



Location  
2501 West Beltline Highway

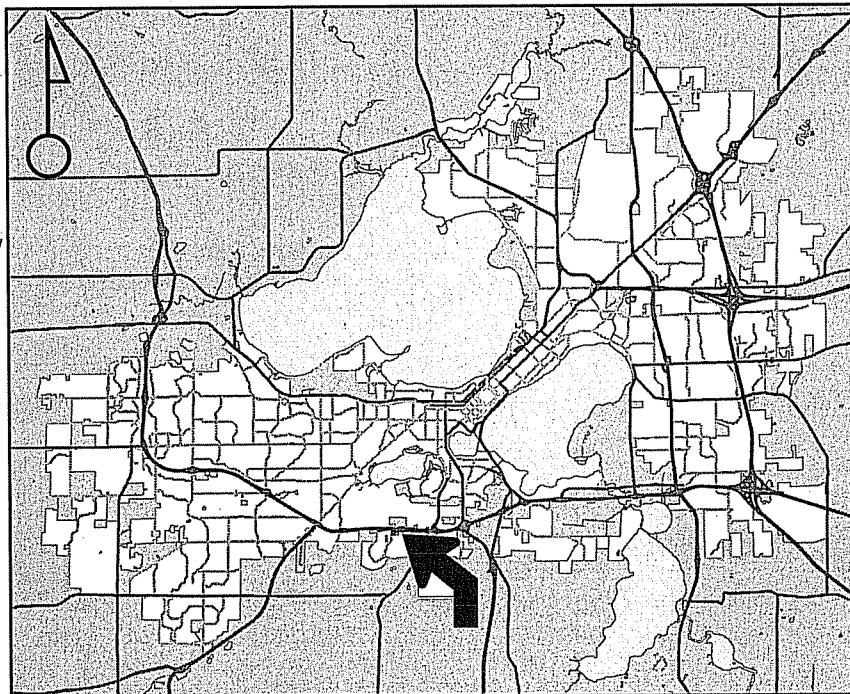
Project Name  
Arbor Gate

Applicant  
Bradley Hutter – Arbor Gate Development/  
Andy Inman – Vierbicher Associates, Inc

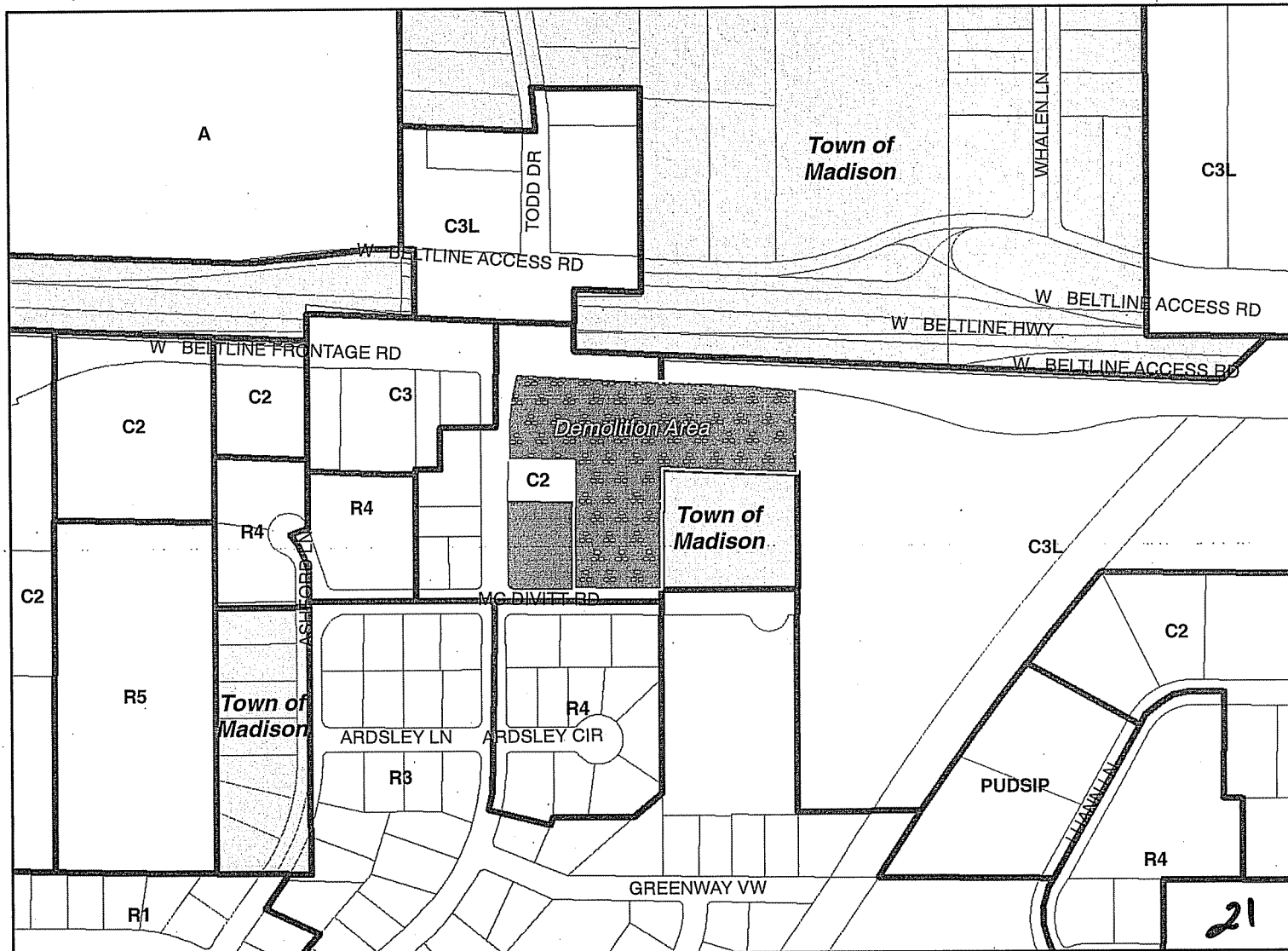
Existing Use  
Retail and Office Space

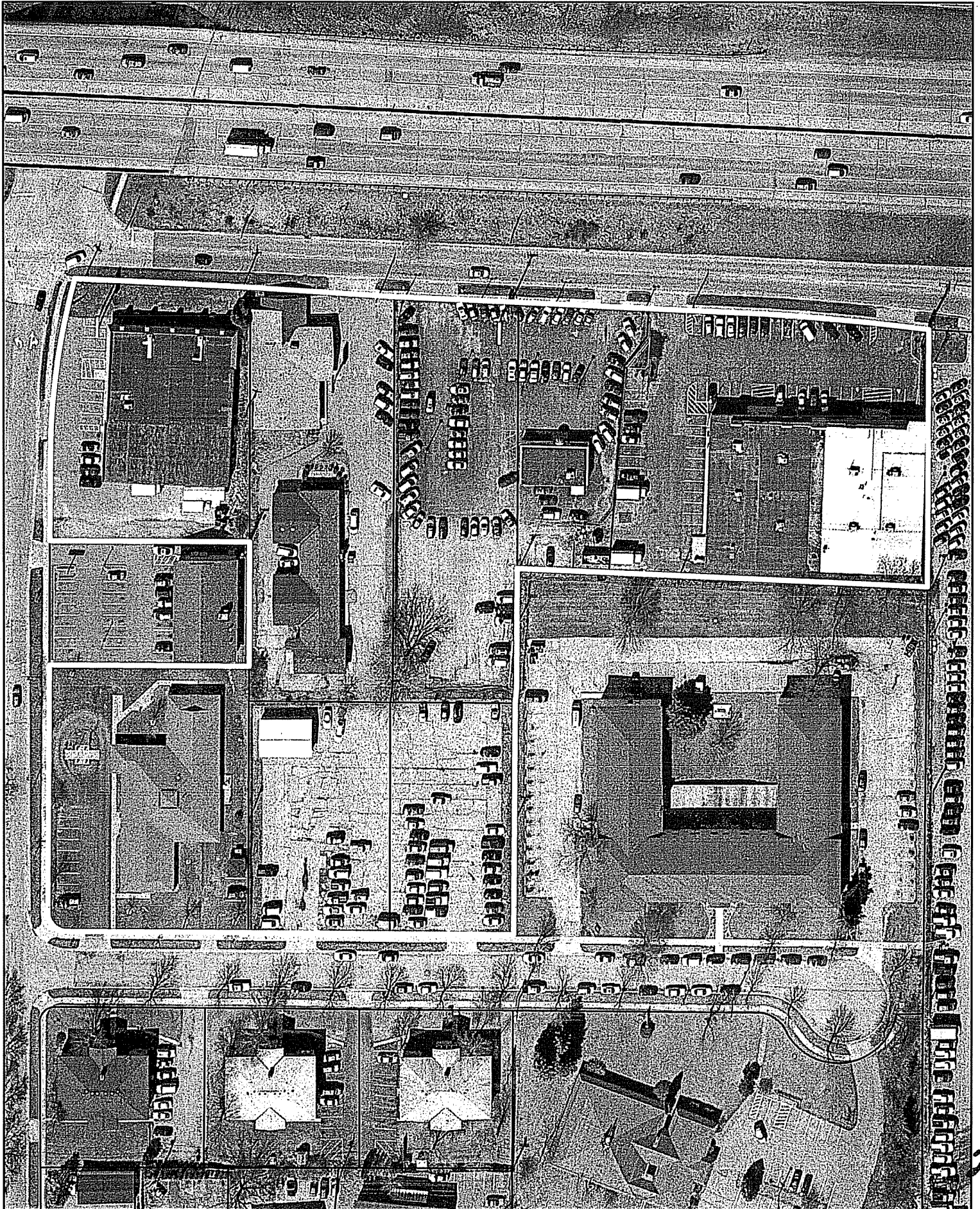
Proposed Use  
Demolish 5 Buildings for  
Mixed-Use Development

Public Hearing Date  
Plan Commission  
09 July 2007



For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@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](http://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 \_\_\_\_\_ Receipt No. \_\_\_\_\_  
 Date Received \_\_\_\_\_  
 Received By \_\_\_\_\_  
 Parcel No. \_\_\_\_\_  
 Aldermanic District \_\_\_\_\_  
 GQ \_\_\_\_\_  
 Zoning District \_\_\_\_\_  
**For Complete Submittal**  
 Application \_\_\_\_\_ Letter of Intent \_\_\_\_\_  
 IDUP \_\_\_\_\_ Legal Descript. \_\_\_\_\_  
 Plan Sets \_\_\_\_\_ Zoning Text \_\_\_\_\_  
 Alder Notification \_\_\_\_\_ Waiver \_\_\_\_\_  
 Ngrbrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
 Date Sign Issued \_\_\_\_\_

1. **Project Address:** See Attached **Project Area in Acres:** 5.64

**Project Title (if any):** Arbor Gate

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

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

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Bradley Hutter Company: Arbor Gate Development, LLC  
 Street Address: 3001 W. Beltline Highway Ste 202 City/State: Madison, WI Zip: 53713  
 Telephone: (608) 288-2850 Fax: (608) 288-2895 Email: bradley.hutter@mortensoninvestmentgroup.com

Project Contact Person: Andy Inman Company: Vierbicher Associates, Inc.  
 Street Address: 999 Fourier Drive #201 City/State: Madison, WI Zip: 53717  
 Telephone: (608) 826-0532 Fax: (608) 826-0530 Email: ainm@vierbicher.com

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

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: \_\_\_\_\_

Demolition of five primary structures and one accessory structure to accommodate a mixed-use redevelopment project containing two six-story buildings with 24,800 square feet of ground-floor retail and 173,140 square feet of commercial office.

Development Schedule: Commencement 08/01/07 Completion 08/01/08

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](mailto: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 N/A 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:

Sherri Carter (4/23/07) & Arbor Hills Neighborhood Association (4/23/07)

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

**Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Brad Murphy Date 01/02/07 | Zoning Staff Matt Tucker Date 01/02/07




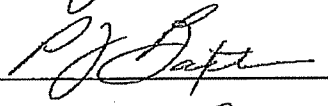
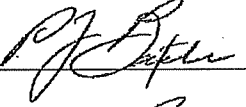
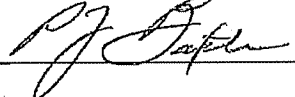
**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Andy Inman Date 05/23/07

Signature [Signature] Relation to Property Owner Consultant

Authorizing Signature of Property Owner See Attached Date 05/23/07

Arbor Gate Demolition Permit Application  
City of Madison, WI  
23-May-07

Parcel No.	Address	Owner	Representative Signature	Signature
70934344128	2613 W. Bellline Highway	Westwind Associates, LLC	Pat Baxter	
70934390800	2609 W. Bellline Highway	Vito Victor Joseph Gervasi	City of Madison	
70934390702	2525 W. Bellline Highway	Mustang Properties, LLC	Pat Baxter	
70934305040	2525 W. Bellline Highway	Mustang Properties, LLC	Pat Baxter	
70934305032	2501 W. Bellline Highway	Westwind Associates, LLC	Pat Baxter	
70934344548	2688 McDivitt Road	Kayser Ford, Inc.	Pat Baxter	
70934344655	2688 McDivitt Road	Kayser Ford, Inc.	Pat Baxter	

**LEGAL DESCRIPTION FOR  
DEMOLITION PERMIT**

All of Lots 1, 2 and 3 of Certified Survey Map Number 6018, Lots 1 and 3 of Certified Survey Map Number 8548, Lots 4 and 5 of Arbor Heights Commercial Park and lands in part of the SW ¼ of the SW ¼ of Section 34, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 34; thence N00°05'33"E along the west line of the SW ¼ of said Section 34, 912.56 feet; thence S89°54'27"E, 259.48 feet to the northwest corner of Lot 3, Certified Survey Map Number 8548 and the Point of Beginning; thence S89°36'13"E, 157.35 feet; thence N00°12'41"E, 100.00 feet; thence N89°36'13"W, 157.05 feet; thence N00°22'58"E, 147.35 feet; thence Northeasterly, 62.67 feet along the arc of a curve to the right, having a radius of 542.96 feet and a chord bearing N09°42'54"E, 62.63 feet; thence S87°20'37"E, 537.47 feet to a point of curvature; thence Southeasterly, 153.90 feet along the arc of a curve to the right, having a radius of 1875.86 feet and a chord bearing S84°59'36"E, 153.86 feet; thence S00°13'30"W, 207.29 feet; thence N87°31'14"W, 330.08 feet; thence S00°13'39"W, 295.28 feet; thence N89°37'15"W, 214.09 feet; thence N00°12'41"E, 3.00 feet; thence N89°37'15"W, 142.98 feet to a point of curvature; thence Northwesterly, 23.56 feet along the arc of a curve to the right, having a radius of 15.00 feet and a chord bearing N44°37'08"W, 21.21 feet to the point of tangency thereof; thence N00°22'58"E, 197.08 feet to the Point of Beginning.

