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Waukesha Plan Commission and Common Council

201 Delafield Street
Waukesha, WI 53188

Re: Request for PUD Amendment – Fox Run Development (Lot 4)

Dear Members of the Plan Commission and Common Council,

I am writing to formally request an amendment to the Planned Unit Development (PUD) for the Fox Run property. Specifically, we are seeking to add residential zoning to Lot 4 of the development.

This amendment would better align the site's design and land use with the surrounding area and provide several key benefits to the City and the existing community:

- 1. Site Continuity:** The addition of residential zoning on Lot 4 will create a more cohesive and consistent land use pattern, aligning with the adjacent multi-family developments within Fox Run.
- 2. Improved Site Access:** Incorporating residential use allows for more efficient and logical access points, enhancing circulation and connectivity throughout the site.
- 3. Enhanced Amenities:** The proposed plan includes additional amenity space that will serve both new and existing residents, improving overall community quality and livability.
- 4. Increased Property Value:** Multi-family development on Lot 4 will generate a higher projected assessed value than a comparable commercial use, strengthening the local tax base.
- 5. Addressing Housing Demand:** The City of Waukesha continues to experience strong demand for high-quality multi-family housing. This amendment would help meet that need and contribute to a balanced housing supply.

We believe this change represents a thoughtful and strategic enhancement to the Fox Run PUD, consistent with the City's planning goals and community development objectives.

Thank you for your time and consideration of this request. We look forward to the opportunity to discuss the amendment further and work collaboratively toward a successful outcome.

Sincerely,

Ryan Bedford
CEO – The Kendal Group Ltd.