



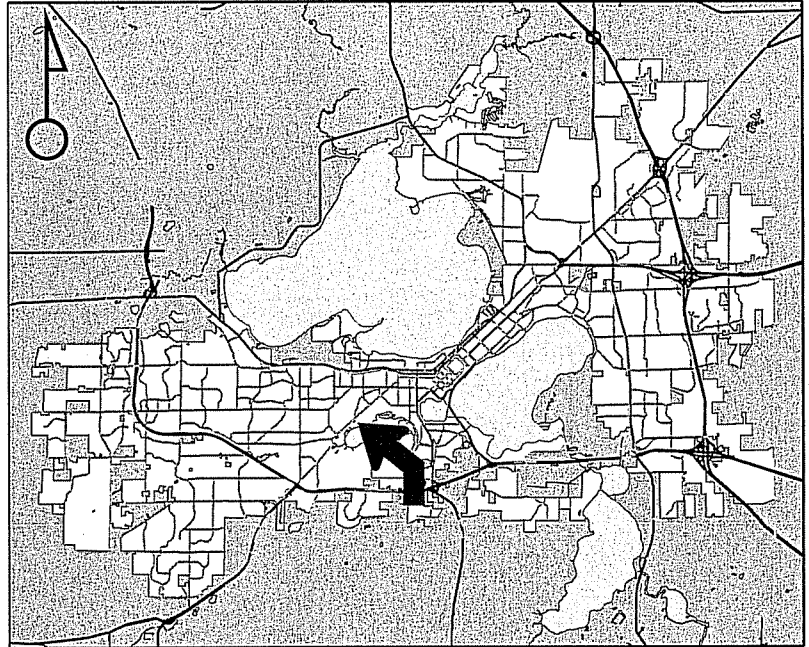
Location  
2628 Arbor Drive

Applicant  
James Corcoran - J Michael Real Estate/  
Randy Bruce - Knothe and Bruce Architects

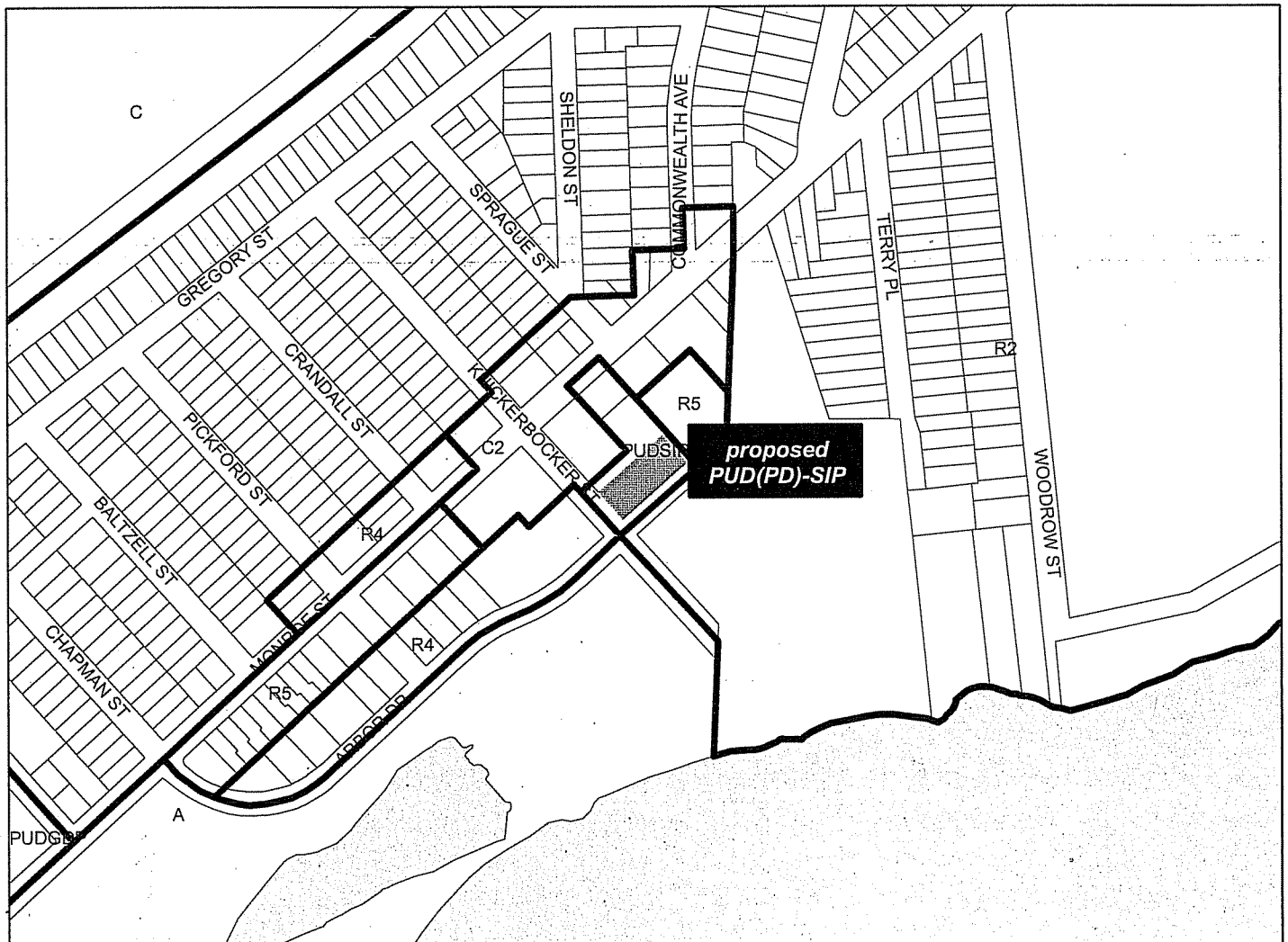
From: PUD-SIP To: Amended  
Existing Use PUD(PD)-GDP-SIP  
3 residences

Proposed Use  
Construct previously approved 21-unit  
condominium building as a 36-unit  
apartment building following demolition of 3  
residences (approved for demolition in 2007)

Public Hearing Date  
Plan Commission  
17 December 2012  
Common Council  
08 January 2013