This parcel contains 245,878 square feet.

May 23, 2007

City of Madison Plan Commission  
210 Martin Luther King, Jr. Blvd  
Madison, WI 53710

Re: Letter of Intent for Arbor Gate Demolition Permit Applications and Site Plan Review

Dear Staff and Plan Commission Members:

Included in this submittal is the site plan and demolition application for the proposed Arbor Gate development to be located at the intersection of Todd Drive and the West Beltline Highway Frontage Road in the City of Madison. The project will redevelop seven existing underutilized properties to provide a mixed-use office and retail building. The development will greatly improve the availability of jobs and amenities for the neighborhood and nearby office tenants. The Arbor Gate development project is consistent with the City of Madison's desire to increase density in the Beltline Highway/Todd Drive area and will serve as a catalyst for improvements throughout the South Beltline area.

**Existing Conditions**

The site is currently occupied by seven individual parcels. The site has a total land area of approximately 245,878 square feet, or roughly 5.6 acres. The site is currently occupied by a variety of commercial tenants including Verlo Mattress Factory (relocating to the Design Center), Allen Kitchen & Bath (relocating to the Design Center), the Kayser Suzuki Dealership, Pantera Embroidery, Brembo Cars, two commercial structures at 2609 W. Beltline Hwy, and several surface parking lots. Photographs documenting existing conditions and structures are included as an attachment to this document.

The demolition application is for five primary structures that currently exist on these parcels. There is also one accessory structure to be demolished at 2688 McDivitt Road. The parcels with primary structures include the following addresses:

- 2613 W. Beltline Highway (Verlo Mattress)
- 2609 W. Beltline Highway (2 structures)
- 2525 W. Beltline Highway (Kayser Suzuki)
- 2501 W. Beltline Highway (Retail building)

**Parties Involved**

The following parties are involved in the redevelopment of Arbor Gate:

Owner ..... Arbor Gate Development, LLC\*

Developer ..... Arbor Gate Development, LLC

Builder ..... Ideal Builders

Engineer/Planner/Project Coordinator ..... Vierbicher Associates, Inc.

Architect ..... Potter Lawson, Inc.

Landscape Architect ..... Vierbicher Associates, Inc.

Lighting Designer ..... Schultz Electric

(\*One parcel is to be acquired by Arbor Gate Development, LLC through the City of Madison Condemnation process.)

**Schedule**

The intention is to substantially complete tenant spaces in Arbor Gate by the fall of 2008, as depicted in the following schedule:

Demolition of Existing Buildings ..... 8/01/07 – 8/15/07

Site Preparation ..... 8/01/07 – 9/01/07

Structural Concrete.....	9/01/07 – 11/15/07
Structural Steel .....	11/15/07 – 1/01/08
Building Envelope Construction .....	2/01/08 – 6/01/08
Building Enclosed .....	6/01/08
Substantial Completion of Tenant Spaces .....	9/31/08

(\*This start date is dependent on the completion of property acquisition and condemnation process.)

**Legal Description**

The Arbor Gate site is currently made up of seven individual parcels. These parcels will be combined to produce a single lot. A Certified Survey Map (CSM) will be submitted to combine the lots and create the parcel that will be zoned as C-2. The proposed legal description for the single lot is:

All of Lots 1, 2 and 3 of Certified Survey Map Number 6018, Lots 1 and 3 of Certified Survey Map Number 8548, Lots 4 and 5 of Arbor Heights Commercial Park and lands in part of the SW ¼ of the SW ¼ of Section 34, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 34; thence N00°05'33"E along the west line of the SW ¼ of said Section 34, 912.56 feet; thence S89°54'27"E, 259.48 feet to the northwest corner of Lot 3, Certified Survey Map Number 8548 and the Point of Beginning; thence S89°36'13"E, 157.35 feet; thence N00°12'41"E, 100.00 feet; thence N89°36'13"W, 157.05 feet; thence N00°22'58"E, 147.35 feet; thence Northeasterly, 62.67 feet along the arc of a curve to the right, having a radius of 542.96 feet and a chord bearing N09°42'54"E, 62.63 feet; thence S87°20'37"E, 537.47 feet to a point of curvature; thence Southeasterly, 153.90 feet along the arc of a curve to the right, having a radius of 1875.86 feet and a chord bearing S84°59'36"E, 153.86 feet; thence S00°13'30"W, 207.29 feet; thence N87°31'14"W, 330.08 feet; thence S00°13'39"W, 295.28 feet; thence N89°37'15"W, 214.09 feet; thence N00°12'41"E, 3.00 feet; thence N89°37'15"W, 142.98 feet to a point of curvature; thence Northwesterly, 23.56 feet along the arc of a curve to the right, having a radius of 15.00 feet and a chord bearing N44°37'08"W, 21.21 feet to the point of tangency thereof; thence N00°22'58"E, 197.08 feet to the Point of Beginning.

This parcel contains 245,878 square feet.

**Zoning**

The zoning of the Arbor Gate site will be C-2. Five of the seven existing parcels are currently zoned C-2, and the proposed retail and office commercial uses are consistent with the requirements of this zoning classification. The Arbor Gate development is a permitted use under the C-2 designation.

The seven existing parcels are currently zoned as outlined below:

2613 W. Beltline Hwy .....	C-2
2609 W. Beltline Hwy .....	C-2
2525 W. Beltline Hwy (Parcel #070934390702) .....	C-2
2525 W. Beltline Hwy (Parcel #070934305070) .....	C-3L
2501 W. Beltline Hwy .....	C-3L
2688 McDivitt Road (Parcel #070934344655) .....	C-2
2688 McDivitt Road (Parcel #070934344655) .....	C-2

**Uses**

The proposed Arbor Gate facility will have 24,800 square feet of ground-floor retail space with five levels of office above (173,140 sq. ft.), for a total of 197,940 square feet. This produces a Floor Area Ratio (FAR) on the site of 0.80. The chart below outlines the uses and distribution for the two buildings.



**BUILDING AREA**

<b>Building A</b>	<b>Restaurant</b>	<b>Retail</b>	<b>Office</b>	<b>Total</b>
Floor 1	5,000	5,300	5,830	16,130
Floor 2	0	0	17,090	17,090
Floor 3	0	0	17,090	17,090
Floor 4	0	0	17,090	17,090
Floor 5	0	0	16,160	16,160
Floor 6	0	0	10,280	10,280
<b>Building A Total GSF</b>	<b>5,000</b>	<b>5,300</b>	<b>83,540</b>	<b>93,840</b>
<b>Building B</b>	<b>Restaurant</b>	<b>Retail</b>	<b>Office</b>	<b>Total</b>
Floor 1	2,500	12,000	3,450	17,950
Floor 2	0	0	18,820	18,820
Floor 3	0	0	18,800	18,800
Floor 4	0	0	18,780	18,780
Floor 5	0	0	16,980	16,980
Floor 6	0	0	12,770	12,770
<b>Building B Total GSF</b>	<b>2,500</b>	<b>12,000</b>	<b>89,600</b>	<b>104,100</b>
<b>Total Phase 1 Building Area</b>	<b>7,500</b>	<b>17,300</b>	<b>173,140</b>	<b>197,940</b>

**Parking and Loading**

Arbor Gate will incorporate surface parking for retail customers and structured parking for office users. There are a total of 777 parking stalls on the site, which averages to one space per 254 square feet (or 3.92 stalls per 1,000 square feet). Of the total spaces, 180 are surface parking to serve the retailers on the north side of the buildings. The majority of parking is located in a multi-level parking structure to the south of the buildings. The structured parking provides 597 spaces for office users on five levels with a covered skywalk that connects the third floor of the parking structure to the second floor of the western Arbor Gate building. The first floor of the parking structures is partially sunken, which reduces the height of the structure and makes it more comparable in size to the multi-family residential units on the south side of McDivitt Road.

**Access and Loading**

Access to the site will be provided by four separate drives. One will allow vehicles to access the site off of Todd Drive, while two others will be accessible via the West Beltline Highway Frontage Road. The primary western drive from the Frontage Road provides access for customers and visitors of the buildings. This is a significant reduction when compared to the five access points along the West Beltline Frontage Road under existing conditions. The fourth drive provides access on the southern side of the site onto McDivitt Road. This is intended to provide an alternate access point for traffic traveling to or from the parking structure. Trucks will access the site from Todd Drive or the West Beltline Frontage Road and deliveries will be made on the south side of the buildings. Separate loading facilities have been provided for each structure and meet the requirements of the City's Ordinances in number and size.

**Signage**

The ground floor of Arbor Gate is reserved for retail services. The individual retail spaces will require proper signage on the façade of the building. In addition, primary office tenants will require adequate signage on the façade. Specific tenants have not yet been identified, therefore, signage is currently unknown. A signage packet will be submitted to the City for review as tenants are secured. The development team has met with the Zoning staff in ensure that signage will be consistent with the requirements of the City's Ordinances.

**Landscaping**

Site landscaping will be provided as shown on the plans provided in this document. The Developer shall install landscaping when building construction has been completed.

***Miscellaneous***

Arbor Gate is a mixed-use development with commercial office and retail uses. It is anticipated that the five floors of office space will be utilized primarily during normal business hours between 7:00 a.m. to 6:00 p.m., Monday through Friday. The ground-floor retail is likely to be open later in the evening and on weekends. The retail is anticipated to serve the adjacent neighborhood and office employees.

***Sustainable Design Features***

The redevelopment of this site increases the density on a developed site, and increases the pervious surface area. In addition, the design includes bioretention devices and infiltration in excess of City, County and State requirements. The majority of parking stalls are located in a structured parking facility behind the buildings. Also, the buildings will have a narrow footprint oriented east to west that allows for increased day-lighting and solar efficiency.

***Summary***

The redevelopment of this site will provide the City with a neighborhood center for Arbor Hills and will spur an increase in the number of jobs, amenities, and quality of life in the area. We look forward to working with the City to make Arbor Gate a successful project that will be considered a model for high-quality redevelopment in the City of Madison.

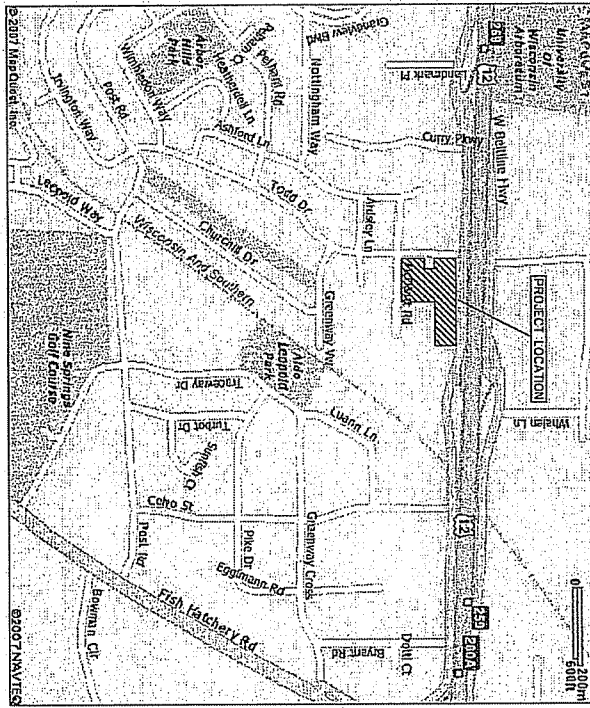
Respectfully Submitted by,

Andrew Inman, P.E.  
VIERBICHER ASSOCIATES, INC.

