



Location
5110 Spring Court

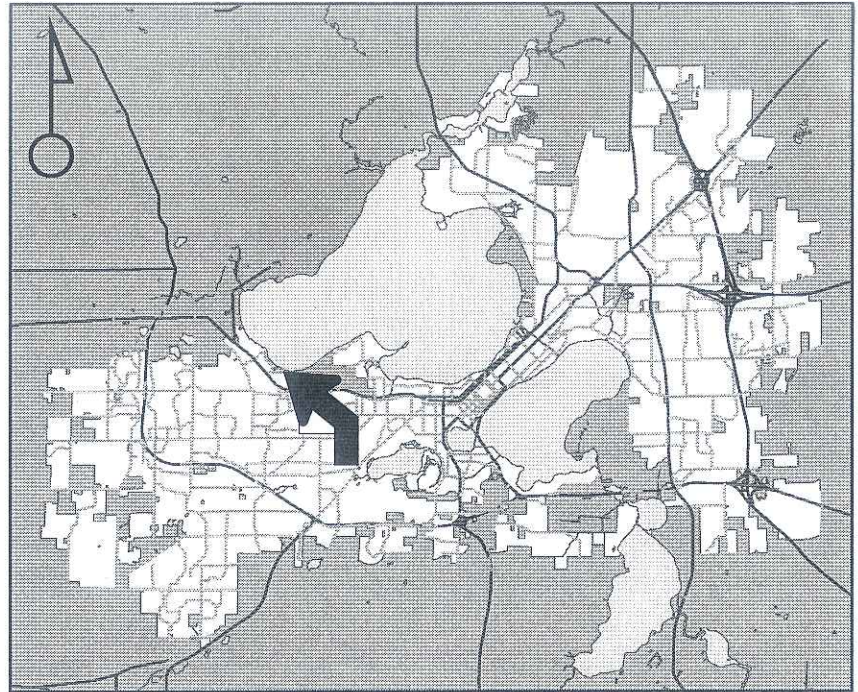
Project Name
Vedder/Shults Residence

Applicant
Mark Shults/Melissa Destree -
Destree Design Architects

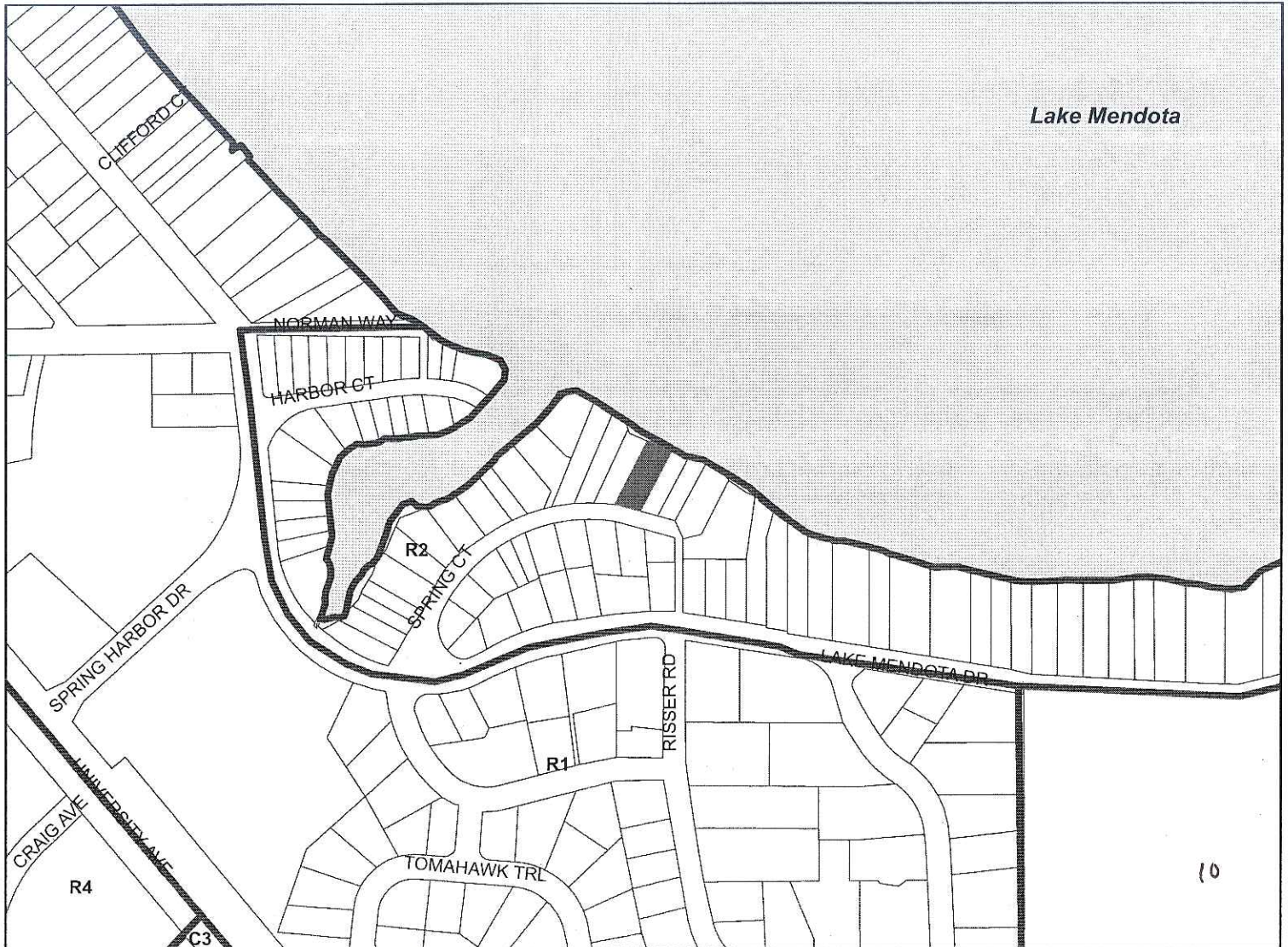
Existing Use
Single Family Residence

Proposed Use
Demolish House and Build a
New Single-Family Home on a
Waterfront Lot

Public Hearing Date
Plan Commission
05 March 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 \$550.00 Receipt No. 78173

Date Received 1-24-07

Received By KAU

Parcel No. 0709-184-0119-5

Aldermanic District 19-Noel Radomski

GQ Waterfront property, Flood Plain

Zoning District R-2

For Complete Submittal

Application Letter of Intent

IDUP N/A Legal Descript.

Plan Sets Zoning Text N/A

Alder Notification Waiver

Ngrbrhd. Assn Not. yes. Waiver

Date Sign Issued 1-24-07

1. Project Address: 5110 SPRING COURT Project Area in Acres: 4.1 acre

Project Title (if any): Walter Shults Residence

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

<input checked="" 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 checked="" 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: Mark Shults Company: _____

Street Address: 5108 Spring Ct. City/State: Madison WI Zip: 53705

Telephone: (608) 231-3362 Fax: () Email: mesaults@tds.net

Project Contact Person: Melissa Destree Company: Destree Design Architects

Street Address: 222 W. Washington Ave #310 City/State: Madison WI Zip: 53703

Telephone: (608) 268-1499 Fax: (608) 268-1498 Email: melissa@destreearchitects.com

Property Owner (if not applicant): Ed Tallard

Street Address: 5110 Spring Ct. City/State: Madison, WI Zip: 53705

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Remove existing house.

Retain and remodel garage. Construct New Active Solar home.

Development Schedule: Commencement May/June 2007 Completion Dec 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 MADISON Comprehensive Plan Plan, which recommends: _____ 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:

See Noel Letter

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.

Planner _____ Date _____ | Zoning Staff MATT TUCKER Date 10/13/06

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Melissa Destree Date 1/24/07
 Signature [Signature] Relation to Property Owner Architect to Shults
 Authorizing Signature of Property Owner Mark Shults Date 1/23/07
Nancy Vedder-Shults 1/23/07



Letter of Intent

Date: January 23, 2007

Project: Vedder-Shults Residence (Single Family Residence)

Location: 5110 Spring Court, Madison, WI

Owner: Mark Shults and Nancy Vedder-Shults

Architect: Destree Design Architects, Inc.

Land Surveyor: Held Engineering Associates, Inc.

Contractor: Associated House Wrights

This submittal is to request a demolition permit to remove the existing house at 5110 Spring Court. A new 3350 sf two story single family residence will be constructed that utilizes active solar technology and green built standards. The existing 768 sf detached garage will be renovated to coordinate with the new home.

The set backs meet the City of Madison Zoning requirements. The existing house has a 35.93 ft lake set-back. The new house will have an improved lake set-back of 49.61 ft. The roof design has been established based on the angles required for active solar panels. The height of the new house structure is only 3'-8" above the original house.

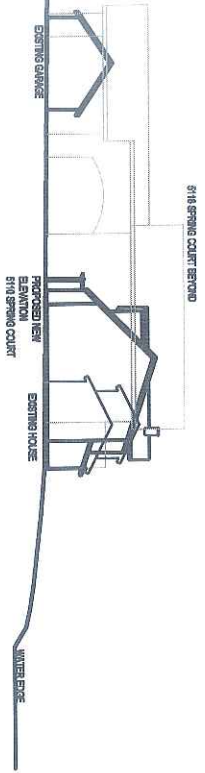
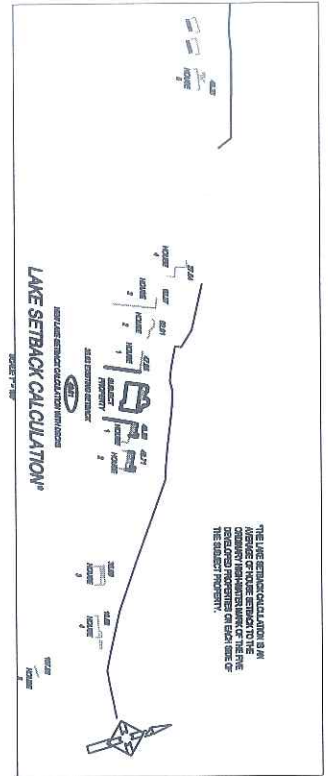
With your approval, this house will be demolished and rebuilt with the utmost care to follow all erosion control practices to protect the health of Lake Mendota.

We look forward to your feed-back and input.

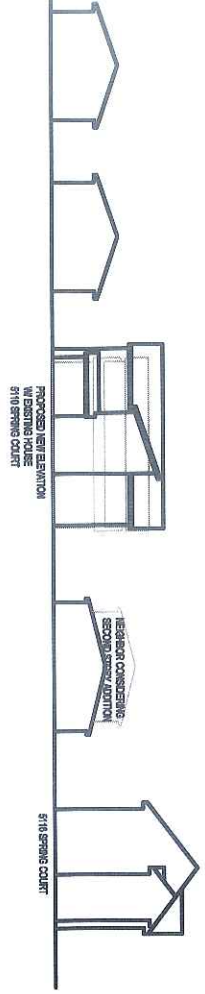
Sincerely,

Melissa Destree, AIA
Destree Design Architects

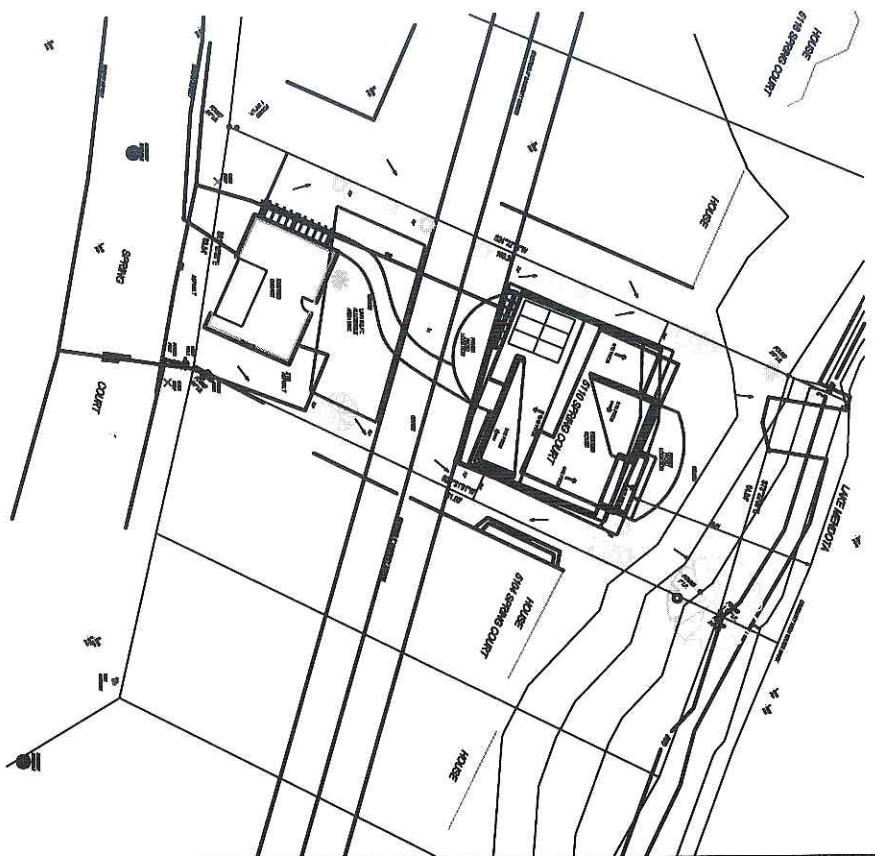
cc: Mark Shults and Nancy Vedder-Shults



3 EAST ELEVATION
1" = 50'-0"



2 LAKEFRONT ELEVATION
1" = 50'-0"



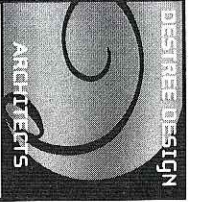
1 SITE PLAN
1" = 50'-0"

