



City of Madison  
Meeting Minutes - Draft  
Plan Commission  
Subcommittee on Demolitions

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

Monday, February 16, 2009

4:00 P.M.

215 Martin Luther King Jr. Blvd.  
Rm LL-130 (Madison Municipal Building)

**\*Note\*** Quorum of the Plan Commission may be in attendance at this meeting.

1. **CALL TO ORDER/ ROLL CALL**

**DRAFT**

The meeting was called to order at 4:10 p.m.

Present: Ald. Gruber, Boll, Fey, Olson (arrived at 4:15 p.m.) Boll was chair for the meeting.

Excused: None

Staff Present: Matt Tucker, Zoning Administrator; Brad Murphy & Tim Parks, Planning Division

Also Present: Michael Bridgeman & Jason Tisch, Madison Trust for Historic Preservation, PO Box 296, Madison; Ledell Zellers, 510 N. Carroll Street and James Ward, 244 W. Gilman Street #302

2. **NEW BUSINESS**

Discussion and recommendation on Legislative File ID# 12392 Amending Sec. 28.03 (2) to add a definition of demolition and creating Sec. 28.12(12)(d)2 to add an exemption for demolition permits.

The Subcommittee held a discussion primarily focusing on the addition of a definition of "demolition" in the Zoning Ordinance. The Subcommittee first discussed the language as it was introduced and reviewed by the full Plan Commission on December 15, 2008.

Michael Bridgeman testified that they he and the Madison Trust for Historic Preservation felt that allowing demolition of up to 75% of a building without a demolition permit review was too much and that 50% presented a more acceptable threshold. He noted that the Trust had not taken a formal position on the percentage. Mr. Bridgeman also offered remarks suggesting that the Plan Commission should be concerned with building facades visible from or adjacent to a street, which resulted in a discussion among the Subcommittee, staff and members of the public about this topic.

Staff introduced an alternative definition of demolition dated February 16, 2009 for the Subcommittee's consideration. The staff-developed definition attempted to focus the definition thresholds onto changes of character or use. Staff also discussed and compared the demolition definition and the demolition standards and processes, the latter of which were generally not part of the ordinance before the Subcommittee.

Further discussion ensued about the 75% threshold for demolition review, which was also included in the staff-proposed definition. In light of the discussion, it was agreed by the Subcommittee that 50% would be a better threshold for triggering a demolition permit review. It was also noted that the 50% amount had a basis in the Zoning Ordinance.

The overall group discussion returned to building facades and walls facing public streets (alleys were specifically excluded). The group also discussed whether roof changes should be counted towards the threshold requiring demolition permit review. Following this discussion, the

Subcommittee decided to focus on walls for the present time and to leave roofs out of the equation.

The Subcommittee concluded the discussion by recommending the following definition be forwarded to the Landmarks Commission and Plan Commission:

"Demolition is an act or process that removes, relocates, pulls down, tears down, razes, deconstructs or destroys 50% or more of the area of the exterior walls of a building or any street-facing facade during any ten-year period."

Members of the Subcommittee suggested that the language could be revisited in the future if need be.

**3. BUSINESS BY MEMBERS**

None

**4. COMMUNICATIONS**

None

**5. ADJOURNMENT**

Boll moved and Ald. Gruber seconded a motion to adjourn at 5:35 p.m.