



## Common Council Meeting

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

**Tuesday, January 07, 2025 - 6:30 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 click the link below to join

:<https://us06web.zoom.us/j/81961659332?pwd=hGn1C8KPkTgrD5qSOiB9gWGZt9pfE.1>

**Telephone:** +1 (312) 626-6799 US (Chicago) (Houston)

**Webinar ID:** 819 6165 9332

**Passcode:** 878627

**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.**

---

## MINUTES

### CALL TO ORDER

Council President called the meeting to order at 6:32 pm. Called late due to train.

### ROLL CALL

#### PRESENT

Council President Patrick Singer

Councilmember Neil Hicks

Councilmember Brienne Brown

Councilmember Greg Majkrzak

Councilmember Orin Smith

Councilmember Brian Schanen

City Attorney Jonathan McDonnel

City Manager John Weidl

Public Works Director Brad Marquardt

City Clerk Heather Boehm

#### ABSENT

Councilmember Lisa Dawsey Smith

### PLEDGE OF ALLEGIANCE

**APPROVAL OF AGENDA**

*A councilmember can choose to remove an item from the agenda or rearrange its order; however, introducing new items to the agenda is not allowed. Any proposed changes require a motion, a second, and approval from the Council to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.*

Motion made approve the agenda but to move number 14 after number 9 and move number 12 behind number 7 by Council President Singer, Seconded by Councilmember Hicks.

Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Majkrzak, Councilmember Smith, Councilmember Schanen

**CONSENT AGENDA**

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

Motion made to approve the Consent Agenda and add number 13 to the Consent Agenda by Councilmember Smith, Seconded by Councilmember Schanen.

Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Majkrzak, Councilmember Smith, Councilmember Schanen

1. Plan and Architectural Review Commission November 11, 2024 Minutes
2. Lakes Advisory Committee Meeting Minutes from January 25, 2024, February 9, 2024, March 4, 2024, April 3, 2024, May 1, 2024, May 21, 2024, May 29, 2024, June 19, 2024, July 10, 2024, July 31, 2024, August 28, 2024, September 11, 2024.
3. Library Board of Trustees Meeting Minutes from November 18, 2024.
4. Finance Committee Meeting Minutes from October 30, 2024.

**CITY MANAGER REPORT**

City Manager Weidl gave his bi-monthly update of City events and accomplishments, including reports from the following departments: Public Works, IT, Neighborhood Services, Library, Parks and Recreation, Police, and Human Resources.

**STAFF REPORTS**

5. Spring Splash Task Force Report-**City Manager**  
Allyson Brunette gave an update on what the Spring Splash Task Force accomplished during their meetings.
6. WPPA and WPPSA side letter updating residency requirement- **PD**  
Motion made to approve the WPPA and WPPSA side letter updating residency requirements by Council President Singer, Seconded by Councilmember Majkrzak.  
Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown,

Councilmember Majkrzak, Councilmember Smith, Councilmember Schanen

### HEARING OF CITIZEN COMMENTS

*No formal Council 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 Council 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.***

Jeff Knight (405 Panther Ct) read the following statement...

January 7, 2025

Dear Common Council President Singer and City Council Members,

I am submitting this open letter to resign immediately from the Community Development Authority. I do this with reservations, however, with the current heavy emphasis on providing TIF supported funds to subsidize multifamily developments, I cannot continue my service in good conscience.

It was hard to understand providing \$5.1 million to the huge apartment complex on the east side, but now we are selling the only M1 zoned industrial property with rail access for another apartment development. Additionally, we are going to use TIF and low-income housing money to support sixty apartments on the southwest side of the city. It is hard to understand why these developments need any TIF support at all. I am convinced that the market is so good for apartments that no help from the city is needed. All this does is tie up the TIF districts for 17 to 20 years with significant subsidies and this is a mistake.

The public needs to be further engaged in this concept of expanding multifamily growth the way the city is currently proposing. We have somewhere between 65 and 70 percent of our total properties as rental. As a result, we are out of balance with the ratio of rental to privately owned homes. The Southeastern Wisconsin Planning Commission even presented to the city that our apartment vacancy rate is between 4-6% which met HUD guidelines.