SHULTS RESIDENCE

5110 SPRING COURT
MADISON, WI 53713

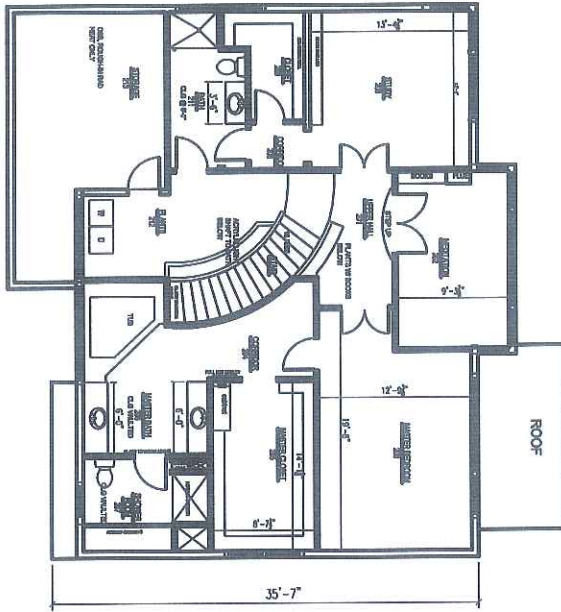
222 West Washington Ave. Suite 310
Madison, WI 53703
ph: 608.268.1499 fax: 608.268.1498
www.destreearchitects.com

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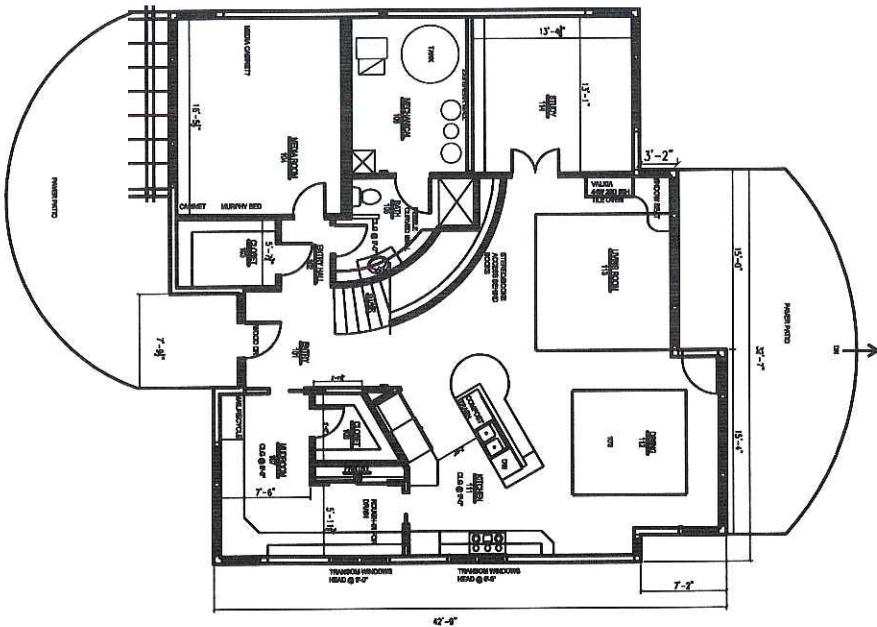


PROJECT:	
NUMBER:	061015.00
DATE:	01/03/07
REV:	

CO.O



2
SECOND FLOOR PLAN
1/16" = 1'-0"



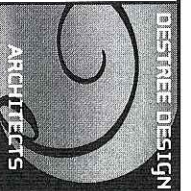
1
FIRST FLOOR PLAN
1/16" = 1'-0"

SHULTS RESIDENCE

5110 SPRING COURT
MADISON, WI 53713

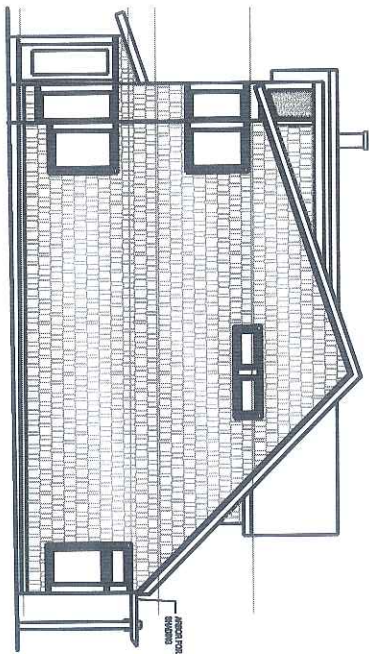
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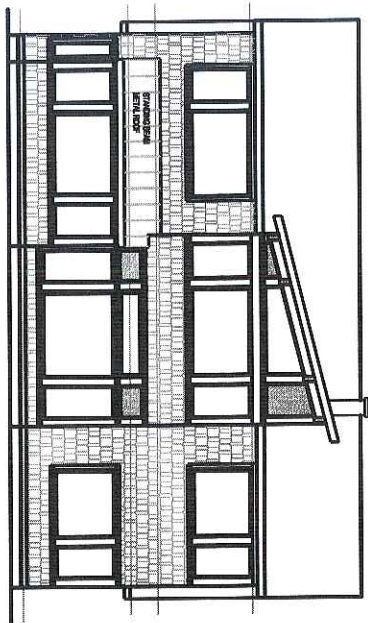


PROJECT:	
NUMBER:	061015.00
DATE:	01.03.07
REV:	
SHEET:	

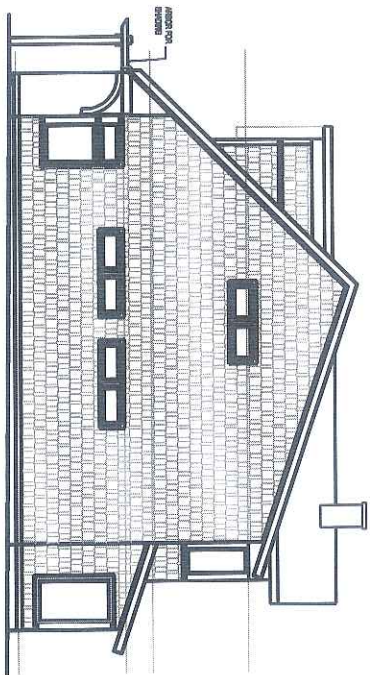
A1.0



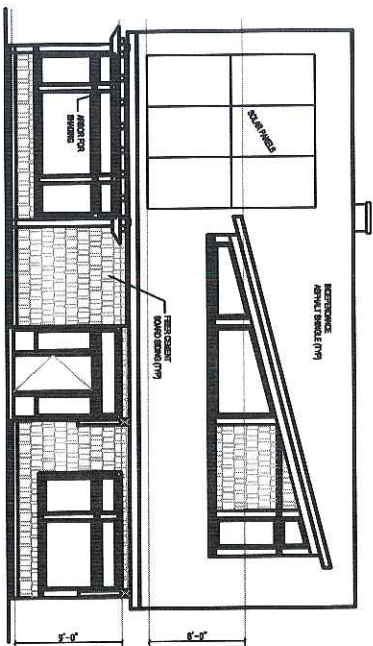
4 WEST ELEVATION
1/16" = 1'-0"



2 LAKEFRONT ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



1 FRONT ELEVATION
1/16" = 1'-0"

SHULTS RESIDENCE

5110 SPRING COURT
MADISON, WI 53713

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PROJECT:	
NUMBER:	061015.S00
DATE:	01.03.07
REV:	
SHEET:	

A3.0



February 14, 2007

Tim Parks
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701



Re: 5110 Spring Court Deconstruction Reuse & Recycling

Dear Tim Parks,

As a follow-up to our request for a demolition permit for 5110 Spring Court, I would like to share additional information regarding the structure we wish to remove.

Last fall Mark Shults and Nancy Vedder-Shults began developing the plans and concepts for constructing their new green-built active solar home on the lake. They have engaged many experts over the past months to evaluate the project so it creates the least impact on the earth and is truly *agreen* project.

Madison Environmental Group began working with Mark and Nancy last fall. Under contract, they are currently preparing a Deconstruction, Reuse & Recycling plan for the property. The full plan will be prepared and delivered to yourself and George Dreckman by February 22nd. This plan will outline the specifics regarding the recycling of the existing structure and retaining the existing garage.

Removing the primary structure has been recommended for a variety of reasons. The building has been evaluated by Destree Design Architects for structural, moisture and energy efficiency problems.

- The framing of the structure is significantly undersized, typical for homes of this era (mid 1940's). The floor framing is only 2x6's @ 16" O.C. spanning 12ft and the roof framing is stick built 2x4's, not trusses. The roof is significantly bowed and is deteriorating due to the snow loads and general undersizing of the structure. This roof system will not support the loading required for the six (6) active solar panels envisioned.
- The existing basement has moisture problems and mold issues. The proposed solar house will not have a basement; we will be using slab on grade construction for radiant floor heat and passive solar mass.

10

- The energy efficiency of the existing home is typical of the age of the home. I have included the cost for heating and cooling from MG&E with this letter. The existing building is in the worst 10% of energy consumption for Madison housing per square foot even though it is not occupied full time.

With energy efficiency, moisture control and structural integrity key to the success of our active solar home project, it is my professional recommendation to remove the existing structure.

Southern Wisconsin Home Inspection, LLC. has completed an inspection and supports many of our findings. I have included a summary of this inspection and additional photographs showing the condition of the building.

Please contact me if you have any additional questions or comments.

Sincerely,

Melissa Destree, AIA

Destree Design Architects, Inc.

Attachments:

- Madison Environmental Group contract
- MG&E HVAC energy rating
- Southern Wisconsin Home Inspection, LLC summary and photos



Madison Gas and Electric
Madison, Wisconsin

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- New Service Installation for Builders and Contractors

Natural Gas Energy Use for Mr Ed C Tallard Logout

Service Address:

5110 Spring Ct
Madison, WI 53705

Select an Account or Meter

Account Number:

17736190

Meter: G131954

Meter Number:

G131954 (Name this meter)

Rate Schedule(s): RD-1, FS-1 - Gas: Residential Services

Yearly Natural Gas Use Data

Billing Year	# Days	Total Therms	Monthly Avg.	Htg Deg Days	High	Low	\$ Amount
2007	30	186	186.0	989	186	186	\$208.14
2006	367	1,253	104.4	6,748	212	22	\$1,463.16

Place mouse arrow over question marks for more information.

Energy Use FAQ

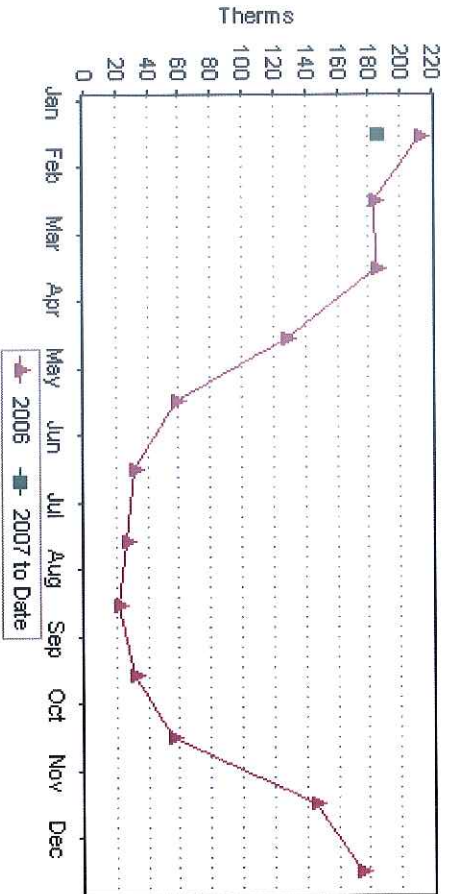
Calculate My Home Heating Rating

See how your home's efficiency compares.

Improve My

Gas Energy Efficiency
 Take steps to reduce your home's natural gas use.

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 More questions?
 Contact us.



