



Common Council Agenda Item

Meeting Date:	April 21, 2026
Agenda Item:	Memo on Removal of Deed Restrictions on Bluff Rd properties
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov , 262.443.4458

BACKGROUND

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

During due diligence on the Bluff Road properties, Stonehaven Development discovered that some deed restrictions existed on the parcels, which would prohibit the construction of residential housing. The developer has requested that the City, agree to remove all deed restrictions on the properties. The developer has also requested the consent of the other affected private property owners.

Closing on the real estate transaction is set to occur before the end of April 2026.

The PARC recommended to the Common Council the removal of the covenants and deed restrictions on parcels /A503200001, /A503200002, /A410100001, /A410100002, /A410100003, /A410100004, /A323600002, and /A323600001 as presented, at the April 13, 2026 regular PARC meeting.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- The CDA board reviewed the proposed development project and recommended staff move forward with drafting a Development Agreement for future review by the CDA and Common Council at the December 18, 2025 regular board meeting.
- The CDA was given an update on this project at the February 19, 2026 regular board meeting.
- The developer’s requested rezoning and Comprehensive Plan Amendments on the properties were previously approved by both the PARC and the Common Council, with final approval given at the February 17, 2026 Common Council meeting
- The CDA recommended the Development Agreement to the Common Council for approval at the March 19, 2026 regular CDA board meeting
- The PARC made a positive recommendation to the Common Council on the removal of the covenants and deed restrictions at the April 13, 2026 PARC meeting.

FINANCIAL IMPACT

(If none, state N/A)

- The addition of much needed single-family owner-occupied housing will represent significant improvement to these currently undeveloped properties. The two CDA-owned parcels are currently tax exempt.

STAFF RECOMMENDATION

- Staff recommend the Common Council approve the resolution for removal of the deed restrictions on parcels /A503200001, /A503200002, /A410100001, /A410100002, /A410100003, /A410100004, /A323600002, and /A323600001.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

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- Release of Declaration of Covenants and Restrictions documents
 - Original Deed Restrictions document
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