

Project Overview

1002 Erin Street
Madison, WI



Statement and description of the principal building or structure proposed for demolition or removal and the reason for requesting the demolition or removal.

The principal building is a single family house located at 1002 Erin St. (Parcel Info: GREENBUSH ADD TO MADISON. S 45 FT OF E 8 FT OF LOT 11 & S 45 FT OF LOT 12, BLOCK 22). It also includes a detached garage and concrete driveway.

This property has several safety issues primarily due to mold and water damage. The owner would like to demolish the property immediately for safety and cost savings until future plans for the parcel are developed.

If known to the applicant, the date the building or structure proposed for demolition or removal was constructed.

The actual age of the building is unknown, but considering the style of construction it was likely built in the late 1930s or early 1940s. The detached garage is more contemporary and was likely constructed in the late 1970s.

A description of the proposed method and timeline of the demolition or removal.

- House Clean-up & Recycling, Reuse & Waste Plan conducted on the interior in February, 2024
- Pending Permit Released, prepare initial postings and interior signage and training. - March 28th
- Prepared for structure demolition March 15th, recycling and waste management zones and postings outside.
- Demolish Structure April 1st.
- Fill, compact and grade lot, April 15th.
- Execute Landscape plan (seed and cover).

The interior metals will be demolished manually and sorted this Winter. In early Spring while the ground is still hard we plan to use a mini excavator and other heavy machinery to take down the structures and to remove the concrete/stone in the foundation and driveway.

The same equipment will be used to bring the lot to grade following the fill instructions and in preparation for landscaping.

Landscaping will be done with small garden tractors and/or lawn equipment.

A statement whether the applicant is also seeking a zoning map amendment pursuant to MGO [Sec. 28.182](#)(10), or conditional use pursuant to MGO [Sec. 28.183](#), in conjunction with the requested demolition.

The owner is seeking no adjustments to the parcel or zoning at this time.

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If applicable, a description of the efforts that the applicant has taken or will take to relocate the building to another site rather than demolish it.

During the initial walk throughs, inspections and the development of the project plan this option was considered. However, the overall shape and atypical footprint of the house is not conducive to relocation. Further, the health and safety concerns of the current material adverse facts are greater than the overall savings and benefits of relocation. There are many other factors that make this house not a candidate for relocation, but these are the primary reasons.

Photos of the interior and exterior of each principal building to be demolished or removed sufficient to indicate its character and condition.

Attached to the delivery email for ease of reference and use.