



Historic Landmarks and Preservation Commission Meeting Agenda

Wednesday, July 22, 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 June 24, 2026

Public Comments (3 minute limit per person)

New Business

- [1.](#) Consider and take action regarding financial reporting and payments
- [2.](#) Update from the July 15 concert and consider and take action regarding beer distributor for the 2026 Summer Concert Series
- [3.](#) Consider and take action regarding updates to the Rest Haven
- [4.](#) Consider and take action for potential local historic designation of Fireman's Park Complex, located at 1049 Park Ave.
- [5.](#) Consider and take action purchasing of historic recognition yard signs
- [6.](#) Consider and take action regarding the 2027 budget and capital improvement projects
- [7.](#) Consider and take action for recommendation to the Plan Commission regarding the draft historic preservation section of the zoning rewrite
- [8.](#) Update regarding storm damage to the Fireman's Park Pavilion

Adjourn



Historic Landmarks and Preservation Commission Meeting Minutes

Wednesday, June 24, 2026 at 4:00 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

The meeting was called to order at 4:06pm by Gilbertson. A quorum of members in attendance included Altschwager, Gilbertson, Hammer, Hermanson, and Ulrich. Staff liaison Bennett, and Alder Rostad were present.

Notice of Open Meeting

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

Approval of agenda

Hermanson motioned to approve the agenda as presented; Altschwager seconded. There was no discussion. The motion was carried by unanimous vote.

Approve minutes from previous meeting(s)

Consider and take action to approve the meeting minutes from May 27, 2026

Hermanson motioned to approve as presented, the meeting minutes from May 27, 2026; Ulrich seconded. There was no discussion. The motion was carried by unanimous vote.

Public Comments (3 minute limit per person)

Ulrich asked if the new stairs on the Pavilion are going to be painted. It was confirmed that they are in process of curing prior to painting.

New Business

1. Consider and take action regarding financial reporting and payments

Gilbertson noted that her reimbursement check had not arrived yet and emailed the City's Finance Director to reissue the check.

Altschwager presented the June financial report and highlighted the Rest Haven and HLPC General Fund accounts. Altschwager noted that interest was not added yet to the accounts.

There was discussion regarding the posting of the donations from the concert series and confusion on the layout of the current report for revenues and expenditures. Bennett will provide an updated report for the August meeting.

Hammer motioned to approve the financial report; Hermanson seconded. There was no additional discussion. The motion was carried by unanimous vote.

2. Discussion of updates to the Rest Haven renovation project.

Bennett and Hammer had no updates to present to the Commission regarding the status of the Rest Have project. The Commission would like to see progress and at least replace just the front doors. Hammer will talk to the City Administrator and Bennett will verify if the building needs to be ADA as there is conflicting information. Bennett was asked to see if the Public Works and Utilities Director could attend an HLPC meeting. There were additional questions regarding fundraising for

the Rest Haven, in particular the calendars and how that would work if a proposed Friends of Columbus group were to become a primary fundraising arm for City projects. Hammer and staff were confident that any currently designated funds won't end up in a general fund and additional funds would be assigned to their proper designations.

3. Discussion regarding the potential local historic designation of the Fireman's Park Complex, located at 1049 Park Ave, benefits of Certified Local Government (CLG) status, and how local historic designation relates to State and National historic designation.

The Commission and staff presented its efforts and updated information to Alder Rostad in the hopes of getting the local historic designation of Fireman's Park back on the Council agenda. An updated application map that was taken from the national historic registry application highlighted a smaller area that includes the wall, Pavilion, and Rest Haven along with the green space between them and an area that currently includes the playground near the Rest Haven. Bennett differentiated between local historic designation and Certified Local Government (CLG) status and the benefits between the two. Bennett provided a comparison sheet that highlighted the differences between local, state, and national historic designation. Rostad noted that the new map and chart answered his questions and was receptive in bringing the item back to Council.

Bennett will verify the addressing of the buildings in Fireman's Park, reach out to the State Historic Preservation Office regarding the 4-year check-in for CLG status, and share his May 5th Council notes with Gilbertson and Hermanson.

HLPC will review the updated application and make any presentation adjustments at its next meeting in July.

The Commission plans to have Rostad bring the topic to a Council meeting in August.

4. Debrief of the June 17 concert and consider and take action regarding planning for the July 15 concert in the 2026 Summer Concert Series

Gilbertson recapped the June 17th summer concert. About 50 people attended due to inclement weather, however \$200 of beer was sold along with the Legion selling out its food offerings.

5. Update on the progress of the downtown historic placards

Gilbertson noted that most of the buildings along James Street have received and/or installed the bronze historical recognition placards. The Cage has not installed due to difficulty in placement. It was noted that the former Cercis building owner declined the placard and the Kurth building owner needed some additional questions answered regarding the program.

6. Consider items for future agendas

Rest Haven progress and the Fireman's Park local historic designation topics will be continued at the next meeting along with discussion regarding 2027 budget, zoning code rewrite, and yard sign purchase.

It was requested that Pavilion storm damage be included at the next meeting.

Adjourn

Gilbertson motioned to adjourn the meeting; Altschwager seconded. There was no discussion. The meeting was adjourned by unanimous vote. The meeting adjourned at 5:34pm.

** 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 **



Agenda Item Report

Meeting Type: Historic Landmarks Preservation Commission

Meeting Date: July 22, 2026

Item Title: Consider and take action regarding financial reporting and payments

Submitted By: David Bennett, Communications & Economic Development Coordinator

Detailed Description of Subject Matter:

The City is now using Workhorse accounting software and the accounts at Farmer's & Merchant's Union Bank are now coded into the new accounting system. The new accounting system still needs to be completed

Notable transactions in the Rest Haven account include:

- \$120.34 expenditure to Frank Beer Group for 4 cases of beer at the June 17 concert
- \$293.00 deposit on July 14 from donations

The current balance for the account is \$145,837.08.

List all Supporting Documentation Attached:

- June - July 2026 Financial Statement

Action Requested of the Historic Landmarks Preservation Commission:

Approve the presented financial report and approve as needed new invoices.

Strategic Plan Objective:

HLPC Finance Report, June – July 2026

Account Statement

Account	Item	Description	Amount	Balance
100-00-51750-392-000	Planner: HP Op Exp	Beginning Balance		\$2,500.00
810-00-11100-000-000	Treasurer's Cash	Beginning Balance		\$0.00
810-00-11120-000-000	Pavilion ADA Access Fund	Beginning Balance		\$ 4,046.11
	Deposit	5/31 Interest	\$ 15.13	\$ 4,061.24
810-00-11123-000-000	Chapel St Water Tower Fund	Beginning Balance		\$ 12,204.85
	Deposit	5/31 Interest	\$ 40.56	\$ 12,245.41
810-00-11125-000-000	Rest Haven Improvement Account	Beginning Balance		\$ 145,664.42
	Pending Transaction	6/16 Invoice – Frank Beer Group: 4 cases of beer for 6/17 concert	(\$ 120.34)	\$ 145,544.08
	Deposit	7/14 Donations	\$ 293.00	\$ 145,837.08
810-00-11126-000-000	HLPC Façade Improvement	Beginning Balance		\$ 0.00
810-00-11215-000-000	HLPC General Account	Beginning Balance		\$ 32,112.33
	Deposit	5/31 Interest	\$ 121.87	\$ 32,234.20
810-00-11515-000-000	Susan Stare Auditorium CD	Beginning Balance		\$ 19,148.88
810-00-11516-000-000	Mary Poser Auditorium CD	Beginning Balance		\$ 32,307.87



Agenda Item Report

Meeting Type: Historic Landmarks Preservation Commission

Meeting Date: July 22, 2026

Item Title: Update from the July 15 concert and consider and take action regarding beer distributor for the 2026 Summer Concert Series

Submitted By: David Bennett, Communications & Economic Development Coordinator

Detailed Description of Subject Matter:

There was an oversight in which the Historic Landmarks Preservation Commission did not formally motion to approve the purchasing of beer from Frank Beer Distributors, LLC for the Summer Concert Series. Since there was no prior budget in 2025 for alcohol purchases for the concert, or any prior motions to pre-approve purchasing of beer through the Frank Beer Group, a motion will be needed.

- \$120.34 for the 6/17 concert
- TBD for 7/15 concert
- TBD for 8/12 concert

This is just a formality. Frank Beer Distributors, Inc is fully aware of the situation and is appreciative of being kept in the loop. The oversight stemmed from the short notice prior to the first concert regarding beer distribution.

Staff will be able to submit the current invoice and future invoices for the 2026 summer concerts regarding beer distribution once a motion is approved. Staff anticipates similar pricing for the next two invoices and recommends an up to \$200 per concert amount.

