

PETITION FOR AMENDING

THE CITY OF WAUKESHA'S ZONING ORDINANCE

We, the undersigned, being owners of all or part of the area involved, humbly petition the Common Council of the City of Waukesha to rezone the following described property from T-1 to B-5, I-1 PUD, and RD-2

Legal Description:

See attached legal descriptions.

The reason(s) for the Rezoning Petition are:

To pursue the development of an 118 bed Senior Living facility and prepare for the eventual approval and development of a complementary duplex project and commercial development.

Signature of Owner(s)

Carol O Smart, Trustee

Owner's Name (please print)

RF and Carol O smart Family Trust and
Carol O smart Survivors Trust

Address of Owner

144 W Broadway, Waukesha, WI 53186

Phone No. of Owner

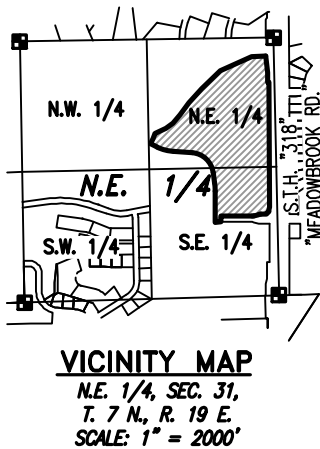
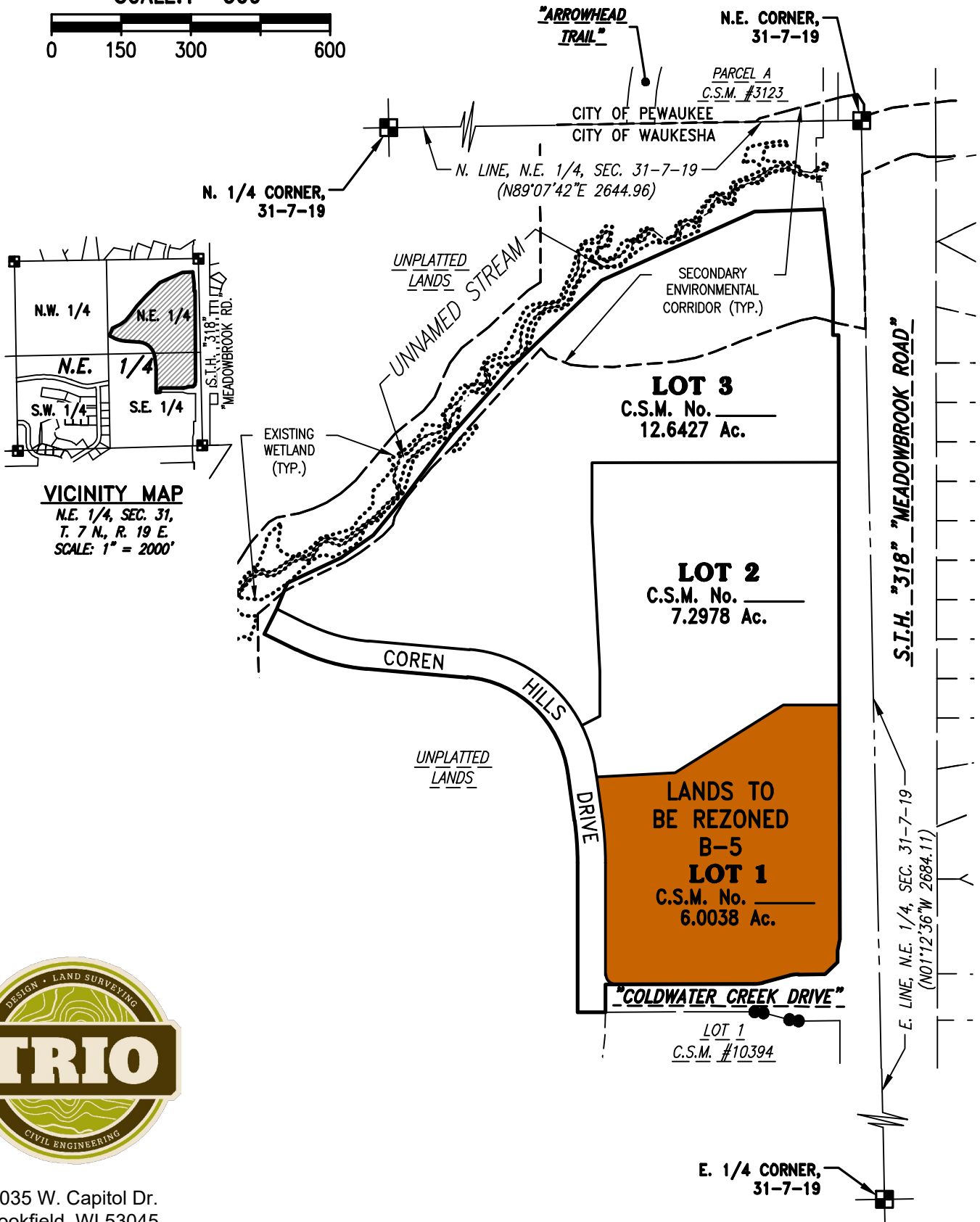
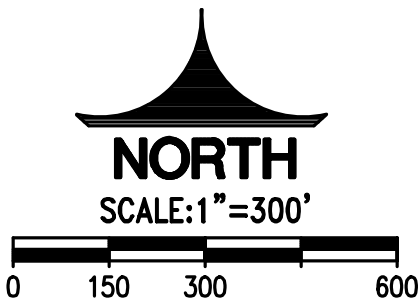
(262) 547-7755

