



Location
308, 312, 318 & 334 Dow Court

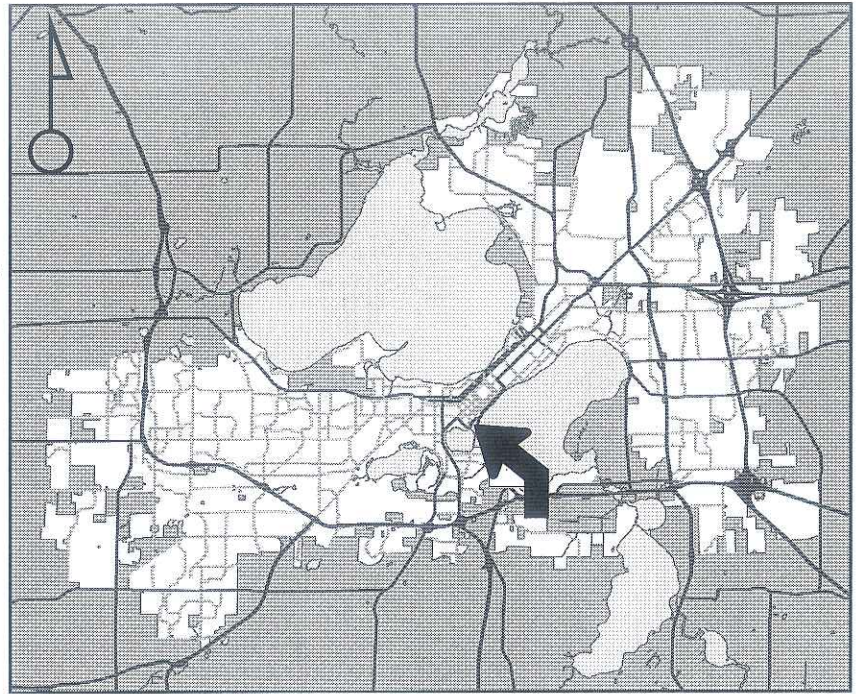
Project Name
JH Findorff and Son
Property Demolition

Applicant
Dan Petersen – JH Findorff and Son/
Scott Kammer – Potter Lawson, Inc

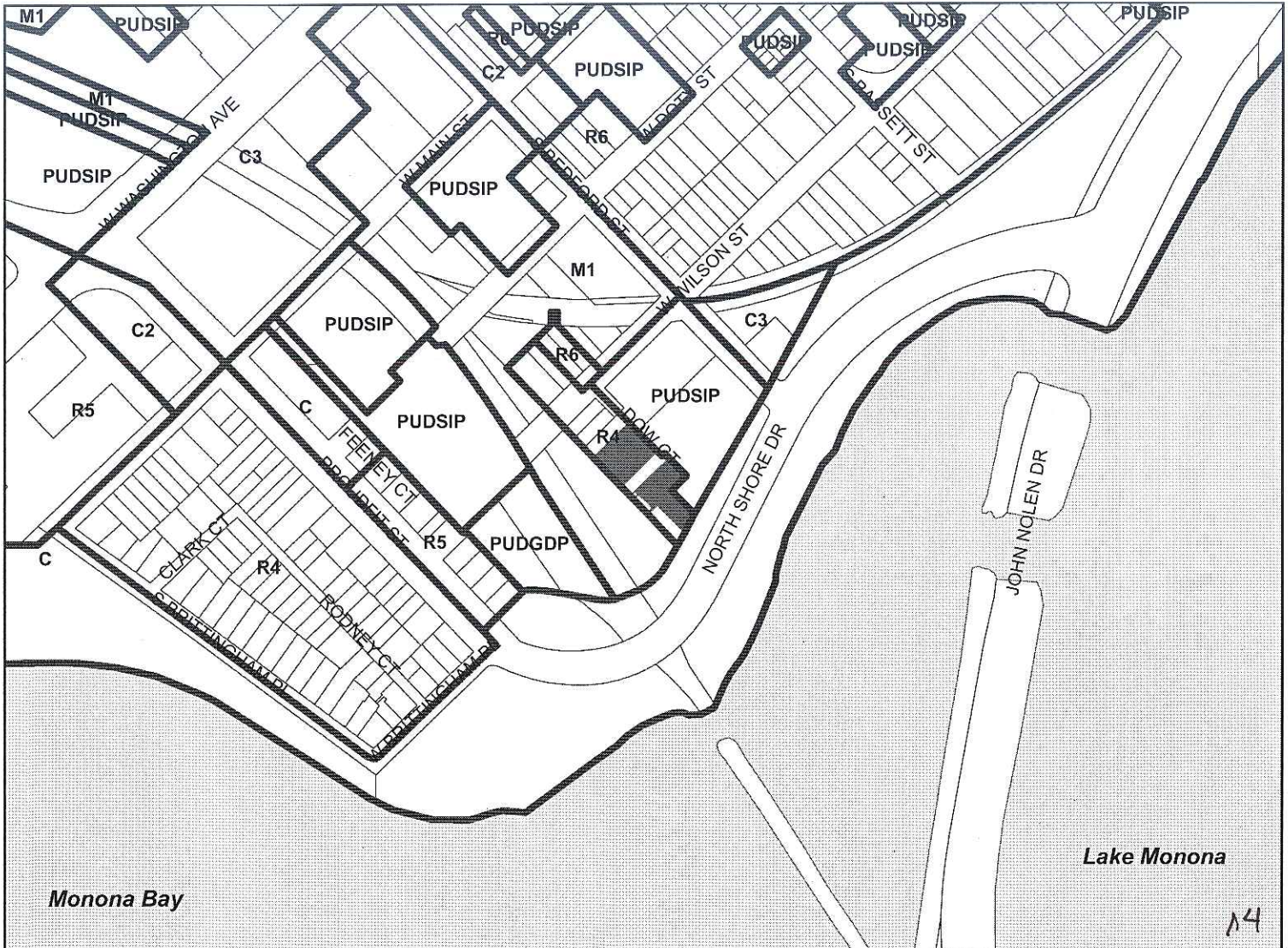
Existing Use
Vacant Houses

Proposed Use
Demolish 4 houses

Public Hearing Date
Plan Commission
23 April 2007



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635





LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$ 550</u>	Receipt No. <u>79219</u>
Date Received <u>3-7-07</u>	
Received By <u>R-T</u>	
Parcel No. <u>0709-234-0309-5</u>	
Aldermanic District <u>4, Mike Verveer</u>	
GQ <u>PUDSIP, Railroad Frontage</u>	
Zoning District <u>PUDSIP</u>	
For Complete Submittal	
Application <u>✓</u>	Letter of Intent <u>✓</u>
IDUP <u>N/A</u>	Legal Descript. <u>✓</u>
Plan Sets <u>✓</u>	Zoning Text <u>N/A</u>
Alder Notification <u>✓</u>	Waiver <u>✓</u>
Ngrbrhd. Assn Not. <u>✓</u>	Waiver <u>✓</u>
Date Sign Issued _____	

1. Project Address: 300 S. Bedford Street **Project Area in Acres:** .34 acres
Project Title (if any): JH Findorff & Son Property Demolition

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Dan Petersen Company: JH Findorff & Son
 Street Address: 300 S. Bedford Street City/State: Madison, WI Zip: 53703
 Telephone: (608) 257-5321 Fax: (608) 257-5306 Email: danp@findorff.com

Project Contact Person: Scott Kammer Company: Potter Lawson, Inc.
 Street Address: 15 Ellis Potter Court City/State: Madison, WI Zip: 53711
 Telephone: (608) 274-2741 Fax: (608) 274-3674 Email: scottk@potterlawson.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: The owner plans to demolish four vacant single family residences to accommodate the building of their parking expansion and the National Conference of Bar Examiners. The properties are 308, 312, 318, and 334 Dow Court.

