



Landmarks Commission

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

Wednesday, December 04, 2024 - 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

Dec 4, 2024, 6:00 – 7:30 PM (America/Chicago)

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

<https://meet.goto.com/179347397>

You can also dial in using your phone.

Access Code: 179-347-397

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.

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 CHAIRMAN

ELECTION OF CO-CHAIRMAN

STAFF UPDATE

CONSIDERATIONS / DISCUSSIONS / REPORTS

- [1.](#) Discussion and possible action regarding the Starin Water Tower.-**EDD Zeinert**
- [2.](#) Discussion and possible action regarding scheduling a visioning session.-**EDD Zeinert**
- [3.](#) Discussion regarding at risk and endangered landmarks in Whitewater.-**Pat Blackmer**

FUTURE AGENDA ITEMS

4.
 - A. Discussion regarding Commission turnover
 - B. Discussion regarding renovations regarding Delta Zeta House
 - C. Discussion regarding possible new landmarks to be designated
 - D. Discussion regarding updating and reprinting the Landmarks Brochure.
 - E. Discussion regarding possibly having the State Historic Preservation Office look at Ordinance 17.08
 - F. Review Architectural and Historical Survey of Whitewater written by Carol Cartwright
 - G. Review and Discussion regarding Birge Fountain condition and needs.
 - H. Obtain a Report form Whitewater Community Foundation regarding donations received for Birge Fountain.
 - I. Discussion regarding having a community meeting with Jason Tish regarding the importance of historic preservation in community.
 - J. Discussion regarding educating relators, building inspectors, community service officers and the police department regarding local landmarks
 - K. Discussion regarding planning for America 250 in our municipality
 - L. Discussion regarding sending letters to local Landmark owners to maintain their properties and join the commission.
 - M. Discussion regarding recruiting more members to the commission and publicize the work the commission is doing
 - N. Develop a relationship with University and discussion regarding the two historic structures on their property.

NEXT MEETING DATE FEBRUARY 5, 2024

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 Agenda Item

Meeting Date:	December 4, 2024
Agenda Item:	Water Tower
Staff Contact (name, email, phone):	Taylor Zeinert tzeinert@whitewater-wi.gov 262-473-0149

BACKGROUND
(Enter the who, what, when, where, why)

On the November 5th Ballot a non-binding referendum question was asked:

“The City of Whitewater Water Utility has decommissioned the Starin Park Water Tower, meaning it is no longer part of the water system. The Water Utility can spend up to \$600,000 (the cost of demolition) to maintain it as a City-owned Historical Landmark. The remaining costs, approximately \$1,000,000 for repairs and \$250,000 every 10 years for maintenance would need to come from City tax dollars or donations. Should the City of Whitewater use tax dollars to repair and maintain the Starin Park Water Tower?”

The response to the question is 2,209 votes (44%) to keep the tower and 2,836 votes (56%) in favor of not using taxpayer money for the restoration.

The Common Council discussed the results of referendum question and the City Manger’s memo. The Memo is attached to this memo. The City Manager recommends to the Council that this matter be brought to the Landmarks Commission for approval.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

N/A

FINANCIAL IMPACT
(If none, state N/A)

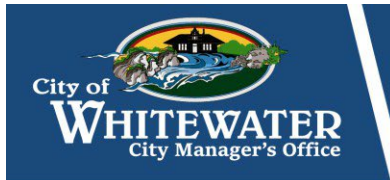
N/A

STAFF RECOMMENDATION

That Landmarks committee provide direction for how to proceed with the water tower.

ATTACHMENT(S) INCLUDED
(If none, state N/A)

- A memo from the City Manager’s office to the Common Council



www.whitewater-wi.gov
Telephone: 262-473-0104

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

Item 1.

To: City Council
From: John Weidl
Date: 11/7/2024
Re: Starin Park Water Tower

Dear Council Members,

I want to thank you for approving the non-binding question and for your continued engagement as we move through this topic regarding the Starin Park Water Tower, which resulted in 2,209 votes (44%) to keep the tower and 2,836 votes (56%) in favor of not using taxpayer money for the restoration. First point I want to make is we don't have to do anything today.