Select Length of History
 2006 Through 2007

[Graph Last 24 Months](#)

[Download Data](#)

Monthly Natural Gas Use Data



Read Date	# Days	Therms	Heating Degree Days	Therms/Degree Day	\$ Amount
Jan 17, 2007	30	186	989	0.188	\$208.14
Dec 18, 2006	32	175	1,000	0.175	\$203.35
Nov 16, 2006	30	145	756	0.192	\$132.64
Oct 17, 2006	28	56	397	0.141	\$52.24
Sep 19, 2006	33	32	69	NA	\$41.63
Aug 17, 2006	29	22	1	NA	\$30.15
Jul 19, 2006	33	26	6	NA	\$33.55
Jun 16, 2006	31	32	114	NA	\$40.11
May 16, 2006	28	58	331	NA	\$66.89
Apr 18, 2006	32	128	681	0.188	\$140.92
Mar 17, 2006	29	184	1,141	0.161	\$217.35
Feb 16, 2006	29	183	1,049	0.174	\$229.92
Jan 18, 2006	33	212	1,203	0.176	\$274.41

2006	367	1,253	6,748	NA	\$1,463.16
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2

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Madison, Wisconsin

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- [Allow Others Access](#)
- [Logout](#)
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- [Sign Up for Wind Power](#)
- [Start or Stop My Utility Service](#)
- [New Service Installation for Builders and Contractors](#)

Electric Energy Use for Mr Ed C Tallard [Logout](#)

Service Address:

5110 Spring Ct
Madison, WI 53705

Select an Account or Meter

Account Number:

17736190

Meter: E128170

Meter Number:

E128170 (Name this meter)

Rate Schedule(s): [RG-1 - Electric: Residential Service \(RG-1\)](#)

Yearly Electric Use Data

Billing Year	# Days	Total kWh	Monthly kWh Avg.	High	Low	\$ Amount
2007	30	870	870.0	870	870	\$112.54
2006	367	11,613	967.8	1,175	741	\$1,560.30

Place mouse arrow over question marks for more information.

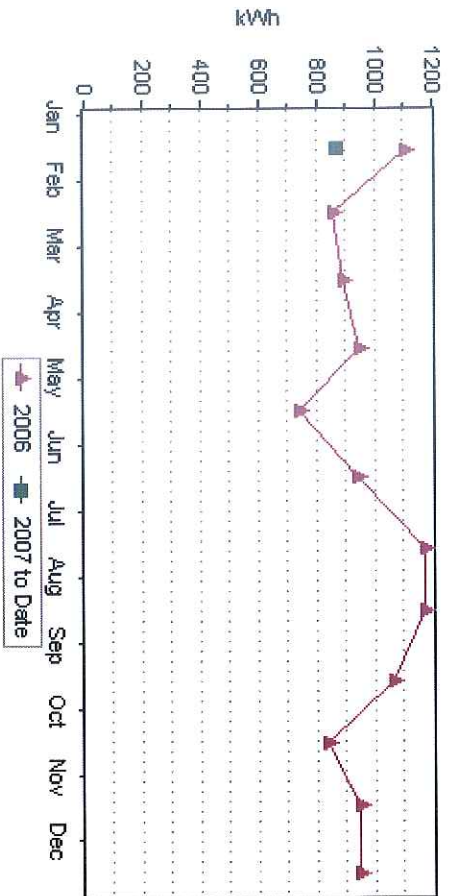
[Energy Use FAQ](#)

Improve My Electric Energy Efficiency
Take steps to reduce your home's electric use.

[Sign up for wind](#)
Choose clean,

renewable wind power.

Contact MGE
More questions?
Contact us.



Select Length of History
2006 Through 2007

Graph Last 24 Months

Download Data

Monthly Electric Use Data

Read Date	# Days	kWh	kWh/Day	\$ Amount
Jan 17, 2007	30	870	29.0	\$112.54
Dec 18, 2006	32	947	29.6	\$122.29
Nov 16, 2006	30	948	31.6	\$121.67
Oct 31, 2006	158	0	NA	-\$12.74
Oct 17, 2006	28	836	29.9	\$117.42
Sep 19, 2006	33	1,064	32.2	\$154.84
Aug 17, 2006	29	1,175	40.5	\$168.11
Jul 19, 2006	33	1,174	35.6	\$169.38
Jun 16, 2006	31	938	30.3	\$133.05
May 25, 2006	77	0	NA	-\$14.40
May 16, 2006	28	741	26.5	\$104.71
Apr 18, 2006	32	943	29.5	\$125.14
Mar 17, 2006	29	887	30.6	\$117.75
Feb 16, 2006	29	857	29.6	\$114.30

2

Jan 18, 2006	33	1,103	33.4	\$138.78
2006	367	11,613	31.6	\$1,560.30

± An adjustment was applied for this billing period

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Natural Gas Home Heating Rating

- measures **approximately** how efficiently you use natural gas to heat your home (calculated as Heating BTUs per Square Foot per Heating Degree Day).[?]
- helps you compare your use of natural gas for heating your home to others.
- helps you compare efficiency before and after weatherization project.

Year home built: 1940 - 1949

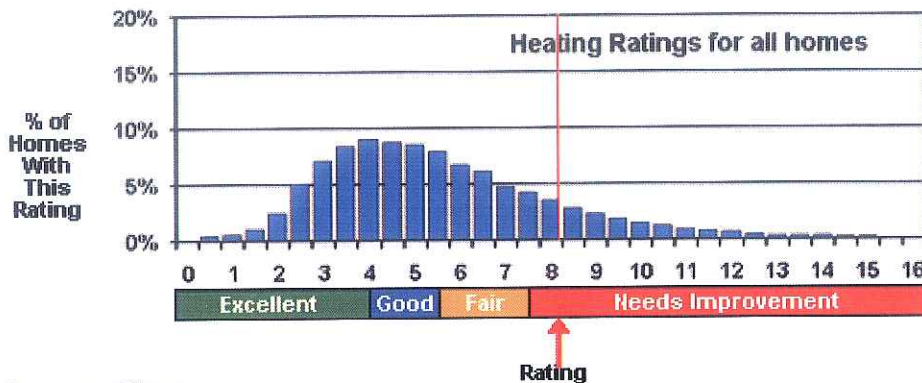
Select comparison method: Compare my home with all homes

[?] What is the heated area of your home? 1757 square feet

Calculate

Your Home Heating Rating is: 8.2 - Needs Improvement

See [energy saving tips](#) to learn how to improve your energy efficiency and save money.



Assumptions:

- You are providing an accurate number for square footage. Only the square footage for the part of your home that is heated should be included.
- Your home is heated using natural gas and not partially heated by other, non-gas heat sources (eg. electric space heater).
- At least one year of gas consumption history is required for a valid Home Heating Rating.
- The Home Heating Rating is an approximation.
- Comparison is against a local average of single-family homes in Madison, WI.
- Comparison scale for all homes includes over 30,000 homes in Madison, WI.

[Close Window](#)

10.

General Summary



Southern Wisconsin Home Inspection LLC

5666 Concord Dr
Oregon WI 53575
(608)835-5395

Customer
Mark Schult

Property Address
5110 Spring Ct.
Madison, WI 53705

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

1.3 ROOF VENTILATION

Inspected, Tradesman Repair or Replace

Recommend increasing the ventilation to promote life expectancy of roof covering.

EXTERIOR COMPONENTS

2.2 WINDOWS

Inspected, Tradesman Repair or Replace

Glazing between glass panes is failing at some windows. Window frames deteriorated and needs putty, prep and paint at most windows. Further deterioration may occur if not repaired. Recommend repair or replace as needed using a qualified person.

ATTIC AND ROOF STRUCTURE

4.1 INSULATION

Inspected, Tradesman Repair or Replace

Rock Wool (loose-fill) insulation is old and has settled, and less than six inches in thickness remains. in attic. Heat loss can occur more on this home than one that is properly insulated. Recommend repair or replace as needed using a qualified person. Insulation is piled next to rafter tails. this will not let proper ventilation into attic.

4.4 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (ATTIC VIEW)

Inspected, Tradesman Repair or Replace

Holes cut for roof vents are too large. This will cause weakness around roof vents and will leak when tar dries out.

4.6 HVAC UNIT IN ATTIC

Inspected, Tradesman Repair or Replace

Location of very old A/C condenser in attic will make service or repair next to impossible.

KITCHEN AND COMPONENTS**5.7 GFCI OUTLETS****Not Present, Tradesman Repair or Replace**

At least Two outlets in the Kitchen are "three-prong" grounded outlets which is good. However, they should be upgraded to a GFCI outlet. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician perform repairs that involve wiring.

5.10 DISHWASHER**Inspected, Tradesman Repair or Replace**

Dishwasher drain hose is not properly secured in basement.

Downstairs Bath**6.5.A VERIFY DUPLEX GFCI OUTLET IN BATHROOM****Not Present, Tradesman Repair or Replace**

At least One at the downstairs bath is a "three-prong" grounded outlet which is good. However, it should be upgraded to a GFCI outlet. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician perform repairs that involve wiring

Upstairs Bath**6.0.B WALLS****Inspected, Tradesman Repair or Replace**

Tile surround at bathtub on wall is deteriorated and needs repair or replace. Wall board and framing may need repair (not visible). Recommend repair or replace using a qualified contractor.

6.5.B VERIFY DUPLEX GFCI OUTLET IN BATHROOM**Not Present, Tradesman Repair or Replace**

At least One outlet at the upstairs bath is a "three-prong" grounded outlet which is good. However, it should be upgraded to a GFCI outlet. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician perform repairs that involve wiring

6.7.B PLUMBING FIXTURES**Inspected, Tradesman Repair or Replace**

Bathtub is old and needs resurfacing (Cosmetic) at Upstairs Bath. This is a cosmetic issue for your information Recommend a qualified licensed plumber repair or correct as needed.

Faucet has a bad leak at the tub. Needs repair or replacement. Is wasting many gallons of water per hour.

Basement Bath**6.0.C WALLS****Inspected, Tradesman Repair or Replace**

Signs of mold is present on walls in basement bathroom in several areas. We did not inspect, test or determine if this mold is or is not a health hazard. Recommend you contact a mold inspector or expert for investigation or correction if needed.

6.5.C VERIFY DUPLEX GFCI OUTLET IN BATHROOM**Not Present, Tradesman Repair or Replace**

No outlet found in bath. Recommend a duplex GFCI outlet be installed by a licensed electrician.

6.11.C TOILET SHOULD BE SECURE AND OPERATIONAL**Inspected, Tradesman Repair or Replace**

Toilet is covered with mold. I did not test. Recommend expert in this area test.

6.12.C SHOWER/BATH SHOULD DRAIN PROPERLY**Inspected, Tradesman Repair or Replace**

10

Drain plugged.

6.14.C EXHAUST FAN

Not Present, Tradesman Repair or Replace

Needs fan.

ROOMS

7.5 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Tradesman Repair or Replace

Many windows do not seal properly. recommend repair or replace.

7.6 OUTLETS AND WALL SWITCHES

Inspected, Tradesman Repair or Replace

Many "Two-prong" outlets are not grounded. Needs correcting in all rooms. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician perform repairs that involve wiring.

ELECTRICAL SYSTEMS

8.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Tradesman Repair or Replace

Problem(s) discovered with Branch Circuits such as Doubled wiring at fuse(s), and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.

Old service in basement. Needs updating.

8.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected, Tradesman Repair or Replace

Did not find any outside outlets. Many outlets not grounded.

8.9 JUMPER AT WATER METER

Not Present, Tradesman Repair or Replace

Needs updating.

BASEMENT/CRAWLSPACE

9.0 FOUNDATION / WALLS AND MORTAR JOINTS

*** Inspected, Tradesman Repair or Replace**

Signs of mold is present on walls along basement in several areas. We did not inspect, test or determine if this mold is or is not a health hazard. Recommend you contact a mold inspector or expert for investigation or correction if needed.

Foundation wall at all areas of exterior damaged. This area could use reinforcement. Recommend a qualified licensed general contractor inspect further and repair as needed. Many step cracks.

9.1 COLUMNS OR PIERS

*** Inspected, Tradesman Repair or Replace**

Support posts deteriorated at the bottom in basement. This area could use reinforcement. Recommend a qualified licensed general contractor inspect further and repair as needed.

9.8 REPORT ANY WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS

Inspected, Tradesman Repair or Replace

*** Visible signs of water intrusion in basement lower level are present along block walls and floor. Water intrusion can lead to more costly repairs and increase damage if not corrected.. Recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.**

PLUMBING SYSTEM**10.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS****Inspected, Tradesman Repair or Replace**

Floor drain is blocked off due to backups. This needs correcting by a licensed plumber.

10.6 CONDITION OF VENT PIPE (from furnace/water heater to chimney)**Inspected, Tradesman Repair or Replace**

Vent pipe for gas furnace shows evidence of poor venting (white deposits, rust on piping) shows evidence of poor venting (white deposits, rust on piping). A replacement is needed. Recommend a qualified licensed heat contractor inspect further and repair as needed.

