



# City of Madison

## Proposed Demolition, Rezoning & Conditional Use

Location

5402 Voges Road

Applicant

MMI, LLC/  
John J Bieno – TJK Design Build

From: Temp A To: M1 & W

Existing Use

Single-Family Home

Proposed Use

Demolish Single-Family Home to  
Build Multi-Tenant Building and  
an Offsite Parking Lot

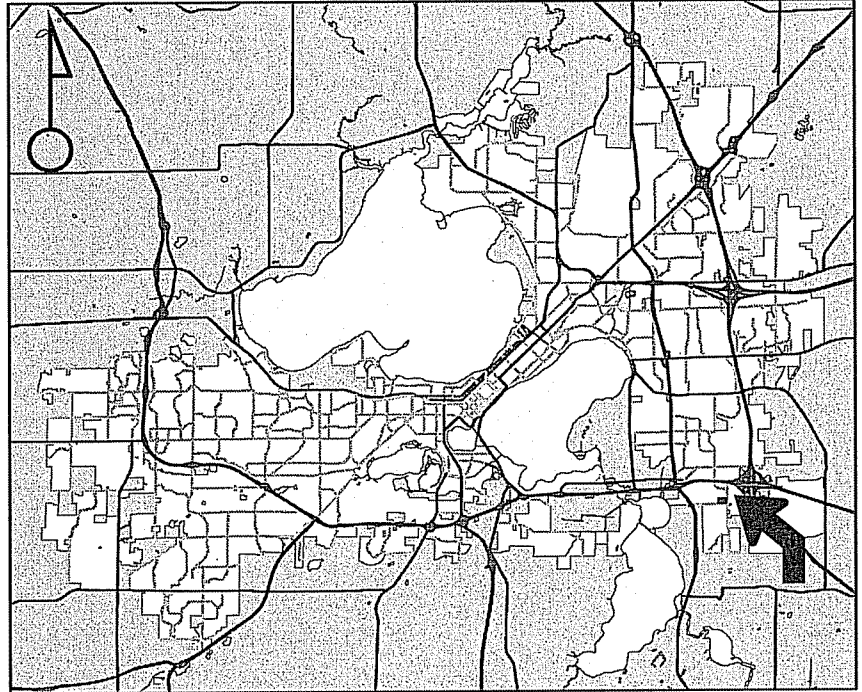
Public Hearing Date

Plan Commission

01 October 2007

Common Council

16 October 2007

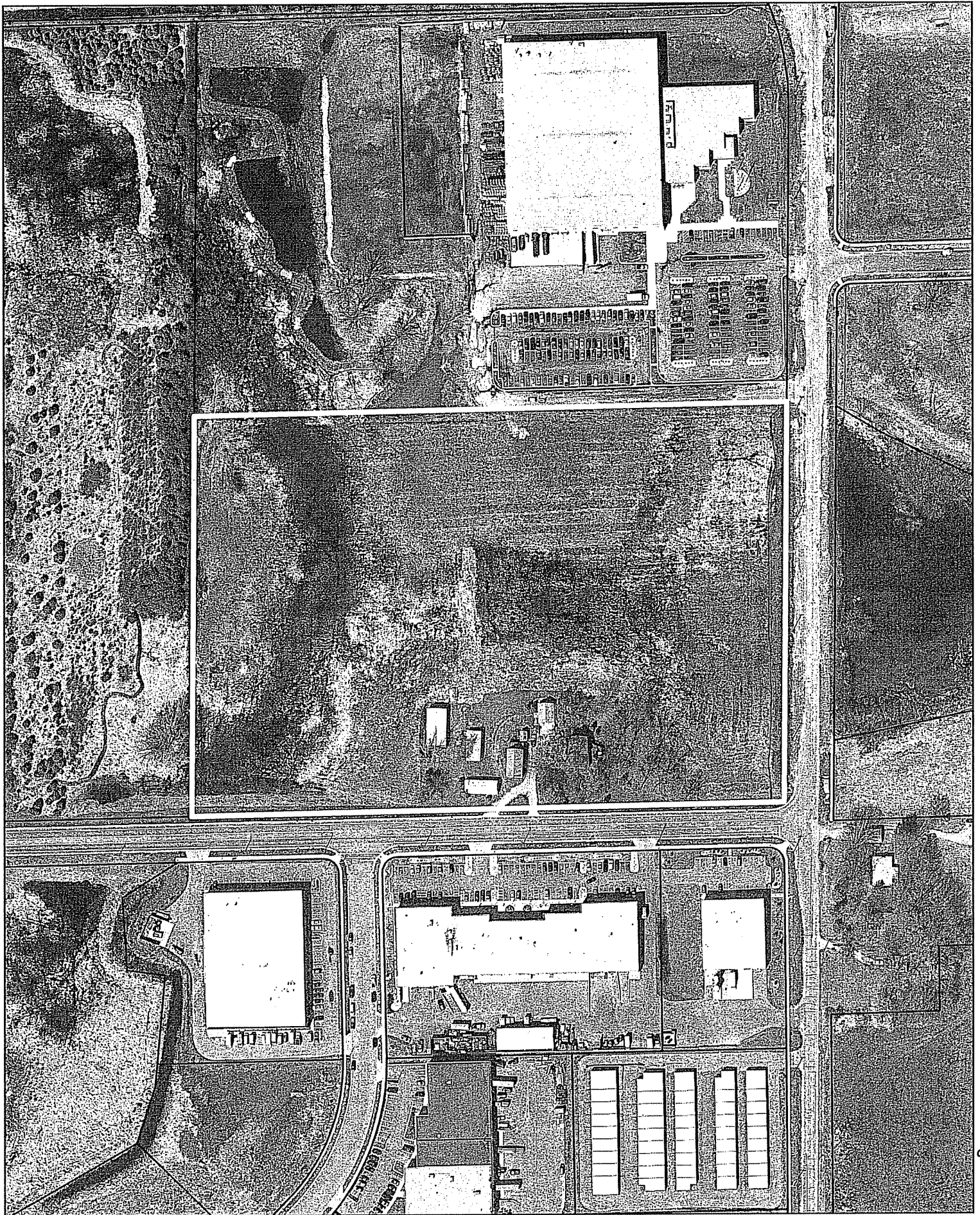


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 19 September 2007



9-  
10

# 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 -0- Receipt No. -0-  
 Date Received 8-15-07  
 Received By RT  
 Parcel No. 0710-271-0089-2  
 Aldermanic District 16, Judy Compton  
 GQ OK!  
 Zoning District A-M1  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP N/A Legal Descript.   
 Plan Sets  Zoning Text   
 Alder Notification  Waiver \_\_\_\_\_  
 Ngrbrhd. Assn Not.  Waiver \_\_\_\_\_  
 Date Sign Issued \_\_\_\_\_

1. Project Address: 5402 VOSES ROAD Project Area in Acres: 15.15 ACRES

Project Title (if any): LOWBARDS COMMERCIAL PROJECT

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 checked="" type="checkbox"/> Rezoning from <u>LG</u> to <u>M1</u>	<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 checked="" type="checkbox"/> Other Requests (Specify): <u>PUBLIC NOTICE</u>

3. Applicant, Agent & Property Owner Information:

Applicant's Name: JOHN BIENO Company: TJK DESIGN BUILD  
 Street Address: 624 WEST MAIN STREET City/State: MADISON, WI Zip: 53703  
 Telephone: (608) 257 1090 Fax: (608) 257 1092 Email: jbieno@tjkdesignbuild.com  
 Project Contact Person: SAME AS ABOVE Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_  
 Property Owner (if not applicant): MMI, LLC  
 Street Address: 5301 VOSES ROAD City/State: MADISON, WI Zip: 53718

4. Project Information:

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

MULTI-TENANT COMMERCIAL AND LIGHT INDUSTRIAL FACILITY AND OFFSITE PARKING FACILITY

Development Schedule: Commencement OCTOBER 31, 2007 Completion MARCH 13, 2008

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: \$ 3750** 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 COMPREHENSIVE Plan, which recommends: INDUSTRIAL 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: ALDER JUDY COMPTON 5.10.07
  - 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 TIM PARKS Date 5.24 | Zoning Staff MAAT TUCKER Date 5.24

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

Printed Name JOHN B. BEND Date 6.20.07  
 Signature [Signature] Relation to Property Owner DESIGN/BUILDER  
 Authorizing Signature of Property Owner [Signature] Date 6/20/07

**DATE:** August 14, 2007

**TO:** Madison Plan Commission  
2115 Martin Luther King Jr. Blvd.  
Room LL-100  
PO Box 2985  
Madison, WI 53701

**FROM:** John J. Bieno, AIA  
Vice President  
TJK Design Build Inc.  
634 W. Main Street  
Madison, WI 53703

**RE:** **MMI, LLC**  
**Lombardo Commercial Project**  
**5402 Voges Road**

Existing Conditions

This site consists of an existing two story single family residence with four out buildings used as storage or garages. The current residence operates as a rental property.

Development Schedule for the Project

Plan Commission meeting, October 1, 2007  
Common Council, October 16, 2007  
Start Construction, October 31, 2007  
Substantial Completion, March 13, 2007

Contractor

TJK Design Build Inc.  
634 W Main Street  
Madison, WI 53703

Architect – John Bieno  
TJK Design Build Inc.  
634 W Main Street  
Madison, WI 53703

Landscaper – Richard Slaton, ASLA

Types of Businesses

The facility is designed for commercial and light industrial business that has a need for an office/warehouse arrangement. The facility will be geared towards those businesses looking for a higher level of amenities and contemporary building style.

Hours of Operation

Since no businesses have been signed to a lease, it is assumed that typical business hours will be 5 am – 10 pm with the majority of business hours being between the hours of 7 am – 6 pm.

Area of Site

659,957 SF = 15.15 Acres

Area of Proposed Building

19,760 SF – Lombardo  
17,380 (Future) - FE Petro

Number of Parking Stalls

Required 66 } Lombardo  
Provided 71 }

Provided FE Petro

Project Description/Narrative

The proposed project is a multi-tenant commercial and light industrial facility. The use and clientele will be similar to that used in other buildings in this area. The facility is designed to allow for maximum flexibility to prospective tenants by creating high interior space with minimal column locations. Exterior aesthetics of the project are contemporary in nature and present a professional façade towards the street. There is ample area for signage for the tenants above each entry to their facility as well as durable materials throughout. There is also extensive use of lighting on all four sides of the project to create a sense of security for this facility. A small patio and gazebo has been incorporated into the site layout area for employees to utilize during their break period and or lunchtime. Bike racks have been spit to either side of the project and access has been provided directly to the future sidewalk along Voges Road.

