

WISCONSIN CERTIFIED SITES

Letter of Interest – Draft Answers

City of Whitewater, Wisconsin

Site Snapshot

Site	Whitewater Business Park proposed certification area
Acreage	158 acres (mapping package; GIS calculation shown previously as 157.906 acres)
Site-center coordinates	42.846, -88.703
Planning designation	The adopted 2017 Comprehensive Plan has it designated as Office/Technology Park. An update of the 2017 Comprehensive Plan is currently underway and expected to be approved November 2026. The proposed designation in the new/ updated “Whitewater Forward” Comprehensive plan is Business Park.
Current readiness position	Potential site; some due diligence and documentation gaps remain

Question 6 – Site Readiness Self-Assessment [Check all that apply]

- ☒ A public agency or organization owns or has an exclusive option on the property.
- ☒ Local elected leaders, local partners, and site representatives support industrial development and will participate.
- ☒ The site is available, or expected to be available, for sale or lease for industrial development. [CONFIRM]
- ☒ Utility service information is available or can be obtained.

The community understands the formal review fee (\$10,000 Full; \$6,000 Early-Stage for 2026-27).

- ☒ The community understands additional due diligence/gap mitigation may be required and is responsible for completion/cost.
- ☒ A speculative master site plan has been prepared or can be created within three months.
- ☒ Funds are available to complete the due-diligence studies necessary for certification.
- ☒ The site is designated for industrial or manufacturing development in an adopted municipal planning document.

7. Acreage: 158 acres.

8. Ownership Name: 41-44 Howard Road LLC

9. Ownership Type: Currently privately owned. However, the Community Development Authority has approved moving forward with the application, on the condition that the City or CDA secures a written agreement regarding purchase of the property before the \$10,000 application fee is paid.

10. Latitude/Longitude: 42.846 -88.703.

11. Is the site zoned to allow for industrial development or can the site be rezoned for industrial use within 90 days? The parcels need to be rezoned and can be rezoned within 90 days.

12. Please describe the utility infrastructure which serves or can serve the site. The approximately 158-acre Whitewater Business Park site is adjacent to existing developed areas and existing utility infrastructure. Site mapping has been prepared identifying electric, natural gas, municipal water, wastewater and telecommunications infrastructure in relation to the property. Municipal water and wastewater infrastructure is located in proximity to the site and can support extension into the development area, subject to final engineering and capacity verification. Electric, natural gas and telecommunications infrastructure have also been mapped in relation to the property. The City will coordinate with the applicable utility providers to confirm available capacity, service requirements, extension costs and timelines as part of the Certified Sites due-diligence process. Currently, a load of 1 MW and 10 dth/hr to the area can be easily serviced.

13. Please include any additional commentary regarding the background on the property. The approximately 158-acre site represents a significant development opportunity in Whitewater, Wisconsin. The City has undertaken preliminary site-readiness work to understand the property's development potential, including preparation of parcel, aerial, topographic, flood hazard, zoning, transportation/access and utility infrastructure mapping. The site is positioned to build upon the City's established technology/industrial employment area and nearby business base. Whitewater's 2026 soon-to-be-adopted Comprehensive Plan, "Whitewater Forward", designates the area as a Business Park and calls for continued development and marketing of the park for business growth. Participation in the WEDC Certified Sites Program would allow the City to advance remaining due diligence, infrastructure analysis and site-readiness work needed to position the property for future development.

14. At this time, how ready do you believe the site is for certification review? The site has potential, but we know some information, studies, infrastructure details, or planning work may still be missing.

Question 15 – Site Studies or Documents Currently Available

Study / document	Draft status
Aerial image with property boundaries	Available
Utility map	Available
Wetland delineation	Not Available
Environmental assessment	Not Available
Geotechnical report	Not Available
ALTA survey	Not Available
Topographic survey	Available

Title information	In progress
Master site plan	Not Available
Zoning documentation	Available
Transportation/access information	Available

Question 16 – Supporting Documentation Email

WEDC instruction: Email available aerial images showing property boundaries, utility maps, due-diligence reports, and other supporting site documentation to Melinda.Osterberg@wedc.org after completing the form.

Recommended attachment package: 158-acre aerial/property-boundary map; tax parcel map; topographic map; FEMA flood hazard map; zoning map; road access and route-to-interstate maps; electric, natural gas, water, wastewater and telecom maps; adopted Comprehensive Plan Land Use chapter/Future Land Use Map; and any subsequently confirmed title, wetland, environmental, geotechnical or survey documents.