



Landmarks Commission

Cravath Lakefront room 2nd floor 312 West
Whitewater Str, Whitewater, WI, 53190 *In Person
and Virtual

Wednesday, August 06, 2025 - 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.

Landmarks Commission

Aug 6, 2025, 6:00 – 7:30 PM (America/Chicago)

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AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

A committee member 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 Committee to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.

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 July 2, 2025 Minutes.

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.

CONSIDERATIONS / DISCUSSIONS / REPORTS

- 2.** Discussion and possible approval of disposal of the White Memorial Library Bookcases that were unable to be relocated.
- 3.** Discussion and possible recommendation to Common Council the recommendations related to Starin Park Water Tower.

FUTURE AGENDA ITEMS

NEXT MEETING DATE SEPTEMBER 3, 2025.

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.



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Landmarks Commission

Jul 2, 2025, 6:00 – 7:30 PM (America/Chicago)

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AGENDA

CALL TO ORDER

Meeting was called to order at 6:00 p.m.

ROLL CALL

PRESENT

Council Representative Orin O.Smith

Board Member Pat Blackmer

Board Member Penelope Alwin

Board Member Kelsey Reilly

Board Member Jordan Reilly

STAFF

Brad Marquardt, Public Works Director
Llana Dostie, Neighborhood Services Administrative Assistant

GUESTS

Members of the Starin Park Water Tower Community Committee

Linda Robinson
David Saalsa
Carol Cartwright
Lynn Binnie
Bob Herald

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Motion made by Board Member Alwin, Seconded by Council Representative O.Smith.
Voting Yea: Council Representative O.Smith, Board Member Blackmer, Board Member Alwin, Board Member J. Reilly, Board Member K. Reilly.

The motion has been carried.

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 June 4, 2025 Minutes.

Motion made by Council Representative O.Smith, Seconded by Board Member J. Reilly.
Voting Yea: Council Representative O.Smith, Board Member Blackmer, Board Member Alwin, Board Member J. Reilly, Board Member K. Reilly

The motion has been carried.

HEARING OF CITIZEN COMMENTS

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None.

CONSIDERATIONS / DISCUSSIONS / REPORTS**2. Update on Starin Park Water Tower. (Blackmer)**

Blackmer stated that she invited Brad Marquardt to come after a phone conversation where she basically got lost with the information presented. He contacted both Cornerstone from Sullivan, WI and Masonry Restoration, Inc. of West Allis, WI. They did an assessment of the things we were concerned with.

Brad Marquardt reached out to McEnroy Engineering and Eileen stated that instead of spending money with them, they suggested we reach out to contractors to get some estimates or information on the steel beams and what the steel tank looks like directly. I met with Kyle first from Cornerstone. He crawled up there and took a look at it. He sent a proposal of \$9,000 to do the inspection to remove some of the stones to get to the interior of the steel beams. And another \$9,000 to add scaffolding inside to support the equipment and personnel to complete that inspection. While I was waiting for that estimate to come in, I reached out to Tony at Masonry, Inc. He took photos with his phone and shared those with me on his phone. Unfortunately, I have not been able to get those from him yet, he was going to talk to Eileen on how best to put that in a report and that has not come in yet. I will go through some of the concerns that Tony brought up using the photos from Eileen's report.

Marquardt explained that the tank sits on smaller I-beams that sit on two large I-beams. The two larger I-beams are in very good condition. The smaller beams that the tank sits on have already had repairs welded on to some of these. You can see how much rust is happening on the beams at the stone joints. Eileen basically stated that it will be worse inside the stone than outside. The condensation within the stone itself does not escape and it eats away at the steel and causes the most damage. There has been previous work done on the beams by the stone work. They are failing within the rock. Tank is not in danger of failing, however you will want to replace the smaller I-beams if you want to maintain the integrity of the structure.

There was an inspection of the tank in 2018 when it was drained. The condition of the tank is in good shape. The stiffener beams are in good shape with no rust. It should have been inspected in 2023, but since it was put out of service, this was not done. I did have another tank inspector come out, but they didn't want to get involved at this time. But given how thick the tank steel is and the components inside he had no concerns with the tank not being structurally sound and blowing off.

Salaasa asked how the smaller beams are attached to the main beams. Are they bolted or just resting on the beams.

Marquardt stated he did not know that answer.

Salaasa asked the question because if there was a big wind shear is it just resting or bolted.

Harold asked if we could still repair parts of the beam.

Marquardt stated that without the stone being removed we would not know. The beam pockets would have to be opened. They did state that all the beams would have to be

replaced at some point. We could start with the worst ones first and over time do them all.

Cartwright stated that what we were trying to do as a committee is to gather what type of priorities, since we are supporting a full restoration. But what we are looking at, is doing a stabilization and it sounds like some of these rusted beams would be one of the priorities. What about the stones. We were specifically interested in places where the stone looked like it would be more inclined to fall off. And having that to be a priority of work as opposed to other areas of stone that are still in pretty good shape.

