



January 23, 2026

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, R-24-006, and R-25-0277

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.

We are respectfully requesting an additional extension of the deadline to commence construction under the Final PUD approval because of the continued challenging economic conditions that have had inflationary impacts, increased interest rates, and affected equity investment options. These challenges have impacted finalizing the project construction financing and overall timetable.

Nevertheless, Cardinal Capital has identified a general contractor for the project and it is negotiating the construction contract to commence the project in 2026. A copy of the latest draft AIA contract is attached for reference (unsigned but expected to be finalized in the near future).

Having purchased the property, expended substantial time and resources for the project design, obtained all required City approvals, and identified a general contractor, 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

Attachment

cc: Mr. Erich Schwenker – President of Cardinal Capital Management, Inc.
Mr. Dan O’Connell – Vice President of Cardinal Capital Management, Inc.
Mr. Ryan McRae – Vice President of Construction Operations
Mr. Keith Swetlik – Vice President of Construction Development
Kristina S. Atterholt, Esq.