The northern edge of the property will be the location of an offsite parking facility for FE Petro. Cross access and maintenance agreements are in place for this parking addition. There is also a future building located on this pad. Time frame on the parking lot is for this year and the future building has no schedule.

Requested

- Zoning Map Amendment
- Demolition Permit
- Neighborhood Notification
- Conditional Use – Offsite Parking

# PROPOSED FACILITY FOR 5402 VOGES ROAD / FE PETRO PARKING EXPANSION

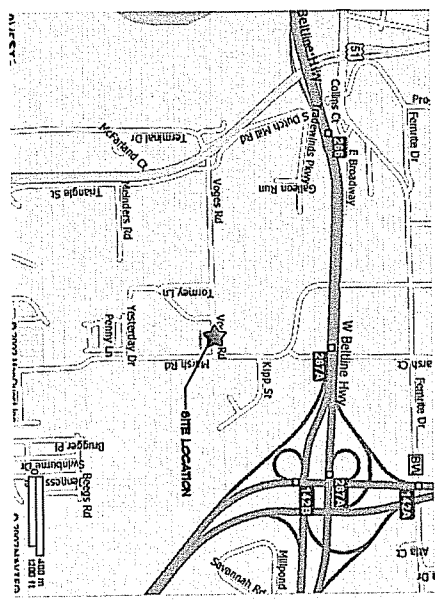
5402 VOGES ROAD  
Madison, Wisconsin

**TJK** TJK Design Build  
634 W. Main  
Madison, WI 53703

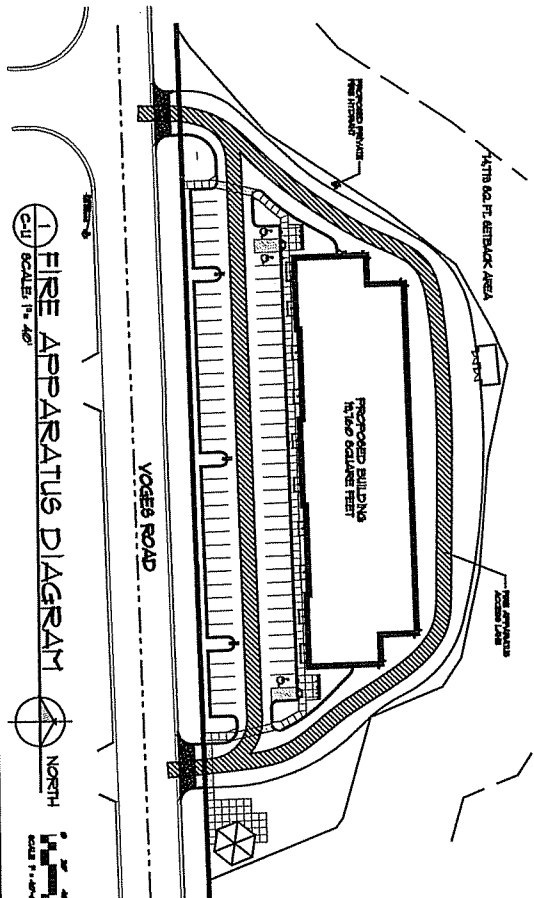
DESIGN BUILD 608-257-1090 FAX 608-257-1092

**INDEX OF DRAWINGS:**

- C-10 OVERALL PROPOSED SITE PLAN
- B402 VOGES ROAD
- C-11A PROPOSED SITE PLAN
- C-12A GRADING PLAN
- C-13A UTILITY PLAN
- C-14A EROSION CONTROL
- C-15A BIORETENTION
- C-16A LANDSCAPE PLAN
- C-17A PHOTOETRICS PLAN
- A-21A EXTERIOR ELEVATIONS
- FE PETRO PARKING EXPANSION
- C-11B PROPOSED SITE PLAN
- C-12B GRADING PLAN
- C-13B UTILITY PLAN
- C-14B EROSION CONTROL
- C-15B NOT USED
- C-16B LANDSCAPE PLAN
- C-17B PHOTOETRICS PLAN



SITE LOCATION MAP

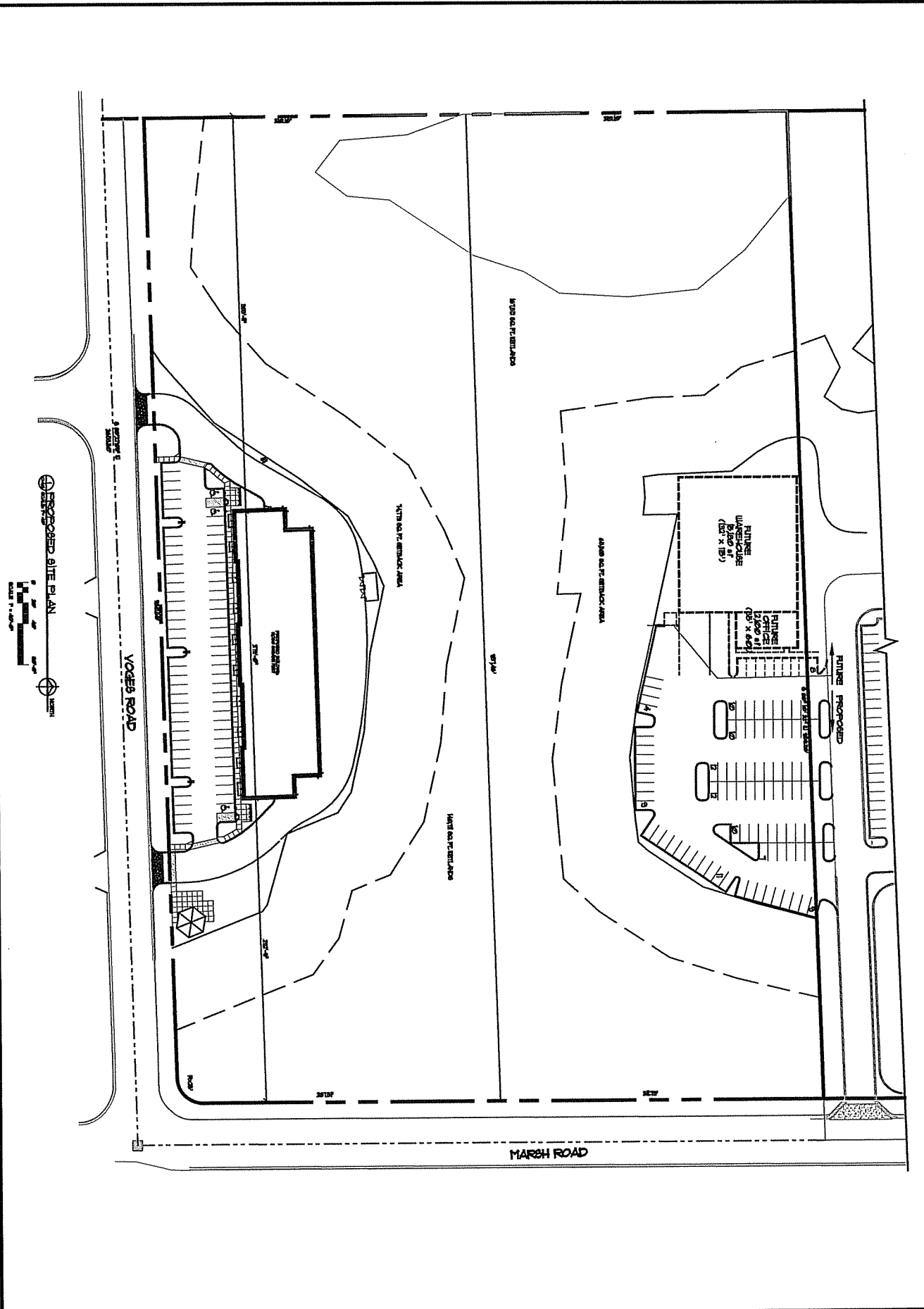


C-11 FIRE APPARATUS DIAGRAM  
SCALE: 1" = 40'  
NORTH  
SCALE: 1" = 40'



TO OBTAIN LOCATIONS OF  
PARKING SPACES FOR  
DIA. N. WISCONSIN  
CALL DIGGER HOTLINE  
1-800-242-8811  
TOLL FREE  
WITH EXISTING RESTRICTIONS  
REQUIREMENTS FOR A WORK DATE  
NOTICE REMOVE YOUR SIGNATURE

