



Landmarks Committee

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Thursday, October 05, 2023 - 6:00 PM

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

Please join the meeting from your computer, tablet or smartphone via the link below:

<https://meet.goto.com/924791741>

You can also dial in using your phone.

Access Code: **924-791-741**

United States: **+1 (872) 240-3412**

Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: (262) 473-0108.

**** EMERGENCY RE-AMENDED ** AGENDA**

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

- 1.) Approval of Agenda
- 2.) Approval of the Minutes of September 7, 2023
- 3.) Set date of next meeting: November 2, 2023

HEARING OF CITIZEN COMMENTS

No formal Committee action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Committee discusses that particular item.

To make a comment during this period, or during any agenda item: On a computer or handheld device, locate the controls on your computer to raise your hand. You may need to move your mouse to see these controls. On a traditional telephone, dial *6 to unmute your phone and dial *9 to raise your hand.

OLD BUSINESS

- 1.) Territorial Oak: Current Condition and Future Plans

NEW BUSINESS

- 1.) Delta Zeta Sorority House Upgrade Requests

- 2.) Farewell Event for the Territorial Oak

- 3.) Digitization

- 4.) Landmarks City Website Updates

- 5.) Thank You Notes for Landmark Hotel and Hamilton House

- 6.) Water Tower Situation & Signage

- 7.) 312 Elkhorn Rd. Telecommunications Tower – Invitation to Comment

CONSIDERATIONS / DISCUSSIONS / REPORTS

- 1.) Report from the Friends of the Effigy Mounds

FUTURE AGENDA ITEMS

ADJOURNMENT

A quorum of the Common Council may be present. This notice is given to inform the public that no formal action will be taken at this meeting.

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting.



1821 Walden Office Square, Suite 500, Schaumburg, Illinois 60173 - 630.227.0202 - www.trileaf.com

September 27, 2023

Whitewater Landmarks Commission City of Whitewater

Attn: Ben Klosky, GIS Analyst
P.O. Box 178
Whitewater, Wisconsin 53190
Phone: 262-473-0142
Email: bkloskey@whitewater-wi.gov

RE: **Tillman Infrastructure, LLC – WI0671 / Whitewater WI / Project# TI-OPP-23028 – Trileaf Project #734411**
312 Elkhorn Road, Whitewater, WI 53190
Walworth County, Whitewater Quadrangle (USGS)
Latitude: 42° 49' 50.10" N, Longitude: 88° 42' 39.25" W

Dear Ben Klosky:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Tillman Infrastructure LLC proposes to construct a 195-foot (199-foot-overall) self-support telecommunications tower and associated equipment within a 100-foot by 100-foot (10,000 square foot) lease area. A 30-foot-wide access/utilities easement is proposed to extend approximately 113.5 feet north from the tower compound to intersect with E Clay Street. The site is currently a manicured grass lawn and forested area. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.*

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at (630) 227-0202 or email l.skeens@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

A handwritten signature in black ink that reads "Lisa Skeens".

Lisa Skeens
Project Scientist

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

TOWER CENTER COORDINATES (APPROXIMATE)
 42.830557, -88.710915
 TOWER HEIGHT = 195'-0" SELF SUPPORT TOWER
 OVERALL HEIGHT = 199'-0" LIGHTNING ROD

SITE INFORMATION:

PROPERTY ADDRESS:
 312 ELKHORN ROAD
 WHITEWATER, WI 53190

OWNER NAME:
 STRITZEL RENTAL PROPERTIES LLC
 xxx-xxx-xxxx

PARCEL ID:
 /A91900003

CANDIDATE:
 A

ZONING REQUIRED:
 CITY OF WHITEWATER
 YES PER SCIP

SETBACKS:
 FRONT - FALL ZONE LETTER
 SIDE - FALL ZONE LETTER
 REAR - FALL ZONE LETTER



JOHN M. BANKS ARCHITECT
 604 FOX GLEN
 BARRINGTON, IL 60010
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 FAX : 847-277-0080
 EMAIL: JBANKS@WESTCHESTERSERVICES.COM