Development Schedule: Commencement May, 2007 Completion September, 2007

CONTINUE →

5. Required Submittals:

- Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: *Twelve (12) copies* describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee: \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing ten (10) or more dwelling units may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
 - *The site is located within the limits of* Findorff Yards Subdistrict & Bassett Development *Plan, which recommends:*
 - Mixed use, office/service, or multi-unit residential. *for this property.*
- Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*
 - Mike Verveer, Bassett District Steering Committee, 3/7/07
 - If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*
- Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

<i>Planner</i> <u>Tim Parks</u>	<i>Date</i> <u>1/31/07</u>	<i>Zoning Staff</i> <u>Kathy Voeck</u>	<i>Date</i> <u>1/26/07</u>
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The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Scott Kammer Date 3/7/07
 Signature *Scott Kammer* Relation to Property Owner Designer
 Authorizing Signature of Property Owner *[Signature]* Date 3/7/07

DEMOLITION PERMIT

J.H. Findorff & Son Single Unit Residence Demolition
Madison Plan Commission
Land Use Application

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J.H. Findorff and Son, Inc.

300 South Bedford Street
Madison, WI 53703
Phone: (608) 257-5321
March 7, 2007

Potter Lawson

Letter of Intent

J.H. Findorff and Son, Inc. is submitting a Demolition Permit Application to demolish four vacant single unit residences at 308, 312, 318, and 334 Dow Court to accommodate the building of their parking expansion and the National Conference of Bar Examiners building that is currently under construction. Findorff's proposed use is to fill in the voids left by the foundations of these houses and plant grasses and vegetation in their place. The new planted open space will allow for more pervious surface on the site for storm water. The open space will be maintained in the future when the future development occurs on that site. The houses are currently vacated.

Reasons for taking the houses down now:

- Construction of the parking expansion will require excavation to extend into the front of the house at 318 Dow Ct. Protection of the house is difficult and expensive, especially for a house that is not occupied
- All permanent utilities have been disconnected from the houses, including water, sanitary, electrical and gas. Only 320 Dow Ct. still has gas service.
- At the completion of the parking expansion there will no longer be driveway access to 334 or 318 Dow Ct.
- Demolition will including removal of basement foundations and re-grading to make level. Soils from the parking expansion can be used for these fills, eliminating the large amounts of hauling that would otherwise be required.
- All houses are abandoned, and are in varies states of disrepair. Most of the properties have extensive molding and water damage. Many of the windows have been boarded up due to vandalism.
- Upon review of the each property with Madison Environmental, only the antique utilities in the basement of 320 Dow Ct. were thought to have any potential salvage value. All other houses either did not have materials thought suitable for salvage, or there was concern of the health and safety of any individuals who would enter to reclaim salvageable materials.
- Keeping the houses free of transients is a continuous battle.
- Regrading the land and planting grasses in place of these houses after the expansion of the J.H. Findorff Parking addition will allow for more pervious soil to help keep storm water out of the city storm drains.

Proposed Use

See Plan L100. The proposed use for this portion of the site is to plant grasses and trees, and use this as a future pervious open space.

Legal Description

Lot 2, Certified Survey Map No. 12051, recorded in Volume 74 of Certified Surveys on pages 74-79 as Document No. 4272940, City of Madison, Dane County, Wisconsin.

Owner / Builder:

J.H. Findorff & Son, Inc.
300 South Bedford Street
Madison, WI 53703
Eric Plautz

Architect:

Potter Lawson, Inc.
15 Ellis Potter Court
Madison, WI 53711
(608) 274-2741
Scott Kammer

Landscape Architect:

Ken Saiki Design
303 South Paterson Street
Madison, WI 53703
(608) 251-3600
Rebecca Flood

Surveyor:

D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
(608) 833- 7530
Wayne Barsness

Area of Site being demolished:

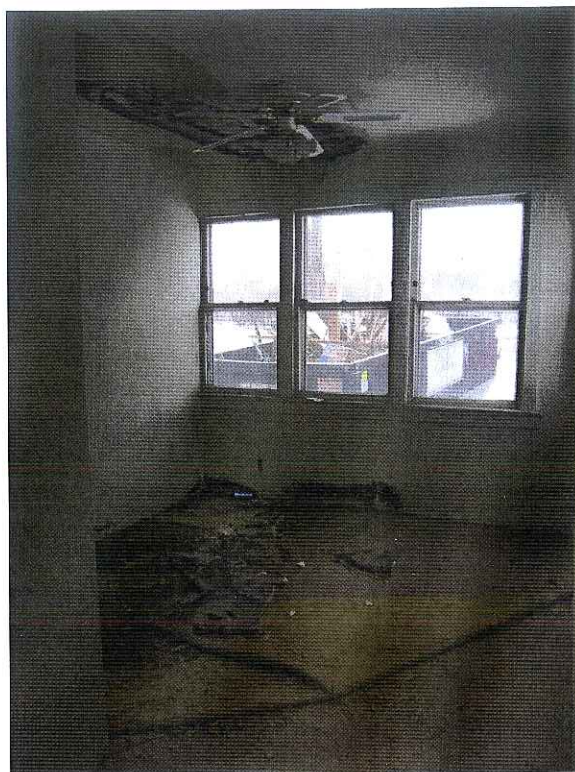
.34 acres

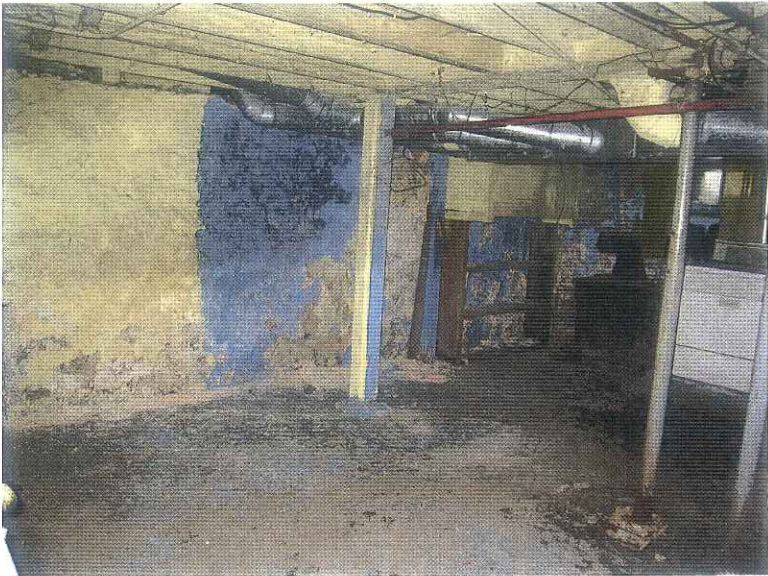
Property Assessment

310 Dow Ct.

- Extensive molding and water damage exists throughout the house
- The house is in heavy disrepair, with damage to nearly all surfaces.



