



Common Council Agenda Item

Meeting Date:	February 17, 2025
Agenda Item:	Offer to Purchase Lot 5B in Whitewater Business Park
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov , 262.443.4458

BACKGROUND

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

Kristen Parks from Anderson Commercial Group submitted a term sheet on November 14, 2025 for an offer to purchase Lot 5B in the Business Park (PIN # 292-0515-3434-002). This would be for an existing business planning to relocate from another community.

This parcel is located at the current end of Endeavor Dr and is a good location for this type of business as the parcel is currently undeveloped, as are the sites to the east, west, and north. City staff have no concerns with this proposal meeting the requirements in the current M-1 zoning district, other than outdoor storage of aggregate. Staff will recommend to the city's Plan and Architectural Review Commission to include screening and location requirements as part of the applicant's future Conditional Use Permit.

Following the November 2025 CDA meeting, city staff were made aware that wetlands had previously been identified on the property during a 2016 wetland delineation conducted by the Southeast Wisconsin Regional Planning Commission (SEWRPC). The Community Development Department, following discussion with the Wisconsin DNR, is working with Strand to seek an artificial wetland exemption to allow construction on the property. An updated wetland delineation by SEWRPC is also planned for this spring.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- The CDA approved the original Letter of Intent at its November 20, 2025 regular board meeting, with the condition the buyer commence construction of the building on the property within three years and complete construction within four years.
- The Plan & Architectural Review Commission advanced this Offer to Purchase with a positive recommendation to the Common Council at its February 9, 2026 meeting.

FINANCIAL IMPACT

(If none, state N/A)

The buyer is making a full price cash offer in the amount of \$169,360. The development of this property will also bring this currently tax-exempt parcel back, located in TID #10, back onto the city's tax rolls. Bringing an additional business into the city's Business Park is a positive contribution to the local economy.

STAFF RECOMMENDATION

Staff recommends that the Common Council approve the Offer to Purchase and Addendum A as presented. Staff will work with the buyer on next steps discussed above, as well as a Development Agreement.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Offer to Purchase and Addendum A from Anderson Commercial Group
- GIS screenshot of the current property