



Landmarks Commission

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

Wednesday, June 04, 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

Jun 4, 2025, 6:00 – 7:30 PM (America/Chicago)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/535115781>

You can also dial in using your phone.

Access Code: 535-115-781

United States: +1 (224) 501-3412

Get the app now and be ready when your first meeting starts:

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

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.

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 May 7, 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.

ELECTION OF CO-CHAIR

CONSIDERATIONS / DISCUSSIONS / REPORTS

2. Discussion and possible approval of an amendment to location of the previously approved wheelchair ramp for Hamilton House.
3. Discussion and approval to update second signer on the Whitewater Community Foundation Account.
4. Update on Starin Park Water Tower.
5. Update on the Landmarking of Premier Bank. **(J. Reilly)**
6. Update on landmarking the Masonic Lodge. **(K. Reilly)**
7. Update on the historical gardens that were found next to Effigy Mounds. **(Alwin)**
8. Update on locating a new location for the bookcases from the White Memorial Library. **(Smith)**
9. Update on America 250. **(Smith)**
10. Closed Session Memo from City Clerk.

FUTURE AGENDA ITEMS

NEXT MEETING DATE JULY 2, 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.



Landmarks Commission

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

Wednesday, May 07, 2025 - 7:00 PM

CALL TO ORDER

Meeting called to order at 7:00 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

Llana Dostie, Neighborhood Services, Administrative Assistant

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.

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

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

CONSENT AGENDA

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

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

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

1. Approval of Minutes of April 2, 2025.

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

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

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.

None

CONSIDERATIONS / DISCUSSIONS / REPORTS

2. Discussion and possible approval for the wheelchair ramp for Hamilton House. Located at 328 W Main Street. Tax parcel # /OT 00036.

Blackmer welcomed Kari and Mark Barber, the new owners of the Hamilton House. They have come before the Landmarks Commission for the discussion and possible approval of a wheel chair ramp.

Kari explained that at the last commission meeting the drawing showed a lift. However, after looking at the weather impact on a lift in Wisconsin, they decided to go with a ramp instead of a lift. The architect came out and laid the ramp out in two tiers. The first tier is not attached to the house, however gets guest from the parking lot to the ground level. The second tier, attached to the home gets them from the ground level into the home. There are a couple of ways to enter the building. You can go through the Queen Anne porch in the front or go through the sun room in the back. We would like to do the backside of the house, where there is a little nook that actually hides the wheelchair ramp from view. The drawing shows a switchback ramp, so you can only go up 30 feet and then you need a resting platform. Then you can go another 30 feet. Because it is about a 42" height increase we need 42 feet of ramp. It is an 1" for every foot and then the space for the resting platform. The ramp will end up being about 50' feet. The current drawings show you go up 20 feet or 24 feet probably, rest then turn and go up to the house and the location we have going in is the sun room that is actually attached to the historic house. Going through the sunroom you are entering through the backside of the home.

Blackmer stated we have already given you approval for the expansion of door in the sun room correct?

Kari stated I believe so. The sun room has a large window and the door that's too small for a wheelchair. What the architect recommended, is to take the window and make it a door and take the door and make it a window. That also helps because the door is on the inside instead of the outside. So that's the route that would be easiest for somebody in a wheelchair and also allows the ramp to go right along the house and not have to come out from the building that far.

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

Motion Approved.

3. Consideration to Approve and Recommend to Common Council recommendations regarding the Starin Park Water Tower.

Motion by Smith to introduce the preliminary plan for the Starin Park Water Tower from the Starin Park Water Tower Committee, as well as their recommended amendments to the record.

Motioned seconded by J. Reilly.

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

Motion is unanimously carried.

Motion by Smith to make the recommending amendments both clerical and restructuring from the Starin Park Water Tower Committee recommendations.

Motion seconded by K. Reilly.

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

Motion is unanimously carried.

Motion by Smith to send the amended plan to the May 20th council meeting.

Motion second by Alwin.