604 FOX GLEN
 BARRINGTON, IL 60010
 PHONE: 847-277-0070
 EMAIL: AE@Westchesterservices.com

REGULATORY LEASE EXHIBIT
 NOT FOR CONSTRUCTION

DRAWN BY: DWM
 CHECKED BY: MC

REV	DATE	DESCRIPTION
A	03/31/23	LEASE EXHIBIT

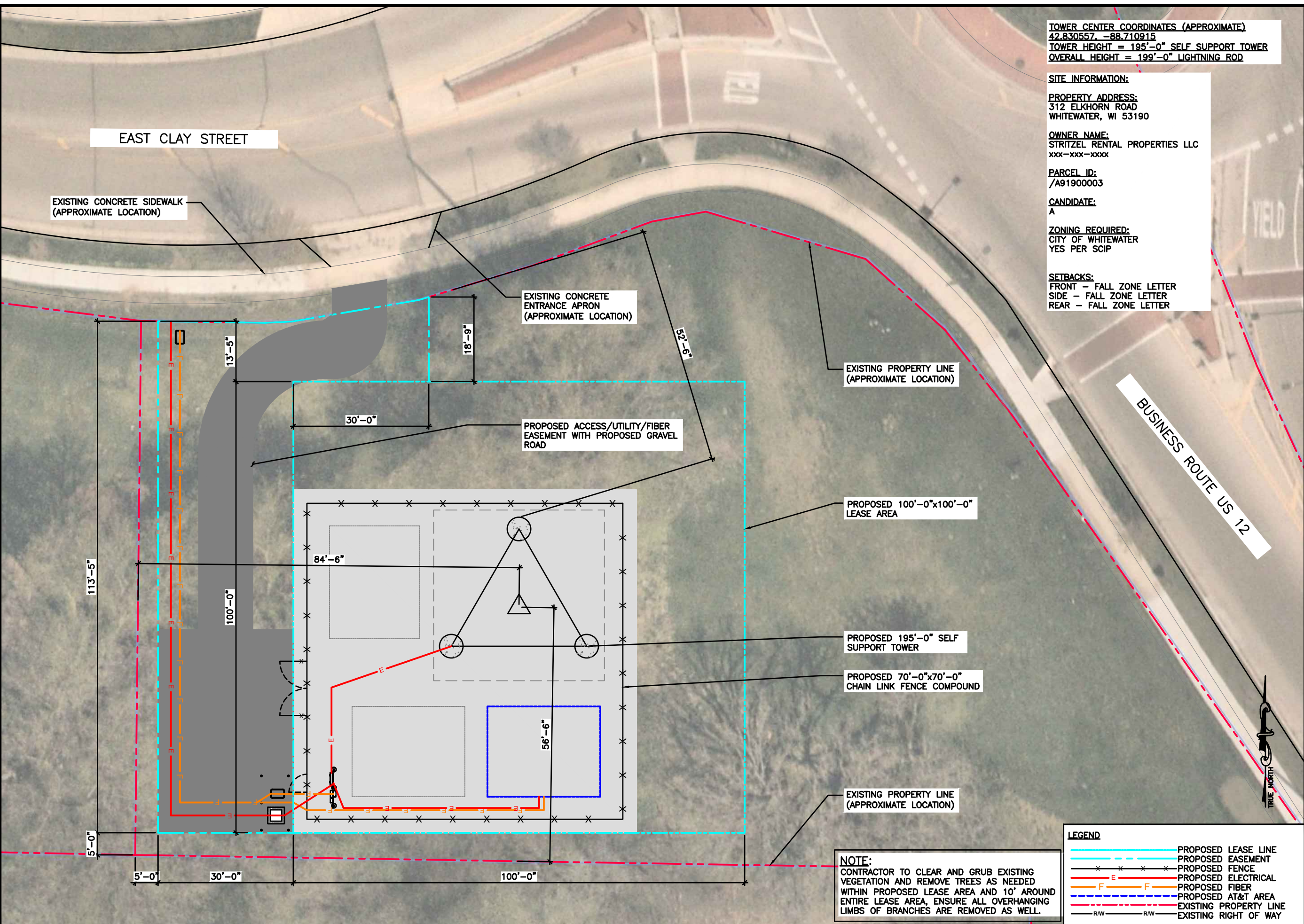
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

THIS LEASE EXHIBIT IS PRELIMINARY IN NATURE AND WILL BE SWAPPED OUT WITH METES AND BOUNDS WHEN SURVEY IS COMPLETED - UNLESS THAT IS ON FIRST PAGE OF LEASE ATTACHMENT AND THIS IS SECOND PAGE

TILLMAN OPP# TI-OPP-23028
 FA#: 15887152
 SITE NAME:
 TBD
 SITE ADDRESS:
 312 ELKHORN ROAD
 WHITEWATER, WI 53190

SHEET TITLE
 OVERALL SITE PLAN

SHEET NUMBER
C-1



NOTE:
 CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION AND REMOVE TREES AS NEEDED WITHIN PROPOSED LEASE AREA AND 10' AROUND ENTIRE LEASE AREA, ENSURE ALL OVERHANGING LIMBS OF BRANCHES ARE REMOVED AS WELL.