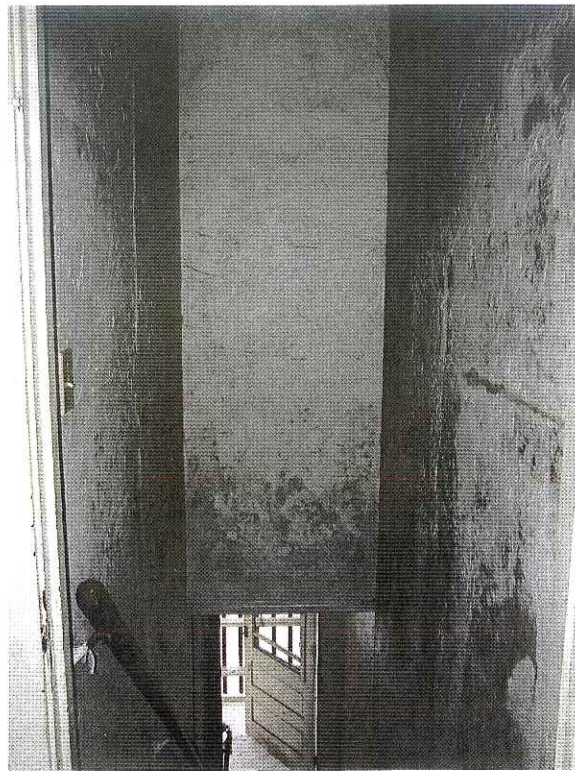












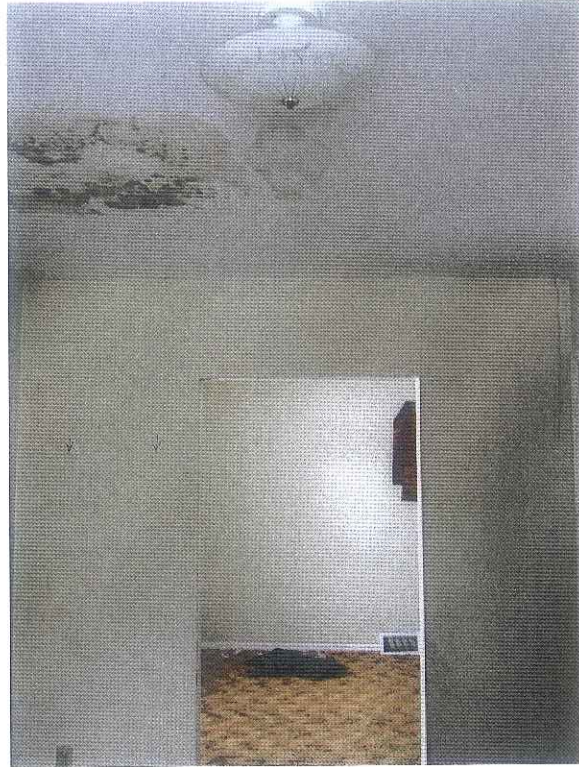
312 Dow Ct.

- The front porch has been removed after it became unstable, and the only entrance is from the back.
- Mold is present throughout the basement as well as on many of the walls and ceilings.
- The house is in heavy disrepair, with damage to nearly all surfaces.





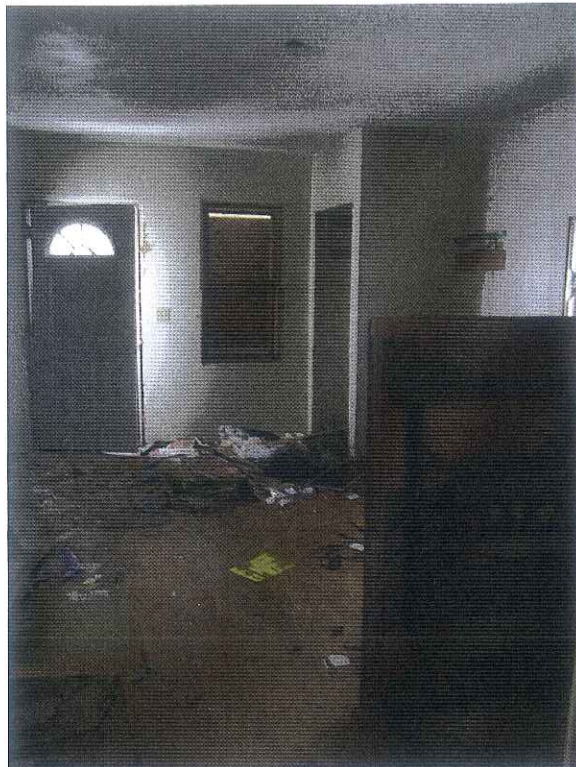
J.H. Findorff and Son Demolition Application

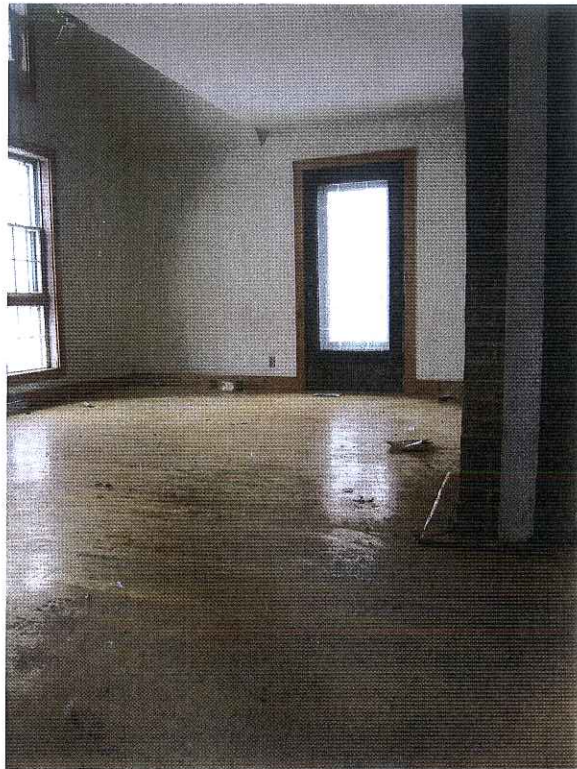


318 Dow Ct.

- The previous owner has removed all items of an potential value; light fixtures, appliances, doors, door frames, etc.
- Mold is present throughout the basement as well as on many of the walls and ceilings.
- The house is in heavy disrepair, with damage to most floor, wall and ceiling surfaces.





