



Madison Parks Division

330 E. Lakeside Street
Madison, WI 53715
608-266-4711 • cityofmadison.com/parks



May 30, 2022

Bryan Johnson
City of Madison Streets Division
Recycling Coordinator/Public Information Officer

RE: LNDUSE-2024-00029, Demolition of 202-208 S. Baldwin Street

The City Parks Division acquired the property located at 202-208 S. Baldwin Street for a future expansion of McPike Park. The existing structure is a 18,707-sf modular storage building. A private contractor will be completing the demolition of the building and will recycle and dispose of all materials in accordance with this plan.

The Deconstruction Reuse and Recycling Plan are divided into three sections to coordinate work with the public works project timeline.

- I. Reuse Phase:** Salvaging reusable items.
- II. Pre-Deconstruction Phase Recycling:** Hazardous and regulated materials must be removed for proper disposal prior to full deconstruction. These items include lighting, electronics, batteries, refrigerants, appliances, and hazardous chemicals.
- III. Deconstruction Phase Recycling:** Recycling building materials during deconstruction and demolition can reduce negative environmental impacts and reduce landfill fees. Recyclable materials include concrete, brick, asphalt, metal, and wood.

I. Reuse Phase

City staff coordinated with Habitat for Humanity Restore to determine what materials may be salvaged and reused. Due to the age and condition of the structure, there were no items Habitat for Humanity Restore would take for reuse. However, Madison Parks worked with a local contractor to salvage interior panels for the restoration of a similar modular building at 1207 Regent Street.

II. Pre-Deconstruction Recycling

For all materials that can be removed during the pre-demolition phase, the demolition contractor shall provide written evidence of proper handling and disposal. Receipts or other proof of recycling shall include dates, material, quantity, weight or volume and name of the recycling or disposal company contact information. The demolition contractor shall provide copies of all documentation to the City Project Manager prior to contract closeout.

Hazardous material testing was completed by KPH Environmental. See list below for specific materials found in the structure. The demolition contractor shall be required to properly remove and dispose of all identified hazardous materials. Where lead in paint is known or suspected, the contractor must follow the OSHA lead in construction regulation 29 CFR 1926.62. This applies if any amount of lead is present, not just for lead based paint (more than 0.5% Lead). Workers must take care to limit the amount of lead dust generated and follow OSHA safety requirements for lead exposure.

- Asbestos containing friable materials:
 - None
- Asbestos containing Category II Non-Friable Materials
 - None
- Asbestos containing Category I Non-Friable Materials
 - Black asphalt flashing, sample from roof along concrete block wall.

State hazardous waste regulations provide guidance for recycling the following items after the reuse phase is complete and prior to building deconstruction.

- Fluorescent Lighting
- Batteries
- Refrigerants
- Appliances and HVAC equipment
- Hazardous chemicals, including paint
- Thermostats containing mercury
- Computers and Electronics

Lighting

- *Background Information:* State hazardous waste regulations require all light bulbs and ballasts containing mercury or polychlorinated biphenyls (PCBs) to be recycled. If not reused, bulbs and ballasts must be taken to a recycler or consolidator. The consolidator or recycler must be licensed and in compliance with applicable environmental regulations.
- *Site Materials:* High Intensity Discharge Mercury Lights (24 lights); Fluorescent Light Bulbs – Mercury (2 bulbs)
- *Recycler:*

PKK Lighting, Inc.

7182 Hwy 14, Middleton, WI 53562; (608) 836-7821

- **Cost:** Price varies depending on the size of the bulbs and ballasts. Discounts are available for large quantities.
- **Logistics:** Materials can be dropped off at PKK Lighting, Inc., or PKK Lighting, Inc. will pick them up.
- **Details:** PKK Lighting, Inc. offers barrels and boxes to consolidate materials on site.

Batteries

- *Background Information:* Batteries may contain toxic heavy metals and chemicals, including nickel, cadmium, manganese, mercury, lead, and sulfuric acid, which threaten our environment if not properly handled.
- *Site Materials:* None

Refrigerants

- *Background Information:* Refrigerants are used in cooling equipment such as air conditioners and refrigerators. Wisconsin Administrative Code NR 488 regulates handling and disposal of refrigerants. It requires all commercial entities handling and recovering these refrigerants and coolants to register with the Wisconsin DNR and annually certify that they will transport items in a manner that prevents refrigerant releases. Documentation of proper handling must be retained for three years.
- *Site Materials:* None

Appliances, and HVAC equipment

- *Background Information:* Wisconsin Statute 287.07 requires the recycling of major appliances including clothes washers and dryers, dishwashers, air conditioners, stoves, ovens, microwave ovens, freezers, refrigerators, water heaters, furnaces, dehumidifiers, and boilers. All of these appliances are banned from landfills as of 1991. Microwave ovens may be landfilled only if the capacitor has been removed. Most major appliances are made primarily of high quality steel. They also may contain glass, plastic, rubber, copper, aluminum, and several hazardous materials that require special handling. Any appliances that have refrigerants or coolants must be handled according to instructions in the refrigerants section.
- *Site Materials:* None