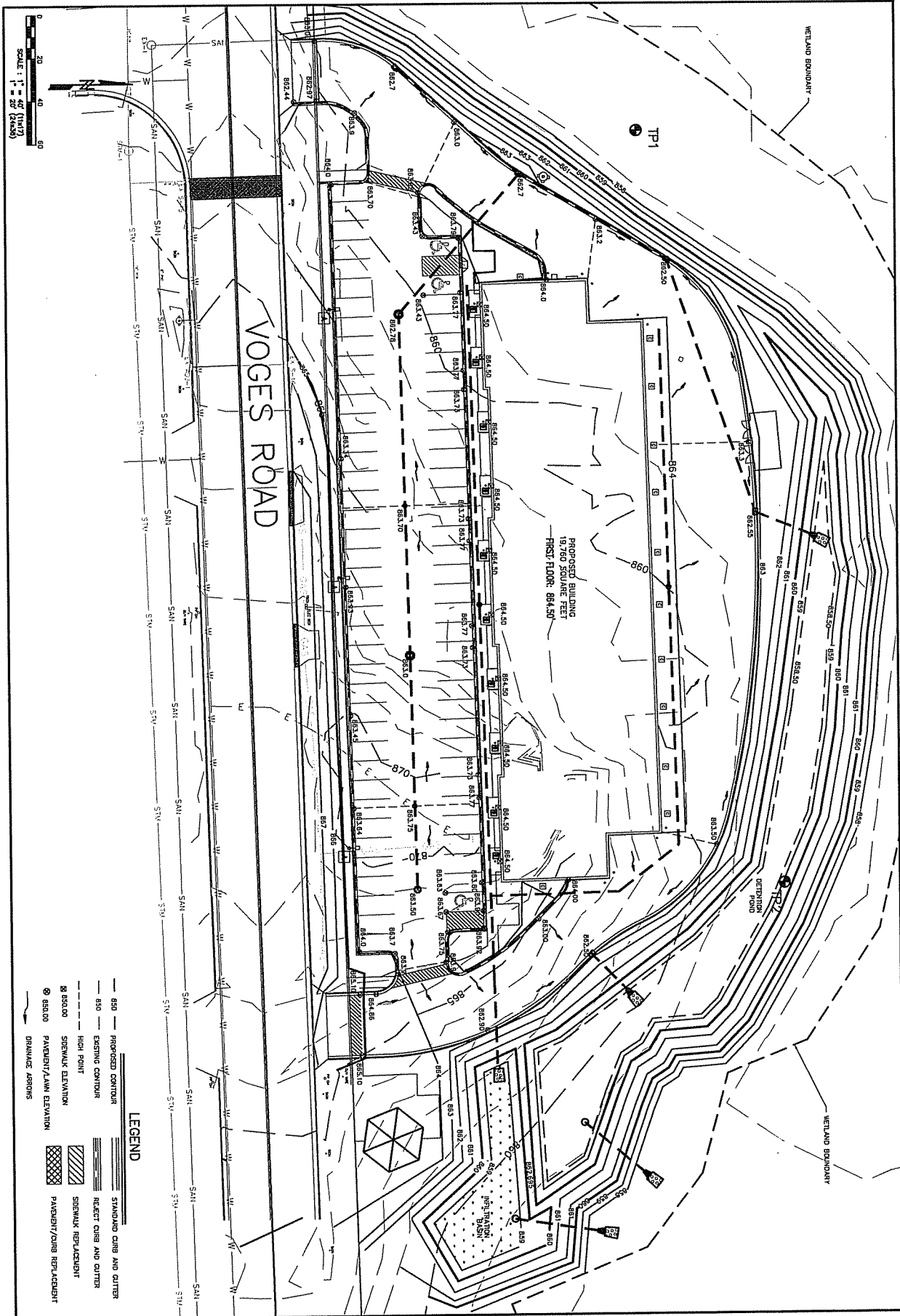
PROPOSED FACILITY FOR:  
5402 VOGES ROAD / FE PETRO PARKING EXPANSION



<p>8/14/07 <b>C-10</b></p>	<p>PROPOSED FACILITY FOR: <b>FE PETRO PARKING EXPANSION</b> MADISON, WISCONSIN</p>	<p><small>DATE: 8/14/07 DRAWN BY: [unintelligible] CHECKED BY: [unintelligible] SCALE: AS SHOWN</small></p>	<p>634 West Main Street Madison, WI 53703 608-251-1030 FAX 608-251-1032</p>	<p><b>TJK</b> ENGINEERS</p>
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C-1.2  
6.14.07

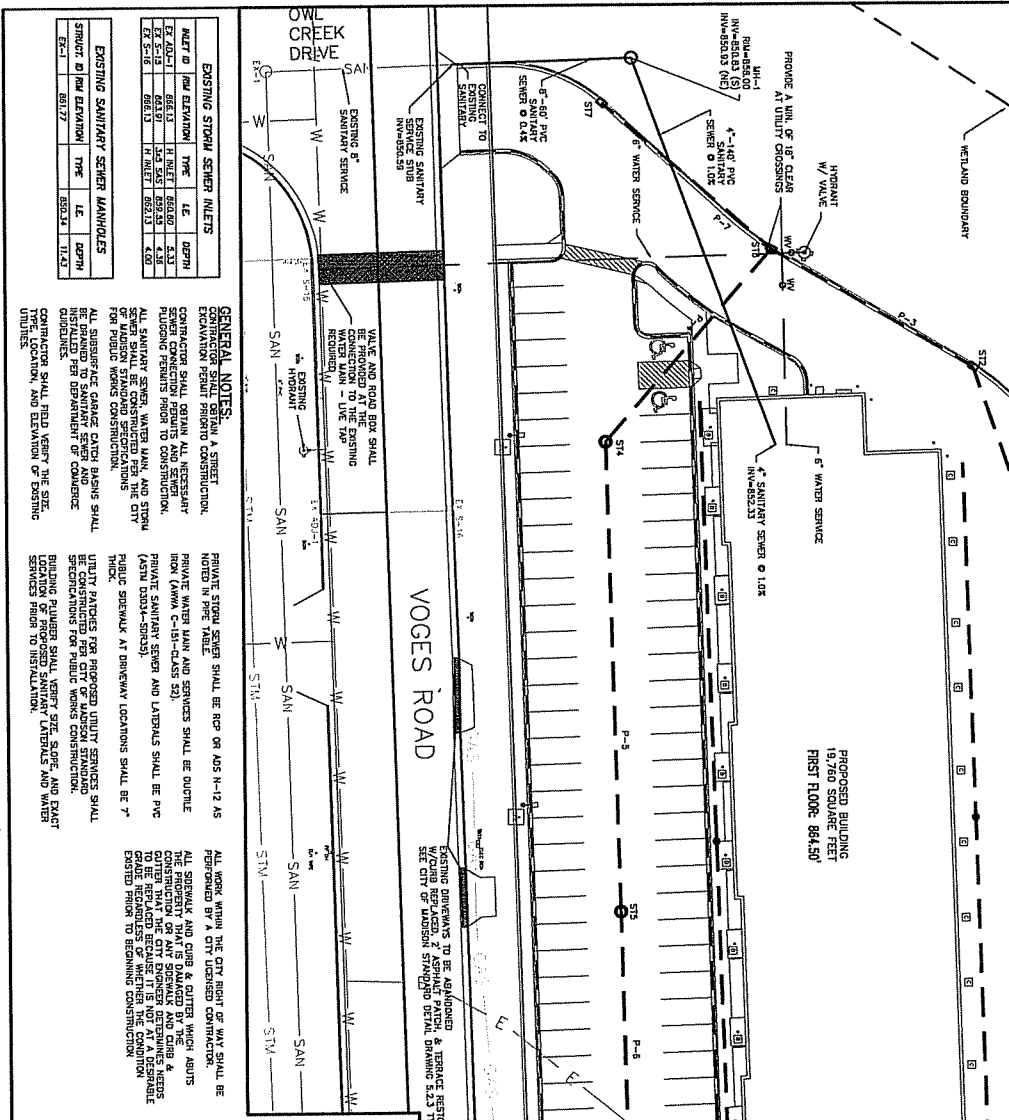
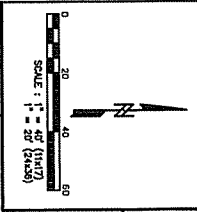
PROPOSED FACILITY FOR:  
**5402 VOGES ROAD**  
MADISON, WISCONSIN

**NOTICE TO CONTRACTOR**  
THIS PLAN IS THE PROPERTY OF CALKINS ENGINEERING, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF CALKINS ENGINEERING, LLC IS STRICTLY PROHIBITED.

**Calkins Engineering, LLC**  
Civil Engineers & Land Surveyors  
Calkins Engineering, LLC  
850 West Main Street  
Madison, WI 53703  
608-257-1090  
FAX 608-257-1092

634 West Main Street  
Madison, WI 53703  
608-257-1090  
FAX 608-257-1092





**EXISTING STORM SEWER INLETS**

INLET ID	INLET TYPE	LE	DEPTH
EX-101	12" A.E.	863.50	2.50
EX-102	12" A.E.	863.50	2.50
EX-103	12" A.E.	863.50	2.50
EX-104	12" A.E.	863.50	2.50

**EXISTING SANITARY SEWER MANHOLES**

STRUCT ID	INLET ELEVATION	TYPE	LE	DEPTH
EX-1	861.7	R-3057	859.34	17.50

**GENERAL NOTES:**

CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF MADISON PRIOR TO CONSTRUCTION. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

ALL SEWERAGE CHANGES SHALL BE INSTALLED PER DEPARTMENT OF COMMUNITY DEVELOPMENT. CONTRACTOR SHALL VERIFY THE SIZE, LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

**STORM SEWER STRUCTURE DATA:**

Label	Inlet	Top of Casing Elevation (ft)	Structure Depth (ft)	Casing	Notes
S1	15" A.E.	859.50	2.50	R-3067	INLET TO CONTAIN FILTER INSERT/RTW BOOM, SEE SHEET C-1.4
S2	12" A.E.	859.50	2.50	R-3067	INLET TO CONTAIN FILTER INSERT/RTW BOOM, SEE SHEET C-1.4
S3	12" A.E.	859.50	2.50	R-3067	INLET TO CONTAIN FILTER INSERT/RTW BOOM, SEE SHEET C-1.4
S4	12" A.E.	859.50	2.50	R-3067	INLET TO CONTAIN FILTER INSERT/RTW BOOM, SEE SHEET C-1.4
S5	12" A.E.	859.50	2.50	R-3067	INLET TO CONTAIN FILTER INSERT/RTW BOOM, SEE SHEET C-1.4
S6	12" A.E.	859.50	2.50	R-3067	INLET TO CONTAIN FILTER INSERT/RTW BOOM, SEE SHEET C-1.4
S7	12" A.E.	859.50	2.50	R-3067	INLET TO CONTAIN FILTER INSERT/RTW BOOM, SEE SHEET C-1.4
S8	12" A.E.	859.50	2.50	R-3067	INLET TO CONTAIN FILTER INSERT/RTW BOOM, SEE SHEET C-1.4
S9	12" A.E.	859.50	2.50	R-3067	INLET TO CONTAIN FILTER INSERT/RTW BOOM, SEE SHEET C-1.4
S10	12" A.E.	859.50	2.50	R-3067	INLET TO CONTAIN FILTER INSERT/RTW BOOM, SEE SHEET C-1.4

**STORM SEWER PIPE DATA:**

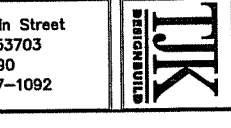
Pipe No.	Upstream Structure (ft)	Downstream Structure (ft)	Length (ft)	Size (in)	Material	Upstream I.E. (ft)	Downstream I.E. (ft)
P-1	859.50	859.50	15	15	RCP	859.50	859.50
P-2	859.50	859.50	15	15	RCP	859.50	859.50
P-3	859.50	859.50	15	15	RCP	859.50	859.50
P-4	859.50	859.50	15	15	RCP	859.50	859.50
P-5	859.50	859.50	15	15	RCP	859.50	859.50
P-6	859.50	859.50	15	15	RCP	859.50	859.50
P-7	859.50	859.50	15	15	RCP	859.50	859.50
P-8	859.50	859.50	15	15	RCP	859.50	859.50
P-9	859.50	859.50	15	15	RCP	859.50	859.50
P-10	859.50	859.50	15	15	RCP	859.50	859.50