LEGEND

	PROPOSED LEASE LINE
	PROPOSED EASEMENT
	PROPOSED FENCE
	PROPOSED ELECTRICAL
	PROPOSED FIBER
	PROPOSED AT&T AREA
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY

SCALE: 1" = 10'-0" (24x36)
 (OR) 1/2" = 10'-0" (11x17)

OVERALL SITE PLAN



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EAST CLAY STREET

EXISTING CONCRETE SIDEWALK
(APPROXIMATE LOCATION)

EXISTING CONCRETE
ENTRANCE APRON
(APPROXIMATE LOCATION)

EXISTING PROPERTY LINE
(APPROXIMATE LOCATION)

PROPOSED ACCESS/UTILITY/FIBER
EASEMENT WITH PROPOSED GRAVEL
ROAD

PROPOSED 100'-0"x100'-0"
LEASE AREA

PROPOSED 195'-0" SELF
SUPPORT TOWER

PROPOSED 70'-0"x70'-0"
CHAIN LINK FENCE COMPOUND

EXISTING PROPERTY LINE
(APPROXIMATE LOCATION)

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OVERALL HEIGHT = 199'-0" LIGHTNING ROD

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WHITEWATER, WI 53190

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STRITZEL RENTAL PROPERTIES LLC
xxx-xxx-xxxx

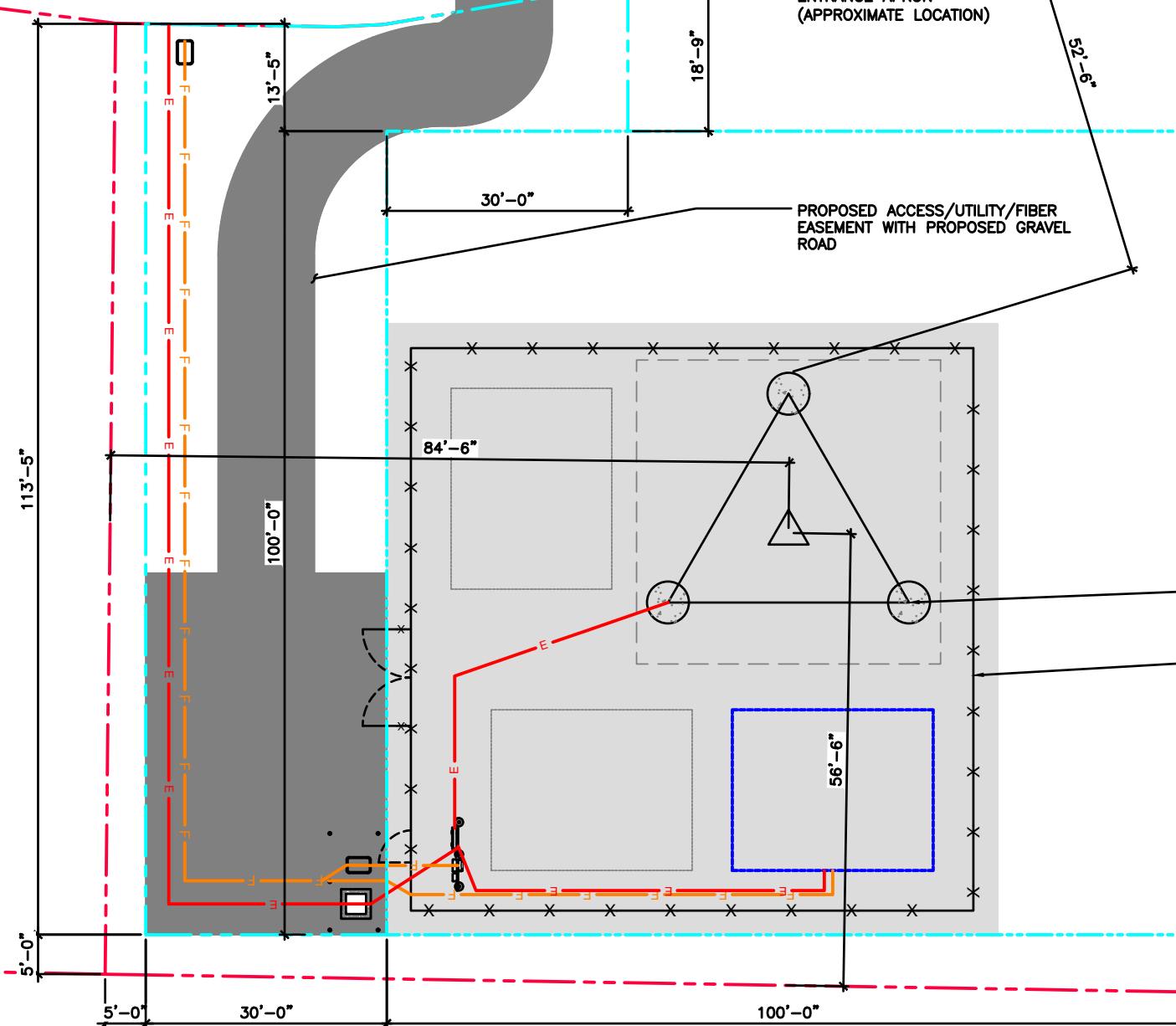
PARCEL ID:
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CANDIDATE:
A

