



## CDA Agenda Item

Meeting Date: August 21, 2025

Agenda Item: Update on Royal Hounds

Staff Contact (name, email, phone): Emily McFarland, emcfarland@whitewater-wi.gov

### BACKGROUND

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

At the July 17, 2025 CDA meeting, the CDA asked for an update on Royal Hounds to be placed on the August agenda.

On July 16, 2024 the city and Whitewater Alpha Real Estate entered into a development agreement for the construction of a dog daycare and boarding facility located on tax key /A323600002 on Bluff Rd. The details of the project are in Exhibit B of the attached developer's agreement.

As of early August 2025, no work has begun on the site. The Conditional Use Permit (CUP) for this project expired on May 13, 2025. A letter was mailed July 22, 2025 to the applicant informing them of the expired CUP, and that they will need to return to Planning and Architectural Review Commission (PARC) for a new CUP in the future.

The Development agreement requires construction to begin on or before May 31, 2025, but does not have any penalties for failing to begin construction, unless it has not commenced on or before May 31, 2026. The Development agreement does further require construction to be completed on or before May 31, 2027. If they fail to begin construction on or before May 31, 2026 a notice of default would need to be sent. If they fail to complete construction by May 31, 2027, the city would then need to provide a notice of default and request to reclaim the parcel. If construction has not begun prior to May 31, 2026 the City may repurchase the property for the amount it received when the property was sold to Royal Hounds. If construction is not completed by May 31, 2027 and the City elects to repurchase the property it would need to pay the amount it originally received plus the appraised value of any improvements that have been made to the property.

### PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

Resolution authorizing the sale, Council Meeting on July 17, 2024  
Development Agreement July 22, 2024

### FINANCIAL IMPACT

(If none, state N/A)

None at this time.

### STAFF RECOMMENDATION

I recommend scheduling an update on the progress of this project for February 2026.

### ATTACHMENT(S) INCLUDED

(If none, state N/A)

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Developer's Agreement

Closing documents

Resolution

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