Enclosure

Cc: Brad Hutter, MIG  
Sean Baxter, Westwind Associates  
Jason Bollig, Ideal Builders  
Sarah Shoemaker, Vierbicher Associates  
Doug Hursch, Potter Lawson

**ARBOR GATE DEVELOPMENT, LLC**  
**ARBOR GATE**  
**2501 & 2601 WEST BELTLINE HIGHWAY**  
**MADISON, WISCONSIN**



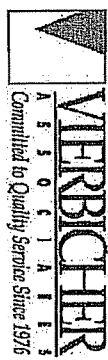
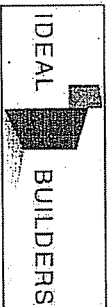
LOCATION MAP  
NO SCALE



**SHEET INDEX**

SHEET NO.	DESCRIPTION
CD000	TITLE SHEET / LOCATION MAP
CD001	EXISTING CONDITIONS PLAN
CD002	DECKING PLAN
CD003	SITE & PAVING PLAN
CD004	GRADING PLAN
CD005	UTILITY PLAN
CD006	EMERGENCY CONTROL PLAN
CD007	FIRE PROTECTION PLAN / AOS
CD008	DETAILS SHEET
CD009	DETAILS SHEET
CD010	DETAILS SHEET
ES-1	SITE LIGHTING PLAN
AD001	EXTERIOR ELEVATIONS
LI	LANDSCAPING PLAN

**NOTES:**  
 1. CONSTRUCTION SHALL CONFORM TO CITY OF MADISON STANDARD SPECIFICATIONS, OR AS DETAILED ON THE PLANS.

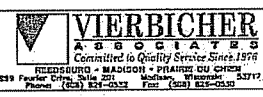


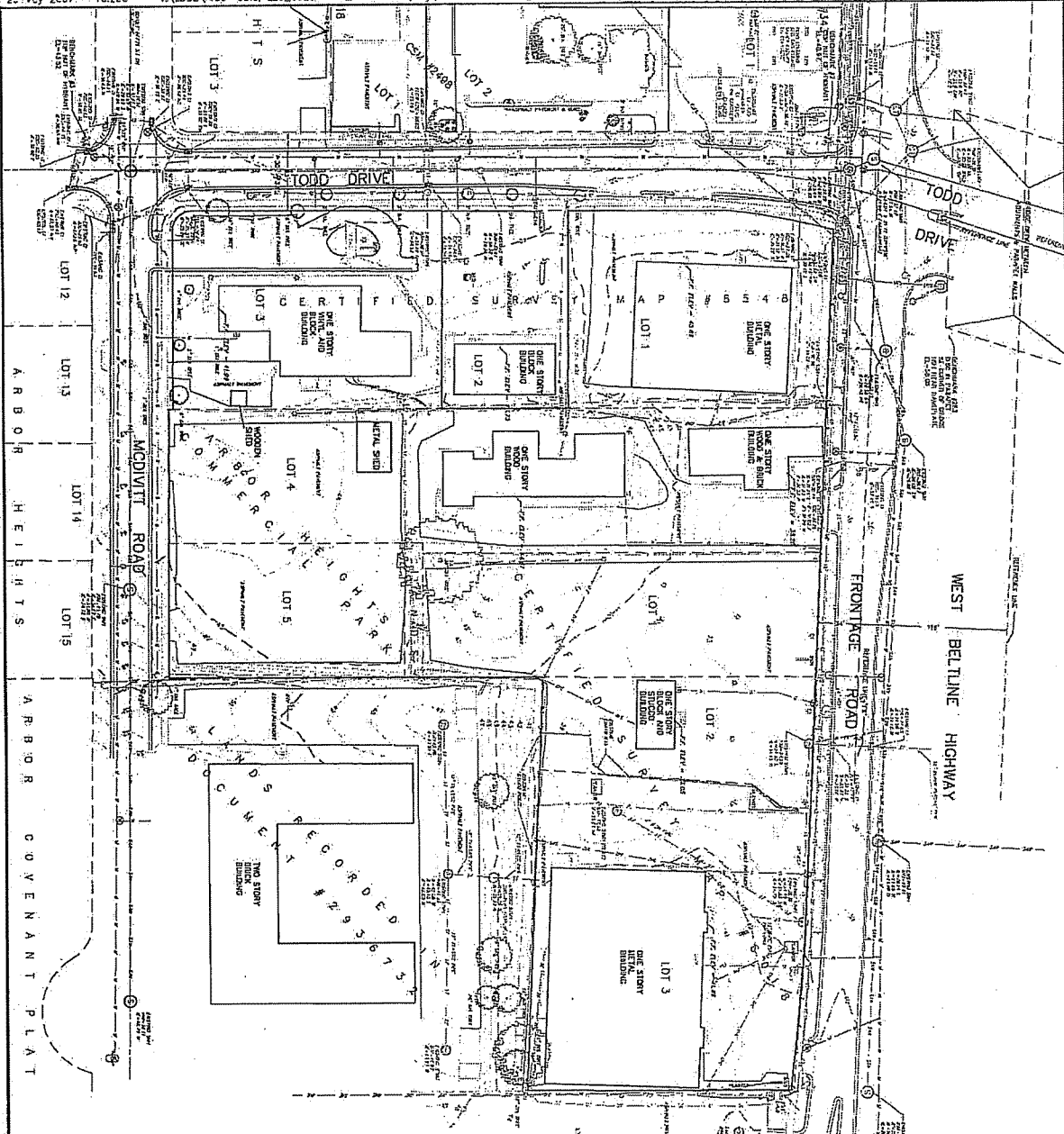
CALL DICKEY'S HOTLINE  
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 TOLL FREE  
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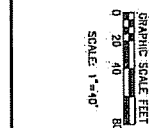
NO.	REVISIONS	NO.	REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

**Title Sheet**  
 Arbor Gate  
 2501 & 2601 West Bellline Highway  
 Madison, Wisconsin





THIS LOT REPRESENTS AN INTEREST IN THE REAL ESTATE OF THE CITY OF MADISON, WISCONSIN.

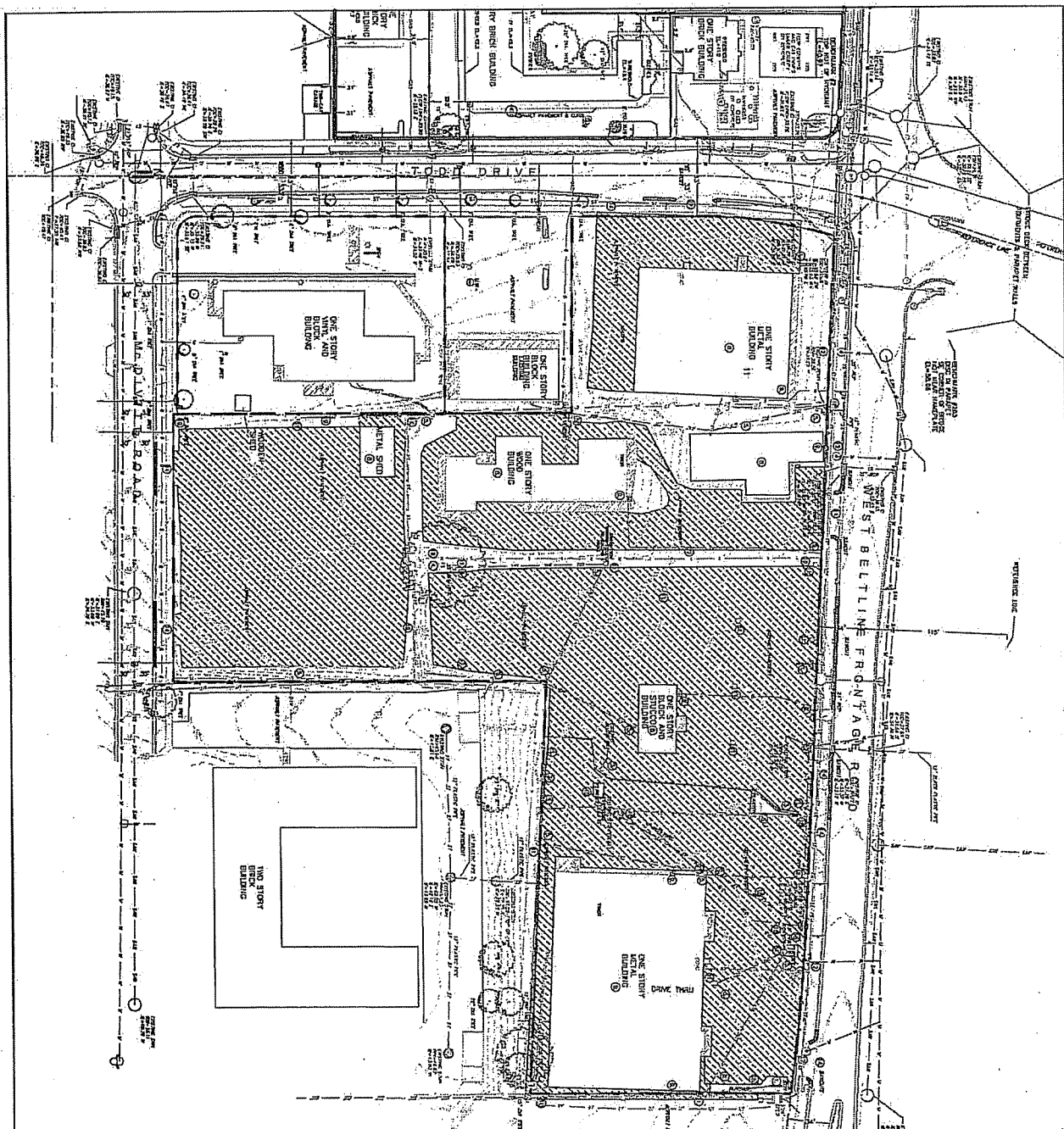


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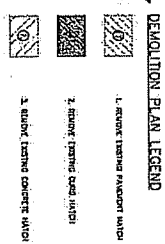
REVISIONS	REVISIONS				
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

**Existing Conditions Plan**  
**Arbor Gate**  
 2501 & 2601 West Beltline Highway  
 Madison, Wisconsin

**VIERBICHER ASSOCIATED**  
 Committed to Quality Service Since 1976  
 53317  
 929 Pinner Drive, Suite 201, Madison, WI 53717  
 Phone: (608) 536-8332 Fax: (608) 536-8330



- ### DEMOLITION PLAN NOTES
1. REMOVE EXISTING SIGN
  2. REMOVE EXISTING RETIRED MAIL
  3. REMOVE EXISTING DRIVE PAVT
  4. EXISTING SIGN REMOVE EXISTING SIGN/POST
  5. REMOVE EXISTING SIGN/POST
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  21. REMOVE EXISTING SIGN/POST

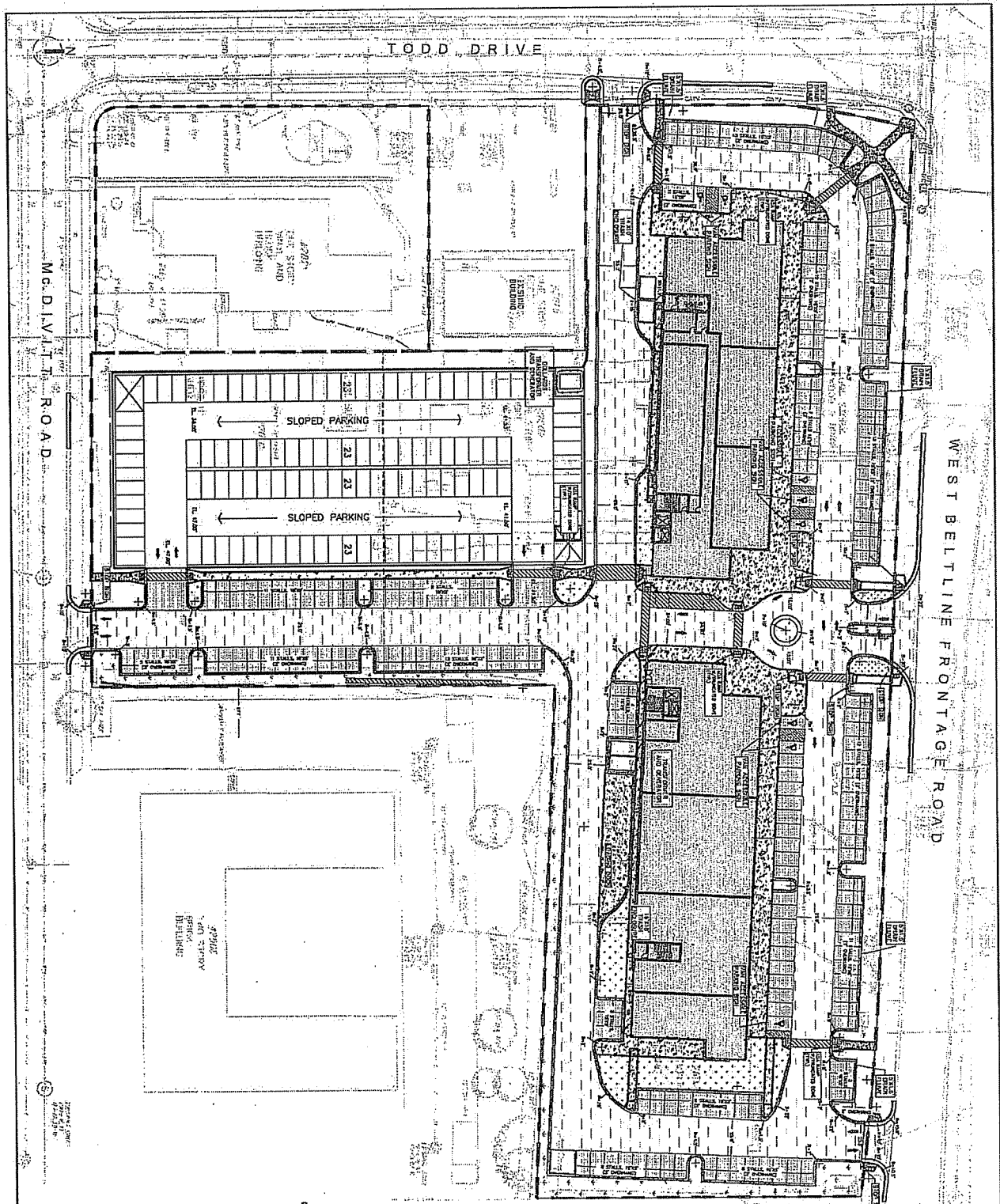


- ### DEMOLITION PLAN LEGEND
- 1. EXISTING STRUCTURE
  - 2. DEMOLITION
  - 3. EXISTING SIGN
  - 4. EXISTING SIGN/POST
  - 5. EXISTING SIGN/POST
  - 6. EXISTING SIGN/POST
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  - 19. EXISTING SIGN/POST
  - 20. EXISTING SIGN/POST
  - 21. EXISTING SIGN/POST

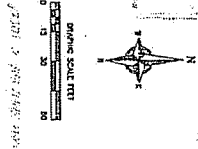
REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

**Demolition Plan**  
 Arbor Gate  
 2501 & 2601 West Belline Highway  
 Madison, Wisconsin

**VIERBICHER**  
 Established to Quality Service Since 1976  
 WISCONSIN - MADISON - PRATIS DU CHIEN  
 988 Taylor Street, Madison, WI 53703  
 Phone: (608) 263-0300



