



October 7, 2022

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

Re: The Learning Experience – Proposed Day Care Learning Center  
2021 Meadow Lane, Pewaukee, WI 53072 (AHJ – City of Waukesha)

Dear City of Waukesha,

The Bradford Real Estate Companies (Bradford Equities II LLC) as the contract purchaser of the vacant lot at 2101 Meadow Lane, hereby requests the City of Waukesha to review and approve the proposed project for The Learning Experience (TLE). This property is currently zoned B-5 Community Business. To introduce The Learning Experience to the City, I provide the following excerpt from TLE.

*The Learning Experience has child development centers throughout the United States. Our secure centers offer premier child care to children ages six weeks to five years: infants, toddlers, twaddlers, preppers, preschoolers, pre-K and kindergarten. The Learning Experience is not just a daycare facility but also a complete child development center. We welcome you to visit any one of our dynamic and fun environments to see for yourself why The Learning Experience is different and how committed we are to quality care and intellectual child development education of our children.*

The proposed facility will serve the community with an early learning center (to be licensed by the State at about 160 students) in a 10,000 SF single story building with 4,500 SF outdoor play area all based on the high-quality standards required by this national day care provider with over 250 locations in the United States.

The Bradford team looks forward to working with the City of Waukesha to develop an exceptional learning center to serve the children and families in the community. We appreciate your guidance to date and consideration of our proposed project as we move forward.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary Wendt'.

Gary Wendt  
The Bradford Real Estate Companies  
312.493.6256  
Wendt@BradfordChicago.com