



Project Address: 1002 Erin Street
Application Type: Demolition Permit
Legistar File ID # [81919](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Sisters of St. Mary; PO Box 8792; Madison; Greg Doyle, representative.

Contact Person: Todd Maahs, Mainstay; 1318 Woodvale Drive; Madison.

Requested Action: Consideration of a demolition permit to allow demolition of a two-family residence at 1002 Erin Street.

Proposal Summary: The applicant and property owner are requesting approval to demolish a two-story two-family residence and detached garage located at the northwestern corner of Erin Street and S Brooks Street. The application materials do not reference a future use of the property following demolition. If approved, demolition would commence as soon as all regulatory approvals have been granted, with completion expected within 30 days. [Note: The letter of intent indicates that the building to be razed is a single-family residence. However, City records indicate that there are two units within the building, hence the references on the agenda and in this report.]

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 are met and **approve** a demolition permit to allow demolition of a two-family residence at 1002 Erin 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: A 3,060 square-foot parcel located at the northwestern corner of Erin and S Brooks Streets; Alder District 13 (Evers); Madison Metropolitan School District.

Existing Conditions and Land Use: A two-story, two-family residence and detached two-car garage, zoned TR-C3 (Traditional Residential–Consistent 3 District).

Surrounding Land Uses and Zoning: North of Erin Street, the subject site is surrounded by other single-, two-, and three-family residences in TR-C3 zoning. SSM Health–St. Mary’s Hospital is located across Erin Street in PD zoning.

Adopted Land Use Plans: The 2023 [Comprehensive Plan](#) recommends the subject site for Low Residential (LR) uses.

The 2008 [Greenbush Neighborhood Plan](#) includes the subject site in “Area 2” and recommends that the existing housing stock be preserved and rehabilitated, and S Park Street should be redeveloped to create more cohesion

between homes and Park Street. The plan recommends developing a neighborhood conservation zoning overlay to protect the architectural styles present in the predominantly residential areas generally located between St. Mary's Hospital and Meriter Hospital, including the subject site. [To date, no neighborhood conservation districts per Section 28.105 of the Zoning Code have been created.] The subject site and surrounding properties north of Erin Street are recommended for low-density residential uses (up to 15 units an acre) consistent with the land use framework from the 2006 Comprehensive Plan.

The 2010 Revitalization Strategy supplement to the Greenbush Neighborhood Plan (which also includes the portion of the Vilas neighborhood east of Grant Street) suggests, however, that incremental redevelopment and reinvestment to accommodate new residential and mixed-use development be anticipated in the residential areas between the hospitals between S Mills and S Park Streets, and that the demolition permit process [in the Zoning Code] be reviewed to allow redevelopment of single-family properties into "high quality single-family homes or duplexes [without relying] on the current demolition permit process."

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 seven-day Metro Transit service along S Park Street and Erin Street.

Previous Approval

On March 15, 2004, the Plan Commission found the standards met and approved a demolition permit to demolish 16 residential buildings located at 919, **1002** and 1012 **Erin Street**; 708, 717 and 801-819 S Brooks Street; and 922 and 903-931 Beacon Street. The demolitions were submitted by the same Sisters of St. Mary (parent of SSM Healthcare of Wisconsin) as part of their plans to expand St. Mary's Hospital. The demolition of 1002 Erin Street was conditioned on the applicant considering relocation of the structure to a different location so it (and 1012 Erin Street) could be saved, with the applicant to submit a study reviewing these relocations to the Planning Unit (now Division). [A residence at 919 Erin Street was eventually relocated to the site of 1012 Erin.]

According to information found in the Building Inspection Division files for one of the other 16 residential buildings approved for demolition, SSM/St. Mary's later decided not to demolish 1002 Erin Street, and there does not appear to have been further study of its relocation as part of the March 15, 2004 demolition approvals.

Project Description, Analysis and Conclusion

The Sisters of St. Mary are once again requesting approval to demolish a two-story residence located at 1002 Erin Street at the northwestern corner of S Brook Street. According to City records, the building to be demolished was constructed in 1897 and contains two dwelling units, while the letter of intent suggests that there is only one unit. City records further indicate that there is 757 square feet of living space on the first floor and 534 square feet of living space on the second floor, with a total of two bedrooms and two full baths. A detached two-car garage west of the residence will also be demolished. Photos of the interior and exterior of the residence are attached to the legislative file for the current demolition request.

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. At its August 14, 2023 meeting, the Landmarks Commission voted to recommend to the Plan Commission that the building at 1002 Erin Street has historic value related to the vernacular context as a 1897 Victorian-era house with high historic integrity, but the building itself is not historically, architecturally or culturally significant.

The Planning Division has no information otherwise to suggest that the demolition of the residence at 1002 Erin Street would not meet the standards of approval in Section 28.185(9)(c) and recommends that the demolition be approved. At time of writing this report, staff is unaware of any written comments from the public regarding the proposed demolition.

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 this demolition may be found in the 'Recommendation' section of the report, which follows.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit for a residence at 1002 Erin Street subject to input at the public hearing, and the conditions from reviewing agencies:

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 Julius Smith, (608) 264-9276)

2. Provide a site plan for demolition. The site plan shall include all lot/ownership lines, existing building locations, demolitions, existing driveways, sidewalks (public and/or private) explain their removals, along with any other substantial site features to be removed or remain and existing utilities and proposed utility termination locations and along with existing landscaping (trees) note the removals and the restored landscaping seeding/trees to remain.

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

3. 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 Jacob Moskowitz, (608) 266-4560)

4. Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (266-4682). Section 28.185(10) requires that 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. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission.

5. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.

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

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

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

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

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

6. 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 and 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.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

This agency did not submit comments for this request.

Parks Division (Contact Ann Freiwald (608) 243-2848)

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

City Forestry Section (Bradley Hofmann, (608) 267-4908)

7. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
8. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.
9. The contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.

10. As defined by Section 107.13 of *City of Madison Standard Specifications for Public Works Construction*: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Add as a note on the site, grading, utility, demolition and street tree plan sets.
11. Section 107.13(g) of the *City of Madison Standard Specifications for Public Works Construction* (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) addresses soil compaction near street trees and shall be followed by the contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.
12. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets
13. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608)266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.