



**Project Addresses:** 210 Bernard Court  
**Application Type:** Demolition Permit  
**Legistar File ID #** [87142](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted

### Summary

**Applicants:** Cindy Torstveit and Scott Utter, University of Wisconsin-Madison; 21 N Park Street; Madison.

**Property Owner:** The Board of Regents of the University of Wisconsin System; 1220 Linden Drive; Madison.

**Requested Action:** Consideration of a demolition permit to demolish of a three-family dwelling at 210 Bernard Court.

**Proposal Summary:** The University of Wisconsin-Madison is requesting to raze a 2.5-story three-family residence at 210 Bernard Court at the southwestern corner of Clymer Place. Demolition activities will commence as soon as all regulatory approvals have been granted, with completion anticipated in spring 2025.

**Applicable Regulations & Standards:** The purpose, uses, master plan process, and uses in the CI (Campus–Institutional District) are outlined in Section 28.097 of the Zoning Code. 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 are met and **approve** a demolition permit to demolish a three-family residence at 210 Bernard Court subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 4**.

### Background Information

**Parcel Location:** The subject site is a 2,940 square-foot parcel located at the southwestern corner of Bernard Court and Clymer Place; Alder District 8 (Govindarajan); Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject parcel is developed with a 2.5-story three-family dwelling constructed in 1930 per City records, zoned CI (Campus–Institutional District).

#### Surrounding Land Uses and Zoning:

North: Future Irving and Dorothy Levy Hall north of Clymer Place, zoned CI (Campus–Institutional District);

South: Three-family residence and vacant parcels, zoned CI;

West: Single- and three-family residences, zoned TR-U2 (Traditional Residential–Urban 2 District); vacant parcels, zoned CI; and

East: Single-family residence and vacant parcels, zoned CI.

**Adopted Land Use Plan:** The 2023 [Comprehensive Plan](#) includes the subject site and surrounding properties in the Special Institutional district.

The 2008 [Regent Street–South Campus Neighborhood Plan](#) includes the subject sites and the larger block bounded by W Johnson Street, N Park Street, W Dayton Street, and N Brooks Street in the “Academic/Research” Campus District (for university-related academic classrooms, offices, and research), with up to 12-story future buildings possible on the block.

**Zoning Summary:** The subject parcel is zoned CI (Campus–Institutional District) and is within the boundaries of the University of Wisconsin–Madison campus master plan. No construction is proposed following demolition.

**Environmental Corridor Status:** The property is not located in a mapped environmental corridor.

**Public Utilities and Services:** The site is served by a full range of urban services, including Metro Transit, which operates daily service along W Johnson Street, N Park Street, University Avenue, N Brooks Street and W Dayton Street near the site, with trips on most routes at least every 30 minutes.

## Previous & Related Approvals

On July 18, 2017, the Common Council adopted Substitute Ordinance 17-00074 (ID 47245), adopting a Master Plan for the portions of the University of Wisconsin–Madison campus zoned in the Campus-Institutional (CI) District. Following final approval of the plan document by City staff, the CI zoning district master plan for the campus took effect on January 1, 2019 and will remain in effect until January 1, 2029 consistent with the ten-year master plan approval period stipulated in Section 28.097 of the Zoning Code. This master plan is hereinafter referred to as the “2017/2019 CI zoning master plan” for the year of Common Council approval and the year the plan took effect. A link to that plan may be found [here](#).

On September 5, 2023, the Common Council approved a request to rezone 923 Clymer Place, 207 N Brooks Street, 209 Bernard Court, 911 Clymer Place, and 908 W Dayton Street from TR-U2 (Traditional Residential–Urban 2 District) to CI (Campus–Institutional District) and approved an amendment to the Campus–Institutional (CI) District Master Plan for the University of Wisconsin–Madison Campus for the portion of the campus generally addressed as 232 N Park Street and 915-935 W Johnson Street to include specific plans for the Levy Hall Academic Building. On August 28, 2023, the Plan Commission recommended approval of those zoning changes to the Council and also approved a demolition permit to demolish two residential buildings at 209 Bernard Court and 911 Clymer Place, and a separate demolition permit to demolish a two-family residence at 923 Clymer Place.

