



December 31, 2024

VIA E-MAIL

TSzudy@Wauwatosa.net
Ms. Tamara Szudy
Planning Manager
Development Department
City of Wauwatosa
7725 West North Avenue
Wauwatosa, WI 53213

Re: Extension of Time Request for Approval of Final Planned Unit Development in Resolutions R-22-009, R-22-225, and R-24-006

Le Bon Vivant – Tax Key No. 331-0798-003 (Lot 2 of CSM 9377)

Dear Tammy:

As you know, our client Cardinal Capital Management, through its CCM-Wauwatosa Pius LLC entity, owns the site at the northwest corner of 74th & Wright Streets where the 41-unit Le Bon Vivant apartment community for active adults ages 55+ will be developed pursuant to the approved Final Planned Unit Development.

Almost a year ago the Common Council approved an additional one year extension to commencing construction under the Final PUD approval. We are respectfully requesting an additional extension of the deadline to commence construction because of the continued challenging economic conditions that have had inflationary impacts, increased interest rates, and affected equity investment options. These challenges – combined with high construction pricing and labor and supply chain issues – have impacted finalizing the project construction financing and overall timetable.

Having purchased the property, expended substantial time and resources for the project design, obtained all required City approvals, and submitted our plans to the State of Wisconsin Department of Safety and Professional Services for permits, we remain dedicated to developing a quality building in East Tosa for active adults.

Accordingly, we respectfully request a 12 month extension of the Final PUD pursuant to Section 24.16.050.D.5.b., Ordinances.

Should you or any other City staff or officials have questions or wish to discuss the project or this extension request, please do not hesitate to contact me at 414-225-1484 or BRandall@AmundsenDavisLaw.com.

Very truly yours,

Amundsen Davis, LLC



Brian C. Randall

cc: Mr. Erich Schwenker – President of Cardinal Capital Management, Inc.
Ms. Dana McMullin – Development Associate for Cardinal Capital Management, Inc.