







## Local Designation Benefits & Process Comparisons

### Quick Comparison of Benefits

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

<b>Complexity of process</b>	<input type="checkbox"/> Low–Moderate	<input type="checkbox"/> Moderate	<input checked="" type="radio"/> Highest (state + federal review)
<b>Time to achieve</b>	 Fast (months)	 Medium	 Longest (often 6–12+ months)
<b>Public recognition / prestige</b>	 Local recognition	 State-level recognition	 High national recognition
<b>Best use case</b>	Protecting neighborhood character	Unlocking funding for rehab	Large projects, grants, or prestige recognition
<b>Works with other designations?</b>	<input checked="" type="checkbox"/> Can layer with state/national	<input checked="" type="checkbox"/> Often paired with national	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> Yes (required)
Using federal funding or permits	<input checked="" type="checkbox"/> Yes (review required)
Using state/federal grants	<input checked="" type="checkbox"/> Yes (usually required)
No funding, no incentives	<input checked="" type="checkbox"/> No
Local historic designation applies	<input type="checkbox"/> Maybe (depends on local ordinance)

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

## Quick Comparison of Process

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