List all Supporting Documentation Attached:

Action Requested of the Historic Landmarks Preservation Commission:

Approve a Motion to approve purchase up to \$200 from Frank Beer Distribution, LLC for providing beer for each concert in the 2026 Summer Concert Series.

Strategic Plan Objective:



Agenda Item Report

Meeting Type: Historic Landmarks Preservation Commission

Meeting Date: July 22, 2026

Item Title: Consider and take action for potential local historic designation of Fireman's Park Complex, located at 1049 Park Ave.

Submitted By: David Bennett, Communications & Economic Development Coordinator

Detailed Description of Subject Matter:

The Council had voted against the motion to send the Fireman's Park Complex application for local historic designation review at its May 5th meeting. There were several major questions that the Council would like to have addressed.

- Clarification of the designation boundary
- Comparison of Local versus State versus National designation
- Specific benefits to the municipality due to local historic designation

At the last Historic Landmarks Preservation Commission, a new map was presented that addresses the boundary issue and shows a smaller area that encompasses the contributing structures. Alder Rostad, who attended the meeting, was receptive to the new map and the accompanying comparison chart that highlighted the three different historic designations. The meeting did not answer the benefits issue and this should be discussed prior to sending to Council.

It should be noted that the City as a municipality does not qualify for tax credits, nor does local designation provide it any property value increase to the park. There's only a handful of properties nearby that may benefit regarding property value impact. The City already must go through the State Historic Preservation Office (SHPO) for renovations and alterations to the contributing buildings and meet National Park Service requirements for the National designation.

List all Supporting Documentation Attached:

- Updated Local Historic Designation Application Draft for Fireman's Park
- Local Historic Designation Benefits Comparisons

Action Requested of the Historic Landmarks Preservation Commission (HLPC):

Motion to recommend to Council Alders who voted against the HLPC recommendation to apply for local historic designation of Fireman's Park Complex to reintroduce the item to a Council meeting in August. If this topic were to be reintroduced, the HLPC then recommends that Council approves the application and designates either the Mayor or Council President to submit the application on behalf of the City to begin the local historic designation review process.

Strategic Plan Objective:

Date application received: _____

Application received by: _____

Item #4.

APPLICATION FOR LOCAL LANDMARK/HISTORIC DESIGNATION**CITY OF COLUMBUS, WI****HISTORIC LANDMARK PRESERVATION COMMISSION**

This application packet is used to file an application(s) for the nomination of a property as locally designated structure, site, neighborhood, or district. This application is to be submitted to the City Clerk. Please refer to the attached relevant Zoning Code, Chapter 114, Article V, Division 9 for Historic Sites and Structures.

Applicant's Contact Information			
Name:		Phone:	
Mailing Address:			
City:	State:	Zip:	
Email:			
Property Owner's Contact Information			
Name:		Phone: 920-623-5900	
Mailing Address: 105 N. Dickason Blvd.			
City: Columbus	State: WI	Zip: 53925	
Email:			
☐ Owner Consent. Check if the property owner has given written consent of the proposed designation.			
☐ Owner Notification. Check if the property owner was notified of this application by certified mail.			
<i>If more than one property owner, please attach additional contact information for each.</i>			
Property Description			
Owner's Name(s): City of Columbus			
Historic Property Name: Fireman's Park			
Original Owner(s): City of Columbus			
Parcel Number: 814			
Property Address: 1049 Park Avenue			
City: Columbus		State: WI	
Year Built: 1917, 1923		Architect: Alfred C. Clas	Builder:
Legal Description: PRT OF LOTS 1 TO 12; BLK 1; FARNHAM ADD. (PARK)		Original Use: Park, dance hall, recreational wayside	
Additional Information (check any that is included)			
☒ Map. Has a map delineating the boundaries and location of the property proposed for local designation been included with this application?			
☒ Written Statement. Has a description of the property and setting forth reasons in support of the local designation proposed been included with this application? Reasons must align was stated in 114-176.			

Date application received: _____

Application received by: _____

Item #4.

Additional Information continued... (check any that is included)

☐ **Owner(s) Consent.** Has a written consent to the proposed designation been included with this application?

☐ **Mail Certification.** Has confirmation of certified mail notifying the property owner been included with this application?

☐ **Additional.** Has additional information, not requested on this application, been included with this application?

Criteria for Local Designation (check any that apply)

☒ **Significance.** The proposed property exemplifies, reflects, or holds significant value as part of the broad cultural, political, economic, or social history of the nation, state, or city.

☐ **Historic Identity.** The proposed property is identified with historic personages or with important events in nation, state, or local history.

☒ **Value.** The proposed property embodies the distinguishing characteristics of an architectural type or specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship.

☒ **Representation.** The proposed property is representative of the notable work of a master builder, designer, or architect whose individual genius influenced his age.

☒ **Community Identity.** The proposed property is identifiable by established and familiar visual features in the community owing to its unique location or physical characteristics.

Applicant Signature

Signature: _____

Date: _____

**** Required Application Materials ****

- Current and historic photographs of exterior of existing structure(s).
- Written statement describing the applicant's relationship to the property to be designated. This statement should indicate the applicant's interest in or association with this property.
- Written statement describing how this property meets at least one of the criteria for local designation as a landmark or historic district contained in Section 599.210 of the City Code.
- Written statement describing the physical condition of the property and whether the property retains integrity (i.e. the ability to communicate its historical significance as evident in its location, design, setting, materials, workmanship, feeling and association.)

MUNICIPAL CODE
Chapter 114 - ZONING
ARTICLE V. - SUPPLEMENTARY USE AND STRUCTURE REGULATIONS
DIVISION 9. HISTORIC SITES AND STRUCTURES

DIVISION 9. HISTORIC SITES AND STRUCTURES

Sec. 114-173. Purpose and intent.

It is declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this division is to:

- (1) Effect and accomplish the protection, enhancement and perpetuation of such improvements that represent or reflect elements of the city's cultural, social, economic, political, engineering and architectural history.
- (2) Safeguard the city's historic and cultural heritage as embodied and reflected in such historic structures, sites, districts and neighborhoods.
- (3) Stabilize and improve property values.
- (4) Foster civic pride in the beauty and noble accomplishments of the past.
- (5) Protect and enhance the city's attractions for residents, tourists and visitors and to serve as a support and stimulus to business and industry.
- (6) Strengthen the economy of the city.
- (7) Promote the use of historic structures, sites, districts and neighborhoods for the education, pleasure and welfare of the people of the city.

(Ord. No. 643-09, §§ I, II, 4-8-09)

Sec. 114-176. Historic structures, sites, neighborhoods and districts designation criteria.

- (1) For purposes of this division, an historic structure, site, neighborhood or district designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon or any area of particular historic, architectural or cultural significance to the city in accordance with the criteria detailed in this section. Designation shall be based on a comprehensive consideration of all relevant factors. Within this division, properties granted historic structure, site, neighborhood or district designation are referred to as "designated properties".
- (2) Designation may be granted to structures, sites, neighborhoods or districts that:
 - (a) Exemplify, reflect or hold significant value as part of the broad cultural, political, economic or social history of the nation, state or city;
 - (b) Are identified with historic personages or with important events in national, state or local history;
 - (c) Embody the distinguishing characteristics of an architectural type or specimen, inherently valuable for a study of a period, style, method of construction or of indigenous materials or craftsmanship; or
 - (d) Are representative of the notable work of a master builder, designer or architect whose individual genius influenced his age.

- (e) Are identifiable as established and familiar visual features in the community owing to their unique location or physical characteristics.

(Ord. No. 643-09, §§ I, II, 4-8-09)

Sec. 114-177. Landmark and historic district designation—Procedures.

(1) Application.

- (a) Any person, group of persons or association, may apply for historic structure, site, district or neighborhood designation for property and improvements located within the corporate limits of the city. The owner of any property that is currently designated may apply for a rescission of that dedication following the same procedures. Where this section refers to procedures applicable to the nomination and designation of properties, those procedures also apply to the rescission of dedication unless otherwise stated. When rescission is requested for economic reasons it shall only be considered in accordance with parameters established under subsection 114-182(2).
- (b) Nominations shall be made to the preservation commission on forms provided for that purpose. The application shall include or be accompanied by the following:
 - 1. The name and address, as shown on the tax assessor's rolls of the owner of property proposed for designation.
 - 2. The legal description and common street address of property proposed for designation.
 - 3. A map delineating the boundaries and location of property proposed for designation.
 - 4. A written statement describing the property and setting forth reasons in support of the designation proposed.
 - 5. An indication of whether or not the owner(s) consents to the proposed designation.
 - 6. Such other information as may be required by the preservation commission.

