



**City of  
WHITEWATER  
Community Development Authority  
Board of Directors Meeting**

**AGENDA**

**Thursday, June 16, 2022 at 5:30 p.m.**

**Location: Municipal Building – Community Room 1<sup>st</sup> Floor  
312 W. Whitewater St., Whitewater, WI 53190**

**This will be an IN-PERSON and VIRTUAL MEETING**

**Citizens are welcome (and encouraged) to join us via computer, smart phone or telephone.  
Citizen participation is welcome during topic discussion periods.**

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/88659796355?pwd=Q1RHTXpGK2JsbC9la1U5YUdKWUxQdz09>

Or Telephone: 1-312-626-6799

Webinar ID: 886 5979 6355

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**1. Administrative Items.**

**a. Call to Order:**

**b. Roll Call:**

**c. Declaration of Conflict of Interest: Would any member(s) of the Board wish to declare any known conflict of interest with the items presented on today's CDA Board Agenda?**

**d. Hearing of Citizen Comments: No formal CDA Action will be taken during this meeting although issues raised may become a part of a future agenda. Items on the agenda may not be discussed at this time.**

**1. Presentations: None.**

**2. Approval of Minutes:**

(a) April 28, 2022 CDA Meeting.

(b) May 25, 2022 CDA Meeting

**3. Review and Acknowledge Financial Statements: May 31, 2022.**

**4. Appointment to Capital Catalyst Screening Committee.**

**5. Action Items:**

- a. CDA Director's Report

**6. Updates & Discussion**

- a. 206 Cravath Street Update:

- (i) Memorandum: Contractor Update (Marquardt).
- (ii) Market Analysis by Tincher Realty, Inc. dated May 31, 2022.

- b. Midwest WI, LLC Update: Status of due diligence period (City Attorney McDonell).

**7. Board Member Requests for Future Agenda Items:**

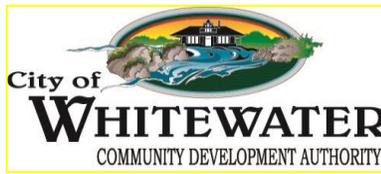
- a. Create policy between the CDA and City regarding transfers of residual equity from the CDA to the City.
- b. Improvement of the physical condition of Lot 9B in the Business Park.
- c. CDA Alternative Revenue Streams.
- d. Director to visit (virtual/in-person) with Whitewater's employers.
- e. \*Add Tax Increment.
- f. Recruit Developer that would include a grocery merchant.
- g. \*New Housing.
- h. \*Increase population in the Industrial Park.
- ~~i. Create a policy between the CDA and City regarding procurement. Requested by Councilperson Dawsey Smith to be discussed at an upcoming Council meeting.~~
- ~~j. Discuss an agreement between City & CDA for CDA's percentage of US Bank P-Card rebates. (See attached 09.28.21 Finance Committee Meeting Minutes and Policy 501.04.11 Purchasing Card Program.~~

**8. Adjournment.**

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**CDA Loan Recipient Presentations:**

- Meeper – September 15, 2022
- BicycleWise – October 20, 2022
- Blueline Battery – October 20, 2022
- Learning Depot – October 20, 2022
- Recruit chute - TBD
- Scanalytics - TBD
- Slipstream – November 17, 2022



# Community Development Authority Board of Directors Meeting

## MINUTES

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**Date:** Thursday, April 28, 2022  
**Time:** 5:30 P.M.  
**Location:** Innovation Center  
1221 Innovation Drive, Whitewater, WI 53190 in Room #105

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**Members Present:** Kachel, Aranda, Gildemeister, Allen, Dawsey-Smith.

**Members Excused:** Singer, Gleason.

**Staff Present:** Cathy Anderson (CDA Executive Director); Bonnie Miller (CDA Administrative Assistant); Steve Hatton (City Finance Director).

**Guest(s) Present:** Coby Skonord (Ideawake); Jill Baures (Pauquette Psychological Services)

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## AGENDA

### 1. Administrative Items

- a. **Call to Order:** Vice-Chair Allen called the meeting to order at 5:30 p.m.
- b. **Roll Call:** Roll call was taken as noted above.
- c. **Recognize Newly Appointed Commissioners.** Vice Chair Allen recognized newly appointed commissioners: Jake Gildemeister, as Resident Appointee; Allen and Dawsey Smith, as Council Representatives
- d. **Welcome Statement:** Welcome to the Whitewater CDA monthly meeting. Before we begin the meeting this evening, each Commissioner is asked to adjust their camera and microphone, be attentive, actively listen and participate, speak in turn, only speak to items on the Agenda, and not surmise the opinions or ideas of private citizens. In addition, only speaking to items in which this Body has governance.
- e. **Declaration of Conflict of Interest:** Would any member(s) of the Board wish to declare any known conflict of interest with the items presented on today's CDA Board Agenda? None.
- f. **Hearing of Citizen Comments:** No formal CDA Action will be taken during this meeting although issues raised may become a part of a future agenda. Items on the agenda may not be discussed at this time. None.

### 2. Presentations:

- a. **Inventalator a/k/a Ideawake:** Vice-Chair introduced Coby Skonord, CEO of Ideawake, who provided an overview of the progress and growth of the company in 2021 and their goals and objectives going forward in 2022, focusing on expanding their client base and services offered. Although COVID did have an effect on the company, 2021 revenue was up from 2020. Skonord concluded by taking questions from the Board.
- b. **Pauquette Center for Psychological Services:** Vice Chair Allen introduced Dr. Jill Baures who is the Training Director for Pauquette. Dr. Baures provided updates about the Pauquette Center and where they are heading. Their original location for the Pauquette Center is in Portage to



provide access to psychological services to rural communities. They are enjoying the space in the Innovation Center and have had a lot of clients referred to their office and feel like they are serving a need. They are currently expanding their staff here in Whitewater to meet the high need in this community. The Whitewater office is their training hub hosting student interns from UW-Whitewater training to become clinicians. They continue to grow and expect the Whitewater office to be fully staffed by this Summer with the potential to expand their space at the Innovation Center. Dr. Baures concluded by taking questions from the Board.

3. **Approval of Agenda:** Vice-Chair Allen announced that Items 1(d), 1(e), 1(f), 9, 10 and 11 are being pulled from the Agenda. The ZOOM meeting connection was lost briefly at 5:52 p.m. due to technical difficulties. The ZOOM connection was re-established and the meeting resumed at 5:54 p.m.. Discussion continued while the ZOOM meeting connection was down. Moved by Gildemeister and seconded by Kachel to approve the Agenda as amended. AYES: All by voice vote (4); NOES: None; ABSENT: Singer and Gleason; ABSTAIN: Dawsey-Smith.
4. **Approval of Minutes:** Moved by Kachel to approve Items 4(a) through 4(d) inclusive; seconded by Aranda. AYES: All by voice vote (5); NOES: None; ABSENT: Singer and Gleason.
  - a. Minutes of the November 10, 2021 CDA Meeting as Amended April 7, 2022.
  - b. Minutes of November 18, 2021 CDA Meeting as Amended April 4, 2022.
  - c. Minutes of February 9, 2022 Joint Meeting – CDA, Common Council, Plan Commission.
  - d. Minutes of the March 24, 2022 CDA Meeting.
5. **Review and Acknowledge Financial Statements:** Allen noted that comment as to Item 5(b) referencing amendment was struck.
  - a. Refresher of CDA accounts. Anderson provided a brief refresher of the CDA accounts and how they are used.
  - b. Financials as of January 31, 2022.
  - c. Financials as of March 31, 2022.

Moved by Kachel and seconded by Gildemeister to approve the Financial Statements for January 31, 2022 and March 31, 2022. AYES: All by voice vote (5); NOES: None; ABSENT: Singer and Gleason.

6. **Action Items:**
  - a. Allen acknowledged the resignation of Miguel Aranda from the Board.
  - b. Review and accept 2021 CDA Annual Report. Director Anderson stated that the report was now in final form and would be published with the approval of the Board. Aranda questioned the statistic on Page 6 regarding age demographic. Anderson stated that Whitewater's median age is 21.5 years while the County's median age is 40 years. A brief discussion ensued regarding percentage of Whitewater's total population which are students and those which are permanent residents. Anderson stated that the demographic information contained in the report was taken from the 2020 census. Allen stated that any future questions can be referred to Director Anderson.
  - c. Review and approve the CDA Rules of Procedure. Anderson stated that the CDA Rules of Procedure is now in final form. Moved by Kachel and seconded by Aranda to approve the CDA Rules of Procedure as presented. AYES: All by voice vote (5); NOES: None; ABSENT: Singer and Gleason. The will now be referred to the Common Council for their approval.
  - d. Review and approve proposal and presentation from Vandewalle regarding Starin Road property. Director Anderson provided a brief summary of the information contained in the



memorandum and the Vandewalle Proposal provided by City Manager Clapper. Dawsey-Smith moved approval pending the actual plan for dispensation of the housing fund for this proposal; seconded by Gildemeister. Motion passed 5-0 by roll call vote. AYES: Gildemeister; Aranda, Kachel, Dawsey-Smith, Allen; NOES: None; ABSENT: Singer and Gleason.

- e. Review and approve expense for lawn cleanup, tree removal and trimming at 206 Cravath. Anderson requested direction to contract for removal of tree limb and general lawn cleanup. Allen suggested using City Arborist to determine what part of tree should be removed; Director Anderson stated that the limb was rotted. Allen gave administrative approval for Director Anderson to proceed with tree trimming and general lawn cleanup.
- f. Review and approve fixing the garage at 206 Cravath. Director Anderson stated that the “lean-to” located at the rear of the garage should be removed. Allen gave administrative approval to proceed to contract to remove the “lean-to”.

## 7. Updates & Discussion

- a. 206 Cravath Street Update, progress schedule and first and second payouts. Anderson stated that cabinets have been delivered; Gleason has volunteered to install those cabinets to avoid additional costs to the project. Anderson invited the Board to stop by the property to see the progress. Director Anderson provided a review of the renovation invoices that have been paid so far and stated that to date, the project cost to date is \$900 under budget. Anderson next led a discussion regarding whether the CDA rent the house or flip it based on projections provided by Finance Director Hatton as to amount of monthly rent that would be needed. Director Anderson stated that projected rent could be \$1500-\$1700 per month. Kachel stated that the renovation of this project was a benefit to the neighborhood to encourage upgrades to other properties. Allen suggested that Anderson request a market analysis from a local realtor as to projected sale price. Aranda stated that he was leaning toward renting the property to create cash flow for the CDA, and Gleason and Gildemeister agreed. Dawsey-Smith stated that, depending on where the market is now, she supports selling the property and Allen agreed.
- b. 206 Cravath Street 2021 Tax Bill and Change of Assessment Notices. Director Anderson included this information in the packet to document tax treatment of the property during the acquisition and renovation of the property. Anderson when the project started, we did not realize that it would take a year and stated that the 2021 real estate taxes were paid by the CDA. A request was made to Walworth County for an exemption for 2022 during the renovation process, and the property will return to the tax rolls in 2023.
- c. Board Attendance Sheet. Acknowledged.
- d. Housing Initiatives throughout Whitewater and the region. Director Anderson stated that City Manager Clapper is applying in Jefferson County for funds from the Heartland Initiative to acquire funds to be used for technical assistance from Vandewalle that could be applied to the four Whitewater properties located in Jefferson County that are zoned residential. Using a Whitewater house on Peninsula Lane as a comparison, Anderson stated that housing prices in East Troy are significantly higher than sale prices for residential properties located in Whitewater. Director Anderson will continue to gather and provide information to the Board on a monthly basis regarding housing issues in the area.
- e. Planning and Administrating the State of Wisconsin Tax Incremental District Affordable Housing Program. Anderson stated that we are also working with Vandewalle & Associates on a proposal for expenditure of the TIF funds. Letters went out to owners of vacant land in the City to make them aware that we are hungry for new housing stock. Anderson stated that she took several meetings with land owners requesting further information.



- f. Zoning changes for smaller lot sizes. Anderson stated that Vandewalle was working on a proposal. Allen stated that since it involved Tax Increment, the Vandewalle proposal should come to the CDA for review and then to the City Council for review. Allen stated that he was not opposed to the City doing a housing project similar to Mound Park Acres done by the City in the past.

**8. Board Member Requests for Future Agenda Items:**

- a. Create policy between the CDA and City regarding transfers of residual equity from the CDA to the City.
- b. Create a policy between the CDA and City regarding procurement. – Requested by Councilperson Dawsey Smith to be discussed at an upcoming Council meeting.
- c. Improvement of the physical condition of Lot 9B in the Business Park.
- d. CDA Alternative Revenue Streams.
- e. Director to visit (virtual/in-person) with Whitewater’s employers.
- f. Add Tax Increment.
- g. Recruit Developer that would include a grocery merchant.
- h. New Housing.
- i. Increase population in the Industrial Park.
- ~~j. Discuss an agreement between City & CDA for CDA’s percentage of US Bank P-Card rebates. (See attached 09.28.21 Finance Committee Meeting Minutes and Policy 501.04.11 Purchasing Card Program~~

9. **Adjournment.** Moved by Kachel and seconded by Aranda to adjourn the meeting. AYES: All by voice vote (5); NOES: None; ABSENT: Singer and Gleason. Meeting adjourned at 7:05 p.m.

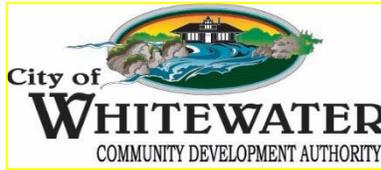
Respectfully submitted,

Bonnie Miller, CDA Administrative Assistant.

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**CDA Loan Recipient Presentations:**

Meepor – September 15, 2022  
BicycleWise – October 20, 2022  
Blueline Battery – October 20, 2022  
Learning Depot – October 20, 2022  
Recruit chute - TBD  
Scanalytics - TBD  
Slipstream – November 17, 2022



## Community Development Authority Board of Directors Meeting Minutes May 25, 2022

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### 1. Administrative Items.