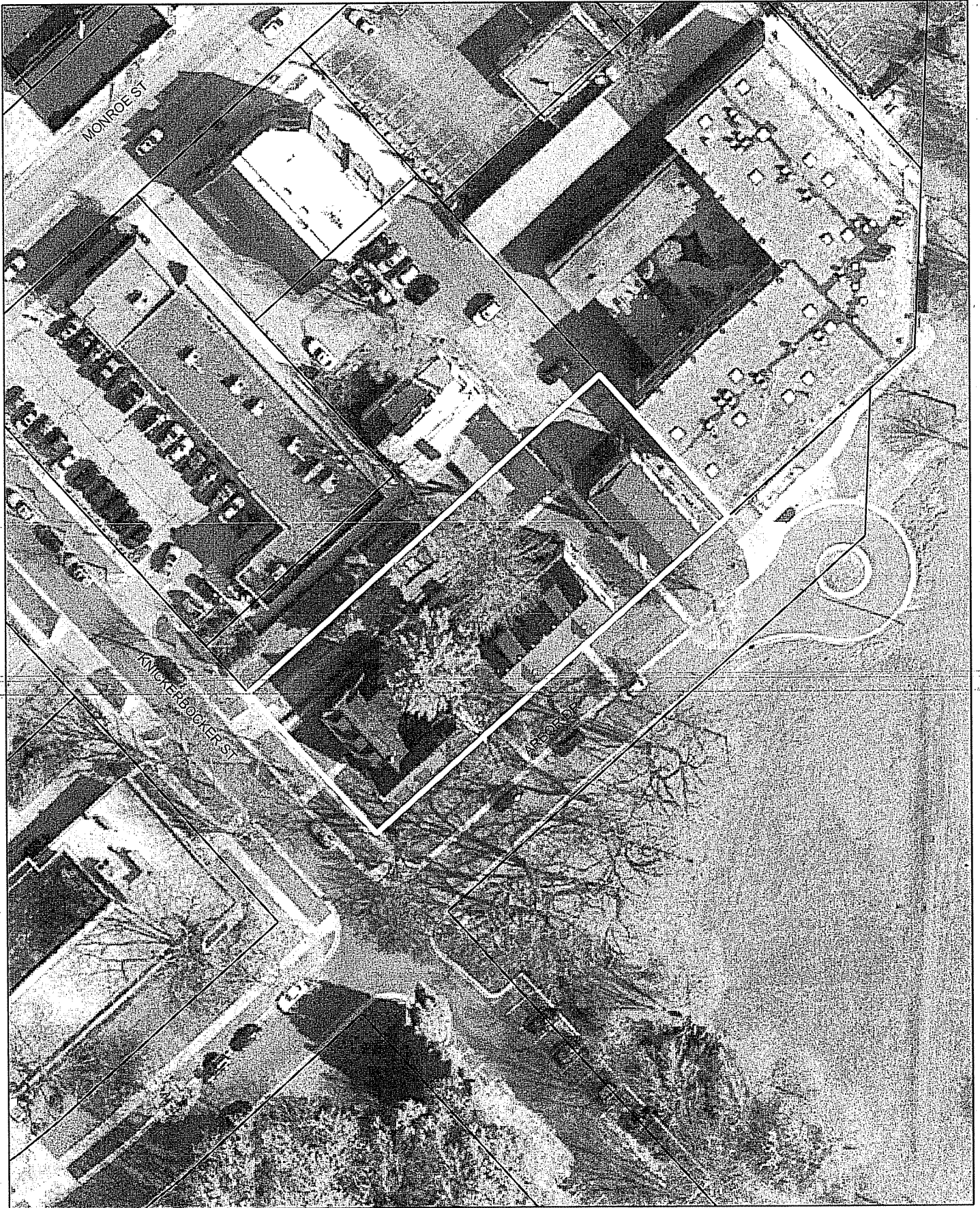


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 03 December 2012





# 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 except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>1550</u> Receipt No. <u>136869</u>
Date Received	<u>10/17/12</u>
Received By	<u>LOGP</u>
Parcel No.	<u>0709-281-1505-9</u>
Aldermanic District	<u>13-ELLINGSON</u>
GQPRK-IMP	
Zoning District	<u>PUDSIP</u>
<b>For Complete Submittal</b>	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	<input checked="" type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Nbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<u>10/17/12</u>

1. Project Address: 2628 Arbor Drive Project Area in Acres: 0.46

Project Title (if any): \_\_\_\_\_

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning  Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: James Corcoran Company: J. Michael Real Estate  
Street Address: 2607 Monroe Street City/State: Madison, WI Zip: 53711  
Telephone: (608) 233-4440 Fax: (608) 233-9130 Email: \_\_\_\_\_

Project Contact Person: Randy Bruce Company: Knothe and Bruce Architects, LLC  
Street Address: 7601 University Avenue, Ste. 201 City/State: Middleton, WI Zip: 53562  
Telephone: (608) 836-3690 Fax: ( ) Email: \_\_\_\_\_

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

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: The commercial building and 24 unit apartment building from the original SIP are complete. The existing approved drawings are for 21 condominium units. The proposed development is for a 36 unit apartment building w/ underground parking.

Development Schedule: Commencement June 2013 Completion June 2014

**5. Required Submittals:**

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
  - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
  - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**In Addition, The Following Items May Also Be Required With Your Application:**

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Approval of a **Reuse & Recycling Plan** by the City’s Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** The site is located within the limits of the City of Madison Comprehensive \_\_\_\_\_ Plan, which recommends Neighborhood Mixed Use \_\_\_\_\_ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Brian Solomon - Alder District #10 3/6/11 Dudgeon-Monroe Association 4/9/11, 5/4/11, 10/2/12  
 → If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.  
 Planning Staff: Tim Parks Date: 3/30/11 Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

→ The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant \_\_\_\_\_ Relation to Property Owner \_\_\_\_\_  
 Authorizing Signature of Property Owner Jim CORCORAN Date 10/17/2012

October 17, 2012

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
Alteration to approved PUD-GDP-SIP  
2628 Arbor Drive  
Madison, Wisconsin

Dear Mr. Murphy:

The following information is submitted together with the plans and application and zoning text for staff and Plan Commission..