Marquardt stated the original report stated that if you wanted to go all out you should do tuck pointing on everything, repair the pieces that have fallen out if you want to restore it to it's original form. The pieces that have fallen off the outside of the tower, do not have a true bearing on the integrity of that structure. If you are looking at priorities the I-beams with holes should be prioritize.

Cartwright asked if there was any discussion about costs. Such as if you did this much work it would be this cost. The original report talked about the large amount of money. What we are looking at is cost to do stabilization work as opposed cost of a full restoration and what the difference in the cost would be. What I was looking at was more specific, such as tuck point significant areas is this much money.

Marquardt stated you will not get that unless you hire the consultant to actually do that.

Robinson stated that these folks you were talking to, you weren't asking them to bid on steel work, you were asking for their evaluation?

Marquardt stated that was correct.

Alwin asked about the two items that would be \$9,000 each.

Marquardt stated that was an estimate to remove some of the stone to see what was inside the beam pockets. And the scaffolding to do so.

Robinson asked if we pay for scaffolding and to have it put up, could we leave it in the tower.

Marquardt stated probably yes, but what would the deterioration rate of that structure be.

Salsaa stated asked about the age of the steel, whether it was from 1889.

Marquardt stated that yes the steel is original, except for some of the scabbed on repairs.

Blackmer stated at this point in the time, the assessment of the structure is that it is stable. At this time the structure is not a harm to the public.

Marquardt stated that at this time based on what the report had said and the indications from individuals that have come in, that is the case.

Blackmer stated that based on that we have some time to come up with what remediation that we would want to do.

Marquardt stated it does appear so, except for that \$600,000. The utility doesn't have that money set aside, it would have to borrowed. The PSE doesn't want the money

hanging over the utility for an extended period of time. They didn't exactly give me an answer. A couple of years should not be an issue.

Blackmer asked if we could ask about the length of time.

Marquardt stated they were vague.

Binnie stated that given staff turn over the answer we get now may not hold true later. Ultimately the citizens are going to pay one way or the other whether it is on their water bill or their taxes. Our recommendation would be to get the analysis done and get approval for the time and materials

Cartwright asked if the Starin Park Water Tower Committee would be authorized to meet again to make a recommendation to Landmarks. Because I think we can come up with this priority to a certain extent. And offer that to the Landmarks Commission and they can do what they will. It sounds like the main issue structurally is not the stone, but the smaller I-beams. And if we wanted to prioritize that and then the city could engage out x number of beams and what that would cost.

Marquardt suggested that the recommendation to council to included this project in the budget for 2026 to replace the smaller I-beams. I would have to work with someone to get a design number and and a construction number to get it in the budget for next year.

Salaasa stated that only real issue with the structure is these smaller I-beams and the cost of setting up scaffolding is a very large cost of this repair project. It would seem practical to do all the support beams at the same time.

Blackmer stated what are the next steps?

Marquardt stated that the next step is to make a recommendation to council. If that is the way the council wants to proceed, then they would direct Marquardt to get the quotes.

Blackmer stated that there is a chance we would not make the deadlines.

Marquardt stated that it does not need to be in our 2026 capital budget. It could be in our 2027 capital budget.

Blackmer asked if it was a 2026 to 2028 budget.

Marquardt confirmed that it was, but capital projects are looked at yearly since they change.

A meeting date of July 21, 2025 was set for the Starin Water Park Tower Committee.

3. Update on the historical gardens that were found next to Effigy Mounds. **(Alwin)**

Alwin stated she has been unable to reach the state archologist. She has left her email with the State Archologist.

4. Discussion and possible approval of new location for the bookcases from the Whitewater Memorial Library. **(Smith)**

Smith stated that he has found a home for one with the University archivist will take one.

Alwin asked where he was located.

Smith stated that he was at the Anderson Library.

Smith stated that Kevin has the ability to transport it during work hours and we are just waiting for an answer when the library would be ready for him to do that.

Smith stated he will reach out to the list for the other four of them.

Alwin asked if we had an answer from the Anderson Library.

Smith stated we have an answer from the Anderson Library that they can take one of them. The local library doesn't want them.

J. Reilly asked procedurally if we needed a motion on the one going to the Anderson library.

Dostie confirmed that we do need a motion.

Motion to approve the relocation of one bookcase to the Anderson Library archives.

Motion made by Council Representative O.Smith, Seconded by Board Member Reilly.

Voting Yea: Council Representative O.Smith, Board Member Blackmer, Board Member Alwin, Board Member J. Reilly, Board Member K. Reilly

The motion has been carried.

5. Update on America 250. **(Smith)**

Matter discussed with the American 250 Committee.