E-mail Address of Owner

smartrealty@sbcglobal.net

REZONING EXHIBIT "A"

BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31,
TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



19035 W. Capitol Dr.
Brookfield, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

DRAFTED THIS 15th DAY OF OCTOBER, 2025

JOB NO. 05-006-889-01
SHEET 1 OF 1

REZONING EXHIBIT “B”

LEGAL DESCRIPTION:

Lands being a part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 31, Town 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast corner of said Section 31; Thence South 89°07'42" West and along the North line of the said Northeast 1/4 of said Section 31, 81.83 feet to a point on the West Right-of-Way line of "Meadowbrook Road" (S.T.H. "318"); Thence South 0°06'45" East and along the said West Right-of-Way line, 37.06 feet to a point; Thence South 89°53'15" West and along the said West Right-of-Way line, 15.00 feet to a point; Thence South 00°06'45" East and along the said West Right-of-way Line, 95.00 feet to a point; Thence North 89°53'15" East and along the said West Right-of-Way line, 10.00 feet to a point; Thence South 06°18'58" East and along the said West Right-of-Way line, 59.51 feet to a point; Thence South 06°18'58" East and along the said West Right-of-Way line, 171.84 feet to a point; Thence South 00°06'45" East and along the said West Right-of-Way line, 100.00 feet to a point; Thence North 89°53'15" East and along the said West Right-of-Way line, 11.99 feet to a point; Thence South 00°06'46" East and along the said West Right-of-Way line, 796.08 feet to the place of beginning of lands hereinafter described;