**Organizational structure:**

Owner: Jim Corcoran  
J. Michael Real Estate  
2607 Monroe Street  
Suite 15  
Madison, WI 53711  
608-233-4440  
608-233-9130 fax  
[jcorcoran@charterinternet.net](mailto:jcorcoran@charterinternet.net)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: J. Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: Burse Surveying & Engineering  
1400 E. Washington Ave.  
Suite 158  
Madison, WI 53703  
608-250-9263  
608-250-9266fax  
Contact: Pete Fortlage  
[Pfortlage.bursesurveyengr@chorus.net](mailto:Pfortlage.bursesurveyengr@chorus.net)

Landscape Design: Ken Saiki Design  
303 S. Paterson St.  
Suite 1  
Madison, WI 53703  
(608) 251-3600  
Contact: Ken Saiki  
[ksaiki@ksd-la.com](mailto:ksaiki@ksd-la.com)

7601 University Ave, Ste 201  
Middleton, Wisconsin 53562  
p (608) 836-3690  
f (608) 836-6934  
*14*  
[www.knothebruce.com](http://www.knothebruce.com)

This property was rezoned to PUD-GDP-SIP in 2007. The approved development plans proposed a mixed use development consisting of a 4,000 square foot, 2 story commercial building on Monroe Street and a 45 unit, 4 story condominium building facing Arbor Drive. Phase I of the development, the commercial building, was constructed in 2008 and is fully occupied. Phase II, the 24 unit apartment building is also complete.

This alteration proposes 36 apartments facing Arbor Drive. The site plan, locations and massing are very similar to the original approved PUD-SIP. Minor modifications are proposed to the exterior architecture to accommodate adjustments to the floor plans and to provide some differentiation between the two residential buildings.

Construction of Phase III of the development is planned for June 2013 with completion by June of 2014.

**Site Development Data:**

	<u>Original SIP</u>	<u>Amended SIP</u>
<u>Densities:</u>		
Lot Area	45,732 SF or 1.05 acres	PHASE III 20,182 SF or .46 acres
Lot Area / D.U.	973 SF/unit	782 SF/Unit
Density	45 units/acre	78.26 units/acre
<u>Building Heights:</u>		
	2, 3 and 4 Stories	4 Story
<u>Floor Area Ratio:</u>		
Total Floor Area (excluding parking)	67,800 S.F. Residential <u>6,000 S.F. Commercial</u> 73,800 S.F. Total	40,911 S.F.
Floor Area Ratio	1.65	2.02
<u>Dwelling Unit Mix:</u>		
		<u>PHASE II</u> <u>PHASE III</u>
Existing Apartments	2	2      0
Efficiency		6      0
One-Bedroom	3	15      20
One-Bedroom + Den	8	0      0
Two-Bedroom	22	3      14
Two-Bedroom + Den	6	0      0
Three-Bedroom	<u>6</u>	<u>0</u> <u>2</u>
Total dwelling Units	47	26      36
<u>Provided Parking and Ratios:</u>		
Vehicular parking (underground)	57 stalls	16      31
Vehicular parking (surface)	31 stalls	<u>27</u> <u>11</u>
Total Vehicular Parking	88 stalls	43      42
Bicycle parking (underground)	25 stalls	2      28
Bicycle parking (surface)	<u>24 stalls</u>	<u>20</u> <u>8</u>
Total Bicycle Parking	49 stalls	22      36

Thank you for your time in reviewing our proposal.

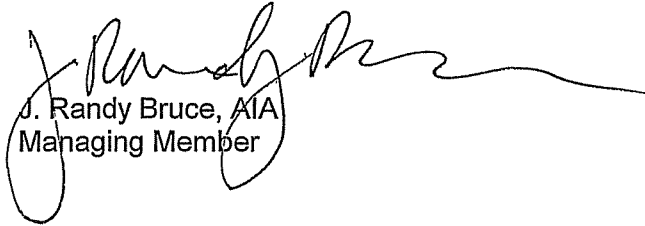
7601 University Ave, Ste 201  
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 p (608)836-3690  
 f (608)836-6934  
 www.knothebruce.com

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Amended PUD-SIP Letter of Intent  
2628 Arbor Drive  
October 17, 2012  
Page 3 of 3

KNOTHE  
& BRUCE  
*architects*

Very Truly Yours,



J. Randy Bruce, AIA  
Managing Member

7601 University Ave, Ste 201  
Middleton, Wisconsin 53562  
p (608) 836-3690  
f (608) 836-6934  
www.knothebruce.com

Zoning Text  
Amended PUD-GDP-SIP  
2628 Arbor Drive  
October 17, 2012

**Exhibit A**

**LEGAL DESCRIPTION:**

Lot 1, CERTIFIED SURVEY MAP NO 13230, IN THE CITY OF MADISON, DANE  
COUNTY WISCONSIN



**Zoning Text**  
Amended PUD-GDP-SIP  
2628 Arbor Drive  
October 17, 2012

**Legal Description:** The lands subject to this Planned Unit Development District shall include the lands described in Exhibit A.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a residential development with 36 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
  - 1. Multifamily residential uses as shown on the approved plans.
  - 2. Commercial uses as allowed in the C-2 zoning district as permitted uses;
  - 2. Accessory uses including but not limited to:
    - a. Accessory uses directly associated with those permitted uses, including parking for residents and guests, and outdoor eating areas as shown on the approved plans.
    - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-2 zoning district.
- J. **Signage:** Signage for the commercial buildings shall be limited to the maximum permitted in the C2 zoning district and to the maximum permitted in the R-5 district for the residential building, as approved by the Urban Design Commission and Zoning Administrator.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.



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

March 2007

**Client:** J. Michael Real Estate  
**Project:** Arbor Drive Redevelopment  
**Location:** Monroe Street, Knickerbocker Street, and Arbor Drive, Madison, Wisconsin

### Executive Summary

Madison Environmental Group conducted a site visit on March 5, 2007 to the multi-unit apartments on Knickerbocker Street and Arbor Drive, the multi-unit apartment building on Monroe Street, and the garage and utility pump house, assessing reusable and recyclable materials. This plan outlines an approach for getting the reusable and recyclable materials out of the buildings and to qualified reuse and recycling markets, thus diverting material from the landfill.



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. Items of reuse value found in the six buildings include hardwood flooring, fixtures, doors, and appliances.
- 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 where they can be recycled. This includes metal, concrete, block, brick, asphalt, carpet, cardboard, paper, cans, bottles, wood, and shingles.

