



Finance Committee Agenda Item

Meeting Date:	February 24, 2026
Agenda Item:	Whitewater Alpha Real Estate, LLC Development Agreement status
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov , 262.443.4458

BACKGROUND

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

In 2024, the city sold Lot 1BR (Parcel ID /A323600002), located at 1212 E Bluff Rd, to Whitewater Alpha Real Estate LLC and entered into a Development Agreement for development of the same property. The intent had been for the owners to construct a new building for a business called “Royal Hounds”, which would include a “doggy daycare” and boarding facility for canines.

As board members may be aware, work has not commenced on the property. At various times, city staff inquired as to whether or not a building permit would be applied for or if work was planned.

On December 2, 2025, Jhienelle Kistle(one of the owners) stated in an email to Kristen Parks of Anderson Commercial Group: “Please let the city know that we are still actively moving forward with the project. We’re currently working through some internal and personal matters, along with finalizing the planning and coordination needed before construction can begin. Once those pieces are in place, I’ll be able to provide an updated timeline. At this time, we are not planning to break ground this year.”

However, on February 5, 2026, Kristen Parks shared an email (also from Kistle) with city staff stating, “We have decided not to build. We are going through a divorce. Do you know who I can talk with at the city?”

The Community Development Director had a phone conversation with Kistle following this. She confirmed that they would not be moving forward with the project. She also stated she is the sole person associated with Whitewater Alpha Real Estate LLC (though she stated she would provide verification of this), and that she believed her spouse (Daniel Kistle) would be cooperative in any sale of the parcel or quit claim deed returning the parcel to city ownership was necessary.

The Development Agreement states that if construction does not commence by May 31, 2026, the city reserves the right to acquire the property back from the developer for the amount exchanged at closing. This amount would be \$25,672.00.

The Community Development Authority reviewed this item on February 19, 2026, and recommended the city move forward with reclaiming the property, though they stated that the Finance Committee should determine where the funds to be paid back to Whitewater Alpha Real Estate, LLC should be allocated from.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

The previously approved Development Agreement with Whitewater Alpha Real Estate LLC was entered into by the City of Whitewater on July 16, 2024.

The CDA reviewed this item on February 19, 2026.

FINANCIAL IMPACT

(If none, state N/A)

The city would have to repay the amount from the sale, approximately \$25,672.00 (to be verified by the city attorney). However, this would return ownership of the parcel to the city and allow for marketing and future sale and development of the property.

STAFF RECOMMENDATION

Staff recommend that the Finance Committee instruct city staff to move forward with drafting a warranty deed or other appropriate mechanism for returning the property to city ownership. Finance Committee should also give direction as to what account line funds will be paid back from.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Whitewater Alpha Real Estate Development Agreement
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