



Demolition Review in Madison

August 28, 2025

History of Demo Review in Madison

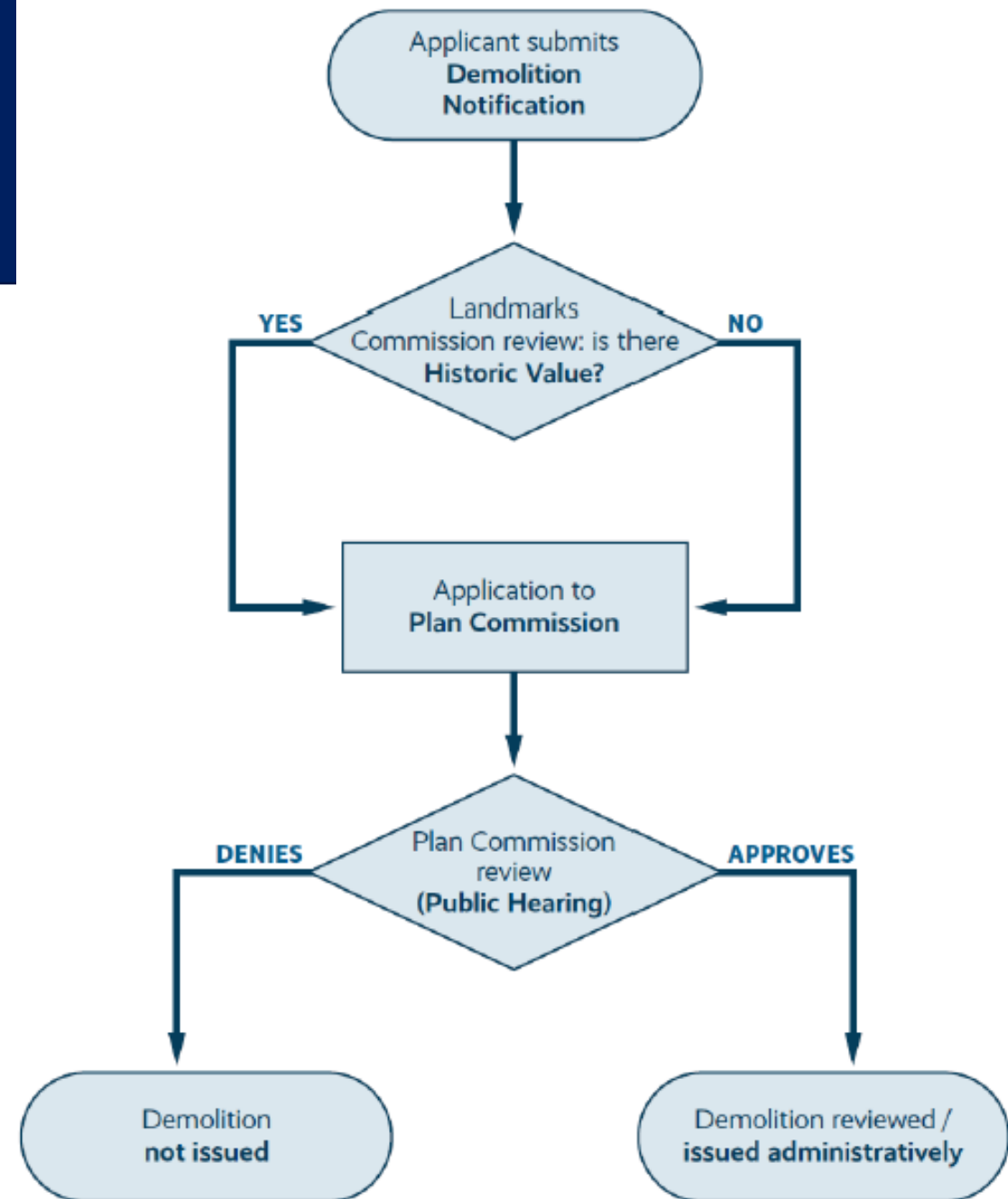
- **1983** – Zoning Code amended to include process that both demolition and the alternative use require Plan Commission review and approval
- **2009 Demolition Sub Committee Amendments** - Process Changes, "Demolition" is defined ([Legislative File 12392](#))
- **2013 – Current Zoning Code** takes effect, largely carries forward the 2009 "Demo Sub Committee" changes

