



**Facilities Planning
& Management**
UNIVERSITY OF WISCONSIN-MADISON

January 21, 2025

Tim Parks
City of Madison Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd #017
Madison, WI 53703

RE: DEMOLITION LAND USE APPLICATION: 210 BERNARD COURT (#20K1G)
Zoning: Campus-Institutional District (C-I)
University of Wisconsin-Madison

Dear Mr. Parks,

This demolition approval application to the Plan Commission is by the University of Wisconsin – Madison regarding a structure located at 210 Bernard Court (Block 16) in Madison, Wisconsin. All lands are owned by the Board of Regents of the University of Wisconsin System. This application is arriving 30+ days after Alder (AD#8), Neighborhood Association (CANA), and Demo Listserv notification. The demolition was supported by the Landmarks Commission at their December 9, 2024, meeting. There is no request to amend the Campus Master Plan as the parcel is currently zoned Campus-Institutional (C-I) District. Additionally, this request will be made aware to the Joint Campus Area Committee.

The following information is per Section 28.185 of the Madison General Ordinance for Demolition Permits approvals.

- **Condition and History of the House:** The property at 210 Bernard Court is a three-unit structure located on the corner of Clymer Place and Bernard Court. It was acquired by the Board of Regents in 2018 and used as rental housing via a third-party management company. Based on the age of the building, all building materials are presumed to be asbestos-containing materials. A demolition quality asbestos inspection will be performed prior to removal initiation to confirm. Materials containing hazardous materials will be abated according to current state and federal regulations by a certified contractor. There is lead-based paint on the exterior and interior of the building (EHS inspections using XRF) with high concentrations of lead around the building based on 2012 soil samples. Reference existing images for additional information.
- **Potential for Relocation:** The structure is not listed on the National or State of Wisconsin Historic Register. The building is listed on the Architecture and History Inventory (#109686) however a determination of ineligible for the National Register has been made. A 44.40 form has been submitted to the Wisconsin Historical Society and concurrence received that no eligible properties would be affected. The property's current condition and structural issues would pose significant challenges to any relocation efforts.
- **Campus Master Plan Alignment:** The property is situated within the campus boundaries and was identified for potential acquisition and redevelopment in the Campus Master Plan adopted in 2017. The timing of the acquisition aligns with our ongoing efforts to develop out the southern half of Block 16 for institutional programming. The removal of this structure will facilitate the implementation of these plans and contribute to the overall improvement and development of the campus.
- **Interim Condition Following Removal:** After the demolition of the house, the site will be stabilized and prepared for future development. We plan to remove any contaminated soil (not anticipated), grade the site and apply seed to establish cover. Erosion control measures will be installed accordingly. This interim condition will ensure safety and allow for setup with the planned future development.

Application Materials

- Demolition Land Use Application
- Letter of Intent
- Phase 1 Environmental Assessment Report (includes photographs of existing structure)
- University of Wisconsin Building Demolition Request Form
- Landmarks Commission Demolition Report (12/4/24 Meeting)
- Alder Notification

Project Participants**Owner:****State of Wisconsin****Agency: Universities of Wisconsin**

Board of Regents
Room 1860 Van Hise Hall
1220 Linden Drive
Madison, Wisconsin 53706

Owner's Contact:**University of Wisconsin – Madison**

Facilities Planning and Management
30 N. Mills Street, 4th Floor
Madison, Wisconsin 53715-1211
Phone: 608-263-3023
Attn: Scott Utter, Director of Campus Planning & Landscape Architecture
E-Mail: scott.utter@wisc.edu

Project Schedule:

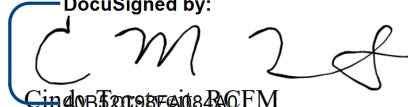
City Submittal:	January 21, 2025
Contractor Retained:	February 2025
Mobilize Demolition:	February 2025
Substantial completion:	June 2025

Estimated Project Cost:

The project cost estimate is \$40,000

Thank you,

DocuSigned by:



Cindy Trebrak, ACFM

Associate Vice Chancellor

Facilities Planning & Management, University of Wisconsin-Madison

cc: Peter Schlecht, UW-Madison Assistant Vice Chancellor Campus Planning & Design
Paula Veltum, UW-Madison Assistant Vice Chancellor Real Estate Development & Administration
Scott Utter, UW-Madison Director Campus Planning & Landscape Architecture
Casey Ward, UW-Madison FP&M Project Manager
Aaron Williams, UW-Madison Campus Planning

Facilities Planning and Management

University of Wisconsin-Madison 21 N. Park Street, Ste 6001 Madison, Wisconsin 53715-1211
608/263-3000 www.fpm.wisc.edu