(2) Notification of nomination and preliminary review. Upon receipt of an application for designation or rescission, the chairman of the preservation commission shall schedule a preliminary review to be held within 45 days. He shall notify the applicant and the property owner(s) of the time and place of the preliminary review. The city tax assessor, public works department, parks division, fire and police departments, health officer, building inspector and plan commission shall also be notified with the request that they each report to the preservation commission in a timely manner on any matters affecting the subject property or surrounding area.

(3) Public hearing and decision.

- (a) Scheduling of the public hearing. If the preservation commission finds at the time of the preliminary review that an application merits further consideration, then a public hearing shall be scheduled to be held within the next 60 days. The preservation commission shall notify the city tax assessor, public works department, parks division, fire and police departments, health officer, building inspector and plan commission. Each such department shall respond to the commission within 30 days of notification with its comments on the proposed designation or rescission.
- (b) Notice of the public hearing. In cases of a nomination of a structure or site, notice of the date, time, place and purpose of the public hearing and a copy of the completed nomination form shall be sent to the owners of record of the nominated property, to the nominator(s), and to the owners of record as listed in the office of the city assessor of all property in whole or in part situated within 200 feet of the boundaries of the nominated property at least ten days prior to the date of the hearing. In cases of a nomination of an area as a historic district or historic neighborhood, notice of the date, time, place and purpose of the public hearing and a copy of the completed nomination form shall be sent to the owners of record of each property located within the boundaries of the nominated historic district or historic neighborhood and to the nominator(s), at least ten days prior

to the date of the hearing. Notice of such hearing shall also be published as a Class 1 notice under state statutes stating the common street address and legal description of a nominated structure or site or legal description and boundaries of a nominated district along with the date, time, place and purpose of the public hearing. Requirements set forth in this subsection also apply to applications for rescission.

- (c) Required materials. The applicant shall produce at the time of the hearing such information as the preservation commission may require including, but not limited to, the following:
 - 1. All information required with the application.
 - 2. A visual presentation of the significant improvements on the subject property, together with information as to the age, condition and use of each.
 - 3. Proposals for preservation and enhancement of the property proposed for designation or a detailed explanation of the reason rescission is requested.
- (d) Conduct of the hearing. The preservation commission shall conduct such public hearing. The applicant and the owners of subject property shall be entitled to speak at the public hearing and the preservation commission will accept comments from all other interested parties. In addition to notified persons and members of the general public, the preservation commission may hear expert witnesses and shall have the power to subpoena such witnesses and records as it deems necessary. The preservation commission may conduct an independent investigation into the proposed designation or rescission. The preservation commission shall review and evaluate all available information according to the applicable standards set forth herein. A record of the proceedings shall be made and retained as a public record.
- (e) Approval timeline. The preservation commission shall approve, approve with modifications or deny the requested designation within ten days after the public hearing; provided, however, that the preservation commission may not modify a designation to extend beyond the property described in the application unless a new application is filed and the procedure repeated. Rescission of designation for economic reasons is subject to timelines as specified under subsection 114-182(2). A majority vote of the entire preservation commission is required for approval.
- (f) Informing parties of interest. Following the public hearing, the secretary of the preservation commission shall prepare a report on the outcome of the preservation commission's action including all available information for submission to the city council within 30 days, as an information item. The owner(s) of record and parties who spoke at the public hearing shall be notified promptly by a letter containing information on the preservation commission's decision. Notification shall also be given to the city clerk, building inspector and the city assessor. The preservation commission shall cause the designation or rescission to be recorded at city expense in the county register of deeds' office.
- (g) Effect of denial. If the preservation commission denies the petition, no petitioner or applicant can file for 90 days to the secretary of the preservation commission to consider this same request.
- (h) Effect of approval. Properties approved for designation as historic structures, sites, districts or neighborhoods become subject to all provisions of this division. Properties approved for a rescission of dedication are no longer subject to the provisions of this division.
- (i) Voluntary restrictive covenants. The owner of any historic structure or site may at any time following such designation of his property enter into a restriction covenant on the subject property after negotiation with the commission. The commission may assist the owner in preparing such covenant in the interest of preserving the historic property. The owner shall record such covenant in the county register of deeds office and shall notify the city assessor of such covenant and the conditions thereof.

- (4) After the date of filing an application, as outlined above, until the date of a final decision by the preservation commission no building permit shall be issued for the alteration, construction, demolition, or removal of the nominated property except as permitted under the provisions of section 114-179. In no event shall the delay so imposed exceed 210 days.

(Ord. No. 643-09, §§ I, II, 4-8-09)

Sec. 114-181. Miscellaneous provisions.

- (1) *Notice to preservation commission.* The city administrator or designee shall provide notice in writing to the chairperson of the preservation commission at least 15 days in advance of any forthcoming public hearings regarding zoning, conditional use or variance petitions involving designated properties. Additionally, the building inspector shall provide notice in writing to the chairman of the preservation commission at least 60 days in advance of plans by the city to alter or demolish a designated property owned by the city.
- (2) *Affirmation of existing codes and ordinances.* Nothing contained in this division shall supersede the powers of other local legislative or regulatory bodies, or relieves any property owner from complying with the requirements of any other applicable codes and ordinances.

(Ord. No. 643-09, §§ I, II, 4-8-09)

Sec. 114-182. Demolition and rescission.

- (1) *Regulation of demolition.* No permit to demolish all or part of an historic structure shall be granted by the building inspector, except as follows:
- (a) At such time as a person applies for a permit to demolish such property, the application shall be filed with the preservation commission. Upon application, the preservation commission may refuse to grant such written approval for a period of up to ten months from the time of such application, during which time the commission and the applicant shall undertake serious and continuing discussions for the purpose of finding a method to save such property. During such period, the applicant and the commission shall cooperate in attempting to avoid demolition of the property. At the end of this ten-month period, if no mutually agreeable method of saving the subject property bearing a reasonable prospect of eventual success is underway or no formal application for funds from any governmental unit or nonprofit organization to preserve the subject property is pending, the common council may direct the building inspector to issue the permit to demolish the subject property without the approval of the preservation commission.
- (b) In determining whether to allow the issuance of a permit for any demolition, the preservation commission shall consider and may give decisive weight to any or all of the following:
1. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.
 2. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.
 3. Whether retention of the building or structure would promote the general welfare of the people of the city and the state by encouraging study of American history or architecture design, or by developing an understanding of American culture and heritage.
 4. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner that is self-created or is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a demolition permit.

- (c) An appeal from the decision of the preservation commission to grant or deny a demolition permit or to suspend action on a demolition application may be taken to the common council by the applicant for the demolition permit or by the mayor or the council member of the district in which the subject building or structure is located. Such appeal shall be initiated by filing a petition to appeal specifying the grounds with the city clerk within ten days of the date the final decision of the preservation commission is made. The city clerk shall file the petition to appeal with the common council. After a public hearing, the council may by favorable vote of two-thirds of its members, reserve or modify the decision of the preservation commission if, after balancing the interest of the public in preserving the subject property and the interest of the owner in using it for his own purposes, the council finds that owing to special conditions pertaining to the specific piece of property, demolition will preclude any and all reasonable use of the property and/or a failure to approve the demolition will cause serious hardship for the owner, provided that any self-created hardship shall not be a basis for reversal or modification of the preservation commission's decision.
- (2) *Rescinding designation of historic structures, sites or structures within an historic district for economic reasons.* Any person who is listed as the owner of record of an historic structure, site, or structure within an historic district at the time of its designation who can demonstrate to the preservation commission that by virtue of such designation he is unable to find a buyer willing to preserve such an historic structure or site even though he has made reasonable attempts in good faith to find and attract such a buyer, may petition the preservation commission for a rescission of its designation. Following the filing of such petition with the secretary of the preservation commission:
- (a) The owner and the preservation commission shall work together in good faith to locate a buyer for the subject property who is willing to abide by its designation.
- (b) If at the end of a period not exceeding 12 months from the date of such petition no such buyer can be found and if the owner still desires to obtain such rescission, the preservation commission shall rescind its designation of the subject property.
- (c) In the event of such rescission, the preservation commission shall notify the city clerk, the building inspector and the city assessor of the rescission and shall cause the rescission to be recorded at its own expense in the office of the county register of deeds.
- (d) Following such rescission, the preservation commission may not redesignate the subject property an historic structure or site for a period of not less than five years following the date of rescission.

(Ord. No. 643-09, §§ I, II, 4-8-09)

Sec. 114-183. Conformance with regulations.

