



Plan and Architectural Review Commission

Meeting Date: August 10, 2026

Agenda Item: Offer to Purchase City-owned Lot 2 "Hospital Hill" on Starin Rd

Staff Contact (name, email, phone): Mason Becker, mbecker@whitewater-wi.gov, 262.443.4458

BACKGROUND

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

The City received an Offer to Purchase the property located on the southern portion of the "Hospital Hill" property along Starin Road on July 14, 2026 from Kevin Kern, a local resident. The buyer wishes to develop residential housing on the property. The preliminary site plan submitted shows a plan to construct 13 new homes. It is likely that following discussions with City staff, this plan will need to be revised somewhat to account for utilities access and stormwater management, which may reduce the total number of homes built.

The "Hospital Hill" property was donated to the City many years ago, with the intention of seeing a public hospital built on the property. In 1989 it was determined this was unlikely, and a court order document stated that income from the property could be used to benefit the City of Whitewater's Rescue Squad for purposes of purchasing lifesaving equipment and education. When the E Starin Rd extension was constructed, the property was divided into two parcels.

Revenue from sale of this property would go to the City's Fire and EMS Department, restricted for the purposes of purchasing technologically advanced equipment for lifesaving purposes, and secondly, for the purpose of education, both of the department personnel and the Whitewater citizenry regarding health purposes.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- N/A

FINANCIAL IMPACT

(If none, state N/A)

- This property has been owned by the City for many years and has been tax-exempt. The net proceeds of the sale will benefit the City's Fire and EMS Department, and development of residential housing on the property will be a positive economic benefit to the City and other taxing jurisdictions.

STAFF RECOMMENDATION

- Staff recommend that the PARC recommend to Common Council acceptance of the Offer to Purchase, subject to a mutually agreed upon Development Agreement
- The PARC would review a full Site Plan submittal in the future, and a Development Agreement would be reviewed by the Common Council at a later date

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Offer to Purchase received from Anderson Commercial Group
- Preliminary site concept plan