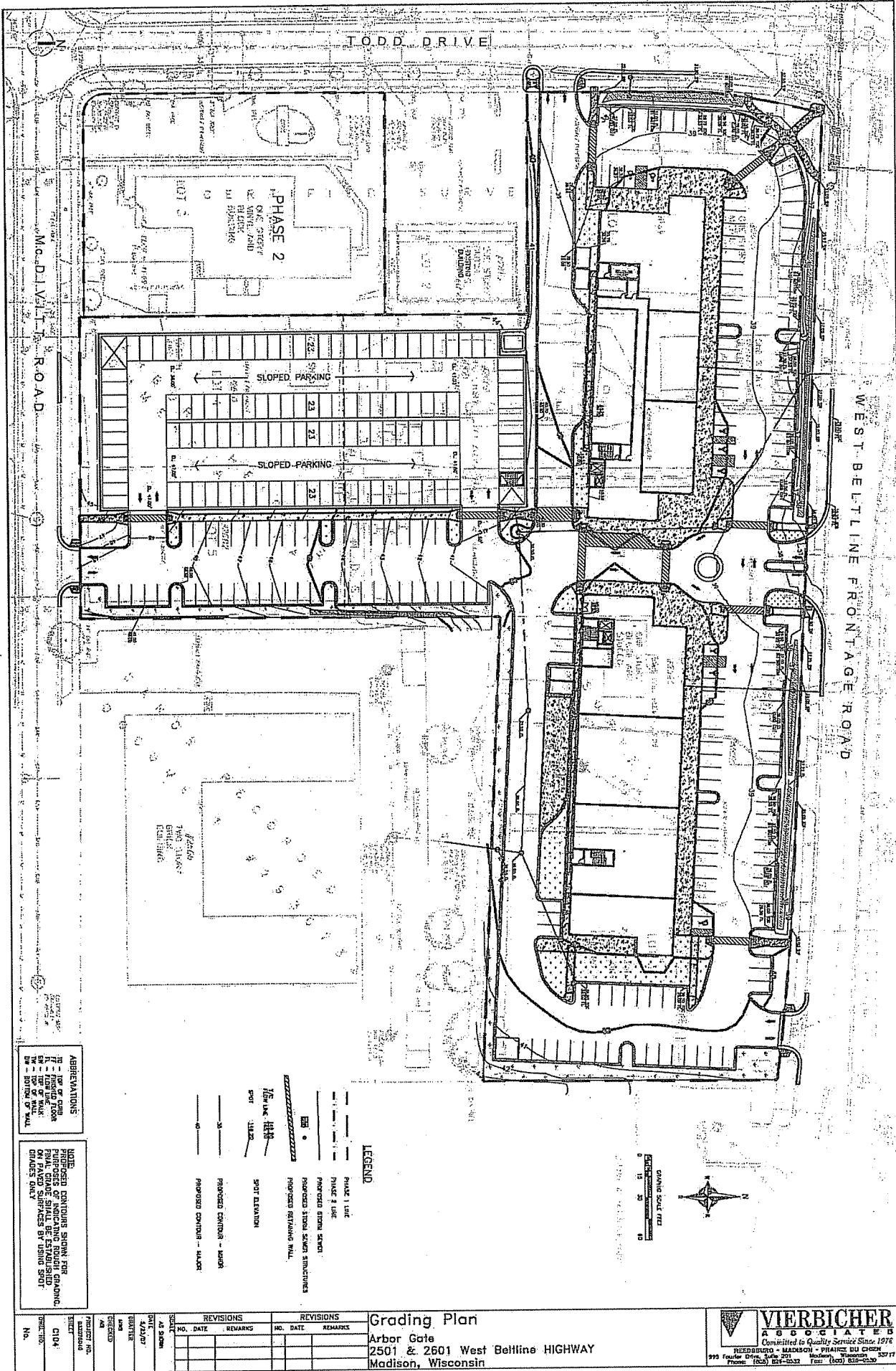
- LEGEND**
- PHASE 1, UNIT 1
  - PHASE 2, UNIT 1
  - PROPOSED RETAINING WALL
  - PROPOSED SHADED AREA AND CENTER STRIP (SPECIALLY MIXED)
  - PROPOSED HEAVY DUTY ASPHALT
  - PROPOSED LIGHT DUTY ASPHALT
  - PROPOSED REINFORCED CONCRETE
  - PROPOSED SEEDING AREA



REVISIONS		REVISIONS			
NO.	DATE	REMARKS	NO.	DATE	REMARKS

**Site & Paving Plan**  
 Arbor Gate  
 2501 & 2601 West Bellline Highway  
 Madison, Wisconsin

**VIERBICHER**  
 ASSOCIATES  
 Committed to Quality Service Since 1974  
 REDBURG • MADISON • PRAIRIE DU CHIEN  
 925 Pioneer Drive • Madison, Wisconsin 53717  
 Phone: (608) 272-0233 Fax: (608) 272-0236



**ABBREVIATIONS**  
 TC - TOP OF CURB  
 FL - FINISH FLOOR LINE  
 TB - TOP OF BASE  
 DB - BOTTOM OF WALL

**NOTE**  
 PROPOSED CURB AND GUTTER SHALL BE ESTABLISHED ON FINISHED GRADE SURFACES BY USING SPOT DIMENSIONS ONLY.

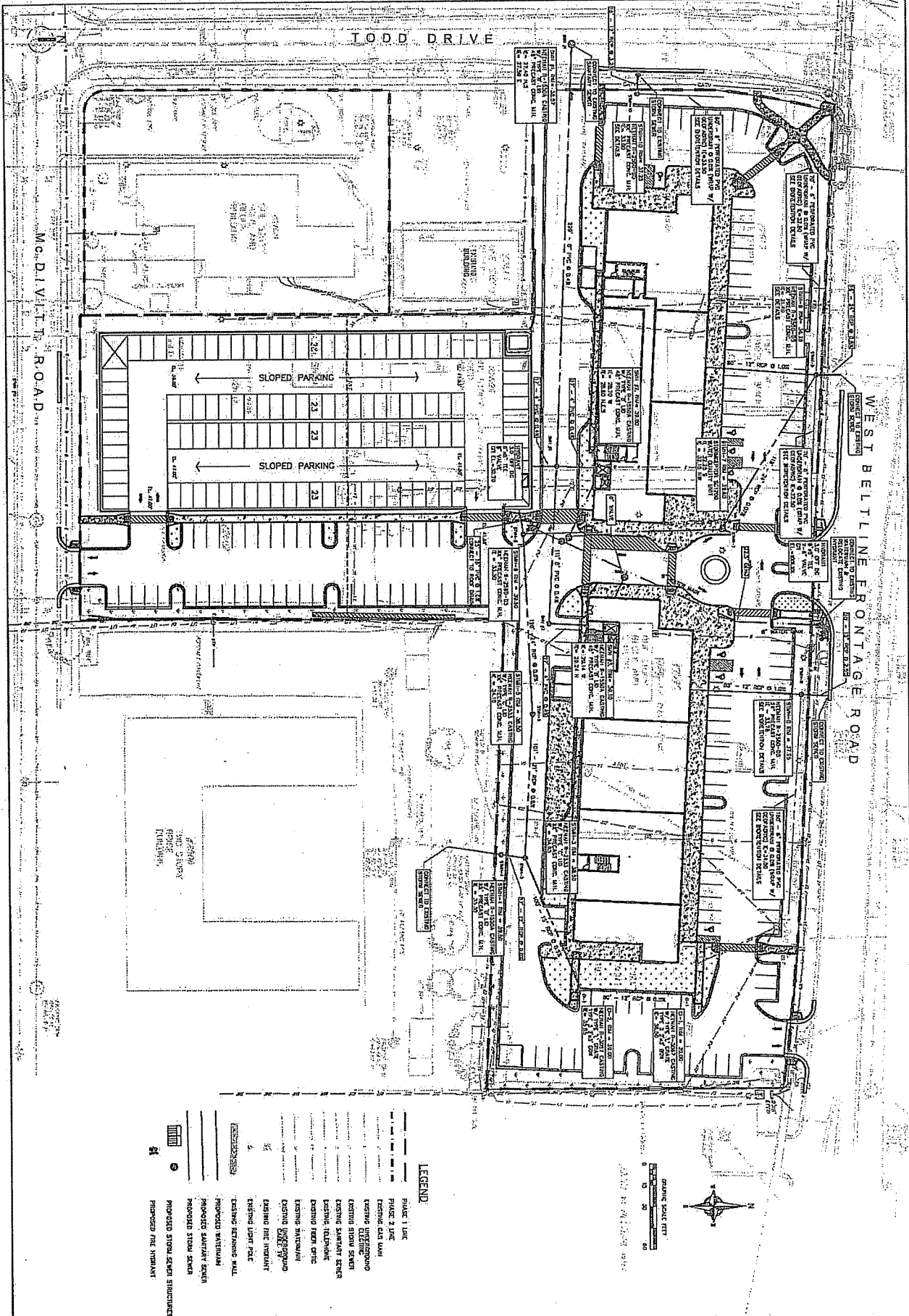
**LEGEND**

- Phase 1 Lot
- Phase 2 Lot
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER STRUCTURES
- PROPOSED RETAINING WALL
- SPOT ELEVATION
- PROPOSED CURB - ROAD
- PROPOSED CURB - ALLEY

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

**Grading Plan**  
 Arbor Gate  
 2501 & 2601 West Bellline HIGHWAY  
 Madison, Wisconsin

**VIERBICHER ASSOCIATED**  
 Committed to Quality Service Since 1976  
 MADISON - MADISON - PHAENIX DU CROIX  
 919 Fouler Drive, Suite 201 Madison, Wisconsin 53717  
 Phone: (608) 251-2533 Fax: (608) 251-2539



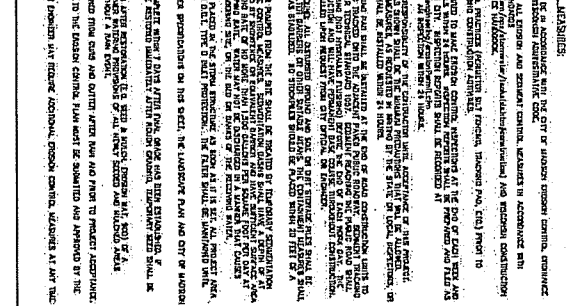
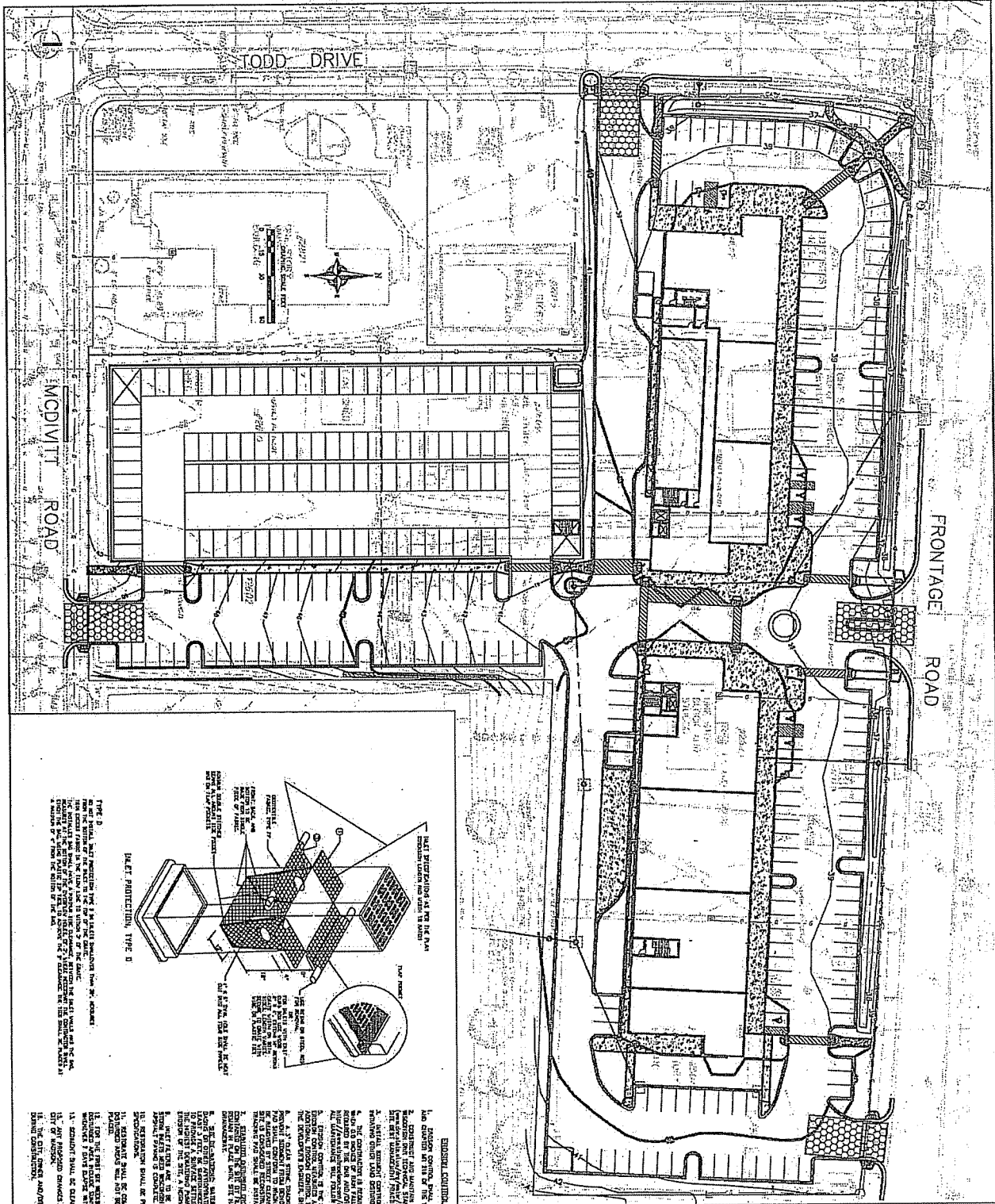
NO.	DATE	REMARKS

NO.	DATE	REVISIONS

UTILITY PLAN  
Arbor Gate  
2501 & 2601 West Bellline Highway  
Madison, Wisconsin

**VIERBICHER**  
A. D. & C. O. E. S.  
Civil and Mechanical Engineers  
Consulting Engineers  
Madison - Wisconsin





**EXISTING CONDITIONS, REFERENCES:**

- Erosion Control, Part 1, as adopted with the City of Madison erosion control, ordinance No. 19.02(1).
- Erosion Control, Part 2, as adopted with the City of Madison erosion control, ordinance No. 19.02(2).
- Erosion Control, Part 3, as adopted with the City of Madison erosion control, ordinance No. 19.02(3).
- Erosion Control, Part 4, as adopted with the City of Madison erosion control, ordinance No. 19.02(4).
- Erosion Control, Part 5, as adopted with the City of Madison erosion control, ordinance No. 19.02(5).
- Erosion Control, Part 6, as adopted with the City of Madison erosion control, ordinance No. 19.02(6).
- Erosion Control, Part 7, as adopted with the City of Madison erosion control, ordinance No. 19.02(7).
- Erosion Control, Part 8, as adopted with the City of Madison erosion control, ordinance No. 19.02(8).
- Erosion Control, Part 9, as adopted with the City of Madison erosion control, ordinance No. 19.02(9).
- Erosion Control, Part 10, as adopted with the City of Madison erosion control, ordinance No. 19.02(10).