C-1.3  
6.14.07

**PROPOSED FACILITY FOR:**  
**5402 VOGES ROAD**  
MADISON, WISCONSIN

**Calkins Engineering, LLC**  
Civil Engineers & Land Surveyors  
Calkins Engineering, LLC  
5010 Voges Road  
Madison, WI 53703  
(608) 638-0444

634 West Main Street  
Madison, WI 53703  
608-257-1080  
FAX 608-257-1092









1 PHOTOMETRICS PLAN  
 (1:5) SCALE: 1" = 20'



VOGES ROAD

PROPOSED MILL/PAVE  
 INTO SOLAR FEED

- LIGHT EXPOSURE KEY**
- ROAD LIGHTING (SEE PLAN NOTES FOR LIGHTING PLAN)
  - STREET LIGHTING (SEE PLAN NOTES FOR LIGHTING PLAN)
  - LIGHT POLLUTION (SEE PLAN NOTES FOR LIGHTING PLAN)
  - LIGHT POLLUTION (SEE PLAN NOTES FOR LIGHTING PLAN)
  - LIGHT POLLUTION (SEE PLAN NOTES FOR LIGHTING PLAN)
  - LIGHT POLLUTION (SEE PLAN NOTES FOR LIGHTING PLAN)

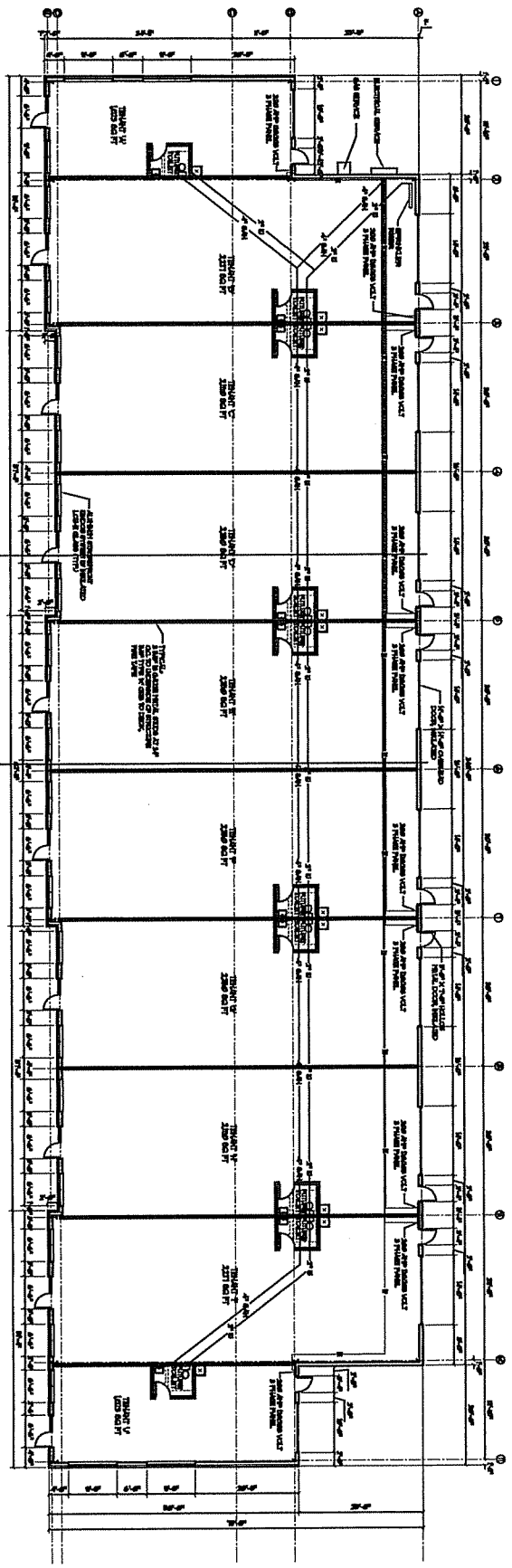
C-17  
 62007

PROPOSED FACILITY FOR:  
**5402 VOGES ROAD**  
 5402 VOGES ROAD  
 MADISON, WISCONSIN

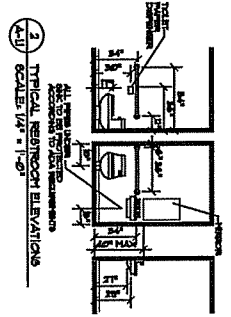
NOT TO SCALE  
 FOR INFORMATION ONLY  
 SEE PLAN NOTES FOR LIGHTING PLAN

634 West Main Street  
 Madison, WI 53703  
 608-257-1090  
 FAX 608-257-1092





1 FLOOR PLAN



2 TYPICAL RESTROOM ELEVATIONS  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

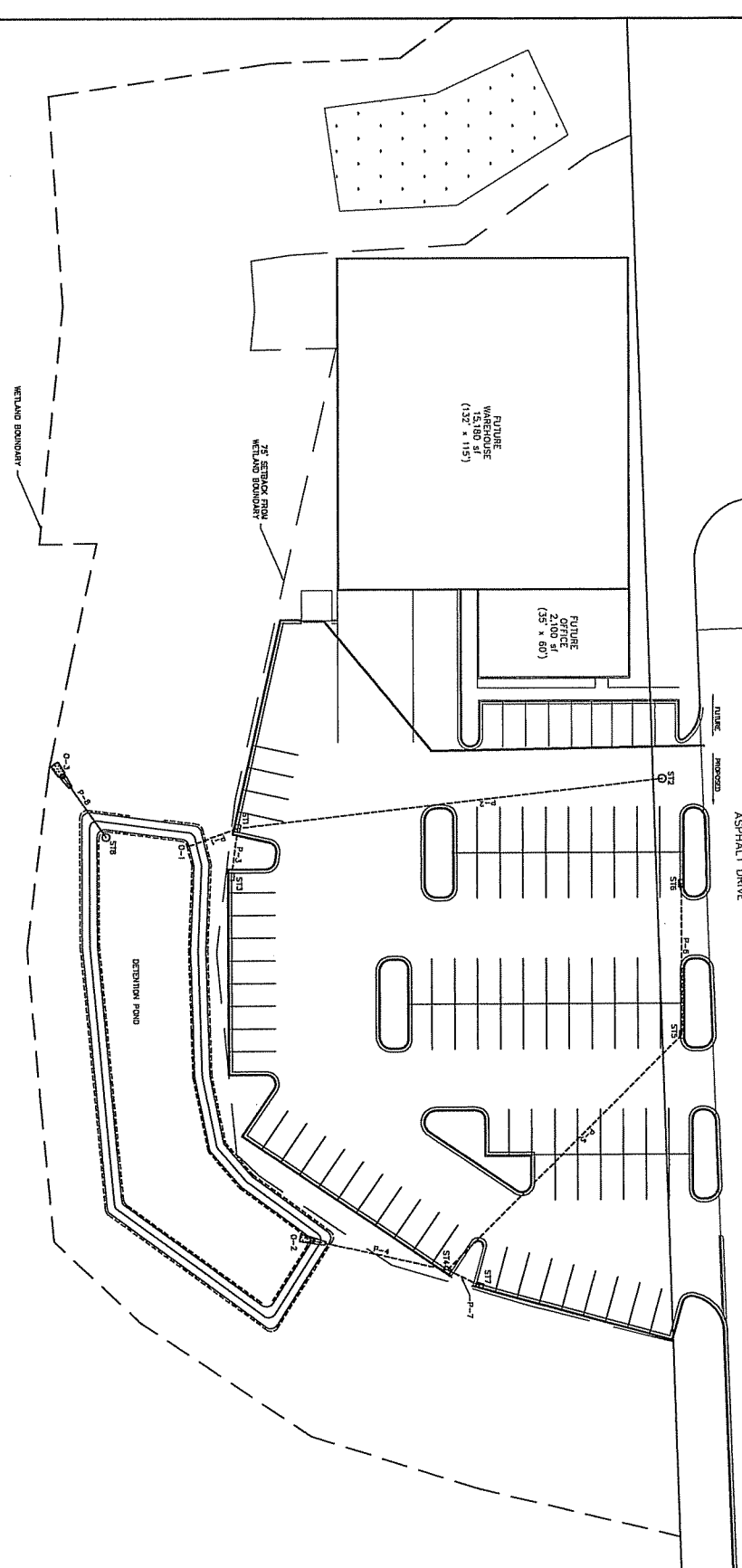
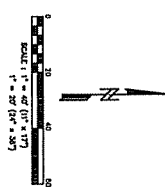
<p><b>A-11</b> 8.1.01</p>	<p>PROPOSED FACILITY FOR: <b>3402 YOGES ROAD</b> MADISON, WISCONSIN</p>	<p>634 West Main Street Madison, WI 53703 608-257-1030 FAX 608-257-1032</p>	<p><b>TRK</b> DESIGN/BUILD</p>
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**STORM SEWER STRUCTURE DATA:**

Label	Hub	Type of Structure	Equip. Elevation (ft)	Structure Depth (ft)	Chasing	Notes
S-1	852.0	MANHOLE	852.0	1.50	R3007	SEE SHEET C-1.4
S-2	852.0	MANHOLE	852.0	1.50	R3007	SEE SHEET C-1.4
S-3	852.0	MANHOLE	852.0	1.50	R3007	SEE SHEET C-1.4
S-4	852.0	MANHOLE	852.0	1.50	R3007	SEE SHEET C-1.4
S-5	852.0	MANHOLE	852.0	1.50	R3007	SEE SHEET C-1.4
S-6	852.0	MANHOLE	852.0	1.50	R3007	SEE SHEET C-1.4
S-7	852.0	MANHOLE	852.0	1.50	R3007	SEE SHEET C-1.4

