



Community Development Authority

Meeting Date:	October 15, 2026
Agenda Item:	Update on Development Parcels – Business Park and Surrounding Area
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov , 262.443.4458

BACKGROUND

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

This memo is intended to provide the CDA with a high-level update on the development parcels listed for sale through Anderson Commercial Group in the Whitewater Business Park, the Whitewater University Technology Park, and the surrounding area. Lot numbers and acreages follow Anderson’s September 2026 listing package (attached).



Key map – Anderson Commercial Group listing (Sept. 2026). Green = available; yellow = pending; red = sold.

Parcel Status at a Glance

Lot	Area	Acres	Zoning	Status
Lot 1B	Whitewater Business Park	21.6	M-1	Available
Lot 5B	Whitewater Business Park	5.84	M-1	Under Contract
Lot 7B	Whitewater Business Park	7.7	M-1	Under Contract
Lot 8B	Whitewater Business Park	14.59	M-1	Under City Review
Lot 9B	Whitewater Business Park	17.1	M-1	Available – Potential Offer
Lot 10B	Whitewater Business Park	10.96	M-1	Available
Lot 1RA	Bluff Road Commercial District	7.21	B-3	Letter of Intent Accepted
Lot 1BR	Bluff Road Commercial District	1.01	B-3	RFP Released
Lot 1 – Starin Road	Starin Road Residential Lots	3.55	R-2	Sold
Lot 2 – Starin Road	Starin Road Residential Lots	8.74	R-2	Available

Also shown in the listing as sold: Technology Park Lots 1T & 2T (Summerset Marine Construction site) and 3T (Tanis commercial development location); Business Park Lot 4B (new Fire and EMS Training Facility); and Bluff Road Lots 2BR and 3BR (Part of the Stonehaven Development). These are not addressed further in this memo.

Parcel Updates



WHITEWATER BUSINESS PARK

Lot 1B

21.6 acres | Zoned M-1

Status: Available

Staff recently issued an RFP for this lot, which did not garner any submittals. Two inquiries were received: one prospect was redirected to a different property, and the other came from a company not yet ready to move forward. Staff have obtained a recommended list of prospects through UW-Whitewater's Fiscal and Economic Research Center and intend to reach out to top potential business prospects identified.



WHITEWATER BUSINESS PARK

Lot 5B

5.84 acres | Zoned M-1

Status: Under Contract

Under contract with Summerset Shoreline Restoration, with closing expected before the end of the year. To reach this point, staff worked through a partial wetland exemption determination with the U.S. Army Corps of Engineers and the Wisconsin DNR.



WHITEWATER BUSINESS PARK

Lot 7B

7.7 acres | Zoned M-1

Status: Under Contract

Under contract with K.A. Graf & Sons, a local earth moving and excavation company. Closing is expected before the end of the year.



WHITEWATER BUSINESS PARK

Lot 8B

14.59 acres | Zoned M-1

Status: Under City Review

This site is currently available. The City is considering whether this lot could be a suitable site for a future new Streets Division garage. This has not been finalized.



WHITEWATER BUSINESS PARK

Lot 9B

17.1 acres | Zoned M-1

Status: Available – Potential Offer

Staff anticipate that an offer on a portion of this property may be coming in the near future. A Certified Survey Map would be necessary to subdivide the property.



WHITEWATER BUSINESS PARK

Lot 10B

10.96 acres | Zoned M-1

Status: Available

This lot has not garnered any recent interest. It will be included in a proposed Housing Market Study update, which will review whether it is a suitable site for future single-family housing development, along with two other privately owned properties in the City.



BLUFF ROAD COMMERCIAL DISTRICT

Lot 1RA

7.21 acres | Zoned B-3

Status: Letter of Intent Accepted

The City has an accepted Letter of Intent with Anderson Ashton, which is currently negotiating with potential commercial tenants. The development could include a new Piggly Wiggly and the new Early Childhood Education and Childcare Center.



BLUFF ROAD COMMERCIAL DISTRICT

Lot 1BR

1.01 acres | Zoned B-3

Status: RFP Released

Staff recently released an RFP for this site, seeking to attract a commercial business compatible with the surrounding neighborhood. No submittals have been received to date.



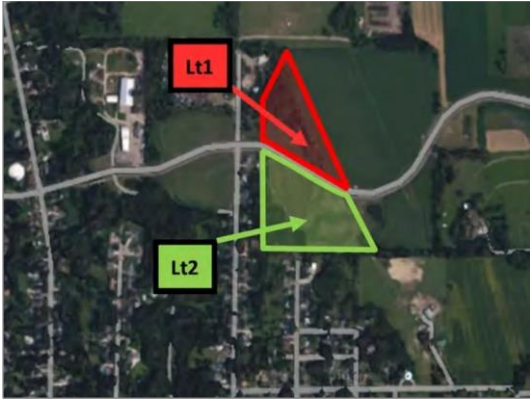
STARIN ROAD RESIDENTIAL LOTS

Lot 1 – Starin Road

3.55 acres | Zoned R-2

Status: Sold

The sale recently closed with Faith Tanis Properties, which plans to build five new single-family homes along Starin Rd. A We Energies utility relocation will need to occur for the project to move forward.



STARIN ROAD RESIDENTIAL LOTS

Lot 2 – Starin Road

8.74 acres | Zoned R-2

Status: Available

The City received an offer from a local contractor looking to build housing on the property; however, the offer was rescinded upon learning the site requires utility extensions. The lot remains on the market.

Parcel images: Anderson Commercial Group listing package, September 2026.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- N/A

FINANCIAL IMPACT

(If none, state N/A)

- None right now, though further developments in these areas will positively impact TIDs #10 & 11 and the City as a whole.

STAFF RECOMMENDATION

- No action required. This item is provided for information and CDA discussion.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Anderson Commercial Group – Whitewater City Lots listing package (September 23, 2026)