**CONSTRUCTION SPECIFICATIONS (TO USCA, AUGUST 1, 2007):**

- INSTALL Silt fence and silt fence post.
- INSTALL 2" x 4" silt fence post and silt fence post caps.
- INSTALL 1/4" x 4" silt fence post and silt fence post caps.
- INSTALL 1/2" x 4" silt fence post and silt fence post caps.
- INSTALL 3/4" x 4" silt fence post and silt fence post caps.
- INSTALL 1" x 4" silt fence post and silt fence post caps.
- INSTALL 1 1/2" x 4" silt fence post and silt fence post caps.
- INSTALL 2" x 4" silt fence post and silt fence post caps.
- INSTALL 2 1/2" x 4" silt fence post and silt fence post caps.
- INSTALL 3" x 4" silt fence post and silt fence post caps.

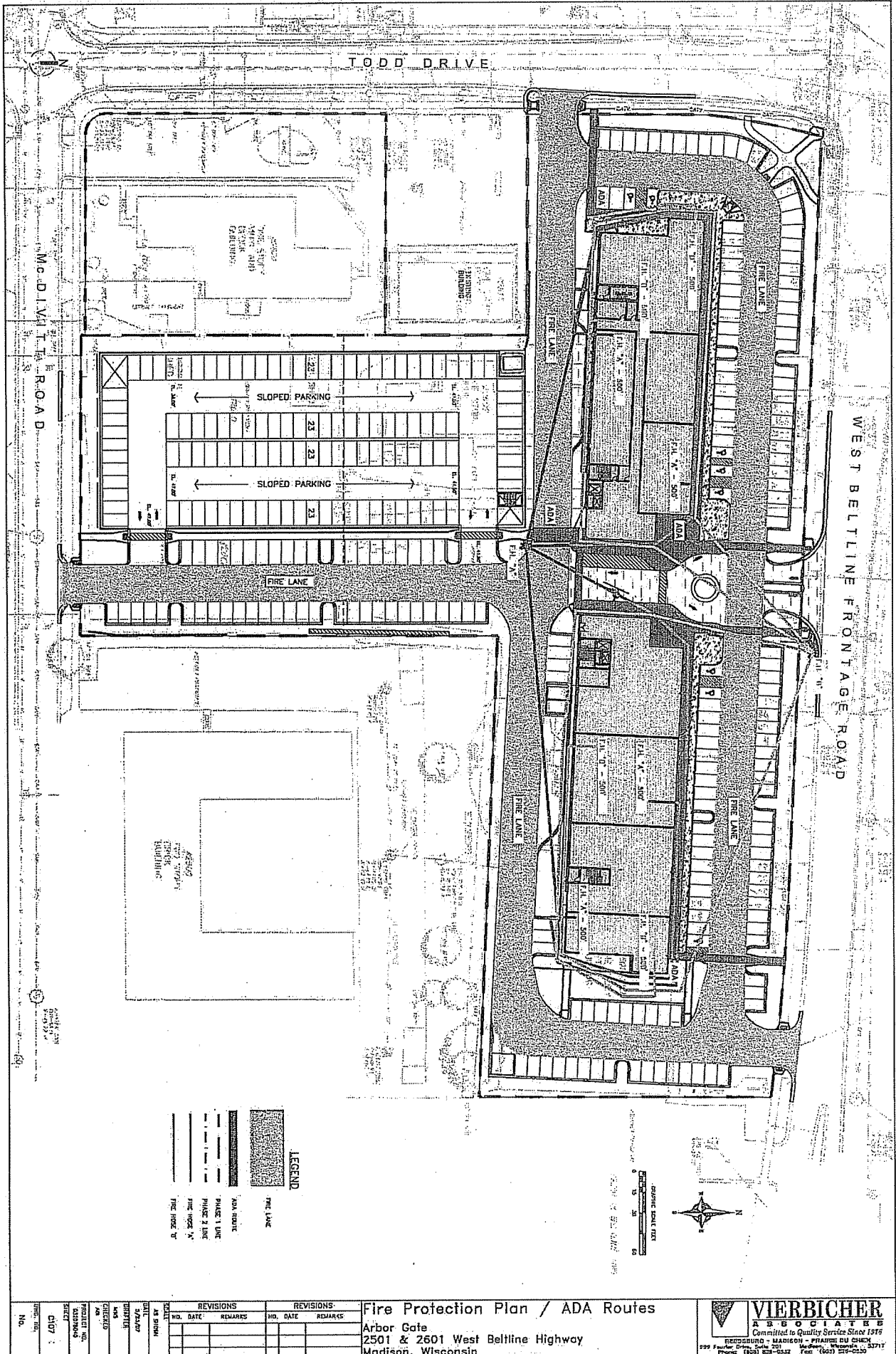
**LEGEND**

- Existing lawn control
- Existing lawn control
- Proposed lawn control
- Proposed lawn control
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- Proposed lawn control
- Proposed lawn control

NO.	DATE	REMARKS	NO.	DATE	REMARKS

**Erosion Control Plan**  
 Arbor Gate  
 2501 & 2601 West Bellline Highway  
 Madison, Wisconsin

**VIERBICHER ASSOCIATES**  
 Committed to Quality Service Since 1976  
 REGGIORE - MADISON - PLAINFIELD - CHICAGO  
 220 Park Street, Suite 400, Madison, WI 53702  
 Phone: (608) 278-0222 Fax: (608) 278-0222



**LEGEND**

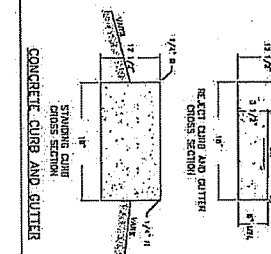
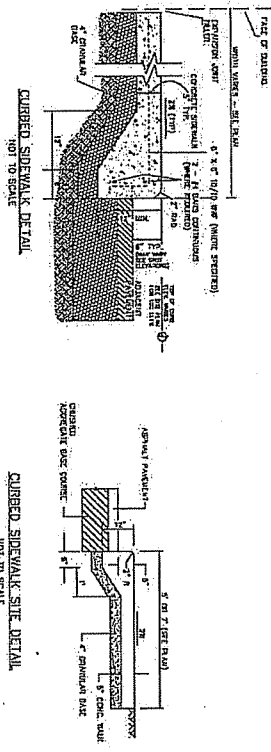
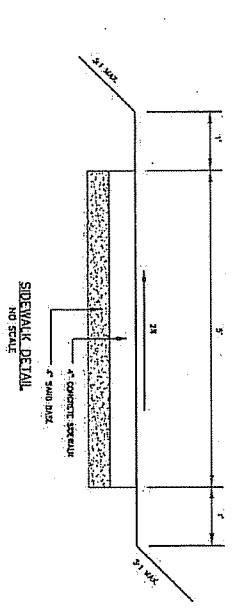
[Symbol: Dashed line]	ADA ROUTE
[Symbol: Solid line]	PHASE 1 LINE
[Symbol: Dotted line]	PHASE 2 LINE
[Symbol: Dash-dot line]	FIRE LANE 'A'
[Symbol: Solid line with cross-hatch]	FIRE LANE 'B'

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

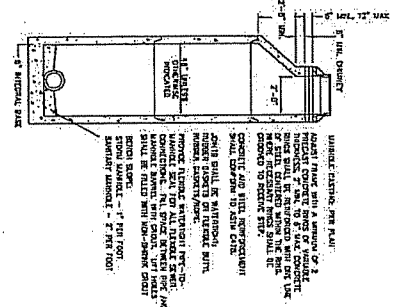
DRAWN BY: [Blank]  
 CHECKED BY: [Blank]  
 DATE: [Blank]  
 SCALE: [Blank]  
 PROJECT NO.: [Blank]  
 SHEET NO.: 007  
 TOTAL SHEETS: [Blank]

**Fire Protection Plan / ADA Routes**  
 Arbor Gate  
 2501 & 2601 West Bellline Highway  
 Madison, Wisconsin

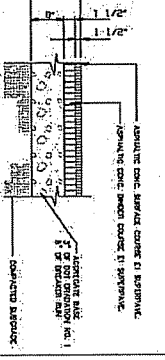
**VIERBICHER ASSOCIATES**  
 Committed to Quality Service Since 1976  
 BENDRONG - MADISON - PRINCE DU CHêne  
 229 Park Drive, Suite 201 Madison, Wisconsin 53717  
 Phone: (608) 261-6332 Fax: (608) 261-6330



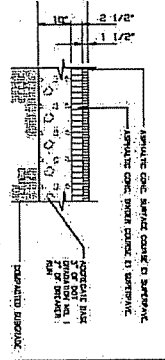
PRECAST CONCRETE MANHOLE  
NO SCALE



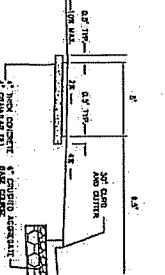
ASPHALT PAVEMENT-LIGHT DUTY  
NOT TO SCALE



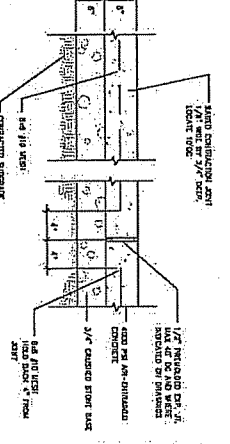
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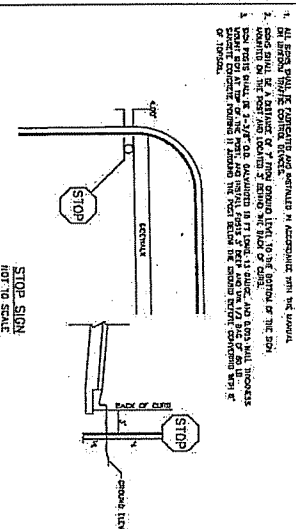
TYPICAL TERRACE CROSS SECTION  
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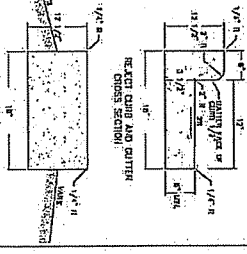
CONCRETE APRON AND TRUCK DOCK  
NOT TO SCALE



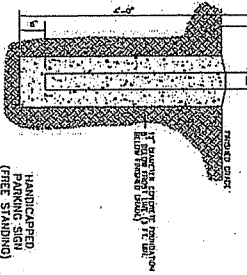
SIGNAGE NOTES:



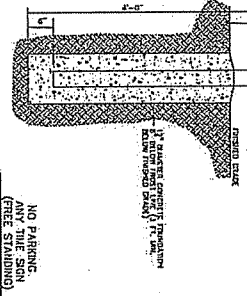
CONCRETE CURB AND GUTTER  
NOT TO SCALE



HANDICAPPED PARKING SIGN (TYPE STANDARD)  
NOT TO SCALE



NO PARKING ANY TIME SIGN (TYPE STANDARD)  
NOT TO SCALE

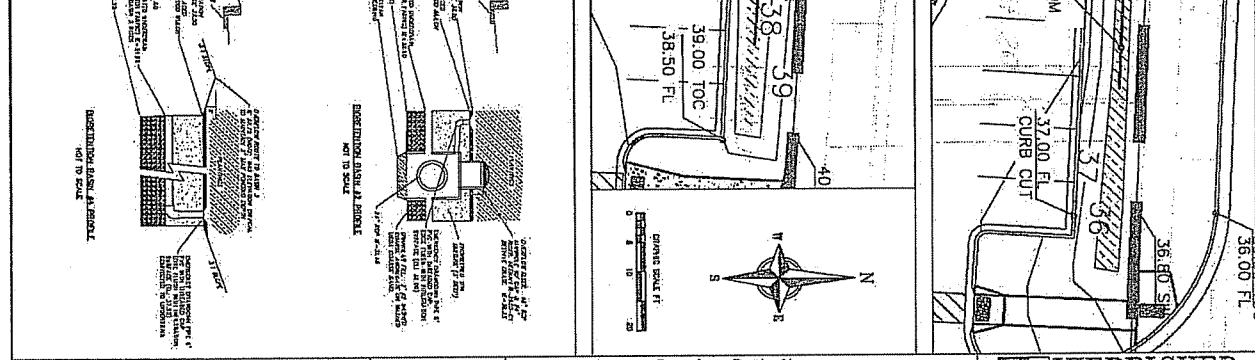
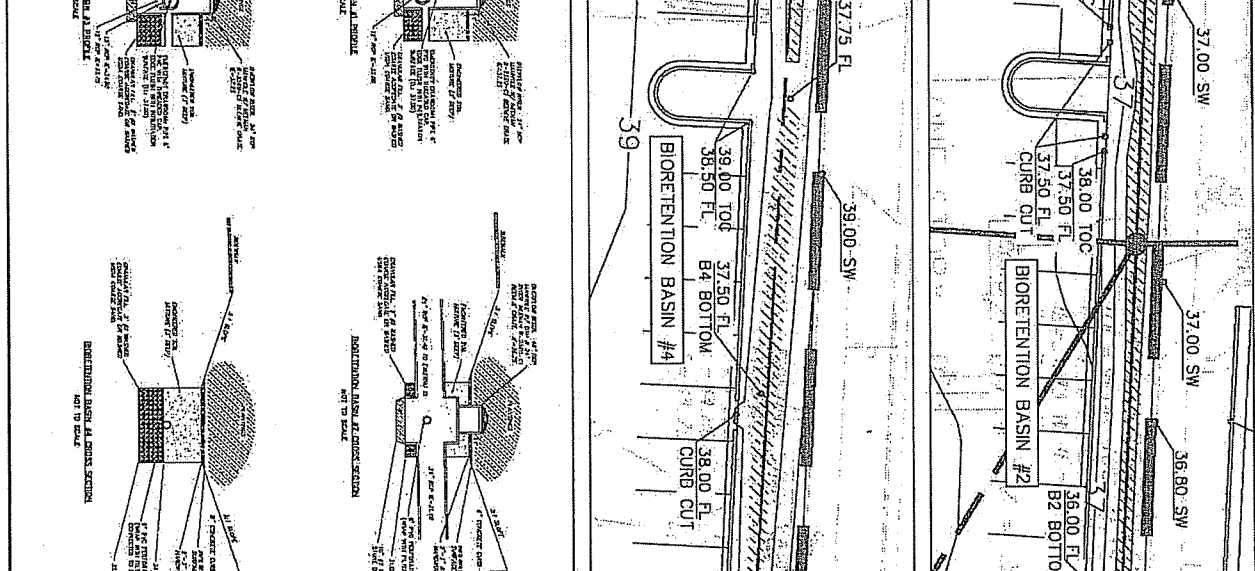
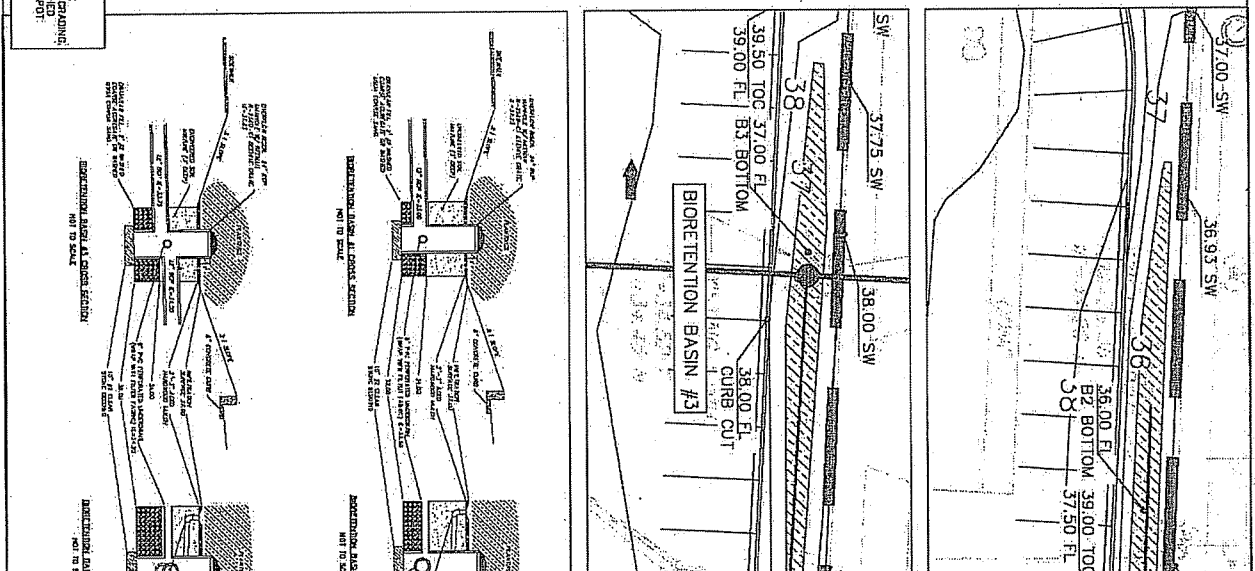
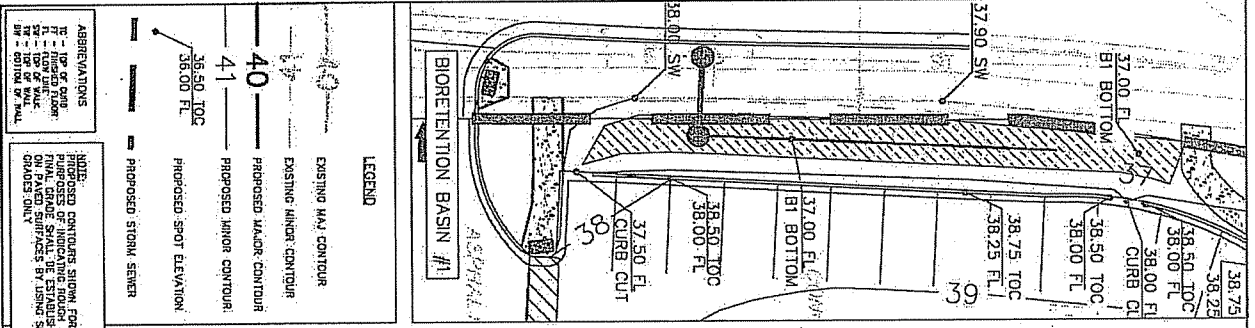


REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

Detail 1  
Arbor Gate  
2501 & 2601 West Baseline Highway  
Madison, Wisconsin

**VIERBICHER**  
ASSOCIATES  
CONSULTING ENGINEERS  
Madison - WAUWATOSH - FRAZER DU CHENE  
355 Prater Drive, Madison, WI 53701  
Phone: (608) 278-5172 Fax: (608) 278-5173





**LEGEND**

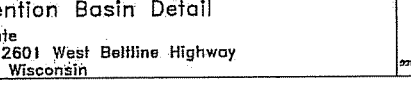
EXISTING MAJ. CONTOUR  
 40 — PROPOSED MAJOR CONTOUR  
 41 — PROPOSED MINOR CONTOUR  
 36.50 TOC  
 36.00 FL  
 PROPOSED SPOT ELEVATION  
 PROPOSED STORM SEWER

**ABBREVIATIONS**

TOC — TOP OF CURB  
 FL — FINISH GRADE  
 SW — SWALE  
 B1 BOTTOM — BOTTOM OF BIORETENTION BASIN #1  
 B2 BOTTOM — BOTTOM OF BIORETENTION BASIN #2  
 B3 BOTTOM — BOTTOM OF BIORETENTION BASIN #3  
 B4 BOTTOM — BOTTOM OF BIORETENTION BASIN #4

**NOTES:**

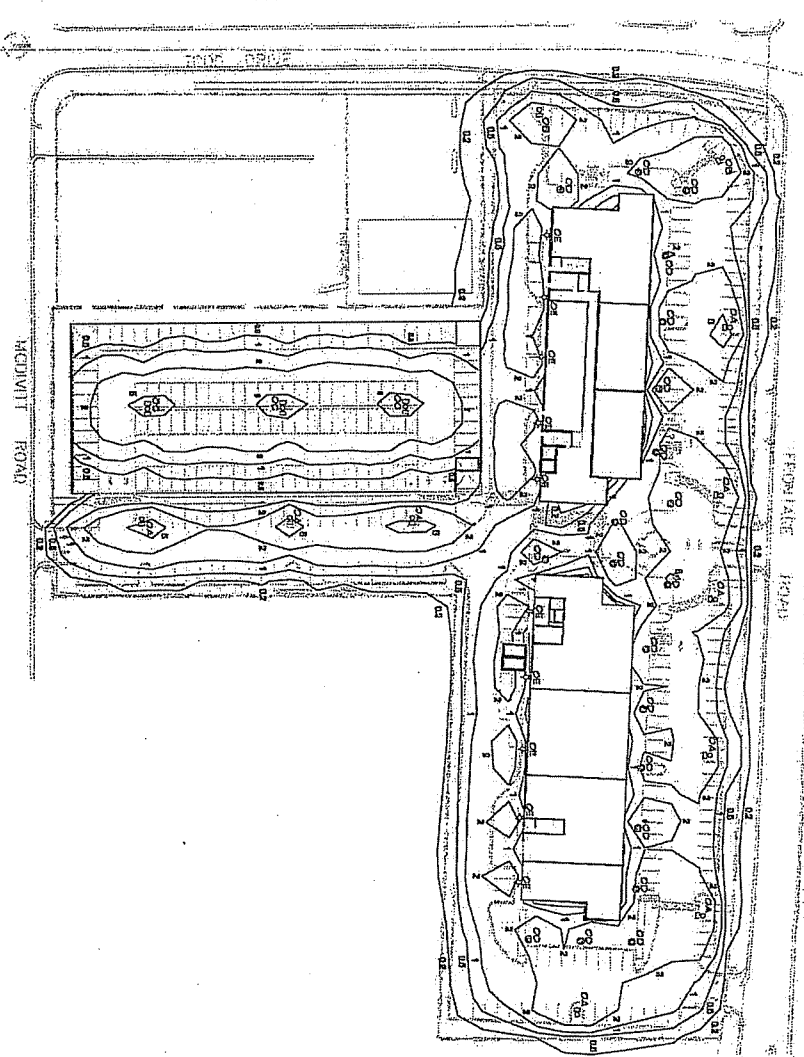
1. PROPOSED CONTOURS SHOWN FOR PURPOSES OF INDICATING PROPOSED FINISH GRADE SHALL BE ESTABLISHED ON THE BASIS OF THE PROPOSED SPOT ELEVATIONS.



**VIERBICHER ASSOCIATES**  
 Committed to Quality Service Since 1976  
 279 Taylor Drive, Suite 201, Madison, Wisconsin 53717  
 Phone: (608) 262-5252 Fax: (608) 262-5250

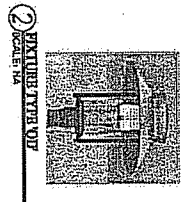
**Bioretention Basin Detail**  
 Arbor Gate  
 2501 & 2601 West Beltline Highway  
 Madison, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE



1 ELECTRICAL SITE LIGHTING PLAN  
SCALE: 1" = 40'

TYPE	DESCRIPTION	LUMINOUS FLUX				LAMP DATA				NOTES
		WATTAGE	BEAM ANGLE	FOOT CANDLE	FOOT CANDLE	VOLTS	AMPS	TYPE	MANUFACTURER	
1	ROAD LIGHT	150	120°	1.5	1.5	120	1.2	120	120	ROAD LIGHT
2	ROAD LIGHT	150	120°	1.5	1.5	120	1.2	120	120	ROAD LIGHT
3	ROAD LIGHT	150	120°	1.5	1.5	120	1.2	120	120	ROAD LIGHT
4	ROAD LIGHT	150	120°	1.5	1.5	120	1.2	120	120	ROAD LIGHT
5	ROAD LIGHT	150	120°	1.5	1.5	120	1.2	120	120	ROAD LIGHT



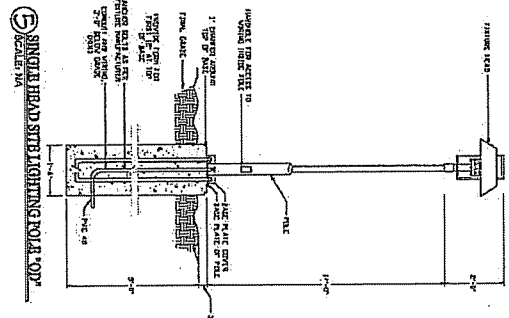
2 EXHIBIT TYPE 'O.M.'  
SCALE: 1" = 1"



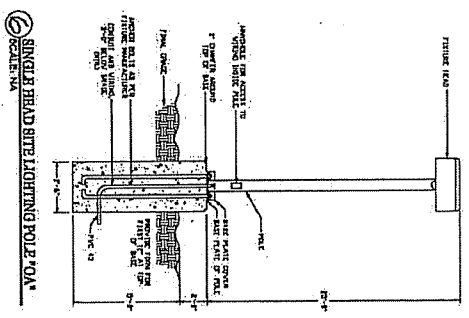
3 EXHIBIT TYPE 'O.P.'  
SCALE: 1" = 1"



