

WHITEWATER CITY NEWSLETTER



Make a Difference Day to be held on October 5th

The City of Whitewater and the University of Wisconsin-Whitewater are joining forces for the third annual *Make a Difference Day* in Whitewater, scheduled for October 5, 2007 from 1-5 PM. Volunteers are encouraged to register at the Whitewater Make A Difference Day website located at <http://www.uww.edu/leaderdev/MAD>. A terrific variety of activities and community projects will be undertaken, as we hope to surpass last year's numbers and bring out even more of the best our university and community have to offer!

"Last year, over 600 volunteers came together to show the residents of Whitewater that the University and the Community can, once again unite to Make a Difference."

HOME IMPROVEMENT LOANS AVAILABLE

Zero percent interest loan funds are available through the Community Development Authority's (CDA) Housing and Rental Rehabilitation Loan program to eligible low income property owners who wish to improve or rehabilitate homes in the City of Whitewater.

ELIGIBLE ACTIVITIES INCLUDE:

- Replacement of or repairs to windows, doors, foundations, plumbing, roofing, and façade improvements
- Upgrading of the electrical system
- Activities related to weatherization
- Building a new garage
- Improvements involving disability/handicapped accessibility

Activities done primarily for beautification purposes are not eligible.

Program information and applications are available during normal business hours Monday-Friday from the CDA office at the Municipal Center or by calling Mary Nimm at 473-0525 (ext. 248) or by email at mnimm@ci.whitewater.wi.us.

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Creation of Stormwater Utility Approved by City Council

At its August 7th meeting, the Common Council unanimously approved the creation of a stormwater utility that will oversee and finance future stormwater improvements and maintenance efforts throughout the community. The creation of this utility was recommended by an eight member task that studied the city's new Wisconsin Department of Natural Resources (WDNR) stormwater permit requirements and future stormwater needs and plans over a number of months culminating in the publication of the Whitewater Stormwater Feasibility Study in April of this year. Members of this task force included Jim Coburn (Coburn Companies); David Dorgan (UW-Whitewater); Harriet Kaluva (Plan Commission); David Stone (Plan Commission/Park Board); Chuck Nass (Whitewater Unified School District); Roger Schaus (Generac Power Systems); David Kachel (DLK Enterprises) and Jim Stewart (Common Council).

The storm water ordinance will become effective October 1, 2007 with local property owners to see their first utility charges on their fourth quarter bills received at the end of December. The average single-family household should experience an approximate \$45 charge per year or \$11.25 cost per quarter to support stormwater management activities in the City.

Commercial and industrial property owners who have implemented stormwater management facilities may be eligible for credits from stormwater charges. Please contact Public Works Director Dean Fischer at 473-0540 (ext. 240) or dfischer@ci.whitewater.wi.us for more information on this utility policy or any general questions about the Utility.

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New Tax Increment Finance Districts Approved for City

After receiving a recommendation for approval of each of the City's proposed tax incremental finance (TIF) districts from the Whitewater Community Development Authority and the Common Council, the Whitewater Joint Review Boards approved the creation of five (5) new TIF districts for the City. The City in consultation with its financial advisors, Robert W. Baird and Company, and the Walworth County Economic Development Alliance, had prepared project plans for these five TIF districts and a public hearing was conducted on July 13th to hear comments on the proposed plans and TIF district boundaries.

All of the proposed TIF districts were approved unanimously by the joint review boards with the exception of TIF District #7, located in the southeast corner of the City, which was opposed by the Walworth County representative.

Tax incremental financing is a mechanism for funding development and redevelopment projects. City and village governments may create a tax incremental financing district if 50% or more of the proposed district is "blighted", in need of rehabilitation or conservation work, or suitable for industrial sites or mixed-use developments.

Three of the proposed new Whitewater TID's are intended to promote industrial development (two to expand the existing Whitewater Business Park and the other to create a new business park in the southwest corner of the City) while the other two proposed districts are to promote mixed-use developments (commercial and residential along with some land conservation). However, because none of the recently annexed properties to the City located within the targeted industrial districts had been rezoned from agricultural transition (AT) to industrial in time for the proposed TIF creations, all of the new Whitewater TIF districts were created as mixed-use districts.

Downtown Revitalization Efforts Attracting State-Wide Recognition

The City and Downtown Whitewater, Inc. are receiving some excellent state-wide recognition for its downtown revitalization efforts. It was just a year and a half ago that Governor Jim Doyle came to Whitewater to name Whitewater a Wisconsin Main Street Program so the receipt of these awards is particularly impressive.



← *Whitewater Hotel Restoration*

RR Walton and Company's restoration of the Whitewater Hotel won first place in the Best Historic Building Preservation category of the 2006 Wisconsin Main Street awards. This annual award is the most prestigious of those named by the State Main Street Board.



Toppers Headquarters - 2006 Best Adaptive Re-Use State Main Street Award

Toppers Pizza was awarded the top prize for Best Adaptive Reuse for its renovation of the former Sureway Grocery Store on Center Street into its corporate headquarters and adjacent retail space. This is another very prestigious award that had a lot of competition at the State level.

Also, the *Downtown Whitewater Design Guidelines* recently developed by the Downtown Whitewater Design Team chaired by Steven Shaw, has received praise from Wisconsin Main Street Architect Joe Lawniczak as being among the best downtown building guidelines produced in the State.