The flexibility we have with this decision is due to the fact that the water tower is not quickly deteriorating, meaning there is no immediate need to act, and we are not required to make a final decision this year. In light of this, I recommend eventually referring the referendum results to the Landmarks Commission with a directive to develop a range of options that fall between full demolition and permanent restoration, including the possibility of repurposing the tower on-site. As a city designated landmark, within a city-owned park, kicking it to the committee with direct oversight over the object on the property is the most appropriate step. It will also build legitimacy towards whatever steps are taken afterward.

The key aspects of this approach are as follows:

1. Options Development: Request that the Landmarks Commission consider and propose alternative options for the water tower. These might include preservation strategies, partial demolition, or relocation efforts, such as lowering or showcasing parts of the tower in a museum.
2. Funding Strategies: Instruct the Commission to solicit and propose a fundraising and donations platform that could offset a significant portion of any restoration or preservation costs. Additionally, encourage them to explore how the \$600,000 currently allocated for demolition might be redirected to support any approved preservation or alternative solution. This would also be consistent with the city's expectations requiring fundraising efforts for the library renovations and the WAFC.
3. Timeline: Set a clear deadline of June 2025 for the Landmarks Commission to report back with their recommendations.

The Public Service Commission (PSC) has clarified that now that the tower has been decommissioned, the budget originally set aside for its demolition can be redirected to non-demolition purposes. However, all future costs related to the water tower, beyond the funds allocated for demolition, must be borne by the general taxpayers or other contributions, not the utility.

 <p>City of WHITewater City Manager's Office</p>	<p>www.whitewater-wi.gov Telephone: 262-473-0104</p>	<p>Office of the City Manager 312 W. Whitewater St. Whitewater, WI 53190</p>
--	---	---

Between now and our next discussion, I would suggest Council members individually consider this approach and any additional guidance for city staff to facilitate the Commission's work.

Thank you, and I look forward to our continued discussion on the 19th.

Best, - JSW



John S. Weidl
City Manager, City of Whitewater



Landmarks Agenda Item

Meeting Date:	December 4, 2024
Agenda Item:	Visioning Session
Staff Contact (name, email, phone):	Taylor Zeinert tzeinert@whitewater-wi.gov 262-473-0149

BACKGROUND
(Enter the who, what, when, where, why)

At the February 2025 Landmarks Commission meeting staff is recommending that the body have a visioning session to discuss the vision of the group, what things are priorities and establish common goals.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

N/A

FINANCIAL IMPACT
(If none, state N/A)

N/A

STAFF RECOMMENDATION

That Landmarks committee schedule a visioning session.

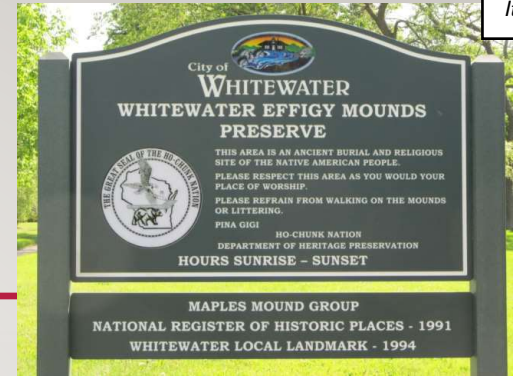
ATTACHMENT(S) INCLUDED
(If none, state N/A)