**STORM SEWER PIPE DATA:**

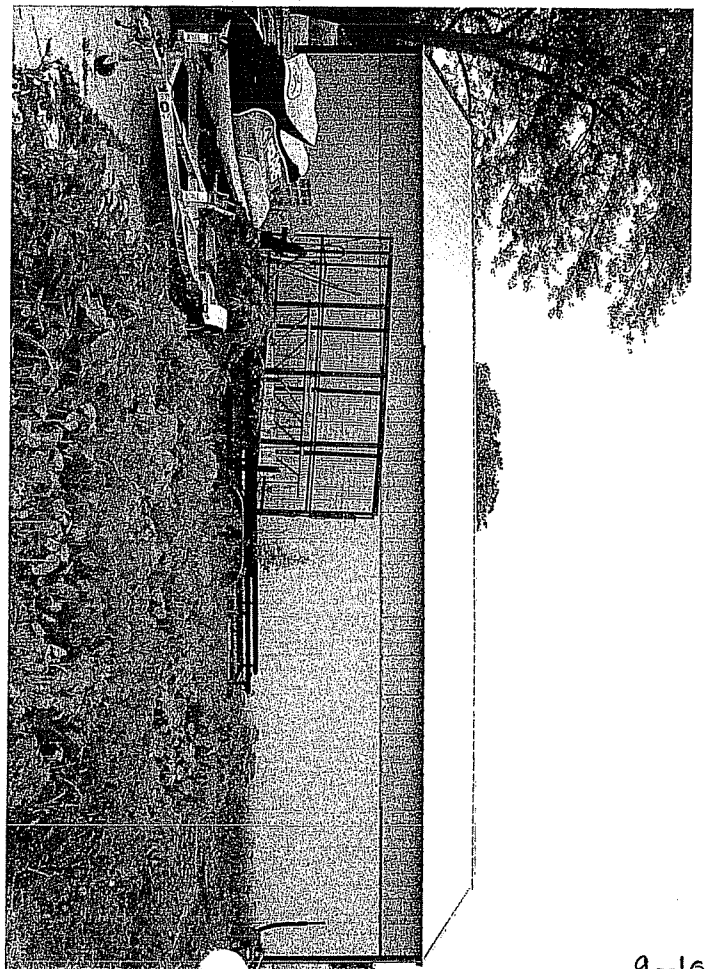
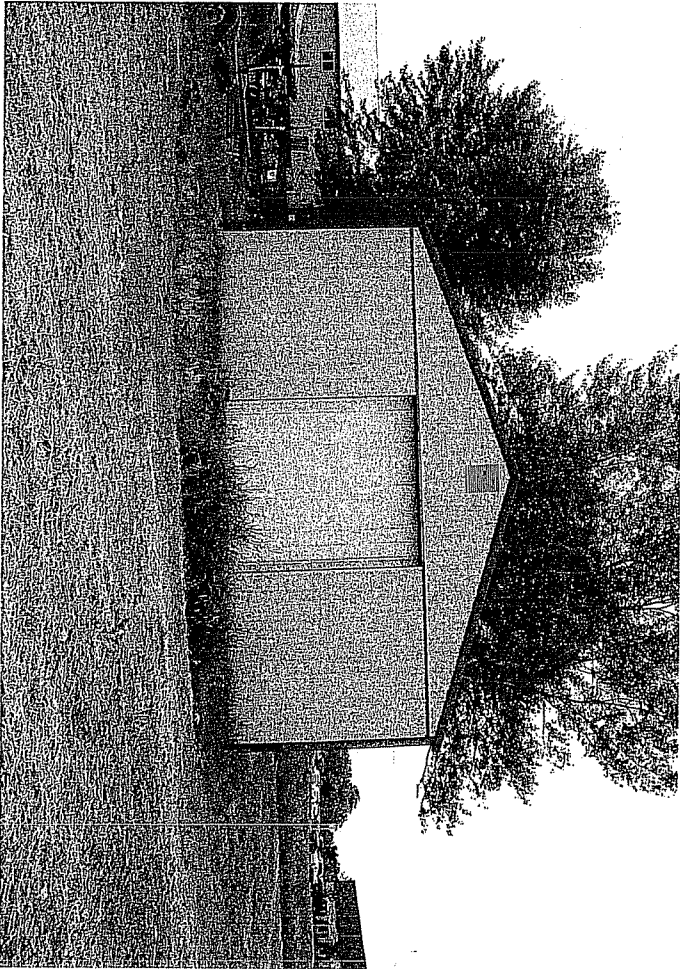
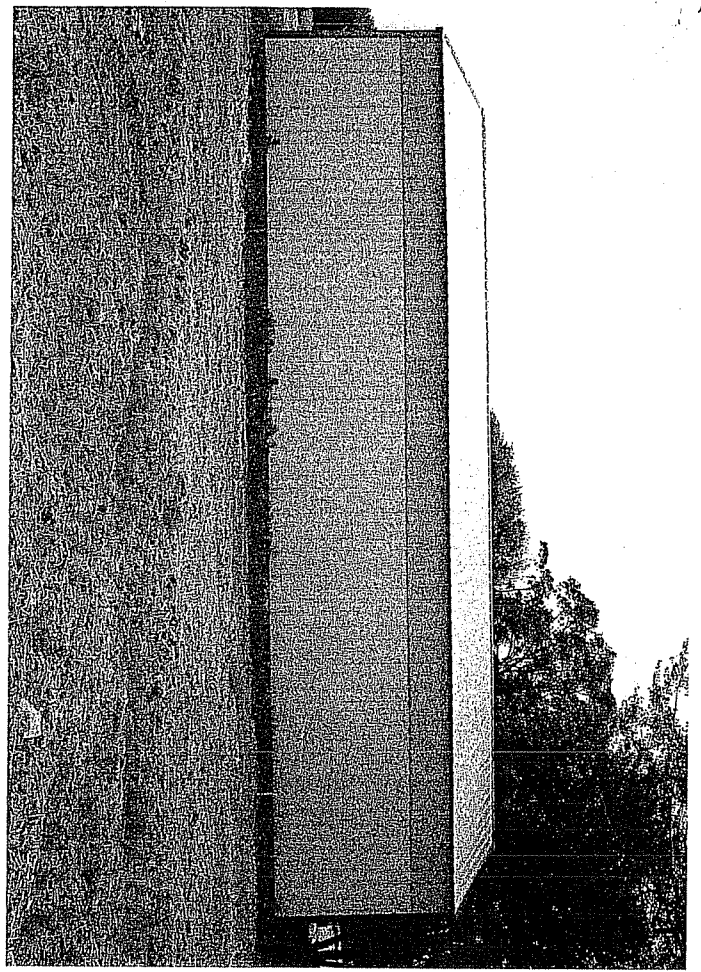
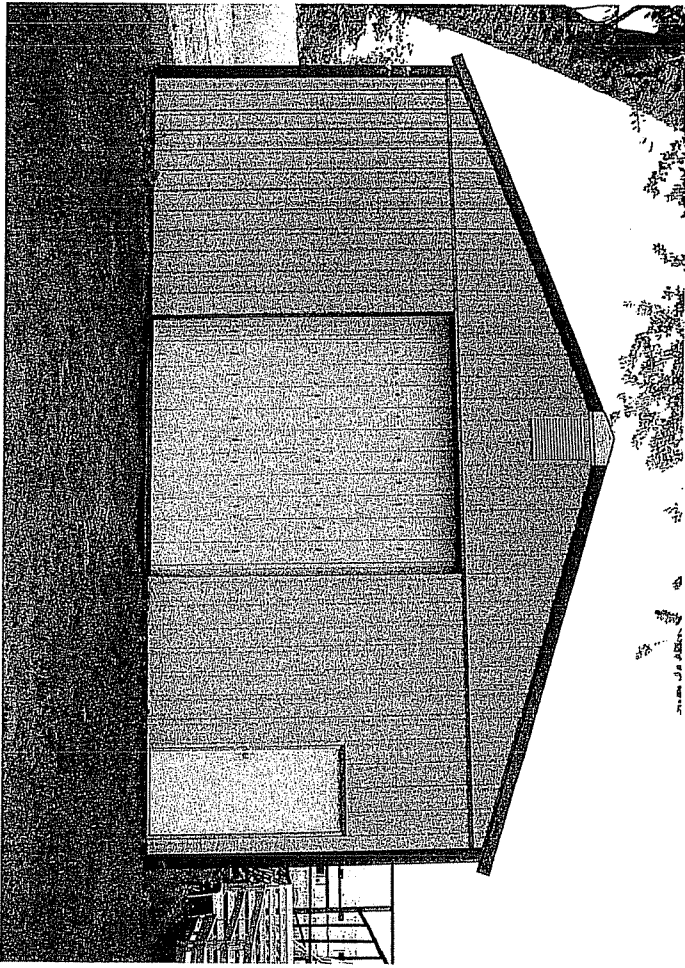
Pipe	Upstream Structure	Downstream Structure	Length (ft)	Slope	Pipe Material	Upstream Elevation	Downstream Elevation
P-1	S-1	S-2	21	0.00	10" HDPE	852.0	852.0
P-2	S-2	S-3	19	0.00	8" HDPE	852.0	852.0
P-3	S-3	S-4	19	0.00	8" HDPE	852.0	852.0
P-4	S-4	S-5	19	0.00	8" HDPE	852.0	852.0
P-5	S-5	S-6	19	0.00	8" HDPE	852.0	852.0
P-6	S-6	S-7	19	0.00	8" HDPE	852.0	852.0
P-7	S-7	S-8	19	0.00	8" HDPE	852.0	852.0

SHEET C-1.3b	<b>Calkins Engineering, LLC</b> Civil Engineers & Land Surveyors	<b>FE PETRO PARKING LOT ADDITION UTILITY PLAN</b>	DATE: 06-06-07 REVISIONS:
		P:\PROJECTS\WNE08\NorthDwg\Design\WNE08basa2.dwg   8/13/2007 2:33:48 PM   1:100	Calkins Engineering, LLC 5010 Vogel Road Madison, WI 53718 (608) 638-0444

