

The logo for Tukka Properties features the word "TUKKA" in a large, bold, green, sans-serif font. Below it, the word "PROPERTIES" is written in a smaller, green, sans-serif font. A thin green horizontal line is positioned below the text. A diagonal green line starts from the top left and extends towards the right, crossing the horizontal line.

TUKKA

PROPERTIES

901 DEMING WAY, SUITE 102 | MADISON, WI 53717 RACHEL@TUKKAPROPERTIES.COM

July 22, 2024

City of Waukesha
Attn: Doug Koehler
201 Delafield St
Waukesha WI 53188

RE: 3031 Summit Ave., Waukesha WI

Mr. Koehler:

Tukka Properties is a development company based in Madison Wisconsin. We have been developing senior living facilities since 2014, and are located in Appleton, Cedarburg, Fort Atkinson, Stoughton and Middleton Wisconsin. We have identified a strong need for senior housing in the northwest area of Waukesha.

Tukka Properties is proposing to build a 118-unit senior living facility adjacent to Christ The Life Lutheran Church on Summit Avenue. We are planning to provide 89 units designated for independent and assisted living. The facility will also have 29 memory care studios. The building will have 25 underground parking stalls, and 92 surface stalls. We positioned the building so the majority of the parking would face away from the neighborhood to the east.

Our facilities are managed by Lifespark, which is headquartered in St. Louis Park, Minnesota. Lifespark will manage a mixture of independent, assisted and memory care units providing care around the clock 24/7. Lifespark will provide a senior health approach that actively promotes purpose, strength and belonging. They are truly an amazing organization and considered one of the best in the business.

Please visit www.tukkaproperties.com along with www.Lifespark.com/senior-living/, for more information on our team.

Thank you,
Tom Pientka CEO
Tukka Properties