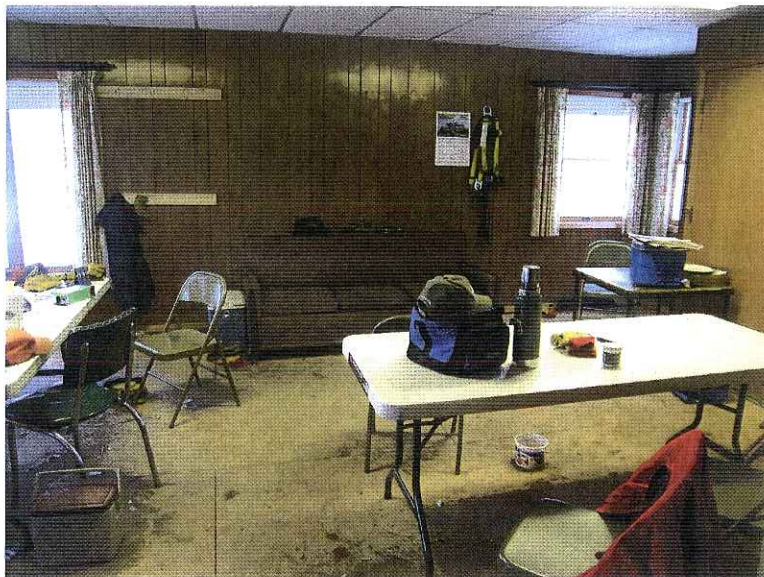


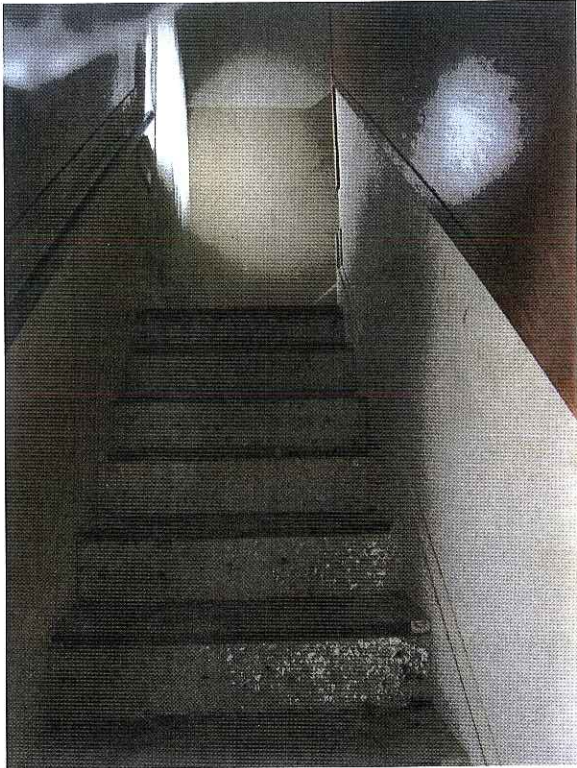


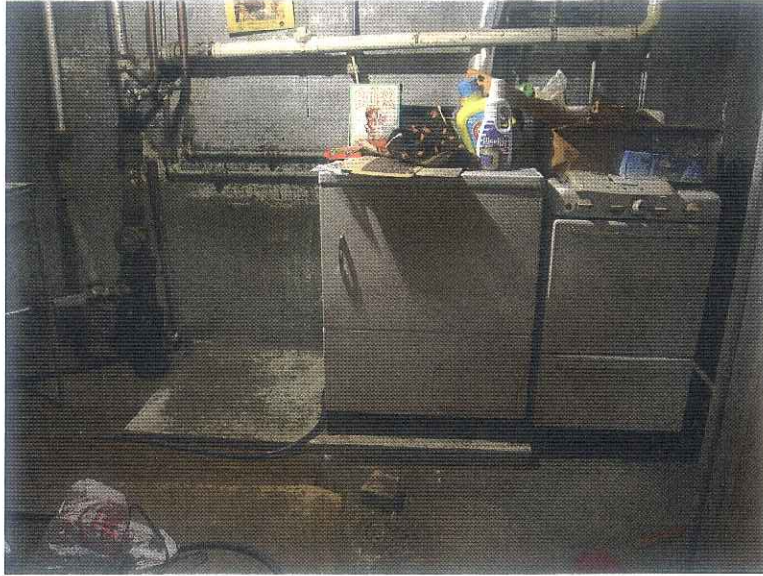
J.H. Findorff and Son Demolition Application

334 Dow Ct.

- Mold is present throughout the basement as well as on many of the walls and ceilings.
- The house is in heavy disrepair, with damage to most floor, wall and ceiling surfaces.









Madison Environmental Group, Inc.
 25 North Pinckney
 P.O. Box 1607
 Madison, WI 53703
 608.280.0800 phone
 608.280.8108 fax
 meg@madisonenvironmental.com

Deconstruction Reuse and Recycling Plan

April 2007

Client: J.H. Findorff and Son, Inc.
Project: Dow Court Redevelopment
Location: 308, 312, 318, and 334 Dow Court, Madison, Wisconsin

Executive Summary

Madison Environmental Group conducted site visits on March 21 and March 26 to four houses on Dow Court to assess reusable and recyclable materials. This plan identifies the reusable and recyclable materials and outlines an approach for diverting these materials from the landfill to qualified reuse and recycling markets.



The Deconstruction Reuse and Recycling Plan includes three sections, coordinated with the project timeline:

- I. **Reuse Phase:** This section recommends an approach for extracting reusable items for donation or sale prior to any deconstruction activities. The approach is based on Madison Environmental Group’s site visit and on our experience with reuse markets. There are a limited number of reusable items contained in the four houses.
- II. **Pre-Deconstruction Phase Recycling:** This section identifies which regulated materials must be removed for recycling prior to full deconstruction. The items at this site that qualify for recycling at this stage of the process include refrigerants, appliances, light bulbs, lamp ballasts, and thermostats.
- III. **Deconstruction Phase Recycling:** This section identifies materials that can be recycled during building deconstruction and locations for recycling. Materials include metal, concrete, block, brick, asphalt, carpet, cardboard, paper, cans, bottles (optional: wood and shingles).

Madison Environmental Group has been retained to serve as the project’s Recycling Manager with responsibility to coordinate reuse activities and provide oversight and support to pre-deconstruction and deconstruction recycling.

Contact

David Waisman (608) 280-0800 david.waisman@madisonenvironmental.com

Project: Dow Court Redevelopment

I. Reuse Phase

To reuse an item is to use it again in its original form for the same or a different purpose. Reusing an item is the most environmentally friendly form of recycling. However, it takes time to identify and get items to markets for reuse, so it is critical to focus on the highest value items.