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

4. Discussion and possible action regarding the landmarked personal property of the bookshelves that were part of the White Building. **(Orin Smith)**

Smith stated that Kevin Boehm, Park and Rec Director reached out about the bookshelves. They were in the basement of the White Building. They have been moved all over. The library decided they didn't want the bookshelves. They are currently in the armory basement and in the municipal building. We need to find another new home for these bookshelves. They are very large bookshelves.

Dostie stated that there are two in Finance Director Blich's office. They are about 72 to 84 inches high to about 64" wide.

Alwin asked about the last time, did we every send out a notice to other places.

Smith stated that they last time the library was the only place discussed, but if anyone else has any other suggestions.

Jordan asked if we reached out to the Irvin Young library.

Smith confirmed the committee had and they didn't want them.

Jordan asked if we had reached out the University's Anderson library at all.

Alwin asked if we should check if anyone in the City wanted them for their offices.

Smith stated that they will still be City property. So if we need to take them back we can.

Alwin stated they are on loan for 100 years.

Blackmer suggested the archives, which are in the Anderson library.

Smith stated that he could reach out.

Blackmer stated we could ask historical society. But I don't think they have any room.

Smith stated that he can reach out to other department at the University.

Blackmer stated let them know that it is City owned property and can be taken back at anytime.

5. Update on progress toward landmarking the Masonic Lodge.

K Reilly did contact her dad. He has not approached them yet. He wanted to know what the pros and cons are, prior to going to the lodge. He didn't want to go in and have them ask a whole bunch of questions he didn't have the answer to. Wondering if someone had a script. Right now it seems a lot of the perks would not apply to them since they are a nonprofit.

Alwin asked if K. Reilly's dad felt that they would be interested in.

K. Reilly stated that her dad feels that they would need some clear advantages in doing it. I think the assumption is than you have restrictions on what you can do to the building. So trying to get some advantages instead of just seeing the cons.

Blackmer stated obviously there wouldn't be any remodel to the building that they would be doing. It is a brick structure that would not be changed. They only thing that could be changed is the paint conditions of the building. There are a million different paint swatches out there. I think that just the status of it being a local landmark would be sufficient. At some point and time, if we were to expand the historic district. However, they are a 501c 3., they don't qualify for the tax credit benefits. They are in the same situation as the Bassett House.

K. Reilly stated it really is just the prestige of the designation. Any changes that they would want to make to the outside are very minimal and should not effect them.

6. Update on progress toward landmarking the Premier Bank Building.

Jordan Reilly stated that he didn't have much of an update. Learned about what the benefits of being a landmark building is. Wanted to make sure he had an understanding of that prior to reaching out to them. Has a contact at the bank and will reach out within the next week to see if they're interested in landmarking.

Blackmer stated that she did give J. Reilly her packet. Chances are they will not know the history of their own property. I would recommend that you have that with you and apprise them of that. It is an architecturally designed bank. The architect was influenced by Frank Lloyd Wright. The architect was located in Fort Atkinson at one time.

J. Reilly was he the architect who designed the Fireside?

Alwin asked if it was Ajango.

Blackmer confirmed he did indirectly. The architect that designed it worked at Ajango's firm at the time.

Alwin asked when it was built.

Blackmer stated don't feel bad if they turn you down. I don't like to do this, and I wouldn't do this, but you don't have to have permission in order to landmark something.

7. Discussion and update regarding plans for the America 250. **(Orin Smith)**

Smith stated he didn't have much to update. Spoke with Lisa Dawsey-Smith who works with the July 4th committee. She stated to reach out to her after July 4th. Which Smith confirmed he would. There is a local school competition that Smith would like to promote. The current year's is closed however, they will have another for the 2025-2026 school year. Looking for recommendations of who to reach out to for the committee.

Alwin asked for the committee?

Smith explained that he was asked to chair an America 250 committee about three meetings ago.

Blackmer suggested someone from the Whitewater Historical and someone from the Walworth Historical Society. Would Lisa Dawsey Smith serve on the committee.