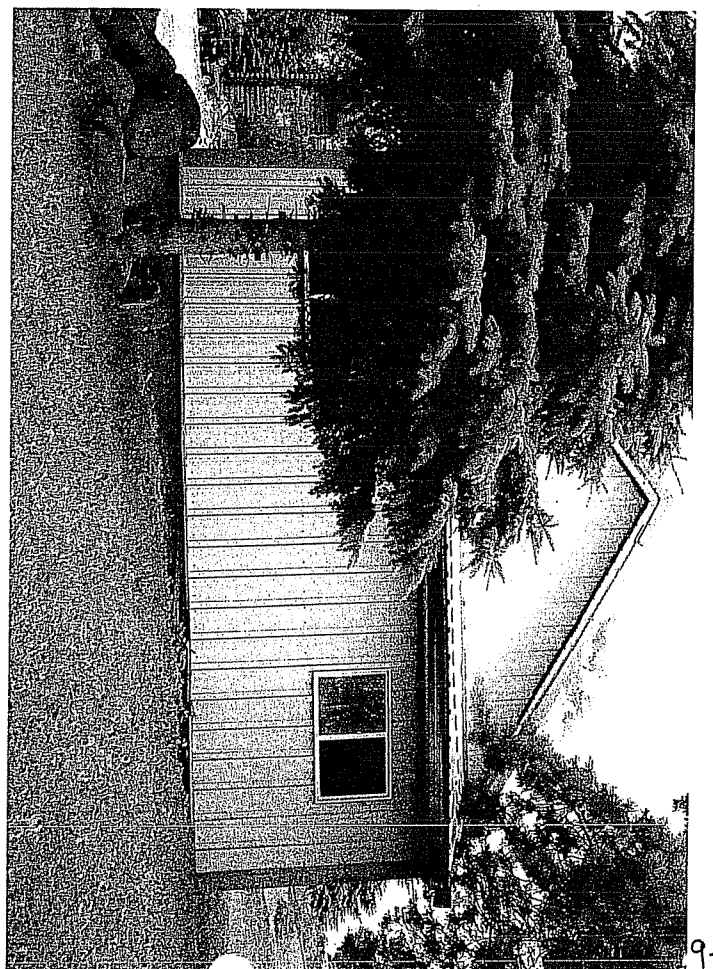
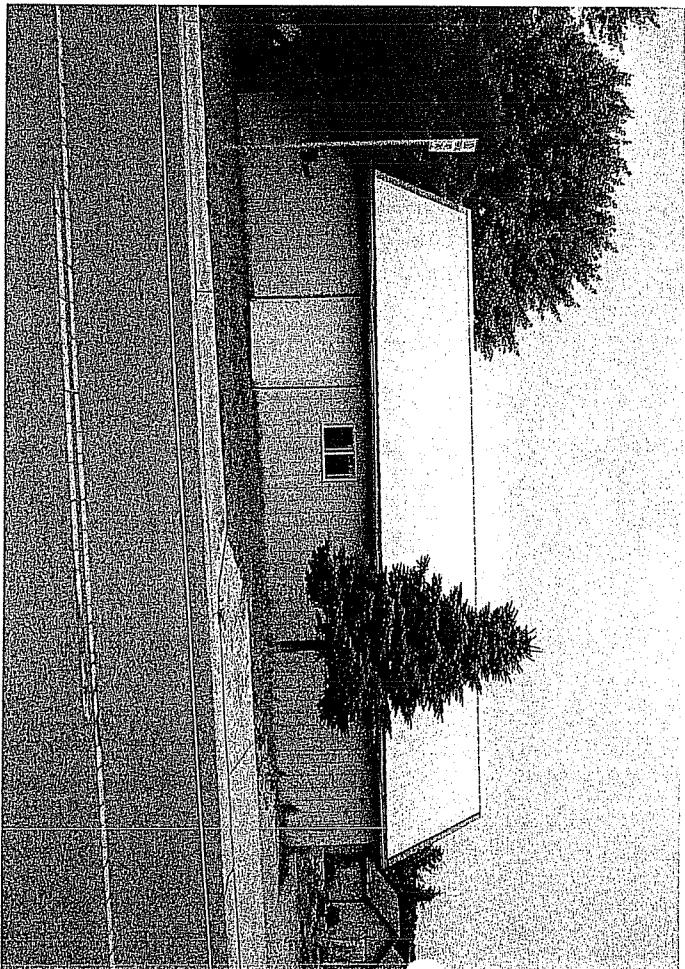
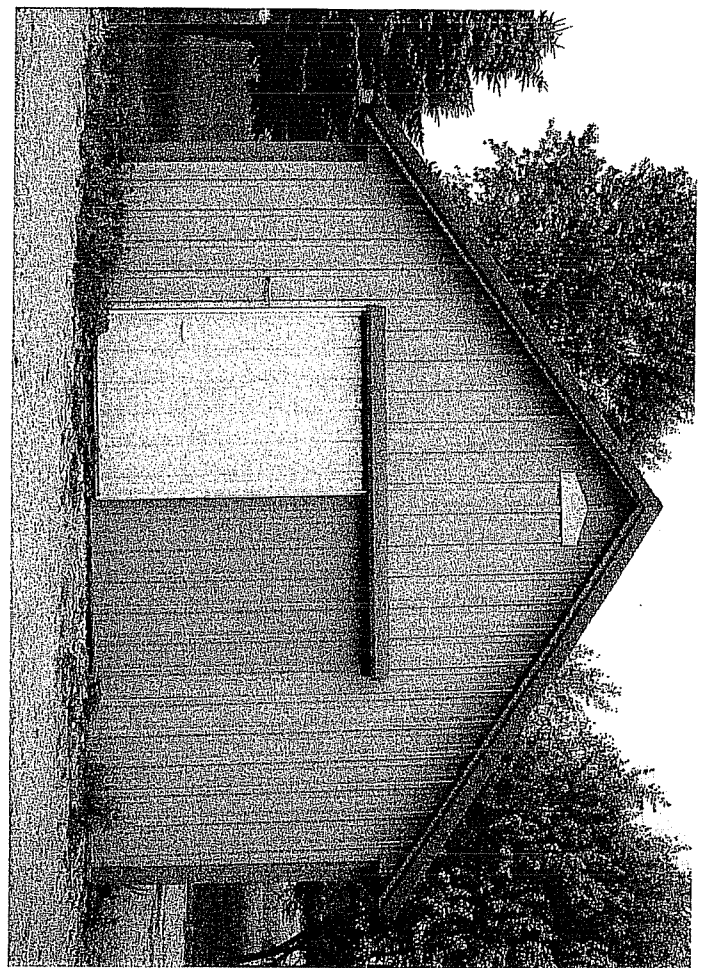
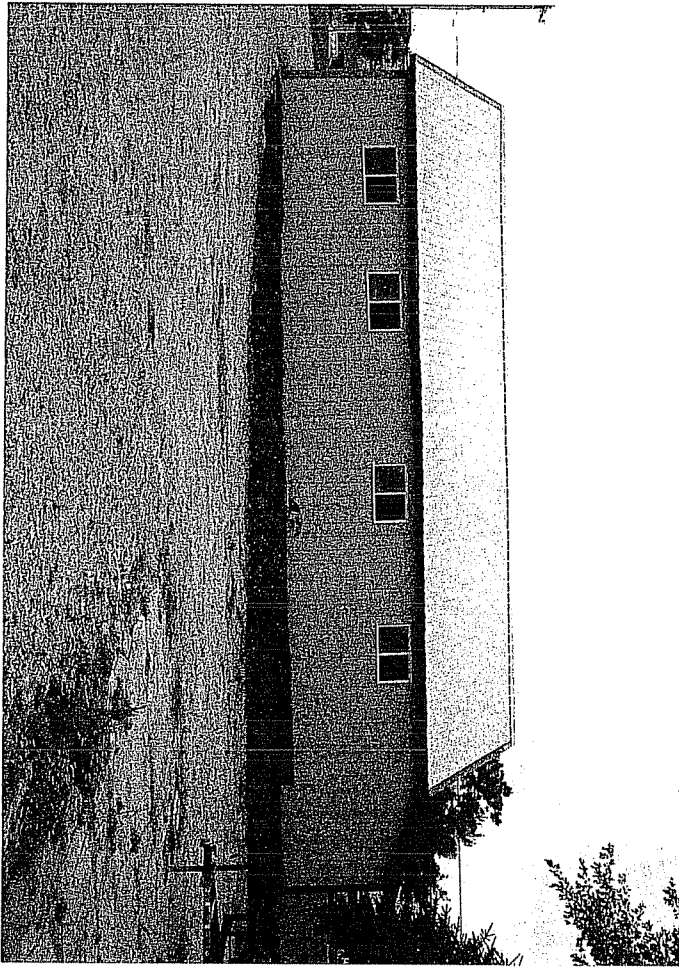