- a. **Call to Order:** Singer called the meeting to order at 5:30 p.m.
- b. **Roll Call:** PRESENT: Singer, Allen, Komholz, Dawsey-Smith; ABSENT: Gleason; Gildemeister; Kachel (Kachel arrived at approximately 5:37 p.m.). STAFF PRESENT: Cameron Clapper (City Manager); Steve Hatton (Finance Director), Brad Marquardt (Director of Public Works). Singer welcomed new Board Member Joe Kromholz.
- c. **Authorization to amend Agenda with less than a 72 hour notice, as required by City of Whitewater Transparency Ordinance.** Additional language was provided to the Closed Session Items to make sure that was clear; Closed Session portion of the Agenda was moved to Item 8. Moved by Dawsey-Smith and seconded by Kromholz to authorize amending the Agenda with less than a 72 hour notice. AYES: All by voice vote (4); NOES: None; ABSENT: Gleason, Gildemeister, Kachel.
- d. **Declaration of Conflict of Interest:** Would any member(s) of the Board wish to declare any known conflict of interest with the items presented on today's CDA Board Agenda? None.
- e. **Hearing of Citizen Comments:** No formal CDA Action will be taken during this meeting although issues raised may become a part of a future agenda. Items on the agenda may not be discussed at this time. None.

2. **Election of Board Chair/President.** Allen nominated Singer to serve as Board Chair; seconded by Dawsey-Smith. Singer accepted the nomination. AYES: Allen, Kromholz, Dawsey-Smith; NOES: None; ABSTAIN: Singer; ABSENT: Gleason, Gildemeister, Kachel.

3. **Election of Board Vice-Chair/President.** Dawsey-Smith nominated Allen to serve as Board Vice-Chair; seconded by Kromholz. Allen accepted the nomination. AYES: singer, Kromholz, Dawsey-Smith; NOES: None; ABSTAIN: Allen; ABSENT: Gleason, Gildemeister, Kachel.

4. **Appointment of Board Member to Whitewater University Technology Park Board.** Singer stated that are held every other month on a Wednesday morning at 7:00 a.m. and noted that the next meeting would be in June. Singer asked if any Board Member was interested in serving. Kromholz stated his interest in serving. Moved by Allen to appoint Kromholz to the Whitewater University

Technology Park Board; second by Dawsey-Smith; AYES: Singer, Allen, Dawsey-Smith; NOES: None; ABSTAIN: Kromholz; ABSENT: Gildemeister, Gleason, Kachel.

Noted by Singer that appointment of a representative to serve on the Seed Capital Screening Committee will be scheduled at a future date.

**[Note: Kachel joins the meeting at approximately 5:37 p.m.]**

5. **Presentations:** None.
6. **Approval of Minutes:** April 28, 2022 Board Meeting. Tabled until June Agenda for technical corrections.
7. **Review and Acknowledge Financial Statements:** Finance Director Hatton provided a summary of the April 30, 2022 Financials. Hatton acknowledged the transfer of \$50,000 from the Affordable Housing TID that was budgeted to support the operations of the CDA in their efforts to promote housing in the community. Hatton went on to summarize expenses for the month, resulting in a Net Revenue year to date of \$46,000. Hatton next provided a review of the Balance Sheet, the Fund 910 loan receivables, miscellaneous revenue and expenditures, making note of the itemized expenses relating to the renovation of the 206 Cravath Street property. Hatton made note of the funds received pursuant to the sale of vacant to Lavelle, Kwik Trip and Richter Excavating and noted that these funds are restricted for the future purchase of vacant lands. Moved by Kachel to accept the Financial Statements; second by Allen. AYES: Kachel, Singer, Allen, Kromholz, Dawsey-Smith; NOES: None; ABSENT: Gleason and Gildemeister.
8. **Adjourn to Closed Session.** **Adjourn to closed session to reconvene per Wisconsin Statutes § 19.85(1)(e) “Deliberating or negotiating the purchase of public property, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session” and Wisconsin Statutes § 19.85(1)(c) “Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.”** Moved by Singer and seconded by Allen to adjourn to closed session. Clapper, Hatton and Marquardt to be included in discussion of Item 1; Clapper only be included for Item 2.
9. **Closed Session Roll Call:** AYES: Dawsey-Smith, Singer, Kachel, Kromholz, Allen; NOES: None; ABSENT: Gleason, Gildemeister.
10. **Closed Session Items:**
  - Item 1. Discussion regarding sale of 206 Cravath Street.
  - Item 2. CDA Director Review.
11. **Reconvene into Open Session – Possible action or direction regarding sale of 206 Cravath Street.**  
No action taken.

**[Note: Clapper exits the meeting at 6:25 p.m.]**

**Action Items:**

- a. **Approve Taylor and Sons Inc. Change Order #5 at 206 Cravath Street.** Hatton stated that after a change in CDA staffing, he reached out to the contractor who stated that about 30% of the cabinetry had been installed, however, the installation was incorrectly done requiring

re-installation of those cabinets and completion of the installation of the remaining cabinetry resulting in an additional charge of \$1,472.50. Moved by Allen and seconded by DS to approve Change Order #5 for James R. Taylor for 206 Cravath Project. AYES: All by voice vote (5); NOES: None; ABSENT: Gleason and Gildemeister.

- b. Approve Hiring a Contractor to Paint at 206 Cravath Street. Marquardt stated that can be handled as a Change Order from contractor Taylor and Sons. Discussion ensued regarding potential cost of painting a full house including trim work. Moved by Allen and seconded by Kromholz to authorize City Staff to proceed with authorizing Taylor and Sons to obtain subcontractor to paint the interior of 206 Cravath not to exceed \$10,000. AYES: Dawsey-Smith, Kachel, Singer, Allen, Kromholz; NOES: None; ABSENT: Gleason, Gildemeister.

## **12. Updates & Discussion**

- a. 206 Cravath Street Update. Hatton stated that he was not aware of any further work needed, except for requesting the previous contractor to return to do yardwork; Kachel stated that the lean-to at the rear of the garage needs to be torn down. Hatton and Marquardt serve as lead staff for this project.

## **13. Board Member Requests for Future Agenda Items:**

- a. Request for a general update regarding status of the project and expiration of the due diligence period for Midwest LLC/Dollar General (Dawsey-Smith).
- b. Create policy between the CDA and City regarding transfers of residual equity from the CDA to the City.
- c. Improvement of the physical condition of Lot 9B in the Business Park.
- d. CDA Alternative Revenue Streams.
- e. Director to visit (virtual/in-person) with Whitewater's employers.
- f. Add Tax Increment.
- g. Recruit Developer that would include a grocery merchant.
- h. New Housing.
- i. Increase population in the Industrial Park.
- ~~j. Create a policy between the CDA and City regarding procurement. — Requested by Councilperson Dawsey-Smith to be discussed at an upcoming Council meeting.~~
- ~~k. Discuss an agreement between City & CDA for CDA's percentage of US Bank P-Card rebates. (See attached 09.28.21 Finance Committee Meeting Minutes and Policy 501.04.11 Purchasing Card Program.~~

14. **Adjournment.** Moved by Allen and seconded by Dawsey-Smith to adjourn. AYES: All by voice vote (5); NOES: None; ABSENT: Gildemeister and Gleason. Meeting adjourned at 6:35 p.m.

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 5 MONTHS ENDING MAY 31, 2022**

**ECONOMIC DEVELOPMENT FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>OTHER FINANCING SOURCES</u>					
900-49265-56 TRANSFER TID #4 AFFORD HOUSING	.00	50,000.00	50,000.00	.00	100.0
900-49290-56 GENERAL FUND TRANSFER	.00	50,000.00	117,342.99	67,342.99	42.6
900-49300-56 FUND BALANCE APPLIED	.00	.00	2,705.46	2,705.46	.0
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>.00</b>	<b>100,000.00</b>	<b>170,048.45</b>	<b>70,048.45</b>	<b>58.8</b>
<b>TOTAL FUND REVENUE</b>	<b>.00</b>	<b>100,000.00</b>	<b>170,048.45</b>	<b>70,048.45</b>	<b>58.8</b>

**CITY OF WHITEWATER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 5 MONTHS ENDING MAY 31, 2022**

**ECONOMIC DEVELOPMENT FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA</u>					
900-56500-111 SALARIES	7,185.46	32,500.71	77,351.72	44,851.01	42.0
900-56500-115 WAGES/PART-TIME/PERMANENT	2,336.99	10,430.79	22,129.35	11,698.56	47.1
900-56500-151 FRINGE BENEFITS	1,891.40	9,616.46	25,122.24	15,505.78	38.3
900-56500-210 PROFESSIONAL DEVELOPMENT	35.00	665.00	3,500.00	2,835.00	19.0
900-56500-212 LEGAL SERVICES	.00	.00	12,500.00	12,500.00	.0
900-56500-215 PROFESSIONAL SERVICES	17.00	1,510.75	2,500.00	989.25	60.4
900-56500-219 AUDIT FEES	.00	.00	4,000.00	4,000.00	.0
900-56500-222 COUNTY/REGIONAL ECON DEV	.00	8,436.00	9,250.00	814.00	91.2
900-56500-223 MARKETING	.00	.00	2,500.00	2,500.00	.0
900-56500-224 SOFTWARE/HARDWARE MAINTENANCE	627.90	1,796.22	3,344.43	1,548.21	53.7
900-56500-225 TELECOM/INTERNET/COMMUNICATION	78.93	597.78	2,120.71	1,522.93	28.2
900-56500-310 OFFICE & OPERATING SUPPLIES	84.25	227.75	600.00	372.25	38.0
900-56500-311 POSTAGE	.00	64.60	200.00	135.40	32.3
900-56500-320 DUES	.00	.00	1,180.00	1,180.00	.0
900-56500-325 PUBLIC EDUCATION	39.00	39.00	50.00	11.00	78.0
900-56500-330 TRAVEL EXPENSE	.00	697.77	3,700.00	3,002.23	18.9
<b>TOTAL CDA</b>	<b>12,295.93</b>	<b>66,582.83</b>	<b>170,048.45</b>	<b>103,465.62</b>	<b>39.2</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>12,295.93</b>	<b>66,582.83</b>	<b>170,048.45</b>	<b>103,465.62</b>	<b>39.2</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 12,295.93)</b>	<b>33,417.17</b>	<b>.00</b>	<b>( 33,417.17)</b>	<b>.0</b>

**CITY OF WHITEWATER  
BALANCE SHEET  
MAY 31, 2022**

**ECONOMIC DEVELOPMENT FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
900-11100 CASH	2,924.91	( 12,295.93)	26,516.94	29,441.85
900-19000 GASB 68-WRS NET PENSION ASSETS	27,755.39	.00	.00	27,755.39
900-19021 GASB 68-WRS DOR	45,943.68	.00	.00	45,943.68
900-19999 GASB 68-PENSION CLEARING ACCT	( 10,378.68)	.00	.00	( 10,378.68)
<b>TOTAL ASSETS</b>	<b>66,245.30</b>	<b>( 12,295.93)</b>	<b>26,516.94</b>	<b>92,762.24</b>
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
900-21100 ACCOUNTS PAYABLE	1,852.01	.00	( 1,852.01)	.00
900-21106 WAGES CLEARING	3,551.84	.00	( 3,551.84)	.00
900-25100 DUE TO GENERAL FUND	1,496.38	.00	( 1,496.38)	.00
900-29011 GASB 68-WRS DIR	60,841.45	.00	.00	60,841.45
<b>TOTAL LIABILITIES</b>	<b>67,741.68</b>	<b>.00</b>	<b>( 6,900.23)</b>	<b>60,841.45</b>
<u>FUND EQUITY</u>				
900-34300 PROPRIETARY CAPITAL	( 1,496.38)	.00	.00	( 1,496.38)
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	( 12,295.93)	33,417.17	33,417.17
<b>BALANCE - CURRENT DATE</b>	<b>.00</b>	<b>( 12,295.93)</b>	<b>33,417.17</b>	<b>33,417.17</b>
<b>TOTAL FUND EQUITY</b>	<b>( 1,496.38)</b>	<b>( 12,295.93)</b>	<b>33,417.17</b>	<b>31,920.79</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>66,245.30</b>	<b>( 12,295.93)</b>	<b>26,516.94</b>	<b>92,762.24</b>

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 5 MONTHS ENDING MAY 31, 2022**

**CDA PROGRAMS FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>ACTION LOAN REVENUE</u>					
910-46001-00 INT INC-ACTION-LRN DEPOT \$41K	107.00	552.90	.00	( 552.90)	.0
910-46003-00 INT INC-ACTION-BIKEWISE \$23K	.00	364.44	.00	( 364.44)	.0
910-46004-00 INT INC-ACTION-MEEPER \$97K	279.11	1,414.85	.00	( 1,414.85)	.0
910-46005-00 INT INC-ACTION-MEEPER \$82K	243.81	1,232.29	.00	( 1,232.29)	.0
910-46006-00 INT INC-ACTION-BLUELINE \$34K	97.53	494.82	.00	( 494.82)	.0
910-46007-00 INT INC-ACTION-BLUELINE \$45K	130.14	362.08	.00	( 362.08)	.0
<b>TOTAL ACTION LOAN REVENUE</b>	<b>857.59</b>	<b>4,421.38</b>	<b>.00</b>	<b>( 4,421.38)</b>	<b>.0</b>
<u>MISCELLANEOUS REVENUE</u>					
910-48103-00 INTEREST INCOME-FACADE	10.84	24.83	.00	( 24.83)	.0
910-48104-00 INTEREST INCOME-HOUSING	3.06	7.32	.00	( 7.32)	.0
910-48108-00 INTEREST INCOME-SEED FUND	.09	.45	.00	( .45)	.0
910-48109-00 INTEREST INCOME-ACTION FUND	123.01	350.35	.00	( 350.35)	.0
910-48605-00 RENTAL INCOME-CROP LEASES	.00	14,875.50	.00	( 14,875.50)	.0
910-48700-00 GAIN ON SALE OF LAND	.00	127,923.00	.00	( 127,923.00)	.0
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>137.00</b>	<b>143,181.45</b>	<b>.00</b>	<b>( 143,181.45)</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>994.59</b>	<b>147,602.83</b>	<b>.00</b>	<b>( 147,602.83)</b>	<b>.0</b>

