

September 22, 2025

City of Waukesha
Attn: Doug Koehler, Planner
Department of Community Development
201 Delafield Street
Waukesha, WI 53188

Re: Northwest corner of Meadowbrook Road and Coldwater Creek Drive, City of Waukesha

Mr. Koehler,

R F Smart and Carol O Smart Family Trust and the Carol O Smart Survivors Trust, are the long- time owners of a large vacant parcel of land along the west side of STH 318, also known as Meadowbrook Road, in the northwest portion of the City of Waukesha.

In order to facilitate the development of the portion of this parcel extending north and west from the intersection of Coldwater Creek Drive, consistent with the objectives of the City of Waukesha land use plan we propose a three-lot CSM and the rezoning of these lots. The City of Waukesha Comprehensive Plan provides for mixed residential/commercial along the Meadowbrook Road frontage and residential to the north and west.

The requested land division and rezoning would allow for a future commercial development on approximately 6 acres along Coldwater Creek and Meadowbrook (lot 1), a proposed 119 unit senior housing development on approximately 7.3 acres to the north and a future complementary lower density housing development north and west of the senior housing development on roughly 12.6 acres (lot 3).

It is our goal to follow the current proposal for a senior housing project with plans for the residential portion of the development on Lot 3 of the CSM toward the end of 2025 or beginning of 2026 and the commercial development plans would follow soon thereafter.

Thank you,

A handwritten signature in black ink that reads "Carol O. Smart, Trustee". The signature is written in a cursive, flowing style.

Carol O Smart, Trustee

R F Smart and Carol O Smart Family Trust and Carol O Smart Survivors Trust

THE CITY OF WAUKESHA'S ZONING ORDINANCE

See attached CSM.

smartrealty@sbcglobal.net