Smith stated that if she doesn't he is certain that someone else from the July 4th committee would.

8. Discussion and approval of a thank you letter to send to local landmark owners.

Blackmer stated that a copy of the letter is in the packet. This is just an example. She has always sent a letter to the landmark owners and to the City since they own a large number of our local landmarks. That letter would go to John. In addition, to each residential landmark owner would get a letter.

Alwin stated that she uses her maiden name.

Blackmer stated that she would correct Alwin's name and would remove Gloria.

Smith asked if we had a vice chair. And was that Gloria at one point.

Dostie confirmed that it was Gloria.

Blackmer requested from Dostie to provided the address for the new owner's for the Sanger Marsh house, to send them a letter.

K. Reilley stated it was the address for the Sanger Marsch house was 522 W. Main.

Motion by Smith to approved the letter to send to the local landmarks owners with the amendment of fixing Penny's last name and removing Gloria.

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 Reilly, Board Member Reilly

Motion approved.

9. Update on Effigy Mounds

Blackmer was very pleasantly surprised. The maintenance has improved. It is a welcoming site. She stated that Kevin stated that 6 or 7 of the mounds have been cleared so they are visible. There was a tree that came down during the last storm. Kevin indicated that the Department of Public works would be getting to that. They are really backed up right now. He thought about a month for tree removal.

Kevin got a bid for \$30,000 to remove other trees that are threatening the mounds. He indicated that he would put that request in to the upcoming budget.

Will continue to work on the reminder of the Mounds. Kurt Sampson is an archologist who has worked on mounds before. He will be coming down next month. He has a group he works with that helps clear mounds.

Alwin stated that there had been a very specific plan about what plants to leave and asked whether that plan was followed.

Blackmer stated that she didn't know the answer and the question would have to be directed to Kevin. Kevin indicated that the burn they did last year, was really helpful in clearing particularly the raspberry canes on the mounds.

Smith stated that Kevin is very dedicated in maintaining the mounds in the way they should be. And is very confident that Kevin followed the recommendations that he was given.

Blackmer stated that they had an archologist when she was still on the commission last time. We hired a company from Brookfield to put the buffer zone around the mounds. Kevin added an additional two feet of buffer around the mounds. If you go out there you will see white and orange poles in the ground. That is in addition to the original 15 feet buffer zone. Each mound must have a 15 foot buffer zone around it. So that would help with the mowing of the whole preserve, so they don't interfere with the buffer zone.

Alwin stated she just wants to talk to him she has so many questions. Do you remember the current archologist when she was here one or two years ago found what she thought was an ancient garden. What happened to that?

Blackmer stated that she last saw Amy Rosebrough a year ago. She is extremely busy. Blackmer stated that Alwin can call the Wisconsin Historical Preservation office.

Blackmer asked about the Friends of the Effigy mounds.

Alwin stated that they are not doing well. They lost a lot of people. And would like to talk to Blackmer about getting the group back running.

Blackmer stated that she since has been associated with the mounds, they haven't looked this good in 10 years.

Alwin stated that she appreciates Kevin's efforts too. It was a long time coming.

10. Discussion and possible approval of start time change for meetings.

Meeting staying at 6:00 p.m.

FUTURE AGENDA ITEMS

- Elections of a Vice Chair
- Update on the historical gardens next to Effigy Mounds-Alwin
- Premier Bank -June
- Masonic Lodge-June
- Update second signer
- America 250 updated-Smith
- Bookshelf updates-Smith

NEXT MEETING DATE JUNE 4, 2025.

NEXT MEETING DATE JUNE 4, 2025.

ADJOURNMENT

Motion to adjourn at 7:42 p.m.

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 Reilly, Board Member Reilly

Preliminary Plan for the Starin Park Water Tower

Landmarks Commission and the Starin Park Water Tower Committee

May, 2025

Item 1.

