

**Grandview Commons**

**Demolition Permit**

**Recycling and Reuse Plan**

**6002 Cottage Grove Road**

**OWNER**

**Grandview Land, LLC  
c/o Veridian Homes, Don Esposito  
6801 South Towne Drive  
Madison, WI 53713**

**PREPARED BY**

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## **Project**

Demolition, reuse and recycling of existing buildings

## **Location**

6002 Cottage Grove Road, Madison, WI

## **Owner**

Grandview Land, LLC  
c/o Veridian Homes, LLC  
Don Esposito  
6801 South Towne Drive  
Madison, WI 53713  
(608) 226-3140

## **Project Manager**

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## **Project Scope**

Veridian Homes is seeking to remove the building located at 6002 Cottage Grove Road adjacent to the Grandview Commons Neighborhood. This building is located in the recently purchased land that will be used to link the Town Center to other residential lands within Grandview Commons. The building has been evaluated and will not meet the needs for the future of the site. Veridian has not submitted a land use proposal for this site at this time but is seeking to remove the building for safety and vandalism reasons.

## **Process for Removal**

The scope of work will entail every reasonable effort to reduce the amount of construction waste entering landfills along with providing opportunities for other entities to benefit from the proposed demolition. The following steps will be followed in the process to remove the building.

- Survey the building for hazardous materials especially asbestos
- Legal removal of all hazardous materials. Any asbestos from the building will be removed per Wisconsin Department of Natural Resources Standards
- Offering the building to Habitat for Humanity of Dane County Restore for their removal of usable items. Items of potential reuse include wood flooring, carpet, light fixtures, cabinets, windows, doors etc.
- Offering the building for fire training to the Madison Fire Department
- Separation of recyclable materials
- Final clean up site

## **Hazardous Materials**

Veridian Homes will be required to evaluate the site for potential hazardous materials. Any hazardous materials to be found on the site will be required to be disposed properly by law. The house will be evaluated by a asbestos-testing firm to determine if there is any asbestos in the building. The firm will provide a report on the findings of its on site survey. If asbestos is found a competent asbestos removal company will be hired to remove all necessary material.

## **Reuse**

It is anticipated that some material will be reused from this building. The items of potential reuse include but are not limited to wood flooring, carpet, light fixtures, cabinets, doors and wood trim.

Contact will be made with Habitat for Humanity Dane County Restore to allow them access to the site to remove all items listed above along with other items they may find reusable. Habitat has trained volunteers that will spend several days going through the house to remove items will be of benefit to there operation.

It will be required that any items not removed by Habitat that has a second market value shall be pursued to be reused including if possible the reuse of landscaping.

It will be required of the contractor to remove the stone inset into the brick in the southwest corner of the building above the white door. This element will then salvaged to the previous owner per there request.

## **Fire Department Training**

Veridian Homes has partnered with the Madison Fire Department on many occasions to allow access to the site for Fire Department Training. The Fire Department will be contacted to evaluate the structure to see if it fits their training needs. If training schedules can be arranged the Fire Department will be allowed access to the site for training purposes. Veridian Homes feels this is a very key element in the training of Fire Department personnel and believes it provides a huge public safety benefit.

## **Recycling**

It is the intent of this project to minimize the amount of waste being delivered to the landfill. No materials that are banned from landfills per state statute will be sent there. The contractor will be required to recycle fluorescent and incandescent light bulbs, thermostats containing mercury, coolants and refrigerants, appliances, metal, cardboard, paper, cans and bottles. The contractor will be required to reuse clean concrete and bituminous on site or have it hauled to a facility for processing. Clean concrete and bituminous will not be allowed to hauled to the landfill.