History of Demo Review in Madison

- **September 2021- Demolition Amendment** - Removes Plan Commission's approval of future use, additional standards created ([Legislative File 67074](#))
- **March 2024- Plan Commission Work Session** - Alders requested a simplified demolition process, whether to add/update/remove standards for PC review, options for administrative review for certain demolitions ([Legislative File 82404](#)). PC directs staff to move forward on discussed changes, including creating a path to administrative review for non-historic demolitions and removing procedure-related standards.
- **January 2025- Introduction of *Proposed* Demolition Code changes** to help Plan Commission better work through requests for demolition of buildings with historic value, and simplify the process for requests to demolish non-historic buildings ([Legislative File 86649](#))

How We Used to Do It

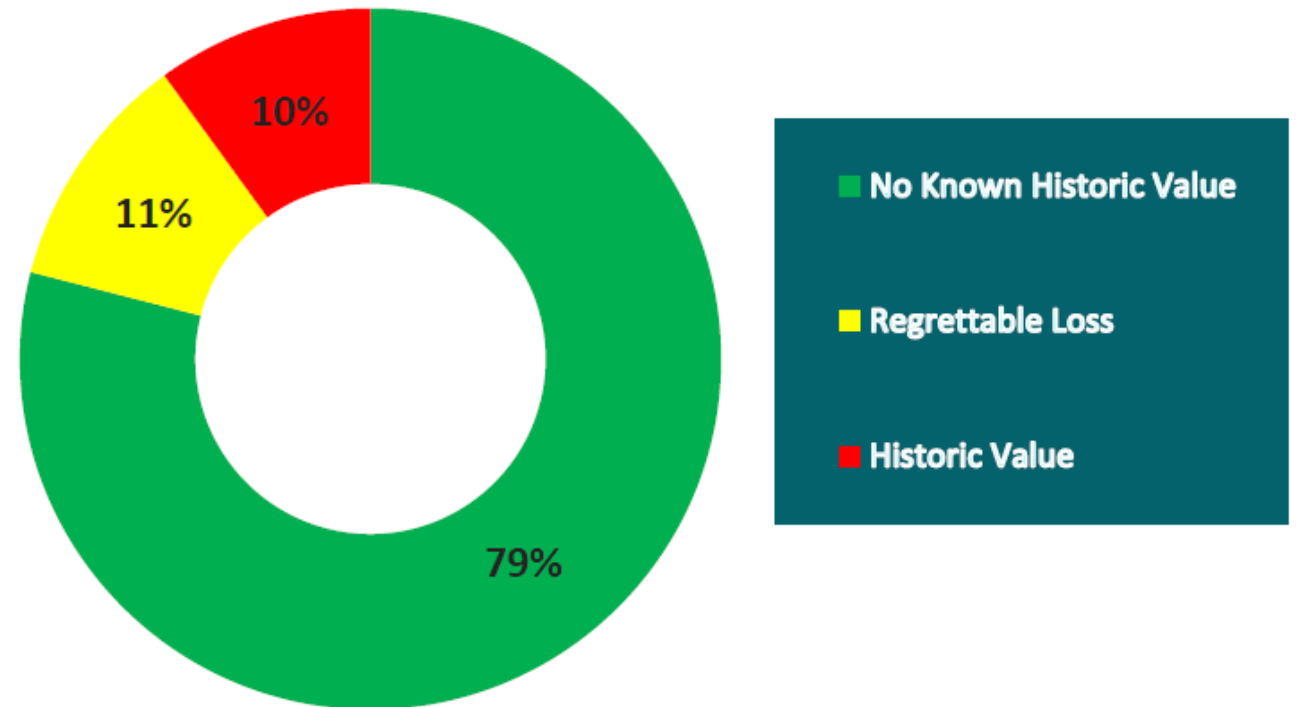
- Plan Commission approved all demos of principal structures
- Landmarks Commission and/or Preservation Planner provided advisory recommendation to PC on historic value of the property with proposed demo