Continuing thence South 00°06'46" East and along the said West Right-of-Way line, 503.93 feet to a point; Thence South 11°11'50" West and along the said West Right-of-Way line, 25.49 feet to a point; Thence South 00°06'45" East and along the said West Right-of-Way line, 25.00 feet to a point; Thence South 45°08'52" West and along the said West Right-of-Way line, 37.74 feet to a point on the North Right-of-Way line of "Coldwater Creek Drive"; Thence South 89°52'26" West and along the said North Right-of-Way line, 58.34 feet to a point of curvature; Thence Southwesterly 19.59 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Southeast, whose radius is 75.00 feet, whose central angle is 14°58'01", and whose chord bears South 82°23'25.5" West, 19.54 feet to a point of tangency; Thence South 74°54'25" West and along the said North Right-of-Way line, 58.34 feet to a point of curvature; Thence Southwesterly 19.59 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 75.00 feet, whose central angle is 14°58'01", and whose chord bears South 82°23'25.5" West, 19.54 feet to a point of tangency; Thence South 89°52'26" West and along the said North Right-of-Way line, 300.15 feet to a point of curvature; Thence Northwesterly 31.42 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 20.00 feet, whose central angle is 90°00'00", and whose chord bears North 45°07'34" West, 28.28 feet to a point of tangency; Thence North 00°07'34" West, 241.14 feet to a point of curvature; Thence Northwesterly 99.51 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 730.00 feet, whose central angle is 07°48'37", and whose chord bears North 04°01'52.5" West, 99.43 feet to a point of tangency; Thence North 07°56'11" West, 87.00 feet to a point; Thence North 87°00'00" East, 169.57 feet to a point; Thence North 57°55'40" East, 274.91 feet to a point; Thence North 89°53'14" East, 120.91 feet to the point of beginning of this description.

Lands to be known as Lot 1 of Certified Survey Map No. _____.

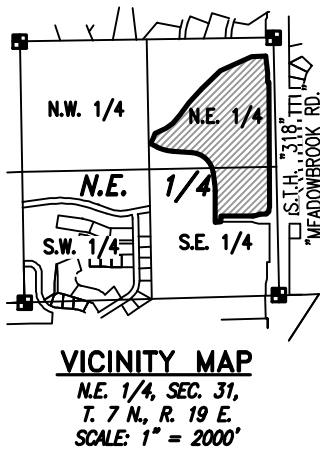
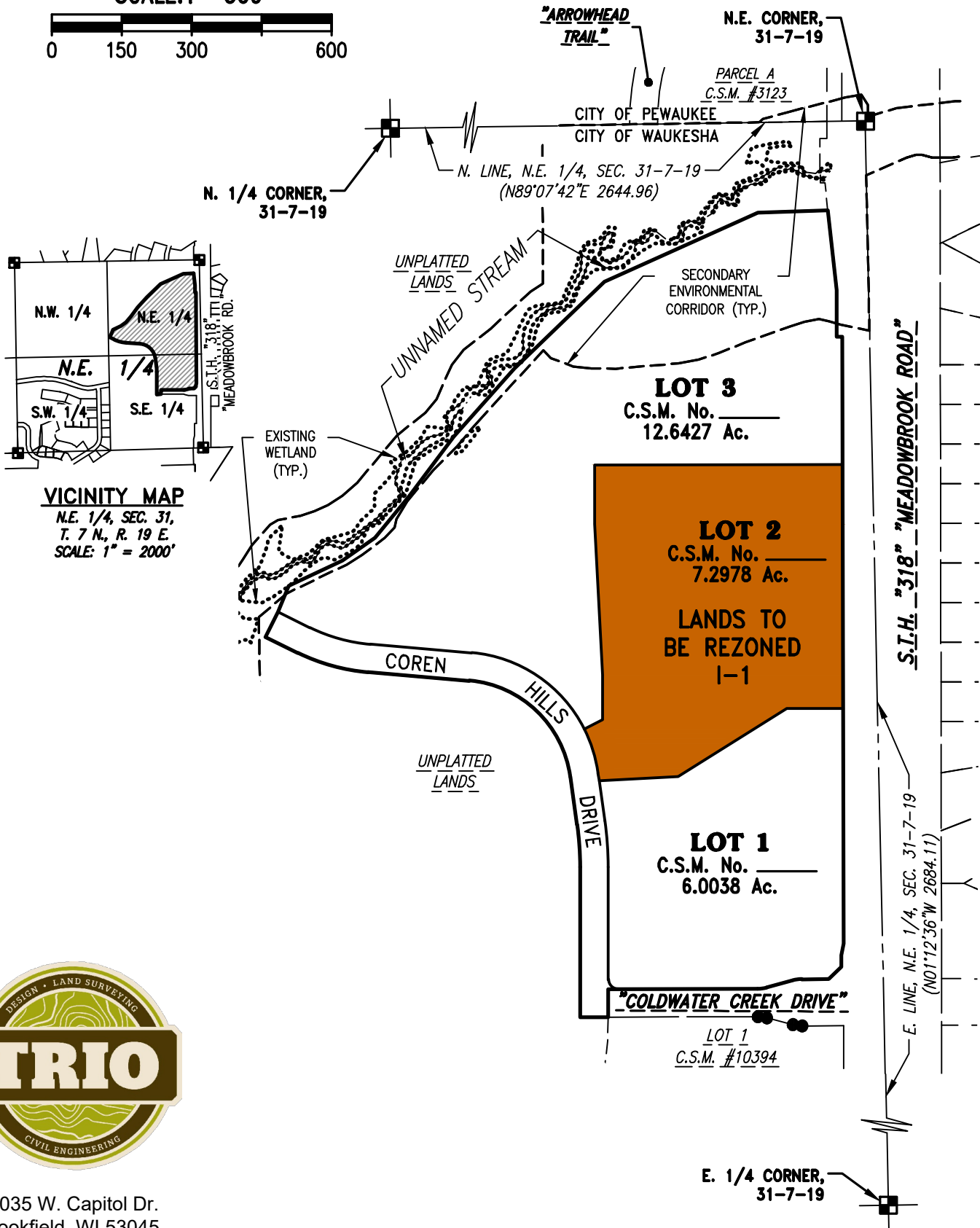
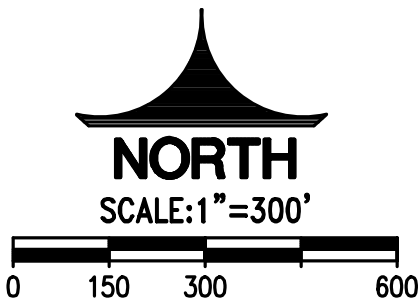
Said Parcel contains 261,526 Square Feet (or 6.0038 Acres) of land, more or less.