Based on our two visits to the four houses on Dow Court, Madison Environmental Group has identified the following items as being in good condition and appropriate for reuse:

Key to Inventoried Houses:

- A. 334 Dow Court
- B. 318 Dow Court
- C. 312 Dow Court
- D. 308 Dow Court

House A

- Hardwood floors (on first and second floors)
- Kitchen Cabinets
- Two-panel doors (painted)
- Door knobs and other hardware
- Double hung vinyl insert windows (6)
- Crank windows (Anderson, wood framed, 5 sets)
- Murphy bed*
- Large mirror
- Antique refrigerator (white, in basement)*
- Antique gas stove (in basement)*
- Stepping stones for landscaping*
- 12 foot 2 x12 treated lumber for porch*
- Central AC unit (Carrier Tech 2000 Silencer System)*
- Sliding glass door
- Light fixtures
- Chandelier
- Wood door with 15 glass panels
- Metal shelving in garage
- Clawfoot bath tub⁺
- Small bathroom sink⁺



House B

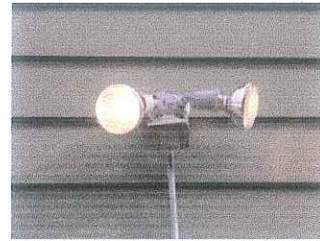
- Skylights (2)
- New Fir flooring (in attic)
- Pedestal Sink
- Kitchen sink (steel)
- Built in cabinets (painted white)
- Birch flooring (on first and second floors)
- Unpainted pine trim
- Staircase and railing⁺
- Outside doors (3, metal with glass windows)
- Typewriter (Corona brand)*
- Cinder blocks[^]



Project: Dow Court Redevelopment

House C

- Overhead light fixtures
- Bathroom sink with cabinet (2)
- Bathroom cabinet
- Brass hardware in bathroom
- Wooden staircase and railing⁺
- Wooden door with large glass panel (glass has small hole drilled into it)
- Kitchen cabinets
- Hardwood flooring (on second floor only, located underneath carpet and plywood)
- Motion sensor-activated outside flood lights
- Five-panel wooden doors (unpainted, 5)



House D

There is extensive water damage in the back rooms, and some items in this house are beginning to mildew.

Upper Unit

- Hardwood floor (including below carpet and below laminate flooring)
- Five-panel doors (w/ paint, some mildew)
- Overhead light fixtures



Lower Unit

- Motion sensor activated outdoor floodlight.
- Wooden door with 12 glass panels (painted)
- Birch flooring, (thin strips on front porch)
- Birch flooring
- French doors (painted, needs some repair)
- Outside door (steel with glass)
- Five-panel pocket doors (painted)
- Overhead lights
- Ceiling fan



Reuse Plan: Madison Environmental Group will oversee the removal and reuse of these interior items if feasible. We will coordinate with the project's deconstruction timeline as set forth by J.H. Findorff and Son. Unless otherwise noted, Madison Environmental Group will work with Habitat ReStore (contact Frank Byrne at 608-712-0737) to remove any items of interest to Habitat ReStore. ReStore's ability to take these items will depend on the removal time allowed by project timeline, volunteer availability, and ReStore's warehouse space. ReStore cannot take items containing lead paint. Any painted doors or cabinets need to be tested before ReStore removes them. ReStore's ability to remove the windows will depend on how they were installed. The air quality in House D may impede the removal and reuse of items from that house. Madison Environmental Group will consult with ReStore to determine whether or not their volunteers can work in this house. Habitat ReStore will provide J. H. Findorff and Son with a donation receipt for all items removed from the house.

Project: Dow Court Redevelopment

- Items marked with a (+), may be of interest to Deconstruction Inc. (contact Roxanne Seeliger at (608-244-8759). They also may be able to take any panel doors or flooring that Habitat ReStore is not able to take.
- Items marked with a (*) could be offered for resale on Madison Stuff Exchange and Craig's List. The porch boards are treated and cannot be taken by Habitat ReStore, but may be offered for resale.
- Cinder blocks (^) can be set side for Sustain Dane (contact Matt Krueger at 608-819-0689) to pick up. Sustain Dane uses cinder blocks for their rain barrel project, and will pick up intact blocks if there are at least 20. They will write a donation receipt for the blocks.

See Attachment A for more photographs of reusable items.

II. Pre-Deconstruction Phase Recycling

State hazardous waste regulations provide guidance for what to recycle after the reuse phase is complete and prior to building deconstruction.

It's the Law

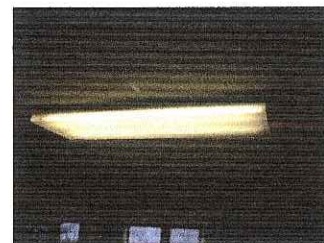
The following materials are banned from landfills in the state of Wisconsin:

- | | | |
|--|---------------------------|---------------------|
| ▪ Office paper | ▪ Steel containers | ▪ Computers |
| ▪ Magazines | ▪ Lead acid batteries | ▪ Fluorescent bulbs |
| ▪ Newspapers | ▪ Used oil | ▪ Paint |
| ▪ Aluminum containers | ▪ Tires | ▪ Cardboard |
| ▪ Glass containers | ▪ Yard waste | |
| ▪ Plastic containers #1 and #2 | ▪ Major appliances | |
| ▪ Hazardous/Infectious materials or their containers | ▪ Bi-metal steel/aluminum | |

For all materials recycled during the pre-deconstruction phase, the responsible contractor must provide evidence of proper handling. Receipts or other proof of recycling should include the date(s), material, quantity or weight, and recycling company contact information. Copies of all records should be issued to Madison Environmental Group.

Light Bulbs and Ballasts

- *Site Materials:* There are fluorescent bulbs (containing mercury) and fluorescent lamp ballasts (potentially containing polychlorinated biphenyls – PCBs) in houses A and C, and many incandescent bulbs (containing lead) in all four houses. State hazardous waste regulations require recycling bulbs and ballasts containing mercury, lead, and PCBs. Fluorescent lamp ballasts manufactured after 1979 with a “NO PCBs” label can be landfilled. However, we recommend recycling all types of bulbs and fluorescent lamp ballasts to reduce future liability.
- *Recyclers:* Bulbs and ballasts can be collected directly by recyclers or by consolidators that transport them to recyclers. The consolidator and recycler must be licensed, and in



Project: Dow Court Redevelopment

compliance with applicable environmental regulations. Locally, PKK Lighting (608-836-7821) is a consolidator, and Midwest Lamp Recycling (608-275-6760) is a recycler. Both offer barrels and boxes to consolidate materials on site, and transportation to their facilities. A complete list of consolidators and recyclers is available on the Wisconsin Department of Natural Resources (DNR) website, <http://www.dnr.state.wi.us/markets/matsearch.asp>.