Photo by Dan Richardson



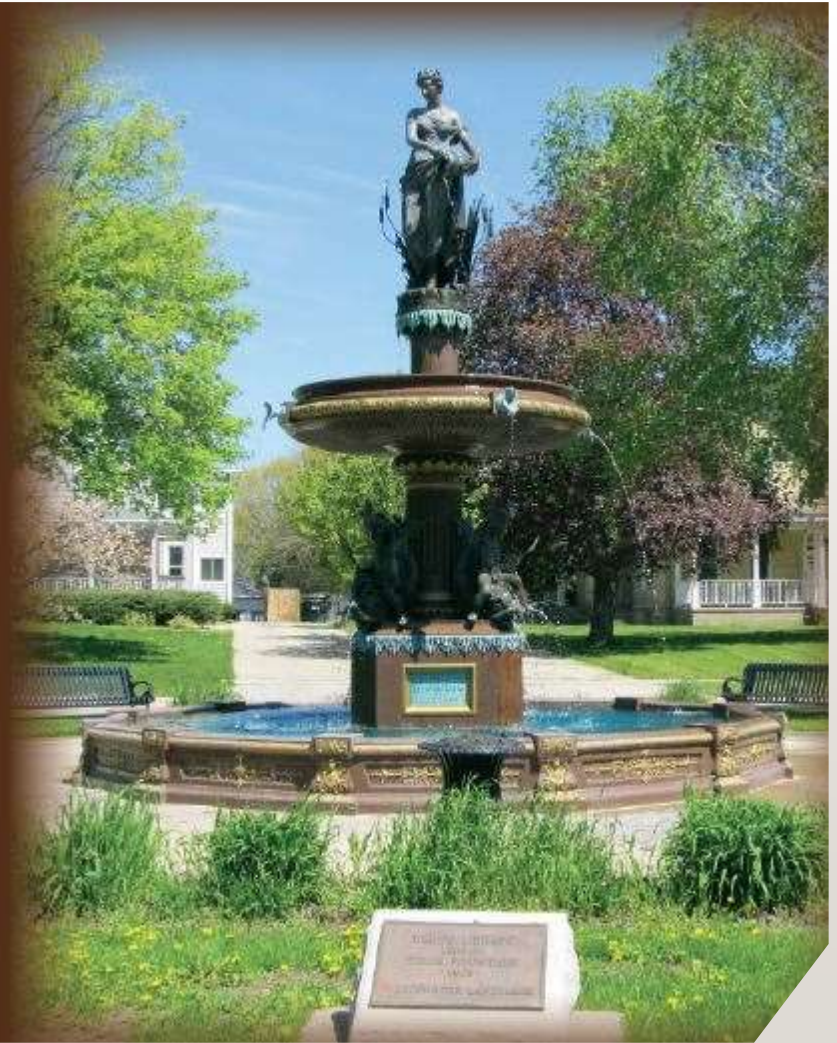
Photo courtesy of Jeff McDonald



LOCAL LANDMARKS AT RISK 2023

Whitewater Historic Landmarks Guide

www.WhitewaterHistoricalSociety.com



Starin Park Water Tower, 1889



> 1,000 years

Item 3.





White Memorial Building, 1904
(present home of Whitewater Arts Alliance & City of
Whitewater's Cable TV Station)

Birge Fountain, 1903

Item 3.



134 years old

Landmark
since 2015
(8 years)