Madison Environmental Group's services have 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](mailto:david.waisman@madisonenvironmental.com)

Project: Arbor Drive Redevelopment

I. Reuse Phase

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

One reuse option that may be considered on this project is moving an existing structure from Arbor Drive to a new site, if it is technically and economically feasible. Madison Environmental Group has provided guidance to help J. Michael Real Estate assess feasibility, identify a buyer, and coordinate the moving logistics. Details of this guidance can be found in the separate document titled, "House Moving Guidance."

In addition to the potential of moving an existing structure, there is an opportunity to reuse many individual items throughout the six structures. Madison Environmental Group inventoried potentially reusable items at the site. See Attachment A for sample photographs. The most notable and desired item of high reuse value is the hardwood flooring, which is abundant throughout the three multi-unit apartment buildings on Knickerbocker Street and Arbor Drive.

Key to Inventoried Buildings	
A.	717 Knickerbocker Street
B.	2620 Arbor Drive
C.	2612 Arbor Drive
D.	2605/2607 Monroe Street
E.	Garage
F.	Pump House

Madison Environmental Group walked through several representative units in the buildings with Frank Byrne, Deconstruction Manager from Habitat ReStore, (608-712-0731, [www.restore dane.org](http://www.restore dane.org)) and Roxanne Seeliger of Deconstruction, Inc., (608-244-8759) to get an idea of what types of materials they would take from these buildings.

For most items, Deconstruction, Inc. pays the building owner cash in order to remove them and has stated that they will pay approximately \$500 to \$1,500 to remove items in buildings A, B, and C. Habitat ReStore gives a tax-deductible donation to the building owner depending on the value of the items salvaged for reuse. Madison Environmental Group estimates that there is approximately \$10,000 of donation value in the building.

Both Habitat ReStore and Deconstruction, Inc. are interested in salvaging the hardwood floors, as well as items such as fixtures, doors, and cabinets. There are items that each entity will take that the other will not take. Therefore, using both organizations will achieve the highest quantity of reuse. This reuse approach is detailed below.

Madison Environmental Group has identified the following items for reuse:

Interior Materials

- *Site Materials:*
  - Hardwood flooring, buildings A-D \*+
  - Attic flooring, buildings B and C \*
  - Radiators \*
  - Panel doors \*\*
  - Older light fixtures and ceiling fans \*

**Project: Arbor Drive Redevelopment**

- Older sinks \*
- Toilets (only low-flow toilets should be reused) \*
- Fireplace mantels \*
- Exterior light fixtures \*
- Hollow-core doors +
- Newer light fixtures and ceiling fans +
- Newer bathroom sinks +
- Some kitchen cabinets +
- Built-in cabinets and storage cabinets in apartments (if they are easily removed) +
- Mirrors and medicine cabinets +
- Mail boxes +

\*Deconstruction Inc. is interested in these items

+Habitat ReStore is interested in these items

- *Reuse Plan:* Madison Environmental Group will oversee the removal and reuse of these interior items. During the spring of 2008, Madison Environmental Group will work with J. Michael Real Estate to determine the best combination of using Habitat ReStore and Deconstruction Inc. The final plan will balance the material needs and worker availability of Deconstruction Inc. and Habitat ReStore, J. Michael Real Estate's timeline for demolition, and the economic value for J. Michael Real Estate.

**Appliances and Heating Equipment**

- *Site Materials:*
  - Stoves
  - Refrigerators
  - Microwaves
  - Washers and dryers in the basements
  - Furnaces, buildings A and C
- *Reuse Plan:* J. Michael Real Estate will reuse appliances that are less than 2 or 3 years old. Madison Environmental Group will assess the appliances that are left and determine whether it is financially advantageous to conduct a reuse sale. Alternatively, Madison Environmental Group will coordinate the donation of these appliances to Saint Vincent de Paul (608-278-2920). St. Vincent de Paul will take appliances that are less than 10 years old and in good working condition. St. Vincent de Paul requires a 2-3 day lead time for pickup, and will remove only appliances only on the first and second floors. They will offer a donation value. Any appliances not able to be reused will be recycled as described in Section II – Pre-Deconstruction Recycling.

For the two boilers in better condition, Madison Environmental Group will attempt to sell them by posting them for sale on CraigsList and contacting Nodemart ([www.nodemart.com](http://www.nodemart.com)).

**Project:** Arbor Drive RedevelopmentLandscape Elements

- *Site Materials:*
  - Stone block retaining wall
  - Shrubs
  - Flower Bulbs
- *Reuse Plan:* Madison Environmental Group will coordinate the sale of the stone block of the retaining wall, and make shrubs and bulbs available for free.

Building Façade

- *Site Materials:*
  - Stone, buildings A, B, and C
  - Yellow brick, building F
- *Reuse Plan:* The stonework on the chimneys and around the entrances of buildings A, B, and C can be reused, and a couple of parties have expressed preliminary interest. Additionally, there may be a reuse market for the yellow brick on building F. Madison Environmental Group will advertise the availability of the yellow brick and stone. All brick and stone can be recycled if a reuse market cannot be found

Structural Components

- *Site Materials:*
  - The trusses in building C are constructed out of old rough-cut beams. They are non-standard dimensions, but are approximately 2 inches x 6 inches, and over 15 feet long.
  - The dimensional lumber in the attic of building B is not as unique as building C, but could be valuable.
- *Reuse Plan:* The structural wood can only be salvaged during the deconstruction process. The deconstruction contractor will need to assess the salvage feasibility. Deconstruction Inc. has expressed interest in working with the deconstruction contractor to reclaim these materials, if possible. If these materials cannot be reused, they have recycling potential.

Project: Arbor Drive Redevelopment

**II. Pre-Deconstruction Phase Recycling**

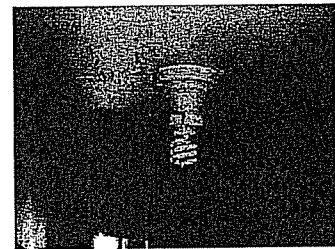
State hazardous waste regulations provide guidance for what to recycle after the reuse phase is complete and prior to building deconstruction.

