



OFFICIAL NOTICE & AGENDA
REGULAR MEETING

MEETING: Historic Preservation Commission
DATE/TIME: Wednesday, May 27, 2026, at 4:00 PM
LOCATION: Wausau City Hall — Maple Room
407 Grant Street, Wausau WI, 54403

MEMBERS:
Blake Opal-Wahoske (C) Jeffrey Klapperich
Christine Martens (VC) Keene Winters
Bruce Trueblood Brad Lenz
Dave Oberbeck (Ex Officio)
Patrick Bacher Bill Herbert
Aaron Griner (Ex Officio)

1 Consideration of the minutes of the preceding meeting(s).

February 25, 2026 Regular Historic Preservation Commission Minutes

2 Presentations.

- a. Historic Preservation Commission: Roles, Ordinance Framework & Local Preservation Tools

3 Discussion and possible action.

- a. Moving standard meeting time to 4:30pm.
- b. Installing Historic District signs in each historic district in the City of Wausau.

4 Discussion.

- a. Discussion on current restoration efforts.
- b. Discussion regarding future landmarks for consideration.

5 Adjournment.

Blake Opal-Wahoske, Chair

**NOTICE POSTED AT CITY HALL (407 GRANT STREET) AND
TRANSMITTED TO THE OFFICIALLY DESIGNATED NEWSPAPER**

DATE: May 21, 2026

TIME: 3:00pm

POSTED BY: Michelle Van Krey

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or ADAServices@wausauwi.gov to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.



City of Wausau
(715) 261-6500 | clerk@wausauwi.gov
wausauwi.gov





OFFICIAL MINUTES
REGULAR MEETING

MEETING: Historic Preservation Commission
DATE/TIME: Wednesday, February 25, 2026 at 4:00 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Blake Opal- Steve Miller
Wahoske (C)
Christine Martens Brian Mason
(VC)
Michael Martens Patrick Bacher
Dave Oberbeck Brad Lenz
Kevin Crooks (Ex Officio)
Linda Tryczak Bill Herbert
(Ex Officio)

Members Present: Blake Opal-Wahoske, Christine Martens, Michael Martens, Brian Mason, Patrick Bacher, Dave Oberbeck
Members Not Present: William Hebert
Members Excused: Kevin Crooks, Linda Tryczak, Steve Miller
Present 6, Not Present 1, Excused 3

Noting the presence of a quorum, the Chairperson called the meeting to order at 04:00 PM.

1 Consideration of the minutes of the preceding meeting(s).

January 28, 2026 Regular Historic Preservation Commission Minutes

Motion by Commission Member Christine Martens, seconded by Commission Member Mason, to approve Regular Historic Preservation Commission Minutes. Motion Passed 6-0.

2 Discussion and possible action.

a. Discussion and possible action on Landmark Nomination form and instructions.

Chair Opal-Wahoske reviewed the edits made to the nomination form and instructions. C. Martens suggested adding to whom and how someone can submit that nomination form. Staff will add address and email to the form instructions.

Motion by Alderperson Martens, seconded by Commission Member Mason, to approve the Landmark Nomination form and instructions. Motion Passed 6-0.

b. Discussion and possible action on Historic Preservation Policy Manual.

Chair Opal-Wahoske reviewed his memo on the Historic Preservation Policy Manual and suggested that this could be a good onboarding document for new members. Mason suggested that if the Commission did not want to create an entire manual, perhaps guidelines for the most consistent work of the committee would be a more appealing document. Lenz suggested that the clerk's or attorney's office could provide education on meeting law, Robert's Rules, etc. Opal-Wahoske suggested an annual presentation on the functions of the Commission with additional presentations on open meetings, Robert's Rules, etc. C Martens comments that a policy manual could be long and intimidating to new members and prefers

the approach of an annual presentation. Staff will create a flow chart for the most common tasks of the Commission to provide to members for their reference.