Every person in charge of any historic structure or site shall maintain the structure or site or cause or permit it to be maintained in a condition consistent with the provisions of this division. The city council may appoint the building inspector or other designee to enforce this division. The duties of the designee shall include periodic inspection at intervals provided by the city council of designated historic structures and sites. These inspections may include physical entry upon the property and its improvements with permission of the owner to ensure that interior alterations or maintenance will not jeopardize the exterior appearance or structural stability of the improvement. If an owner refuses permission for entry for purposes of inspection, the building inspector may obtain a warrant of entry pursuant to Wis. Stats. § 66.122, and take any other reasonable measures to further enforce this division.

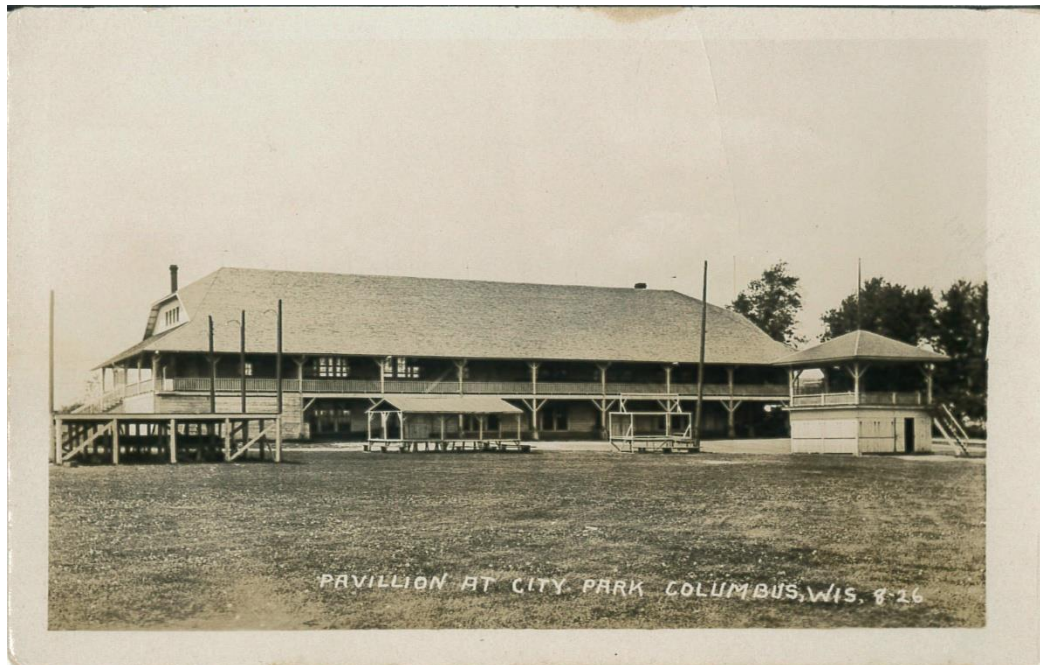
(Ord. No. 643-09, §§ I, II, 4-8-09)

Date application received: _____

Application received by: _____

Item #4.

Current and historical photographs of the Columbus Fireman's Park Complex



Date application received: _____

Application received by: _____

Item #4.



Date application received: _____

Application received by: _____

Item #4.



Written statement describing the applicant's relationship to the property to be designated. This statement should indicate the applicant's interest in or association with this property.

The City of Columbus is the owner of the property and is interested in applying for the local historic designation of a section of Fireman's Park, known as the Fireman's Park Complex, that includes the Pavilion, wall along Park Avenue and the Rest Haven. This interest is made in part to help honor the city's rich history and community identity as the City embraces improving and modernizing the park. The Fireman's Park Complex was adopted as a civic project by the City's Fire Department.

Written statement describing how this property meets at least one of the criteria for local designation as a landmark or historic district contained in Section 599.210 of the City Code.

Significance. The proposed property exemplifies, reflects, or holds significant value as part of the broad cultural, political, economic, or social history of the nation, state, or city.

The Columbus Fireman's Park Complex, especially the Pavilion contributed to the cultural history of Columbus as it was utilized as a dance hall and hosts concerts and events to this day. The Rest Haven hasn't been a reliable contributor towards Columbus' cultural history since its heyday was a rest stop for auto tourists. The Rest Haven is still used by the Recreation Department and occasional city events. The park complex features a baseball field, golf course, and aquatic center that significantly contribute to the social history of Columbus as notable gathering places.

Historic Identity. The proposed property is identified with historic personages or with important events in nation, state, or local history.

Value. The proposed property embodies the distinguishing characteristics of an architectural type or specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship.

The Pavilion has a massive roof and clipped Jerkin-head gables reminiscent of Alpine house-barns and was built in 1917. The Rest Haven was designed in the prairie school style by Alfred Clas and built in 1923. The prairie school style was popularized by Frank Lloyd Wright, although short-lived as a main-stream architectural style. Alfred Clas notably designed several prominent buildings in Milwaukee, WI.

Representation. The proposed property is representative of the notable work of a master builder, designer, or architect whose individual genius influenced his age.

The Rest Haven was designed in the prairie school style by Alfred Clas, a noted architect in Milwaukee, WI. Although not much is known about his influence, Alfred's architectural firms have an extensive portfolio within Sauk County and Milwaukee along with some buildings in the Madison area.

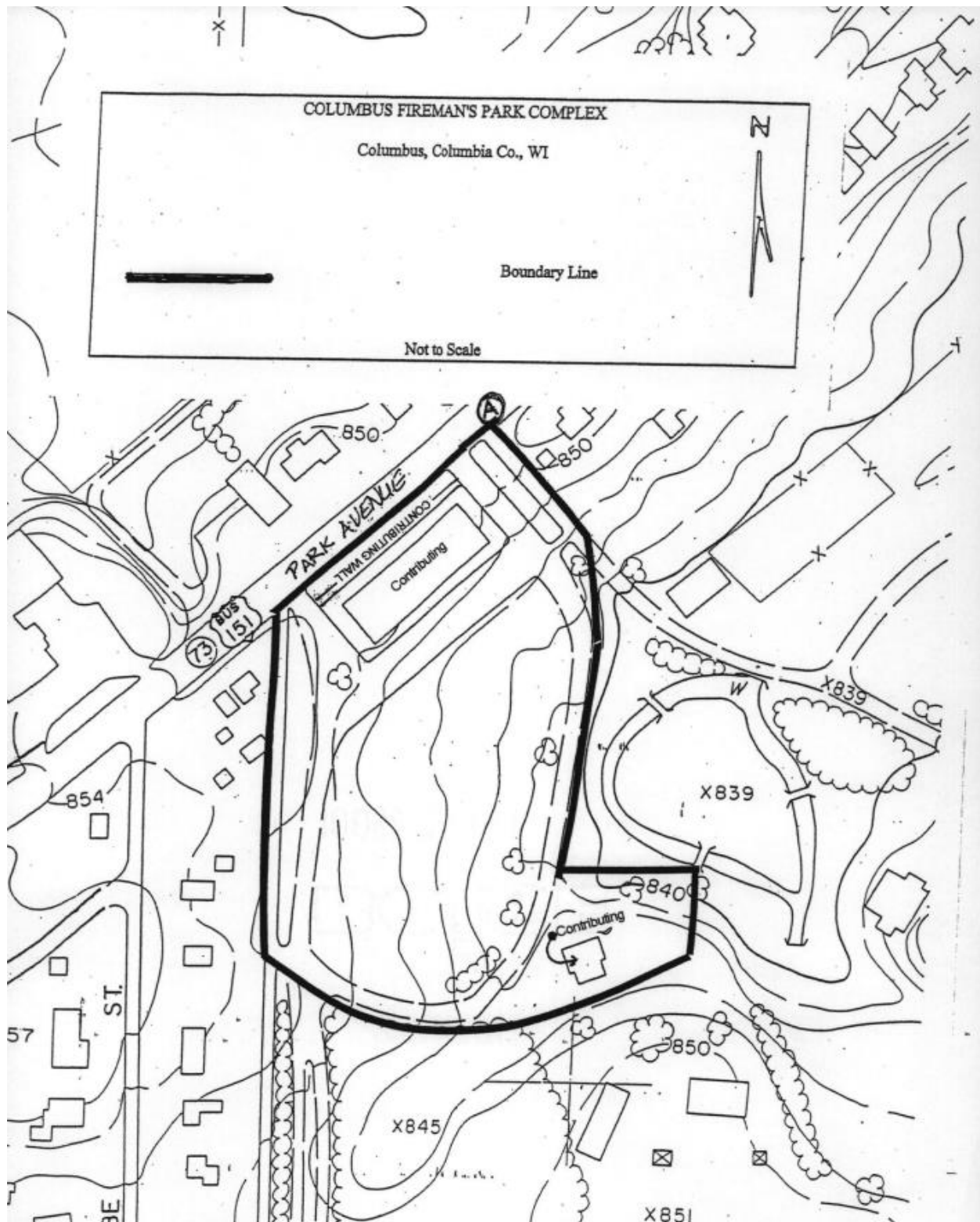
Community Identity. The proposed property is identifiable by established and familiar visual features in the community owing to its unique location or physical characteristics.