HEATING**11.0 HEATING EQUIPMENT****Inspected, Tradesman Repair or Replace**

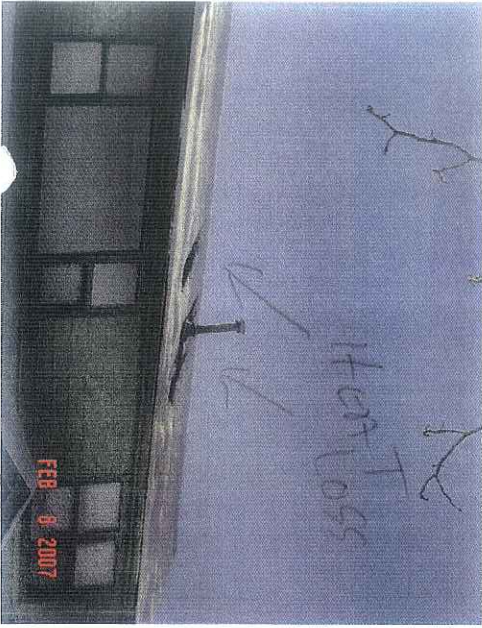
Gas furnace is old and inefficient. This is for your information. Recommend a qualified HVAC person inspect further and repair or replace as needed. Furnace for lower level has a small crack in the heat exchanger.

11.3 CHIMNEYS, FLUES AND VENTS (FOR FURNACE)**Inspected, Tradesman Repair or Replace**

Vent pipe for gas furnace shows evidence of poor venting (white deposits, rust on piping). A replacement is needed. Recommend a qualified licensed heat contractor inspect further and repair as needed.

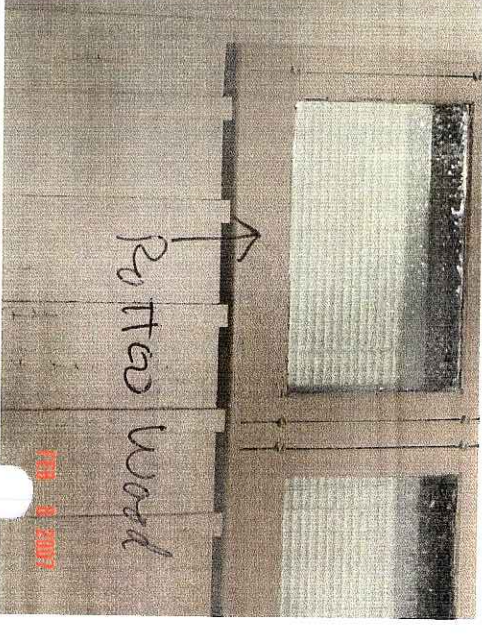
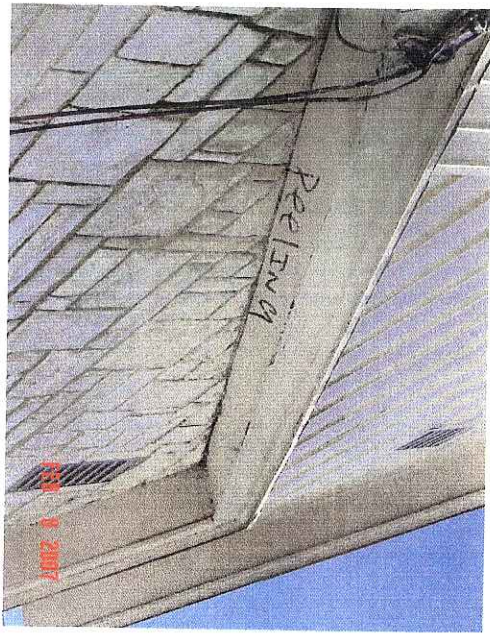
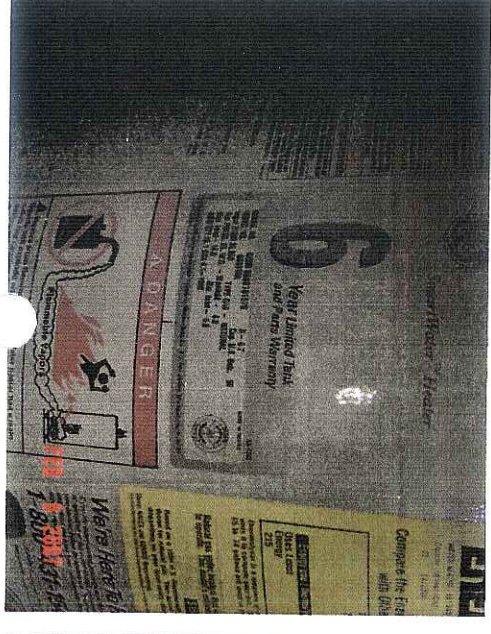
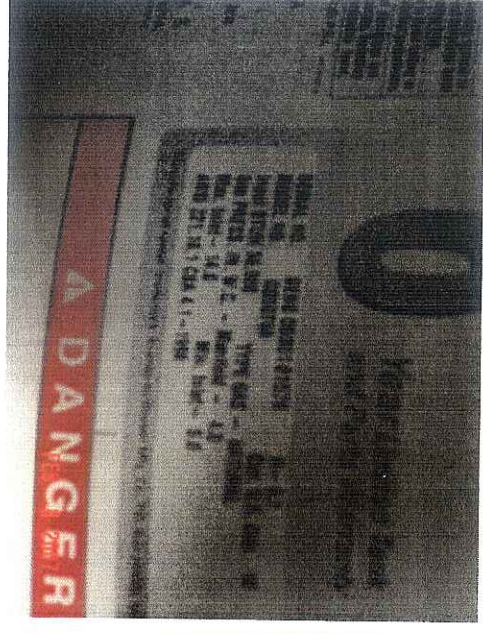
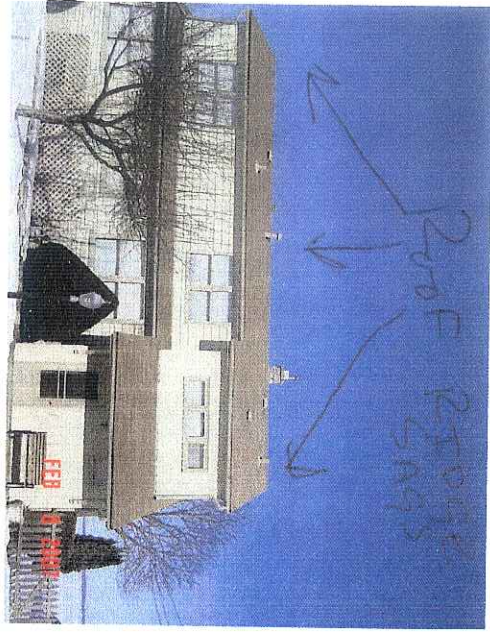
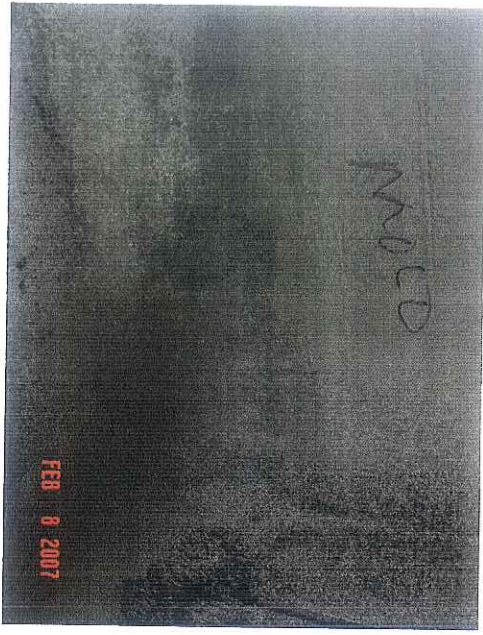
Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