**CITY OF WHITEWATER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 5 MONTHS ENDING MAY 31, 2022**

**CDA PROGRAMS FUND**

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>
<u>CDA PROGRAMS</u>					
910-56500-212 LEGAL/PROFESSIONAL/MARKETING	3,200.00	5,725.00	.00	( 5,725.00)	.0
910-56500-219 PROFESSIONAL SERVICES	33.75	4,683.75	.00	( 4,683.75)	.0
910-56500-401 BUSINESS PARK DEVELOP EXP	.00	27,291.35	.00	( 27,291.35)	.0
910-56500-404 HOUSING LOANS	.00	40.00	.00	( 40.00)	.0
910-56500-408 RENTAL EXPENSES	13,203.52	219,945.07	.00	( 219,945.07)	.0
<b>TOTAL CDA PROGRAMS</b>	<b>16,437.27</b>	<b>257,685.17</b>	<b>.00</b>	<b>( 257,685.17)</b>	<b>.0</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>16,437.27</b>	<b>257,685.17</b>	<b>.00</b>	<b>( 257,685.17)</b>	<b>.0</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 15,442.68)</b>	<b>( 110,082.34)</b>	<b>.00</b>	<b>110,082.34</b>	<b>.0</b>

910.11600 HOUSING RLF / XXX553	Total Deposit	Debit	910-11600	-
HO# 1 Payment	Principle	Credit	910-14027	
HO# 11 Payoff	Principle	Credit	910-14037	
910.11800 ACTION-BUSINESS DEV / XXX	Total Deposit	Credit	910-11800	5,172.90
PAUQUETTE CENTER LOAN REC	Principle	Debit	910-13500	(1,289.52) 05-05-2022 ACH PAYMENT
ACTION-BIKEWISE-\$23,099	Principle	Credit	910-13503	
INT INC-ACTION-BIKEWISE \$23K	Interest	Credit	910-46003-00	
ACTION-BLUE LINE \$34,520	Principle	Credit	910-13506	(361.43) 05-06-2022 ACH PAYMENT
INT INC-ACTION-BLUELINE \$34K	Interest	Credit	910-46006-00	(96.33) 05-06-2022 ACH PAYMENT
ACTION-BLUE LINE \$45,457	Principle	Debit	910-13507	(440.59) 05-09-2022 ACH PAYMENT
INT INC-ACTION-BLUELINE \$45K	Interest	Credit	910-46007-00	(128.68) 05-09-2022 ACH PAYMENT
ACTION-MEEPER TECH-\$97,907	Principle	Credit	910-13504	(973.65) 05-23-2022 ACH PAYMENT
INT INC-ACTION-MEEPER \$97K	Interest	Credit	910-46004-00	(275.87) 05-23-2022 ACH PAYMENT
ACTION-MEEPER-\$82,310	Principle	Credit	910-13505	(667.18) 05-25-2022 ACH PAYMENT
INT INC-ACTION-MEEPER \$82K	Interest	Credit	910-46005-00	(241.60) 05-25-2022 ACH PAYMENT
ACTION-LEARNING DEPOT \$41,294	Principle	Credit	910-13501	(591.05) 05-02-2022 ACH PAYMENT
INT INC-ACTION-LRN DEPOT \$41K	Interest	Credit	910-46001-00	(107.00) 05-02-2022 ACH PAYMENT
910.11900-CAP CATALYST-ASSOC. BANK	Total Deposit	Credit	910-11900	-
	Interest	Credit	910-43015-00	
RENTAL EXPENSES			910-56500-408	138.45 206 E CRAVATH ELECTRIC CHARGES ✓
RENTAL EXPENSES			910-56500-408	35.81 206 E CRAVATH-WATER/SEWER ✓
RENTAL EXPENSES			910-56500-408	13,000.00 206 E CRAVATH-JAMES TAYLOR & SONS ✓
RENTAL EXPENSES			910-56500-408	29.26 206 E CRAVATH-SHIMS/PWR BIT/SCREWS ✓
RENTAL EXPENSES			910-56500-408	
RENTAL EXPENSES			910-56500-408	
RENTAL EXPENSES			910-56500-408	
ACTION-BUS DEV-BUS PARK-XXX127			910-11800	(13,203.52) 206 E CRAVATH EXPENSES
LEGAL/PROFESSIONAL/MARKETING			910-56500-212	3,200.00 BOWERS HOUSE, SAFEPRO, 806 COMM LLC LEGAL ✓
PROFESSIONAL SERVICES			910-56500-219	33.75 VANDEWALLE & ASSOC-DAVID GOLIATH ✓
ACTION-BUS DEV-BUS PARK-XXX127			910-11800	(3,233.75) PROPERTYX CLOSING/BOWERS HOUSE DEV AGREEMENTS ✓

PAST RECEIPT FOR A871403

Winchester True Value Hardware

1415 W. Main

Whitewater, WI 53190

262 473 4264 Fax: 262 473 3098

Report Date: 5/11/2022 2:57:57 PM

Winchester True Value Hardware  
1415 W. Main Whitewater WI 53190  
262-473-4264  
www.truevalue.com/winchester

Transaction#: A871403  
: EMILY  
Date: 04/30/2022 Time: 01:17:27 PM

\*\*\* SALE \*\*\*

Bill To:  
Customer # 21139  
True Value Rewards # 3041001122

42PK3/8x1-3/8x12 Shim - 153646	
1.00 EACH @ \$7.49 N	\$7.49
Imp #2 Phil 2" PWR Bit - 178684	
1.00 EACH @ \$3.49 N	\$3.49
Nuts & Bolts & Screws -	
1.00 EACH @ \$5.79 N	\$5.79
Nuts & Bolts & Screws -	
1.00 EACH @ \$12.49 N	\$12.49

Subtotal: \$29.26  
TAX EXEMPT  
TOTAL: \$29.26

VISA: \$29.26  
CHANGE: \$0.00

*910-5650-408  
Rental*

*BSM  
5/13/2022*

BUYER AGREES TO PAY TOTAL AMOUNT ABOVE  
ACCORDING TO CARDHOLDER'S AGREEMENT  
WITH ISSUER

VISA CREDIT \*\*\*\*\*2788 1  
APPROVAL:004744  
EXP: \*\*/\*\*  
AID: A0000000031010  
TC A33552E0242F7D79 40  
TERMINAL: 04782661 0000008000  
VALIDATION: signature  
PAYMENT SERVICE: 05

NAME: ANDERSON/CATHY S  
AMT: \$29.26

(X) \_\_\_\_\_  
Authorized Signature

Thank You!

To Finance: 5/5/2022

**James R. Taylor and Sons Inc.**

2115 Division St  
P.O. Box 163  
East Troy, WI 53120  
Fax: 262-642-7976  
Phone: 262-642-7970

**Invoice #3**

Date: 5/3/2022

910-56500-408  
206 Cravath

To: Whitewater Community Development of Whitewater  
Address: 206 E Cravath St.  
Whitewater, WI 53190

Phone:  
Email:

DESCRIPTION	AMOUNT
1. Progress Payment due upon delivery of cabinets	\$13,000.00
<b>DUE UPON COMPLETION</b>	<b>TOTAL \$13,000.00</b>

Home Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Company Representative: \_\_\_\_\_ Date: \_\_\_\_\_



City of Whitewater, WI (Utilities)  
 312 W. Whitewater St.  
 Whitewater WI 53190

**Customer Number**  
 1705400004  
**Due Date**  
 5/20/2022  
**Amount Due**  
 \$35.81

**Service Address**  
 206 E CRAVATH ST

CITY OF WHITEWATER  
 206 E CRAVATH ST  
 WHITEWATER WI 53190

**Account Number**  
 1705400004

**Customer Name**  
 CITY OF WHITEWATER

**Service Address**  
 206 E CRAVATH ST

Meter Number	Read Dates	Read Type	Meter Readings			Demand	Mul	Usage		
			Present	Previous	Comments					
49032926	Water	04/28/2022	03/31/2022		306192	306192		0	0.0	

**BILL DETAILS**

WATER BASE CHARGE	8.50
SEWER BASE CHARGE	12.75
STORM WATER	6.17
PUBLIC FIRE PROTECT	8.39
<b>Previous Balance</b>	<b>\$35.81</b>
<b>Payments</b>	<b>\$35.81</b>
<b>Current Charges</b>	<b>\$35.81</b>
<b>Adjustments</b>	<b>\$0.00</b>
<b>Total Amount Due</b>	<b>\$35.81</b>
<b>Due Date</b>	<b>5/20/2022</b>

24-Hour Customer Service 800-242-9137  
 24-Hour Electric Emergencies 800-662-4797  
 24-Hour Gas Emergencies 800-261-5325

Bill Date	Account Number	Next Meter Read Date	Amount Due	Payment Due Date
05/09/2022	0713499904-00076	06/08/2022	\$138.45	06/02/2022

**Customer Name** CITY OF WHITEWATER  
**Service Address** 206 E CRAVATH ST  
 WHITEWATER WI 53190-1408

**Activity Since Last Bill**

04/08/2022	Previous Balance	\$133.56
04/26/2022	Payment	-\$133.56
	Balance	\$0.00
	Total Current Charges	\$138.45
	Total Current Balance	\$138.45

**Electric Service**  
**Residential Electric Service Rg1**  
**Meter NZT954790**

Actual Reading 05/06/2022	10662
Actual Reading 04/07/2022	-10530
<b>Total Electric Use</b>	<b>132 KWH</b>

**Energy Charges/Credits**

Facilities	29 Days at \$0.52602	\$15.25
Energy Charge	132 KWH at \$0.13724	\$18.12
Fuel Cost Adjustment	132 KWH at \$0.00764	\$1.01

**Other Service Charges/Credits**

Environmental Control Charge	132 KWH at \$0.00064	\$0.08
State Low Income Assistance Fee	3% of \$34.46	\$1.03
<b>Subtotal:</b>		<b>\$35.49</b>
<b>Electric Service Total:</b>		<b>\$35.49</b>

**Gas Service**  
**Residential Gas Service (WEGO) Rg-1**  
**Meter 0461574**

Actual Reading 05/06/2022	3099
Actual Reading 04/07/2022	-2990
<b>Total Gas Use</b>	<b>109 CCF</b>

109 CCF x 1,048 BTU = 114.2 Therms

**Local Distribution Service**

Facilities	29 Days at \$0.33000	\$9.57
Distribution	114.2 Therms at \$0.19080	\$21.79

**Gas Supply Service**

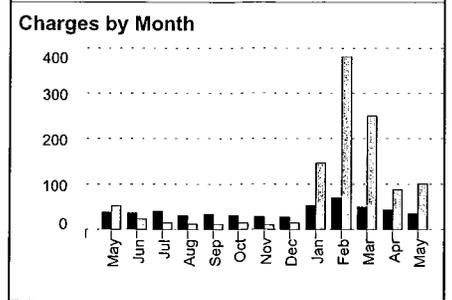
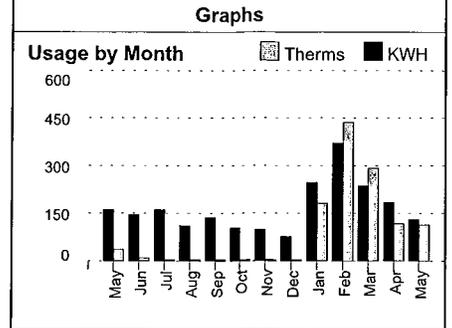
Base Gas	114.2 Therms at \$0.35150	\$40.14
PGA	114.2 Therms at \$0.23750 (23/29 Days)	\$21.51
PGA	114.2 Therms at \$0.37230 (6/29 Days)	\$8.80

**Other Service Charges/Credits**

2017 Tax Cut-Deferred Tax Charge	114.2 Therms at \$0.01010	\$1.15
<b>Subtotal:</b>		<b>\$102.96</b>
<b>Gas Service Total:</b>		<b>\$102.96</b>

**Account Summary**  
 Bill Period: 04/07/2022 to 05/06/2022

	May 2022	Apr 2022	May 2021
Billing Days	30	31	33
Avg Temp	44°F	35°F	45°F
Heating Deg Days	568	865	403
Cooling Deg Days	3	0	13
KWH Used	132	187	163
Avg KWH / Day	4.4	6	4.9
Therms Used	114.2	118.1	38.2
Avg Therms / Day	3.8	3.8	1.2
Utility Gas Cost	\$0.35	\$0.35	\$0.35



ACCOUNT NUMBER: 0713499904-00076 INVOICE: 4134588425 Page 12 of 20 WEC\_PDF\_Out 89261 (8)

Please return this stub with your payment.