Introduction

Whitewater's City Manager, John Weidl, and the Whitewater Common Council have tasked the Landmarks Commission to make recommendations regarding the short- and long-term preservation of the Starin Park Water Tower. The chairman of the Landmarks Commission felt that it was vital to receive input from the community and therefore formed the Starin Park Water Tower Committee (the "Committee"). Individuals who represent various interests to include tourism, business, historic preservation, city government, former and present council members, and civic advocates were invited to serve on the Committee along with the members of the Landmarks Commission. The Committee began its work by reviewing the Report completed by McEnroe Consulting Engineers ("McEnroe") on the structural analysis of the water tower submitted to the City of Whitewater in January 2023 (the "Report"). The Report concluded:

"The structure is safe in its current condition (emphasis added). The only concern at this time is the potential for stone falling, and the fence around the perimeter is effective at keeping the public away from the [structure]."

"We see no reason to consider demolition at this time. The masonry and steel structure is in need of maintenance and repair work to keep it in good condition for the long term."

McEnroe provided two estimates. It estimated that demolishing the structure would cost \$600,000, and it estimated that a total cosmetic restoration of the tower would cost \$1,000,000.

The Committee believes that the Starin Park Water Tower is an important piece of Whitewater history, legend, and lore; is an attraction that enhances Starin Park and the city; and is an asset to tourism. The Committee believes that the water tower can be promoted as a historic site and that, if desired, a plan could be formed to monetize this resource. Even if such a plan were not forthcoming immediately, demolition of the structure would deny future Whitewater citizens an opportunity to pursue this option. At the same time, because the tower is safe in its current condition, it can serve its function as a valuable and productive historic site without undergoing a total cosmetic restoration. Consequently, a total cosmetic restoration is not only prohibitively expensive but unnecessary.

Therefore, the Starin Park Water Tower Committee recommends a third course: a stabilization effort of strategic and essential repairs that would enhance the stability of the structure for the long term, with particular focus on the tower's steel tank. To this end, the Committee has developed the following preliminary recommendations for the Starin Park Water Tower.

Recommendation #1:

The Committee recommends that the Starin Park Water Tower NOT be demolished.

The Committee believes that McEnroe's structural analysis of the water tower was thorough and professional and resulted in clear findings. Three years have passed since the structural analysis was done, and there has been no structural failure since that time, supporting the conclusion that "we see no reason to consider demolition at this time."

The Committee feels that even if the following recommendations are not followed for repair work, the tower should not be demolished, as the Report was clear that the structure is not a hazard as long as the fence is maintained to protect the public.

Recommendation #2:

The Committee recommends that the City of Whitewater allocate the \$600,000 demolition cost to a fund for strategic or essential repairs to stabilize the tower for the long term.

The Committee understands that the City has allocated \$600,000 for the possible demolition of the water tower. The Committee, however, feels that the best course of action is to use this \$600,000 instead for repair work that can extend the preservation of the tower as a historic landmark that would continue to be kept safe for the public. A full restoration of the type that the McEnroe Report suggested is a worthy goal, but given the fact that it would be difficult to raise an additional \$400,000 to \$500,000 in the near future, the Committee recommends the alternative of stabilization repairs instead. The McEnroe Report suggests that the most important stabilization work needed would be (1) masonry and mortar joint repair and (2) repair to any corroding steel tank elements. The Committee would like to explore how the City may perform this stabilization within a \$600,000 budget, but for the Committee to be able to do so, the City would need to approve the following recommendations.

Recommendation #3:

The Committee recommends that the City of Whitewater briefly delay the submission of a finalized report from the Landmarks Commission, allowing the Commission to gather critical information to formulate specific plans related to recommendation #2.

Since the McEnroe Report was analysis was done over three years ago, the Committee feels that the City should re-engage McEnroe to update the Report, specifically to perform an internal examination of the tank and its supports, which McEnroe was not able to do at that time. However, the Commission will not be able to receive this update in time to be able to submit to the Council the specific plans the Council has requested by May 2025.