ZONING REQUIRED:
CITY OF WHITEWATER
YES PER SCIP

SETBACKS:
FRONT - FALL ZONE LETTER
SIDE - FALL ZONE LETTER
REAR - FALL ZONE LETTER

BUSINESS ROUTE US 12



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**JOHN M. BANKS
ARCHITECT**
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TELEPHONE: 847-277-0070
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EMAIL: JBANKS@WESTCHESTERSERVICES.COM



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WHEN SURVEY IS
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THAT IS ON FIRST PAGE OF
LEASE ATTACHMENT AND
THIS IS SECOND PAGE

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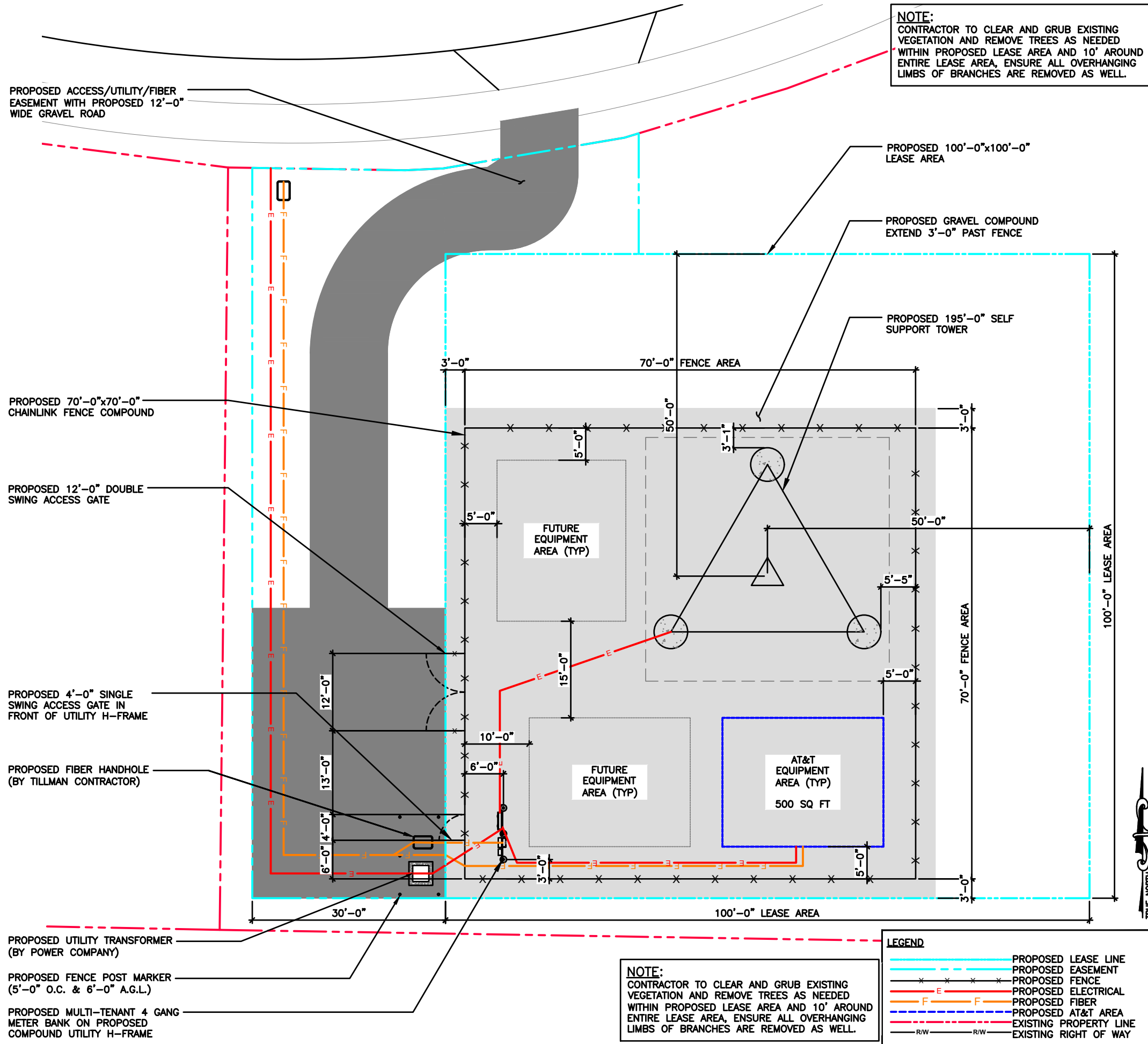
SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1.1