Date: 10/15/25

James A. Trandel, Jr., P.L.S.
Professional Land Surveyor S-4069
TRIO ENGINEERING, LLC
19035 W. Capitol Drive, Suite 200
Brookfield, WI 53045
Phone: (262)790-1480

REZONING EXHIBIT "A"

BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31,
TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



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REZONING EXHIBIT “B”

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Commencing at the Northeast corner of said Section 31; Thence South 89°07'42" West and along the North line of the said Northeast 1/4 of said Section 31, 81.83 feet to a point on the West Right-of-Way line of "Meadowbrook Road" (S.T.H. "318"); Thence South 0°06'45" East and along the said West Right-of-Way line, 37.06 feet to a point; Thence South 89°53'15" West and along the said West Right-of-Way line, 15.00 feet to a point; Thence South 00°06'45" East and along the said West Right-of-Way line, 95.00 feet to a point; Thence North 89°53'15" East and along the said West Right-of-Way line, 10.00 feet to a point; Thence South 06°18'58" East and along the said West Right-of-Way line, 59.51 feet to a point; Thence South 06°18'58" East and along the said West Right-of-Way line, 171.84 feet to a point; Thence South 00°06'45" East and along the said West Right-of-Way line, 100.00 feet to a point; Thence North 89°53'15" East and along the said West Right-of-Way line, 11.99 feet to a point; Thence South 00°06'46" East and along the said West Right-of-Way line, 273.06 feet to the place of beginning of lands hereinafter described;

Continuing thence South 00°06'46" East and along the said West Right-of-Way line, 523.02 feet to a point; Thence South 89°53'14" West, 120.91 feet to a point; Thence South 57°55'40" East, 274.91 feet to a point; Thence South 87°00'00" West, 169.57 feet to a point; Thence North 07°56'11" West, 16.20 feet to a point of curvature; Thence Northwesterly 99.60 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 300.00 feet, whose central angle is 19°01'18", and whose chord bears North 17°26'50" West, 99.14 feet to a point; Thence North 63°02'31" East, 44.57 feet to a point; Thence North 00°00'00" East, 95.65 feet to a point; Thence North 03°00'00" West, 323.68 feet to a point; Thence North 00°00'00" East, 127.14 feet to a point; Thence North 89°51'55" East, 531.34 feet to the point of beginning of this description.