Paints, Stains, and Other Chemicals

- *Background Information:* Oil-based paints, products containing organic solvents, and latex paint cans that are more than half full are considered hazardous waste and must be taken to a designated recycler for disposal. Latex-based paints can be properly hardened and disposed of in the trash if the can is less than half full.
- *Site Materials:* None

Thermostats Containing Mercury

- *Background Information:* Mercury-containing thermostats hold mercury equivalent to the amount in 200-300 fluorescent bulbs and must be recycled. Though mercury is a hazardous waste, the Universal Waste Rules allow thermostats to be recycled without going through a hazardous waste permitting process. Care must be taken not to break the glass bulb containing the mercury during deconstruction and transportation.
- *Site Materials:* None

III. Deconstruction Phase Recycling

This section includes information for the recycling or proper disposal of the following:

- Concrete and Concrete Block
 - Metal
 - Cardboard, Paper, Cans, and Bottles
 - Wood
 - Asphalt Shingles
- Concrete and Concrete Block
- *Background Information:* Clean concrete and concrete block may be crushed and used as fill, aggregate in roadbeds, or for recycling into new concrete. "Clean" means that concrete is free of dirt, clay, wood, and any paint. Recycling these materials costs substantially less than hauling them to a landfill. Recycling also reduces the impacts of quarrying and extracting materials for new concrete.
- *Site Materials:* The existing structure sits on concrete and has concrete block dividing walls and an asphalt driveway.

Recyclers:

Homburg Construction

5715 Milwaukee Street, Madison, WI, 53704; (608) 244-3554

- **Details:** In order to be recycled to use as aggregate, concrete must be free of rebar. If it contains rebar, it will be used as clean fill. Homburg has a staffed scale and can provide receipts.

Dane County Landfill

7102 US Hwy 12, Madison WI 53718; (608) 838-9555

- **Cost:** The rates are as follows:
Construction for Recycling - \$54.00 per ton
- **Logistics:** Monday - Friday: 7:00 – 2:45, Saturday: 8:00 – 10:45
No loads accepted after 2:45 - must be unloaded and out by closing.
- **Details:** Concrete, rock, brick, stone, porcelain, tile

Metal

- *Background Information:* Though not required by law, we recommend recycling all metals. Painted metal, even if it contains lead-bearing paint, is typically recyclable.
- *Site Materials:* The materials that contained sources of metal were the gutters, ducts, exterior hand railing, plumbing and wiring.
- *Recyclers:*

All Metals Recycling

1802 South Park St, Madison, WI 53713; (608) 255-0960

- **Cost:** All Metals Recycling charges ~\$150 for dumpster rental. They offer a rebate per ton, depending on the type of metal.
- **Details:** They accept all types of metal for recycling, including iron, steel, aluminum, and copper. Metal must not be contaminated with materials such as cement, plastic wrap, or wood. They also accept metal appliances if the refrigerants and coolants have been removed.

Dane County Landfill

7102 US Hwy 12, Madison WI 53718; (608) 838-9555

- **Cost:** The rates are as follows:
Construction for Recycling - \$54.00 per ton
- **Logistics:** Monday - Friday: 7:00 – 2:45, Saturday: 8:00 – 10:45
No loads accepted after 2:45 - must be unloaded and out by closing.
- **Details:** Sheet metal, window frames, pipe, lamps, wire, etc.

Cardboard, Paper, Cans, and Bottles

- *Background Information:* Cardboard, paper, cans, and bottles must be recycled under Wisconsin law.
- *Site Materials:* Any recyclable materials on-site or generated during demolition must also be recycled.
- *Recycler:*

Waste Management - Madison Recycling Center

2200 Fish Hatchery Road, Madison, WI 53713; (608) 251-2115.

- **Cost:** No charge for recycling.
- **Logistics:** Monday – Friday: 7:30am-2:30pm
- **Details:** The Madison Recycling Center is not affiliated with the City of Madison. It is operated by Recycle America, a division of Waste Management.

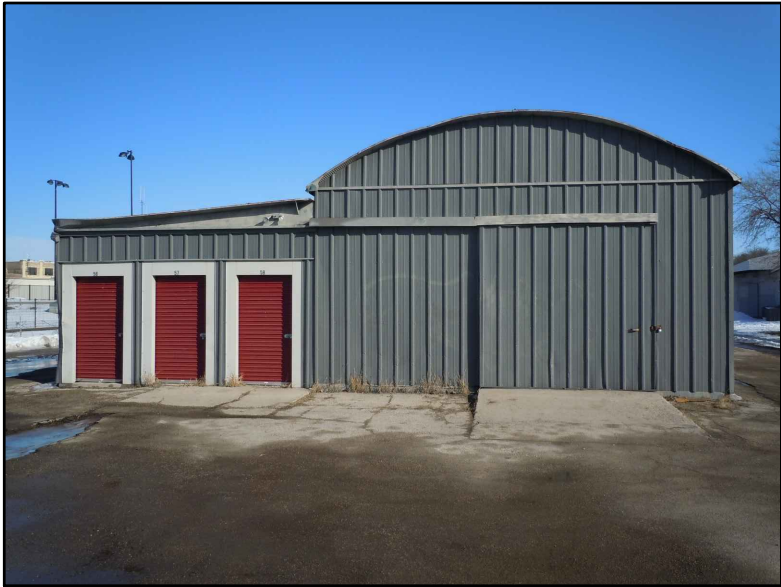
Wood

- *Background Information:* Any unpainted and untreated wood is recyclable. If possible, the demolition contractor should collect unpainted and untreated dimensional lumber and engineered lumber, such as oriented strand board (OSB), plywood, and particleboard for recycling.