Refrigerants, Appliances, and HVAC

- *Site Materials:* A refrigerator of high reuse value is located in house A. Refrigerators, washers, dryers, stove and oven units, dishwashers, and other appliances in poorer condition exist in all houses and should be recycled for their metal scrap value. Furnace units, as well as water heaters, located in the basements of all houses, can be recycled for their scrap metal value if they are not removed and reused. Any capacitors or electrical ballasts must be removed before recycling. Motors and other electrical equipment can remain with the appliance. Refrigerators utilizing refrigerants (aka Freon or coolant) are regulated by State and Federal law. All refrigerants and coolants must be removed and recycled prior to scrapping air conditioning and refrigerator equipment at a metals recycler.
- *Recyclers:* The entity recovering the refrigerants and coolants must be registered with the DNR. If the demolition contractor is not registered to perform refrigerant recovery, local appliance salvagers or HVAC companies that are registered with the DNR should be used. A complete list of entities registered through the Wisconsin DNR can be found at <http://www.dnr.state.wi.us/org/aw/air/reg/refrig/registeredsalvagers.pdf>.

Paints, Stains, and Other Chemicals

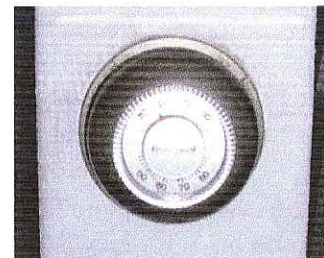
- *Site Materials:* Paints, stains, sealers, insecticides, herbicides and various cleaning agents are present in the basements of all houses. Latex-based paints can be properly hardened and disposed of in the trash, if the can is less than half full. See Attachment C for directions on proper disposal of latex-based paint.



Recyclers: Oil-based paints, products containing organic solvents, and latex paints (if the can is more than half full) must be delivered to Dane County Clean Sweep (2302 Fish Hatchery Road) for recycling. Dane County Clean Sweep is open for drop-offs from May – October. Call Dave Radisewitz at 608-294-5358 in advance to schedule a drop-off appointment. More information on Clean Sweep can be found at <http://www.danecountycleansweep.com/>.

Thermostats Containing Mercury

- *Site Materials:* Madison Environmental Group located a thermostat containing mercury in house A. No thermostats were found in the other houses. Mercury-containing thermostats hold mercury equivalent to the amount in 200-300 fluorescent bulbs and must be recycled. Mercury is a hazardous waste, but the Universal Waste Rules allow thermostats to be recycled without following hazardous waste permitting processes.



Project: Dow Court Redevelopment

- *Recyclers:* Mercury-containing thermostats should be taken to Dane County Clean Sweep (2302 Fish Hatchery Road), to public drop-off locations listed in Attachment D, or to the HVAC contractor on the project. Dane County Clean Sweep is open for drop-offs from May – October. Call Dave Radisewitz at 608-294-5358 ahead of time to schedule a drop-off appointment.

III. Deconstruction Phase Recycling

The bulk of recyclable material on deconstruction projects resides in the structural and exterior components of the building. For the buildings on this site, concrete, concrete block, stone, brick, wood, and metal are the highest volume recyclable components.

Metal present in the houses' electrical conduit, non-reusable appliances, ductwork, piping, siding, and HVAC equipment is of high recycling value.

For all trash and recycled materials, the deconstruction contractor must provide "receipts" for each haul documenting the date(s), material, quantity or weight, and recycling company or landfill contact information. Copies of all records should be provided to Madison Environmental Group.

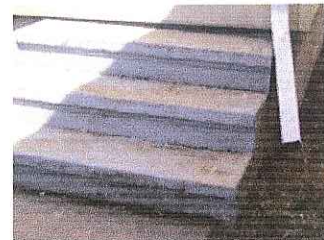
Recommended Recyclable Materials

Recycling these materials provides substantial economic and environmental benefits relative to the amount of time it takes to recycle them.

Clean Concrete, Concrete Block, Asphalt, Brick, and Stone

▪ *Site Materials:*

- **Foundations:** The foundations of the four houses are composed largely of concrete block and brick which can be recycled if free of lead-bearing paint exceeding 0.7 mg lead/cm². The stone in the foundation of house D can also be recycled.
- **Walkways, Driveways, and Stairs:** The concrete walkways and driveways between, in front of, and leading to all of the four houses can be recycled. The concrete steps leading into the houses can also be recycled.
- **Brick Chimneys:** Any brick from chimneys of brick which can be recycled.
- **Landscaping Stone and Concrete:** The landscaping stones and retaining walls composed of concrete or stone can be recycled.



Clean concrete, block, and brick may be crushed and used as fill, aggregate in road beds, or recycled into new concrete. "Clean" means concrete, block, stone, or brick that is free of dirt, clay, wood, and lead-bearing paint. If lead-bearing paint exceeding 0.7 mg lead/cm² is present, then materials must be disposed of at an approved construction and demolition landfill or an approved municipal solid waste landfill.

- *Recyclers:* Wingra Stone (608-271-5555) will accept clean concrete, concrete block, stone, and brick for recycling. These materials should be hauled to their site in a dump truck. At the time of this plan, the cost to recycle concrete or brick is \$1.50/ton (versus \$36/ton to landfill). Clean asphalt free of concrete, dirt, and other materials can be recycled at Payne and Dolan

Project: Dow Court Redevelopment

(608-845-8900) or Hammersly Stone Co., Inc. (608-845-7804) free of charge. Call ahead to Payne and Dollan to schedule a delivery to their quarry, which opens in the middle of April. Hammersly Stone can quote a price on asphalt removal, and their quarry is open for delivery year-round. A complete list of recyclers in Dane County can be found in Attachment E.

Metal

Site Materials: Metal exists in the four houses in the form of miscellaneous metal piping, wiring, HVAC ductwork, metal siding, and gutters and downspouts. Appliances, if not salvaged for reuse, can also be scrapped for their metal value once coolants are removed. Though not required by law, we recommend that all metals be recycled. Painted metal, even with lead-bearing paint, is typically recyclable. For the highest redemption value, we recommend that metal be sorted into copper, copper wiring, and a mix of all other metals.



- *Recyclers:* Metal can be hauled to a metal salvage company such as All Metals Recycling, LLC (608-255-0960) or Samuels Recycling Company (608-241-1571) for processing. At the this time, the market price on Recycle.net is \$122/ton for mixed scrap iron and steel, \$3,000/ton for copper, \$1,100/ton for insulated copper wire, and \$500/ton for painted aluminum. To receive the best prices, contract with a processor that specializes in metals. Furthermore, Valley Packaging Industries, Inc. is non-profit organization starting a pilot recycling program for coated copper wire (“dirty wire”). They employ disabled people who use a special tool to strip the wire for resale. Valley Packaging will pick up wire and pay \$1 per pound. Contact Jim Auchue (608-274-6130) to arrange a pickup.

Cardboard, Paper, Cans, and Bottles

- *Site Materials:* Excluding those belonging to residents, there are no cardboard boxes, cans, on site. However, according to Wisconsin law, all cardboard, paper, cans, and bottles found or generated by work crews during deconstruction must be recycled.
- *Recyclers:* Cardboard, paper, cans, and bottles can be processed by various waste haulers in the Madison area, including Waste Management (608-273-2500), Pellitteri Waste Systems (608-257-4285), Royal Container Service (608-221-1919), and Green Valley Disposal (608-849-8778).

