



Historic Landmarks and Preservation Commission Meeting Agenda

Wednesday, September 23, 2026 at 4:00 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

Notice of Open Meeting

Approval of agenda

Approve minutes from previous meeting(s)

[Consider](#) and take action to approve the meeting minutes from August 26, 2026

Public Comments (3 minute limit per person)

New Business

- [1.](#) Consider and take action regarding financial reporting and invoices
2. Consider and take action to make a recommendation to Plan Commission regarding the historic preservation section of the zoning code rewrite
3. Accept the application for the local designation of the Fireman's Park Complex
4. Discuss any updates regarding the current project at the Rest Haven
5. Discuss any updates regarding the Fireman's Park Pavilion
- [6.](#) Consider and take action regarding purchasing of additional historic recognition yard signs and adding historic tax credit information with yard sign letters
7. Discuss updates regarding the storage area for historic preservation documents and items and take possible action of purchasing additional storage solutions

Adjourn



Historic Landmarks and Preservation Commission Meeting Minutes

Wednesday, August 26, 2026 at 4:00 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

The meeting was called to order at 4:00 pm by Nagle. A quorum of commissioners in attendance included Altschwager, Gilbertson, Hammer, Hermanson, Nagle, and Ulrich. Staff liaisons Bennett and Kornmann were in attendance.

Notice of Open Meeting

It was noted that the meeting was posted according to law.

Approval of agenda

Gilbertson motioned to approve the agenda; seconded by Hermanson. There was no discussion and the motion was carried by unanimous vote.

Approve minutes from previous meeting(s)

Consider and take action to approve the meeting minutes from July 22, 2026

Hermanson motioned to approve as presented, the meeting minutes from July 22, 2026; seconded by Gilbertson. There was no discussion and the motion was carried by unanimous vote.

Public Comments (3 minute limit per person)

There were no members of the public in attendance for comment and there was no correspondence.

New Business

1. Consider and take action regarding the financial report and any new invoices

Bennett presented two reports - one from the Workhorse software and the other by the commission's treasurer. Bennett noted that there was reporting issues, specifically a delay from the books transfer and audits. Altschwager and Bennett will exchange invoices and revenue materials in order to keep the books aligned. The external bank accounts are planned to be audited at the end of the year. Altschwager shared recent donations and calendar sales. Ulrich asked Bennett not to include unused accounts in future reports.

Gilbertson brought to light an issue with the Columbus Chamber of Commerce in which the group had perceived additional sponsorship opportunities from its donation and sponsorship of purchasing the alcohol insurance needed for the summer concerts. Gilbertson noted that the Chamber had been listed on flyers, cards, and were announced during the concerts. Yard signs and banners do not have sponsors listed on them, only the concert dates and bands. It was discussed about giving the Chamber a possible calendar sponsor slot since they didn't sponsor it this year. Gilbertson paid for the sponsorship on behalf of the Chamber.

Bennett presented the invoice from Suttle-Strauss for \$1,249 for the purchase of 38 historic recognition yard signs. The signage was approved at a previous meeting, and the invoice will be submitted to Finance for payment.

Ulrich presented a receipt for \$24.39 for stationery and stamps for calendar donation solicitations. Hermanson motioned to reimburse Ulrich for \$24.39 to be paid from the HLPC account; Altschwager seconded the motion. There was no additional discussion. The motion was carried by unanimous roll call vote.

2. Consider and take action regarding the 2027 budget and capital improvement projects

The commission discussed what it would like to budget for 2027 in the designated general fund line item under Planner. \$2,500 for historic recognition signage for other historic districts and an additional \$5,000 for additional bronze placards for remaining downtown buildings and landmarks. There would be a need to inventory historic landmarks around the city and the 72 or more contributing buildings.

The commission recommended the continuation of the \$1,500 contribution towards the Water Tower fund from the City's general fund. There was discussion regarding storage solutions for better organizing commission materials in the storage area. Although there are two unused drawers and some of the documents can be digitized, the commission would like to recommend budgeting \$1,500 for supplies.

Pavilion upkeep was briefly discussed, and any funding would be taken from the appropriate external historic preservation account.

The Commission prioritized its recommendations for the City's capital improvement projects (CIP) with the renovations at the Rest Haven as its top priority followed by tuckpointing of City Hall as another priority.

3. Consider and take action regarding the proposed draft of the historic preservation section of the draft zoning code update

There was discussion regarding recommendations of potential historic sites to the Council for approval. Kornmann noted that the current code issues include defaulting to appointed officials rather than elected officials to approve the recommendation, nominations not made by the owner, very limited appeal conditions, and there's no design standards within the code for downtown buildings. A question that was discussed involved why the HLPC couldn't just be the final approval for owner nominated sites. The commission noted concerns about consistency from the Council making approvals. Nagle stated preference for keeping existing landmark nomination procedure as currently written given appeals does involve common council and sending all to council would create an unnecessary step.