Why We Changed It

October 2021-November 2024

- 144 demo requests review by PC
- 94% Approved



Examples of No Known Historic Value



2001 Londonderry Dr.



6111 Femrite Dr

Examples of Historic Value



223 W Gilman- Historic Value
Approved for Demo



2121 Jefferson St- Historic Value
Not Approved for Demo



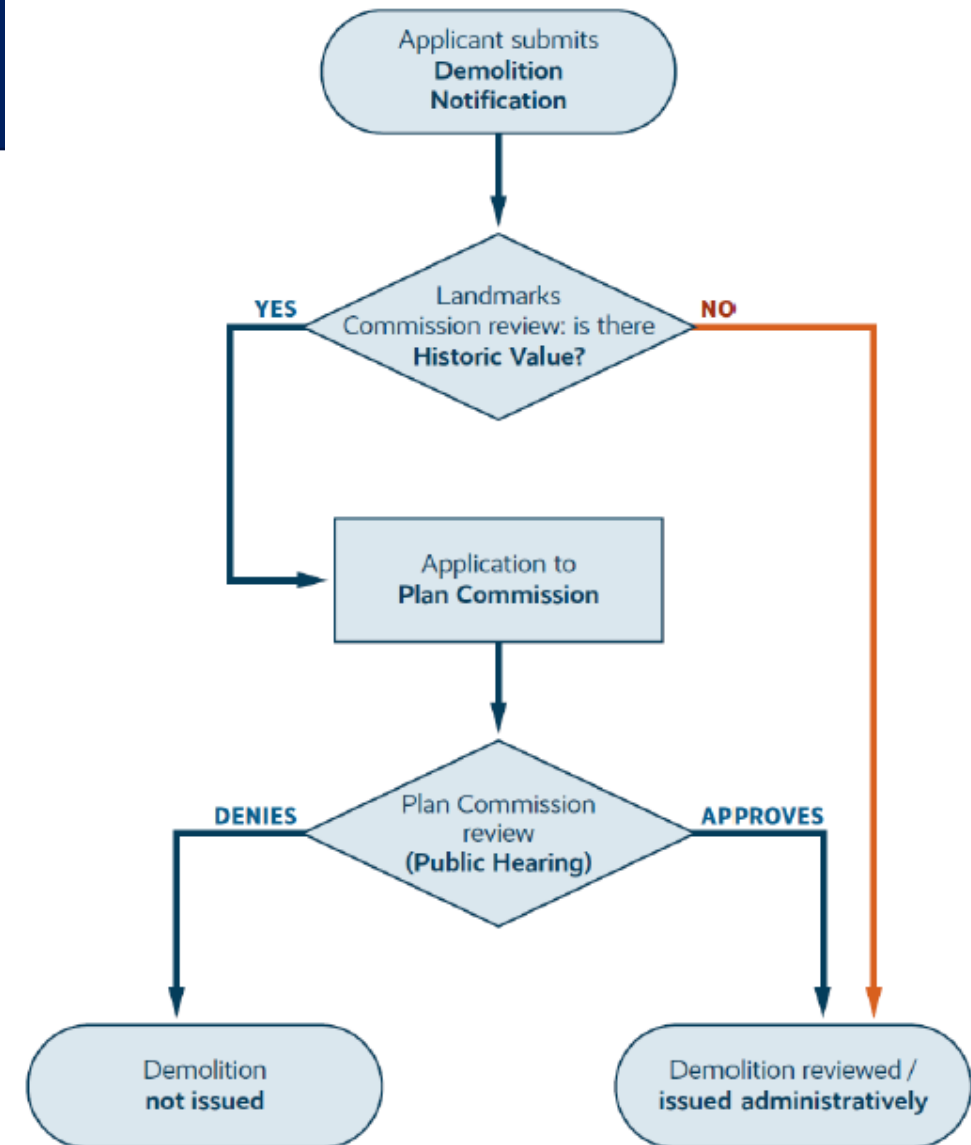
117-125 W Mifflin St – Historic Value
Approved with conditions for Demo



How We Do It Now

- Landmarks Commission completes an advisory historic value review for all demos of principal structures
- Plan Commission approves demos of principal structures with historic value separate from conditional use approvals
- “No Known Historic Value” administratively approved by Zoning staff

Proposed Demolition Process



APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Complete all sections of this application, including signature on page 2.

To request an interpreter, translation, or accommodations, call (608)266-4910.