Lands to be known as Lot 2 of Certified Survey Map No. _____.

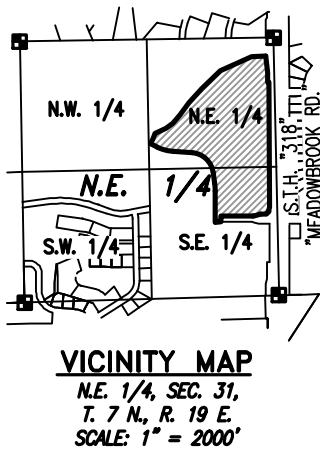
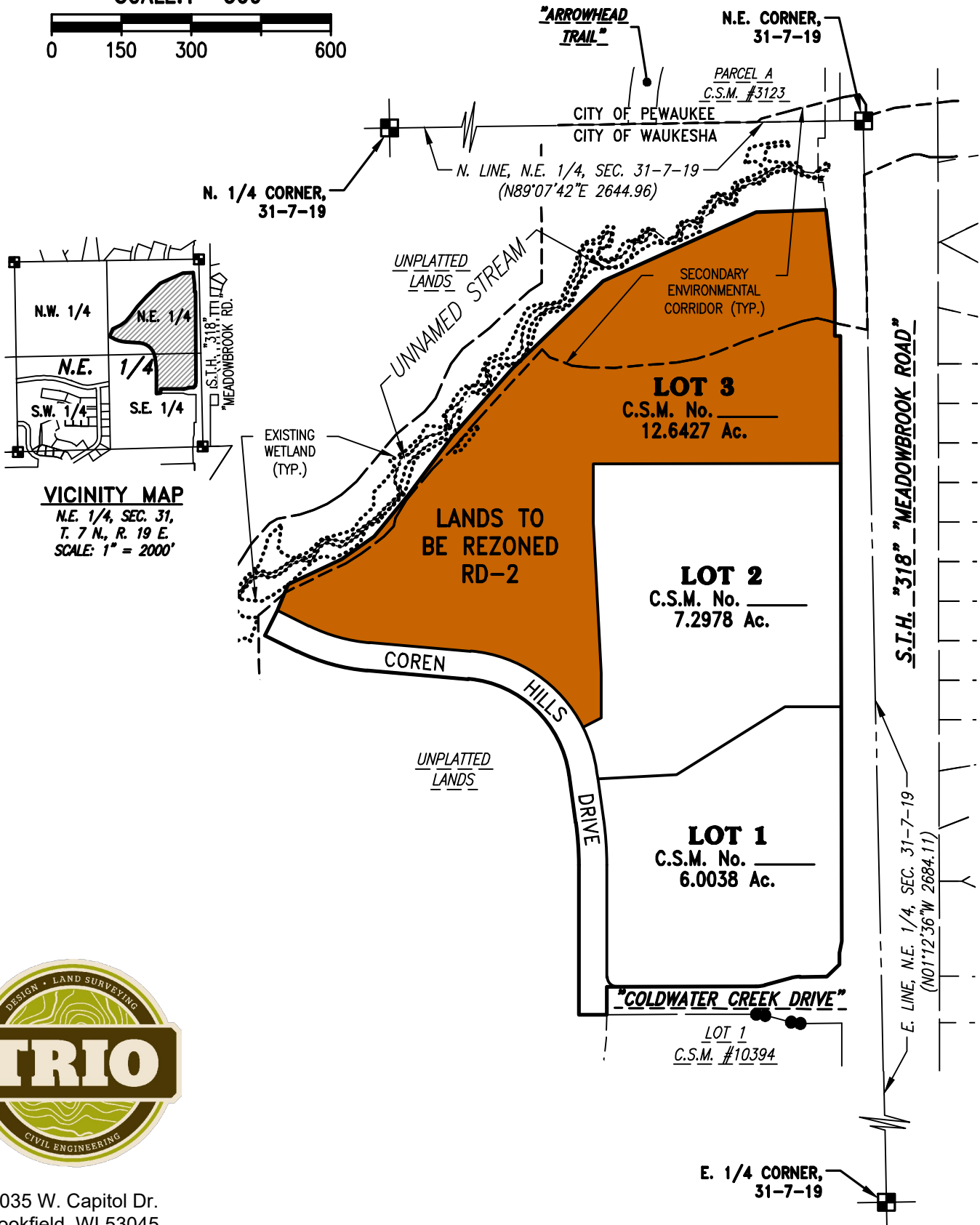
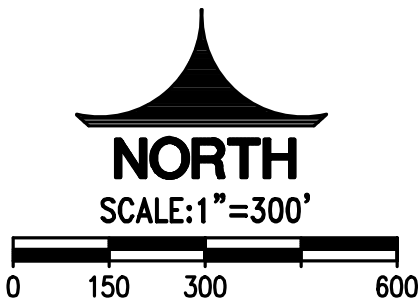
Said Parcel contains 317,893 Square Feet (or 7.2978 Acres) of land, more or less.