ACCOUNT NUMBER: 0713499904-00076

<b>Amount Due By</b> 06/02/2022 <b>\$138.45</b>
Please write your account number on your check
Amount Enclosed
<input style="width: 150px; height: 20px;" type="text"/>

CITY OF WHITEWATER  
 C/O ATTN: CDA  
 312 W WHITEWATER ST  
 WHITEWATER WI 53190-1940

We Energies  
 PO Box 6042  
 Carol Stream IL 60197-6042

0300713499904000763 3000013845



TO FINANCE: 4/19/22

Attorneys At Law  
150 N. Michigan Ave. Suite 3300  
Chicago, IL 60601  
312.894.3200 TEL 312.891.3210 FAX  
Tax I.D. No. 36-4189382  
EMAIL: AllChicagoAccounting@salawus.com

April 12, 2022

Cathy Anderson  
Executive Director  
City of Whitewater Community Development Authority  
312 W. Whitewater St.  
Whitewater, WI 53190

Invoice No. 675800  
Matter No. 3051235  
Client No. 17253-000  
Billing Attorney JJW  
Page 1

RE: Whitewater Community Development Authority-Economic Development

Represent: City of Whitewater Community Development Authority

**INVOICE SUMMARY**

Total Fees	\$3,200.00
Total Disbursements	-
Total Fees and Disbursements This Invoice	<u>\$3,200.00</u>

910 - 56500 - 212  
Legal  
CBA  
4-19-22

**PLEASE RETURN THE REMITTANCE PAGE WITH YOUR PAYMENT**

**IF PAYING BY WIRE PLEASE REFERENCE CLIENT NAME & INVOICE NUMBER**

<b>PAYMENT BY CHECK VIA STANDARD MAIL:</b> SmithAmundsen LLC Attn: Account Receivable Dept. 150 N. Michigan Avenue Suite 3300 Chicago, IL 60601	<b>PAYMENT BY WIRE:</b> SmithAmundsen LLC BMO Harris Bank, N.A. ABA Number: 071000288 Account Number: 4018370 Swift Code: HATRUS44
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Attorneys At Law  
 150 N. Michigan Ave. Suite 3300  
 Chicago, IL 60601  
 312.894.3200 TEL 312.891.3210 FAX  
 Tax I.D. No. 36-4189382  
 EMAIL: AllChicagoAccounting@salawus.com

April 12, 2022

Cathy Anderson  
 Executive Director  
 City of Whitewater Community Development Authority  
 312 W. Whitewater St.  
 Whitewater, WI 53190

Invoice No. 675800  
 Matter No. 3051235  
 Client No. 17253-000  
 Billing Attorney JJW  
 Page 2

RE: Whitewater Community Development Authority-Economic Development

Represent: City of Whitewater Community Development Authority

For legal services rendered through March 31, 2022

<u>Date</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Description</u>
03/07/22	J. Wawrzyn	1.80	Develop updates to loan agreement and related documents for closing.
03/22/22	J. Wawrzyn	0.80	Correspond with Cathy Anderson regarding open projects; review 806 Commercial loan application.
03/23/22	J. Wawrzyn	2.00	Develop closing documents related to Bower's House, 806 Commercial and Safepro Technologies loans.
03/24/22	J. Wawrzyn	2.50	Develop closing deliverables related to Safepro Technologies and Bower's House projects.
03/25/22	J. Wawrzyn	2.40	Develop updates to closing deliverables related to PropertyX, Safepro Technologies and 806 Commercial.
03/28/22	J. Wawrzyn	0.80	Confer with Chicago Title regarding title policy related to Bower's House LLC; prepare updates to drafts.
03/28/22	J. Wawrzyn	0.60	Develop updates to Safepro Technologies drafts; confer with Steve Hatton regarding Safepro Technologies.
03/29/22	J. Wawrzyn	0.60	Confer with Southeastern Title LLC regarding scope of title policy; correspond with Bower's House LLC regarding the same.
03/29/22	J. Wawrzyn	1.30	Develop drafts for 806 Commercial LLC loan.
<b>Total Hours This Invoice</b>		<b>12.80</b>	
<b>Total Fees This Invoice</b>			<b>\$3,200.00</b>

City of Whitewater

Current Planning 2019-2024

Vandewalle & Associates, Inc.

Invoice # 202204052

Client ID #

whitewater.curr 19-24

David Goliath

Rate      Hours      Amount

03/21/22    Sonja Kruesel  
Correspondence  
David Goliath; Economic Development  
Staff Correspondence

135.00      0.25      33.75

SUBTOTAL:

\_\_\_\_\_      \_\_\_\_\_  
0.25      33.75

910-56500-219  
Cathy Anderson

**CITY OF WHITEWATER  
BALANCE SHEET  
MAY 31, 2022**

**CDA PROGRAMS FUND**

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>LIABILITIES</u>					
910-22000	ACCUM DEPREC-BUILDING	1,343,994.20	.00	.00	1,343,994.20
910-25100	DUE TO GENERAL FUND	1,247.43	.00	( 1,247.43)	.00
TOTAL LIABILITIES		1,345,241.63	.00	( 1,247.43)	1,343,994.20
<u>FUND EQUITY</u>					
910-30110	CONTRIBUTED CAPITAL	456,815.37	.00	.00	456,815.37
910-34300	PROPRIETARY CAPITAL	6,903,406.99	.00	( 127,923.00)	6,775,483.99
910-34400	RESERVE FOR LAND PURCHASES	110,108.94	.00	127,923.00	238,031.94
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD		.00	( 15,442.68)	( 110,082.34)	( 110,082.34)
BALANCE - CURRENT DATE		.00	( 15,442.68)	( 110,082.34)	( 110,082.34)
TOTAL FUND EQUITY		7,470,331.30	( 15,442.68)	( 110,082.34)	7,360,248.96
TOTAL LIABILITIES AND EQUITY		8,815,572.93	( 15,442.68)	( 111,329.77)	8,704,243.16

**CITY OF WHITEWATER  
BALANCE SHEET  
MAY 31, 2022**

**CDA PROGRAMS FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
910-11600 CDBG-HOUSING CHK-1CSB XXX450	17,955.87	3.06 (	4,317.68)	13,638.19
910-11702 FACADE CKING-1ST CIT- XXX442	48,253.83	10.84	24.83	48,278.66
910-11800 ACTION-BUS DEV-BUS PARK-XXX127	628,512.96	( 11,141.36)	( 332,823.88)	295,689.08
910-11801 ACTION-LAND PURCHASE-XXX127	110,108.94	.00	127,923.00	238,031.94
910-11806 ACTION-DONATIONS (CEV)-XXX127	3,500.00	.00	.00	3,500.00
910-11900 CAP CAT-ASSOC BK XXXXX3734	1,108.49	.09	.45	1,108.94
910-13500 PAUQUETTE CENTER LOAN RECV	142,845.76	( 1,289.52)	( 6,447.60)	136,398.16
910-13501 ACTION-LEARNING DEPOT \$41,294	34,445.39	( 591.05)	( 2,937.35)	31,508.04
910-13503 ACTION-BIKEWISE-\$23,099	17,037.59	.00	( 5,536.93)	11,500.66
910-13504 ACTION-MEEPER TECH-\$97,907	86,916.90	( 970.41)	( 5,125.27)	81,791.63
910-13505 ACTION-MEEPER-\$82,310	74,833.58	( 664.97)	( 3,019.09)	71,814.49
910-13506 ACTION-BLUE LINE \$34,520	30,178.83	( 360.23)	( 1,640.59)	28,538.24
910-13507 ACTION-BLUE LINE \$45,457	40,802.73	( 439.13)	( 2,637.66)	38,165.07
910-13508 ACTION-FINE FOOD ARTS \$31,810	30,000.00	.00	.00	30,000.00
910-13509 ACTION-SAFEPRO TECH \$100K	.00	.00	100,000.00	100,000.00
910-13999 ACTION LOAN-LOAN LOSS RESERVE	( 53,273.32)	.00	.00	( 53,273.32)
910-14000 CDBG HOUSING-MO301	8,220.00	.00	.00	8,220.00
910-14001 CDBG HOUSING-A8416	10,203.84	.00	.00	10,203.84
910-14003 CDBG HOUSING-B935	18,420.02	.00	.00	18,420.02
910-14006 CDBG HOUSING-C932	8,062.00	.00	.00	8,062.00
910-14009 CDBG HOUSING-J8802	10,818.00	.00	.00	10,818.00
910-14011 CDBG HOUSING-M8501	11,000.90	.00	.00	11,000.90
910-14013 CDBG HOUSING-P954	11,000.00	.00	.00	11,000.00
910-14016 CDBG HOUSING-V902	12,504.15	.00	.00	12,504.15
910-14025 CDBG HOUSING-M0801	18,422.00	.00	.00	18,422.00
910-14026 CDBG HOUSING-B0803-0901	34,448.00	.00	.00	34,448.00
910-14030 CDBG HOUSING-HO#13-2016	8,000.00	.00	.00	8,000.00
910-14031 CDBG HOUSING-HO#4	37,795.00	.00	.00	37,795.00
910-14038 CDBG HOUSING-HO#14	18,000.00	.00	.00	18,000.00
910-14039 CDBG HOUSING-HO#15	36,815.00	.00	.00	36,815.00
910-14040 CDBG HOUSING-HO#18	.00	.00	4,235.00	4,235.00
910-15000 CAP CAT-SLIPSTREAM-\$102,500	102,500.00	.00	.00	102,500.00
910-15003 CAP CAT-SLIPSTREAM-\$42,000	42,000.00	.00	.00	42,000.00
910-15004 CAP CAT-MEEPER TECH-\$102,000	102,000.00	.00	.00	102,000.00
910-15006 CAP CAT- ROYAL-INVENT-27.5K	27,500.00	.00	.00	27,500.00
910-15011 CAP CAT-ROYAL-SCANALYTICS-95K	97,500.00	.00	.00	97,500.00
910-15012 CAP CAT-ROYAL-INVENTALATOR-75K	77,500.00	.00	.00	77,500.00
910-15015 CAP CAT-BLUELINE BATT-\$64,614	64,614.00	.00	.00	64,614.00
910-15017 CAP CAT-BLUELINE BATT \$36,600	36,600.00	.00	.00	36,600.00
910-15018 CAP CAT-RECRUITCHUTE \$51,050	51,050.00	.00	.00	51,050.00
910-16008 FACADE-BOWERS HOUSE LLC \$50K	.00	.00	50,000.00	50,000.00
910-17002 UDAG-SLIPSTREAM-LOC	12,500.00	.00	.00	12,500.00
910-17999 UDAG-LOAN LOSS RESERVE	( 12,500.00)	.00	.00	( 12,500.00)
910-18100 DUE FROM GENERAL FUND	50,000.00	.00	( 50,000.00)	.00
910-18350 LAND	481,816.32	.00	.00	481,816.32
910-18360 REAL ESTATE	6,225,556.15	.00	20,973.00	6,246,529.15
<b>TOTAL ASSETS</b>	<b>8,815,572.93</b>	<b>( 15,442.68)</b>	<b>( 111,329.77)</b>	<b>8,704,243.16</b>

LIABILITIES AND EQUITY

ACTION FUND		ORIGINAL	04/30/2022				05/31/2022	05/31/2022		
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance		NOTES
910-13500	PAUQUETTE CENTER LOAN REC V	\$88,660.00	\$137,687.68	1,289.52	0.00	1,289.52	\$136,398.16	\$136,398.16	\$0.00	Current
910-13501	ACTION-LEARNING DEPOT \$41,294	\$41,294.63	\$32,099.09	591.05	107.00	698.05	\$31,508.04	\$31,508.04	\$0.00	Current
910-13502	ACTION-IBUTTONLINK \$9,682	\$9,682.42	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	Loan Satisfied 07-27-2021
910-13503	ACTION-BIKEWISE-\$23,099	\$23,099.36	\$11,500.66	0.00	0.00	0.00	\$11,500.66	\$11,500.66	\$0.00	Current
910-13504	ACTION-MEEPER TECH-\$97,907	\$97,907.69	\$82,762.04	970.41	279.11	1,249.52	\$81,791.63	\$81,791.63	\$0.00	Current
910-13505	ACTION-MEEPER-\$82,310	\$82,310.00	\$72,479.46	664.97	243.81	908.78	\$71,814.49	\$71,814.49	\$0.00	Current
910-13506	ACTION-BLUE LINE \$34,520	\$34,520.75	\$28,898.47	360.23	97.53	457.76	\$28,538.24	\$28,538.24	\$0.00	Current
910-13507	ACTION-BLUE LINE \$45,457	\$45,457.82	\$38,604.20	439.13	130.14	569.27	\$38,165.07	\$38,165.07	\$0.00	Current
910-13508	ACTION-FINE FOOD ARTS \$31,810	\$30,000.00	\$30,000.00	0.00	0.00	0.00	\$30,000.00	\$30,000.00	\$0.00	New loan Dec 2021
910-13509	ACTION-SAFEPRO TECH \$100K	\$104,940.00	\$100,000.00	0.00	0.00	0.00	\$100,000.00	\$100,000.00	\$0.00	New loan April 2022
910-17002	UDAG-SLIPSTREAM-LOC	\$12,500.00	\$12,500.00	0.00	0.00	0.00	\$12,500.00	\$12,500.00	\$0.00	
<b>TOTALS</b>		<b>\$570,372.67</b>	<b>\$546,531.60</b>	<b>\$4,315.31</b>	<b>\$857.59</b>	<b>\$5,172.90</b>	<b>\$542,216.29</b>	<b>\$542,216.29</b>	<b>\$0.00</b>	
910-13999	ACTION LOAN-LOAN LOSS RESERVE		(\$53,273.32)	0.00	0.00	0.00	(\$53,273.32)	(\$53,273.32)		
910-17999	UDAG-LOAN LOSS RESERVE		(\$12,500.00)	0.00	0.00	0.00	(\$12,500.00)	(\$12,500.00)		

FAÇADE LOAN		ORIGINAL	04/30/2022				05/31/2022	05/31/2022		
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance		NOTES
910-16008	FAÇADE-BOWERS HOUSE LLC \$50K	-	-	-	-	-	-	50,000.00	(50,000.00)	New loan April 2022
<b>TOTALS</b>		<b>\$ -</b>	<b>\$ 50,000.00</b>	<b>\$ (50,000.00)</b>						

