



Community Development Authority

Meeting Date: October 15, 2026

Agenda Item: Update on WEDC Certified Sites Application for Private Property on Howard Rd, Parcel IDs # 292-0515-3443-000, 292-0515-3442-000, 292-0515-3441-000, & 292-0515-3444-000

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

BACKGROUND

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

As previously discussed with the CDA board, privately owned land of approximately 158 acres, located along Howard Rd near the City's existing Business Park, is currently available on the market and listed for sale. Property owners are 41-44 HOWARD ROAD LLC.

At the last regular board meeting, staff presented a request to approve application to WEDC's Certified Sites program, which would be able to properly review the site's viability for development, and help offset the costs of due diligence work on the property. Once completed, WEDC would also market the site as a Certified Site for development. The CDA board approved moving forward with the application, with the condition that the City or CDA secures a written agreement regarding purchase of the property before the \$10,000 application fee is paid.

Staff have been discussing a draft Option to Purchase agreement with the City Attorney. The property is currently listed at \$35,000/acre. In order to make an informed offer, staff concurred that seeking a property appraisal would be prudent.

Staff solicited two quotes from appraisal firms to conduct an appraisal of the property. Quotes ranged from \$500 to \$2,000. Staff selected the lower quote from Rock Valley Appraisal, per the City's purchasing guidelines. This amount will be paid from the CDA's Professional Services budget. Completion of the appraisal should occur before the end of the month.

Once appraisal is completed, staff will review and work with the City Attorney to complete drafting of an Option to Purchase agreement that will be submitted to the property owner's realtor.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- The CDA previously reviewed and approved staff to apply for the WEDC Certified Sites program at the September 17, 2026 board meeting, with the condition that the City or CDA secures a written agreement regarding purchase of the property before the \$10,000 application fee is paid.

FINANCIAL IMPACT

(If none, state N/A)

- There is an application fee of \$10,000 for the Certified Sites program. There will be additional costs for conducting due diligence work (updated wetland delineation, soil borings, etc) as recommended by WEDC, which will be offset by the Certified Sites program.

STAFF RECOMMENDATION

- No action is needed at this time, this item is for informational purposes.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

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| <ul style="list-style-type: none">- WEDC Certified Sites application (current draft document)- Property site map |
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