

From: [Mason Becker](#)
To: [City Council](#)
Cc: [John Weidl](#); [Heather Boehm](#)
Subject: FW: Whitewater development
Date: Monday, April 20, 2026 9:50:35 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
Importance: High

Council members, good morning.

I wanted to share the below comments from a local realtor regarding the proposed Stonehaven project. There is some very relevant information pertaining to the current housing market, which is why I wanted to make sure you saw this. I have only met Tracy very briefly in the past, and I did not solicit this email.

Heather, per John, please add this to the online packet.

Sincerely,
Mason T. Becker
Community Development Director
City of Whitewater, WI
mbecker@whitewater-wi.gov
Office: 262.473.0148
Cell: 262.443.4458



From: Tracy Lazzaro Realtor, Broker and CSRS <tlazzaro@shorewest.com>
Sent: Monday, April 20, 2026 9:28 AM
To: Mason Becker <mbecker@whitewater-wi.gov>
Subject: Whitewater development
Importance: High

You don't often get email from tlazzaro@shorewest.com. [Learn why this is important](#)
Good morning Mason,

It is my understanding that there is a new development trying to be planned out for the Whitewater area. I just wanted to reach out as a local Real Estate Broker for the last 24

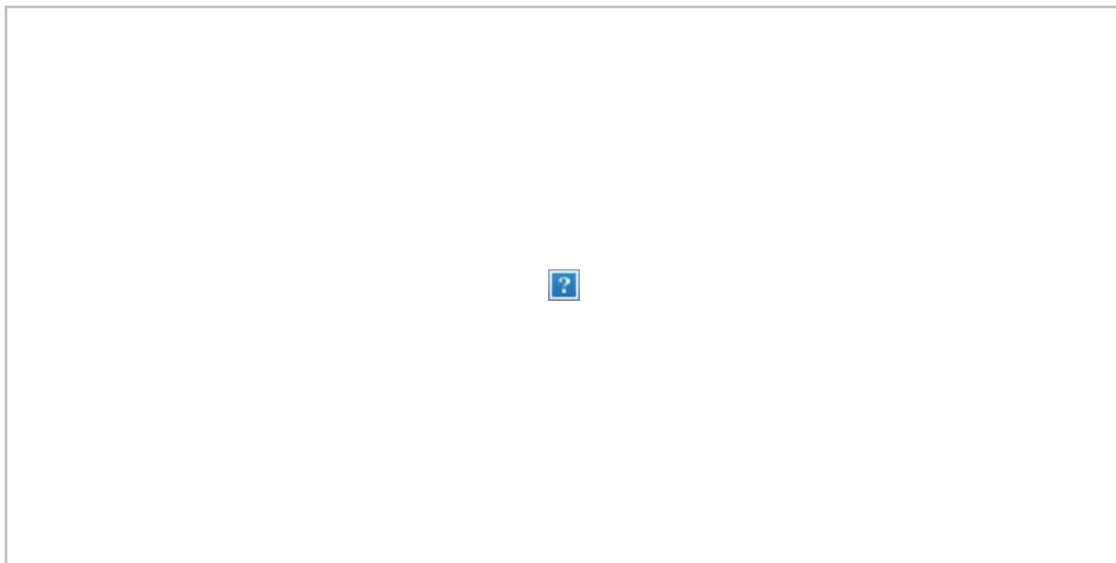
years and provide my thoughts on this development. We are certainly below the average for homes available for buyers, in fact we only have 20 homes on the market in all of Whitewater- \$235,000-\$560,000 with 8 of those 20 being under contract with an accepted offer. Anything that is more affordable for those first-time home buyers or families in general would be very welcoming and much needed as the market proves. Providing homes that are new construction below the \$400,000 price point would be a fantastic option for buyers.

I hope this message reaches you well and If I can answer any questions regarding the market in your area without biased, please don't hesitate to reach out.

Respectfully,

Tracy Lazzaro

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