



## Council Agenda Item

Meeting Date:	May 5, 2026
Agenda Item:	Memo re Lifetime Manufacturing LLC dredgings and aggregate
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov

### BACKGROUND

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

As the Common Council is aware, Lifetime Manufacturing LLC (dba Summerset Marine Construction) is seeking to build an approximately 150,000 square foot manufacturing and business facility on currently vacant land located within the city's Technology Park. The CDA and Plan & Architectural Review Commission both previously reviewed this project.

Lifetime Manufacturing LLC recently reached out to city staff with two requests:

- To store aggregate consisting of recycled asphalt millings on the site, which will be used for the outdoor storage portion of the site
- To arrange for removal of previously placed lake dredging spoils from the site

While a Development Agreement has not been completed and closing on sale of the property is still to be scheduled, staff were comfortable in moving these requests forward. The Community Development Director discussed these requests with the Public Works Director, who did not have any reservations beyond stating that installation of a silt fence would be required for the aggregate storage.

Atty Chesebro drafted the attached agreement. Lifetime Manufacturing LLC also provided a document stating that the aggregate is clean. Additionally, the agreement states that if sale of the property or Development Agreement is not completed, Lifetime Manufacturing LLC will remove the aggregate at their expense.

### PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- The CDA and Common Council have both been previously briefed about this project in closed session
- The Plan and Architectural Review Commission (PARC) conducted a Concept Site Plan review of this project on March 30, 2026. Discussion and feedback were positive, and indicated that staff should continue working to move this project forward
- The PARC advanced the Offer to Purchase from Lifetime Manufacturing LLC with a positive recommendation to the Common Council on April 13, 2026
- The Innovation Center Advisory Panel (ICAP) was briefed on this project on April 14, 2026 and did not voice concerns or objections to the project moving forward
- The Offer to Purchase was approved unanimously by the Common Council on April 21, 2026
- The Finance Committee reviewed a proposed borrowing at the April 28, 2026 meeting and recommended approval, along with recommending that interim financing be used.

### FINANCIAL IMPACT

(If none, state N/A)

- Development of the site will have a significant positive impact TID #10 and consequently to the city and other taxing jurisdictions.

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- There is no cost to the city associated with the aggregate storage or removal of dredging spoils.

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STAFF RECOMMENDATION

- No action is needed; this memo is provided as an informational update.

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ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Agreement between the City of Whitewater and Lifetime Manufacturing LLC.
  - Document regarding condition of the asphalt millings to be used
  - Concept site plan, previously reviewed by PARC
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