OVERALL SITE PLAN



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- PROPOSED EASEMENT
- PROPOSED FENCE
- PROPOSED ELECTRICAL
- PROPOSED FIBER
- PROPOSED AT&T AREA
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)



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WESTCHESTER SERVICES LLC
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BARRINGTON, IL 60010
PHONE: 847-277-0070
EMAIL: AE@Westchesterservices.com

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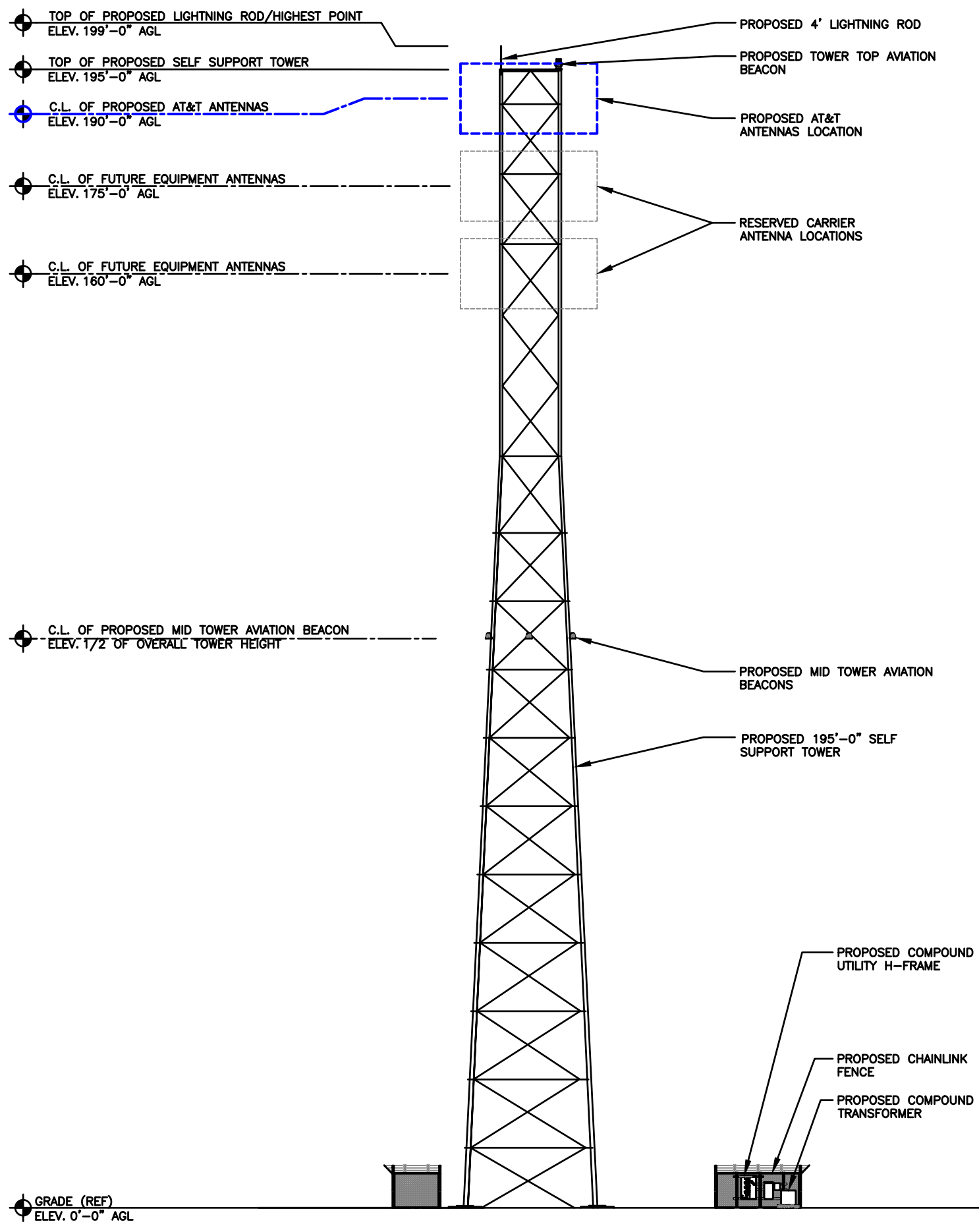
**SHEET TITLE
ENLARGED
SITE PLAN**