Carpet

- *Site Materials:* Carpet exists throughout the four houses. All carpet and carpet padding can be recycled.
- *Recyclers:* Reynolds Urethane Recycling accepts delivery of carpet and carpet pads for free recycling (contact Paul Reynolds at 608-831-4244). Carpet and pads should be rolled separately, tied, and stored in a dry place until delivery. It must be free of contaminants such as nails, plaster, or garbage. Carpet and pads can be dropped off at the Reynolds warehouse site at 8417 Murphy Drive, Monday – Friday 8:00 am – 3:30 pm. Be sure to call in ahead.



Project: Dow Court Redevelopment

Optional Recyclable Materials

The following materials are not required to be recycled because they provide less substantial economic benefit relative to the amount of time it takes to recycle them. However, demolition contractors are encouraged to recycle these materials when possible.

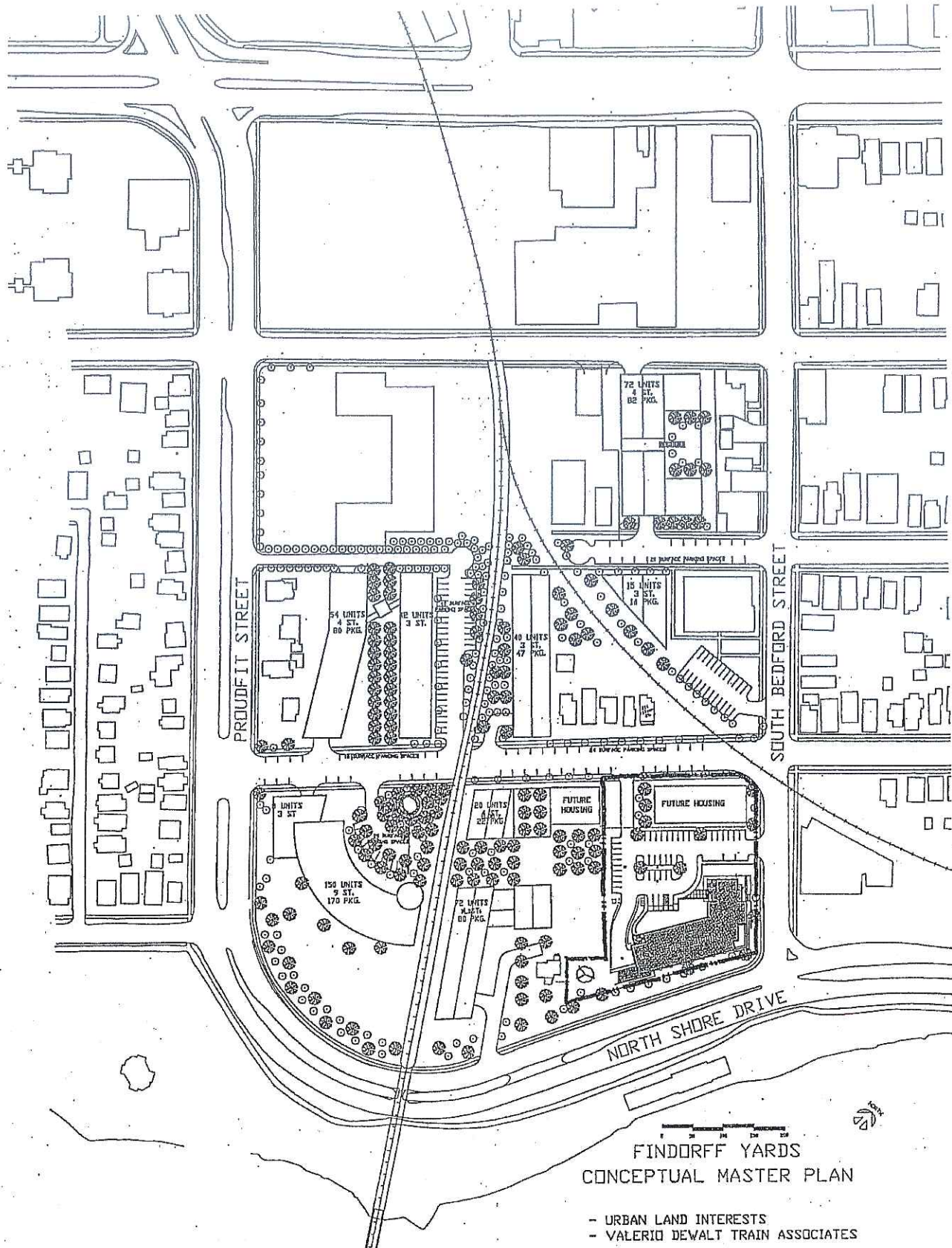
Asphalt Shingles

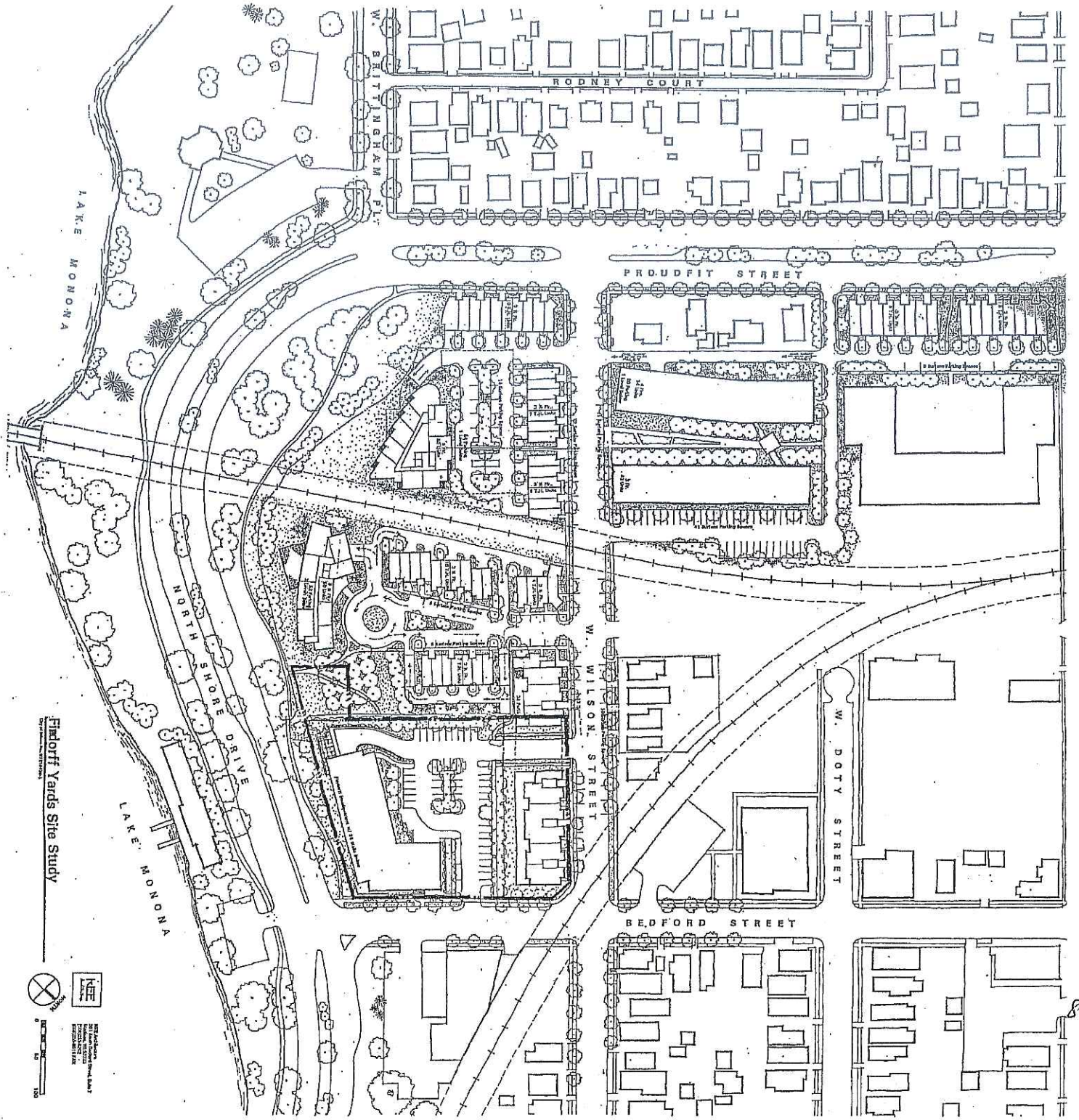
- *Site Materials:* Asphalt shingles were identified on the roof tops of the four houses. If there has been a complete tear-off of old shingles since 1977, the shingles are recyclable. Shingles can be ground up and used as an asphalt road base. Shingles with nails are acceptable for recycling.
- *Recyclers:* The Bruce Company (contact James Altweis at 608-358-3036) currently accepts asphalt shingles free of asbestos (those made after 1977) to recycle into road base for their nursery facilities. The cost is \$25-\$28.50/ton depending on the hauler, and The Bruce Company has pre-arranged hauling agreements in place with Green Valley Disposal, Pellitteri Waste Systems, and Royal Container Service.