Commission members would also like to see an agenda item added for future meetings that allows for brainstorming potential landmarks. Staff will work with the attorney's office to determine the appropriate language for a brainstorming agenda item.

3 Discussion.

4 Adjournment.

Motion by Commission Member Mason, seconded by Commission Member Christine Martens, to adjourn. Motion carried. Meeting adjourned at 04:37 PM.

The recording of this meeting may be viewed on
YouTube [@CityofWausauMeetings](#)



City of Wausau
(715) 261-6500 | clerk@wausauwi.gov
wausauwi.gov



HISTORIC PRESERVATION COMMISSION: ROLES, ORDINANCE FRAMEWORK & LOCAL PRESERVATION TOOLS

Establishing a Baseline for Commission Operations

28 January, 2026

Purpose of the HPC (2.82.010)

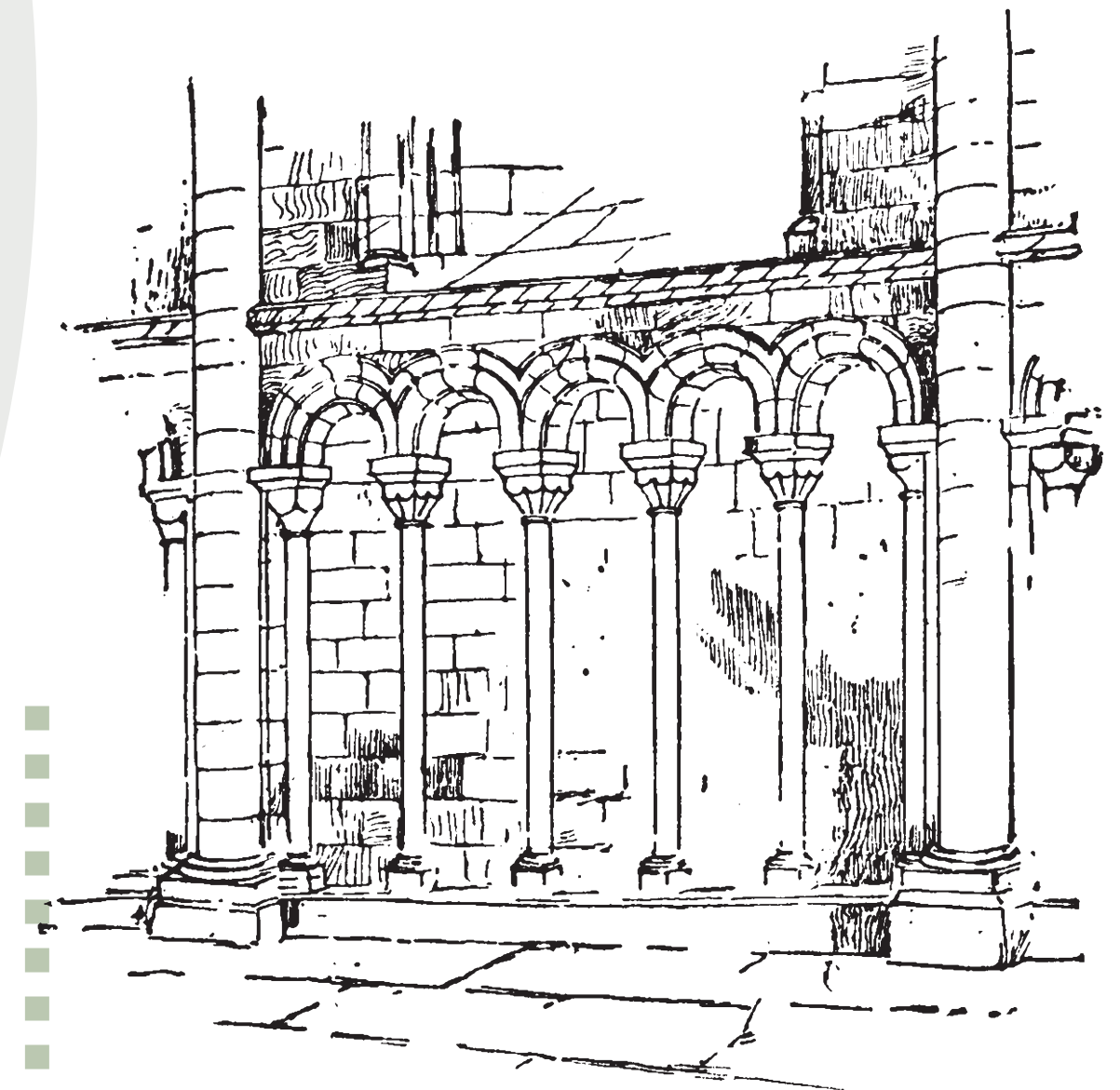
The Public Policy Foundation

- Protect & enhance buildings with special architectural or historical value
- Safeguard Wausau's cultural and architectural heritage
- Improve property values & civic pride
- Strengthen the City's economy
- Promote educational and recreational use of historic resources
- Support nominations to the National Register of Historic Places