**SHEET NUMBER
C-2**

ENLARGED SITE PLAN



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WESTCHESTER
 SERVICES LLC

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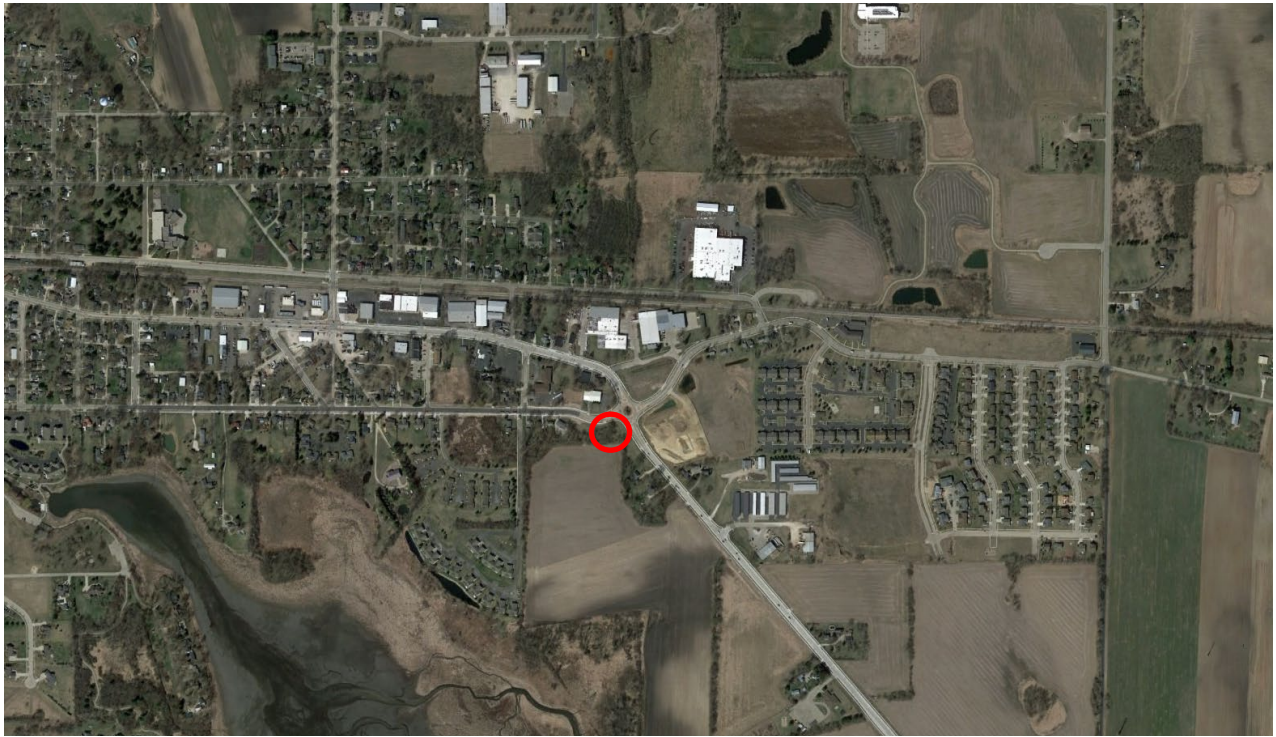
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 WHITEWATER, WI 53190

SHEET TITLE
 ELEVATION

SHEET NUMBER
 C-3

ELEVATION

SCALE
 N.T.S. **1**



Site Location & Surrounding Properties



Site Location



Easement

Aerial Photographs (2021)

Tillman Infrastructure LLC – WI0671 / Whitewater WI
312 Elkhorn Road
Whitewater, WI 53190



Whitewater Quadrangle, Wisconsin (2022)