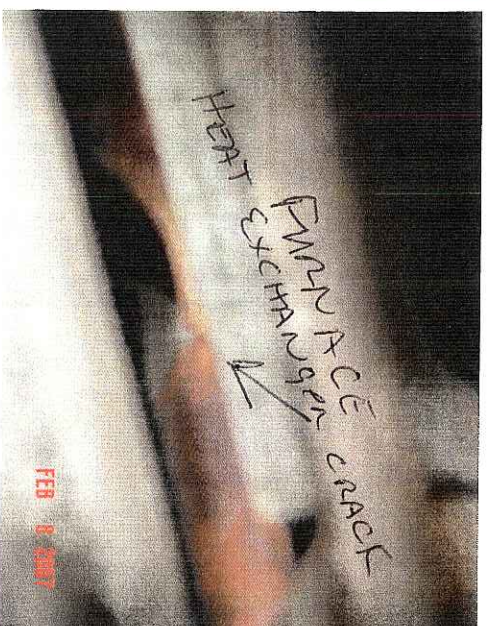
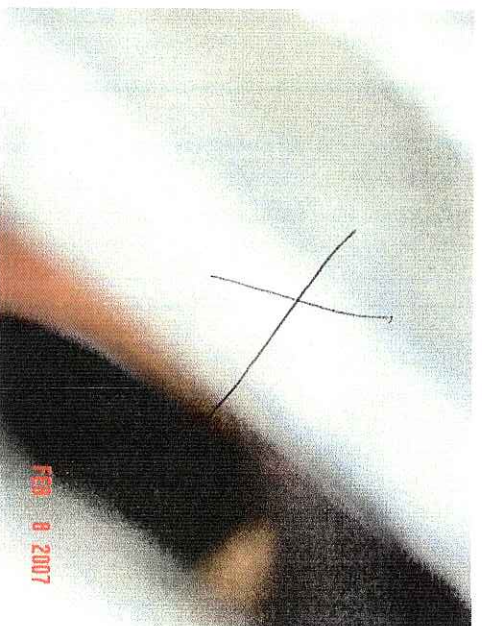
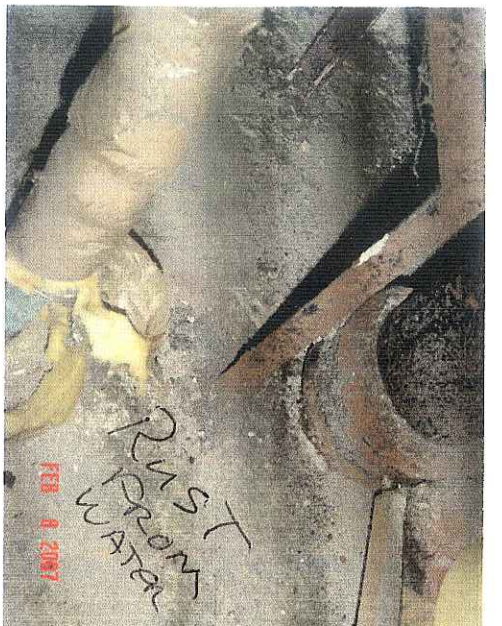
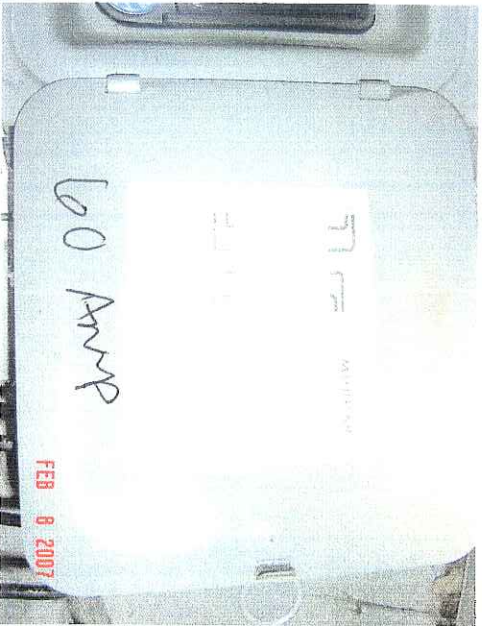
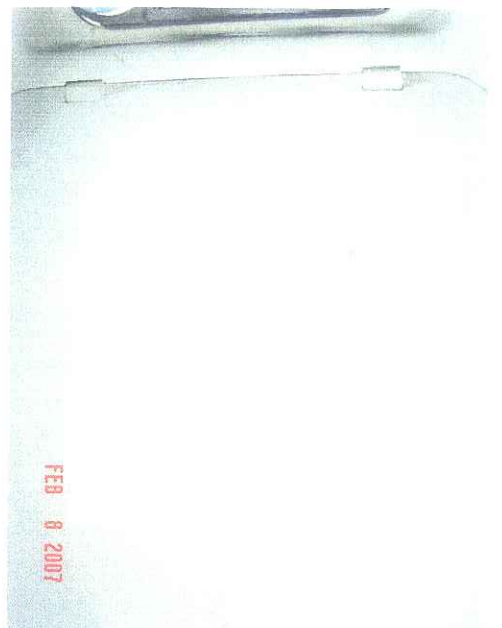
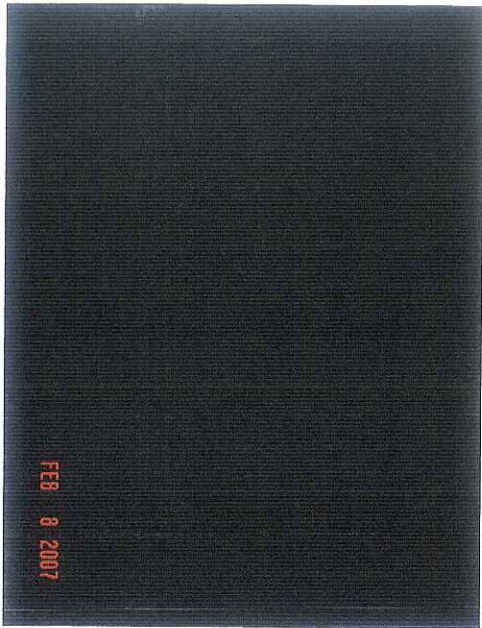
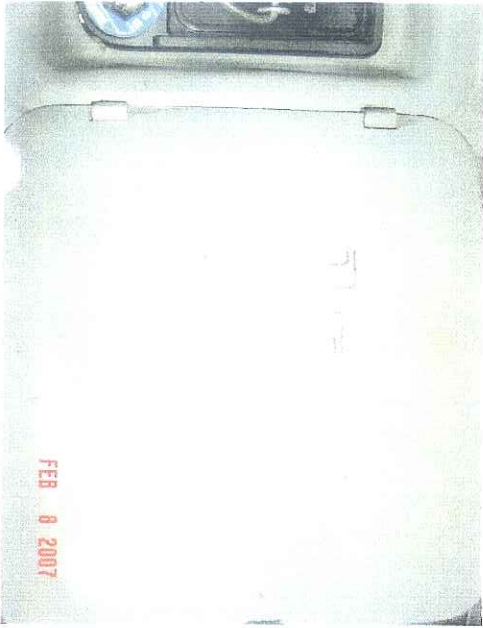
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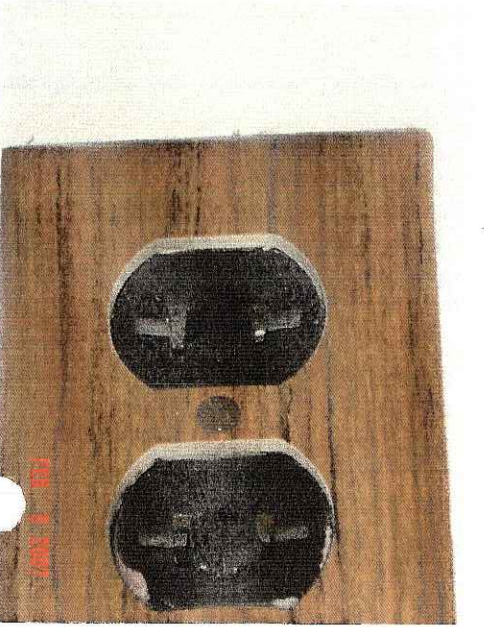
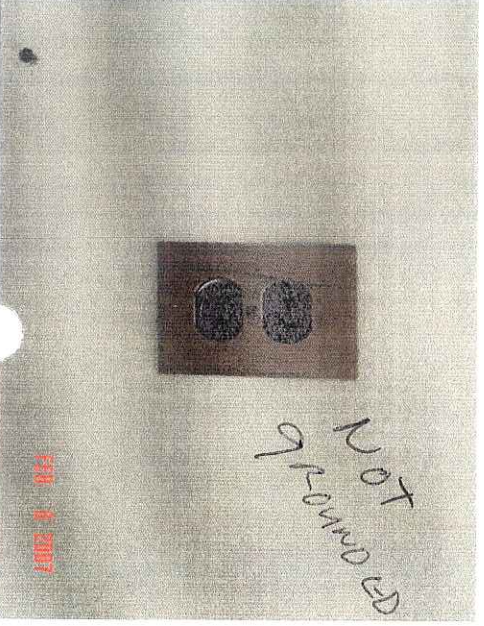
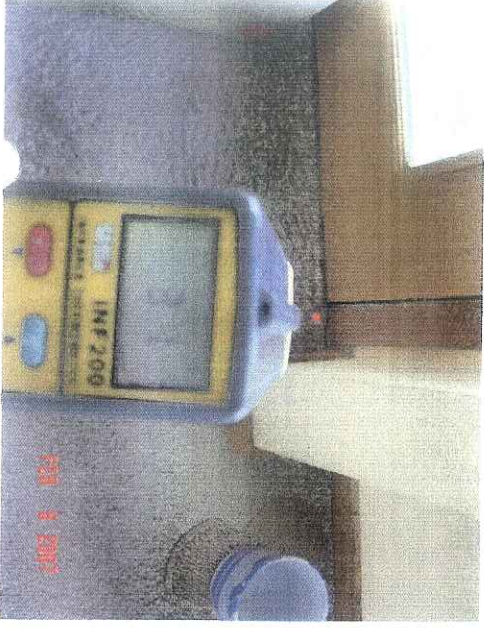
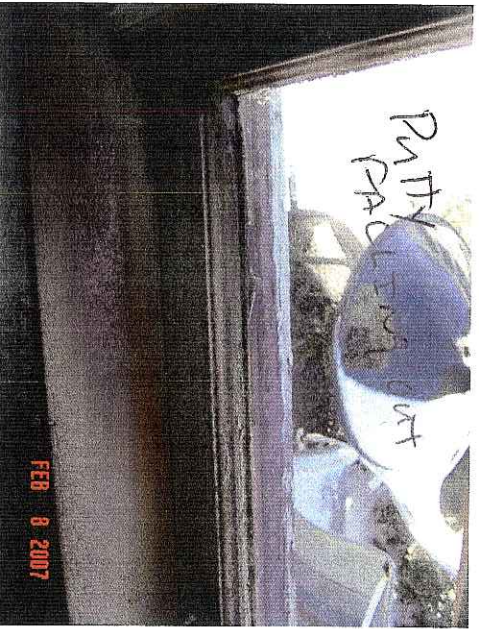
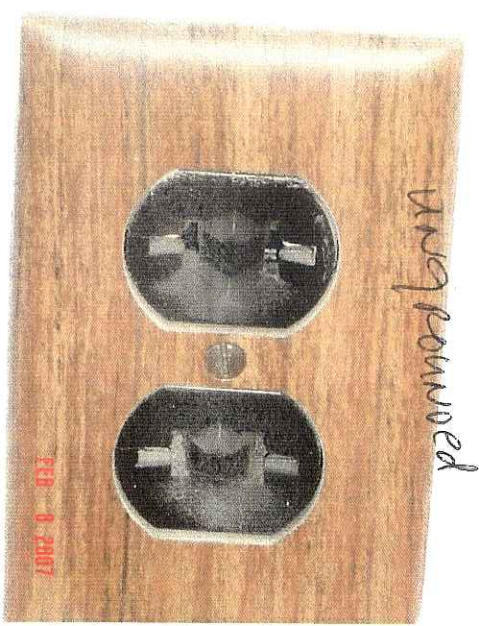
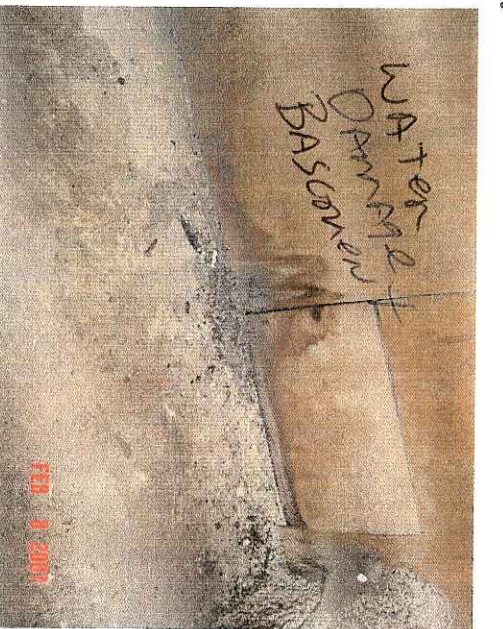


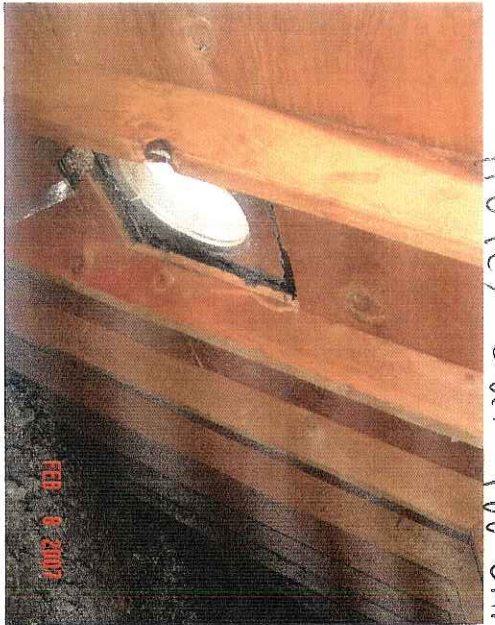
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IN
APPROX