The Fireman's Park Complex is recognized by the Pavilion. The aquatic center was designed featuring elements of the Pavilion. Both the Pavilion and aquatic center are utilized by residents and visitors of Columbus. The parcel also contains the Columbus Country Club golf course.

Written statement describing the physical condition of the property and whether the property retains integrity (i.e. the ability to communicate its historical significance as evident in its location, design, setting, materials, workmanship, feeling and association.)

The structures of the Fireman's Park Complex as listed in the State and National Historic Registry are overall in very good condition as both the Fireman's Park Pavilion and the Rest Haven have been well maintained throughout the years. Both buildings retain nearly all of their historic significance as the designs have not been altered in any significant way. The Pavilion has had new wooden stairs constructed in the same style as the previous stairs. The Rest Haven had a metal roof installed and in process of replacing entry doors that will match the style of the previous doors. The Rest Haven's bathrooms are in need of upgrading. The wall / gateway structure is currently in need of some TLC along the section that has been covered with a cement façade. The wall / gateway also will need to be modified at the north end as it does not comply with vision triangle safety code.

Map. Fireman's Park Complex map delineating the boundaries and location of the property proposed for local designation.

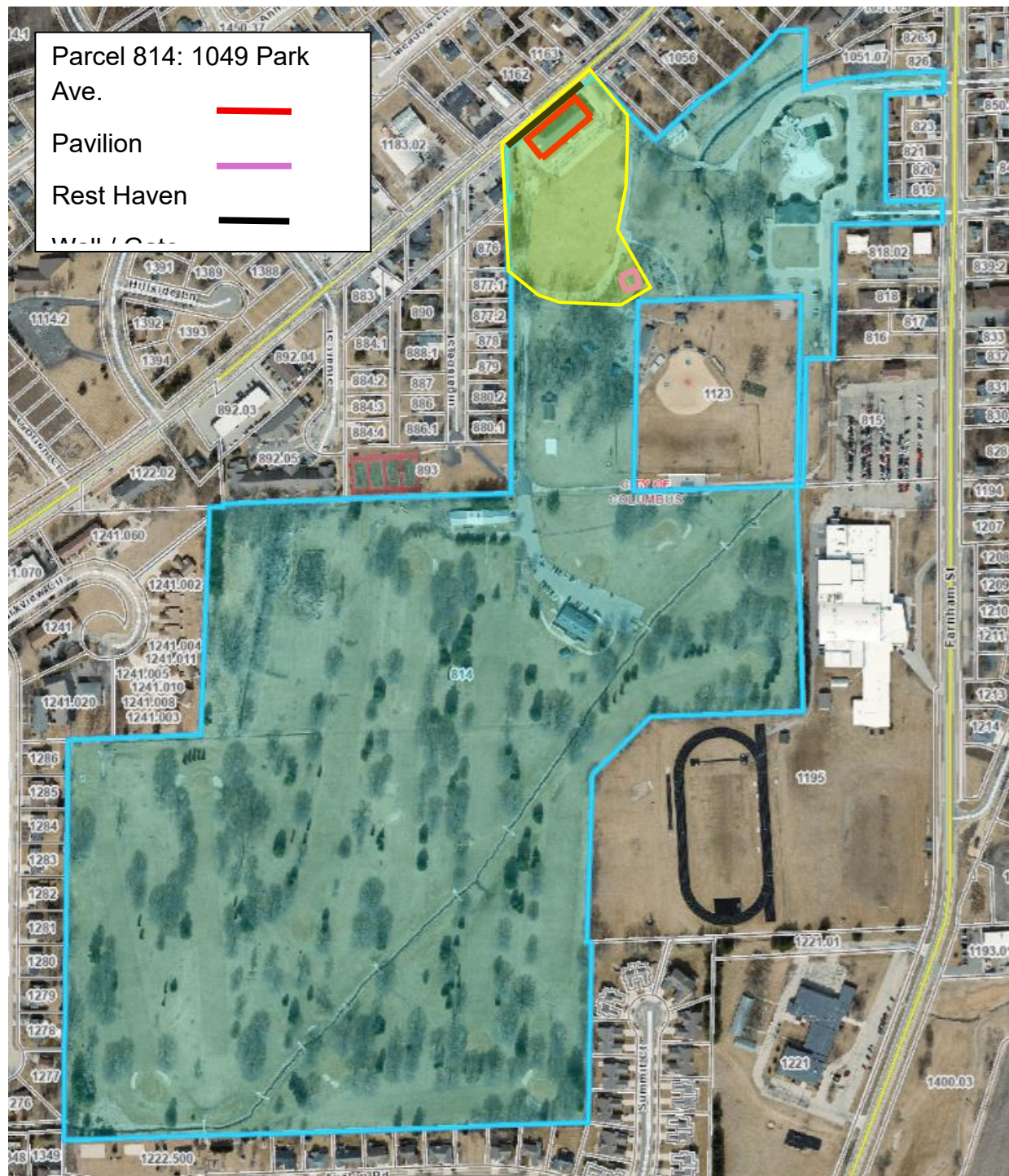


Proposed contributing boundary as compared to the Parcel Map of the entire property.

Date application received: _____

Application received by: _____

Item #4.



Written Statement. Has a description of the property and setting forth reasons in support of the local designation proposed been included with this application? Reasons must align was stated in 114-176.

Date application received: _____

Application received by: _____

Item #4.

Parcel 814, the Fireman's Park Complex, located at 1049 Park Avenue is a jewel in the Columbus community. What was once the outskirts of town is now roughly in the middle of the corporate limits. The park complex features a grand pavilion, several outdoor recreation spaces, aquatic center, and a golf course. The parcel surrounds a sports complex consisting of a baseball and football field combination and a beer garden.

The Fireman's Park Complex is currently registered with the state and national historic registry and meets at least one of the criteria for local designation. The contributing buildings and structures consist of the Pavilion, the wall and gate to the park, and the Rest Haven. Local designation would follow much of the purpose and intent as stated in the Zoning Code, Chapter 114, Article V, Division 9 for Historic Sites and Structures.

Owner(s) Consent. Has a written consent to the proposed designation been included with this application?

Additional. Has additional information, not requested on this application, been included with this application?

Local Designation Benefits & Process Comparisons

Quick Comparison of Benefits

Category	Local Designation	Wisconsin State Register	National Register
Main purpose	Protect historic character at the local level	Recognize statewide significance + enable incentives	Recognize national significance + enable federal programs
Biggest benefit	✓ Strong protection from inappropriate changes	💰 Access to state tax credits	💰 Access to federal tax credits + prestige
Property value impact	✓ Often stabilizes & increases values	⚖️ Moderate positive effect	⚖️ Moderate (recognition-driven)
Tax credits available	✗ Usually none (unless local programs exist)	✓ 20–25% WI tax credits	✓ 20% federal tax credit
Grants / funding eligibility	⚠️ Limited	✓ Some state programs	✓ Federal & some state programs
Restrictions on property owner	✓ YES (design review required)	✗ NO restrictions by listing alone	✗ NO restrictions by listing alone
Control over renovations	⚠️ Must get local approval for visible changes	✓ Full control (unless using incentives)	✓ Full control (unless federal funding involved)
Protection from demolition	✓ Strong (local approval required)	✗ None on its own	✗ None on its own
Protection from outside projects	⚠️ Local influence only	⚠️ Limited	✓ Federal review required if federal funds involved

Complexity of process	☐ Low–Moderate	☐ Moderate	☒ Highest (state + federal review)
Time to achieve	 Fast (months)	 Medium	 Longest (often 6–12+ months)
Public recognition / prestige	 Local recognition	 State-level recognition	 High national recognition
Best use case	Protecting neighborhood character	Unlocking funding for rehab	Large projects, grants, or prestige recognition
Works with other designations?	☒ Can layer with state/national	☒ Often paired with national	☒ Often paired with state/local

NOTE The Secretary of the Interior’s Standards applies to both WI state and Federal tax credits regarding design standards. Program rules and requirements differ.

