



Common Council Agenda Item

Meeting Date:	April 21, 2026
Agenda Item:	Resolution Whitewater Alpha Real Estate, LLC parcel
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 council 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 that they were still moving forward with their plans. However, on February 5, 2026, Kristen Parks shared an email (also from Kistle) with city staff stating that due to personal issues, they would not be moving forward with the project and wished to return the parcel to the city, per the Development Agreement.

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 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 moving 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. The Finance Committee, with consultation of the city’s Finance Director, identified account # XXX-XXXX-XXX as the account the funds will be paid back 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 and instructed staff to move forward.

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 Whitewater CDA and allow for marketing and future sale and development of the property.

STAFF RECOMMENDATION

Staff recommend that the Common Council approve the drafted resolution to return the parcel to CDA ownership. Staff will continue working with the current owner to bring the transaction to closing. Staff will also work to re-market the property with Anderson Commercial Group.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Whitewater Alpha Real Estate Development Agreement
 - Drafted Common Council Resolution
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