McEnroe
Consulting
Engineers
Structural
Analysis 2022





**Proposal for
Starin Park Water Tower Structural Analysis**

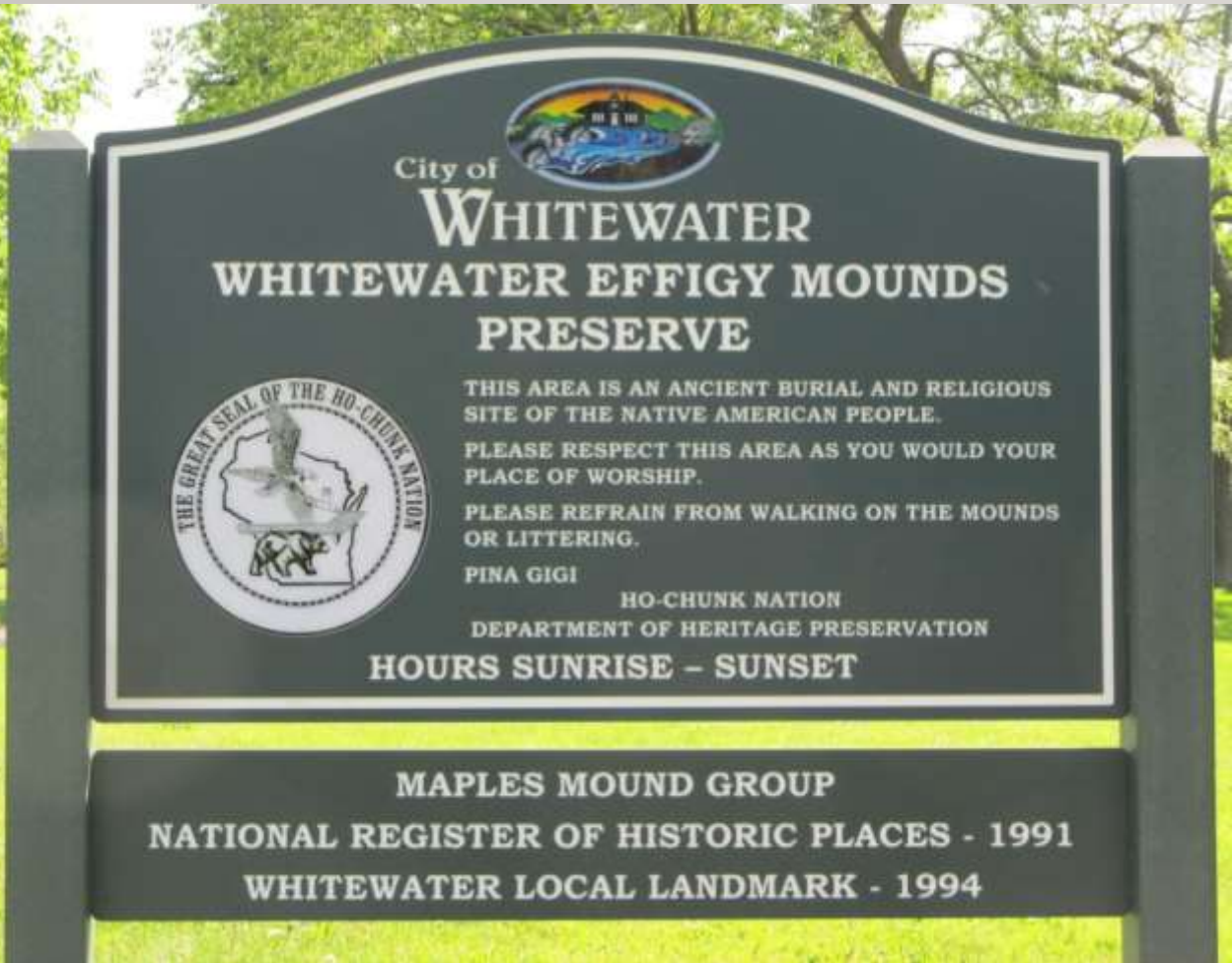
Prepared for:
City of Whitewater
Department of Public Works

Presented by:
McEnroe Consulting Engineers, LLC
7251 W. North Ave. Suite 1
Wauwatosa, WI 53213
414-429-4116
eileen@mcenroe-eng.com

MCE
**McEnroe
Consulting
Engineers**







City property since 1974 (49 years)