Quick Tax Credits Comparisons

Situation	Must follow historic standards?
Using federal/state tax credits	✓ Yes (required)
Using federal funding or permits	✓ Yes (review required)
Using state/federal grants	✓ Yes (usually required)
No funding, no incentives	✗ No
Local historic designation applies	⚠ Maybe (depends on local ordinance)

Category	Federal Credit	Wisconsin State Credit
Design standards	✓ Same	✓ Same
Governing rules	IRS + NPS	State (WHS + WEDC)
Eligible properties	Income-producing only	Income-producing + homes
Credit %	20%	20% (commercial) / 25% (homes)
Payout timing	Spread over 5 years	Often faster (varies)
Approval	SHPO + NPS	SHPO (+ WEDC)
Funding caps	None specific	✓ Limited funding pool
Transferability	Limited	Often easier

Quick Comparison of Process

Step / Feature	Local Designation (Columbus, WI)	Wisconsin State Register	National Register
Who runs it	Historic Landmarks Preservation Commission (HLPC)	Wisconsin Historical Society (SHPO)	National Park Service (via SHPO)
Who starts it	Usually HLPC, property owner, or local group	Anyone (owner, org, citizen)	Anyone (submitted through SHPO)
Step 1: Eligibility check	Based on local criteria (age, architecture, local significance)	Must meet state/national historic criteria	Same criteria as state (often identical)
Step 2: Documentation	Local application (less detailed)	Formal nomination (history, photos, significance)	Same nomination format (very detailed)
Step 3: Review process	HLPC	State Historic Preservation Office (SHPO) review	SHPO review + National Park Service review
Step 4: Public input	☑ Often required (hearings, city meetings)	☑ Sometimes part of review	☑ Typically included in state review
Step 5: Decision body	HLPC	State review board	State review board → National Park Service final decision
Final approval	HLPC vote; appeals by City Council	Wisconsin State Register listing	National Park Service lists property
Timeframe	Usually fastest (months)	Moderate (several months)	Longest (6–12+ months typical)
Level of recognition	Local significance	State significance	National significance
Restrictions after listing	☑ Yes (design review required)	✗ None by itself	✗ None by itself
Main benefit	Protection of historic character	Access to state tax credits	Federal tax credits + prestige
Relationship to others	Independent	Often paired with national	Often paired with state



Agenda Item Report

Meeting Type: Historic Landmarks Preservation Commission

Meeting Date: July 22, 2026

Item Title: Consider and take action purchasing of historic recognition yard signs

Submitted By: David Bennett, Communications & Economic Development Coordinator

Detailed Description of Subject Matter:

Brian Nagle has worked with SuttleStraus in getting a quote for 38 historic recognition yard signs. The total cost is \$1,249.00. The signs purchased from 2025 have been well received and have been installed on multiple properties.

The purchase can be made from the \$2,500 line item, Planner: Historic Preservation Operating Expenses (Planner: HP Op Exp). If approved, there would be \$1,251 remaining for 2026.

Alternatively, the purchase could be made from the \$32,234.20 HLPC General Fund account in which \$30,985.20 would remain after the purchase.

List all Supporting Documentation Attached:

- SuttleStraus signage quote
- 2026 yard sign property list

Action Requested of the Historic Landmarks Preservation Commission:

Motion to approve the purchase from the Planner: HP Op Exp line item of 38 historic recognition yard signs from SuttleStraus for up to \$1,249.00.

Strategic Plan Objective:

To: Miscellaneous Commercial Sales
1000 Uniek Dr
Waunakee, WI, 53597-8501

Subject: Letter of Quote

Title: Columbus Landmarks and Preservation Commission Yard Signs - Qty 38

Quote ID: 60802

July 15, 2026

Dear Customer,

We are pleased to provide you with the attached quote for your review and approval .

This letter of quote excludes freight to customer location.

Prices quoted are firm for 30 days from the date of this letter.

Summary of Products	Quantity	Price/Piece	Price
Columbus Landmarks and Preservation Commission Yard Signs - Qty 38	38	\$32.8684	\$1,249
TOTAL:			\$1,249

Columbus Landmarks and Preservation Commission Yard Signs - Qty 38

Flat Size: 12.0000 X 16.0000
Finished Size: 12.0000 X 16.0000.
Materials: 3 mm Max Metal - White DP.
Inks: 4 color process on the face.
Print: Wide Format: Print Direct to Substrate.
Finishing: Wide Format Laminate (Single Sided) and Cut to Shape / Size.

Thank you

Rob Hanks
Suttle-Straus

This quotation is accepted this ____ day of _____, _____, in accordance with the terms and conditions posted on the Suttle-Straus website: www.suttle-straus.com/terms.

Accepted By: _____

Prairie Street Historic District (23) – 5 remaining

254 S Lewis St.	c. 1860	David & Amelia Sturges	Prairie Street Historic District
649 Narrow St.	c. 1860	Rueben W. Chadbourn (Carriage Barn)	Prairie Street Historic District
250 S Charles St.	1862	Martin & Ursula Starkweather	Prairie Street Historic District
415 W Prairie St.	1867	Emmons & Emily Chapin	Prairie Street Historic District
406 W Prairie St.	1869	Robert & Esther Griffith	Prairie Street Historic District
430 W Prairie St.	1869	John & Prudence Sedgwick	Prairie Street Historic District
461 W Prairie St.	c. 1869	William & Mary Polley	Prairie Street Historic District
332 W Prairie St.	1870	Hiram & Margarette Seffens	Prairie Street Historic District
444 W Prairie St.	1897	S. Wright Andrews, Esq.	Prairie Street Historic District
510 W Prairie St.	1877	Myron & Celia Sawyer	Prairie Street Historic District
353 W Prairie St.	1889	William R. & Florence Turner	Prairie Street Historic District
329 W Prairie St.	1896	Abram & Velina Coapman	Prairie Street Historic District
509 W Prairie St.	1897	James & Henrietta Goff	Prairie Street Historic District
410 S Lewis St.	1899	Helen M. Brown	Prairie Street Historic District
422 W Prairie St.	c. 1902	William & Jennie Edwards	Prairie Street Historic District
532 W Prairie St.	1907	Frederick & Cornelia Hurd	Prairie Street Historic District
425 W Prairie St.	1914	Dr. Mortimer & Grace Bartley	Prairie Street Historic District
341 W Prairie St.	c. 1920	Martha & Fred Briesse	Prairie Street Historic District
525 W Prairie St.	1924	Frank & Elizabeth Roob	Prairie Street Historic District
457 W Prairie St.	1926	Frank & Minnie Goffin	Prairie Street Historic District
407 W Prairie St.	1927	Frank & Mary Specht	Prairie Street Historic District

2026 Signs

Item #5.

224 S Lewis St.	1928	Harry & Carrie Eichberg	Prairie Street Historic District
628 W Prairie St.	1928	Calvin & Mary Stowell	Prairie Street Historic District

South Dickason Blvd Historic District (15) - complete

254 S Dickason Blvd.	1857	Joseph W. Hulbert	S Dickason Historic District
239-241 S Dickason Blvd.	1867	Columbus Presbyterian Church	S Dickason Historic District
337 S Dickason Blvd.	1868	Methodist Church Parsonage	S Dickason Historic District
351 S Dickason Blvd.	1868	Universalist Church	S Dickason Historic District
248 S Ludington St.	1872	J. Fayette & Adaline Allen	S Dickason Historic District
253 S Dickason Blvd.	1872	J. Fayette & Adaline Allen	S Dickason Historic District
227 S Dickason Blvd.	1896	Charles & Johanna Ulm	S Dickason Historic District
319 S Dickason Blvd.	1896	Edwin & Alice Harris	S Dickason Historic District
242 S Dickason Blvd.	1899	G. A. Buhrman	S Dickason Historic District
316 S Dickason Blvd.	1899	Elizabeth Hughes	S Dickason Historic District
134 W Prairie St.	1900	John & Mary Bibow	S Dickason Historic District
141 W Prairie St.	1910	John & Olga Kumm	S Dickason Historic District
129 W Prairie St.	1911	Theron & Marcella Edwards	S Dickason Historic District
320 S Ludington St.	1915	Albert & Esther Henck	S Dickason Historic District
147 W Prairie St.	1921	Mary Fritz	S Dickason Historic District



Agenda Item Report

Meeting Type: Historic Landmarks Preservation Commission

Meeting Date: July 22, 2026

Item Title: Consider and take action for recommendation to the Plan Commission regarding the draft historic preservation section of the zoning rewrite

Submitted By: David Bennett, Communications & Economic Development Coordinator

Detailed Description of Subject Matter:

The commission reviewed an initial presentation by Vandewalle and Associates regarding proposed changes to the historic preservation section of the zoning code.