6. Discussion and potential action regarding creation of an America 250 committee.

Smith stated that he is in the same spot. I have heard a number of suggestions from city staff about what we should do with America 250. Because in creating another Committee we need to do what we did for the Starin Park Water Tower committee. Create and approve a committee so that they are able to direct staff to do things. There also has been discussion that it really doesn't fall under our prevue by ordinance to do America 250

Blackmer stated no it does not. I think there was a misunderstanding. I think the city needs to be aware that we need to do something for America 250, but it doesn't have to be generated from the Landmarks Commission.

Smith asked what route do you want to go. Do you want to create a sub committee from Landmarks.

Blackmer stated no. I think it just needs to be brought to the City's attention as to what will the City of Whitewater do for America 250. Why does it have to be specifically designated to the Landmarks Commission. I wanted them to know that America 250 was coming up . I was hoping the City would generate some ideas. Other cities are in the planning stages. I see individual things happening with Bassett House. I see things perhaps from the Arts Alliance. But something should be generated from the City.

Blackmer asked about what about the City Administrator generating something from his reports.

Smith stated he would ask.

No action.

7. Discussion and possible action regarding Tower Fest. **(Smith)**

Blackmer stated how is this generated.

Smith asked if this was something the committee wanted this year.

Blackmer stated no. This would be an avenue for fundraising. This would be a community wide.

J. Reilly stated that this should be table until we know what needs to be fundraising.

FUTURE AGENDA ITEMS

-Historical Gardens

-Bookshelves

-Starin Park Water Tower

ADJOURNMENT

Meeting was adjourned at 6:52 p.m.

Motion made by Board Member Alwin, Seconded by Council Representative O.Smith.

Voting Yea: Council Representative O.Smith, Board Member Blackmer, Board Member Alwin, Board Member Reilly, Board Member Reilly

The motion is carried.

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TO: Llana Dotsie, Landmarks Commission
FROM: Kevin Boehm, Director of Parks, Recreation and Facilities.
DATE: July 16, 2025
SUBJECT: Final Relocation and Disposition Plan for Historic White Memorial Library Bookcases

The Landmarks Commission previously designated the original bookcases from the former White Memorial Library building as historical property. Over the years, these bookcases have been stored in multiple locations across the city, including the basements of the White Building and the Armory, among others.

Unfortunately, due to frequent handling and prolonged storage in suboptimal conditions, the bookcases are now in poor condition. Many are cracked, have missing or broken pieces, and require significant restoration to return them to both functional and presentable form.

The bookcases were offered to the Library for inclusion in its new expansion. After careful inspection, Library staff determined that the condition of the bookcases was not suitable for the new space and declined their use. One unit, however, is being considered for potential delivery to the UW Library, coordinated through Orin Smith.

Despite efforts over the past year to find a new home for the remaining units, no viable solution has been identified. I am willing to facilitate one final relocation. On **August 1, 2025**, the bookcases will be moved from the Armory basement to a storage barn located on City-owned property on Innovation Drive. It is important to note that this facility is not climate-controlled and is currently home to numerous birds and raccoons. Although the bookcases will be covered with a tarp, no guarantees can be made regarding their preservation under these conditions.

If a permanent home is not found within one year of this relocation, the remaining bookcases will be scheduled for disposal.

Please contact me with any questions or if you have suggestions for a suitable long-term storage or display location.

Starin Park Water Tower Committee Report to the Landmarks Commission July 21, 2025

The Starin Park Water Tower Committee approved the following recommendations to the Whitewater Landmarks Commission regarding the work to stabilize the old Starin Park Water Tower structure.

1. Inspections of the Starin Park Water Tower by both professional engineers and restoration experts indicate that the tower is in safe condition as long as the fence around it is maintained. Therefore, the committee continues to recommend that the water tower not be demolished, but that work be done to stabilize the tower structure for the foreseeable future.
2. The water tank, itself, and the main beams supporting the tank are in good condition and no repair is needed to them at this time or in the near future; therefore, the committee recommends that work on this part of the tower structure is not necessary.
3. Some secondary beams are significantly rusted where they are attached to the stone walls and while not in danger of immediate failure they should be repaired/replaced for long-term stability of the tower. The interior stonework near the tank is also in need of some repair in order to maintain the long-term stability of the tower.
4. The committee, therefore, recommends that all secondary beams with rust issues be repaired/replaced and that interior stonework near the tank be repaired. This work should all be done at the same time in order to save money on the installation of interior scaffolding.
5. The committee recommends that the City of Whitewater put out bids for this work and that this work be funded from the money that has been estimated that would be needed to demolish the tower.
6. It is the committee's opinion that by performing these repairs, the water tower will be structurally stable for the foreseeable future.
7. The committee recommends that the Whitewater Landmarks Commission approve these recommendations and pass them on for approval by the Whitewater Common Council.