Definitions That Matter (2.82.020)

Key Terms

- **Landmark** — A building/site with historic or architectural significance
- **Historic Site** — A parcel tied to significant events or people
- **Contributing Structure** — 50+ years old, architecturally or historically significant
- **Noncontributing Structure** — Lacks significance or has lost integrity
- **Certificate of Appropriateness (COA)** — Required approval for exterior changes



Commission Composition (2.82.030)

Membership Requirements

- 9 voting members plus Building Inspector & City Planner as ex officio members
- One architect/architectural designer
- One historian
- One Alderperson
- Six citizen members with a strong preservation interest

Powers & Duties

Overview

(2.82.040)

What the HPC Is Legally
Required & Empowered to Do

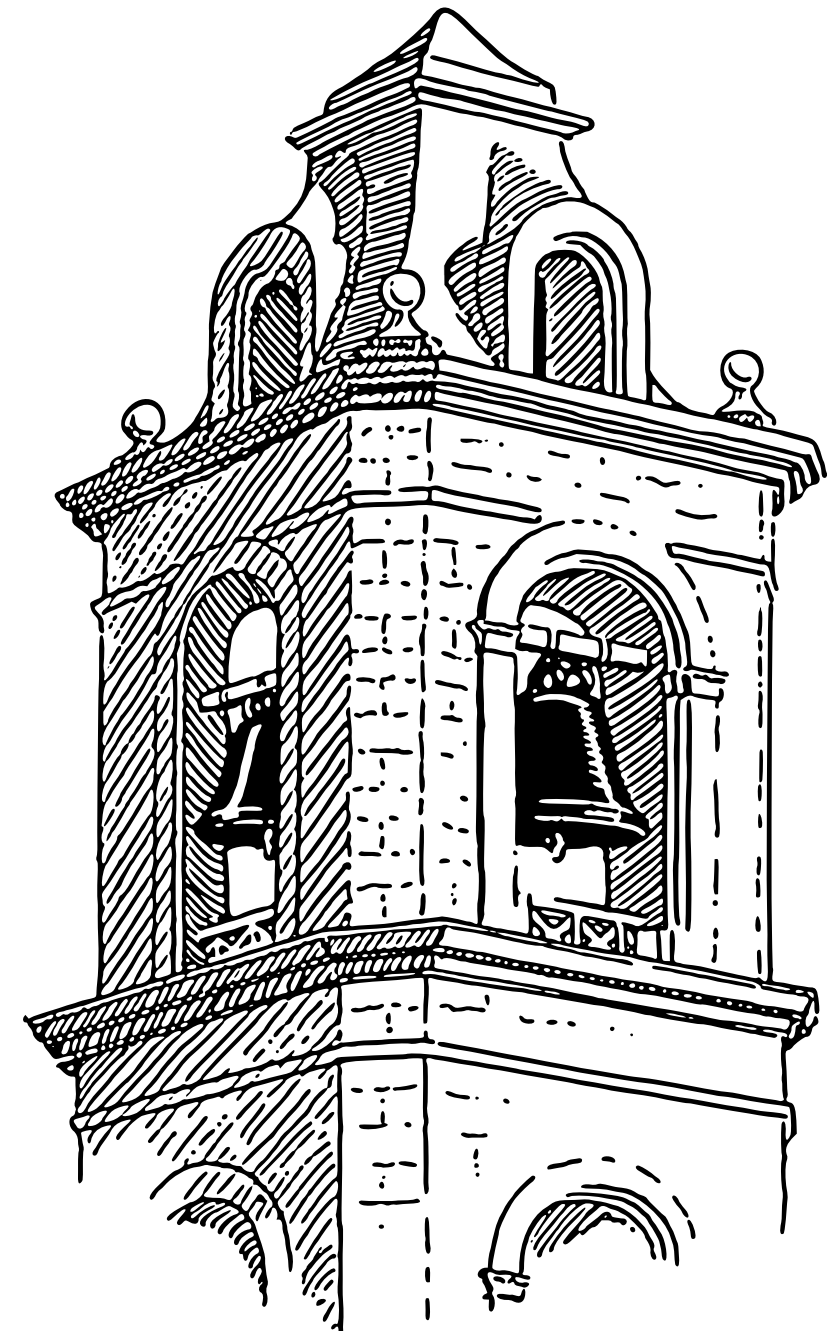
- Recommend landmarks and historic districts
- Maintain the historic resource survey
- Advise property owners
- Issue Certificates of Appropriateness
- Recommend design guidelines
- Administer preservation-related gifts or easements
- Educate the community
- Retain experts/consultants
- Confer recognition (plaques, markers)