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 several ring and spiral compact fluorescent bulbs (containing mercury), fluorescent lamp ballasts (potentially containing polychlorinated biphenyls – PCBs), and many incandescent bulbs (containing lead) in the six buildings A, B, C, D, E, and F. 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 compliance with applicable environmental regulations. Locally, PCK 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>.



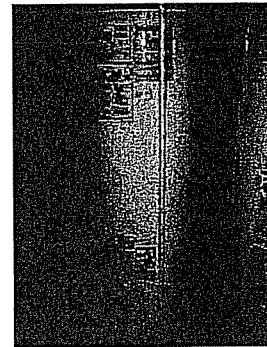
Refrigerants, Appliances, and HVAC

▪ *Site Materials:* Functional refrigerators, washers, dryers, stove and oven units, dishwashers, and other appliances exist in all of the currently occupied apartment units, with some in better quality than others.

**Project:** Arbor Drive Redevelopment

Boilers and other furnace units, as well as water heaters, do exist in the basements of all buildings A, B, C, and D, and if not removed and reused, can be scrapped for their metal recycling value.

Any appliances left that are not reused are required by law to be recycled and may be recycled for their metal scrap value. Any capacitors or electrical ballasts must be removed first. 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 the 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

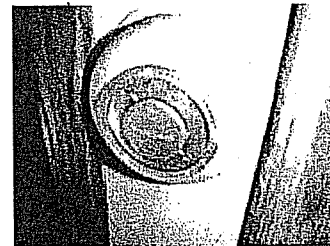
- *Site Materials:* Paints, stains, sealers, and various cleaning agents are present in the basements of buildings A, B, C, D, and E. Latex-based paints can be properly hardened and disposed of in the trash, if the can is less than half full. See Attachment C for directions on proper disposal of latex-based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



*Recyclers:* Oil-based paints, products containing organic solvents, and latex paints (if 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 ahead of time 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 several thermostats containing mercury in the apartment buildings. These thermostats must be recycled. Mercury-containing thermostats hold mercury equivalent to the amount in 200-300 fluorescent bulbs. Mercury is a hazardous waste, but the Universal Waste Rules allow thermostats to be recycled without going through hazardous waste permitting processes.
- *Recyclers:* Mercury containing thermostats can be recycled by taking them 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. More information can be found at <http://www.danecountycleansweep.com>.



**Project:** Arbor Drive Redevelopment

### III. Deconstruction Phase Recycling

The bulk of recyclable material on deconstruction projects resides in the structural and exterior components of the building. For the six buildings on this site, concrete, concrete block, stone, brick, wood, and metal are the highest volume recyclable components. All painted concrete surfaces were tested for lead by Richard Horan of Assurance Inspection Services LLC using an X-Ray Fluorescence (XRF) Analyzer. All painted surfaces in the basements of buildings A, B, C, and D tested negative to levels of lead over the admissible level, and can be recycled. Painted surfaces in the basement of building F tested positive for higher than admissible levels of lead and cannot be recycled. See Attachment F for the results of the lead testing.

Metal present in the building's electrical conduit, ductwork, piping, 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.

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

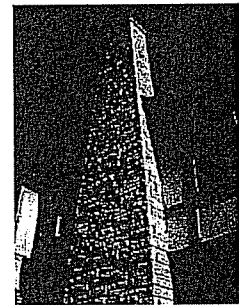
##### ▪ *Site Materials:*

- **Foundations:** The foundations of buildings A, B, C, and D are composed largely of concrete block and brick, which can be recycled.
- **Parking lot:** The parking lot adjacent to the parking garage and behind the Arbor Drive buildings is composed of asphalt which can be recycled.
- **Walkways:** The walkways and sidewalks between, in front of, and leading up to all of the six buildings are composed of concrete which can be recycled.
- **Brick Structure:** Buildings A, B, C, and D are composed largely of brick which can be recycled.
- **Chimneys:** The chimneys of buildings on A, B, and C are composed of stone block which can be recycled, if not reused.

Clean concrete, block, and brick may be crushed and used as fill, aggregate in road beds, or to be 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 over the admissible level is present, then it must be disposed of at an approved construction and demolition landfill or an approved municipal solid waste landfill. Painted concrete surfaces on the foundations of buildings A, B, C, and D tested negative for high levels of lead and can be recycled. The foundation of building F tested positive for higher than admissible levels of lead. See Attachment F for the full description and results of the lead test.

- **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 for dumping. At the time of this plan, the cost to recycle concrete or brick is \$1.50/ton



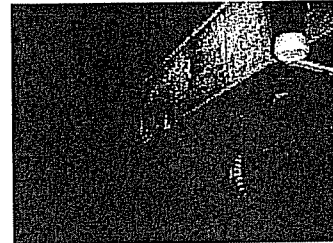


**Project:** Arbor Drive Redevelopment

(versus \$36/ton to landfill). Clean asphalt free of concrete, dirt, and other materials can be recycled at Payne and Dolan (608-845-8900) or Hammersly Stone Co., Inc. (608-845-7804) free of charge. Call ahead to schedule delivery to the quarry to Payne and Dollan, which is open after 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 six buildings in the form of furnaces, copper piping, copper wiring, hot air registers, electrical conduit, duct work, steel and copper pipes, and aluminum gutters and downspouts. Radiators, if not salvaged for reuse, can be scrapped for their metal value. Though not required by law, we recommend that all metals be recycled. Painted metal, even if it is lead bearing paint, is typically recyclable. For the highest redemption value, we recommend the 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 (608-241-1571) for processing. At the time of this plan, 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. Copper can also be donated to "Copper for Kids," a fundraising program for the construction of the new Family Children's Hospital. Ask Madison Environmental Group for more information.

Cardboard, Paper, Cans, and Bottles

- *Site Materials:* Excluding those belonging to residents, there are no cardboard boxes, cans, on site. However, all cardboard, paper, cans, and bottles found or generated by work crews during deconstruction must be recycled according to Wisconsin law.
- *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 in limited amounts in the six buildings. There is limited carpet on the third floor of building A and building D. All carpet and carpet padding can be recycled.
- *Recyclers:* Reynolds Urethane Recycling accepts carpets and carpet pads for free recycling (contact Paul Reynolds at 608-831-4244). Carpet and pads should be rolled separately and tied when hardwood is removed. Carpet should be left in a dry place before recycling. Carpet must be free of contaminants such as nails, plaster, or garbage, and must be dry. Carpet and pads can be dropped off at Reynolds warehouse site at 8417 Murphy Drive, Monday – Friday 8:00 am – 3:30 pm. Be sure to call first.

