

1110 Erin St.

Explosion Destroys Home

On Friday February 25th, 2000, 1110 Erin St. exploded after a utility contractor hit an unmarked gas line. The work being done was a result of a controversial city ordinance adopted February 1, 2000 that requires homeowners to replace lead pipes leading from a valve under a terrace—called a curb stop—to the house. Contractors are required to call Diggers Hotline before starting. The operators notify utilities, which then mark buried lines on the property. If utility lines are located, contractors are required to expose them

carefully by digging by hand and leaving a wide berth around them. The city water utility (also replacing pipes) had called the hotline and MG&E marked the gas lines with flags in the snow. The contractor did not call before digging because the flags laid beyond where they planned to dig. They began digging a tunnel from the basement (toward a pit the city dug the previous day) using a jackhammer-like tool called a “pneumatic bullet.” About a foot before breaking through the wall of the pit, the tool hit a still buried gas line. Workers ran from the



1110 Erin Street before explosion house after smelling the gas and hearing a hissing sound. The house filled with gas for approximately 30 to 40 seconds before the explosion at 10:30 a.m.

Fortunately, the only casualty was a turtle.

Development Team:

Wisconsin Management Company, Inc.

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Explosion Creates Opportunity

1110 Erin St. was a historic house that had been consistently rented. The first step of this project was to settle with the insurance companies; ours and the contractor's. Fortunately, Wisconsin Management Company requires proof of insurance before starting a project. The property had been well documented (photos, inspection reports, and floor plans) which resulted in a quickly settled claim.

The old house included no garage or off-street parking, small closets, only one bathroom and no balconies. The house had become obsolete in comparison to the neighborhood.

A new building that fit in with the Vilas area neighborhood was needed. To accomplish this, Wisconsin Management Company worked with neighbors, the local City Council member, an architect, and First General Services. With the help of this team, we were able to take a disaster and turn it into an opportunity.

The reconstructed house contains two garages and a deck and patio for each side of the duplex. Each side also has three bedrooms, three full bathrooms, a washer and dryer, and central air.



Above: New house includes garages and off-street parking
Left: Old house with 2 small porches
Below: Now includes 2 decks and 2 patios



First General Services

First General Services assisted Wisconsin Management Company in the reconstruction of 1110 Erin St. They provided a fair, detailed estimate that did not require us to look elsewhere.



Left: Living room after renovation



Right: Bathroom after renovation



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