Date: 10/15/25

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REZONING EXHIBIT "A"

BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



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Commencing at the Northeast corner of said Section 31; Thence South 89°07'42" West and along the North line of the said Northeast 1/4 of said Section 31, 81.83 feet to a point on the West Right-of-Way line of "Meadowbrook Road" (S.T.H. "318"); Thence South 0°06'45" East and along the said West Right-of-Way line, 37.06 feet to a point; Thence South 89°53'15" West and along the said West Right-of-Way line, 15.00 feet to a point; Thence South 00°06'45" East and along the said West Right-of-way Line, 95.00 feet to a point; Thence North 89°53'15" East and along the said West Right-of-Way line, 10.00 feet to a point; Thence South 06°18'58" East and along the said West Right-of-Way line, 59.51 feet to the place of beginning of lands hereinafter described;

Thence South 06°18'58" East and along the said West Right-of-Way line, 171.84 feet to a point; Thence South 00°06'45" East and along the said West Right-of-Way line, 100.00 feet to a point; Thence North 89°53'15" East and along the said West Right-of-Way line, 11.99 feet to a point; Thence South 00°06'46" East and along the said West Right-of-Way line, 273.06 feet to a point; Thence South 89°51'55" West, 531.34 feet to a point; Thence South 00°00'00" West, 127.14 feet to a point; Thence South 03°00'00" East, 323.68 feet to a point; Thence South 00°00'00" West, 95.65 feet to a point; Thence South 63°02'31" West, 44.57 feet to a point; Thence Northwesterly 304.01 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 300.00 feet, whose central angle is 58°03'47", and whose chord bears North 55°59'22.5" West, 291.17 feet to a point of tangency; Thence North 85°01'16" West, 218.30 feet to a point of curvature; Thence Northwesterly 135.04 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 370.00 feet, whose central angle is 20°54'44", and whose chord bears North 74°33'54" West, 134.30 feet to a point of tangency; Thence North 64°06'32" West, 76.45 feet to a point; Thence North 22°51'14" East, 61.04 feet to a point; Thence North 64°48'42" East, 126.66 feet to a point; Thence North 55°02'58" East, 85.68 feet to a point; Thence North 39°29'19" East, 115.27 feet to a point; Thence North 36°44'00" East, 159.18 feet to a point; Thence North 41°45'49" East, 195.74 feet to a point; Thence North 46°00'38" East, 268.31 feet to a point; Thence North 65°49'50" East, 360.07 feet to a point; Thence North 88°09'30" East, 150.66 feet to the point of beginning of this description.

Lands to be known as Lot 3 of Certified Survey Map No. _____.

Said Parcel contains 550,715 Square Feet (or 12.6427 Acres) of land, more or less.

Date: 10/15/25

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