CAPITAL CATALYST		ORIGINAL	04/30/2022				05/31/2022	05/31/2022		
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance		NOTES
910-15000	CAP CAT-SLIPSTREAM-\$102,500	\$102,500.00	\$102,500.00	0.00	0.00	0.00	\$102,500.00	\$102,500.00	\$0.00	interest only
910-15003	CAP CAT-SLIPSTREAM-\$42,000	\$42,000.00	\$42,000.00	0.00	0.00	0.00	\$42,000.00	\$42,000.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15004	CAP CAT-MEEPER TECH-\$102,000	\$102,000.00	\$102,000.00	0.00	0.00	0.00	\$102,000.00	\$102,000.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15006	CAP CAT- ROYAL-INVENT-27.5K	\$27,500.00	\$27,500.00	0.00	0.00	0.00	\$27,500.00	\$27,500.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15011	CAP CAT-ROYAL-SCANALYTICS-95K	\$97,500.00	\$97,500.00	0.00	0.00	0.00	\$97,500.00	\$97,500.00	\$0.00	annual net revenue royalty-first payment due October 2016
910-15012	CAP CAT-ROYAL-INVENTALATOR-75K	\$77,500.00	\$77,500.00	0.00	0.00	0.00	\$77,500.00	\$77,500.00	\$0.00	First payment received 08-21-2018
910-15015	CAP CAT-BLUELINE BATT \$64,614	\$64,614.00	\$64,614.00	0.00	0.00	0.00	\$64,614.00	\$64,614.00	\$0.00	
910-15017	CAP CAT-BLUELINE BATT \$36,600	\$36,600.00	\$36,600.00	0.00	0.00	0.00	\$36,600.00	\$36,600.00	\$0.00	
910-15018	CAP CAT-RECRUITCHUTE \$51,050	\$51,050.00	\$51,050.00	0.00	0.00	0.00	\$51,050.00	\$51,050.00	\$0.00	
<b>TOTALS</b>		<b>\$601,264.00</b>	<b>\$601,264.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$601,264.00</b>	<b>\$601,264.00</b>	<b>\$0.00</b>	<b>NOTES</b>
910-15999	CAP CAT-LOAN LOSS RESERVE		\$0.00					\$0.00		

HOUSING		ORIGINAL	04/30/2022				05/31/2022	05/31/2022		
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance	Current	
910-14000	CDBG HOUSING-MO301	\$8,220.00	\$8,220.00	0.00	0.00	0.00	\$8,220.00	\$8,220.00	\$0.00	
910-14001	CDBG HOUSING-A8416	\$10,203.84	\$10,203.84	0.00	0.00	0.00	\$10,203.84	\$10,203.84	\$0.00	
910-14003	CDBG HOUSING-B935	\$18,420.02	\$18,420.02	0.00	0.00	0.00	\$18,420.02	\$18,420.02	\$0.00	
910-14006	CDBG HOUSING-C932	\$8,062.00	\$8,062.00	0.00	0.00	0.00	\$8,062.00	\$8,062.00	\$0.00	
910-14009	CDBG HOUSING-J8802	\$10,818.00	\$10,818.00	0.00	0.00	0.00	\$10,818.00	\$10,818.00	\$0.00	
910-14011	CDBG HOUSING-M8501	\$11,000.90	\$11,000.90	0.00	0.00	0.00	\$11,000.90	\$11,000.90	\$0.00	
910-14013	CDBG HOUSING-P954	\$11,000.00	\$11,000.00	0.00	0.00	0.00	\$11,000.00	\$11,000.00	\$0.00	
910-14016	CDBG HOUSING-V902	\$12,504.15	\$12,504.15	0.00	0.00	0.00	\$12,504.15	\$12,504.15	\$0.00	
910-14025	CDBG HOUSING-M0801	\$18,422.00	\$18,422.00	0.00	0.00	0.00	\$18,422.00	\$18,422.00	\$0.00	
910-14026	CDBG HOUSING-B0803-0901	\$34,448.00	\$34,448.00	0.00	0.00	0.00	\$34,448.00	\$34,448.00	\$0.00	
910-14030	CDBG HOUSING-HO#13-2016	\$8,000.00	\$8,000.00	0.00	0.00	0.00	\$8,000.00	\$8,000.00	\$0.00	
910-14031	CDBG HOUSING-HO#4	\$37,795.00	\$37,795.00	0.00	0.00	0.00	\$37,795.00	\$37,795.00	\$0.00	
910-14038	CDBG HOUSING-HO#14	\$14,671.00	\$18,000.00	0.00	0.00	0.00	\$18,000.00	\$18,000.00	\$0.00	
910-14039	CDBG HOUSING-HO#15	\$21,090.00	\$36,815.00	0.00	0.00	0.00	\$36,815.00	\$36,815.00	\$0.00	
910-14040	CDBG HOUSING-HO#18	\$4,235.00	\$4,235.00	0.00	0.00	1.00	\$4,235.00	\$4,235.00	\$0.00	
<b>TOTALS</b>		<b>\$228,889.91</b>	<b>\$247,943.91</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1.00</b>	<b>\$247,943.91</b>	<b>\$247,943.91</b>	<b>\$0.00</b>	
910-14999	CDBG HOUSING-LOAN LOSS RESERVE		\$0.00					\$0.00		
910-35000	GENERAL LOAN LOSS RESERVE		\$0.00					\$0.00		

Account Name	CDA Operating	Action Bus Dev (UDAG) Checking	Façade Checking	CDBG Housing	Capital Cat Checking
Fund	Fund 900	Fund 910	Fund 910	Fund 910	Fund 910
Account Number		xxx-127	xxx-442	xxx-450	xxxxxx3734
Bank	1st Citizens	1st Citizens	1st Citizens	1st Citizens	Associated
Interest Rate	0.26%	0.26%	0.26%	0.26%	0.10%
GL Account Number(s)	900-11100	910-11800 910-11801 910-11806	910-11702	910-11600	910-11900
GL Balance as of:					
06/30/2021	80,124.65	606,656.29	98,228.62	12,840.80	11,106.63
07/31/2021	66,946.17	613,792.83	98,231.85	12,841.22	11,106.72
08/31/2021	52,011.11	619,349.49	98,235.91	12,841.75	11,106.81
09/30/2021	39,803.53	619,481.41	98,239.95	18,528.59	11,106.96
10/31/2021	24,010.42	766,094.92	98,243.85	18,529.33	11,107.90
11/30/2021	11,388.64	771,188.32	98,248.16	17,954.75	1,108.40
12/31/2021	2,924.91	742,121.90	48,253.83	17,955.87	1,108.49
01/31/2022	36,142.50	778,017.79	48,256.47	17,906.85	1,108.58
02/28/2022	19,109.24	801,151.59	48,259.16	13,997.64	1,108.67
03/31/2022	8,172.91	896,389.22	48,262.70	13,998.67	1,108.76
04/30/2022	41,737.78	548,362.38	48,267.82	13,635.13	1,108.85
05/31/2022	42,080.33	537,221.02	48,278.66	13,638.19	1,108.94
Outstanding items					
<b>Current Bank Balance</b>	<b>42,080.33</b>	<b>537,221.02</b>	<b>48,278.66</b>	<b>13,638.19</b>	<b>1,108.94</b>
Difference:	0.00	0.00	0.00	0.00	0.00

Monthly GL bank balances may not agree with the actual month end bank account balances due to outstanding items.

**May 2022 Interest Income**

ACTION-BUS DEV-BUS PARK-XXX127	910-11800	123.01	May 2022 Interest Income
FACADE CKING-1ST CIT- XXX442	910-11702	10.84	May 2022 Interest Income
CDBG-HOUSING CHK-1CSB XXX450	910-11600	3.06	May 2022 Interest Income
CAP CAT-ASSOC BK XXXXX3734	910-11900	0.09	May 2022 Interest Income
INTEREST INCOME-ACTION FUND	910-48109-00	(123.01)	May 2022 Interest Income
INTEREST INCOME-FACADE	910-48103-00	(10.84)	May 2022 Interest Income
INTEREST INCOME-HOUSING	910-48104-00	(3.06)	May 2022 Interest Income
INTEREST INCOME-SEED FUND	910-48108-00	(0.09)	May 2022 Interest Income

## 1. Purpose

### Purpose

The purpose of the policies and procedures contained in this manual are to outline the nature and scope of the funds and how they may be used as seed funds. The policy manual will be collectively referred to as the Capital Catalyst Fund.

The Fund will make grants, debt and equity investments in startup and early stage businesses. Funds will be invested into innovation-based businesses located in, or those that will locate within, the City of Whitewater or those businesses having a direct effect upon the local economic well-being of the City. Industry sectors of focus will include, but are not limited to: Advanced Manufacturing, Agriculture/Food Processing, Information Systems/Software, Medical Device, and Renewable/Green Energy. The fund will not work with businesses whose primary market is direct consumer purchased retail, restaurant or hospitality industry sectors.

### Program Objectives

Capital Catalyst Fund awards made available through this program are intended to meet the following objectives:

1. To assist with the creation of innovation-based investment companies who are in the early stages of development or the startup phase.
2. To encourage the creation and retention of permanent jobs which provide a wage appropriate to the skills and experience of the local workforce.
3. To encourage the leveraging of private investment into the City of Whitewater and the State of Wisconsin in the form of mixed asset investment particularly in the area of innovation technology.
4. To establish an Evergreen Fund for the long-term financing of this program.
5. To encourage the development and use of modern technology and create a safe work environment.

### Amendments

The Whitewater CDA may from time to time amend the policies and procedures contained in this document. Any such changes are subject to the written approval by the Wisconsin Economic Development Council (WEDC).

### Award of funds does not guarantee plan approvals

The award of a Capital Catalyst Fund loan and/or grant does not warrant or guarantee approval of the project by the City of Whitewater City Council or staff or the Whitewater Plan Commission. The approval is only for the Capital Catalyst Fund program.

## 2. General Provisions

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### Capital Catalyst Fund Administration

#### Capital Screening Committee

This committee will be comprised of 5 members with preference given to residents and/or business owners in the City of Whitewater. The committee will be charged with the responsibility of due diligence in reviewing applications from both private business applicants and University related applicants. University related is defined as University staff, students and alumni.

Two members will be appointed by the Chancellor of the University of Wisconsin- Whitewater. Three members will be appointed by the Chairperson of the Whitewater Community Development Authority. All terms will be for a three-year period. The initial appointments will be staggered in years as agreed upon by the appointing authorities. The Committee Members will serve at the pleasure of their respective appointing authority.

#### Capital Catalyst Fund Administrator

The Board of Directors of the Whitewater CDA has designated the CDA Executive Director to serve as the Fund Administrator.

The Fund Administrator explains the program to prospective applicants, provides written information, assists applicants in completing applications, and processes requests for financing. The Administrator, when necessary and appropriate, will counsel or guide applicants to other more appropriate technical or financial resources when the applicant has needs beyond those which may be met through this program.

The Fund Administrator will periodically review all financial statements and loan amortization schedules as well as review and approve documentation of business expenditures financed with the Capital Catalyst Funds. The Administrator will also maintain the Seed Capital Program accounting records, which must be segregated from other CDA and City accounts, and report periodically to the Wisconsin Economic Development Council regarding the use of Capital Catalyst Fund.

The Fund Administrator will maintain all records for the Capital Catalyst Fund.

The CDA's attorney will serve as legal counsel and will prepare all documents including, but not limited to: Equity Agreements, Performance Contracts, Grant Agreements, loan agreements, review promissory notes and mortgage or lien instruments, and counsel the CDA on all matters.

# Capital Catalyst Fund Policy Manual

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## Meetings

All meetings for Seed Capital Screening Committee will be held on an as needed basis. Pursuant to section 19.84, Wisconsin Statutes, all members will be given prior notice of each meeting. A majority of the Committee in attendance at a meeting will constitute a quorum which is required for official action. A member may attend the meeting electronically with full voting privileges but their presence will not be counted towards quorum. Official actions must have the support of a simple majority of the full membership of the Board.

As permitted in section 19.84, Wisconsin Statutes, the Board may adjourn into closed session to discuss matters. This must be duly noted on the meeting agenda.

## Records

Written records of all program activities, including minutes Capital Screening Committee meetings, meetings of the CDA Board at which action is taken with regard to the Capital Catalyst Fund, applications, and all related documents, will be maintained in appropriate files. Files are to be maintained in a secure place with limited access only by authorized personnel. The CDA's legal counsel will be consulted in regard to compliance with state and municipal open records laws.

A master file must be established for each application. These files are to be maintained in a locked, fireproof file cabinet. The master file must include the following sub-files and contents (as appropriate):

1. Application File. All application, business financial statements, personal financial statements, credit reports, business plan documents, and other supporting information submitted to the CDA, including all applicable correspondence, will be placed in this file.
2. Recommendation File. This file will contain a summary of the analysis, recommended actions for the application, and a copy of the minutes of the Capital Fund Committee meetings and CDA Board meetings summarizing the action taken on the applicant's request.
3. Closing File. This file contains copies of all closing documents. This file contains the legal documents from the closing, including security instruments, the note, and other applicable correspondence. Originals of security instruments must be kept in the CDA's safety deposit box. The CDA's attorney should be involved in helping create and complete this file to ensure complete loan documentation. Copies of the closing documents and an amortization schedule will be provided to the applicant along with an invoice, if appropriate, for closing and servicing fees. Monitoring File System. A monitoring file system should be established and maintained to ensure that repayments, financial information, the applicant's agreement, UCC updates, and other time-sensitive



## ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

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May 30 – Jun 10

### General Briefing

The first two weeks were spent mostly in orientation with City staff and current projects. The first week was spent in orientation with Cameron, meeting staff, setting up and reviewing e-mail, and reviewing the list of open economic development items. Cameron also introduced me to the Chamber, and Whitewater Tourism. The second week I made the following contacts:

- Mark Johnson – I scheduled a meeting for introductions and to tour the Innovation Center. We reviewed the City, University, and Center's agreement and discussed several of the tools the Center provides to Affiliate members. We discussed ways to involve the center to vet proposals coming before the CDA.
- Jay Stinson – I called to introduce myself and learn of his progress in owning the black sheep. I asked about his needs. I inquired if he was aware of the resources available at the Innovation Center and offered to introduce him to Mark Johnson. I have follow-up e-mail to both entities attempting to coordinate a preliminary meeting between the two.
- Greg Johnson (Ehlers) – I called to make preliminary introduction and to be updated on an open item regarding a potential site selection. The Site Selector has ghosted Ehlers so I will follow-up directly with the company.