Project: Arbor Drive Redevelopment

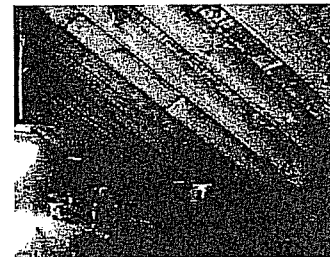
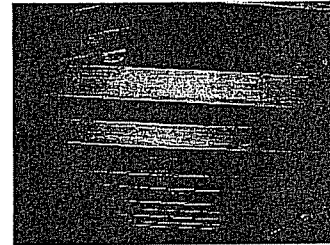
Asphalt Shingles

- *Site Materials:* Asphalt shingles were identified on the roof tops of the buildings A, B, C, and D. If there has been a complete tear-off of old shingles since 1977, the shingles are recyclable. Shingles are recycled by grinding them up to be used as 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 Bruce Company charges \$25-\$28.50/ton depending on the hauler. They have pre-arranged hauling agreements in place with Green Valley Disposal, Pellitteri Waste Systems, and Royal Container Service.

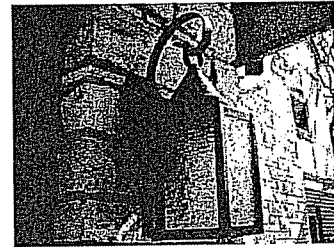
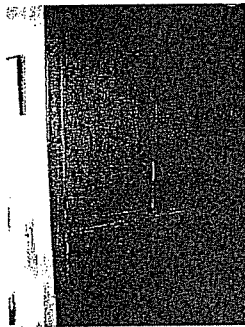
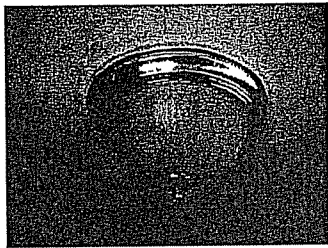
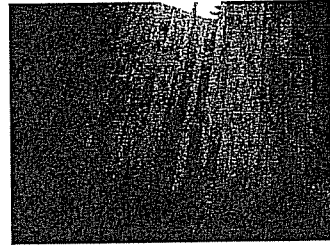
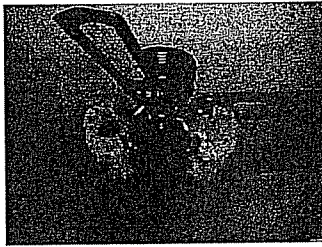


Wood

- *Site Materials:* A large quantity of structural wood in the form of roof and floor joists exists in buildings A, B, and C. This wood can be salvaged for reuse during deconstruction. If not reclaimed for reuse, it is recyclable. Any unpainted and untreated structural wood and wood siding of the parking garage is also 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).



**Attachment A: Sample of Reusable Items**



**Deconstruction Reuse and Recycling Plan**  
**Project: Arbor Drive Redevelopment**

March 2007

**Attachment B: Refrigerant Recovery Facilities in Dane County**

FACILITY NAME	FID	ADDRESS	CITY	PHONE	TYPE	EXP DATE
ALL SEASONS SERVICES, INC	113151060	5026 VOGES RD	MADISON	608-838-2555	2	03/31/2007
AMERICAN TV SERVICE	113282180	2601 WHALEN LANE	MADISON	608-271-1001	2	06/30/2007
CAPITOL MECHANICAL, INC	113265900	3444 CAPITOL DR	SUN PRAIRIE	608-241-9342	2	12/31/2007
CENTRAL WISCONSIN CENTER	113228720	317 KNUITSON DR	MADISON	608-301-9200	2	06/30/2007
COMPLETE TEMPERATURE CONTROL SERVICES	113317270	1413 HOMMEN ROAD	DEERFIELD	608-764-2779	2	09/30/2007
DIEHL & NEUMAIER CO	113314960	5466 NORWAY GROVE SCHOOL	DEFORREST	608-846-4824	1	03/31/2008
EVENAIRE COMPANY, INC	113272720	3215 BURKE AVE	MADISON	608-249-9285	2	06/30/2007
GARY'S APPLIANCE REPAIR	113275360	2405 VONDRON RD	MADISON	608-221-1150	2	12/31/2007
GENERAL HEATING AND AIR CONDITIONING, INC	113276130	2920 PERRY ST	MADISON	608-271-3900	2	12/31/2007
H & H INDUSTRIES, INC	113247090	2801 SYENE RD	MADISON	608-273-3434	2	12/31/2007
HANDY APPLIANCE CENTER INC	113268100	828 COLUMBUS ST	SUN PRAIRIE	608-837-7550	2	06/30/2007
HARKER HEATING & COOLING INC	113330360	87 W BELTLINE HWY	MADISON	608-255-6902	2	12/31/2007
HIEBING'S REFRIGERATION INC	113354010	3538 WINDSOR RD	DE FOREST	608-241-5051	2	09/30/2007
HUSSMAN WISCONSIN	113337840	5817 FEMRITE DR	MADISON	608-222-9697	2	03/31/2007
JOHNSON CONTROLS, INC	113245330	2400 KILGUST RD	MADISON	608-226-5100	2	12/31/2007
KIRCHAPPLIANCE INC	113272940	464 N SHERMAN AVE	MADISON	608-246-4246	2	09/30/2007
MADISON GAS & ELECTRIC COMPANY	113146000	PO BOX 1231, 133 S BLAIR ST	MADISON	608-252-7196	2	06/30/2007
MOOR'S SALVAGE & CFC RECOVERY INC	113244450	6421 EDNA TAYLOR PARKWAY	MONONA	608-223-9220	2	09/30/2006
ST VINCENT DE PAUL SOCIETY	113253140	1109 JONATHON DR	MADISON	608-278-2920	2	03/31/2007

Monday, March 12, 2007

Salvage Type: 1= Vehicle AC only; 2=stationary equipment only; 3=both

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Project: Arbor Drive Redevelopment

**Attachment C: Proper Disposal of Latex Paint**

Because latex paint is relatively non-toxic, it can be placed in the garbage if it is properly solidified.