Contour Interval = 10 Feet

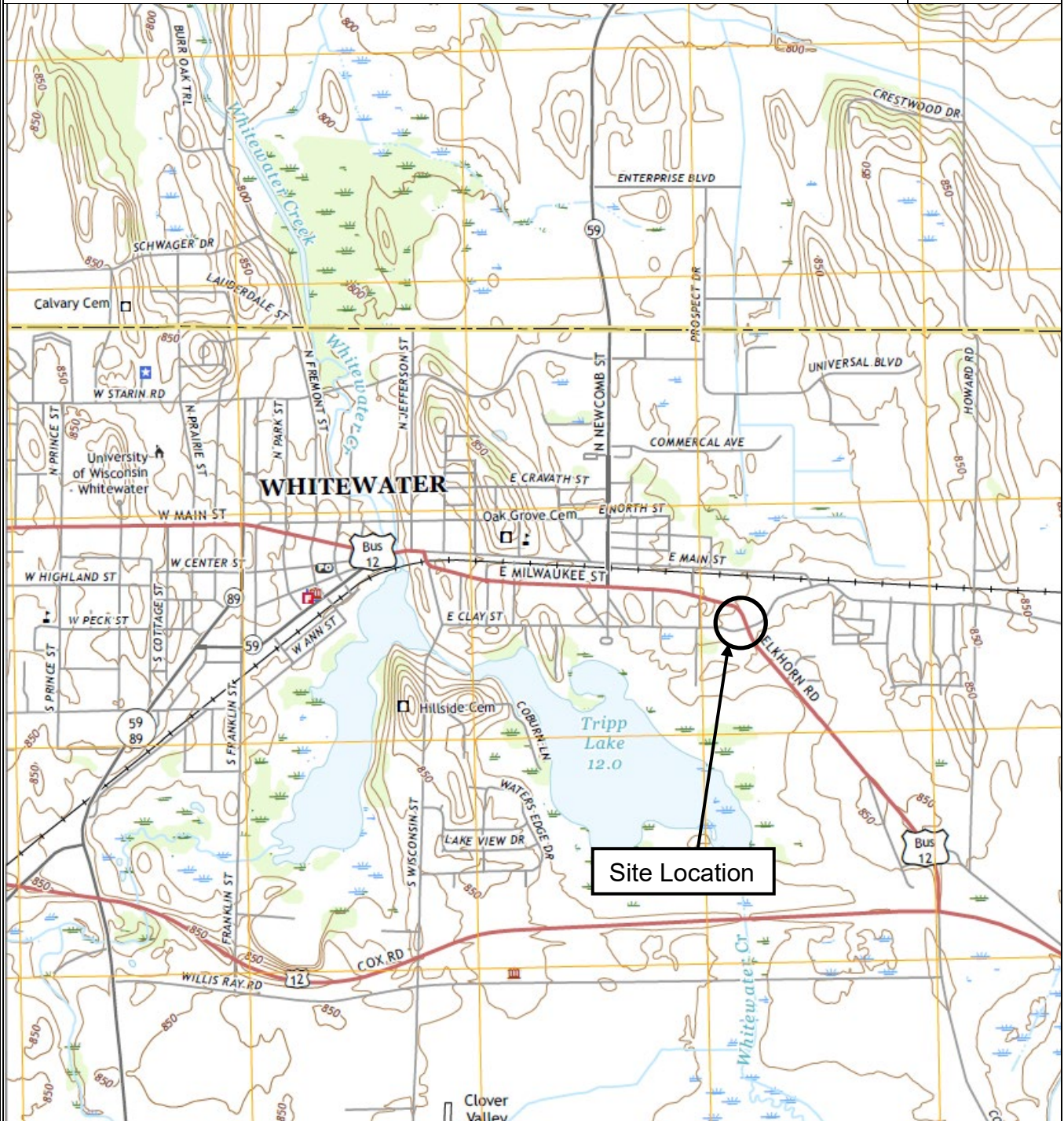
Scale 1 Inch = ~2,000 Feet

Latitude: 42° 49' 50.10" N, Longitude: 88° 42' 39.25" W

Township: T4N Range: R15E Section: S3



North



Site Vicinity Map

Tillman Infrastructure LLC – WI0671 / Whitewater WI
312 Elkhorn Road
Whitewater, WI 53190





Landmarks Committee

Whitewater Municipal Building Cravath Lakefront
Room, 312 West Whitewater St., Whitewater, WI
53190 *In Person and Virtual

Thursday, September 07, 2023 - 6:00 PM

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(262) 473-0108.

CALL TO ORDER

- Kori Oberle (filling in for Ben Adamitus) called the meeting to order at 6:04 p.m.

ROLL CALL

- Present: Richardson, Olm, Oberle, Schreiber, Weigel
- Absent: Adamitus
- Others: Staff Representative Kloskey

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

Approval of Agenda

Approval of the Minutes of July 6, 2023

Set date of next meeting: October 5, 2023

- Motion to approve all three items on the consent agenda made by Olm, seconded by Schreiber.
- The motion passed unanimously.

HEARING OF CITIZEN COMMENTS

No formal Committee action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Committee discusses that particular item.

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CONSIDERATIONS / DISCUSSIONS / REPORTS