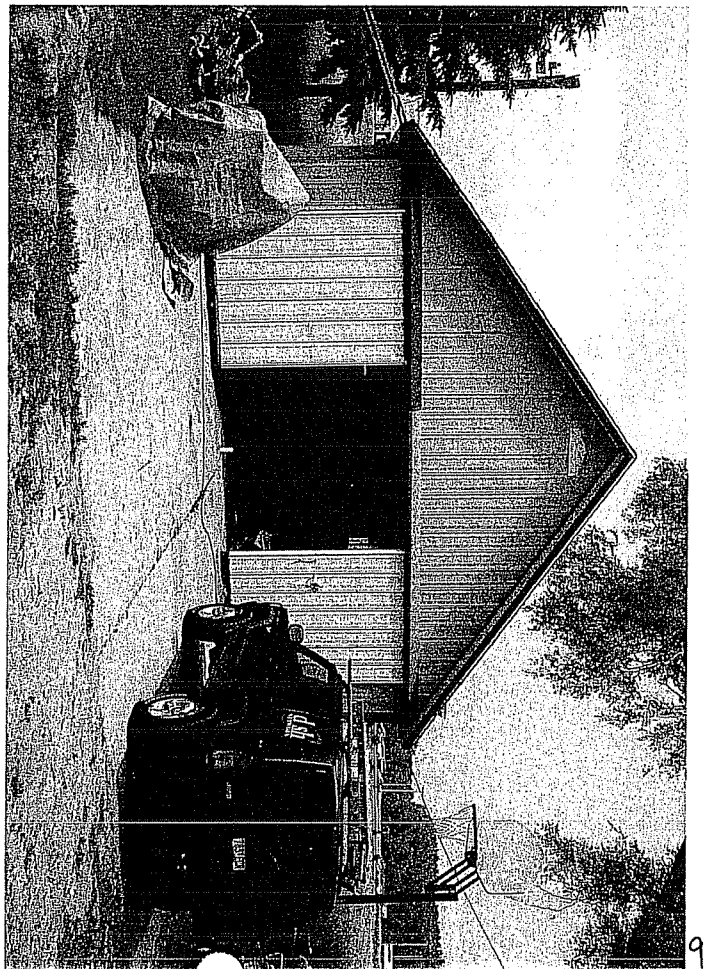
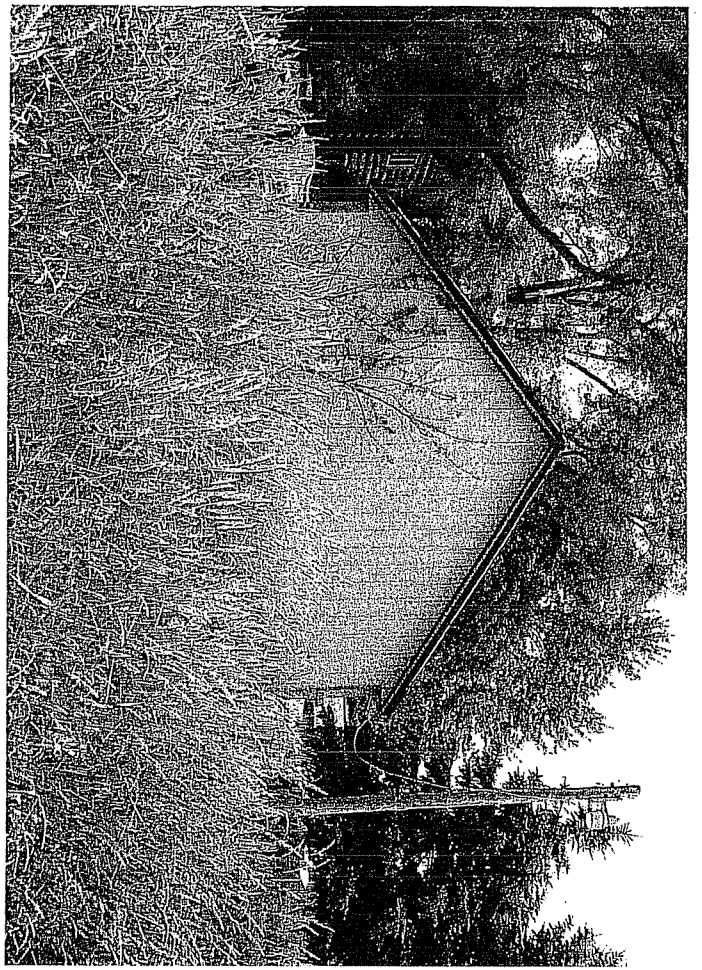
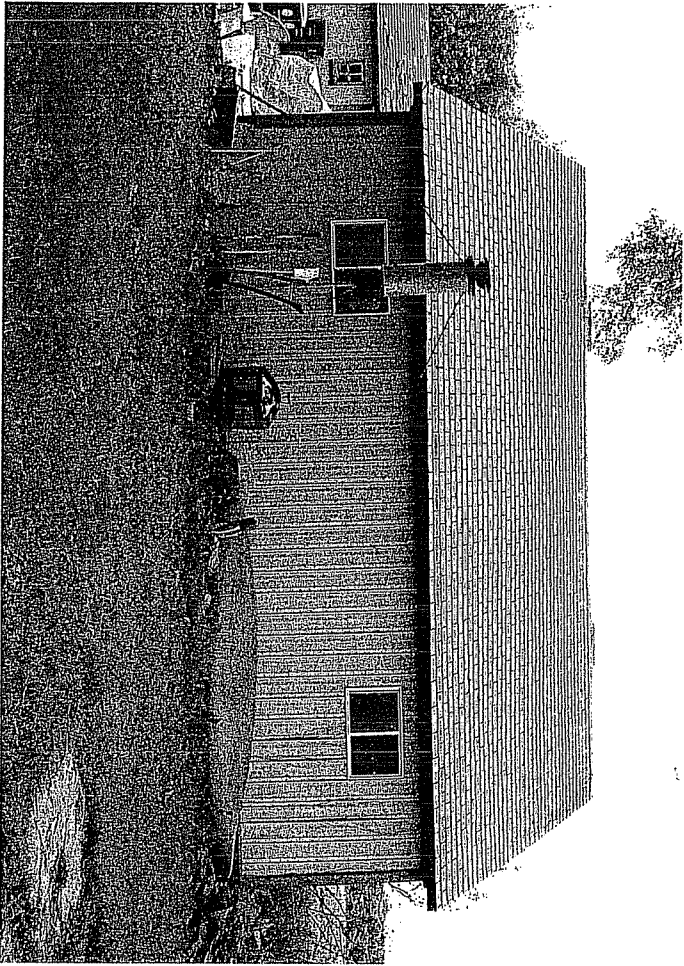


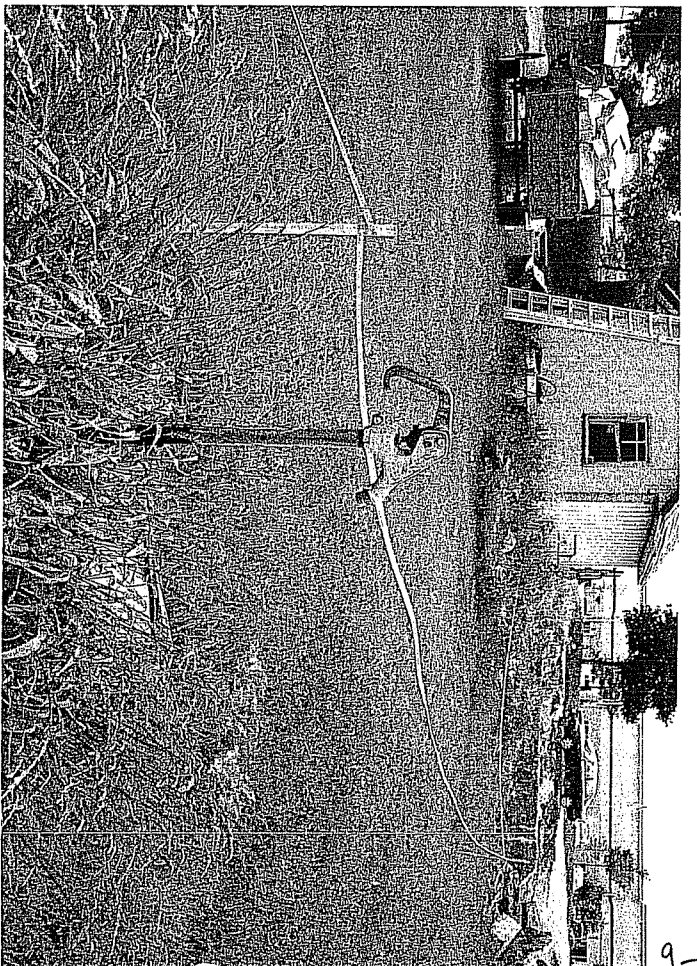
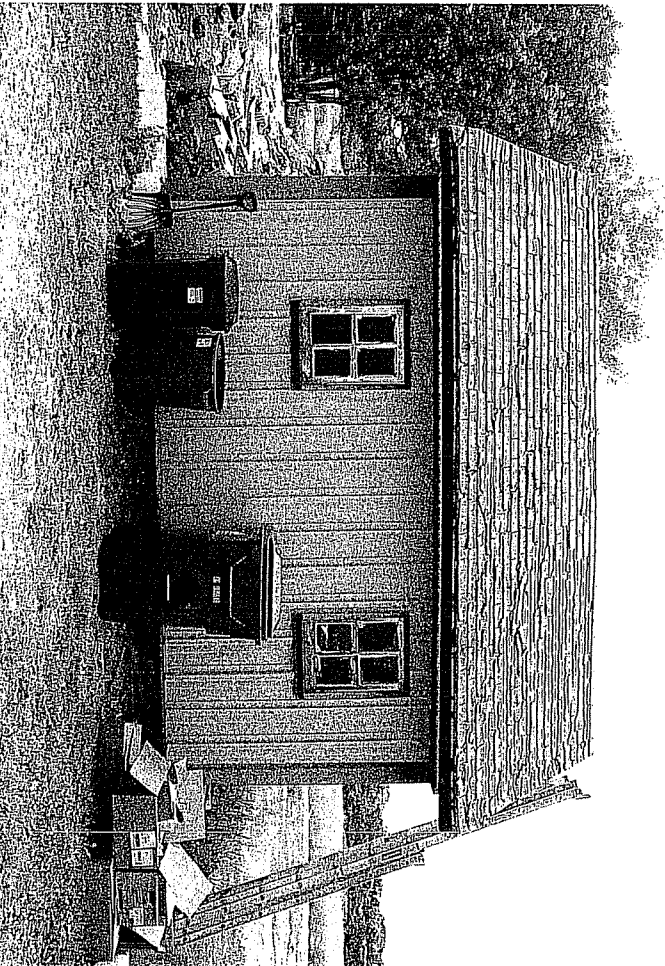
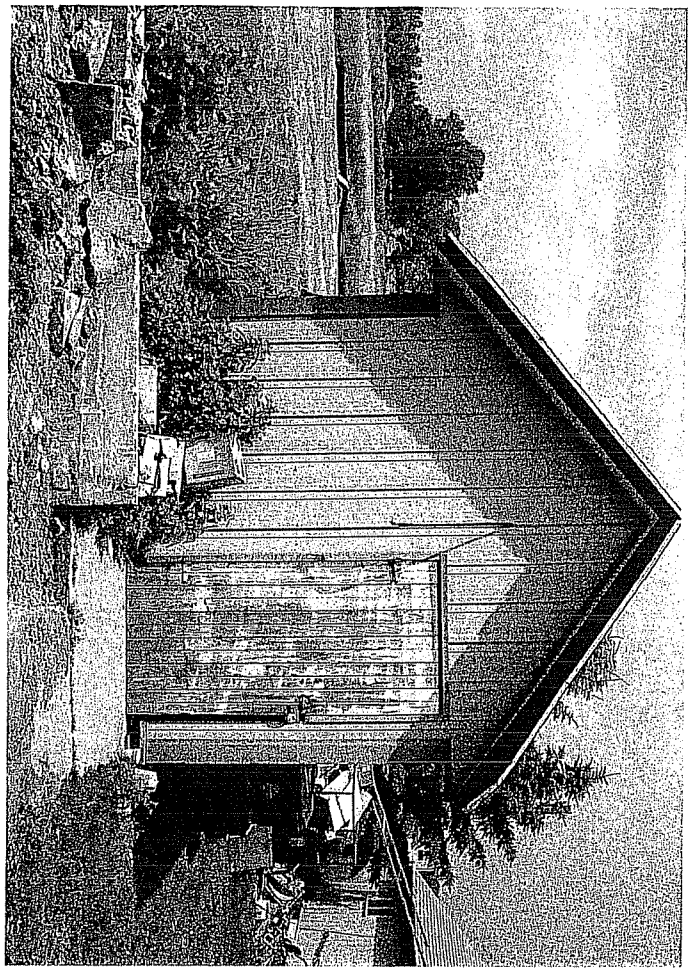
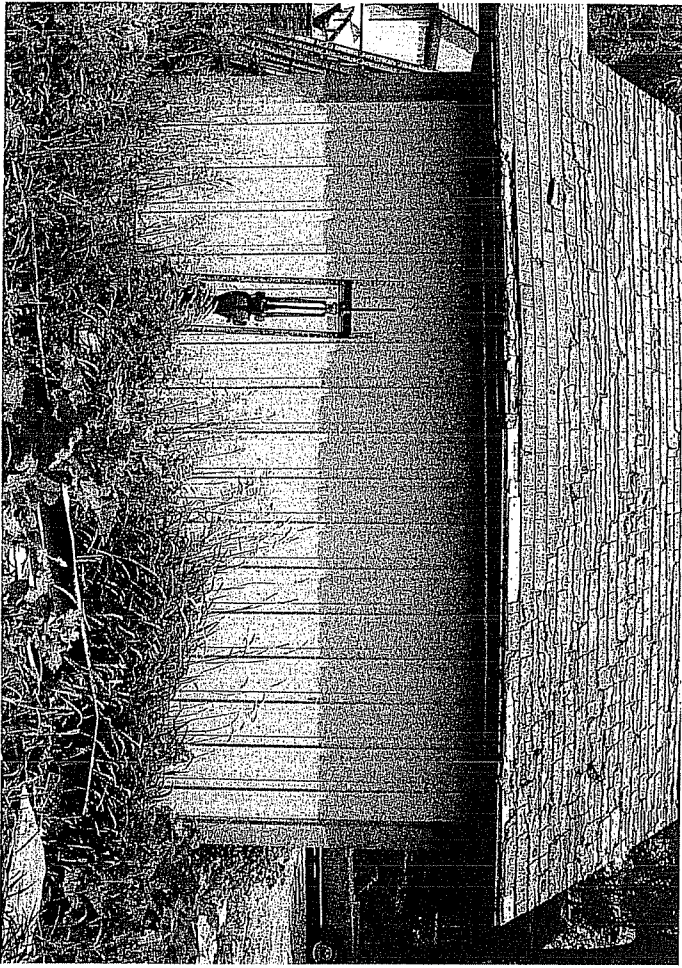












