



PREPARED FOR THE PLAN COMMISSION

Project Address: 507 Davidson Street

Application Type: Demolition Permit

Legistar File ID # [66110](#)

Prepared By: Tim Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Rick North, Residential Design Build, LLC; 702 N High Point Road; Madison.

Requested Action: Approval of a demolition permit to demolish a single-family residence at 507 Davidson Street and construct a new single-family residence.

Proposal Summary: The applicant and property owner is requesting approval to construct a new one-story single-family residence on the property following demolition of an existing residence and detached garage. Demolition of the existing building and construction of the new residence will commence once all regulatory approvals have been granted, with completion anticipated by summer 2022.

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 a single-family residence at 507 Davidson Street to be demolished and a new residence to be constructed, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Parcel Location: An approximately 11,250 square-foot (0.26-acre) parcel located on the south side of Davidson Street and north side of Park Court, approximately midway between Maher Avenue and Dempsey Road; Aldermanic District 15 (Foster); Madison Metropolitan School District.

Existing Conditions and Land Use: Single-family residence and detached garage, zoned SR-C1 (Suburban Residential–Consistent 1 District).

Surrounding Land Uses and Zoning: The subject site is surrounded by other single-family residences located along both sides of Davidson Street in the SR-C1 (Suburban Residential–Consistent 1 District) zoning district. The southern edge of the subject parcel abuts Park Court, a 30-foot wide residential street right of way, which forms the northern edge of Lake Edge Park, which is also zoned SR-C1.

Adopted Land Use Plans: The 2018 [Comprehensive Plan](#) recommends the subject site and surrounding properties for Low Residential uses. There are no adopted neighborhood or special area plans that include the subject site.

Zoning Summary: The subject property is zoned SR-C1 (Suburban Residential–Consistent 1 District).

Requirements	Required	Proposed
Lot Area (sq. ft.)	8,000 sq. ft.	11,250 sq. ft.
Lot Width	60'	75'
Minimum Front Yard Setback	30'	30'
Side Yard Setback	One-story: 6'	11.44' West 12.2' East
Rear Yard Setback	Lesser of 30% lot depth or 35'	68'
Usable Open Space	1,300 sq. ft.	5,000 sq. ft.
Maximum Lot Coverage	50%	20% (See conditions)
Maximum Building Height	2 stories/ 35'	1 story (See conditions)
Number Parking Stalls	1	2
Building Forms	Single-family detached dwelling	Will comply
Other Critical Zoning Items: Utility Easements		
<i>Prepared by Jacob Moskowitz, Assistant Zoning Administrator</i>		

Environmental Corridor Status: The subject site is not located within a mapped environmental corridor.

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

Project Description, Analysis and Conclusion

The applicant is seeking Plan Commission approval of a demolition permit to construct a new single-family residence at 507 Davidson Street, which will replace a one-story single-family residence and detached two-car garage located on the property.

According to City records, the existing residence was constructed in 1940 and contains four bedrooms, two bathrooms, and 1,481 of floor area. Photos of the existing house are included in the Plan Commission materials. Heather Bailey, the City’s Preservation Planner, has reviewed the demolition of the former house at 507 Davidson Street and recommends that it has no known historic value; her report is attached to the legislative file for this request.

Plans for the replacement residence call for a one-story ranch-style structure that will include three bedrooms, three bathrooms, and a front-loaded attached two-car (though the floorplans suggest a side-loaded garage). The interior room layout and conceptual renderings of the new residence are included with the application materials; final details of the home to be constructed will be required prior to issuance of permits for the project.

The Planning Division has no information to suggest that demolition of the existing residence would not meet the standards of approval for demolition permits and further believes that the proposed single-family residence can meet those standards. The proposed residence should not have an adverse impact on the normal and orderly development of surrounding properties, which feature single-family homes that vary in size and design along Davidson Street as well as other streets nearby in this portion of the Lake Edge neighborhood.

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 a demolition permit to allow a single-family residence at 507 Davidson Street to be demolished and a new residence to be constructed subject to input at the public hearing and the following conditions:

Major/Non-Standard Conditions are Shaded

Planning Division

1. Prior to final approval and issuance of permits for this project, the plans shall be revised to include fully detailed and dimensioned elevations of the residence to be constructed on the subject site. The final elevations shall show the height of the residence and materials to be used and shall match the site plan submitted to the Plan Commission, which show a front-loaded garage. Any front-loaded garage shall meet the requirements in Section 28.031(3), which requires that no such garage may occupy no more than 50% of the width of the front building facade, measured at grade, with the garage door recessed at least two (2) feet behind the remainder of the façade.
2. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 50%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five feet, pervious pavement, green roofs and decks.

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

3. 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.
4. Revise plan set to show more information on proposed drainage for the site. Use either spot elevations and drainage arrows or proposed contours to show the required drainage information. It is necessary to show the location of drainage leaving the site to the public right of way. It may be necessary to provide information off the site to fully meet this requirement. This site needs to allow drainage from rear to front on both sides of the home.

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

5. The applicant shall have the Surveyor provide a signed and sealed copy of the Plat of Survey of the lot. Send a pdf of the survey map to Jeff Quamme (jrquamme@cityofmadison.com).

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

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

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

6. Show the proposed driveway on the final plans.

7. Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, it shall not be issued until a reuse and recycling plan is approved by the Recycling Coordinator. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185 (7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. Per Section 28.185(9)(a), 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)

8. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Division Chief Paul Ripp of the MFD Training Division at pripp@cityofmadison.com or (608) 712-6277 to discuss this possibility.
9. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available online at the Home Fire Sprinkler Coalition.

Water Utility (Contact Jeff Belshaw, 261-9835)

10. 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 266-4765 to schedule the meter removal appointment. The Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application prior to the issuance of building permits for the proposed development.
11. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days' notice between the application submittal and the scheduled lateral connection/ extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>). Otherwise, they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at 266-4646.

Metro Transit (Contact Tim Sobota, 261-4289)

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

Parks Division (Contact Ann Freiwald, 243-2848)

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

City Forestry Section (Contact Jeffrey Heinecke, 266-4890)

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