



Special Common Council Meeting

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

Monday, April 20, 2026 - 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.**

Please click the link below to join the webinar:

Join: <https://teams.microsoft.com/meet/254480663517093?p=L8aexM64JkR57jXSQM>

Meeting ID: 254 480 663 517 093

Passcode: pk6Wt7TT

Dial in by phone

+1 929-229-5663,,403508619# United States,

Phone conference ID: 403 508 619#

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

MINUTES

CALL TO ORDER

ROLL CALL

PRESENT

Council President Patrick Singer
Councilmember Greg Majkrzak
Councilmember Michael M.Smith
Councilmember Orin O.Smith
Councilmember Steven Sahyun
Councilmember Brian Schanen
Councilmember Neil Hicks

City Manager John Weidl
City Attorney Steven Chesebro
Public Works Director Brad Marquardt
City Clerk - Heather Boehm

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 to Approve the Agenda made by Councilmember Majkrzak, Seconded by Councilmember O.Smith.

Voting Yea: Council President Singer, Councilmember Majkrzak, Councilmember M.Smith, Councilmember O.Smith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks

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.

Al Stanek (415 Douglas Ct) spoke about the fiscal status of the City.

CLOSED SESSION Adjourn to Closed Session, TO RECONVENE to OPEN SESSION, pursuant to Wisconsin Statutes Chapter 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 and Wis. Stat. 19.86 Notice of Collective Bargaining Negotiations.

Items to be discussed:

- CS-1. Development Agreement for Stonehaven Development on Bluff Road- **Community Development**

CONSIDERATIONS

2. Development Agreement for Stonehaven Development on Bluff Road- **Community Development**

Statement - Councilmember Brian Schanen 4/20/26

Over the last two years on council, I've tried to be a listener first, a learner second, and a speaker third. Tonight, I want to take a moment to do that third role-and speak more fully about my perspective and how I arrived at it.

First, I want to express my appreciation for the time and effort that city staff, Tim, and Ehlers have put into this proposal. The housing challenges we face are real, and they require creative solutions. We heard that clearly from leaders across Walworth, Jefferson, Washington, and Sheboygan counties. This proposal reflects that kind of creativity-though it also brings real challenges.

Decisions like this should be grounded in policy, data, and careful deliberation-not social media noise, personal attacks, or rushed conclusions.

This weekend, I spent time listening to a wide range of residents, reviewing the materials, and reflecting on my own values and responsibilities as a council member.

In his FAQ memo, Tim posed several important questions that helped frame my thinking:

Is the level of risk justified by the public benefit?

Is the plan realistic?

Is the compensation to the developer reasonable?

As I considered these questions, I arrived at the same conclusion I reached previously: / do not believe that risking utility funds for this project is an appropriate use of ratepayer dollars. For that reason, I will be voting no on any proposal that uses

wastewater utility funds for housing development.

I believe strongly that utility funds are enterprise funds, intended specifically for maintaining critical infrastructure. This proposal introduces market risk that falls outside the core mission of the wastewater utility-providing safe, reliable service. One of my primary fiduciary responsibilities is to protect those funds and ensure they are used appropriately.

I also want to acknowledge the real housing challenges in our community. When I first ran for council, it was in part because of my own experience navigating Whitewater's tight housing market. My wife and I feel fortunate to have found a home when we did. I understand firsthand the pressure that many residents are facing.

And while I remain committed to working toward solutions that increase housing supply and improve affordability, I do not believe this approach is the right one.

Finally: if this proposal is approved, I will oppose future wastewater rate increases until the loan fund is fully closed. I will also explore if any interest generated could be returned to ratepayers, whether through bill credits or another appropriate mechanism.

Al Hutchison (414 S Douglas Ct) spoke about the Stonegate project.

Al Stanek (415 S Douglas Ct) spoke about the Stonegate project.

Bob Freiermuth (Whitewater) spoke about the Stonegate project.

Jeff Knight (405 Panther Ct) spoke about the Stonegate project.

Brad Ceranski (N9503 Woodward Rd) spoke about the Stonegate project.

Larry Kachel (457 S Buckingham Blvd) spoke about the Stonegate project.

James Hartwig (164 N Franklin St) spoke about the Stonegate project.

Andrea Svec (W7679 Shereda Rd) spoke about the Stonegate project.

Jeff Hale (599 S Franklin St) spoke about the Stonegate project.

Guy Ledwell (N7841 Kettle Moraine Dr) spoke about the Stonegate project.

Chuck Mills (336 S Whiton St) spoke about the Stonegate project.

Bob Freiermuth (Whitewater) spoke again about the Stonegate project.

Tim Vanderville Jr (Stone Haven Development) spoke about the Stonegate project.

Motion to approve the Stonegate agreement option 2b made by Councilmember Majkrzak, Seconded by Councilmember Sahyun.
Voting Yea: Council President Singer, Councilmember Majkrzak, Councilmember O.Smith, Councilmember Sahyun, Councilmember Hicks

Voting Nay: Councilmember M.Smith, Councilmember Schanen

Resolution

- 3. 2026-R-007** Resolution to approve borrowing from City of Whitewater Wastewater Utility for Stonehaven Development Project.- **Community Development**

Motion made to about Resolution 2026-R-007 with 3.5% interest made by Councilmember Majkrzak, Seconded by Councilmember Sahyun.
Voting Yea: Council President Singer, Councilmember Majkrzak, Councilmember Artsmith, Councilmember Sahyun, Councilmember Hicks
Voting Nay: Councilmember M.Smith, Councilmember Schanen

ADJOURNMENT

Motion to adjourn at 8:10pm made by Councilmember Majkrzak, Seconded by Councilmember Schanen.
Voting Yea: Council President Singer, Councilmember Majkrzak, Councilmember M.Smith, Councilmember Artsmith, Councilmember Sahyun, Councilmember Schanen, Councilmember Hicks

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.

The City of Whitewater's strategic goals for 2026–2028 are: expanding single-family home development, strengthening community communication, supporting a thriving business community, increasing access to healthcare resources, improving staff recruitment and retention efforts, advancing transportation options, and prioritizing expenditures based on available resources.