I think this effort to promote more rentals is out of sync with the residents' views based on the last strategic planning process that was completed by UW Extension. I would encourage everyone to watch the last meeting of the strategic planning process, and you will see huge support for single family developments not multifamily,

Lastly, I have a tough time with the way the current formula is being set for determining the amount of TIF incentive for single family .homes. I support the use of TIF, but no one can explain to me how our percentage of subsidies compares to other communities and if we are excessive in our subsidy or not. Kristine Fish did an excellent job of answering how the but for process is being

used, however, she was not able to explain how aggressive we are compared to other communities.

I have tallied the number of new apartments being proposed for Whitewater TIF subsidy and it comes to 256 units. Estimating 1.5 children per unit that equals about 384 additional students in our school district. As these apartments use Pay Go TIF subsidies, all taxes go back to the developer and no money comes back to the city and school districts general funds for 17-20 years. The apartment market is hot and in my opinion all these projects would still be built and provide tax revenues immediately without TIF funding.

I love Whitewater, but if we flood our schools with students and do not provide tax revenue someone has to pick up the bill. If we increase our population that needs emergency services and do not provide revenue, someone must pick up the bill. At some point you price yourself out of the competitive market.

Thank you for allowing me to serve and please understand why I am stepping down. Please work together to address this rush to encourage multifamily growth and stay with the goal of creating more single-family homes in the city.

I am available by phone to answer any questions as this public comment section on your agenda does not allow for questions.

920-728-0662

**RESOLUTION**

- 7. Amendment to 2025 Salary Resolution-**Finance**

Motion made to approve the Amendment to the 2025 Salary Resolution by Councilmember Majkrzak, Seconded by Councilmember Smith.

Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Majkrzak, Councilmember Smith, Councilmember Schanen

**ORDINANCES**

**First Reading**

8. **Ordinance 2025-O-1** an ordinance reducing the speed on Starin Road between Prairie Street and Prince Street.- **Public Works**

Motion made to approve Ordinance 2025-O-1 an ordinance reducing the speed on Starin Road between Prairie Street and Prince Street.by Councilmember Smith, Seconded by Councilmember Hicks.

Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Majkrzak, Councilmember Smith, Councilmember Schanen.

Motion made to waive second reading of the above ordinance by Councilmember Hicks, Seconded by Councilmember Schanen.

Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Majkrzak, Councilmember Smith, Councilmember Schanen

9. **Ordinance 2025-O-2** an Ordinance adding stop signs on Starin Road at Prince Street and Warhawk Drive.- **Public Works**

Motion made approve Ordinance 2025-O-2 an Ordinance adding stop signs on Starin Road at Prince Street and Warhawk Drive by Councilmember Schanen, Seconded by Councilmember Smith.

Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Majkrzak, Councilmember Smith, Councilmember Schanen

Motion made to waive the second reading of the above ordinance by Councilmember Schanen, Seconded by Councilmember Smith.

Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Majkrzak, Councilmember Smith, Councilmember Schanen

### Second Reading

10. **Ordinance 2024-O-27** an Ordinance amendment of Chapter 5.20.030 Alcohol Beverages Licensee Conditions (Window Ordinance). - **PD**

Motion made approve Ordinance 2024-O-27 an Ordinance amendment of Chapter 5.20.030 Alcohol Beverages Licensee Conditions (Window Ordinance) by Councilmember Hicks, Seconded by Councilmember Majkrzak.

Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Majkrzak, Councilmember Smith, Councilmember Schanen.

11. **Ordinance 2024-O-28** an Ordinance to Create section 2.08.130 Temporary Appointments to Ensure Quorum- **City Attorney**

This item was postponed to the January 21, 2025 Common Council Meeting due to the ordinance not matching the memo attached to the packet.

### CONSIDERATIONS

12. Discussion and Possible Action regarding a Junk Vehicle Permit for Lee Loveall at 601 E Milwaukee Street- **Neighborhood Services**  
Motion made to approve Junk Vehicle Permit for Lee Loveall at 601 E Milwaukee Street by Councilmember Majkrzak, Seconded by Councilmember Hicks.  
Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Majkrzak, Councilmember Smith, Councilmember Schanen
  
13. Discussion and possible action of a sewer backup reimbursement claim for Jorge Martinez- **Finance**  
This was added and approved with the Consent Agenda.
  