Landmark Criteria (2.82.050)

How a Landmark or Historic Site Is Designated

A property must meet at least one of these criteria:

1. Reflects broad cultural, political, economic, or social history
2. Is tied to historic persons or events
3. Embodies distinguishing architectural characteristics
4. Represents the work of a master builder, designer, or architect



Landmark Designation Process (2.82.050)

Applying the Criteria

- Any person may submit an application for designation
- HPC conducts investigation & public hearing
- Notices sent to owners & neighbors
- Recommendation forwarded to Plan Commission
- Plan Commission evaluates impacts on planning and public welfare
- Common Council adopts designation by ordinance

Historic District Criteria & Adoption (2.82.060)

Criteria Parallel Landmark Standards

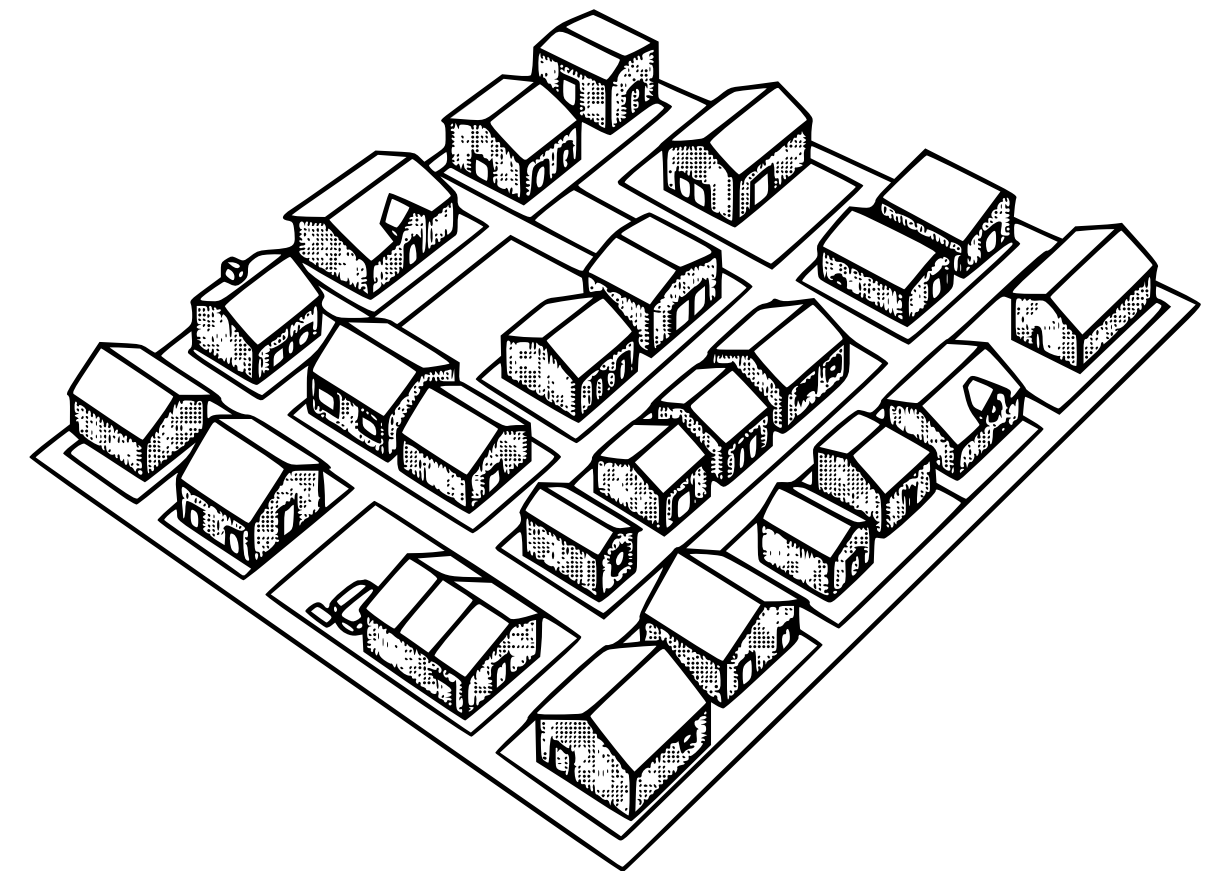
A district may be created if it:

- Reflects cultural/political/economic/social history
- Is associated with significant persons or events
- Embodies architectural periods or craftsmanship
- Represents the work of master builders/designers/architects

Historic District Adoption Process

Steps

1. HPC public hearing
2. Neighbor notification & notice publication
3. Possible petition veto ($\frac{1}{3}$ of property owners)
4. HPC recommendation
5. Plan Commission review
6. Common Council approval
7. Recording the ordinance



Existing Historic Districts & Local Landmarks

Current Local Protections Include:

- Class II Downtown Historic District
- Numerous individually designated local landmarks (Yawkey House, Wausau Club, East High School 1936 wing, churches, depots, etc.)

Comprehensive Plan & Cultural Resources

How the Comp Plan Frames Preservation

- Integrates preservation into land-use planning
- Encourages maintenance of historic structures
- Supports heritage tourism
- Calls for public education about historic resources
- Aligns preservation with community identity & economic development

2018 Architectural & Historic Survey

Survey Highlights

- Identifies contributing & noncontributing structures
- Documents historic districts & potential new ones
- Provides architectural descriptions & integrity assessments
- Forms the basis for future landmark nominations



Certified Local Government (CLG) Status

What CLG Status Means

- Partnership with Wisconsin Historical Society
- Access to grants
- Required reporting & compliance
- Enhanced preservation authority
- Opportunity for state-level training & support

Key Takeaways

The Commission's Foundation Is Clear:

- Strong legal authority under Chapter 2.82
- Clear criteria for evaluating resources
- Transparent designation processes
- Alignment with planning documents
- Partnership with state and federal preservation frameworks

QUESTIONS & DISCUSSION





