City of WHITEWATER	**Community Development Authority Agenda Item**
Meeting Date:	November 19, 2026
Agenda Item:	Memo re: offer to purchase portion of City-owned property, Parcel # 292-0515-3432-000
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov

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

The City has received a Vacant Land Offer to Purchase, dated November 3, 2026, from Blue Line Holdings, LLC for approximately 8 acres of City-owned land known as Lot 9B (Parcel # 292-0515-3432-000), located at the southwest corner of Enterprise Boulevard and N. Prospect Drive in the Whitewater Business Park.

The buyer's operating company, Wisco FlexArmor, LLC, proposes to construct and operate an indoor RV repair and service facility on the site, including offices, customer and employee parking, and related accessory uses.

The offered price is $10,000 per acre based on the final surveyed acreage, with a credit for the area occupied by the existing wetland mitigation pond. In exchange for this price and consideration, the buyer has agreed to forgo any request for TIF financial incentives for the project.

The offer is contingent on Common Council approval and on the City and buyer agreeing to a separate Option to Purchase agreement addressing the timing of construction. It also includes customary contingencies for City land use approvals, a Certified Survey Map, soils and environmental testing, financing, and appraisal.

Closing would occur no later than April 9, 2027. The Site Plan and Certified Survey Map will come back to the Plan and Architectural Review Commission for review through the normal approval process.

A Development Agreement is not anticipated being necessary for this transaction, as there is no TIF request and no public infrastructure being dedicated. However, there will be an Option to Purchase agreement in place which would allow the City to reclaim the property, should the development not occur as planned. This is similar to other recent Business Park transactions.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

- This offer was reviewed with a positive recommendation from the Plan and Architectural Review Commission on November 9, 2026
- The Common Council reviewed this item on November 17, 2026

FINANCIAL IMPACT
(If none, state N/A)

Sale proceeds of $10,000 per acre (approximately $80,000, with the final amount set by the surveyed acreage less the wetland mitigation pond credit). The City would be responsible for the Certified Survey Map, which has been ordered. The property would return to the tax rolls creating a positive economic contribution to the City and TID #10.

STAFF RECOMMENDATION

- As this is not a property owned by the CDA and a Development Agreement will not be required, there is no action necessary by the CDA board. This memo is for informational purposes.

ATTACHMENT(S) INCLUDED
(If none, state N/A)

- WB-13 Vacant Land Offer to Purchase (dated November 3, 2026), with Addendum A
- Exhibit A – Lot 9B Potential CSM Area map