Para solicitar un intérprete, traducción o acomodaciones llame al (608)266-4910.

Kaj muaj txoj cai tau txais kev txhais lus, kev pes lus las sis kev pab cuam txhawm rau

kev txais taus uas txais muaj nqi rau koj. Xav paub ntxiv tiv tauj rau (608)266-4910

如轉口轉、翻譯或他便利服務，請致電 (608)266-4910.

City of Madison

Building Inspection Division

215 Martin Luther King Jr Blvd, Ste 017

PO Box 2983

Madison, WI 53701-2983 (608) 266-4351



Submit the following via email to:

- Building Inspection at sprapplications@cityofmadison.com and
- Landmarks Commission at LandmarksCommission@cityofmadison.com (see [submittal schedule](#))

Part 1: General Application Information

Street Address:			
Alder District:		Zoning District:	
Project Contact Person Name		Role	
Company Name			
Phone		Email	
<input type="checkbox"/>	Completed Application (this form)		
<input type="checkbox"/>	Property Owner Permission (signature on this form or an email providing authorization to apply)		
<input type="checkbox"/>	Copy of Notification sent to the Demolition Listserv Date Sent _____		
<input type="checkbox"/>	Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to District Alder , City-registered neighborhood association(s) , and City-listed business association(s) . Date Sent _____		
<input type="checkbox"/>	\$600 Demolition Application Fee (additional fees may apply depending on full scope of project)		
<input type="checkbox"/>	Demolition Plan		
Are you also seeking a Zoning Map Amendment (Rezoning) or Conditional Use? <input type="checkbox"/> Yes <input type="checkbox"/> No			

Part 2: Information for Landmarks Historic Value Review

<input type="checkbox"/>	Letter of Intent describing the proposed structure to be demolished, description of proposed method and timeline of demolition
<input type="checkbox"/>	Construction Information (Dates of construction and alterations, architect name, builder name, history of property, historic photos)
<input type="checkbox"/>	Existing Condition Photos (Interior and exterior digital photos of each principal building to be demolished sufficient to indicate its character and condition)
<input type="checkbox"/>	Will existing structure be relocated? <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes" include preliminary assessment that relocation is likely to be structurally and legally feasible
<input type="checkbox"/>	Optional: Proposed mitigation plans for properties with possible historic value

APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Part 3: Application for Plan Commission Review (if applicable)

- When Landmarks Commission finds a building has Historic Value, the demolition application must be considered by the Plan Commission.
- If Plan Commission review is required, staff will schedule the public hearing based on the [published schedule](#).
- Applicant must [make an appointment](#) to pick up "Public Hearing" sign from Zoning Counter and post the sign on property at least 21 days before Plan Commission hearing.

Demolition requests will be scheduled concurrently with other related requests before the Plan Commission, where applicable. A schedule confirmation will be emailed to the designated project contact. Contact staff at pcapplications@cityofmadison.com with questions.

Part 4: Signature

Property Owner Authorizing Signature (or authorized via attached email)			
Property Owner Name			
Company Name			
Street Address			
Phone		Email	

For Office Use Only	
Date:	
Accela ID No.:	

Motions for Landmarks Commission Advisory Recommendation on Historic Value

- A. The Landmarks Commission finds that the building has historic value (Criterion A) based on architectural significance, cultural significance, historic significance, as the work/product of an architect of note, its status as a contributing structure in a National Register Historic District, listed in the National Register of Historic Places, and/or as an intact or rare example of a certain architectural style or method of construction.
- B. The Landmarks Commission finds that the building has historic value (Criterion B) related to the vernacular context of Madison's built environment, cultural practices, or as the work/product of an architect of note, but the building itself is not historically, architecturally or culturally significant.
- C. The Landmarks Commission finds that the building has no known historic value (Criterion C). This category may also denote sites or properties that have historic value, and the significance will not be negatively impacted by the removal of the building itself. This category may also include sites or properties that have archaeological or other site findings of significance, but where removal of the building itself will have no impact.

Why Have a Public Meeting for All Demos?

- Not all history is documented
- Not all “historic” properties have a regulatory historic designation
- Once a raze permit is issued, you can’t claw that back
- Allows for creative mitigation and alternatives to simple scrape & replace