With my background and expertise, I have been tasked with a few projects:

- Develop a TID Policy – I obtained a copy of the policy my staff and I crafted in Pleasant Prairie. I have introduced to the City Executive Team to review as a draft and base.
- Housing solutions – I plan to review the Vanderwalle study and other information and resources. I also obtained a draft study we conducted in Pleasant Prairie which compared assessed value per acre less village costs based on property types and zoning. The GIS map helped identify and compare the return on investment for development and product types within the village. I have shared with the Whitewater Executive Team and hope to replicate a similar study for Whitewater.
- Customer Relations Management (CRM) software – I organized an internal document "Open Items" excel spreadsheet. Tim (IT) found an online CRM software that should meet our basic needs. I began navigating the program to determine its effectiveness.



## CDA Agenda Item

Meeting Date: June 16, 2022

Agenda Item: 206 E. Cravath House Update

Staff Contact (name, email, phone): Brad Marquardt, [bmarquardt@whitewater-wi.gov](mailto:bmarquardt@whitewater-wi.gov), 262-473-0139

### BACKGROUND

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

The contractor is nearing completion of his contractual obligations on the remodeling of the house at 206 E. Cravath Street. Light fixtures and ceiling fans have been furnished and will be installed. Countertops are scheduled for installation on June 14. The plumber will be scheduled after the countertops for final work and a final inspection wrapped up by the end of June. Staff decided to leave the walls painted with the prime white as most new houses are sold. A market analysis was completed by Jon Marshall of Tincher Realty. His recommended list price is \$269,900 for selling the house. Or he suggests a rent price of \$1,300 - \$1,500.

### PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

At the last CDA meeting, the Committee discussed renting versus selling. Some discussion items on selling included deed restrictions which might include the house not being able to be rented out for five years.

### FINANCIAL IMPACT

(If none, state N/A)

As discussed at the last meeting, there is over \$400,000 invested in this property. Selling the house would recoup some of this investment, while renting the property out would give the CDA a potential consistent stream of income but the return on investment would take many years.

### STAFF RECOMMENDATION

Staff would suggest selling the property, but does not have the full background knowledge of the CDA Committee to make a firm recommendation.

### ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. Tincher Realty Market Analysis



532 WEST MAIN STREET • WHITEWATER, WISCONSIN 53190

262-473-4175

May 31, 2022

Community Development Authority of the City of Whitewater  
206 E. Cravath St.  
Whitewater, WI 53190

Dear CDA,

Thank you for the opportunity to view your house and put together a Market Analysis for you. You have a very nice property that would be a pleasure to show.

After comparing your home to what is currently on the market and what has sold in the recent past, we feel your property should be listed at \$269,900. We'll do everything possible to secure a buyer for your property as close to that figure as possible.

Please take some time to review the enclosed information. If you have any questions, please feel free to contact me at your convenience.

If you decide to list your property with Tincher Realty Inc., we offer the following services:

- 1) Full-time local sales staff with 50+ years real estate experience
- 2) Member of the 7 county Multiple Listing Service (MLS)
- 3) National Website Advertising – Realtor, Zillow Group, Large Brokerage Syndication
- 4) Tincher Realty Website, Facebook page, and local newspaper advertising
- 5) Experienced offer negotiation with digital signature capabilities
- 6) High quality photos, drone, and 3D tour capabilities
- 7) Prompt constructive showing feedback

Again, thank you for the opportunity to view your home. I look forward to the opportunity of serving you in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Marshall".

Jon Marshall  
Broker Associate



REALTOR - is a registered mark which identifies a professional in real estate who subscribes to a strict Code of Ethics as a member of the NATIONAL ASSOCIATION OF REALTORS.

DESCRIPTION OF PROPERTY

206 E. Cravath St., Whitewater, WI 53190

MAIN LEVEL

Living Room	18 x 14
Kitchen	14 x 11
Bedroom 1	12 x 12
Full Bath – Shower	
½ Bath	
Laundry	9 x 7
Porch	12 x 7

UPPER LEVEL

Bedroom 2	13 x 10
Bedroom 3	12 x 9
Full Bath – Shower/Tub	

OTHER PERTINENT INFORMATION

Built 1867  
1,704 sq. ft.  
.36 Acre  
2 Car Detached Garage – Concrete Driveway  
R2 Zoning  
Cream City Brick  
Natural Gas Forced Air – High Efficiency, Central Air - New  
Electric Hot Water Heater - New  
100A Electrical Service  
Partial Basement Limestone  
Dimensional Asphalt Roof 2020  
Vinyl Windows – New

THE LISTINGS ON THE FOLLOWING PAGE HAVE RECENTLY SOLD

Address: 924 W Highland St Whitewater, Wisconsin 53190 Taxed by: Whitewater

MLS #: 1778575



Property Type: Single-Family  
Status: Sold  
Tax Key: /CON 00029A  
County: Walworth

List Price: \$214,000  
Taxes: \$3,135.46  
Tax Year: 2021  
Est. Acreage: 0.24

Bedrooms: 3  
Total Bathrooms: 1.5  
Total Full/Half Baths: 1 / 1  
F/H Baths Main: 1 / 0  
F/H Baths Upper:  
F/H Baths Lower: / 1  
Garage Spaces: 2  
Garage Type: Detached

Rooms:  
Est. Total Sq. Ft.: 1,400  
Est. Year Built: 1946  
Zoning: R2

Flood Plain: Unknown

Days On Market: 7

Directions:

School District: [Whitewater Unified](#)  
High School: Whitewater  
Middle School: Whitewater

Name	Dim	Level	Name	Dim	Level
Master Bedroom	12 x 12	Main	Living/Great Room	18 x 19	Main
Bedroom 2	11 x 11	Main	Kitchen	10 x 8	Main
Bedroom 3	15 x 34	Upper	Dining Room	9 x 11	Main

Lot Description: Sidewalk  
Style: 1.5 Story  
Architecture: Cape Cod  
Garage: Electric Door Opener  
Driveway: Paved; Parking Space  
Exterior: Stone  
Basement: Full; Poured Concrete; Stubbed for Bathroom  
Heating Fuel: Natural Gas  
H/C Type: Forced Air; Central Air  
Bath Description: Off MBR; Shower Over Tub; Shower Stall

Documents: Seller Condition; LeadPaint Disclosure  
Appliances Incl.: Oven/Range; Refrigerator; Washer; Dryer  
Misc. Interior: Gas Fireplace; Cable TV Available; High Speed Internet  
Water/Waste: Municipal Water; Municipal Sewer  
Municipality: City  
Accessibility: Bedroom on Main Level; Full Bath on Main Level

Remarks: This storybook cape cod emanates character! Both the home and the garage feature beautiful stone siding. Pride of ownership and natural light shine throughout the home with bedrooms and bathroom on the main level. Warm up on cold winter nights in the living room next to the gas fireplace, which features a timeless stone hearth. The upper level offers a huge additional space with storage throughout that can be used as a bedroom or rec room. This home is perfect for both those looking to build a family and those looking to downsize. Did I mention the furnace, a/c, water heater and garage doors have all been updated? Schedule a viewing and be charmed by this one-of-a-kind home today!

Inclusions: Washer; Dryer; Oven/Range; Refrigerator

Sold Price: \$220,000 Closing Date: 03/18/2022 Pending Date: 02/07/2022 Transaction Type: Arms Length  
Listing Office: Tincher Realty: 1tinch LO License #: 834776-91

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Address: 178 N Franklin St Whitewater, Wisconsin 53190-1317 Taxed by: Whitewater

MLS #: 1738628



Property Type: Single-Family  
Status: Sold  
Tax Key: /COO 00027  
County: Walworth

List Price: \$229,900  
Taxes: \$4,024  
Tax Year: 2020  
Est. Acreage: 0.17

Bedrooms: 3  
Total Bathrooms: 1.5  
Total Full/Half Baths: 1 / 1  
F/H Baths Main: 0 / 1  
F/H Baths Upper: 1  
F/H Baths Lower:  
Garage Spaces: 1  
Garage Type: Detached

Rooms: 7  
Est. Total Sq. Ft.: 1,596  
Est. Year Built: 1920  
Zoning: R0

Flood Plain: No

Days On Market: 9

Directions: From Main Street go North on Franklin Street to property.

School District: [Whitewater Unified](#)  
High School: Whitewater  
Middle School: Whitewater

Name	Dim	Level	Name	Dim	Level
Master Bedroom	11 x 11	Upper	Living/Great Room	21 x 13	Main
Bedroom 2	11 x 11	Upper	Kitchen	11 x 10	Main
Bedroom 3	9 x 9	Upper	Dining Room	13 x 13	
Sun/Four Season Room	13 x 9	Main	Laundry	10 x 5	Upper
			Laundry		Lower

Style: 2 Story  
Architecture: Victorian/Federal  
Driveway: Paved  
Exterior: Vinyl; Low Maintenance Trim  
Basement: Full; Sump Pump  
Heating Fuel: Natural Gas  
H/C Type: Forced Air; Central Air  
Bath Description: Shower Over Tub

Documents: Seller Condition; LeadPaint Disclosure; Other; Seller Updates  
Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Water Softener Owned  
Misc. Exterior: Deck  
Misc. Interior: Pantry; Cable TV Available; High Speed Internet; Wood or Sim. Wood Floors  
Water/Waste: Municipal Water; Municipal Sewer  
Municipality: City

Remarks: Welcome Home to this charming 3-bedroom, 1.5 bath home located in the Historic Starin Park Neighborhood. This immaculately maintained home boasts a large enclosed front porch, living-room, formal dining-room, sunroom, ½ bath and remodeled kitchen. Upstairs there are 3 bedrooms, a full bath and laundry. Peaceful fenced in backyard with large deck perfect for relaxing or entertaining. Hardwood flooring under new carpet, updated electrical, basement waterproofing transferable warranty and gutter guards are just a few of the updates. A quick stroll will take you to parks, downtown, the library or campus. Take a look today, you'll be happy you did!  
Inclusions: stove, refrigerator, dishwasher, microwave, 2-washers, 2-dryers, water softener owned, work bench and desk in basement  
Exclusions: Sellers personal property

Sold Price: \$225,000 Closing Date: 06/28/2021 Pending Date: 05/13/2021 Transaction Type: Arms Length

Listing Office: Platner Realty: dave LO License #: 937201-91

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Prepared by Jonathan Marshall on Tuesday, May 31, 2022 2:56 PM.

Address: 254 S Janesville St Whitewater, Wisconsin 53190-1864 Taxed by: Whitewater

MLS #: 1727031



Property Type: Single-Family  
Status: Sold  
Tax Key: /CL 00055  
County: Walworth

List Price: \$239,900  
Taxes: \$3,951.12  
Tax Year: 2019  
Est. Acreage: 0.2

Bedrooms: 5  
Total Bathrooms: 2  
Total Full/Half Baths: 2 / 0  
F/H Baths Main: 1 / 0  
F/H Baths Upper: 1  
F/H Baths Lower:  
Garage Spaces: 2  
Garage Type: Detached

Rooms:  
Est. Total Sq. Ft.: 2,164  
Est. Year Built: 1920  
Zoning: R-2A

Flood Plain: Unknown

Days On Market: 53

Directions: From downtown , Main St. west to Hwy 89/ Franklin St. at fork keep right on Janesville St. watch for sign on right.

School District: [Whitewater Unified](#)  
High School: Whitewater  
Middle School: Whitewater

Name	Dim	Level	Name	Dim	Level
Master Bedroom	18 x 14	Upper	Living/Great Room	19 x 16	Main
Bedroom 2	19 x 15	Upper	Kitchen	14 x 14	Main
Bedroom 3	13 x 10	Upper	Family Room	12 x 11	Main
Bedroom 4	11 x 9	Upper	Dining Room	15 x 12	Main
Bedroom 5		Main	Laundry		Lower

Lot Description: Sidewalk  
Style: 2 Story  
Architecture: Victorian/Federal  
Driveway: Paved; Parking Space  
Exterior: Vinyl  
Basement: Full; Crawl Space; Sump Pump  
Heating Fuel: Natural Gas; Electric  
H/C Type: Forced Air; Central Air; Wall Heaters  
Bath Description: MBR Bath Walk-in Shower; At least one Bathtub; Shower Stall

Documents: Seller Condition; LeadPaint Disclosure  
Appliances Incl.: Oven/Range; Refrigerator; Microwave; Washer; Dryer; Water Softener Owned  
Misc. Interior: Cable TV Available  
Water/Waste: Municipal Water; Municipal Sewer  
Municipality: City  
Accessibility: Bedroom on Main Level; Full Bath on Main Level; Stall Shower; Level Drive

Remarks: Well maintained 5 Bedroom 2 Bath Home with beautiful original woodwork, Kitchen and Bath updated 2013, newer furnace, A/C., windows, roof, and siding. Nice 2 car garage. with paved driveway. Close to campus and downtown. Currently lease until July 1, 2021 for \$1,650.00 per month. Great rental property or personal residence. Must see to appreciate this home.

Inclusions: Oven/Range, Microwave, Refrigerator, Washer, Dryer, Water Softener.

Exclusions: Personal property of tenants and seller.

Sold Price: \$230,000 Closing Date: 07/16/2021 Pending Date: 04/05/2021 Transaction Type: Arms Length

Listing Office: Tincher Realty: 1tinch LO License #: 834776-91

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Prepared by Jonathan Marshall on Tuesday, May 31, 2022 2:56 PM.