14. Discussion and Possible Action regarding Stop Here for Pedestrian Signs and Speed Bumps on Starin Road- **Public Works**  
Motion made to approve Stop Here for Pedestrian Signs and Speed Bumps on Starin Road by Council President Singer, Seconded by Councilmember Hicks.  
Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Majkrzak, Councilmember Smith, Councilmember Schanen
  
15. Discussion and Possible Action regarding the Public Safety Referendum Question - **Finance/PD**  
Motion made to approve the Public Safety Referendum Question by Council President Singer, Seconded by Councilmember Majkrzak.  
Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Majkrzak, Councilmember Smith, Councilmember Schanen.  
  
Motion made to approve the above Referendum Question and add the Fire Department/ EMS to the Referendum by Council President Singer, Seconded by Councilmember Smith.  
Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Majkrzak, Councilmember Smith, Councilmember Schanen.  
  
Larry Kachel- asked what the additional money added to tax bill if adding Fire/EMS to referendum question. City Manager Weidl explained that a \$240,000 home in Walworth County \$283 in Jefferson County \$220.  
  
Lynn Binnie- suggested keeping the wording "Fire/EMS" to the referendum.
  
16. Councilmember Requests for Future Agenda Items or Committee items. Questions  
Councilmember Smith would like a future update on the effects of the Speedbumps on Starin Rd.  
Councilmember Schanen would like to see the window ordinance apply to all businesses.  
Councilmember Brown would like a speed study on Newcomb and Milwaukee Streets.

**FUTURE AGENDA ITEMS**

17. Public Hearing for the Creation of the City of Whitewater Trippe and Cravath Lake District- **February 18, 2025**
18. WAFC Committee restart-**Hicks Q1 2025**
19. Update from Landmarks Committee regarding Starin Park Water Tower- **Schanen May 2025**
20. Public Comment for Boards and Committees-**Hicks Q1 2025**
21. Public Surveys-**Hicks Q1 2025**
22. 2024 Year End Code Enforcement Update.- **Q1 2025**
23. Report on the Lakes District- **May 6, 2025**
24. RFP for Police Department Evidence Garage- January 21, 2025

**CLOSED SESSION** Adjourn to Closed Session, TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Items to be discussed:

- CS-25. Offer to Purchase a 10.96 acre parcel of vacant land (Tax Parcel No. /A444200001)- **Economic Development Director**
- CS-26. Potential development of 67-acre parcel of vacant land.- **Economic Development Director**

**CONSIDERATIONS**

27. Discussion and Possible Action regarding Offer to Purchase a 10.96 acre parcel of vacant land (Tax Parcel No. /A444200001)- **Economic Development Director**  
  
Motion made to approve the Offer to Purchase a 10.96 acre parcel of vacant land (Tax Parcel No. /A444200001) by Councilmember Majkrzak, Seconded by Councilmember Brown.  
Voting Yea: Councilmember Brown, Councilmember Majkrzak  
Voting Nay: Council President Singer, Councilmember Hicks, Councilmember Smith, Councilmember Schanen.  
  
Motion did not pass.  
  
Jeff Knight- commented that parcel is approve for railroad and should be kept for a manufacturer who might need access to the railroad.  
  
Larry Kachel suggest reaching out to the Railroad Commission.

28. Discussion and Possible Action regarding Potential development of 67-acre parcel of vacant land.- **Economic Development Director**

Motion made to approve Potential development of 67-acre parcel of vacant land by Councilmember Majkrzak, Seconded by Councilmember Schanen.

Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Majkrzak, Councilmember Smith, Councilmember Schanen.

Jeff Knight -spoke out against the development.

Larry Kachel- spoke out against the development.

## **ADJOURNMENT**

Motion made to adjourn at 8:37 pm by Councilmember Smith, Seconded by Councilmember Schanen.

Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Majkrzak, Councilmember Smith, Councilmember Schanen

**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.**

**2023-2025 City of Whitewater's 5 strategic goals: Build single-family homes, Communicate with the community without the newspaper, Support a thriving business community, Recruitment and retention efforts with a focus on diversity, and Prioritization of expenditures with available resources.**