



Community Development Authority

Meeting Date:	February 19, 2026
Agenda Item:	Memo on Habitat for Humanity project at 212/216 E Main St
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov , 262.443.4458

BACKGROUND

(Enter the who, what when, where, why)

This memo is provided in response to recent questions regarding the Habitat for Humanity redevelopment project located at 212/216 E Main Street, near the intersection of E Main Street and E Milwaukee Street.

The subject property was acquired by the Whitewater Community Development Authority (CDA) in March 2024 for a purchase price of \$50,100.52. At the time of acquisition, the site contained an existing structure that was subsequently removed to prepare the property for redevelopment. The cost of demolition for the previous structure totaled \$35,648.00. The property is not located in a Tax Increment District (TID).

For reference, the assessed value of the property in 2024 was \$60,700. Habitat for Humanity is redeveloping the site with two zero-lot-line duplex buildings, resulting in four total owner-occupied housing units. Based on comparable new construction in the community and feedback from Habitat of Humanity of Walworth County’s director, John Dawson, it is anticipated that each of the four new homes will assess at approximately \$300,000.00, for an estimated total post-development assessed value of approximately \$1.2 million.

Based on this and using the city’s current mill rate in Walworth County, the project should generate \$19,864.95 in tax increment initially (which will adjust over time depending on changes in assessments and the mill rate). Essentially, in less than five years, the taxpayers should recapture all of the initial investment used for acquisition and demolition on the property. It should be noted the CDA used already on-hand funds for activities related to this property, not general tax levy dollars.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- Habitat for Humanity of Walworth County, Inc submitted an initial Offer to Purchase the property in March 2025.
- The Common Council passed Resolution # 2025-R-415 approving the sale of the property to Habitat for Humanity of Walworth County, Inc. on April 15, 2025.
- A revised Offer to Purchase and Amendment extending the acceptance date was signed on July 15, 2025.
- Habitat for Humanity of Walworth County, Inc closed on the property on November 10, 2025.
- The PARC approved a Conditional Use Permit for the project on November 10, 2025.
- Certified Survey Map for the site was recorded January 7, 2026.

FINANCIAL IMPACT

(If none, state N/A)

- Along with providing much needed single-family owner-occupied housing, this project is greatly increasing the tax value of this previously blighted property, representing a positive financial contribution to the city.

STAFF RECOMMENDATION

- This information is provided for background and informational purposes only.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Habitat for Humanity site plan and example rendering
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