Address: 275 N Franklin St Whitewater, Wisconsin 53190 Taxed by: Whitewater

MLS #: 1740229



Property Type: Single-Family  
Status: Sold  
Tax Key: /COO 00018  
County: Walworth

List Price: \$248,900  
Taxes: \$3,954  
Tax Year: 2020  
Est. Acreage: 0.19

Bedrooms: 3  
Total Bathrooms: 2  
Total Full/Half Baths: 2 / 0  
F/H Baths Main: 1 / 0  
F/H Baths Upper: 1  
F/H Baths Lower:  
Garage Spaces: 2  
Garage Type: Detached

Rooms:  
Est. Total Sq. Ft.: 1,967  
Est. Year Built: 1938  
Zoning: RES

Flood Plain: No

Days On Market: 10

Directions:

School District: [Whitewater Unified](#)  
High School: Whitewater  
Middle School: Whitewater

Name	Dim	Level	Name	Dim	Level
Master Bedroom	12 x 11	Upper	Living/Great Room	25 x 11	Main
Bedroom 2	11 x 9	Main	Kitchen	16 x 11	Main
Bedroom 3	11 x 10	Upper	Family Room	16 x 12	Main
Den	10 x 8	Main			

Lot Description: Sidewalk

Style: 2 Story

Architecture: Cape Cod

Garage: Tandem

Driveway: Paved

Exterior: Vinyl

Basement: Full

Heating Fuel: Natural Gas

H/C Type: Forced Air; Central Air

Bath Description: Shower Over Tub; Shower Stall; Ceramic Tile

Documents: Seller Condition; LeadPaint Disclosure; Tax Bill

Appliances Incl.: Oven/Range; Refrigerator; Dishwasher; Microwave

Misc. Interior: Natural Fireplace; Pantry; Cable TV Available

Water/Waste: Municipal Water; Municipal Sewer

Municipality: City

Remarks: Adorable, Charming, Exactly what you have been waiting for! 3 bedroom, 2 full bath home in Historic Starin Park Neighborhood right by Starin Park! This home has it all...main floor boasts den or toy room, dining area, great room with fireplace, oversized kitchen, bedroom and easy access to outdoor patio. Upper level boasts HUGE master bedroom, and 3rd bedroom with jack and jill bath. Yard and landscaping are manicured to perfection. Back yard has covered outdoor living space! Don't hesitate this one won't last long! Tell all your friends and family the next Holiday or gathering will be at your new house... it is ADORABLE !!

Inclusions: Oven/Range, Refrigerator, Dishwasher, microwave

Exclusions: Seller's personal property, pool table rack, wine rack and nursery decor

Sold Price: \$250,000

Closing Date: 06/25/2021

Pending Date: 05/21/2021

Listing Office: Realty Executives - Integrity: exec05

LO License #: 835638-91

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Address: 224 N Fremont St Whitewater, Wisconsin 53190-1323 Taxed by: Whitewater

MLS #: 1738336



Property Type: Single-Family  
Status: Sold  
Tax Key: WUP 00075  
County: Walworth

List Price: \$279,900  
Taxes: \$4,346.33  
Tax Year: 2020  
Est. Acreage: 0.36

Bedrooms: 3  
Total Bathrooms: 1.5  
Total Full/Half Baths: 1 / 1  
F/H Baths Main: 0 / 1  
F/H Baths Upper: 1  
F/H Baths Lower:  
Garage Spaces: 2  
Garage Type: Attached

Rooms: 10  
Est. Total Sq. Ft.: 2,485  
Est. Year Built: 1900  
Zoning: R2

Flood Plain: No

Days On Market: 5

Directions: Main St to Fremont St

School District: [Whitewater Unified](#)  
High School: Whitewater  
Middle School: Whitewater

Name	Dim	Level	Name	Dim	Level
Master Bedroom	14 x 13	Upper	Living/Great Room	18 x 11.5	Main
Bedroom 2	14 x 11	Upper	Kitchen	14 x 8	Main
Bedroom 3	20 x 13.6	Upper	Family Room	20 x 20	Main
Den	14 x 10	Main	Dining Room	15 x 11	Main
			Rec Room	25 x 19.2	Lower
			Laundry		Lower
			Dining Area	12.5 x 9	Main

Lot Description: Sidewalk  
Style: 2 Story  
Architecture: Victorian/Federal  
Garage: Electric Door Opener  
Driveway: Paved; Shared Driveway  
Exterior: Aluminum/Steel  
Basement: Full; Sump Pump; Finished  
Heating Fuel: Natural Gas  
H/C Type: Radiant; Wall/Sleeve Air  
Bath Description: Shower Stall

Documents: Seller Condition; LeadPaint Disclosure  
Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave; Water Softener Rented  
Misc. Exterior: Patio; Deck  
Misc. Interior: Gas Fireplace; Pantry; Cable TV Available; Vaulted Ceiling(s); High Speed Internet; Wood or Sim. Wood Floors; Expandable Attic  
Water/Waste: Municipal Water; Municipal Sewer  
Municipality: City

Remarks: This beautifully updated and meticulously taken care of property is just waiting for you to call it home. This 3 bedroom home has so much space to offer. From a family room to a living room to a finished basement you won't be looking for more space. The newly updated kitchen complete with new stainless steel appliances and granite countertops are just the beginning to what this home has to offer. Come check it out today!  
Inclusions: Refrigerator, Stove, Microwave, Dishwasher, humidifier, dehumidifier, pool table, piano  
Exclusions: Sellers personal property, washer, dryer  
Concession Remarks: \$1000 seller credit

Sold Price: \$265,000 Closing Date: 06/25/2021 Pending Date: 05/07/2021

Listing Office: Tincher Realty: 1tinch LO License #: 834776-91

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Prepared by Jonathan Marshall on Tuesday, May 31, 2022 2:56 PM.

Address: 529 S Gault St Whitewater, Wisconsin 53190 Taxed by: Whitewater

WIREX\_SCW MLS #: 1924521



Property Type: Single Family  
Status: Sold  
County: Walworth

List Price: \$209,900  
Taxes: \$1,774  
Tax Year: 2020  
Est. Acreage: 0.41

Bedrooms: 3  
Total Bathrooms: 1  
Total Full/Half Baths: 1 /  
F/H Baths Main: 1 / 0  
F/H Baths Upper: 0 / 0  
F/H Baths Lower: 0 / 0  
Garage Spaces: 2  
Garage Type: Detached

Est. Total Sq. Ft.: 1,695  
Est Fin Above Grade SqFt: 1,695  
Est. Year Built: 1880  
Zoning: R-3

Flood Plain:

Days On Market: 44

Directions: south on walworth ave turn west on harper turn south Gault . home on left

School District: [Whitewater Unified](#)

High School: Whitewater

Middle School: Whitewater

Elem. School: Lincoln

HOA Dues/Yr.: 0

Name	Dim	Level	Name	Dim	Level
Master Bedroom	10 x 11	Main	Living/Great Room	12 x 15	Main
Bedroom 2	9 x 9	Upper	Kitchen	10 x 9	Main
Bedroom 3	11 x 15	Upper	Dining Room	12 x 15	Main
			Laundry	6 x 6	Main

Lot Description: Sidewalk

Style: 1 Story

Architecture: Farm House

Garage: 2 Car; Detached

Driveway: Unpaved

Outbuildings: Storage building

Exterior: Aluminum/Steel; Vinyl

Basement: Full

Heating Fuel: Natural Gas

H/C Type: Forced Air; Central Air

Bath Description: At least one Bathtub; No Master Bedroom Bath

Appliances Incl.: Oven/Range; Refrigerator; Dishwasher; Washer; Dryer

Misc. Interior: Walk-In Closet(s); Cable TV Available; High Speed Internet; Wood or Sim. Wood Floors

Water/Waste: Municipal Water; Municipal Sewer

Municipality: City

Estimated Age: 21+ Years

Est. Sq. Footage: 1501-1750

Accessibility: Bedroom on Main Level; Full Bath on Main Level; Open Floor Plan; Level Drive; Level lot

Remarks: Looking to move soon? Come see your new home . This home has been remodeled and looks FABULOUS!!! From ceiling to floors... New cabinets, lighting, some plumbing, flooring.. too many to list. A remodeled updated home with 2 outbuildings on almost half an acre in town ? WHAT? Come check it out today. Let's Bring You Home! square footage to be verified by buyer and /or buyers agent if deemed important.

Concession Remarks: 6000

Electronic Consent: Yes

Sold Price: \$216,900

Closing Date: 02/25/2022

Terms of Sale: Federal VA

Listing Office: Platner Realty: DMLLC2

LO License #:

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Prepared by Jonathan Marshall on Tuesday, May 31, 2022 2:56 PM.

Address: 178 N Franklin St Whitewater, Wisconsin 53190-1317 Taxed by: Whitewater WIREX\_SCW MLS #: 1908202



**Property Type:** Single Family  
**Status:** Sold  
**County:** Walworth

**List Price:** \$229,900  
**Taxes:** \$4,024  
**Tax Year:** 2020  
**Est. Acreage:** 0.17

**Bedrooms:** 3  
**Total Bathrooms:** 1.5  
**Total Full/Half Baths:** 1 / 1  
**F/H Baths Main:** 0 / 1  
**F/H Baths Upper:** 1 / 0  
**F/H Baths Lower:** 0 / 0  
**Garage Spaces:** 1  
**Garage Type:** Detached

**Est. Total Sq. Ft.:** 1,596  
**Est Fin Above Grade SqFt:** 1,596  
**Est. Year Built:** 1920  
**Zoning:** R0

**Flood Plain:**

**Days On Market:** 9

**Directions:** From Main Street go North on Franklin Street to property.

**School District:** [Whitewater Unified](#)  
**High School:** Whitewater  
**Middle School:** Whitewater  
**Elem. School:** Call School District  
**HOA Dues/Yr.:** 0

Name	Dim	Level	Name	Dim	Level
Master Bedroom	11 x 11	Upper	Living/Great Room	21 x 13	Main
Bedroom 2	11 x 11	Upper	Kitchen	11 x 10	Main
Bedroom 3	9 x 9	Upper	Dining Room	13 x 13	Main
Sun/Four Season Room	13 x 9	Main	Laundry	10 x 5	Upper

<b>Lot Description:</b> Sidewalk; Fenced Yard	<b>Appliances Incl.:</b> Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer
<b>Style:</b> 2 Story	<b>Misc. Exterior:</b> Deck
<b>Architecture:</b> Farm House	<b>Misc. Interior:</b> Pantry; Cable TV Available; Wood or Sim. Wood Floors; Water Softener
<b>Garage:</b> 1 Car; Detached	<b>Water/Waste:</b> Municipal Water; Municipal Sewer
<b>Driveway:</b> Paved	<b>Municipality:</b> City
<b>Exterior:</b> Vinyl	<b>Estimated Age:</b> 21+ Years
<b>Basement:</b> Full; Sump Pump	<b>Est. Sq. Footage:</b> 1501-1750
<b>Heating Fuel:</b> Natural Gas	
<b>H/C Type:</b> Forced Air; Central Air	
<b>Bath Description:</b> Off MBR; MBR Bath Shower over Tub; At least one Bathtub	

**Remarks:** Welcome Home to this charming 3-bedroom, 1.5 bath home located in the Historic Starin Park Neighborhood. This immaculately maintained home boasts a large enclosed front porch, living-room, formal dining-room, sunroom, bath and remodeled kitchen. Upstairs there are 3 bedrooms, a full bath and laundry. Peaceful fenced in backyard with large deck perfect for relaxing or entertaining. Hardwood flooring under new carpet, updated electrical, basement waterproofing transferable warranty and gutter guards are just a few of the updates. A quick stroll will take you to parks, downtown, the library or campus. Take a look today, you'll be happy you did!

**Inclusions:** stove, refrigerator, dishwasher, microwave, 2-washers, 2-dryers, water softener owned, work bench and desk in basement  
**Exclusions:** Sellers personal property

**Electronic Consent:** Yes

**Sold Price:** \$225,000 **Closing Date:** 06/28/2021

**Terms of Sale:** Cash

**Listing Office:** Platner Realty: DMLLC2

**LO License #:**

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THE LISTINGS ON THE FOLLOWING PAGE ARE CURRENTLY FOR SALE

Address: 517 W Whitewater St Whitewater, Wisconsin 53190 Taxed by: Whitewater

MLS #: 1794396



**Property Type:** Single-Family  
**Status:** Active  
**Tax Key:** /CL 00115  
**County:** Walworth

**List Price:** \$215,000  
**Taxes:** \$3,993.77  
**Tax Year:** 2021  
**Est. Acreage:** 0.25

**Bedrooms:** 5  
**Total Full/Half Baths:** 2 / 0  
**F/H Baths Main:** 2 / 0  
**F/H Baths Upper:**  
**F/H Baths Lower:**  
**Garage Spaces:** 2  
**Garage Type:** Detached

**Rooms:**  
**Est. Total Sq. Ft.:** 1,370  
**Est. Year Built:** 1920  
**Zoning:** R3

**Flood Plain:** No

**Days On Market:** 6

**Directions:**

**School District:** [Whitewater Unified](#)  
**High School:** Whitewater  
**Middle School:** Whitewater  
**Elem. School:** Whitewater Unified

Name	Dim	Level	Name	Dim	Level
Master Bedroom	12 x 12	Main	Living/Great Room	14 x 12	Main
Bedroom 2	12 x 10	Main	Kitchen	14 x 14	Main
Bedroom 3	20 x 8	Upper	Laundry		Lower
Bedroom 4	10 x 10	Upper	Other Room	12 x 7	Main
Bedroom 5	12 x 8	Upper			

**Style:** 2 Story  
**Architecture:** Victorian/Federal  
  
**Exterior:** Aluminum/Steel  
**Basement:** Full; Stone  
**Heating Fuel:** Natural Gas  
**H/C Type:** Forced Air

**Documents:** Seller Condition; LeadPaint Disclosure  
**Appliances Incl.:** Oven; Range; Refrigerator; Dishwasher; Washer; Dryer  
**Water/Waste:** Municipal Water; Municipal Sewer  
**Municipality:** City

**Remarks:** Great craftsman style 5 bedroom home located near downtown. Currently student rented until 2023. Rented for \$26,000 per year. Would also make a great single family home after leases are up.

**Inclusions:** Oven/Range, Refrigerator, Dishwasher, Washer/Dryer

**Exclusions:** Sellers and tenants personal property.

**Listing Office:** Tincher Realty: 1tinch

**LO License #:** 834776-91

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Prepared by Jonathan Marshall on Tuesday, May 31, 2022 2:56 PM.