Recommendation #4:

The Committee recommends that the City of Whitewater request an estimate from McEnroe Consulting Engineers for the cost of an update of its Report, in which update McEnroe will (a) investigate the current state of the tower and its tank and (b) develop a plan for essential repairs, costing not more than \$600,000, that would provide long-term stabilization of the tower.

The Committee would ask McEnroe, perhaps in consultation with a restoration company, to complete the following:

- An analysis of what strategic or essential repairs could be performed for not more than \$600,000 that would result in long-term added stability to the water tower, preventing potential structural failures and stone shedding, with special attention to maintaining the integrity of the tank and its supports.
- A list of such repairs in order of priority, together with an estimated cost for each.
- New recommendations for a maintenance fund.

Recommendation #5:

The Committee recommends that the City support the formation of a private organization, such as “Friends of the Water Tower,” that would be able to fund-raise for current repairs to the tower and/or create a fund for future maintenance. If such an organization can be successfully formed, the Committee recommends that the City work with that private organization regarding activities related to the tower.

The Committee encourages the formation of a private, non-profit organization for the purposes of fund-raising and creating a plan to preserve the tower long term. Such a group could raise funds both for immediate work on the tower and for future maintenance costs. This fund-raising effort would go beyond Whitewater by engaging former students and alumni at the University of Wisconsin-Whitewater, who have a “fondness” for the water tower, in a fund-raising campaign. Likewise, reaching out to fans of paranormal legends and lore, who also have an interest in the water tower, could be successful. The water tower is already a key location on the Chamber of Commerce annual Spirit Tour, and this new organization could build on this community connection with such activities as sale of tower-branded merchandise, sponsorship of public events located at the water tower (such as a 5K foot race beginning and ending at the tower or, more specifically, a Halloween-related 5K race in which participants are encouraged to run in costume), or partnerships with other community events such as the annual Shock Wave Haunts put on by the Fuzzy Pig.

Recommendation #6:

The Committee recommends that the Water Tower be listed in the National Register of Historic Places.

While there are, unfortunately, few programs offering brick-and-mortar funding for preservation projects, there may be other programs available to help in preserving the water tower that are contingent upon its being listed in the National Register. The National Register also provides prestige to a historic property that will be useful in fund-raising for its preservation.

*Attached you will find photos from the McEnroe report that indicate the corrosion that affects the metal tank on the water tower.

Upper Ramp - House ground level to Front Door

Alternative to rear entry

Item 2.



**Jun 4, 2025 Landmark
Commission Review**

**Mark & Kari Barbar
336-488-4186**

Hamilton House Whitewater, LLC
328 W. Main St, Whitewater, WI
53190
KariBarbar56@gmail.com

Ramps made of wood
leaving existing concrete
sidewalk below

- Ramp along back side of house — — —
 - Ramp along front side of house — — —
 - Extend front porch to meet ramp on left side with 5' landing —
 - Use spindle rail or black wrought iron rails to complement historic house.
- Resting platform required since longer than 30' —



www.whitewater-wi.gov
Telephone: 262-473-0102

Office of the City Clerk
312 W. Whitewater St.
Whitewater, WI 53190

To: All Committee Chairs and Board Members
From: Heather Boehm, City Clerk
Date: May 28, 2025
Subject: Procedures for Recording Minutes in Closed Session Meetings

This memo is to clarify the procedures regarding the recording of minutes during closed session meetings.

For **closed session meetings of governing bodies**, the **municipal clerk** should be present to record the minutes. The clerk's role is essential in ensuring accurate documentation and compliance with open meetings laws.

In the case of **committee closed sessions** where the municipal clerk is not present, the **committee or board chair** must appoint an individual to record the minutes of the closed session. This appointee should be someone who can maintain confidentiality and accurately reflect the proceedings.

All minutes from closed sessions must be maintained separately from open session minutes and handled with appropriate confidentiality in accordance with Wisconsin's Open Meetings Law.

If you have any questions regarding this procedure or require assistance in designating a recorder, please contact the City Manager, John Weidl or City Clerk, Heather Boehm.

Thank you for your attention to this matter.