City of WHITEWATER	**Plan and Architectural Review Commission Agenda Item**
Meeting Date:	November 9, 2026
Agenda Item:	Review and recommendation on offer to purchase portion of City-owned property, Parcel # 292-0515-3432-000
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov

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

The City has received a Vacant Land Offer to Purchase, dated November 3, 2026, from Blue Line Holdings, LLC for approximately 8 acres of City-owned land known as Lot 9B (Parcel # 292-0515-3432-000), located at the southwest corner of Enterprise Boulevard and N. Prospect Drive in the Whitewater Business Park.

The buyer's operating company, Wisco FlexArmor, LLC, proposes to construct and operate an indoor RV repair and service facility on the site, including offices, customer and employee parking, and related accessory uses.

The offered price is $10,000 per acre based on the final surveyed acreage, with a credit for the area occupied by the existing wetland mitigation pond. In exchange for this price, the buyer has agreed to forgo any TIF financial incentive for the project.

The offer is contingent on Common Council approval and on the City and buyer agreeing to a separate Option to Purchase agreement addressing the timing of construction. It also includes customary contingencies for City land use approvals, a Certified Survey Map, soils and environmental testing, financing, and appraisal.

Closing would occur no later than April 9, 2027. The site plan and land division will come back to the Commission for review through the normal approval process.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

- None.

FINANCIAL IMPACT
(If none, state N/A)

Sale proceeds of $10,000 per acre (approximately $80,000, with the final amount set by the surveyed acreage less the pond credit). The City would be responsible for the Certified Survey Map. The property would return to the tax rolls creating a positive contribution to the City and TID #10.

STAFF RECOMMENDATION

Staff recommends that the Plan and Architectural Review Commission recommend approval of the Offer to Purchase to the Common Council.

ATTACHMENT(S) INCLUDED
(If none, state N/A)

- WB-13 Vacant Land Offer to Purchase (dated November 3, 2026), with Addendum A
- Exhibit A – Lot 9B Potential CSM Area map