up in woods

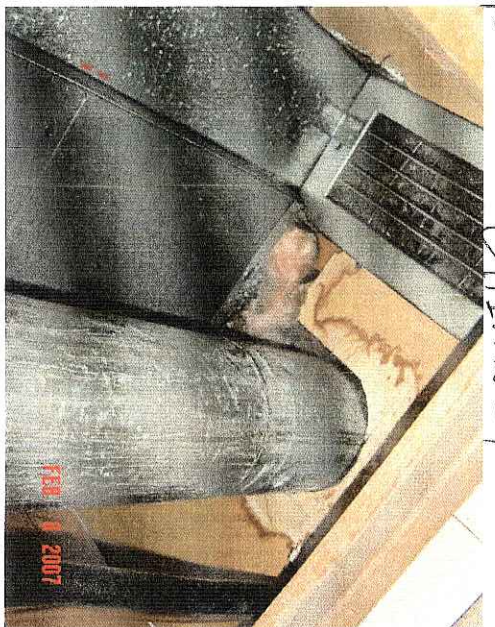








Holes cut too large



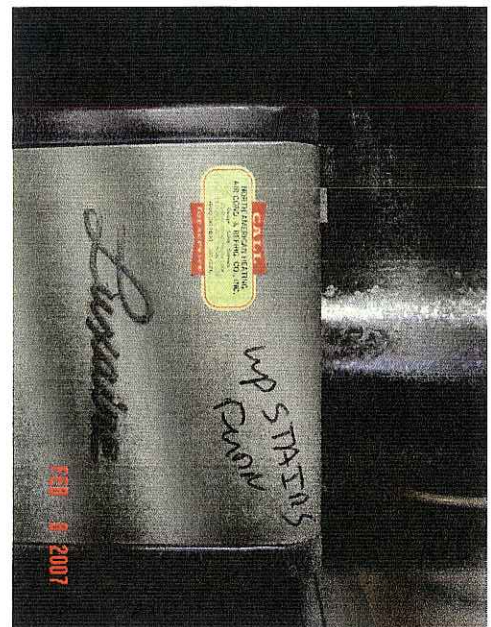
CHIMNEY LEAK



INS. 5-6 Deep



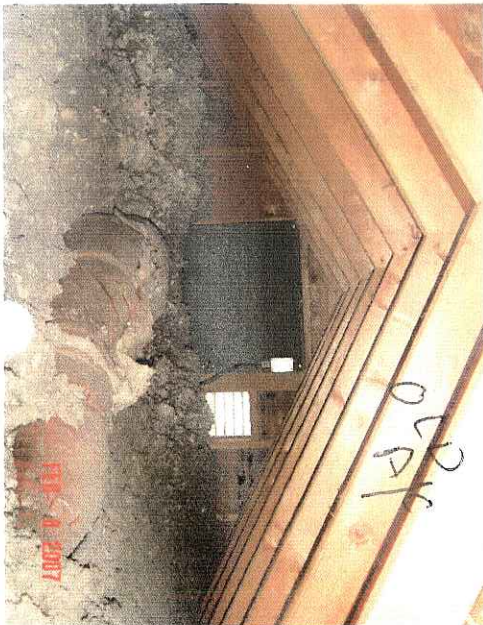
No Clearance



NO STAIRS AND DOWN



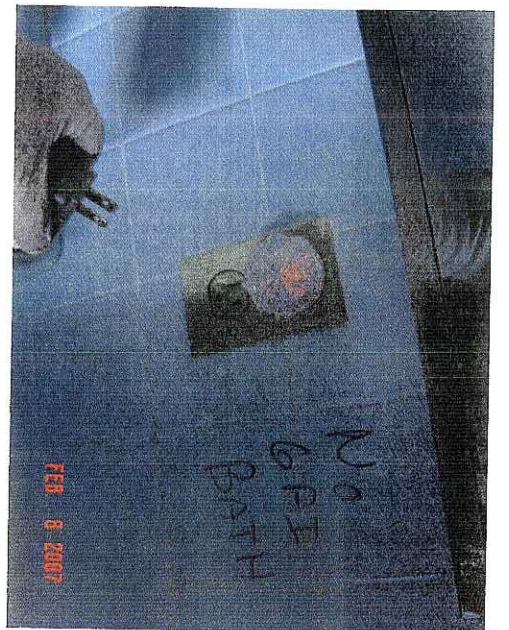
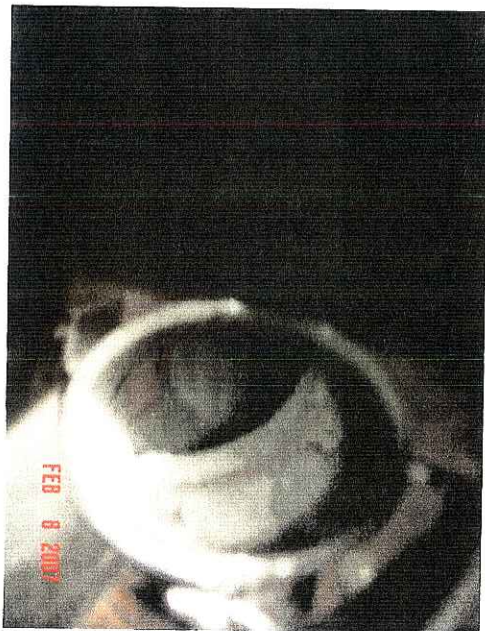
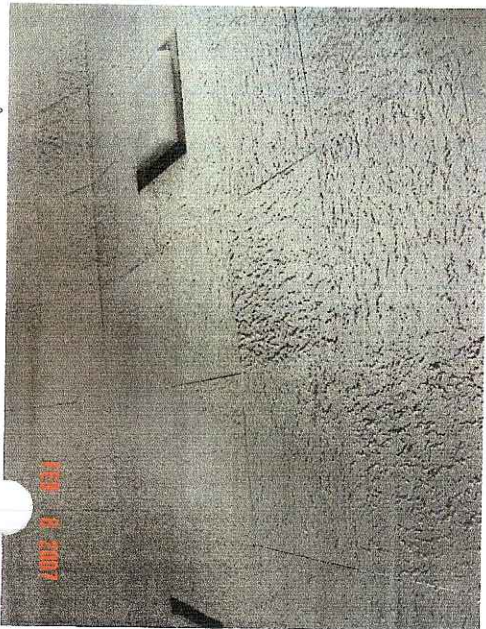
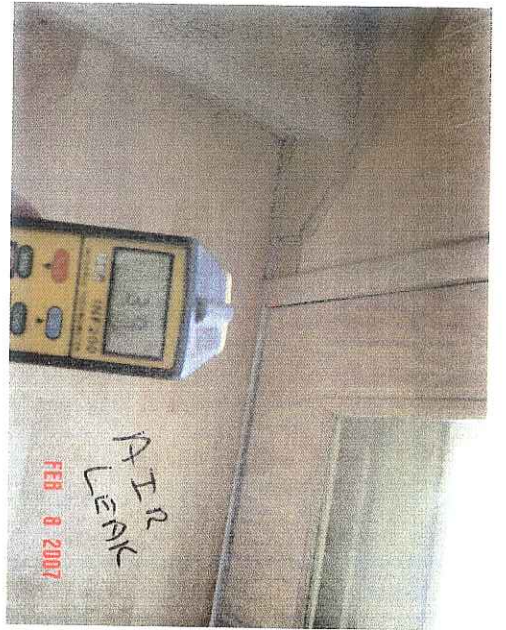
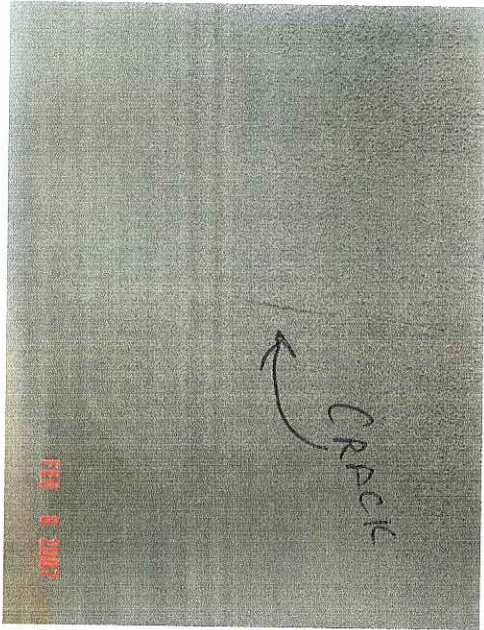
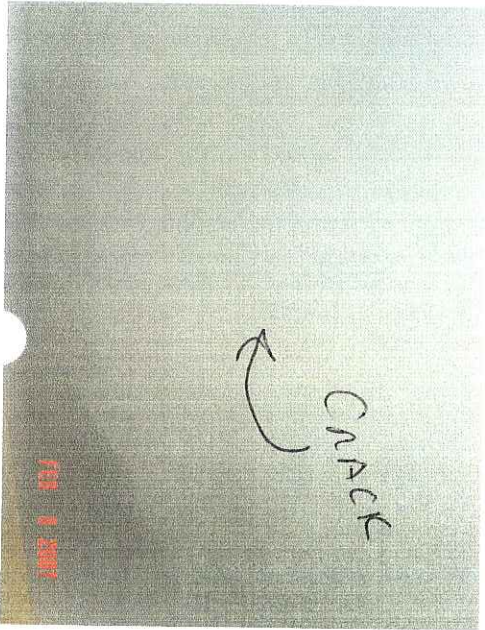
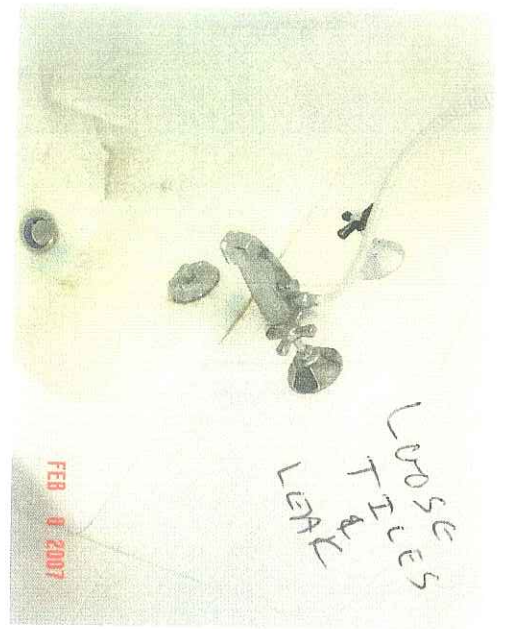
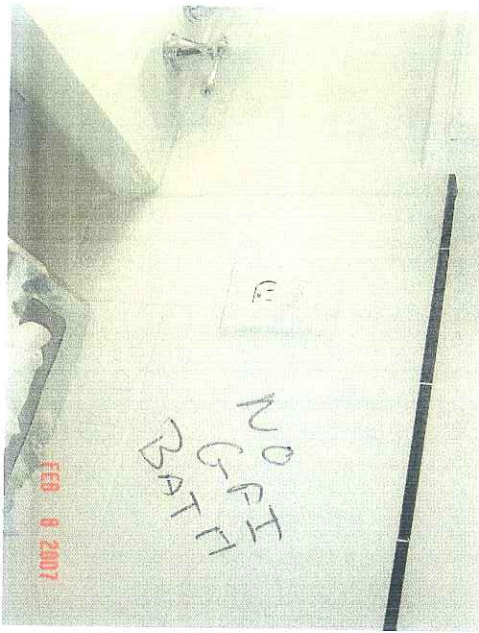
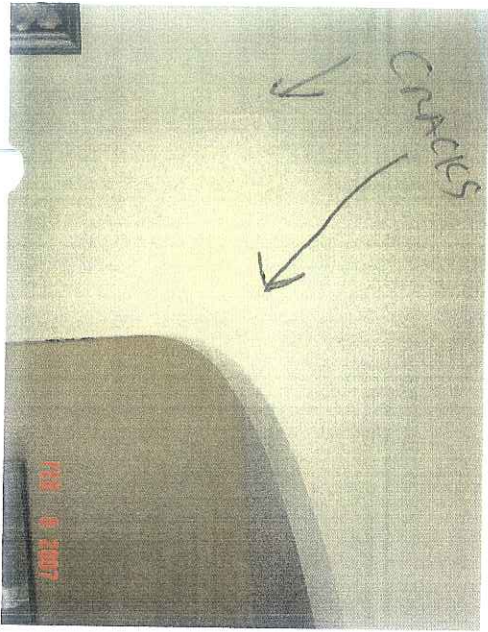
MOULD

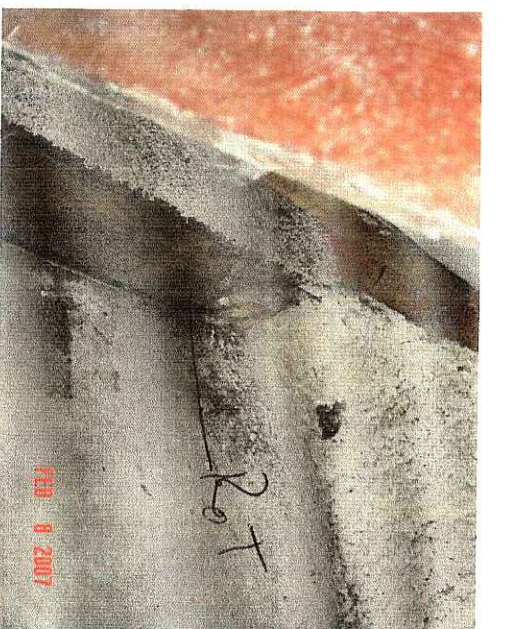
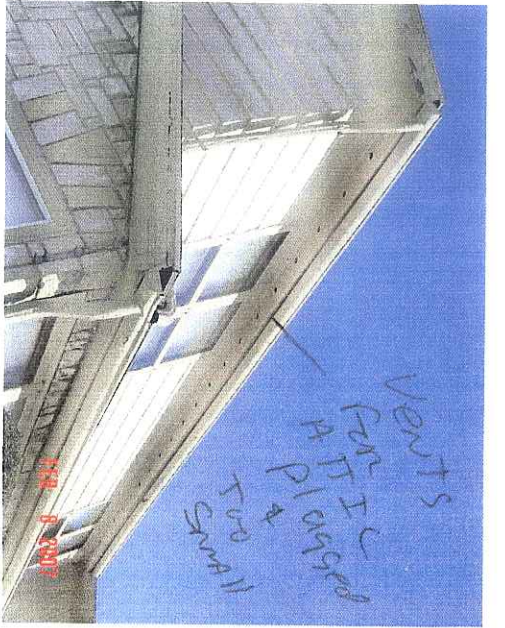
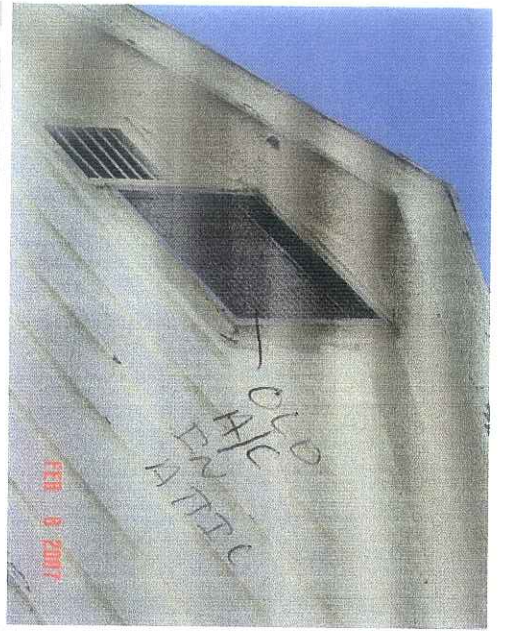