4 EXHIBIT TYPE 'O.M.' fixture  
SCALE: 1" = 1"



5 SINGLE HEAD SITE LIGHTING POLE 'O.P.'  
SCALE: 1" = 1"



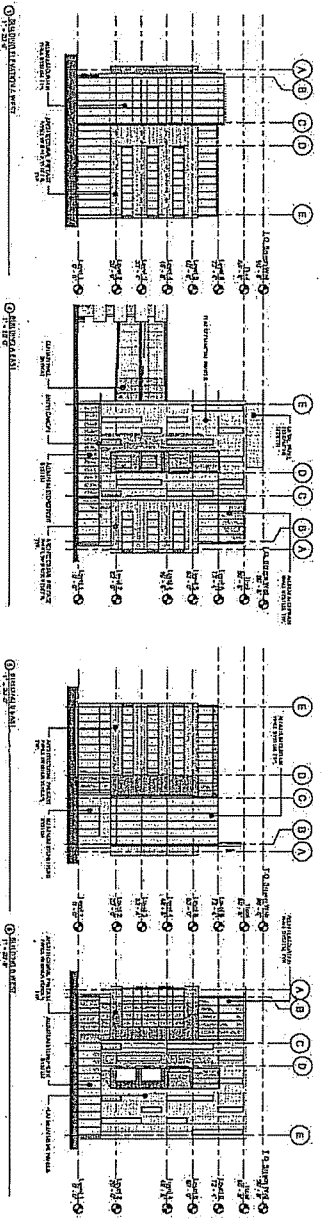
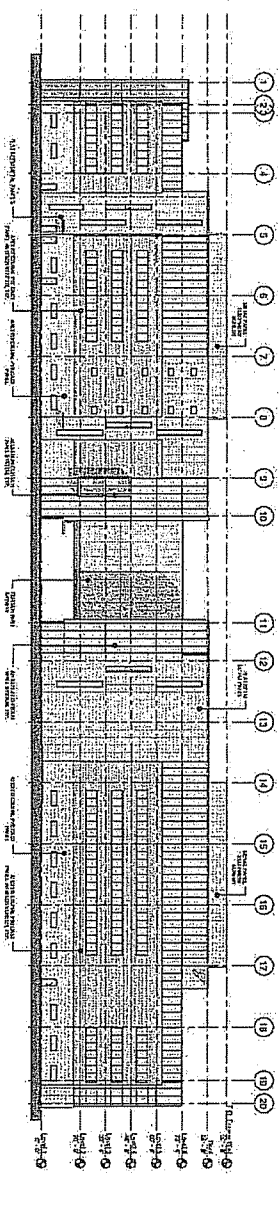
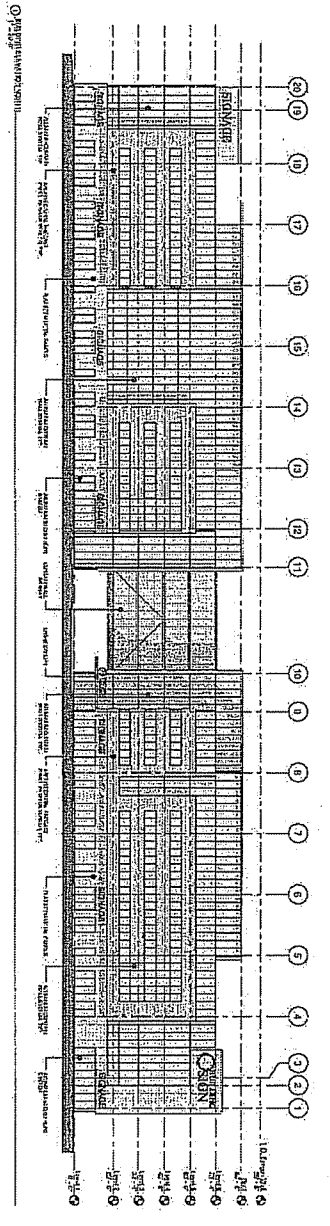
6 SINGLE HEAD SITE LIGHTING POLE 'O.M.'  
SCALE: 1" = 1"

ES-1  
1 OCT 1982

**PROJECT INFORMATION:**  
ARBOR GATE  
2401 & 2601 W. BELTLINE HWY  
MADISON, WISCONSIN

IDEAL BUILDERS

SOBHA TRADING INC.  
1000 N. W. 10TH AVE.  
MIAMI, FL 33136



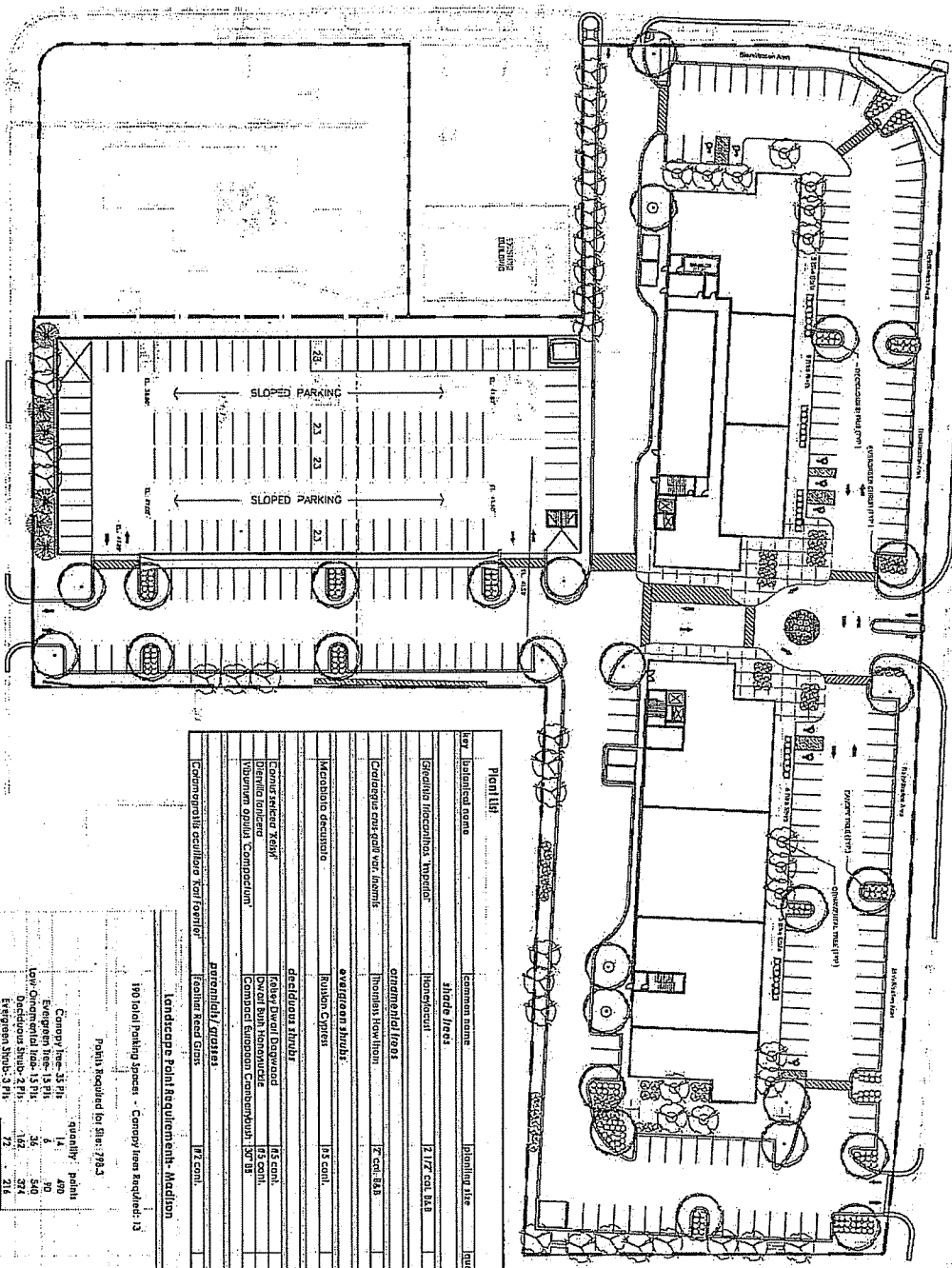
<b>Peter Larson</b>	
Architect	
1234 Main Street, Suite 500, Denver, CO 80202	
TEL: (303) 555-1234	
FAX: (303) 555-5678	
WWW: www.peterlarson.com	
PROJECT: ALTON GALE DEVELOPMENT	
DATE: 04/04/2011	
DRAWN BY: [Name]	
CHECKED BY: [Name]	
SCALE: 1/8" = 1'-0"	
SHEET NO. 1 OF 1	
PROJECT NO. A201	
ALTON GALE DEVELOPMENT, LLC	
1234 Main Street, Suite 500, Denver, CO 80202	
TEL: (303) 555-1234	
FAX: (303) 555-5678	
WWW: www.altongale.com	



TODD DRIVE

Mc DIVITT ROAD

WEST BELLINE FRONTAGE ROAD



Plant List	Common name	Planting Size	Quantity
<i>Magnolia decussata</i>	White-lily	2-1/2' cal. 1/2"	12
<i>Caryopteris palmata</i>	Honey-suckle	17' cal. 1/2"	12
<i>Syringa</i>	Ornamental lilac	17' cal. 1/2"	12
<i>Castanea coccinea</i> var. <i>leucostachya</i>	European chestnut	17' cal. 1/2"	12
<i>Macropodium</i>	Boxwood	13' cal.	12
<i>decidua thibata</i>	Japanese maple	13' cal.	12
<i>Cornus rugosa</i>	Spice bush	13' cal.	12
<i>Diervilla lonicera</i>	Common matrimony vine	13' cal.	12
<i>Viburnum opulus</i> 'Compactum'	Common viburnum	13' cal.	12
<i>parviflora / quercus</i>	Small-leafed oak	13' cal.	12
<i>Cornus rugosa</i>	Spice bush	13' cal.	12
<i>Decidua thibata</i>	Japanese maple	13' cal.	12
<i>Macropodium</i>	Boxwood	13' cal.	12

Landscape Plant Requirements - Medium  
 150 total planting spaces - Canopy Area Required: 12  
 Plants specified by site: 19/23  
 canopy tree: 400  
 upright tree: 400  
 deciduous shrub: 215  
 evergreen shrub: 315  
 Total: 1,360

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

Planting Plan & Plant Schedule  
 Arbor Gate  
 West Bellina & Todd Drive  
 Madison, Wisconsin

**VIERBICHER ASSOCIATES**  
 Committed to Quality Service Since 1979  
 2225 Bluff Road - Suite 200 - Madison, WI 53704  
 Phone: (608) 278-2222 Fax: (608) 278-2222





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

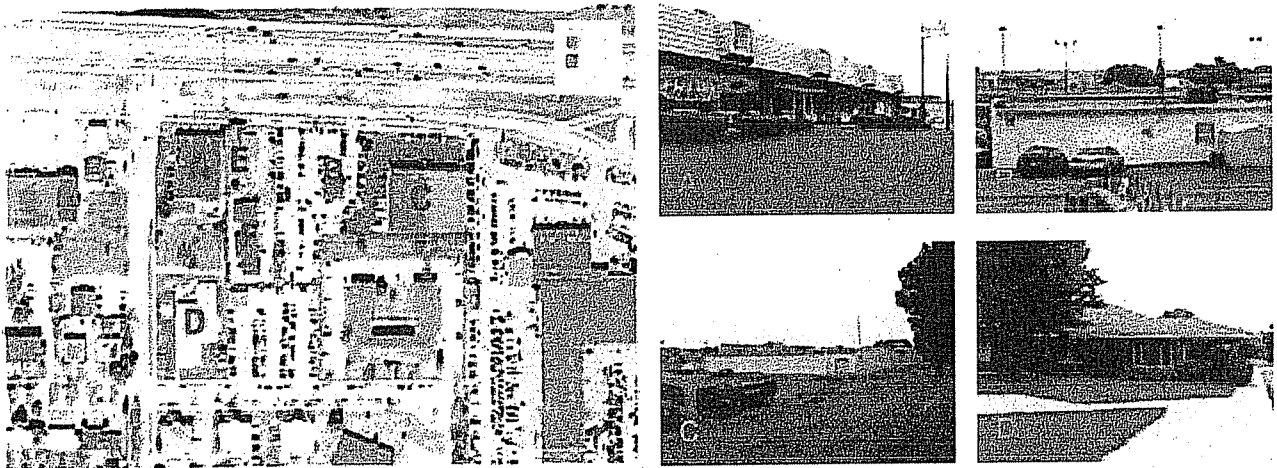
## Deconstruction Reuse and Recycling Plan

June 2007

**Client:** Ideal Builders  
**Project:** Arbor Gate Development  
**Location:** Madison, Wisconsin

### Executive Summary

Madison Environmental Group conducted a site visit on May 30, 2007 to the future Arbor Gate site along West Beltline Highway, assessing reusable and recyclable materials throughout the four buildings and the surrounding area. A key for the four buildings is displayed below. Although six buildings are slated for demolition, only buildings A, B, C, and D were inventoried. Buildings E and F will be surveyed for reusable and recyclable materials at a later date. 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. A second site visit will be required to inventory the contents of the buildings after the tenants have left. Items of reuse value found in the four buildings include structural steel beams, dimensional lumber, doors, ceiling tile panels, and some light fixtures.

**Project:** Arbor Gate Development

### **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.

Madison Environmental Group conducted a preliminary inventory of reusable items in buildings A-D. Buildings A, B and C were occupied by tenants during the inventory. Buildings E and F were not inventoried. Madison Environmental Group will conduct a final reuse inventory of all buildings when all tenants have vacated the buildings and full access is possible. Attachment B shows representative photos of reusable items in the four buildings that were inventoried. A reuse strategy for this site could include the following:

#### Reuse of Structural Steel Beams

The structural steel in Buildings A and C could be deconstructed for reuse. The structural members are bolted together and these bolts could be unscrewed or cut off. The economics of reusing the beams depends on a number of factors. At this time, the scrap value of the steel is \$122- \$210 per ton depending on how it is cut and loaded. The beams could be sold for reuse to Pal Steel in Palmyra, Wisconsin (contact: Dave Anich 262-495-4453) for a price of \$240-\$360 per ton. If the original plans are available for the buildings, the entire building could be sold for reuse by someone who would reassemble the entire building.

#### Reuse of Structural Wood

2 x 12s in the floor joists of Building D and 2 x 10s in the roof joists of Building B are accessible for salvage. The demolition contractor could salvage them during normal demolition. They could be reused by the demolition contractor or donated to Habitat for Humanity. Other salvageable dimensional lumber includes interior wall studs in Buildings A, B and D as well as exterior wall framing and ceiling trusses in building D. This wood could be salvaged if the buildings were deconstructed, but would take extensive time and is less valuable. Any untreated and unpainted wood that is not salvaged can be recycled as described in section III of this plan. Board lengths include:

- 10 ft long 2 x 10s (40 count)
- 19 ft long 2 x 10s (40 count)
- 13 ft long 2 x 12s (26 count)

#### Deconstruction of residential materials by Habitat ReStore

With Ideal Builders' approval, Madison Environmental Group will coordinate the deconstruction of certain high value residential materials with the Habitat ReStore. The ReStore is a non-for-profit group that uses a crew of volunteers to salvage and resell building materials. They charge a \$200 per day donation for deconstruction, and will write a donation receipt for all materials that they salvage. They carry full coverage liability insurance. Below is a list of the materials that ReStore might be interested in. These materials could all be removed in less than one day.