Gilbertson suggested keeping the current code but adding downtown design standards to it. There was additional discussion about either keeping the existing code, adopting the draft code, or amending the code. The commission discussed process and timeline for design reviews.

Staff noted the time sensitivity of the commission making a recommendation as the Plan Commission will be reviewing the last sections of the draft code before making its recommendation for Council approval. This item will be added to the next meeting to be wrapped up and a recommendation given to the Plan Commission.

4. Discussion regarding the 2026 summer concerts review

Gilbertson and Nagle provided a recap for the final concert of the summer. It was noted that about 200 people attended due to the great weather. Gilbertson cited \$1,216 was made in donations and tips during the concerts. Gilbertson was asked to provide a breakdown of revenues and expenses for the 2026 concerts and will deliver the report at the next meeting.

5. Discussion of the Council decision regarding the local historic designation of Fireman's Park

Bennett provided a recap of the Council's approval to send the City's application to nominate the Fireman's Park complex for local historic designation to the Historic Landmarks and Preservation Commission. Once the application is formally received, it will kick off the process for local historic designation review and consideration.

The commission noted that there's room for educating the Council and general public on local historic designation to encourage more support and possibly property owner participation.

6. Discussion regarding Pavilion repairs and updates

The Pavilion's roof has been completed as the shingles were replaced following storm damage. The commission recapped discussion regarding the proposed painting of the renovated stairs. It was noted that the railings were painted a dark gray along with dark gray steps according to a rendering from the Recreation Committee. Gilbertson motioned to recommend the stairs remain the previous color scheme of white railings and light gray steps; seconded by Hermanson. There was no additional discussion, and the motion was carried by unanimous vote.

7. Discussion regarding the Rest Haven project

Staff and the Mayor shared that City administration, and the Council did not want to pay for the proposed Axiom work order for the proposed Rest Haven project of replacing the front doors, and the side doors and adding accessibility buttons. The work order would cost over \$24,000. The commission did not want to pay for the work order either citing previous plans to the Rest Haven having already been done.

There was discussion regarding advocacy of the project and the possibility of dropping the proposed work order for a previous plan of just replacing the two front doors and adding accessibility buttons. Previous quotes were for under \$25,000 for that work and electric extension was partially completed. Additional discussion involved possibly focusing on smaller, but visible projects.

The commission would like this item to be on the next meeting for further discussion.

Adjourn

Gilbertson motioned to adjourn the meeting; seconded by Hermanson. There was no discussion and the motion was carried by unanimous vote. The meeting was adjourned at 6:07 pm.

** These minutes will be approved at a future meeting and may be amended. These minutes are respectfully submitted by David Bennett, Communications and Economic Development Coordinator **

CHLPC TREASURER'S REPORT
September 15, 2026

SUSAN STARE	CD	BALANCE	09.15.26	\$19,148.88
AUDITORIUM FUND				

WATER TOWER FUND 253474		BALANCE	09.15.26	\$12,245.41
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Mary Poser/Former Columbus Auditorium Corporation				
2502700	CD			

BALANCE	09.15.26	\$32,307.87
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REST HAVEN IMPROVEMENT			
(new savings acct) 255362			

09.15.26	Deposit	\$3,030.00
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2027 Calendar sales	09.15.26	\$2,530.00
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Summer concert donation Office Supply.com	09.15.26	\$500.00
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BALANCE	09.15.26	\$153,633.46
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CHLPC ACCOUNT 187450	BALANCE	09.15.26	\$32,219.18
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4th of July Committee 2014 donation for rest haven project		\$5,000.00
Rest haven bathroom donation from Bob & Janet Groh 2015		\$5,000.00
Rest haven donation from Dave & Sue Zittel 2018		\$500.00
Rest haven bathroom donation from Dave & Sue Zittel 2018		\$500.00
Rest haven bathroom donation from Bob & Janet Groh 2018		\$5,000.00
Rest haven bathroom donation from Mary Derr 2019		\$1,000.00
Rest haven donation from Dave & Sue Zittel 2019	09.09.19	\$500.00
Rest haven donation from Lyco 2019	09.09.19	\$500.00
Rest haven donation from Bob & Janet Groh 2019		\$10,000.00
Rest haven donation from Elizabeth Hinds 2020	07.15.20	\$20.00
Rest haven donation from Fred & Della Dartt 2020	08.13.20	\$100.00
Rest haven donation from Dave & Sue Zittel 2020	09.08.20	\$1,000.00

