

..Number  
251617  
..Version  
PROPOSED SUBSTITUTE  
..Reference

..Sponsor  
ALD. BAUMAN

..Title  
An ordinance relating to the documentation of historic buildings before demolition.

..Section  
320-21-3-g through L rn to 320-21-3-h through m  
320-21-3-g cr  
320-21-5 am  
320-21-11-c-3 cr

..Analysis  
This ordinance authorizes the Historic Preservation Commission to require historic building documentation before demolition as a condition of approving a certificate of appropriateness for designated or registered historic buildings, structures, or site features. It defines “historic building documentation,” authorizes the commission to adopt documentation guidelines, and provides that no demolition permit may be issued until required documentation is submitted in compliance with adopted standards. The ordinance does not alter existing demolition procedures or timelines.

..Body  
The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Part 1. Section 320-21-3-g through L of the code is renumbered 320-21-3-h through m.

Part 2. Section 320-21-3-g of the code is created to read:

### **320-21. Historic Preservation Commission.**

#### **3. DEFINITIONS**

g. “Historic building documentation” means comprehensive three-dimensional digital documentation of the exterior of an existing building, structure, or site designated as historic, located within a designated historic district, or listed on or located within a district listed on the national register of historic places, using advanced spatial data capture methods capable of producing an accurate, measurable, and scalable digital model of the resource. The documentation shall capture exterior elevations, volumetric relationships, spatial geometry, and significant architectural features with sufficient precision to permit future measurement, modeling, digital reconstruction, research, and public educational use. The resulting documentation shall constitute a permanent digital twin or equivalent archival digital representation of the building, structure, or site. Documentation shall be completed using industry-accepted professional standards and equipment sufficient to ensure survey-level accuracy and reliability, as further established by commission guidelines.

Part 3. Section 320-21-5 of the code is amended to read:

**5. RULES OF THE COMMISSION.** The commission shall elect from its membership a chair and a vice-chair whose terms of office shall be fixed by the commission. The commission shall adopt rules of procedure for the transaction of its business. >> The commission shall adopt guidelines establishing standards, technical specifications, submission formats, accuracy requirements, and retention policies for historic building documentation required prior to demolition of designated or registered historic buildings, structures, or site features, consistent with the scope and significance of the resource.<<

Part 4. Section 320-21-11-c-3 of the code is created to read:

**320-21-11. REGULATION OF ALTERATION, RECONSTRUCTION, REHABILITATION, CONSTRUCTION AND DEMOLITION.** c-3. Historic building documentation required prior to demolition. If the commission grants or conditionally grants a certificate of appropriateness to allow partial or complete demolition of a building, structure, or site feature designated as historic, located within a designated historic district, or listed on or located within a district listed on the national register of historic places and was constructed prior to the date of such designation or listing, the commission shall require, as a condition of the certificate, that the applicant deliver to the commission, for retention by the city, historic building documentation prior to demolition, consistent with the scope and significance of the resource and the standards and guidelines adopted by the commission. No permit for demolition shall be issued by the commissioner of neighborhood services until the commission determines that the required historic building documentation has been submitted in compliance with the commission's adopted standards and guidelines.

..LRB  
APPROVED AS TO FORM



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Legislative Reference Bureau  
Date: February 18, 2026

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..Attorney  
IT IS OUR OPINION THAT THE ORDINANCE  
IS LEGAL AND ENFORCEABLE

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Office of the City Attorney  
Date: \_\_\_\_\_

..Requestor

..Drafter  
LRB181330-4  
Addis Zewdie  
03/23/2026

Technical Corrections  
Addis Zewdie  
03/25/2026