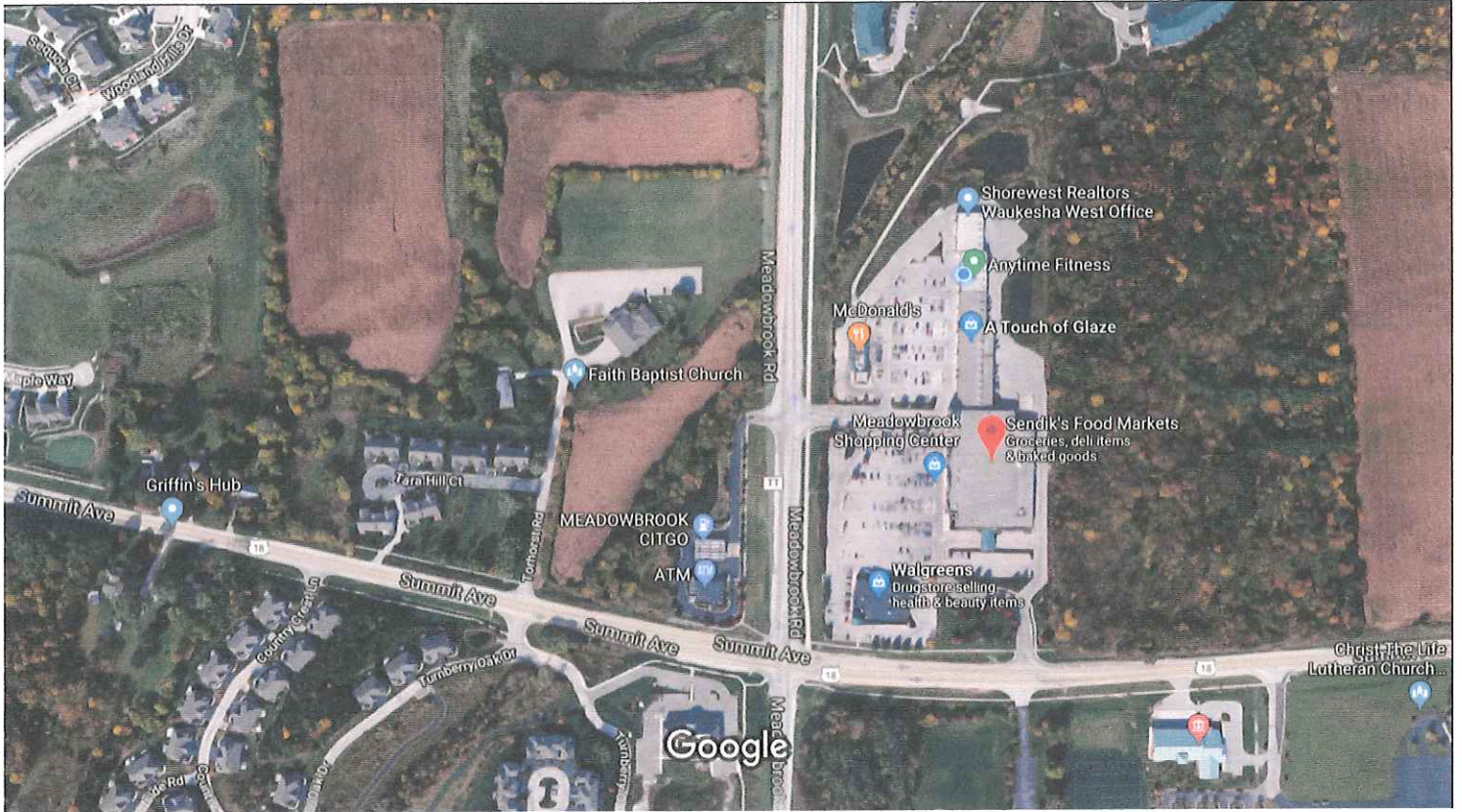
Image capture: Sep 2017 © 2018 Google

 Google, Inc.

Street View - Sep 2017







Imagery ©2018 Google, Map data ©2018 Google 200 ft



## Sendik's Food Markets

4.0 ★★★★★ · 153 reviews

Grocery Store

Grocery store with a deli & bakery plus a selection of wine & takeaway fare, including sushi.

📍 701 Meadowbrook Rd, Waukesha, WI 53188

🌐 sendiks.com

📞 (262) 875-4707



