

February 10, 2026

Via E-Mail

Jennifer Andrews
Community Development Director
City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Email: JAndrews@waukesha-wi.gov

Re: Extension of Approvals - 130 Delafield Street, Waukesha

Dear Jennifer,

On behalf of Mandel Group, I am requesting two-year extensions of the following project approvals for 130 Delafield Street:

- Site Plan / Architectural Approval – approved October 23, 2024; currently set to expire on October 23, 2026
- Planned Unit Development (PUD) Approval – approved November 19, 2024, currently set to expire November 19, 2026

These extensions are requested due to delays resulting from circumstances outside of our control, including: (1) pending litigation initiated by a neighboring property owner regarding zoning, and (2) a historic designation issue affecting the property.

As you know, the City and Buyer have executed the Third Amendment to the Purchase Agreement, extending the due diligence period to one (1) year after the later of: (a) the date a final, non-appealable decision is reached in *Lisa Salb, et al. v. City of Waukesha Plan Commission, et al.*, Waukesha County Circuit Court Case No. 2024CV001957, and (b) the date on which Seller executes and delivers to Buyer a conservation easement with the State of Wisconsin in a form satisfactory to Buyer and otherwise permitting Buyer's planned development of the Property.

Given the passage of time and evolving market conditions, we also request the ability to make minor adjustments or modifications to the approved design, subject to Staff review and approval, should they be advisable.

Mandel Group remains committed to advancing the project as soon as these matters are resolved. Thank you for your consideration. Please let me know if you need any additional information or if there is a preferred format for this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sarah Hillenbrand". The signature is fluid and cursive, with the first name "Sarah" and the last name "Hillenbrand" clearly distinguishable.

Sarah Hillenbrand
Senior Development Manager, Mandel Group

cc: Phil Aiello (paiello@mandelgroup.com)
Jeff Fortin (jfortin@waukesha-wi.gov)