- *Site Materials:* Any untreated and unpainted wood that can be separated from other building materials is recyclable. While most of the wood in the structures is painted or treated, wooden studs and subfloor materials may be present.
- *Recycler:*
 - Dane County Landfill**
7102 US Hwy 12, Madison WI 53718; (608) 838-9555
 - **Cost:** The rates are as follows:
Construction for Recycling - \$54.00 per ton
 - **Logistics:** Monday - Friday: 7:00 – 2:45, Saturday: 8:00 – 10:45
No loads accepted after 2:45 - must be unloaded and out by closing.
 - **Details:** Plywood, tree trimmings, pallets, cabinets, doors, dimensional lumber, etc.

Asphalt Shingles

- *Background Information:* Asphalt shingles have been banned from the Dane County Landfill. This material can be ground and used as part of a mix to manufacture new asphalt. Recycling asphalt is cost effective and reduces consumption of oil and other raw materials.
- *Site Materials:* The roofing material is asphalt shingles.
- *Recycler:*
 - Dane County Landfill**
7102 US Hwy 12, Madison WI 53718; (608) 838-9555
 - **Cost:** The rates are as follows:
Clean Loads - \$56.00 per ton (only asphalt shingles, nails, and tar paper)
 - **Logistics:** Monday - Friday: 7:00 – 2:45, Saturday: 8:00 – 10:45
No loads accepted after 2:45 - must be unloaded and out by closing.
 - **Details:** Must be clean shingles (only asphalt shingles, nails, & tar paper)



202-208 S. BALDWIN ST. EXTERIOR

City of Madison
Department of Public Works
PARKS DIVISION
City-County Building, Suite 104
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703

play
MADISON
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PROJECT:
*McPIKE PARK
BUILDING
DEMOLITION AND
SITE RESTORATION*

PROJECT ADDRESS:
*202-212 S. BALDWIN ST.
MADISON, WI 53703*

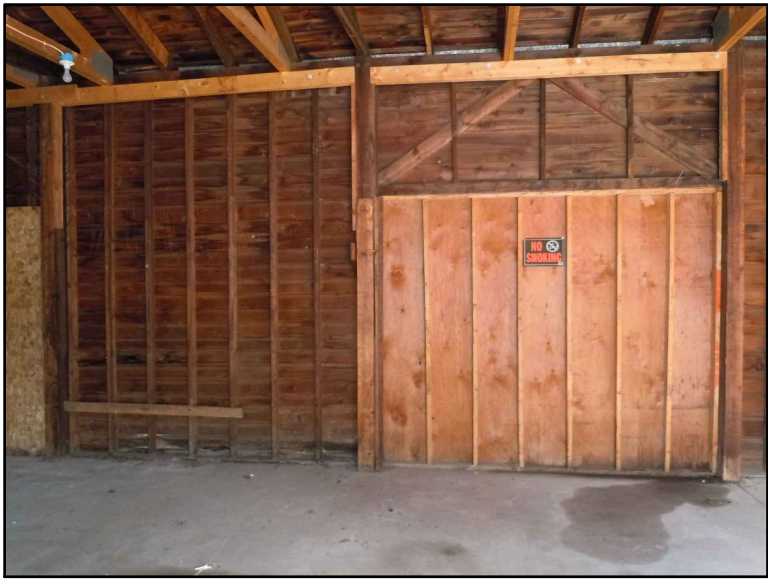
*Although every effort has been made in preparing
these plans and checking them for accuracy, the
contractor and subcontractors must check all details
and dimensions of their trade and be responsible for
the same.*

ITEM	DATE
DRAWING DATE	2024-04-26

PUBLIC WORKS PROJECT #:
na

SHEET TITLE:
BUILDING PHOTOS

SHEET NUMBER:
5.1



202-208 S. BALDWIN ST. INTERIOR

City of Madison
Department of Public Works
PARKS DIVISION
City-County Building, Suite 104
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703

play
MADISON
PARKS

PROJECT:
*McPIKE PARK
BUILDING
DEMOLITION AND
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PROJECT ADDRESS:
*202-212 S. BALDWIN ST.
MADISON, WI 53703*

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ITEM	DATE
DRAWING DATE	2024-04-26

PUBLIC WORKS PROJECT #:
na

SHEET TITLE:
BUILDING PHOTOS

SHEET NUMBER:
5.2