1. **Thank you to Karen Coburn for her service on the Landmarks Commission**
 - a. Oberle stated that Karen Coburn has retired from the commission, and suggested sending a thank you card. All members agreed with this sentiment.
 - b. Gloria Buley was suggested as a replacement member; Olm made plans to reach out to her soon.
2. **Landmarks Educational Series Update (Olm)**
 - a. Olm stated that part 2 of the Passenger Depot video should have been aired early this week, but there are delays relating to the city Media Coordinator resigning. The video should be available by September 15th. If the city can no longer assist in the video making, Olm stated he would do it alone if necessary.
 - b. Olm said the Effigy Mounds episode will be done in October with Bill Quackenbush.
 - c. Olm considered doing a mini-episode on the Burr Oak tree instead of missing a month of content, Oberle said there is no shame in taking a month off.
 - d. Olm was interviewed by Kim McDarison from Fort Atkinson Online, and an editorial was uploaded.
 - e. Olm mentioned he had been messaged by former UW-Whitewater alumni in support of his new educational series.
 - f. Weigel suggested sharing the Landmarks Educational Series with the Library, and Sarah French in particular. Richardson suggested multiple people to contact, and is forwarding their info to Olm.
 - g. Olm is planning on making a "Landmarks Trek" walking path of the city landmarks sites. He would like to make signage and presented the commission with a template. The sign proposed had a QR code and map attached to the front of it. Weigel suggested potentially doing two different QR codes, one for the map and one for Olm's videos. Staff Representative Kloskey suggested an interactive web map to be added to the city website as well as a QR code on the signage.
3. **Effigy Mounds Strategic Planning Update (Weigel)**
 - a. Weigel stated that originally there were two groups taking care of Effigy Mounds related issues, but have since dissipated early on in the summer.
 - b. Weigel contacted Michelle Dujardin, Andrew Beckman, John Weidl, and Brian Neumeister about the current state of the Effigy Mounds and only received a

response from Neumeister, who said that any new issues must wait until a new Director of Parks and Recreation is hired.

- c. Weigel then set up a meeting with the Interim Director, Dujardin, who relayed the same sentiment, stating that Effigy Mounds related issues will have to wait until there is a new Parks Director. Weigel said that the hiring is likely to occur in November.
- d. Weigel expressed concern with different holes and brush scattered across the mounds, and is worried that the issues won't be resolved before winter.
- e. Oberle added that those issues are park maintenance related, and therefore should be in the queue to get done.
- f. Oberle suggested the creation of a 5 year plan, to "keep the ball in the air" so that there is a plan when the new Parks and Recreation Director is hired.
- g. Oberle also floated the idea of a new group being created that is knowledgeable about the mounds, to lead it's development as an "accessible entity", this group would not be maintenance related.
- h. Oberle stated that the commission cannot expect the next Parks Director to have any extensive mounds experience, and suggested that the commission or a member should take Bill Quackenbush to dinner and have him assist in creating a plan. This idea was supported by the rest of the commission members.

4. Friends of the Effigy Mounds (Weigel)

- a. Weigel met with the Director of Curriculum at Whitewater Unified School District to potentially include more mounds related content in local education. The Director was receptive to this idea, according to Weigel.
- b. Amy Rosebrough, from the Wisconsin Historical Society, is coming to town on November 6th for potential professional development as well as hosting an event at the Library.
- c. Weigel said there is a Friend of the Effigy Mounds meeting on Monday to gauge group interest.

OLD BUSINESS

- 5. City-Owned Local Landmarks: Ongoing assessment of condition, maintenance and/or repair needs and progress, future plans, etc.**
- 6. Birge Fountain**
- 7. Re-Installation of painted components (Oberle)**
 - a. Oberle mentioned that she had seen the four missing pieces of the fountain being reinstalled today.
- 8. Fundraising (Adamitus/Oberle)**
 - a. Oberle wants to do a large fundraising event next June, an outdoor event at the fountain to generate revenue for its repairs. This includes selling centennial booklets at a suggested price of \$20 per book to assist the fundraising.
 - b. Olm added that not all fundraisers have to be done by the Landmarks Commission.
 - c. Oberle said that Ben Adamitus and herself should have a total dollar amount for donations received up to this point at the October meeting.

NEW BUSINESS**9. Territorial Oak: Current condition and future plans**

- a. Oberle stated that the oak is now considered dangerous, per the Urban Forestry Commission. She added that they are considering taking it down.
- b. Oberle suggested that a celebration event be held for the Territorial Oak be held before it is brought down. This sentiment was shared by the rest of the commission.
- c. Richardson added that the Whitewater Historical Society has a keen interest in the tree, and are worried it will be taken down without notice. Richardson stated that the Historical Society wants to know the facts before the tree is taken down. Richardson ended his statement by saying it would be a mistake to not inform the various local historical societies about the situation. Richardson claimed he would let the Walworth County historical society know about the Territorial Oak situation.

FUTURE AGENDA ITEMS

- Suggested future agenda items were: Farewell Event for the Territorial Oak, Digitization, Landmarks City Website Updates, Possible Thank You Notes for Landmark Hotel and Hamilton House, Water Tower Situation/Signage, and Report from the Friends of the Effigy Mounds.

ADJOURNMENT

- Oberle adjourned the meeting at 7:15 p.m.

A quorum of the Common Council may be present. This notice is given to inform the public that no formal action will be taken at this meeting.

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting.

Respectfully submitted,

Benjamin Kloskey, Staff Representative