



Plan & Architectural Review Commission

Meeting Date: April 13, 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)

As PARC board members are likely aware, staff have been working with Stonehaven Development on development of single-family housing along Bluff Road. A Development Agreement was presented to the CDA board previously, which was moved forward to the Common Council on April 9, 2026.

During due diligence on the properties, the developer 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.

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

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 that the PARC recommend to the Common Council the removal of the covenants and deed restrictions on parcels /A503200001, /A503200002, /A410100001, /A410100002, /A410100003, /A410100004, /A323600002, and /A323600001.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Release of Declaration of Covenants and Restrictions documents