



Project Name & Address: 2025-2029 Fisher Street
Application Type: Demolition Historic Value Review
Legistar File ID # [92860](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
Date Prepared: April 30, 2026

Summary

Relevant Ordinance Section:

28.185(7) Review for Historic Value. Every application for demolition or removal of a principal structure shall be reviewed by the Landmarks Commission, which shall provide input to the Building Inspection Division regarding the historic value of the property with the building or structure proposed for demolition or removal.

- (a) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has no known historic value, the demolition or removal may be approved administratively under sub. (8)(b) below, provided that at least one of the standards for administrative approval have been met.
- (b) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has historic value, then the Plan Commission shall approve the demolition or removal under sub. (9) below, after considering input from the Landmarks Commission.
- (c) Nothing in this subsection eliminates the requirement in MGO Secs. [41.09\(1\)\(c\)](#) and [41.12\(3\)](#) that the demolition of landmark structures or structures in historic districts must also be approved by the Landmarks Commission through the issuance of a Certificate of Approval.

41.28 HISTORIC VALUE ADVISORY RECOMMENDATION

- (1) Review for Historic Value. Following a review of MGO Sec. 28.185 applications for demolition by the Landmarks Commission and based upon application materials, and a report by the City's Preservation Planner, and any public testimony, the Commission shall review [MGO Sec. 28.185](#) applications for demolition and assign one of the following Categories to each principal building proposed for demolition:
 - (a) Category A Demolitions: denotes that the Landmarks Commission finds that the building has historic value 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) Category B Demolitions: denotes that the Landmarks Commission finds that the building has historic value 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) Category C Demolitions: denotes that the Landmarks Commission finds that the building has no known historic value. 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.
- (2) Presence of Archaeology. When applicable, each finding shall also note the presence of an archaeological or burial site on the site of the building proposed for demolition.

2025-2029 Fisher Street

Residential building constructed in 1982



Google Streetview



Google Earth

Applicant: Adam Watkins, Wyser Engineering

Applicant's Comments: 2025 Fisher Street — Complete Demolition The property at 2025–2029 Fisher Street included a parsonage constructed in 1960 by Reverend Joe E. Dawson (since demolished in 2019), and a small ranch-style community center building constructed in 1982 when the church established its food pantry program. The combined property currently houses the MTZCO Food Pantry. The applicant proposes to fully demolish the remaining small ranch style community center building and its adjacent garage structure to accommodate the consolidated site plan for the Family Life Center. The food pantry program and community center functions will be relocated into the new building with expanded capacity, including dedicated loading access, walk-in refrigeration, a welcome desk and intake area, and a grocery-store model layout designed to serve clients with dignity and hospitality.

Both properties on the project site are identified in the City of Madison Underrepresented Communities Intensive Survey Report, prepared by Legacy Architecture, Inc. The survey's Chapter 14 (Religion) states: "Mount Zion Baptist Church was established in 1911 as a Baptist mission... In 1960, the University of Wisconsin purchased the church and demolished it. That same year, Mount Zion moved to Bram's Addition neighborhood... A new contemporary style building was constructed for the church at 2019 Fisher Street. An adjacent minimal traditional style parsonage house was also constructed that year at 2025–2029 Fisher Street." The survey further notes: "In 1982, the church established a food pantry and constructed a small ranch style building at 2025 Fisher Street, adjacent to the parsonage and church, to serve as a community center." The survey concludes that "Mount Zion Baptist Church is locally significant to the African American community in the area of Religion from 1911 to the present" and that "this church is potentially eligible for designation as a City of Madison Landmark." The applicant fully acknowledges the landmark-eligible status of both properties and the significance of this site to the African American community in Madison.

Staff Findings: This building has served as the food pantry for the Mount Zion Baptist Church since it was constructed in 1982. The church community continues with its community service projects and this building is not key to telling that

story as this building functions as more of an accessory building to the activities of the community that uses the church property. The building is also not architecturally significant. There is no previously identified archaeology.

Staff Recommendation: Staff recommends a finding of (c) no known historic value.