Address: 347 N Cherry St Whitewater, Wisconsin 53190-1403 Taxed by: Whitewater

MLS #: 1787361



**Property Type:** Single-Family  
**Status:** Active With Offer  
**Start Showing Date:** 04/23/2022  
**Tax Key:** /SS 00011  
**County:** Walworth

**List Price:** \$215,000  
**Taxes:** \$2,345  
**Tax Year:** 2021  
**Est. Acreage:** 0.23

**Bedrooms:** 3  
**Total Full/Half Baths:** 1 / 1  
**F/H Baths Main:** 1 / 1  
**F/H Baths Upper:**  
**F/H Baths Lower:**  
**Garage Spaces:** 0  
**Garage Type:** None

**Rooms:**  
**Est. Total Sq. Ft.:** 1,307  
**Est. Year Built:** 1950  
**Zoning:** Residential

**Flood Plain:** No

**Days On Market:** 39

**Directions:** Use gps

**School District:** [Whitewater Unified](#)  
**High School:** Whitewater  
**Middle School:** Whitewater  
**Elem. School:** Washington

Name	Dim	Level	Name	Dim	Level
Master Bedroom	16 x 13	Main	Living/Great Room	14 x 12	Main
Bedroom 2	11 x 11	Main	Kitchen	13 x 12	Main
Bedroom 3	11 x 10	Main	Dining Room	11 x 11	Main

**Lot Description:** Sidewalk; Fenced Yard  
**Style:** 1 Story; Exposed Basement  
**Architecture:** Ranch  
**Driveway:** Paved  
**Outbuildings:** Storage Shed  
**Exterior:** Aluminum/Steel; Vinyl  
**Basement:** Full; Walk Out/Outer Door; Block; Full Size Windows; Partially Finished  
**Heating Fuel:** Natural Gas  
**H/C Type:** Forced Air; Central Air

**Documents:** Seller Condition; LeadPaint Disclosure; Seller Updates  
**Appliances Incl.:** Oven; Range; Refrigerator; Disposal; Dishwasher; Washer; Dryer; Water Softener Rented  
**Misc. Exterior:** Patio; Deck  
**Misc. Interior:** Pantry; Wood or Sim. Wood Floors; Kitchen Island  
**Water/Waste:** Municipal Water; Municipal Sewer  
**Municipality:** City  
**Accessibility:** Bedroom on Main Level; Full Bath on Main Level

**Remarks:** Come see this recently updated, adorable 3 bedroom 1 bathroom ranch sitting on a huge fenced in yard. Some updates include: New Furnace (2017) New Roof (2017) New Deck (2021) New Kitchen Island (2020) New Windows (2018) New Central Air (2021) Basement is ready for your finishing touches!  
**Inclusions:** Oven; Range; Refrigerator; Disposal; Dishwasher; Washer; Dryer; Water Softener Rented  
**Exclusions:** Chest Freezer.

**Listing Office:** Realty Executives Southeast: of24578

**LO License #:** 937826-91

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Address: 180 S Elizabeth St Whitewater, Wisconsin 53190 Taxed by: Whitewater

MLS #: 1785868



Property Type: Single-Family  
Status: Active With Offer  
Tax Key: /A 69800002  
County: Walworth

List Price: \$269,900  
Taxes: \$4,315.94  
Tax Year: 2021  
Est. Acreage: 1.07

Bedrooms: 4  
Total Full/Half Baths: 2 / 0  
F/H Baths Main: 1 / 0  
F/H Baths Upper: 1  
F/H Baths Lower:  
Garage Spaces: 1  
Garage Type: Detached

Rooms:  
Est. Total Sq. Ft.: 2,000  
Est. Year Built: 1916  
Zoning: Residential

Flood Plain: No

Days On Market: 58

Directions:

School District: [Whitewater Unified](#)  
High School: Whitewater  
Middle School: Whitewater

Name	Dim	Level	Name	Dim	Level
Master Bedroom	14 x 14	Main	Living/Great Room	18 x 14	Main
Bedroom 2	11 x 11	Main	Kitchen	25 x 12	Main
Bedroom 3	11 x 12	Upper	Dining Room	12 x 14	Main
Bedroom 4	14 x 11	Upper			
Screened Porch	16 x 11	Main			

Lot Description: Sidewalk  
Style: 1.5 Story  
Architecture: Other  
Garage: Electric Door Opener; Carport  
Driveway: Paved; Parking Space  
Outbuildings: Storage Shed  
Exterior: Wood  
Basement: Full  
Heating Fuel: Natural Gas  
H/C Type: Radiant  
Bath Description: At least one Bathtub; Shower Stall; Ceramic Tile

Documents: Seller Condition; LeadPaint Disclosure; Seller Updates  
Appliances Incl.: Oven; Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer  
Misc. Interior: Cable TV Available; High Speed Internet; Wood or Sim. Wood Floors  
Water/Waste: Municipal Water; Municipal Sewer  
Municipality: City  
Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level

Remarks: Enjoy country feelings in the heart of the city! This 4 bed, 2 bath home nestled on over an acre of land exudes charm. Offering convenience and class the home features gorgeous hardwood floors/built-ins throughout, first floor master bedroom, bath, and laundry! You'll love the spacious dine-in kitchen with tasteful updates and beautiful views overlooking the huge backyard, and the large screened front porch is perfect for relaxing on warm summer evenings. This unique property offers natural solitude and space while being conveniently located close to schools and Main St. Call today and see for yourself!

Inclusions: Washer; Dryer; Dishwasher; Refrigerator; Oven/Range; Microwave; Window A/C Units (4)  
Exclusions: Water Softener (Rented)

Listing Office: Tincher Realty: 1tinch

LO License #: 834776-91

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2022 by Multiple Listing Service, Inc. See copyright notice. Prepared by Jonathan Marshall on Tuesday, May 31, 2022 2:56 PM.

# Price Analysis

## Summary of Sold Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1778575	924 W Highland St, Whitewater WI	\$214,000	7	7	03/18/2022	\$220,000	-	\$220,000
1738628	178 N Franklin St, Whitewater WI	\$229,900	9	9	06/28/2021	\$225,000	-	\$225,000
1727031	254 S Janesville St, Whitewater WI	\$239,900	53	53	07/16/2021	\$230,000	-	\$230,000
1740229	275 N Franklin St, Whitewater WI	\$248,900	10	10	06/25/2021	\$250,000	-	\$250,000
1738336	224 N Fremont St, Whitewater WI	\$279,900	5	5	06/25/2021	\$265,000	-	\$265,000
1924521	529 S Gault St, Whitewater WI	\$209,900	44	44	02/25/2022	\$216,900	-	\$216,900
1908202	178 N Franklin St, Whitewater WI	\$229,900	9	9	06/28/2021	\$225,000	-	\$225,000
1919567	734 E Main St, Whitewater WI	\$237,000	10	10	10/29/2021	\$225,000	-	\$225,000
1762394	944 W Conger St, Whitewater WI	\$209,900	4	4	11/05/2021	\$225,000	-	\$225,000

## Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
1794396	517 W Whitewater St, Whitewater WI	\$215,000	6	6	\$215,000	-	\$215,000
1787361	347 N Cherry St, Whitewater WI	\$215,000	39	39	\$215,000	-	\$215,000
1785868	180 S Elizabeth St, Whitewater WI	\$269,900	58	58	\$269,900	-	\$269,900

## Low, Average, Median, and High Comparisons

	Closed	Active	Overall
Low	\$216,900	\$215,000	\$215,000
Average	\$231,322	\$233,300	\$231,817
Median	\$225,000	\$215,000	\$225,000
High	\$265,000	\$269,900	\$269,900

## Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List		Avg. Sold		Avg. Est. Total		Avg. List \$/Est.		Avg. Sold \$/Est.		Avg. DOM	Avg. CDOM
			Price	Sold Vol.	Price	Sale/List Price	Sq. Ft.	Total Sq. Ft.	Total Sq. Ft.	Total Sq. Ft.				
Sold	9	2,099,300	233,256	2,081,900	231,322	0.99	1,801	131.67	131.01	17	17			
Active	3	699,900	233,300	0	0	0.00	1,559	152.13	0.00	34	34			
Overall	12	2,799,200	233,267	2,081,900	231,322	0.99	1,741	136.79	131.01	21	21			

# Price adjustments and suggested list price range

Average price information gathered from CMA

Average Sold Price ASP \$231,322

Price Difference from List Price to Sale Price 99%

ADDITIONS (YOUR PROPERTY)		
Completely Remodeled		
New Roof, Windows, A/C, Water Heater		
		<b>Plus <u>\$40,000</u></b>

SUBTRACTIONS (YOUR PROPERTY)		
Older basement, limited space		
		<b>Minus <u>\$10,000</u></b>

**Adjusted Subject Property Price:** \$261,322

Suggested List Price Range:  
\$259,900      to      \$269,900

Possible Sale Price

Adjusted for % of List price to Sale Price  
 Using Comparable Sales in CMA

\$269,900      @      99% equals      **\$267,201**

Your sale % may vary from this percentage

## Sellers Estimated Proceeds

Suggested Selling Price	SSP	<u>\$267,201.00</u>
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### Estimated Closing Costs

Title Insurance: \$5. Per \$1,000. Plus \$75	\$1,411.01
Transfer Return Fee: \$3.00 per \$1000	801.603
Recording Fee	\$30.00
Proration of Real Estate Taxes ( Will Vary)	-
Brokerage Fee 5%	\$13,360.05
Attorney Estimate for Document Preparation	\$150.00

Estimated Closing Costs	Minus	<u>\$15,752.66</u>
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Estimated Seller Proceeds	ESP	<b>\$251,448.34</b>
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The estimated proceeds of sales will vary according to any differences in unpaid loan balances and any expenses for required corrective &/ or preventative work. The above fees and charges are estimates only, and the actual amounts are not guaranteed.



# Full Report

Property Location : 206 E Cravath St

View: Full Report View

Report Options

Print Report

Search Criteria

Search Results

Modify Search

### Owner:

Community Development Authority Of The City Of Whitewater  
206 E Cravath St  
Whitewater, WI 53190

Taxed by: City Of Whitewater

Taxkey # /WSS 00029

### Owner Occupied:

Property Address:  
206 E Cravath St  
Whitewater, WI 53190-1408

ID Walk Down

ID Walk Up

Record 1 of 1 selected records  
County: Walworth  
Taxed by: City Of Whitewater  
Taxkey # /WSS 00029

### Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2021	Residential	\$ 53,600	\$ 83,800	\$ 137,400	11.255 ↑	0.360	0.936608501
2020	Residential	\$ 53,600	\$ 69,900	\$ 123,500	1.898 ↑	0.360	0.964123567
2019	Residential	\$ 53,600	\$ 67,600	\$ 121,200	2.020 ↑	0.360	0.987218334
2018	Residential	\$ 53,600	\$ 65,200	\$ 118,800	6.071 ↑	0.360	0.999996284
2017	Residential	\$ 53,600	\$ 58,400	\$ 112,000	0.000 -	0.360	1.017154359
2016	Residential	\$ 53,600	\$ 58,400	\$ 112,000	12.563 ↑	0.360	0.992831552
2015	Residential	\$ 53,600	\$ 45,900	\$ 99,500	1.324 ↑	0.360	0.980949874
2014	Residential	\$ 53,600	\$ 44,600	\$ 98,200	3.368 ↑	0.360	0.997223735
2013	Residential	\$ 53,600	\$ 41,400	\$ 95,000	-13.871 ↓	0.364	0.969781627

### Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2021	\$2,835.67	\$82.50		\$2,753.17				\$2,753.17	0.936608501
2020	\$2,563.39	\$78.81		\$2,484.58				\$2,484.58	0.964123567
2019	\$2,545.69	\$81.65		\$2,464.04			\$25.00	\$2,489.04	0.987218334
2018	\$2,488.73	\$81.71		\$2,407.02			\$25.00	\$2,432.02	0.999996284
2017	\$2,273.27	\$78.35		\$2,194.92			\$75.00	\$2,269.92	1.017154359
2016	\$2,353.04	\$76.13		\$2,276.91				\$2,276.91	0.992831552
2015	\$2,087.05	\$73.66		\$2,013.39				\$2,013.39	0.980949874
2014	\$2,090.78	\$76.17		\$2,014.61				\$2,014.61	0.997223735
2013	\$2,118.64	\$72.77		\$2,045.87				\$2,045.87	0.969781627

### Assessor

<b>Building Square Feet :</b> 1704	<b>Year Built :</b> 1867	<b>Township :</b>
<b>Bedrooms :</b> 4	<b>Year Remodeled :</b>	<b>Range :</b>
<b>Full Baths :</b> 1	<b>Effective Year Built :</b>	<b>Section :</b>
<b>Half Baths :</b>	<b>Air Conditioning :</b>	<b>Quarter :</b>
<b>Total Rooms :</b> 8	<b>Fireplace :</b>	<b>Pool :</b>
<b>Number of Stories :</b> 1.50	<b>Number of Units :</b> 1	<b>Attic :</b>
<b>Building Type :</b> Old Style		<b>Basement :</b> Bsmt Area
<b>Exterior Wall :</b> Brick		<b>Heat :</b> Warm Air
<b>Exterior Condition :</b>		<b>Garage :</b>
<b>Land Use :</b>		<b>School District :</b> 6461 Whitewater
<b>Zoning :</b> R2		<b>Historic Designation :</b>

### Legal Description

W 157' Lot 9 Blk 4 & S 41' Ofw 157' Lot 10 Blk 4 Wilsons Add City Of Whitewater

### Sales

<b>Conveyance Date :</b> 12/28/2020	<b>Date Recorded :</b> 1/4/2021	<b>Value/Sale Price :</b> \$ 137,400.00
<b>Grantor Name :</b> Reid Matthew J.		<b>Transfer Fee :</b> \$ 412.20
<b>Grantee Name :</b> Community Development Authority Of The City Of Whitewater		<b>Document# :</b> 1026478
<b>Conveyance Instrument :</b> Warranty / Condo Deed	<b>Conveyance Type :</b> Sale Or Land Contract	