The proposed draft noted the following changes:

- Move Historic Landmarks Preservation Commission (HLPC) composition, powers, and duties to Chapter 2 of the municipal code to align with the other City boards, committees, and commissions not created or overseen by State Statute.
- Add formal Downtown Design Standards for the proposed Downtown Mixed Use zoning district.
 - The Plan Commission stated that it is interested in having HLPC recommendations for downtown design reviews as an agenda item at Plan Commission meetings. Plan Commission would be the final approval authority.
- HLPC would make recommendations to the Council to formally designate local landmarks, sites, and properties. Appeals are planned for the Board of Review.

The proposed draft would keep the following:

- Historic Preservation Overlay for formally designated local landmarks, sites, and structures.
- HLPC would be the primary body to receive and initially review local historic designation applications.
- HLPC would be the final approval authority for Certificates of Appropriateness needed to alter formally designated local landmarks, sites, and structures.

It has been discussed by HLPC, and at staff level with Vandewall and Associates, about the proposed draft impacting the City's Certified Local Government (CLG) status.

List all Supporting Documentation Attached:

- Draft Historic Preservation Code Presentation

Action Requested of the Historic Landmarks Preservation Commission (HLPC):

Motion to recommend either using the current code, the proposed draft code, or modification of the proposed draft code to Plan Commission for consideration.

Strategic Plan Objective:

City of Columbus Zoning Code Rewrite

**Plan Commission
May 14, 2026
Historic Preservation Discussion**



Today's Discussion

Item #7.

- Last Meeting (March 12)
 - Parking
- Today (May 14)
 - Present draft Historic Preservation Code sections and review key policy questions or changes with the Plan Commission

Proposed Reorganization of the Zoning Code

- Article 1: Introduction
- **Article 2: Establishment of Zoning Districts**
- Article 3: Land Use Regulations
- Article 4: Bulk Regulations
- Article 5: Nonconforming Situations
- Article 6: Performance Standards
- **Article 7: Exterior Building Design Standards**
- Article 8: Landscaping Requirements
- Article 9: Signage
- **Article 10: Administration and Procedures**
- Article 11: Definitions

Historic Preservation Overlay District
DMU District

DMU District – Downtown Design Standards

← **Part 2**

Downtown Design Review

Existing Code Outline

Item #7.

- Zoning Code Division 9 – Historic Sites and Structures
- Section 114-173 through 114-187 includes:
 - purpose and intent
 - HLP Commission composition
 - HLP Commission powers and duties
 - Designation criteria
 - Designation procedures
 - Regulated work
 - Certificate of appropriateness procedures
 - Certificate of economic hardship
 - Misc. provisions
- Basically, a standard CLG (Certified Local Government) code

Applicability of Existing Ordinance

Item #7.

- Only applies to **designated** local landmarks (structures, sites, neighborhoods, districts)
- Must be formally designated via ordinance procedures
 - Must follow nomination process
 - Current code has HLPC as final decider
- All alterations must receive certificate of appropriateness
 - Reviewed against historic preservation plan
 - HLPC approval within 45 days
 - Appealed to Council

New Ordinance Approach

Item #7.

- Keep Historic Preservation Overlay (CLG) for formally designated local landmarks
- Add new Downtown Design Standards for DMU zoning district
 - Achieve community character goals in the downtown
 - Protecting community character doesn't necessarily require a formally designated downtown historic district

Downtown Design District

Item #7.

- New ordinance creates downtown design standards applicable in the DMU (downtown) district
- Not an overlay, but:
 - Has standards specific to that zoning district
 - Has signage standards specific to that zoning district
 - Requires downtown design or alterations review (not a certificate of appropriateness)
 - Approval authority can be Plan Commission
 - Can have HLPC recommendation or not
 - PC action would be similar to site plan review in different districts
 - Doesn't apply to any historic resources outside of the DMU

Example Standards

Item #7.

- Design theme:
 - Historic, pedestrian oriented development pattern... mixed-uses... minimal setbacks... on street parking... architectural styles popular at the time... Storefront facades... horizontal and vertical patterns... regularly spaced windows and doors...
- Setbacks
 - from DMU district
- Building mass
 - proportionate height and width from theme shall be maintained...
- Façade articulation
 - Required every 40 feet (recesses or projections – may be vertical or horizontal, may be achieved with materials, or structural breaks)

Example Standards

Item #7.

- Materials
- Colors
 - Period-appropriate color palette examples include the Sherwin Williams historic exterior collections

Historic Preservation Overlay

Item #7.

- Can keep the basic function of the existing ordinance
- Applies to designated properties, not to the downtown unless designated as such
- Unlocks certain state resources
 - grant for architectural survey, etc., tax credits for property owners
- Comes with added layer of governance
 - may be desired in some cases and not in others

Policy Questions

Item #7.

- Keep Historic Preservation Overlay for use with designated landmarks?
- Use DMU Design Standards for downtown character?
- PC approval authority for downtown design review or add HLPC recommendation?

Version 3.0

- MUNICIPAL CODE

Chapter 2 - ADMINISTRATION

ARTICLE IV. - BOARDS, AUTHORITIES AND COMMISSIONS

DIVISION **x. HISTORIC LANDMARKS AND PRESERVATION COMMISSION*****DIVISION **x.** HISTORIC LANDMARKS AND PRESERVATION COMMISSION*****Sec. 2-2**XX**. How constituted.**

The Historic Landmarks and Preservation Commission shall consist of six members appointed by the mayor and confirmed by the council. These members shall hold three year terms. The commission shall elect by majority vote a chair, vice-chair and secretary. The commission shall meet at least once a year and when necessary. Further, there shall be one additional member of the commission which shall be a city council member acting as a voting member of the commission. The city council member shall be appointed by the mayor each April, except for the initial appointment which shall be made as soon as practicable following the adoption of this division.

Sec. 2-287. Powers and duties.

It is declared a matter of public policy that there is value in preserving the history of the City of Columbus. The purpose of this commission is to:

- (1) Effect and accomplish the protection, recognition, enhancement and perpetuation of historic preservation structures and sites that represent or reflect elements of the city's cultural, social, and architectural history.
- (2) Safeguard the city's historic and cultural heritage as embodied and reflected in historic structures, sites, districts and neighborhoods.
- (3) Foster civic pride in the beauty and noble accomplishments of the past.
- (4) Protect and enhance the city's historic attractions for residents, tourists and visitors by supporting alternate uses of historic structures
- (5) Promote the use of historic structures, sites, districts and neighborhoods for the education, pleasure and welfare of the people of the city.

The activities and responsibilities of the board are set forth in the chart below:

Accounting	-Day to day accounting will be performed by the City Finance Director/Treasurer -The Finance Director/Treasurer shall determine how funding designated for historic preservation projects is allocated within city accounts -Only the Finance Director/Treasurer shall issue checks for payment of invoices
Members and Commission Meetings	-Meets at least once a year and when needed -Adhere to open meetings and public records law -Adhere to the City's Code of Ethics

	-All official city documents shall be stored on city owned/leased equipment and/or in city owned/leased facilities -The purchasing policy must be followed
Budgeting and Fundraising	-May review budget reports related to historic preservation -May provide input for the funding of historic preservation projects and activities through the Community and Economic Development Department budget. Input must align with the established budget timeline. - May make recommendations to the capital improvements plan (CIP) through the Community and Economic Development Department. Input must align with the establish CIP timeline. -May make recommendations to apply for grants with council approval - Fundraising shall be approved on a project by project basis by the City Council or executed through the City's "Friends" group -Any donations shall be deposited as determined by the City Finance Director/Treasurer
Facilities and Historic Structures	-Makes recommendations regarding the alteration of designated historic public structures; specifically, structures that are considered contributing structures within a district or designated individually -Does not coordinate construction plans for the alteration of historic public structures or hire contractors. -Makes recommendations to plan commission/ council/state historical society if necessary
Policies and Programming	--Provide policy guidance in the development of plans related to historic preservation including the designation of local historic structures -Recognize historic buildings and sites -Develop historic preservation education and promotion programs -Collaborate with local historic preservation organizations

Secs. 2-288—2-299. Reserved.

