



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 221 Bram Street  
**Application Type:** Demolition Permit  
**Legistar File ID #** [59688](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.

## Summary

**Applicant & Property Owner:** City of Madison; Janet Schmidt, City Engineering Division, representative.

**Requested Action:** Approval of a demolition permit to allow a single-family residence located at 221 Bram Street to be demolished with no proposed use.

**Proposal Summary:** The City is requesting approval to demolish a flood-prone 1.5-story single-family residence on the subject site. Following demolition, the land will be graded and seeded, after which it will remain in a natural state and be managed long-term by the City’s Stormwater Utility. Demolition will commence as soon as all regulatory approvals have been granted, with demolition and site restoration work to be completed within 60 days of commencement.

**Applicable Regulations & Standards:** Section 28.185 provides the process and standards for the approval of demolition and removal permits.

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow the demolition of a single-family residence at 221 Bram Street subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

## Background Information

**Parcel Location:** The subject site is an approximately 17,906 square-foot (0.41-acre) parcel located on the south side of Bram Street, approximately 700 feet east of Koster Street; Aldermanic District 14 (Carter); Madison Metropolitan School District.

**Existing Conditions and Land Use:** Single-family residence with attached garage and accessory shed, zoned TR-C1 (Traditional Residential–Consistent 1 District).

### Surrounding Land Uses and Zoning:

North: Quann Park, zoned PR (Parks and Recreation District);

W/S: Single-family residences, zoned TR- C1 (Traditional Residential–Consistent 1 District);

East: Single-family residence and Lyckberg Park, zoned TR-C1 in the City of Madison; Alliant Energy Center and Dane County Fairgrounds in the Town of Madison.

**Adopted Land Use Plan:** The Comprehensive Plan identifies the subject site and surrounding residential properties for Low Residential uses. Quann Park is designated for Park and Open Space uses, while the Dane County lands to the east are designated as Special Institutional.

The subject site is also located within the boundaries of the 2005 South Madison Neighborhood Plan. The subject site is located within the portion of the plan addressing the Capitol View (Heights) Neighborhood (east of the Wisconsin & Southern Railroad), which is generally recommended to remain mostly single-family detached residences. The plan also includes recommendations for Quann and Lyckberg parks, including the installation of sidewalks along the section of Bram Street adjacent to the subject site, primarily to improve pedestrian access to the parks. The plan also encourages the exploration of an extension of Bram Street northeasterly to connect to W Olin Avenue to improve access to the neighborhood.

**Zoning Summary:** The subject property is zoned TR- C1 (Traditional Residential–Consistent 1 District); no new construction is proposed following demolition.

**Environmental Corridor Status:** The property is not located within a mapped environmental corridor. Quann Park to the north and Lyckberg Park and portions of the Dane County lands to the east are located in a mapped corridor.

**Public Utilities and Services:** The site is served by a full range of urban services.

## Project Description, Analysis and Conclusion

On June 11, 2019, the Common Council adopted Resolution 19-00446 (ID [55648](#)) authorizing the execution of a Purchase and Sale Agreement between the City and Colleen Sims for the purchase of her property at 221 Bram Street. The purchase of the property was funded by a flood mitigation funds in the City's 2019 capital budget. The Plan Commission recommended approval of the purchase to the Common Council at its May 20, 2019 meeting. Acquisition of the L-shaped, 0.41-acre subject property was completed in December 2019.

The 1.5-story house at 221 Bram Street was constructed in 1977 according to City records and contains three bedrooms and 1.5 baths and approximately 1,330 square feet of floor area. The house has no basement but includes a crawl space below the footprint of the first floor. A one-car attached garage is located off the eastern wall of the main residence.

The property is low-lying and features hydric soils. The residence has been prone to flooding in recent years, with evidence of recent flooding included in the photos included with the application materials. Following demolition of the residence, the property will be restored and maintained by the City's Stormwater Utility as part of its flood management and stormwater management programs. A gardening shed located along the eastern edge of the property will be relocated off-site for use by City staff for seed storage.

The Zoning Code requires Plan Commission approval prior to the demolition of any structure that has been used at any time as a single-family or multiple-family residence, is a landmark, or is located in a Historic District or Neighborhood Conservation District regardless of condition or reason. The Planning Division believes that the Plan Commission can find the standards for approval met to allow the flood-prone single-family residence to be demolished, and for the property to remain undeveloped as stormwater-related open space following demolition. The Landmarks Commission reviewed the proposed demolition on February 17, 2020 and recommended to the Plan Commission that the building had no known historic value.

## **Recommendation**

### **Planning Division Recommendation** (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow demolition of a single-family residence at 221 Bram Street with no proposed use subject to input at the public hearing and the following conditions:

### **City Engineering Division** (Contact Brenda Stanley, 261-9127)

1. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.

### **City Engineering Division – Mapping Section** (Contact Jeff Quamme, 266-4097)

2. The property was acquired by the City of Madison per Document No. 5536913. An existing easement exists across 226 Koster Street for sewer and water laterals serving the house to be demolished. If the laterals are to be abandoned in perpetuity, the easement shall be released by the owner of 226 Koster Street by separate document prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate the Real Estate project.
3. Records indicate there is also a water lateral connecting to a main on Koster Street. If confirmed, this should also be noted on the demolition plan.

### **Zoning Administrator** (Contact Jenny Kirchgatter, 266-4429)

4. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Bryan Johnson (266-4682), prior to a demolition permit being issued. MGO Section 28.185(7)(a)5 of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

### **Fire Department** (Contact Bill Sullivan, 261-9658)

5. Note: The Madison Fire Department appreciates the opportunity to conduct training and keep skills sharp.

### **Water Utility** (Contact Adam Wiederhoeft, 266-9121)

6. The Madison Water Utility shall be notified to remove the water meter at least two (2) working days prior to demolition. Contact the Water Utility Meter Department at 266-4765 to schedule a meter removal appointment.

The **Traffic Engineering Division**, **Parks Division**, **Forestry Section**, and **Metro Transit** reviewed the request and submitted no comments or conditions of approval.