Rest haven donation from Bob & Janet Groh 2020	12.18.20	\$10,000.00
Rest haven donation from Bob & Janet Groh 2021	12.15.21	\$10,000.00
Rest haven donation from Rolf Poser	12.15.21	\$500.00
Rest haven donation from Lys Buck	12.31.21	\$100.00
Rest haven donation from Community Foundation of Collier County Ed & Judy Bergauer	02.16.22	\$5,000.00
Donation from Bob & Janet Groh	12.13.22	\$10,000.00
Rest haven donation from Rolf Poser	01.13.23	\$500.00
Rest haven donation from David & Sue Zittel	08.29.23	\$500.00
Rest haven donation from Rolf Poser	12.19.23	\$500.00
Donation from Bob & Janet Groh	01.04.24	\$5,000.00
2025 donation from Janet Groh	08.18.25	\$5,000.00
2026 donation from Janet Groh	08.18.26	\$5,000.00
2018 Historic Calendar		\$7,784.44
2019 Historic Calendar		\$8,317.45
2020 Historic Calendar		\$6,920.00
2021 Historic Calendar		\$7,080.21
2022 Historic Calendar		\$12,595.00
2023 Historic Calendar		\$8,486.00
2024 Historic Calendar		\$7,537.00
2025 Historic Calendar		\$10,970.00
2026 Historic Calendar		\$8,620.00
2027 Historic Calendar		\$4,120.00

September 15, 2026, 2026

COLUMBUS PAVILION ADA ACCESSIBILITY FUND

ACCOUNT 250968

09.15.26 Total

\$4,061.24

RESPECTFULLY SUBMITTED,
BETH ALTSCHWAGER, TREASURER

HLPC General / Misc.

Account Number	Title	Beginning	Item	Amount	Balance
810-00-11215-000-000	F & M Savings CHLPC - 7450	\$ 32,567.71	PENDING - Jan Ulrich - Stationary/Stamps TBD	\$ (24.39)	\$ 32,543.32

Historic Recognition Projects

Account Number	Title	Beginning	Item	Amount	Balance
100-00-51750-392-000	Planner; Historic Preservation	\$ 2,500.00	PENDING - Suttle-Strauss - yard signs TBD	\$ (1,249.00)	\$ 1,251.00

Rest Haven Projects

Account Number	Title	Beginning	Item	Amount	Balance
810-00-11125-000-000	Rest Haven Improvement - 5362	\$ 99,126.99	Frank Liquor Company Inc - Concerts' Beer 8/13/26	\$ (120.34)	\$ 99,006.65
		\$ 99,006.65	Jan Ulrich - Stamps 8/13/26	\$ (78.00)	\$ 98,928.65
810-00-48532-000-000	Donations - Rest Haven	\$ 98,928.65	Donation 7/29/26	\$ 6,286.00	\$ 105,214.65
		\$ 105,214.65	Donation 8/13/26	\$ 70.00	\$ 105,284.65
		\$ 105,284.65	Summer Concert Sales & Tips	\$ 1,216.00	\$ 106,500.65
810-00-51112-822-000	HLPC - Project: Rest Haven	\$ 2,350.00			\$ 2,350.00
810-00-46800-000-000	Calendar Sales	\$ -	2 Ads + Calendar 8/13/26	\$ 80.00	\$ 80.00
810-00-46801-000-000	Tour Book Sales	\$ -			\$ -
					\$ 108,930.65

Pavilion Projects

Account Number	Title	Beginning	Item	Amount	Balance
810-00-11120-000-000	Pavilion ADA Access - 0968	\$ 4,015.93			\$ 4,015.93

Water Tower Projects

Account Number	Title	Beginning	Item	Amount	Balance
810-00-11123-000-000	Chapel St Water Tower - 3474	\$ 10,625.02			\$ 10,625.02

Auditorium Projects

Account Number	Title	Beginning	Item	Amount	Balance
810-00-11515-000-000	Susan Stare Auditorium CD - 2755	\$ 19,553.11			\$ 19,553.11
810-00-11516-000-000	Poser / Fmr. Columbus Auditorium Corp CD - 2700	\$ 35,021.39			\$ 35,021.39
					\$ 54,574.50

Summer Concert Series Revenue Report

Solicited Donations via mail- \$6420

Unsolicited Donations via donation jar along with beer revenue- \$1216

\$7636

Music Expenses:

Riverboat Rascals- \$850

Ian Gould- \$700

Mark Croft- \$800

\$2350

Marketing/PR Expenses:

Minute Man Press- \$159.55

Frank Distributors- \$120.34

Postage- \$312

Picnic License- \$30

\$621.89

Total Revenue Raised- \$4664.11

CITY OF COLUMBUS
 Historic Landmarks Preservation Commission
 105 N. Dickason Blvd
 Columbus, WI 53925



[Address]
 Columbus, WI 53925

Dear Historic Homeowner:

Thank you for being a steward to one of Columbus's historic homes! Columbus has a long history of preservation and honoring architecture that goes along with the homes and businesses in our community. We have over 200 century-old buildings in our little town, along with a rich legacy of manufacturing and farming.

