



## Common Council Meeting

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

**Thursday, February 20, 2025 - 6:30 PM**

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**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/88312135431?pwd=Tis11C8YjX5mrXazbzHijCwA1aybP1.1>

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

**Webinar ID:** 883 1213 5431

**Passcode:** 650398

**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.**

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## MINUTES

### CALL TO ORDER

Council President Patrick Singer called the meeting to order at 6:30pm.

### ROLL CALL

#### PRESENT

Council President Patrick Singer  
Councilmember Neil Hicks  
Councilmember Brienne Brown  
Councilmember Lisa Dawsey Smith  
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 Greg Majkrzak

**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 to approve the Agenda by Councilmember Dawsey Smith but to move items 21 and 23 to the Consent Agenda, Seconded by Councilmember Smith.

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

**GUEST SPEAKER**

1. Presentation about Housing from Walworth County Economic Development Association.  
Derek D'Auria spoke about housing. Council members asked questions to be answered at the next meeting.

**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 by to approve the Consent Agenda Councilmember Dawsey Smith, Seconded by Councilmember Brown with item 11 being pulled from the Consent Agenda and placed after item 24 on the Agenda and items 21 and 23 added to the Consent Agenda.

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

2. Finance Committee Meeting Minutes from December 19, 2024.
3. Equal Opportunities Commission Meeting Minutes from June 3, 2024.
4. Public Works Committee Meeting Minutes from January 14, 2025.
5. Strand Task Order 25-01, Construction related services for Well No 7 Modifications and Starin Park Reservoir Demolition.
6. Strand Task Order 25-03, Wastewater Treatment Plant Capacity Study.
7. Strand Task Order 25-04, Wastewater Treatment Plant Return Activated Sludge Pump Addition.
8. Award of Contract 8-2024, Well No 7 Modifications and Starin Park Reservoir Demolition.
9. April 1, 2025 Common Council Meeting will be held on April 3, 2025 due to Spring Election.
10. Speed Data update.
11. Sister City Partnership- **Chief of Staff**

Motion made to approve the partnership agreement by Councilmember Smith, Seconded by Councilmember Brown.

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

Motion made to amend the agreement by Councilmember Hicks, Seconded by Councilmember Schanen.

Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Dawsey Smith, Councilmember Smith, City Clerk Boehm, Councilmember Schanen

Motion to approve the agreement with the amendment.

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

Voting Nay: Councilmember Dawsey Smith

### **CITY MANAGER REPORT**

12. City Manager Report.

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

### **STAFF REPORTS**

City Manager John Weidl spoke on Public Surverys, development agreements and TIF.

13. Public Surveys- **Chief of Staff**
14. Analysis of Whitewater's Development Incentives- **City Manager**
15. Strategic Use of Tax Increment Financing (TIF) to Support Housing Development in Whitewater- **City Manager**
16. Analysis of Mukwonago's TIF – Funded Development Agreement for 915 Main
17. Analysis of the Elkhorn Development Agreement and Use of TIF for the Teronomy Project- **City Manager**
18. TIF Financing School Districts- **City Manager**

### **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.***

Larry Kachel spoke about tax increments.

Jeff Knight spoke about the high level of subsidy for apartments.

Mike Smith spoke about housing.

Ben Holden spoke about housing.

Jill Gerber spoke about the 2022 and 2025 budget.

## ORDINANCES

### First Reading

19. **Ordinance 2025-O-8** an ordinance amending the zoning map and the zoning classification in regard to certain property Tax Parcel /WUP 00215, Whitewater Middle School in the City of Whitewater.-**Neighborhood Services**

Motion made to approve the first reading of Ordinance 2025-O-8 by Councilmember Dawsey Smith, Seconded by Councilmember Smith.

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

Allison Schwark spoke about the re-zoning.

Motion made to waive the second meeting by Councilmember Schanen, Seconded by Councilmember Smith.

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

20. **Ordinance 2025-O-9** an ordinance amending the zoning map and the zoning classification in regard to certain properties in the City of Whitewater. 1551 and 1555 W Wildwood Lane Tax Parcel # /EV 00004. 1515 W Wildwood Road Tax Parcel # /EV0004. Vacant Parcel on Cedar Court Tax Parcel # /EV 00002-**Neighborhood Services**

Motion made to approve ordinance 2025-O-9 by Councilmember Schanen, Seconded by Councilmember Smith.

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

Allison Schwark gave an overview on this ordinance.

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

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

## CONSIDERATIONS

21. Discussion and Possible Action regarding Approval for Purchase of Absolute NetMotion VPN- IT

Item was moved to the Consent Agenda.

22. Discussion and Possible Action regarding a lease agreement with BTS Towers for an AT&T communication tower placed on Lot 2T off of Greenway Court.- **Public Works**  
Motion made by Councilmember Hicks, Seconded by Councilmember Smith.  
Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Dawsey Smith, Councilmember Smith, Councilmember Schanen
23. Discussion and Possible Action regarding Approval of electrical transmission line easement with American Transmission Company LLC across land owned by the Wastewater Utility (Parcel 292-0515-3313-000).- **Public Works**  
Item was moved to the Consent Agenda.
24. Discussion and Possible Action regarding awarding the RFP for the Evidence Garage- **PD**  
Motion made by Councilmember Dawsey Smith, Seconded by Councilmember Smith.  
Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Dawsey Smith, Councilmember Smith, Councilmember Schanen
25. Councilmember Requests for Future Agenda Items or Committee items. Questions  
Councilmember Dawsey-Smith wants to revisit the tech park zoning.  
Councilmember Smith - survey capabilities.  
Councilmember Hicks - Reach out to Robert Baird and Elhers and ask them to present their findings on housing and TIF.

#### **FUTURE AGENDA ITEMS**

26. Public Hearing for the Creation of the City of Whitewater Trippe and Cravath Lake District- **March 4, 2025.**
27. Update from Landmarks Committee regarding Starin Park Water Tower- **Schanen May 2025**
28. Public Comment for Boards and Committees-**Hicks Q1 2025**
29. Report on the Lakes District- **May 6, 2025**
30. Starin Road Speed Bump Update-**Smith Q2**
31. Window Ordinance for all Business-**Schanen Q1**

**CLOSED SESSION** Adjourn to Closed Session, TO RECONVENE, pursuant to 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.

#### **CS-32. City Manager's Employment Agreement-HR**

Motion made at 8:05pm to go into closed session by Council President Singer, Seconded by Councilmember Dawsey Smith.

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

Motion made at 8:46pm to come back into open session by Councilmember Dawsey Smith, Seconded by Councilmember Smith.

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

### **CONSIDERATIONS**

33. Discussion and Possible Action regarding City Manager's Employment Agreement- **HR**

Discussion and Possible Action regarding City Manager's Employment Agreement- **HR**

Motion made by Council President Singer, Seconded by Councilmember Smith.

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

### **ADJOURNMENT**

Motion made at 8:50 to adjourn by Council President Singer, Seconded by Councilmember Schanen.

Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Dawsey Smith, 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.**