Wood

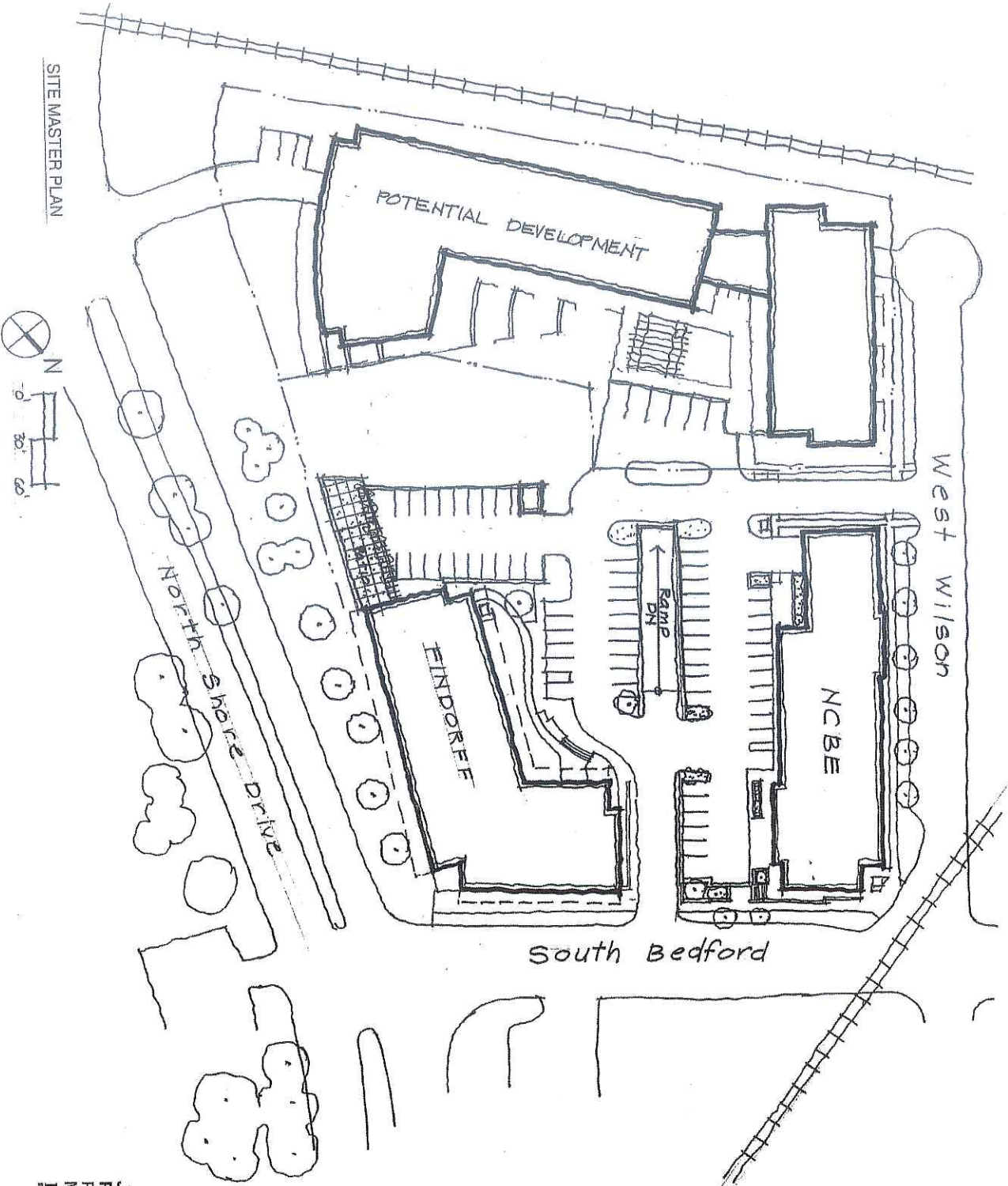
- *Site Materials:* Any unpainted and untreated structural wood, wood siding, and wood fencing is recyclable. If possible, the demolition contractor should collect unpainted and untreated dimensional lumber and engineered lumber, such as oriented strand board (OSB), plywood, and particleboard, for recycling. All unpainted and untreated lumber should be free of physical contaminants, such as plaster, metal, and plastic.
- *Recyclers:* Wood can be hauled and shredded by Royal Container Service (608-221-1919) for \$85 per pull. Bins of 10, 20, and 30 cubic yards are available for consolidating wood. Wood recycling is also available through Pellitteri Waste Systems (608-257-4285).





Fieldoff Yards Site Study



SITE MASTER PLAN

Plan Description

This plan shows the existing Findorff building with a new surface parking lot to the west. Findorff will share the ramp to the underground parking with NCBE.

A potential future addition is shown to the west of Findorff's site. This site has not been designed at this time. Potter Lawson is showing how that site could be developed to accommodate Findorff's Building Expansion.

J.H. Findorff & Son
 Property Demolition
 PL# 2006.01.00
 March 07, 2007
 Potter Lawson

A101