First check to make sure it is latex paint - look on the label for "latex" or directions to clean up or thin with water. Oil-based or combustible paints and stains left over from home projects, whether liquid or solid, should be taken to the Dane County Clean Sweep Facility at 2302 Fish Hatcher Road for proper disposal. Empty paint cans may be placed in the garbage, with the lids off.

Several methods to properly solidify latex paint are listed below:

- Remove the lid and let the paint dry out in the can; protect from freezing and rain as well as curious children and animals. This only works when an inch or less of paint is left in the can and is most effective in the warmer months.
- Mix latex paint with an equal amount of cat litter, stir in completely and allow to dry.
- Mix latex paint with commercial paint hardener.

Once the latex paint has hardened or solidified, it can be placed at your curb. Leave lids off latex paint cans. Clean Sweep will accept cans of latex paint that are more than half full.

Project: Arbor Drive Redevelopment

**Attachment D: Public Thermostat Recycling Locations in Dane County**[http://www.countyofdane.com/pwht/recycle/public\\_locations.aspx?type=6](http://www.countyofdane.com/pwht/recycle/public_locations.aspx?type=6)

Business	City, State	Zip Code	Notes
<b>Ace Hardware</b> 320 N Midvale Blvd 441-6900	Madison, WI	53705	
<b>Ace Hardware-Meadowood</b> 5726 Raymond Rd 271-9799	Madison, WI	53711	
<b>Dane County Clean Sweep</b> 2302 Fish Hatchery Road 294-5358	Madison, WI	53713	
<b>Dane Lumber &amp; Home Center</b> Hwy 113 849-5515	Dane, WI	53529	
<b>Dorn Hardware</b> 1348 S Midvale Blvd 274-2511	Madison, WI	53711	
<b>Dorn Hardware</b> 127 N Broom 256-0530	Madison, WI	53703	
<b>Dorn True Value Hardware</b> 926 Windsor St 837-2110	Sun Prairie, WI	53590	
<b>Dorn True Value Hardware</b> 209 Cottage Grove Rd 222-5511	Madison, WI	53716	
<b>First Supply Madison</b> 6800 Gisholt Drive 222-7799	Madison, WI	53713	
<b>Gustave A. Larson Co.</b> 4537 Pflaum Road 221-3301	Madison, WI	53718	
<b>Jim's Heating &amp; Air Conditioning</b> 580 Enterprise Avenue 424-6518	Belleville, WI	53508	
<b>Madison Gas &amp; Electric Co.</b> 133 S Blair Street 252-7117	Madison, WI	53703	
<b>Mazo Hardware Hank</b> 15 Brodhead 795-9919	Mazomanie, WI	53560	
<b>Meikle's True Value Hardware Inc</b> 2865 N Sherman Avenue 241-1541	Madison, WI	53704	
<b>Menard's</b> 6401 Copsps Ave 224-2483	Madison, WI	53716	
<b>Menard's</b> 430 Commerce Drive 829-4683	Madison, WI	53719	
<b>Menard's</b> 2102 East Springs Drive 245-2321	Madison, WI	53704	
<b>Premier Co-op</b>	Mt Horeb, WI	53572	

**Project: Arbor Drive Redevelopment**

<b>Business</b>	<b>City, State</b>	<b>Zip Code</b>	<b>Notes</b>
501 W Main St 437-3071			
<b>Wal-Mart</b> 7202 Watts Road 276-9393	Madison, WI	53719	
<b>Warren Heating And Air Conditioning</b> 1741 Commercial Ave 256-2391	Madison, WI	53714	

Project: Arbor Drive Redevelopment

**Attachment E: Asphalt and Concrete Recycling Locations**[http://www.co.dane.wi.us/pwht/recycle/public\\_locations.aspx?type=15](http://www.co.dane.wi.us/pwht/recycle/public_locations.aspx?type=15)

Business	City, State	Zip Code	Notes
<b>F. H. Raemisch Sons Inc</b> 308 Raemisch Road 849-4563	Waunakee, WI	53597	Takes both asphalt and concrete, minimum amount of rebar. The asphalt is recycled, while the concrete is used for fill.
<b>Hammersley Stone Co. Inc.</b> 6291 Lacy Road 845-7804	Verona, WI	53593	Clean concrete cinder block, clean concrete and asphalt.
<b>Homburg</b> 6106 Milwaukee Street 241-1178	Madison, WI	53704	Recycles asphalt, concrete and concrete cinder block with the rebars removed.
<b>Northwestern Stone, LLC</b> 4373 Pleasant View Road 836-1701	Middleton, WI	53562	Clean asphalt and concrete, minimum amount of rebar. Concrete in 4 x 4 pieces or smaller.
<b>Payne &amp; Dolan</b> 6145 McKee Road 271-2722	Madison, WI	53719	Recycles asphalt.
<b>Wingra Stone</b> 2975 Kapec Road 271-5555	Madison, WI	53719	Clean asphalt, concrete and cinder block, with no dirt. Concrete can have rebar and mesh, in 6' x 6' pieces or smaller. Material must be in a dump truck for unloading. Also can take at River Road site in the Town of Westport.
<b>Yahara Materials</b> 6117 County Trunk K 849-4162	Waunakee, WI	53597	Clean asphalt and concrete, which must be less than 2' in size and have no steel hanging out. Plant is at quarry on Hwy 51 and Hoepker Road.



**Project:** Arbor Drive Redevelopment

**Attachment F: Lead Paint Test Results**

Richard Horan of Assurance Inspection Services, LLC tested the paint on the foundations of buildings A, B, C, D, and F using an X-Ray Fluorescence (XRF) Analyzer. Concrete, block, or brick, and wood containing paint with lead exceeding  $0.7 \text{ mg/cm}^2$  of paint surface (as measured by an XRF instrument) cannot be recycled.