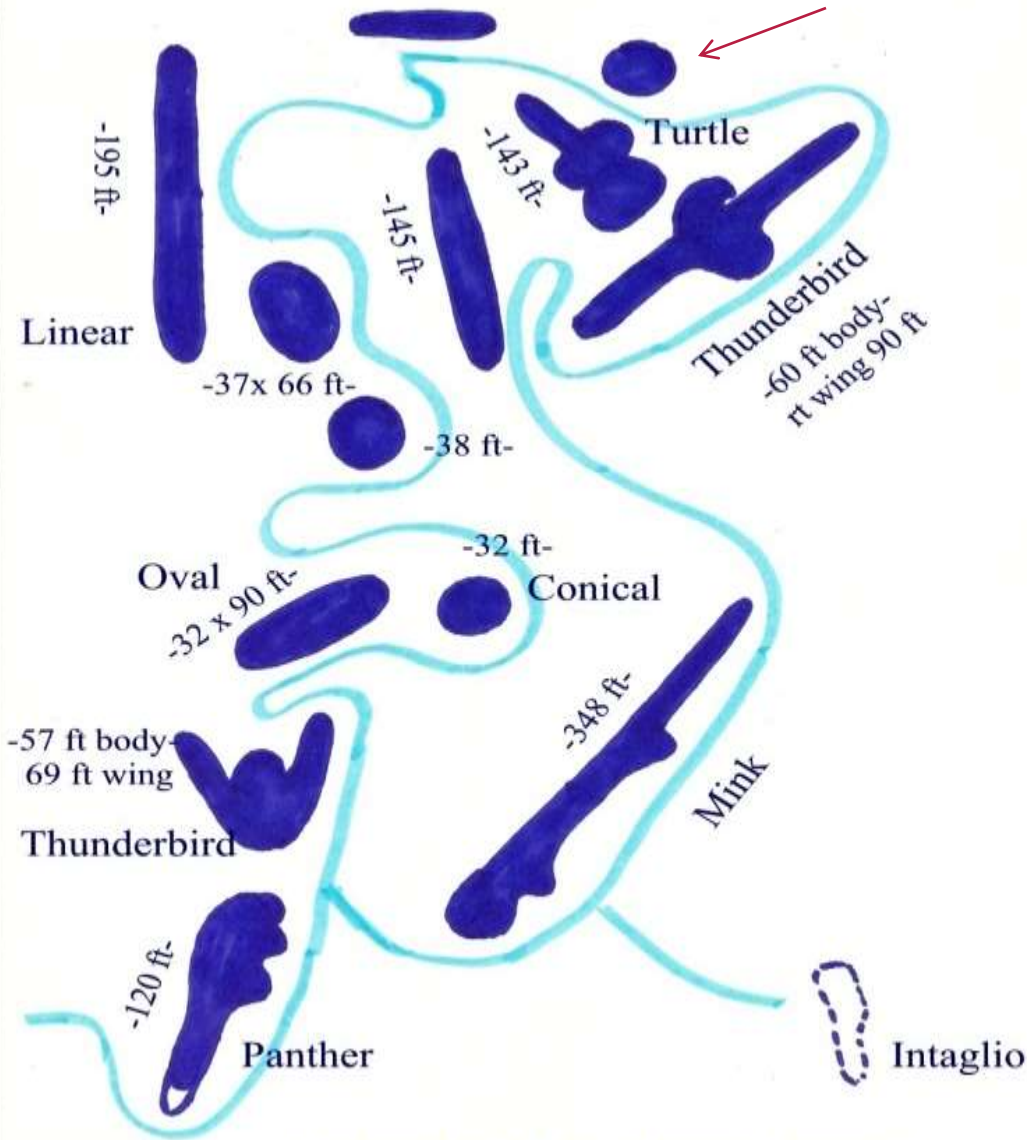
Landmark since 1994 (29 years)

Needs landscape management, archaeological care, accessibility

South



North



Whitewater Effigy Mounds Preserve

- 5 effigy mounds
- 8 geometric mounds (1 destroyed)



Item 3.







- 119 years old
- Gift to City from Mary F. White in 1904
- Landmark since 1994 (29 years)
- Considerable masonry tuckpointing needed









120 years old

Item 3.

Gift from J. Birge to
City in 1903

Landmark since
1985 (38 years)

2017: McKay Lodge
Conservation
Laboratory
assessment









What Can YOU Do?

Stay Informed

- attend monthly Landmarks Commission meetings (1st Thurs/month, 6 pm)
- attend Common Council meetings (1st & 3rd Tuesdays, 6:30 pm)
- read *Whitewater Banner*, *Fort Atkinson Online*, *Daily Union*, *J'ville Gazette*

Email, write, or call Common Council members

Run for Common Council in Spring 2024