OVER

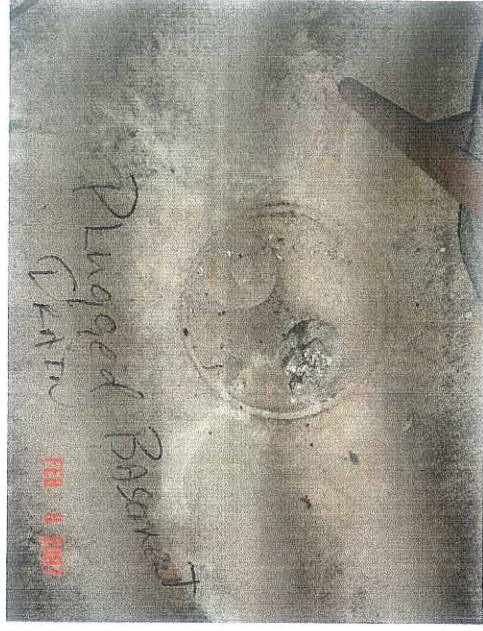


NOT INSULATED

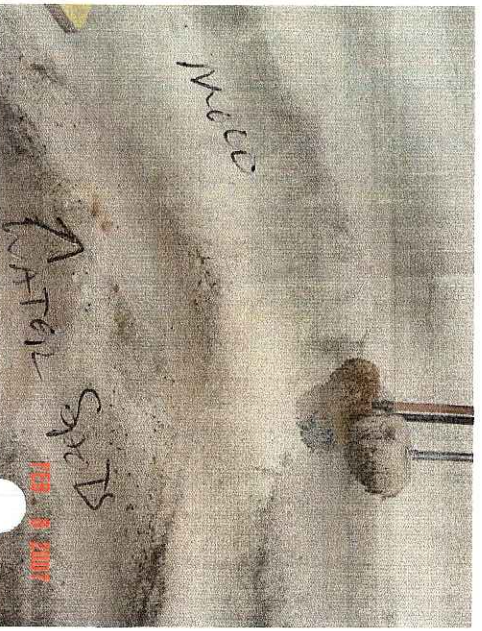
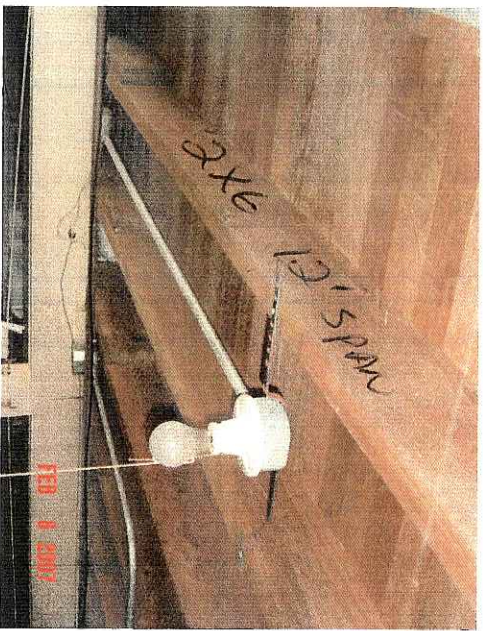
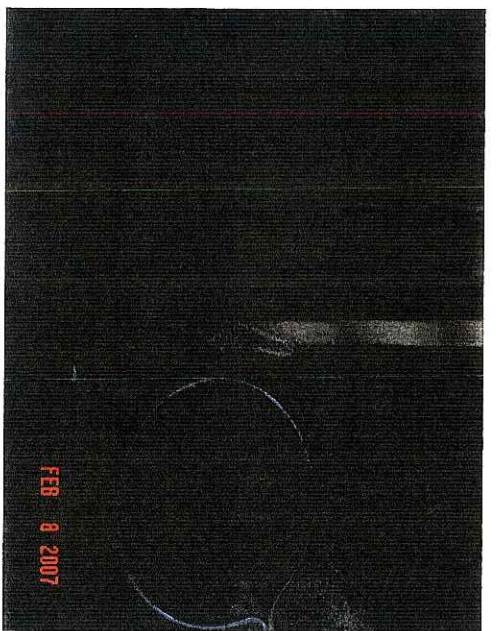
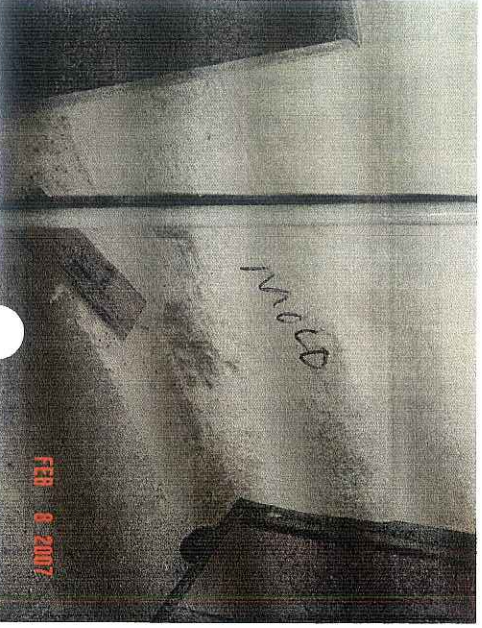
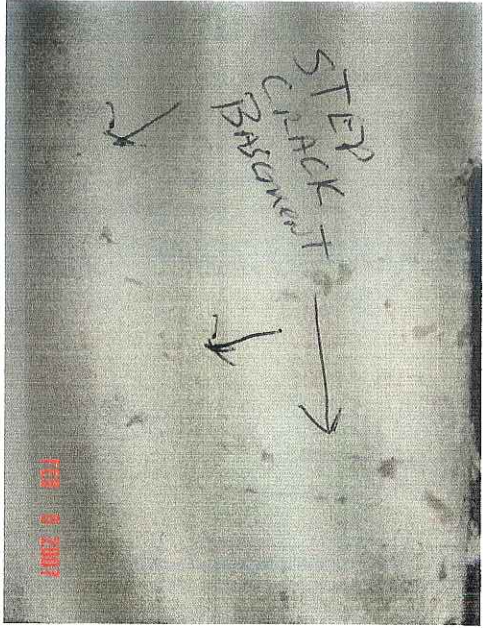
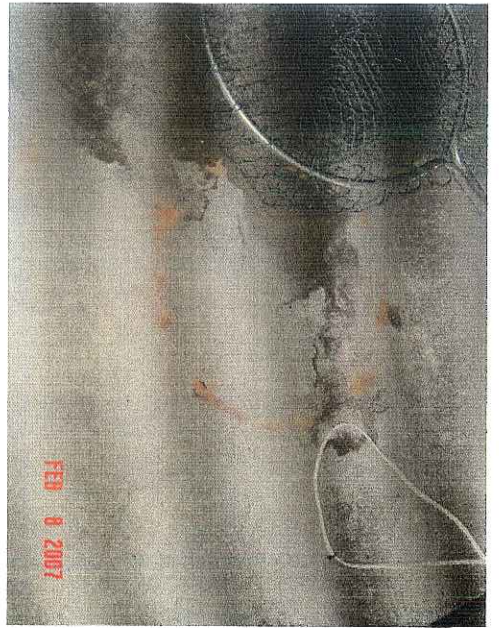


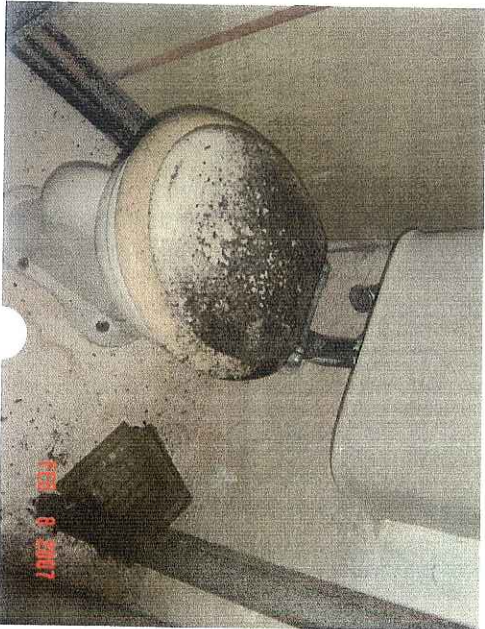
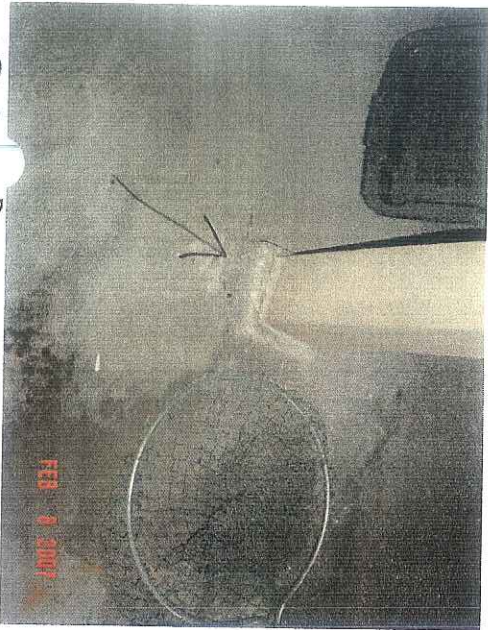
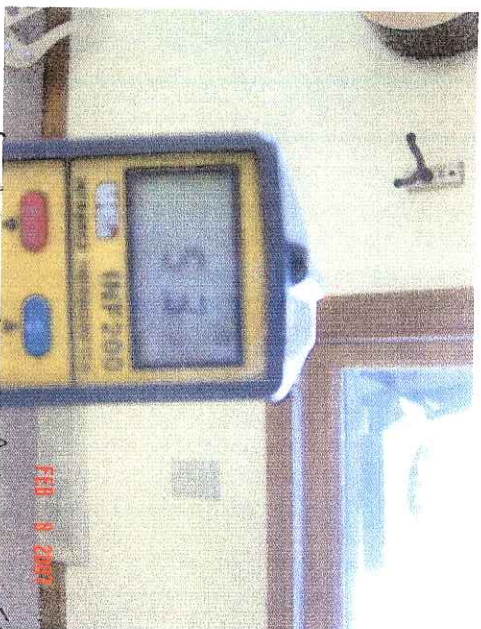
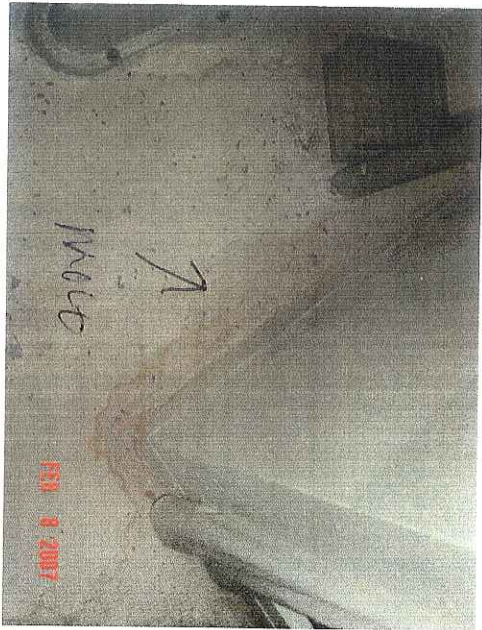
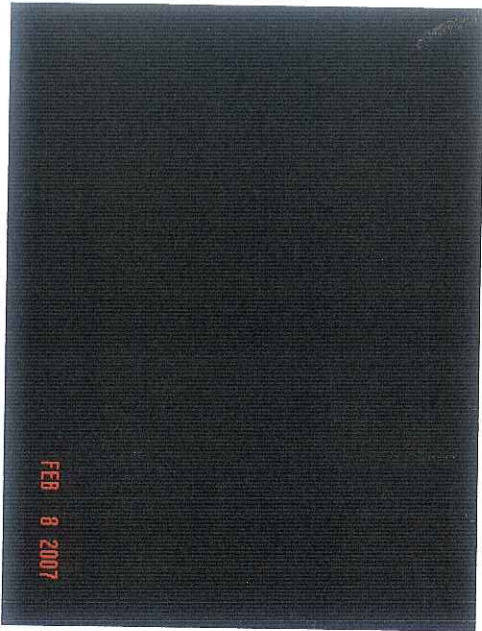
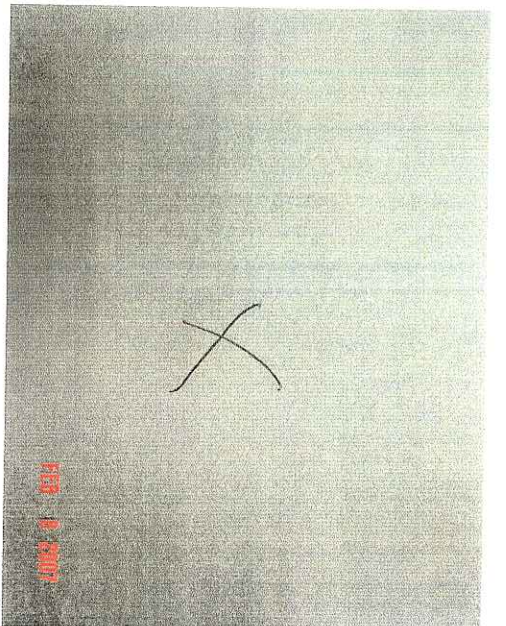
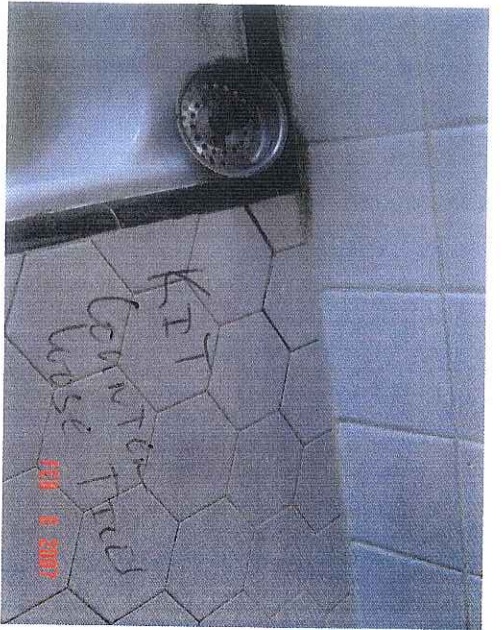
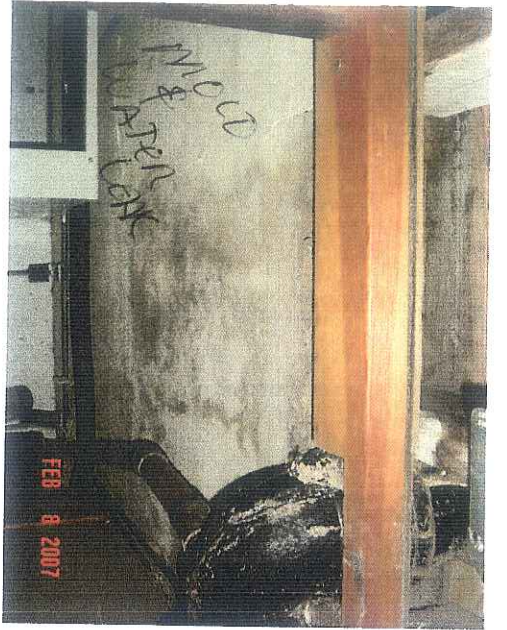