## Project Description, Analysis & Conclusion

The University of Wisconsin–Madison is requesting approval of a demolition permit to allow a three-family residence located at 210 Bernard Court to be demolished. The building is two- and a half-stories tall and was constructed in 1930 according to City records, although during its review for the Landmarks Commission, the City’s preservation planning staff suggested that the building could be as old as 1910. The subject parcel is 2,940 square feet in area, measuring 41.4 feet wide along Bernard Court and 71 feet deep along Clymer Place. Photos of the interior and exterior of the building are attached to the legislative file. Following demolition, no new construction is proposed; all site improvements will be removed, and the site will be graded and seeded.

The subject site is zoned CI (Campus-Institutional District) and is located within the boundaries of the 2017 campus master plan adopted to guide development activities across most the approximately 936-acre campus. Buildings identified for demolition in the adopted zoning master plan may be demolished without Plan Commission approval. However, the existing residence was not included on the list of campus buildings to be demolished through 2029, and no building project is identified in the master plan between Clymer Place and W Dayton Street a half-block to the south. In order for demolition of 210 Bernard Court to proceed, the University could either request approval of a major amendment to the CI district master plan from the Common Council following review by the Plan Commission pursuant to Section 28.097 of the Zoning Code to include the building on the list of allowed demolitions, or seek separate approval of a demolition permit from the Plan Commission pursuant to Section 28.185. In this case, the University has opted for approval of a standalone demolition permit per Section 28.185.

In order to approve a demolition request, the Plan Commission shall consider the factors and information specified in Section 28.185(9)(c) and find that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison. The standards for demolition approval state that the Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission. The demolition of the three-family residence was reviewed at the December 9, 2024 Landmarks Commission. The Landmarks Commission voted to recommend to the Plan Commission that the residence has no known historic value.

The Planning Division has no information otherwise to suggest that the proposed demolition would not meet the standards of approval in Section 28.185(9)(c) and recommends that the demolition be approved. In approving a demolition permit, the Plan Commission may stipulate conditions and restrictions on the proposed building demolition as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards of approval. The proposed conditions for related to these demolitions may be found in the 'Recommendation' section of the report.

Note: The proposed demolition request was submitted for review prior to the recent amendments to the Zoning Code (Chapter 28) and Historic Preservation Code (Chapter 41) to revise the demolition permit process, which were reviewed by the Plan Commission on February 17, 2025, approved by the Common Council on February 25 as Ordinance 25-00010 (ID [86649](#)), and took effect on March 9. **As such, this demolition permit is subject to the previous process and standards for approval.** However, staff will note that given the Landmarks Commission's finding of no known historic value for the existing building, the request would not have come to the Plan Commission under the recently enacted code changes and would instead have been approved administratively.

## Recommendation

### Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the standards are met and **approve** a demolition permit to demolish a three-family residence at 210 Bernard Court subject to input at the public hearing and the conditions from reviewing agencies that follow.

**Recommended Conditions of Approval** Major/Non-Standard Conditions are Shaded

**City Engineering Division** (Contact Tim Troester, (608) 267-1995)

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 Jeffrey Quamme, (608) 266-4097)

2. Identify on the demolition and restoration plans the lot and block numbers of recorded plat.
3. Provide a full and complete legal description of the site or property being subjected to this application on the site demolition and restoration plan.

**Traffic Engineering Division** (Contact Sean Malloy, (608) 266-5987)

4. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

**Zoning Administrator** (Contact Jenny Kirchgatter, (608) 266-4429)

5. Section 28.185(9) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9) shall submit documents showing compliance with the plan within 60 days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission.
6. Approval of the demolition will require the removal of all structures including the principal building, parking area, and driveway on Clymer Place. The driveway apron shall be removed and replaced with curb and gutter as per City of Madison Engineering and Traffic Engineering requirements. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.

**Fire Department** (Contact Matt Hamilton, (608) 266-4457)

This agency has reviewed this request and recommended no conditions of approval.

**Parks Division** (Contact Kathleen Kane, (608) 261-9671)

This agency has reviewed this request and recommended no conditions of approval.

**Water Utility** (Contact Jeff Belshaw, (608) 261-9835)

7. A private well may have served this parcel prior to the municipal water service connection. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR-812 and MGO Section 13.21 prior to the demolition of the property. Please contact Water Utility staff at (608) 266-4654 to schedule an on-site private well survey prior to demolition or otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

**Forestry Section** (Contact Bradley Hofmann, (608) 267-4908)

This agency has reviewed this request and recommended no conditions of approval.

**Parking Division** (Contact Trent W. Schultz, (608) 246-5806)

This agency has reviewed this request and recommended no conditions of approval.

**Metro Review** (Contact Timothy Sobota, (608) 261-4289)

This agency has reviewed this request and recommended no conditions of approval.