



Common Council Agenda Item

Meeting Date: December 3, 2024

Agenda Item: Tanis Land Swap Agreement

Staff Contact (name, email, phone): Taylor Zeinert tzeinert@whitewater-wi.gov 262-473-1048

BACKGROUND

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

ED Staff has been working with Jon Tanis regarding his commercial property at 116 East Main Street, also known as the Wrap & Ship. Staff and Mr. Tanis have negotiated a land swap. In this land swap, the City would be the owners of 116 East Main Street and Mr. Tanis would be the land owner of a 7.6 acre vacant parcel of land located on Greenway Court in the Tech Park (Tax Parcel No. /A444200003). Mr. Tanis intends to build business condos on this parcel. These business condos would be similar to the ones in Milton near the Kwik Trip.

The proposed Land Swap Agreement agrees to the land swap and holds Mr. Tanis to the condition that he must begin construction of the business condos within five years. If Mr. Tanis fails to begin construction of the business condos within five years, the City has the option to buy the property back at a price of \$29,000 per acre.

Please note that this land swap is void if Mr. Tanis does not get approval from the Plan & Architectural Review Commission for a conditional use permit on the property for outdoor parking.

At the October 17, 2024, CDA meeting reviewed the Developer’s Agreement. The body instructed EDD Zeinert to pursue asbestos and lead testing of the property. Staff hired North Star Environmental Testing to come to the property on October 29, 2024.

At the November 21st, 2024, CDA meeting the board approved the Land Swap Agreement and is recommending it to Common Council for approval.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- At the October 17, 2024 meeting, the CDA reviewed the Developer’s Agreement. The body instructed EDD Zeinert to pursue asbestos and lead testing of the property.
- The November 21st meeting the CDA approved the land swap and approved it to recommendation to the Common Council

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

Suggested Motion:

“I move to approve the Land swap agreement as presented”

ATTACHMENT(S) INCLUDED

(If none, state N/A)

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- Land Swap Agreement
 - Property Information for Tax Parcel No. /A444200003
 - Property Information for 116 East Main Street
 - North Star Environmental Testing Report dated November 8, 2024
 - 2023 Phase I Environmental Assessment prepared by Strand Associates
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