



Council Agenda Item

Meeting Date:	May 11, 2026
Agenda Item:	Offer to Purchase on Parcel /A514100001 (North Hospital Hill parcel)
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov

BACKGROUND

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

The City of Whitewater recently received, through Anderson Commercial Group, an Offer to Purchase on Parcel /A514100001, on the north side of Starin Road.

Faith Tanis Properties LLC seeks to acquire the property in order to build at least four single-family homes along Starin Rd. Should this sale be approved, obligations of both parties will be spelled out in a Development Agreement, which will be reviewed by both the Whitewater CDA and Common Council at a later date.

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)

- The property, being owned by the City, is currently tax exempt. Sale of the property will return it to the tax rolls. The \$90,000.00 from the sale, if approved, will benefit the City's Fire and EMS Department. Additionally, this project will add much needed single-family housing to the City.

STAFF RECOMMENDATION

- Staff recommend that the PARC advance this Offer to Purchase with a positive recommendation to the Common Council.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Offer to Purchase received from Anderson Commercial Group
- Legal Opinion and Court Document regarding Hospital Hill property