# ASSURANCE

Inspection · Services

LLC

P.O. BOX 620593

MIDDLETON, WI 53562-0593

March 13, 2007

Inspector - Richard P. Horan  
Wisconsin License # LRA-12683

## LEAD-BASED PAINT TESTING SUMMARY REPORT

Report Number 37014

for

Arbor Drive Site  
Madison, WI

Madison Environmental Group, Inc.  
25 N Pinckney Street, Suite 310  
Madison, WI

# EXPLANATION OF LEAD TESTING

## EQUIPMENT USED

The inspector used a X-Ray Fluorescence (XRF) Analyzer manufactured by Niton Corporation, serial number U661NR6400, to test for the presence of lead. This analyzer was operated by Richard Horan, a certified lead inspector in the State of Wisconsin. An XRF analyzer can read for the presence of lead-based paint on the surface of the component and under layers of surface coverings such as paneling, paint or wallpaper. The XRF highest lead concentration readings are listed as PbC readings and are reported as milligrams of lead per square centimeter of surface ( $\text{mg}/\text{cm}^2$ ). This data is recorded at the end of this report.

## INSPECTION PROCEDURES

The United States Department of Housing and Urban Development (HUD) in the *Guidelines for the Evaluation and Control of Lead-Based Paint in Housing* (HUD Guidelines) defines lead-based paint as having a surface concentration of lead that is at or greater than 1 milligram of lead per square centimeter of surface or 0.5% or greater of lead per weight of a paint chip sample. These measurements will be referred to in this report as the HUD Standard. This inspection follows the procedures of the client as to the location of the testing. Due to the limited testing conducted, conclusions on the presence of lead-based paint can only be drawn on the areas tested. The presence or absence of lead-based paint in other areas not tested is unknown.

The Wisconsin Administrative Code (HFS 163) for lead-based paint is more protective and will be reference in this report where a potential lead poisoning hazard may be present. The Wisconsin Administrative Code defines lead-based paint as having a surface concentration of lead that is more than 0.7 milligrams of lead per square centimeter of surface or more than 0.06% of lead per weight of a paint chip sample. These measurements will be defined as the Wisconsin Standard.

The XRF analyzer was first calibrated with a known lead source containing  $1.08 \pm 0.1$  milligrams of lead per square centimeter of surface ( $\text{mg}/\text{cm}^2$ ). (See Form 7.2 at the end of this report). The XRF analyzer was calibrated again at the end of the inspection.

The results of the XRF tests were then classified as follows:

### **POSITIVE (POS)**

Any result above the Wisconsin Standard of 0.7 milligrams per square centimeter.

### **NEGATIVE (NEG)**

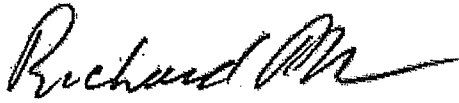
Any result below the Wisconsin Standard of 0.7 milligrams per square centimeter.

The inspection will start on side "A", which is the side of the building facing the addressed street, and continue in a clockwise fashion labeling the next wall "B" and so on.

**REPORT DISCLOSURE**

A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

Any work done to correct any hazard found in this report should be documented with a letter or receipts and kept with this report.



Richard P. Horan  
President & Inspector

Site: Arbor Drive Site Madison, WI  
 Date: 3/13/2007  
 Ranges (NEG<INC<POS): Device PCS

Side	Room	Structure	Substrate	Feature	Condition	Color	Pb C(mg/cm <sup>2</sup> )	Result
<b>2612 Arbor Drive</b>								
A	Basement	Wall	Concrte	Midle Wall	Solid	White	0	NEG
B	Basement	Wall	Concrte	Midle Wall	Solid	White	0.01	NEG
C	Basement	Wall	Concrte	Midle Wall	Solid	White	0	NEG
D	Basement	Wall	Concrte	Midle Wall	Solid	White	0.17	NEG
A	Basement	Floor	Concrte		Solid	Grey	0	NEG
C	Basement	Floor	Concrte		Solid	Grey	0.01	NEG
<b>2620 Arbor Drive</b>								
A	Basement	Wall	Concrte	Midle Wall	Solid	White	0	NEG
B	Basement	Wall	Concrte	Midle Wall	Solid	White	0.01	NEG
C	Basement	Wall	Concrte	Midle Wall	Solid	White	0.12	NEG
D	Basement	Wall	Concrte	Midle Wall	Solid	White	0.06	NEG
D	Basement	Wall	Concrte	Midle Wall	Solid	White	0.03	NEG
D	Basement	Floor	Concrte		Solid	Grey	0.01	NEG
<b>717 Knickerbocker Street</b>								
A	Basement	Wall	Concrte	Midle Wall	Solid	White	0	NEG
B	Basement	Wall	Concrte	Midle Wall	Solid	White	0	NEG
C	Basement	Wall	Concrte	Midle Wall	Peeling	White	0.05	NEG
D	Basement	Wall	Concrte	Midle Wall	Solid	White	0.03	NEG
A	Basement	Floor	Concrte		Solid	Grey	0.11	NEG
<b>2605-2607 Monroe Street</b>								
A	Basement	Wall	Concrte	Midle Wall	Solid	White	0.11	NEG
B	Basement	Wall	Concrte	Midle Wall	Peeling	White	0.02	NEG
B	Basement	Wall	Concrte	Midle Wall	Peeling	White	0	NEG
B	Basement	Wall	Concrte	Midle Wall	Peeling	White	0	NEG
C	Basement	Wall	Concrte	Midle Wall	Solid	White	0	NEG
D	Basement	Wall	Concrte	Midle Wall	Solid	White	0	NEG
<b>Well #1 Pump House</b>								
A	First Floor	Wall	Brick	Wall Upr	Peeling	White	0.04	NEG
B	First Floor	Wall	Brick	Wall Upr	Peeling	White	0	NEG
D	First Floor	Wall	Brick	Wall Upr	Peeling	White	0.01	NEG
D	First Floor	Wall	Concrte	Wall Upr	Peeling	White	0.19	NEG
D	Basement	Wall	Concrte	Wall Lwr	Peeling	White	2.94	POS
D	Basement	Wall	Concrte	Wall Lwr	Peeling	White	2.77	POS
B	Basement	Wall	Concrte	Wall Lwr	Peeling	Green	1.38	POS
C	Basement	Wall	Concrte	Wall Lwr	Peeling	White	3.35	POS
D	Basement	Wall	Concrte	Wall Lwr	Peeling	Green	2.58	POS
D	Basement	Stairs	Concrte	Tread	Solid	Red	0.85	POS