## Deconstruction Reuse and Recycling Plan

June 20, 2007

**Client:** MMI, LLC

**Project:** Lombardo Commercial Project

**Location:** 5402 Voges Road

### **Executive Summary**

TJK Design Build Inc. conducted a site visit to a single family house located at 5402 Voges Road. This twentieth century home is scheduled to be relocated as part of a planned commercial development.

We assessed 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 marketing high value reusable items for donation or sale prior to any deconstruction activities. The approach is based on a detailed written and photographic reusable items inventory which is also included in this document. Reusable items in the current building include building materials, fixtures, appliances and equipment.
- II. **Pre-Deconstruction Phase Recycling:** This section identifies which regulated materials must be removed for recycling prior to full house deconstruction. The items at this site that qualify for recycling at this stage of the process include refrigerators and light bulbs.

**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, asphalt shingles, cardboard, paper, cans and bottles (optional: wood).

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	

Compliance to the plan is the responsibility of MMI, LLC. TJK Design Build Inc. recommends that a Recycling Manager be hired to monitor and manage the reuse and recycling processes.

**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.

TJK Design Build Inc. developed an inventory of the highest value, and potentially reusable items that will not be removed by the current tenants or by the owner. A low to moderate level of reusable assets was identified.

There are several other important notes on items of reuse value:

- Lower value items that could be made available free to individuals and organizations in our community for reuse include: landscaping plants, light fixtures.
- Painted materials require testing for lead. If the materials are found to contain lead paint, the sale or transfer of the materials is prohibited by law.

### Donations/Sale of Items of High Reuse Value

Given the time and labor needed to conduct reuse activities, it is important to pursue an efficient approach that focuses on items with the highest reuse value.

The approach, detailed below, could be considered to maximize reuse of the highest value materials remaining in the storage facilities. MMI, LLC should ultimately choose a course of action that best meets project timelines, recycling goals, marketing interest, and stakeholder expectations. The Recycling Manager could lead the reuse activities and document the results.

The following is a plan that could be executed in less than one week:

1. Designate a three hour time slot for interested parties to view the sale items, purchase them, and remove them on a first come, first served basis. Include this time slot in the online sales listings along with contact information. A second time period could be reserved for the removal of larger items.

We recommend that anybody coming on the site to view, purchase, or remove items should be required to sign a liability waiver form.

See Attachment A: Description of Markets for a detailed description of reuse markets.

### **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.

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 will be issued to the project's appointed Recycling Manager.

#### Light Bulbs and Ballasts

- *Site Materials:* Incandescent light bulbs and compact fluorescent light bulbs (containing Mercury) are present in the home. If the compact fluorescent light bulbs are not removed for reuse, they are required to be recycled, as state hazardous waste regulations require recycling bulbs and ballasts containing Mercury, Lead, and PCBs. However, we recommend recycling all types of bulbs at the site 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>.

### III. Deconstruction Phase Recycling

The bulk of recyclable material on deconstruction projects resides in the structural and exterior components of the buildings. For this home, foundational concrete and concrete blocks, as well as asphalt roof shingles, represent the largest volume of materials to be recycled. Painted brick, concrete, and concrete block must be tested for lead bearing paint prior to recycling (see *Concrete, Brick, and Block and Asphalt Shingle sections below*). Wood that is painted, stained, or treated cannot be recycled.

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 will be issued to the project's Recycling Manager.

#### Metal

- *Site Materials:* Metal flashing, piping, wiring, aluminum gutters and downspouts, and other miscellaneous metal items on the site are recyclable. Though not required by law, we recommend that all metals be recycled. Painted metal, even if it is lead bearing paint, is typically recyclable.
- *Recyclers:* Metal dumpsters can be hauled to a metal recycling 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 \$134.40/ton for mixed scrap iron and steel.

#### Asphalt Shingles

- *Site Materials:* The buildings utilize an asphalt shingle roof, which can be ground up and used as new asphalt road base. Shingles need to be removed from the roof and placed in a separate dumpster for hauling to the recycler. Shingles may include nails, metal flashing, or any other material that comes off with the shingles during removal. These extraneous items do not need to be separated from the asphalt shingles.
- *Recyclers:* The Bruce Company (608-836-7041) is currently operating a pilot program where they accept asphalt shingles free of asbestos (those made after 1977) to grind up and use as new road base for their nursery facilities. The Bruce Company has worked out hauling with Green Valley Disposal, Pellitteri Waste Systems, and Royal Container Service.

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

- *Site Materials:* The driveway contains asphalt, and concrete exists in the walkways to the house. The foundation and slab of the buildings are composed of concrete and concrete block.  
Paint must be tested for lead prior to recycling. Concrete, block, or brick containing paint with lead exceeding 0.7 mg/cm<sup>2</sup> of paint surface (as measured by an XRF instrument) cannot be recycled. Clean concrete, asphalt, 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 demolition landfill or an approved municipal solid waste landfill.
- *Recyclers:* Concrete, brick and block dumpsters can be hauled to any qualified crushing and recycling company such as Wingra Stone (608-271-5555) and Homburg Concrete (608-241-1178). A complete list of recyclers in Dane County can be found in Attachment D. Lead bearing paint can be tested with XRF instrument by Assurance Inspection Services.

### Cardboard, Paper, Cans, and Bottles

- *Site Materials:* Cardboard boxes, cans, and bottles being used by the current tenant are present on site. Any cardboard, paper, cans, and bottles remaining on site after the tenants move out, 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 recyclers in the Madison area, including Recycle America (608-273-2500), Pellitteri (608-251-3290), Royal (608-221-1919), and Green Valley (608-849-8778).

*Wood is not required to be recycled, but demolition contractors are encouraged to recycle if it is possible.*

### Wood

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. Pallets may be reused or recycled. All unpainted and untreated lumber should be free of physical contaminants, such as plaster, metal, and plastic.

### Description of Markets

There are a number of markets that will be interested in purchasing or receiving donations of the reusable items identified at the home. The following includes a brief description of items which may be of interest and contacts for each market.

- *Habitat for Humanity of Dane County ReStore:* The most established and consistent market for reused building materials in Dane County is the Habitat for Humanity of Dane County ReStore (hereafter Habitat ReStore), a nonprofit which deconstructs and resells residential building materials. The Recycling Manager should send the inventories to Habitat ReStore to confirm which materials are of interest. Contact Frank Byrne, Deconstruction Manager, at (608) 661-2813 or [fbyrne@restoredane.org](mailto:fbyrne@restoredane.org). Ideally, Habitat ReStore should be notified several weeks in advance of a visit to the site.
- *Individuals:* Individuals in our community will be interested in many items remaining in the home. Items such as wood paneling, doors, and light fixtures can be removed and may be of interest to individuals. Requires marketing through various channels, including Madison Stuff Exchange ([www.madisonstuffexchange.com](http://www.madisonstuffexchange.com)), Craigslist ([madison.craigslist.org](http://madison.craigslist.org)), Sustain Dane ([groups.yahoo.com/group/madisonfreecycle](http://groups.yahoo.com/group/madisonfreecycle)).
- *Remodels:* There are hundreds of remodelers in the Dane County area, some of which may be interested in utilizing reclaimed materials on their projects, including building materials, cabinets, fixtures, and radiators. Remodelers can be reached via National Association of the Remodeling Industry (NARI) of Madison ([www.remodelingmadison.org](http://www.remodelingmadison.org)).



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

Business	City, State	Zip Code	Notes
F. H. Raemisch Sons Inc. Raemisch Road 849-4563	Waunakee, WI	53597	Take both asphalt and concrete 308 minimum amount of rebar. The asphalt is recycled, while the concrete is used for fill.
Hammersley Stone Co. Inc. Lacy Road 845-7804	Verona, WI	53593	Clean concrete cinder block, clean 6291 concrete and asphalt.
Homburg Milwaukee Street 241-1178	Madison, WI	53704	Recycles asphalt, concrete and 6106 concrete cinder block with the rebars removed.
Northwestern Stone, LLC 4373 Pleasant View Road 836-1701	Middleton, WI	53562	Clean asphalt and concrete, minimum amount of rebar. Concrete in 4x4 pieces or smaller.
Payne & Dolan 6145 McKee Road 271-2722	Madison, WI	53719	Recycles Asphalt
Wingra Stone 2975 Kapee Road 271-5555	Madison, WI	53719	Clean asphalt, concrete and cinder block, with no dirt. Concrete can have rebar and mesh, in 6'-6' pieces or smaller, Material must be in a dump truck for unloading. Also can take at River Road site in the Town of Westport.
Yahara Materials 6117 County Trunk K 849-4162	Waunakee, WI	53597	Clean asphalt and concrete, which must be less than 2' in size and have no steel hanging out. Plant is at quarry on Hwy 51 and Hoepker Road