The city of Columbus has several historic districts in the community:

Columbus Downtown Historic District: This 10-acre area features 79, mostly cream-brick, buildings constructed between 1852 and 1938, serving as the city's commercial hub. It includes the Farmers and Merchants Union Bank, designed by Louis Sullivan, and was a filming location for the 2009 movie *Public Enemies*.

Prairie Street Historic District: A residential district comprising 39 houses, two carriage houses, and a church, showcasing diverse architectural styles, including Victorian Gothic and American Craftsman. It is noted for its large, subdivided lots and houses dating from 1860 to 1936.

Dix Street-Warner Street Historic District: A residential area on the west side featuring 26 houses, highlighting residential development patterns.

South Dickason Boulevard Residential Historic District: Recognized for its well-preserved, cohesive neighborhood, illustrating early 1800s development patterns.

The Columbus Historic Landmarks and Preservation Commission (CHLPC) has purchased additional markers homes listed on the National Register of Historic Places (NRHP) in two of our historic districts: The South Dickason Boulevard Historic District and the Prairie Street Historic District. You may have seen these updated markers

in front of other historic homes that are listed on Columbus' Historic Walking Tour. Having purchased these additional markers, CHLPC has been able to complete recognizing

all homes on the NRHP in the South Dickason Boulevard Residential District and have only 5 more homes to recognize in the Prairie Street District to complete another recognized

district. This will be an ongoing project for CHLPC, with the goal of recognizing all homes in Columbus that are listed on the NRHP, in all four of our historic districts. Your home, originally owned by [Historic Owner] and built [Year] is in the [District].

CITY OF COLUMBUS
 Historic Landmarks Preservation Commission
 105 N. Dickason Blvd
 Columbus, WI 53925



These markers are available to you at no cost. They come with one small fence post that will be attached to the marker and can easily be placed into the ground. The intent is to leave the markers in the ground year-round, as the product that was chosen for the marker is weather-resistant with a reportedly long life. In the past, homeowners placed them in a section of their yard that did not require them to be moved when lawn care or maintenance needed to be completed, as well as in a highly visible spot that allowed people to easily see them from the sidewalk.



Around the end of September and early October volunteers will place your marker near the front entrance of your home, such as on the porch, so that you can display it in an outdoor spot of your choosing. We encourage you to call the Diggers Hotline prior to putting the sign into the ground: 811 or 800-242-8511. We are hopeful that you will find the marker attractive and will be eager to display it to identify your historic home.

As a historic homeowner, you have access to an incentive to help you maintain and preserve your historic property – Historic Property Tax Credits. If you are interested in learning more information about the National Register of Historic Places or Wisconsin Historic Property tax credits, in depth information can be found with the web address below, in addition to a brief explanation included in this letter:

<https://www.wisconsinhistory.org/preserve/state-historic-preservation-office/historic-rehabilitation-tax-credits/homeowner-historic-tax-credit/>

Thank you for supporting Columbus's historic preservation mission!

Sincerely,
 Libby Lienke-Gilbertson, CHLPC Commission Vice Chair
 920.946.4475 dulib913@gmail.com
 Brian Nagle, CHLPC Commissioner Chair
 503.869.1051 brianjnagle@gmail.com

TAX CREDIT FREQUENTLY ASKED QUESTIONS

What is a tax credit?

The historic homeowners' tax credit is a dollar-for-dollar reduction in what you owe in Wisconsin income taxes. The amount of the credit is 25 percent of your costs of carrying out eligible work. If your credit is larger than the amount that you owe in state income taxes, you can carry the unused credit balance into future tax years (up to 15 years into the future) until the credit is used.

How does the program work?

Homeowners apply by submitting a tax credit application. Once approved, the work is carried out, tax credits are applied, and then your project is closed. Please review our detailed steps.

NOTE: You have two years to carry out eligible work that exceeds \$10,000. If at the beginning of the project you think you will have trouble meeting that requirement, you can apply for a five year project period when you submit your application using the "Request for Five-Year Project Phasing" form with your application. The statutes require that you send this form when you first apply. Otherwise, your project cannot go beyond the standard two-year period.