- Cast iron light fixtures (Building A)
- Railings (Building D)
- Kitchen cabinets (Building D)

#### Removal and Sale of Items by Nodemart

Project: Arbor Gate Development

**II. Pre-Deconstruction Phase Recycling**

State hazardous waste regulations provide guidance for recycling 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:

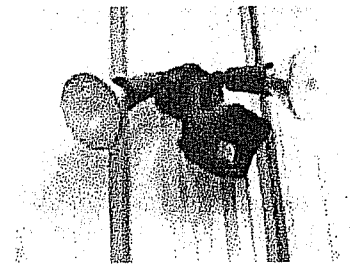
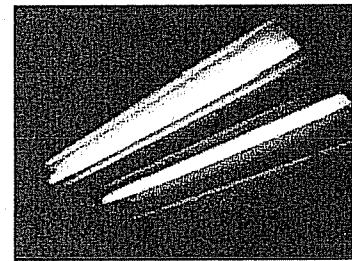
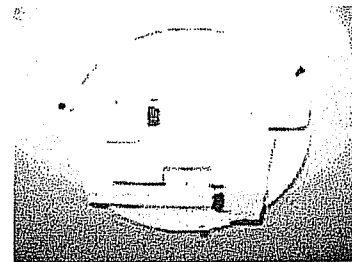
▪ Office paper	▪ Steel containers	▪ Computers
▪ Magazines	▪ Lead acid batteries	▪ Fluorescent bulbs
▪ Newspapers	▪ Used oil	▪ Paint
▪ Aluminum containers	▪ Tires	▪ Cardboard
▪ Glass containers	▪ Yard waste	
▪ Plastic containers #1 and #2	▪ Major appliances	
▪ Hazardous/Infectious materials or their containers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

Contact the Wisconsin Department of Natural Resources for more information: [www.dnr.state.wi.us](http://www.dnr.state.wi.us).

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

- **Background Information:** State hazardous waste regulations require recycling bulbs and ballasts containing mercury or polychlorinated biphenyls (PCBs). Some bulbs and fixtures identified throughout the four buildings may be reusable as described in section I of this plan. If not reused, bulbs and ballasts must be brought to a recycler or by consolidator. The consolidator and recycler must be licensed, and in compliance with applicable environmental regulations. Materials of concern include:
  - **Fluorescent bulbs:** Fluorescent tubes contain mercury and are required to be recycled.
  - **Fluorescent lamp ballasts:** Each fluorescent lamp fixture contains a built-in ballast, which may contain PCBs. Any ballast containing PCBs must be recycled. Ballasts manufactured after 1979 with a "NO PCBs" label can be landfilled. Madison Environmental Group, however, recommends recycling all ballasts to reduce future liability.
  - **Compact fluorescent lights (CFLs):** CFLs contain mercury, and must be recycled.
  - **High intensity discharge (HID) lamps:** HID lamps contain lead and mercury (except for low pressure

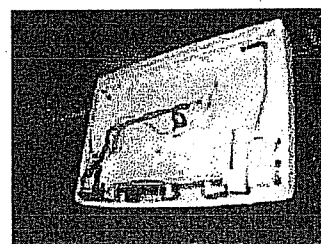
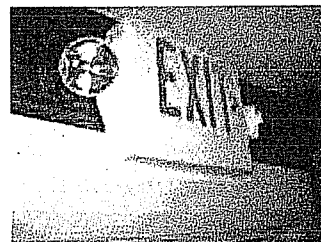


Project: Arbor Gate Development

- Price varies depending on the size of bulbs and ballast. Discounts on large quantities are offered.

Batteries in Exit Signs and Emergency Lighting

- *Background Information:* Exit signs and emergency lighting contain rechargeable batteries, either sealed lead-acid or nickel-cadmium types, that must be disposed of with an appropriate recycler if not reused. Exit signs and emergency lighting exist as separate fixtures, or in combination, as pictured to the right.
- *Site Materials:* No information for buildings E and F is available at this time.
  - Building A: Three (3) exit signs
  - Building B: Two (2) exit signs
  - Building C: Approximately twenty (20) exit signs
  - Building D: Six (6) exit signs

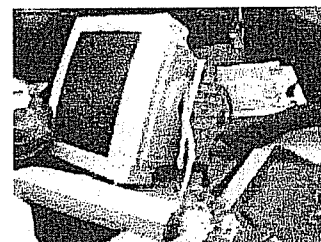


*Recyclers:* Batteries should be removed from fixtures and taken to one of the following recyclers.

- Batteries Plus (406 Commerce Drive, 608-833-3630)
  - Accepts delivery of batteries if they are in a box and free of extraneous materials.
  - No charge for recycling of batteries
- Office Depot (676 S. Whitney Way, 277-9644)
  - Accepts delivery of batteries if they are in a box and free of extraneous materials.
  - No charge for recycling of batteries

Computers and Electronics

- *Background Information:* Commonly referred to as e-waste, most electronic equipment contains toxic heavy metals and should be disposed of at an appropriate recycler.
- *Site Materials:* No information for buildings E and F is available at this time.
  - Building A: No computers or electronics were identified.
  - Building B: No computers or electronics were identified.
  - Building C: Several computer monitors and a stereo were identified in a large Waste Management dumpster behind building C.
  - Building D: No computers or electronics were identified.



▪ *Recyclers:*

- Cascade Asset Management LLC (6701 Manufacturers Drive, 608-222-4800)
  - Cascade Asset Management will take all types of electronics except large appliances, microwaves, or bulk batteries. Batteries that are in electronic equipment are acceptable. Electronics can be dropped off at Cascade's office, or Cascade can pick up materials

Project: Arbor Gate Development

- Building B:
  - Roof-top Carrier air conditioning system
- Building C:
  - Roof-top air conditioning system
  - Water heater in basement
- Building D:
  - Three (3) external air conditioning units
  - Water heater
- Recyclers:
  - Moor's Salvage and CFC Recovery, Inc. (6421 Edna-Taylor Parkway, 608-223-9220)
    - Items should be dropped off to facility – call a day in advance
    - Charges \$10 per appliance, regardless of the type of appliance

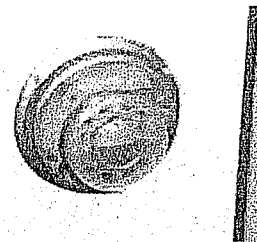
Paints, Stains, and Other Chemicals

- *Background Information:* 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. Oil-based paints, products containing organic solvents, and latex paints (if the can is more than half full) must be taken to a designated recycler for disposal.
- *Site Materials:* No information for buildings E and F is available at this time.
  - Building A: No paints, stains, or other chemicals were identified.
  - Building B: No paints, stains, or other chemicals were identified.
  - Building C: Numerous varieties of paints, stains, and chemicals were identified in the basement of building C.
  - Building D: A five gallon bucket of glycerin was identified in the basement.
- Recyclers:
  - Dane County Clean Sweep (2302 Fish Hatchery Road, 608- 294-5358)
    - Dane County Clean Sweep is open for drop-offs from May – October. Businesses may drop materials at Clean Sweep by appointment only. Call Dave Radisewitz in advance to schedule a drop-off appointment.
    - See Attachment D for additional information and an application.



Thermostats Containing Mercury

- *Background Information:* Mercury-containing thermostats hold mercury equivalent to the amount in 200-300 fluorescent bulbs, and they must be recycled. Mercury is a hazardous waste, but the Universal Waste Rules allow thermostats to be recycled without going through hazardous waste permitting processes. Care must



Project: Arbor Gate Development

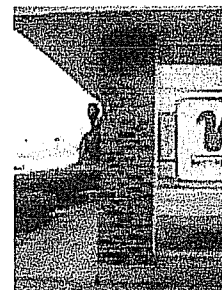
**III. Deconstruction Phase Recycling**

The bulk of recyclable material on deconstruction projects resides in the structural and exterior components of the building. For the four buildings on this site, metal exists in various forms, and is the highest value recyclable component. In addition, a substantial amount of concrete and asphalt exists in and around the four buildings that is recyclable.

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.

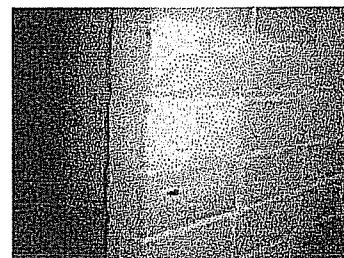
Clean Concrete, Concrete Block, Asphalt, Brick, and Stone

- *Background Information:* Clean concrete, block, and brick may be crushed and used as fill, aggregate in road beds, or for recycling into new concrete. “Clean” means concrete, block, stone, or brick that is free of dirt, clay, wood, and lead-bearing paint. Asphalt is crushed and used as road base or as the raw material for new asphalt.
- *Site Materials:* No information for buildings E and F is available at this time.



- Building A:

- Asphalt parking and driveway
- Concrete flooring throughout
- Brick supports on each corner

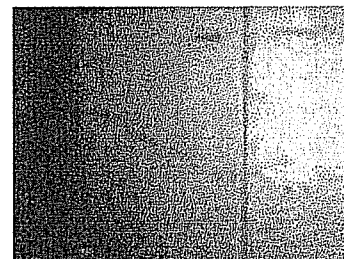


- Building B:

- Asphalt parking lot
- Concrete block structure, painted\*

- Building C:

- Asphalt parking lot
- Concrete flooring throughout main floor and basement
- Concrete block foundation, some painted\*



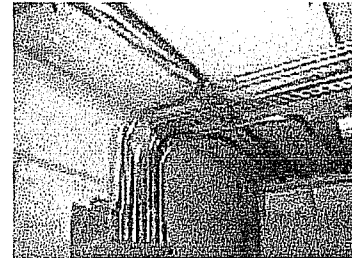
- Building D:

- Asphalt parking lot and driveway
- Concrete sidewalk
- Brick supports
- Concrete foundation and basement flooring

\*Please note: that painted concrete needs to be tested for levels of lead. If levels of lead in the paint exceed 0.7 mg/cm<sup>2</sup>, concrete is not recyclable. Madison Environmental Group will contract with Assurance Inspection Services at a later date for lead testing.

Project: Arbor Gate Development

- Metal siding
  - Electrical copper wire
- Building B:
  - Structural steel beams, if not reused
  - Miscellaneous HVAC equipment, if not reused
  - Electrical copper wire
- Building C:
  - Copper piping
  - Ductwork
  - Metal siding
  - Electrical copper wire
- Building D:
  - Copper piping in basement
  - Miscellaneous HVAC equipment, if not reused
  - Electrical copper wire
- Recyclers:
  - All Metals Recycling (1802 South Park Street, 608-255-0960)
    - All Metals can provide containers of various sizes for metal collection.
    - All Metals offers rebate depending on the type of metal and current scrap prices.
  - Samuels Recycling (4400 Sycamore Avenue, 608-241-7191)
    - Samuels can provide containers of various sizes for metal collection.
    - Samuels offers rebate depending on the type of metal and current scrap prices.
  - Valley Packaging Industries, Inc (contact Jim Auchue 608-274-6130)
    - Valley Packaging is a non-profit organization with a pilot recycling program for coated copper wire. They employ disabled people who use a special tool to strip the wire for resale. Valley Packaging will pick up wire and pay \$1 per pound.



Cardboard, Paper, Cans, and Bottles

- *Background Information:* Cans and bottles must be recycled according to Wisconsin law. Cardboard, paper, cans, and bottles can be processed by various waste haulers in the Madison area.

**Project:** Arbor Gate Development

▪ *Recyclers:*

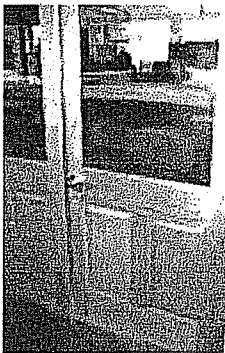
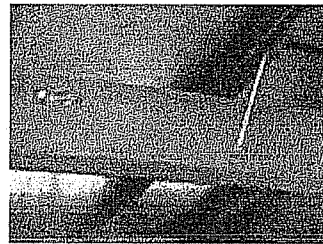
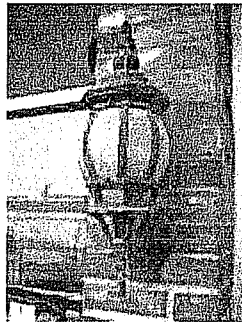
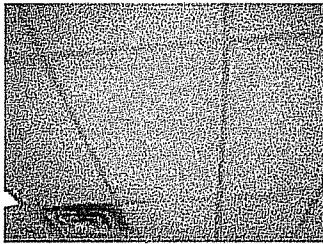
▪ The Bruce Company (2157 Range Trail, 608-836-7041)

- Flashing, nails, and other materials can be mixed with the shingles for recycling.
- 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.



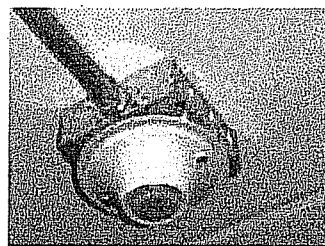
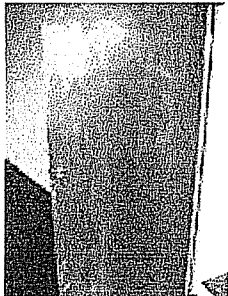
**Attachment B: Sample of Reusable Items**

**Building A**

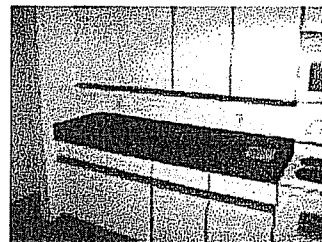
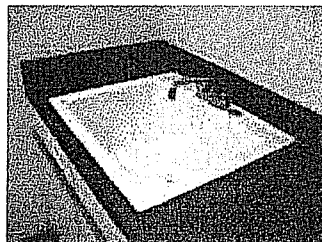
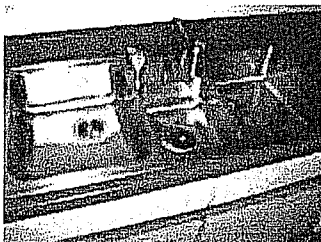


**Building B - NONE**

**Building C**



**Building D**



**Project:** Arbor Gate Development**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 Hatchery 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 the curb. Leave lids off latex paint cans. Clean Sweep will accept cans of latex paint that are more than half full.