Plumbing Service



Plumbing Service





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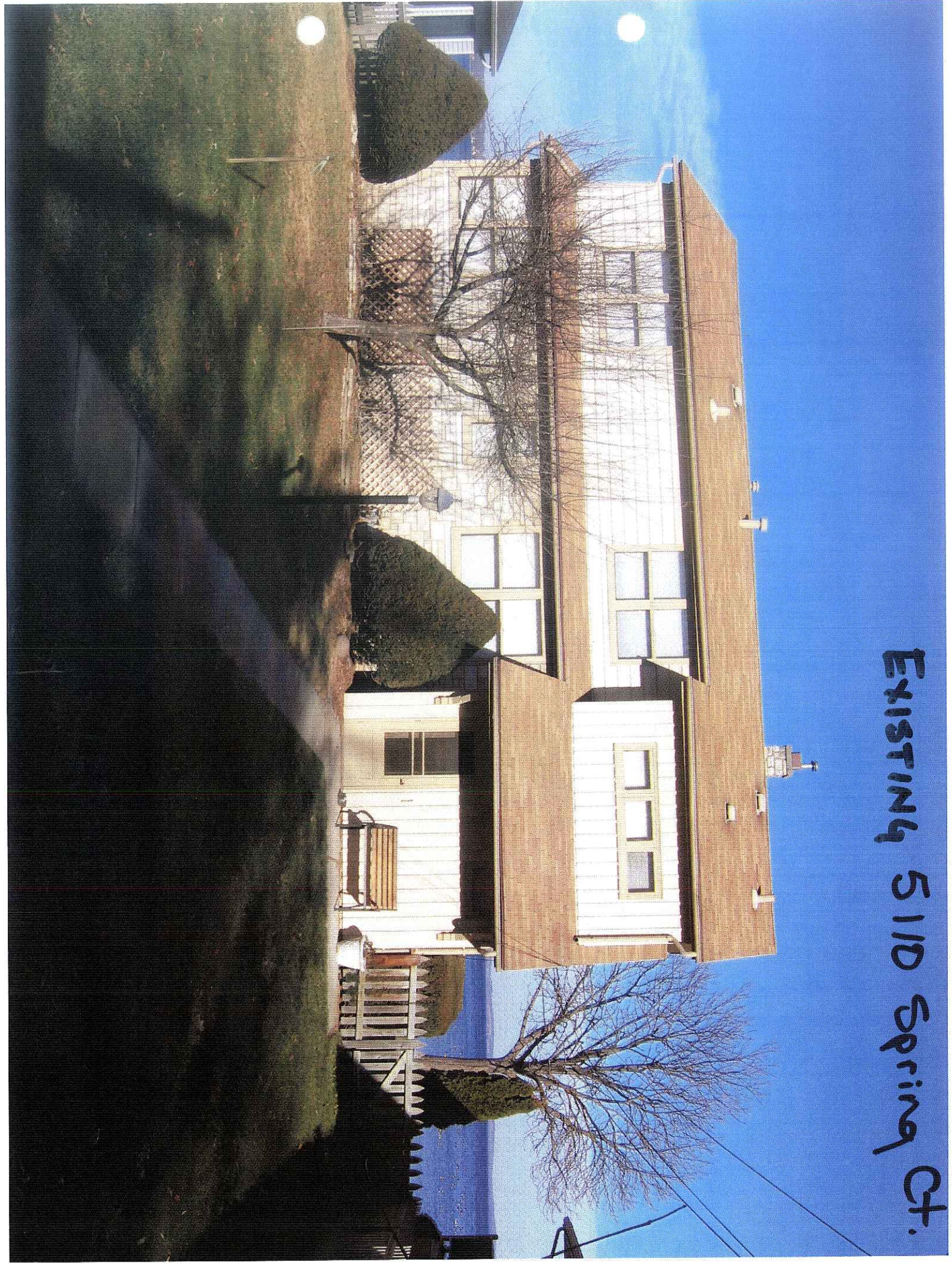
MOLD

AIR LEAK

R1/5

WALL NEXT TO WINDOW S/O

EXISTING 5110 Spring Ct.



EXISTING 5110 Spring Court





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

Deconstruction Reuse and Recycling Plan

February 2007

Client: Mark Shults and Nancy Vedder-Shults
Project: Vedder-Shults House Deconstruction
Location: 5110 Spring Court, Madison, Wisconsin

Executive Summary

Madison Environmental Group conducted a site visit to the house at 5110 Spring Court, assessing reusable and recyclable materials to develop this plan, which can assist in maximizing the quantity of material diverted from the landfill during deconstruction.



This plan identifies the reusable and recyclable materials and outlines an approach for getting these materials out of the house and 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. Many items with reuse value exist in the house, such as fixtures, flooring, and doors.
- 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 are required (either by law or by the project owners) to be recycled during full house deconstruction and where they can be recycled. This includes metal, concrete, block, brick, carpet, cardboard, paper, cans, and bottles (optional: 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

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.

Madison Environmental Group inventoried potentially reusable items at the site. See Attachment A for sample photographs. The process, detailed below, combines Madison Environmental Group selling items that are easily removed, such as appliances, and donating items that generally require greater labor to remove to Habitat ReStore of Dane County, such as flooring. This joint process will achieve the highest quantity of reuse and be economically and time efficient.

Madison Environmental Group recommends the following sequential process:

1. Madison Environmental Group will post items for resale on Madison Stuff Exchange (www.madisonstuffexchange.com) and/or Craigslist (www.madison.craigslist.org), including:

- Appliances
- Water heater
- Utility sink
- Kitchen sink
- Bathroom sink
- Miscellaneous cabinets
- Landscaping stones
- Wooden bench
- Wooden picket fence
- Mini blinds
- Honeycomb blinds
- Decking
- Landscaping shrubs
- Digital Thermostat



2. Items posted for sale online will be sold during a public sale event managed by Madison Environmental Group. In addition to the online listings, we will also send an email to Madison Environmental Group's reuse network. The sale will be coordinated for a three hour block of time where interested parties can view, purchase, and remove the sale items on a first come, first served basis. Anyone coming on the site to view, purchase, or remove items will be required to sign a liability release form.
3. If the advertised items cannot be sold, Madison Environmental Group can post them Madison Freecycle, but the homeowner would have to coordinate item removal. Items, such as appliances, could also be donated to St. Vincent de Paul Society of Madison. Call them at 278-2920 for a free home pickup.
4. After these initial items are removed, Habitat ReStore of Dane County (608-661-2813; www.restore Dane.org) will remove items that typically require greater labor to remove.

Project: Vedder-Shults House Deconstruction

- 5. Habitat ReStore conducted a walkthrough of the site to identify items for resale at their facility. They will remove these items with a team of volunteers in two days or less. Madison Environmental Group recommends the use of Habitat ReStore’s services in order to provide the most economical, most time efficient, and highest quantity of reuse.

All items will be considered a donation to Habitat for Humanity and are tax-deductible. The tax deduction on many of these items will be a greater value than attempting to sell items to individual buyers.

Habitat ReStore will remove the following items from the house:

- Light fixtures
- Bathroom sink
- Medicine cabinets
- Mirrors
- Oak flooring
- Fir flooring
- Kitchen cabinet doors
- Built-in cabinets
- Assorted basement cabinetry
- Hollow core interior doors and jambs
- Wood and glass exterior doors and jambs



Habitat ReStore will be directed to roll carpeting that is removed to pull up the fir floors, in order to simplify carpet recycling.

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 in the pre-deconstruction phase, the responsible contractor must provide evidence of proper handling. Receipts or other proof of recycling that includes 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), fluorescent lamp ballasts (potentially containing polychlorinated biphenyls – PCBs), and incandescent bulbs (containing lead) located in the house. 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 or otherwise legitimate, and in 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:* There are two gas-fired, forced hot air furnaces which can be recycled for metal scrap. These furnaces are not efficient enough to seek reuse markets. Any appliances left that are not saleable are required by law to be recycled. It is likely that the old refrigerators in the basement will be left.

Functional refrigerators not sold and less than 10 years old may be donated to St. Vincent de Paul, but if the refrigerators are not reused they must be recycled. Appliances can be sold to a recycler for scrap value.

Any capacitors or electrical ballasts must be removed first. Motors and other electrical equipment can remain with the appliance. Refrigerators utilize refrigerants (aka Freon or coolant) 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 itself 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 registered entities in Dane County is in Attachment B. Appliances and HVAC units can be recycled at any metal salvage company (*see metals section*).

Paints, Stains, and Other Chemicals

- *Site Materials:* Paint, sealer, and various cleaning agents were present in the basement. 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 recycled by taking them to Dane County Clean Sweep

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(2302 Fish Hatchery Road – call ahead 608-294-5366 or Dave Radisewitz at 608-294-5358 for more information).

Thermostats Containing Mercury

- *Site Materials:* Madison Environmental Group did identify one thermostat containing mercury, which 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 – call ahead 608-294-5366 or Dave Radisewitz at 608-294-5358 for more information), to public drop-off locations listed in Attachment D, or to the HVAC contractor on the project.

III. Deconstruction Phase Recycling

The bulk of recyclable material on deconstruction projects resides in the structural and exterior components of the building. For the house at 5110 Spring Court, concrete, concrete block, and wood, and metal are the highest volume recyclable components. Concrete surfaces were tested for lead, and all of it qualifies for recycling. Exterior wood siding tested positive for high levels of lead, and does not qualify for recycling. Metal is present in the form of electrical conduit, ductwork, piping, and HVAC equipment, and is of high recycling value.

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

Clean Concrete, Concrete Block, and Brick

- *Site Materials:*
 - **Foundation:** The foundation of the house is composed largely of concrete block and brick, which can be recycled.
 - **Walkway:** The walkway in the front of the house leading up to the front door is concrete and can be recycled.
 - **Stone Façade:** The stone veneer on the house is backed by an approximately $\frac{3}{4}$ inch cement board. This can be recycled with the other concrete.
 - **Chimney:** The chimney is composed of brick, which can be recycled.

Clean concrete, block, and brick may be crushed and used as fill, aggregate in road beds, or concrete to concrete recycling. “Clean” means concrete, block, 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



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demolition landfill or an approved municipal solid waste landfill. Painted concrete surfaces on the foundation tested negative to high levels of lead, and can be recycled. See Attachment F for the full description and results of the lead test.

- *Recyclers:* Wingra Stone (608-271-5555) will take clean concrete, concrete block, and brick for recycling. At the time of this plan, the cost to recycle concrete or brick is \$1.50/ton

(versus \$36/ton to landfill). A complete list of recyclers in Dane County can be found in Attachment E.

Metal

- *Site Materials:* Metal exists on site in the form of furnaces, copper piping, copper wiring, electrical conduit, duct work, steel pipes, gutters, and downspouts.

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 dumpsters 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:* Cardboard boxes, cans, and bottles were not identified 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 on the main floor of the house in the living and dining rooms, as well as the main floor bedrooms. 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. 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.

Optional Recyclable Materials

The following materials are not required to be recycled, but demolition contractors are encouraged to recycle these materials.

Asphalt Shingles

- *Site Materials:* Asphalt shingles were identified on the roof of the house. Assuming the buildings have been re-roofed since 1977, which is likely, 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 who hauls the shingles to them. 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 recyclable wood exists at the house. The painted exterior wood siding tested positive for high levels of lead and cannot be recycled. See Attachment G for the full description and results of lead testing. If possible, the demolition contractor will 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) or at their recycling location 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).