Section 114.02.22: Historic Preservation Overlay Zoning District

- (1) Purpose and Intent. It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements or sites of special character or special architectural, archeological or historic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this section is to:
 - (a) Effect and accomplish the protection, enhancement and preservation of such improvements, sites and districts which represent or reflect elements of the City's cultural, social, economic, political and architectural history.
 - (b) Safeguard the City's historic, prehistoric and cultural heritage, as embodied and reflected in such historic structures, sites and districts.
 - (c) Stabilize and improve property values, and enhance the visual and aesthetic character of the Village.
 - (d) Protect and enhance the City's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- (2) **Historic Landmark and Preservation Commission Composition.**
 - (a) An Historic Landmarks and Preservation Commission is created, consisting of seven members. Each member shall have to the highest extent practicable a known interest in historic preservation. The mayor shall appoint the commissioners, subject to confirmation by the common council. Each member shall serve staggered terms of three years. The terms of appointees shall commence on May 10 of the year of appointment.
 - (b) The commission shall annually designate a chairman, vice-chairman and secretary/treasurer from among its members who shall perform those duties as are common to their offices and shall adopt regular meeting dates and reasonable rules of procedure.
 - (c) The preservation commission may adopt specific operating guidelines for designation of historic sites, structures, districts and neighborhoods provided they are in conformity with criteria and standards established by this division.
- (3) Definitions. As used in this section, the following terms shall have the meanings indicated:
 - (a) Certificate of appropriateness. The certificate issued by the Commission approving alteration, rehabilitation, construction, reconstruction or demolition of an historic structure, historic site or any improvement in an historic district.
 - (b) Commission. The Historic Landmark and Preservation Commission described under this **Section.**
 - (c) Historic district. An area that contains two or more historic improvements or sites, which has been designated an historic district pursuant to the provisions of this section.
 - (d) Historic site. Any parcel of land of historic significance due to a substantial value in tracing the history or prehistory of man, or upon which an historic event has occurred, and which has been designated as an historic site under this section, or an improvement parcel, or part thereof, on which is situated an historic structure and any abutting improvement parcel, or part thereof, used as and constituting part of the premises on which the historic structure is situated.
 - (e) Historic structure. Any improvement which has a special character or special historic interest or value as part of the development, heritage or cultural characteristics of the Village, state or nation and which has been designated as an historic structure pursuant to the provisions of this section.

Commented [SK1]: Will remove this section. Instead proposed to move Composition into Municipal Code Chapter 2

Commented [SK2]: Will be moved to Chapter 2

- (f) Improvement. Any building, structure, place, work of art or other object constituting a physical betterment of real property, or any part of such betterment, including streets, alleys, sidewalks, curbs, lighting fixtures, signs and the like.
- (4) Historic structure, historic site and historic district designation criteria.
 - (a) For purposes of this chapter, an historic structure, historic site, or historic district designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon, or any area of particular historic, architectural, archeological or cultural significance to the City, such as historic structures, sites or districts which:
 1. Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community;
 2. Are identified with historic personages or with important events in national, state or local history;
 3. Embody the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method or construction, or of indigenous materials or craftsmanship;
 4. Are representative of the notable work of a master builder, designer or architect who influenced his age; or
 5. Have yielded, or may be likely to yield, information important to prehistory or history.
 - (b) The Commission shall adopt specific operating guidelines for historic structure and historic site designation, providing such are in conformance with the provisions of this chapter.
 - (c) The Commission may select geographically defined areas within the City to be designated as historic districts and shall prepare a historic preservation plan for each area. An historic district may be designated for any geographic area of particular historic, architectural or cultural significance to the City, after application of the foregoing criteria. Each historic preservation plan prepared for or by the Commission shall include a cultural and architectural analysis supporting the historic significance of the area, the specific guidelines for development, and a statement of preservation objectives.
- (5) Historic preservation commission powers and duties.
 - (a) Designation.
 1. The Commission shall have the power to recommend designation of historic structures, historic sites and historic districts within the City limits. All historic structure, historic site and historic district designations shall be made by the Common Council and shall be made pursuant to Subsection (5) hereof.
 2. Once designated, such historic structures, sites and districts shall be subject to all the provisions of this section and shall continue to be subject to all other provisions of this **Chapter 114**, Zoning Code, of this Municipal Code, including those provisions and requirements specific to the particular zoning district in which the said historic structure, site or district is situated.
 - (b) Regulation of construction, reconstruction, alteration and demolition.
 1. No owner or person in charge of an historic structure, historic site or structure within an historic district shall reconstruct, alter or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless a certificate of appropriateness has been granted by the Commission. Also,

unless such a certificate has been granted by the Commission, the Building Inspector shall not issue a permit for any such work.

2. Upon filing of any application for a certificate of appropriateness with the Commission, the Commission shall approve the applications unless:
 - a. In the case of a designated historic structure or historic site, the proposed work would detrimentally change, destroy or adversely affect any exterior feature of the improvement or site upon which said work is to be done;
 - b. In the case of the construction of a new improvement upon an historic site, or within an historic district, the exterior of such improvement would adversely affect or not harmonize with the external appearance or other neighboring improvements on such site or within the district;
 - c. In the case of any property located in an historic district, the proposed construction, reconstruction, exterior alteration or demolition does not conform to the purpose and intent of this section and to the objectives and design criteria of the historic preservation plan for said district;
 - d. The building or structure is of such architectural or historical significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the Village or state;
 - e. In the case of a request for the demolition of a deteriorated building or structure, any economic hardship or difficulty claimed by the owner is self-created or is the result of any failure to maintain the property in good repair.
 3. If the Commission determines that the application for a certificate of appropriateness and the proposed changes are consistent with the character and features of the property or district, it shall issue the certificate of appropriateness. The Commission shall make this decision within 45 days of the filing of the application.
 4. This issuance of a certificate of appropriateness shall not relieve the applicant from obtaining other permits and approvals required by the City. A building permit or other municipal permit shall be invalid if it is obtained without the presentation of the certificate of appropriateness required for the proposed work.
 5. Ordinary maintenance and repairs may be undertaken without a certificate of appropriateness, provided that the work involves repairs to existing features of an historic structure or site or the replacement of elements of a structure with pieces identical in appearance and material, and provided that the work does not change the exterior appearance of the structure or site and does not require the issuance of a building permit.
- (c) Appeals. Should the Commission fail to issue a certificate of appropriateness due to the failure of the proposal to conform to the guidelines, the applicant may appeal such decision to the Common Council within 30 days. In addition, if the Commission fails to issue a certificate of appropriateness, the Commission shall, with the cooperation of the applicant, work with the applicant in an attempt to obtain a certificate of appropriateness within the guidelines of the section.
- (d) Recognition of historic structures, sites and districts. At such time as an historic structure, site or district has been properly designated, the Commission, in cooperation with the property owner, may cause to be prepared and erected on such property, at City expense, a suitable plaque declaring that such property is an historic structure, site or district.

(6) Procedures.

- (a) Nominations. Nominations for designation of a single property or an historic district under this chapter may be submitted to the Commission by the Historic Preservation Commission, the Common Council, the Plan Commission, or City staff. Members of the public may request consideration of a nomination; however, all nominations must be initiated or authorized by one of the above entities. The Commission shall review the nomination for completeness and eligibility under at least one of the criteria in Section 114.02.22(3)(a). The Commission, at its discretion, may then forward the nomination to the Common Council along with its recommendation for or against designation.

Commented [SK3]: Please review. I changed this to address City feedback but we could change it back if it needs to stay that way to comply with CLG.

1. Nomination Application. Each application shall include all required elements of the City of Columbus Historic Designation Nomination Application.

- (b) Hearing. The Commission shall hold a public hearing to consider nominations for designation as historic structures and historic sites and for creation of historic districts. Notice of the time, place and purpose of the hearing shall be given to the owners of record, as listed in the Village tax roll, of the nominated property or whose property is situated in whole or in part within 300 feet of the said property. The notice of hearing shall be mailed to said owners at least 10 days prior to the hearing date.
- (c) Commission recommendation. Following the hearing, the Commission shall vote on the nomination and make its recommendations thereon to the Common Council.
- (d) Council action.

1. Designation of historic structures and historic sites. Upon receipt of the recommendations from the Commission, the Common Council shall either designate the property as an historic structure or an historic site or rescind such designation. After the designation or rescission has been made, the property owner or owners shall be notified of the Council's action. Any designation or rescission hereunder shall be recorded, at City expense, in the Columbia County or Dodge County, Wisconsin, Register of Deeds Office.

2. Creation of historic district. Upon receipt of the recommendations from the Commission, the Common Council shall either designate or reject the historic district. Creation of the historic district shall constitute adoption of the plan prepared for that district and direct the implementation of said plan.

- (7) Effects of Denial. No application which has been denied shall be resubmitted for a period of 6 months from the date of said order of denial.
- (8) Interim control. No building permit shall be issued by the Building Inspector for alteration, construction, demolition, or removal of a nominated historic structure, historic site, or any property or structure within a nominated historic district from the date of the meeting of the Commission at which a nomination form is first presented until the final disposition is authorized by formal resolution of the Common Council as necessary for public health, welfare, or safety. In no event shall the delay be for more than 180 days.
- (9) Penalties for violations. Any person or persons violating any provision of this section shall, upon conviction, be subject to a penalty as provided in Section 66 of the City of Columbus Municipal Code. Notice of violations shall be issued by the Building Inspector.

Commented [SK4]: What is correct Code section?