What kinds of work are eligible for tax credits?

Wisconsin statutes define five categories of work eligible for the tax credit:

- The exterior of a historic property
- The interior of a window sash (if work is done to the exterior of the window sash)
- Structural elements of a historic property
- Heating and ventilating systems
- Electrical or plumbing systems, but not electrical or plumbing fixtures

What if I'm not certain about whether some of the work is eligible for the credit?

The Wisconsin Historical Society has very limited authority to determine whether work is, or is not, eligible. The ultimate authority is with the Wisconsin Department of Revenue. You should treat this like any other item on your income taxes — claim what you feel are legitimate, eligible expenses and be prepared to support your claims.

What is a project?

A project includes all of the work that you list in the application. For example, your application might include roof work, painting, and a new furnace. These items would comprise a "project."

Will the tax credit reduce my property taxes?

No. This is an income tax credit. It does not affect property taxes.

Can I apply for a tax credit if the work is also covered by an insurance claim?

Rehabilitation costs paid for with insurance proceeds or reimbursements are generally not considered to be paid for by the taxpayer. According to the Wisconsin Department of Revenue, *only rehabilitation costs paid for by the taxpayer are eligible for the credit*. For example, if you collect money from your insurance company to replace a hail-damaged roof, you cannot use the insurance money to install a new roof and also claim the tax credit for your roof expenses. For questions, applicants should consult a qualified tax preparer.

Taken from:

<https://www.wisconsinhistory.org/preserve/state-historic-preservation-office/historic-rehabilitation-tax-credits/homeowner-historic-tax-credit/#tc-general>

Prairie Street Historic District (5) – complete

231 S Lewis St.	1938	William & Emma Strehmel	Prairie Street Historic District
236 S Charles St.	1929	Lillian Whitney	Prairie Street Historic District
236 S Lewis St.	1954	Oscar Derr	Prairie Street Historic District
346 S Lewis St.	1936	Jesse & Helen Hoton	Prairie Street Historic District
347 S Charles St.	1955	Mary Fergus	Prairie Street Historic District

Dix-Warner Historic District (25) - complete

255 Brevity Ln.	1965	Willard & Joyce Lund	Dix-Warner Historic District
411 Dix St.	1970	John & Joan Duffy	Dix-Warner Historic District
525 Dix St.	1965	Gordon & Rita Zander	Dix-Warner Historic District
545 Dix St.	1965	Walter Stadler	Dix-Warner Historic District
601 Dix St.	1963	Walter Handler	Dix-Warner Historic District
625 Dix St.	1965	John Feuling	Dix-Warner Historic District
655 Maple Ave.	1966	Emil Schneider	Dix-Warner Historic District
710 Fuller St.	1958	Otto & Minnie Yohn	Dix-Warner Historic District
711 Dix St.	1965	Fritz & Betty Inabnet	Dix-Warner Historic District
717 Dix St.	1966	David & Beverly Meister	Dix-Warner Historic District
732 Fuller St.	1963	John & Margaret Platz	Dix-Warner Historic District
826 Hibbard St.	1955	Martin Hogman, Jr.	Dix-Warner Historic District
838 S Charles St.	1953	Marshall & Freda Wright	Dix-Warner Historic District
856 S Charles St.	1951	Carroll & Phyllis Callahan	Dix-Warner Historic District
910 S Charles St.	1941	Dr. Raymond & Maryan Howe	Dix-Warner Historic District
932 Dix St.	1958	William & Edna Dargan	Dix-Warner Historic District
972 Warner St.	1956	William & Rita Gavinski	Dix-Warner Historic District
977 Warner St.	1957	John & Kay Caldwell	Dix-Warner Historic District
986 Warner St.	1957	Roger & Joan Thomas	Dix-Warner Historic District
987 Warner St.	1959	John & Margaret Platz	Dix-Warner Historic District
992 Dix St.	1958	Lauris & Nellie Anthon	Dix-Warner Historic District
994 Dix St.	1961	Milton & Margaret Patchett	Dix-Warner Historic District
997 Warner St.	1958	Donald & Vivian Smith	Dix-Warner Historic District
998 Dix St.	1957/1966?	Charles & Marian Metzger	Dix-Warner Historic District
998 Warner St.	1956	Daisy & Hugh M. Caldwell, Jr.	Dix-Warner Historic District

Replace Old Signs (7)

138 River Rd.	c. 1887	John Schaefer
304 N Ludington St.	1886	German Methodist Church Parsonage