



Community Development Authority Agenda Item

Meeting Date:	August 20, 2026
Agenda Item:	Memo re Offer to Purchase Lot 7B in Business Park
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov , 262.443.4458

BACKGROUND

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

The City recently received through Anderson Commercial Group an Offer to Purchase Lot 7B, an approximately 11.4 acres parcel in the Business Park from Kevin's Investments LLC, doing business as K.A. Graf & Sons. This parcel is located immediately south and west of the existing East West Wisconsin business along N Prospect Dr.

The buyer is relocating their operations from another nearby community and seeks to purchase the property to build an approximately 10,000+ sq ft new construction building(s) for an earth moving and excavation business. The project would include bringing a small number of jobs to the City of Whitewater, around six current positions with possibly 10-15 more in the future, as the company continues to grow.

Note that this parcel had been part of a larger parcel, including a larger acreage to the south of Generac, recently divided by Certified Survey Map.

Staff believe this project fits within the intent of the Business Park and complements nearby businesses and trades within the area.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- The Plan and Architectural Review Commission reviewed the Offer to Purchase and made a positive recommendation on this item to the Common Council at the August 10, 2026 PARC meeting.
- The Common Council has reviewed this item at the August 18, 2026 Common Council meeting.

FINANCIAL IMPACT

(If none, state N/A)

- The buyer is offering to pay \$10,000 per acre and is not seeking any additional financial incentives from the City for this project.
- Development of this property will bring it back on the tax rolls, and this project will be a positive economic contribution to TID #10 and the Business Park, as well as the City.

STAFF RECOMMENDATION

- As this parcel is located in the Business Park, staff recommend that the CDA approve the Offer to Purchase.
- A future Site Plan would be reviewed by the PARC, and a mutually agreed upon Development Agreement will be reviewed by the CDA and Common Council at a later date.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Offer to Purchase from Anderson Commercial Group