State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Road
Fitchburg WI 53711-5397

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

April 2, 2020

Dennis O'Loughlin
MOM Partnership
3934 Partridge Road
Deforest WI 53532

Louis Fortis
1610 N. Prospect Avenue
Milwaukee WI 53202

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SENT BY ELECTRONIC MAIL APRIL 2, 2020

SUBJECT: Final Case Closure with Continuing Obligations
McGettigan Property, 2803-2809 University Ave., Madison WI
DNR BRRTS Activity #: 02-13-321347

Dear Sirs:

The Department of Natural Resources (DNR) considers the McGettigan Property closed, with continuing obligations. The closure applies to chlorinated volatile organic compounds in soil, groundwater, and sub-slab soil vapor. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter.

Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and the attachments (listed at the end of this letter) to anyone who purchases, rents or leases this property from you. Certain continuing obligations also apply to affected property owners or rights-of-way holders. These are identified within each continuing obligation.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The South Central Region Closure Committee reviewed the request for closure on September 13, 2019. The DNR Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases. A request for remaining actions needed was issued by the DNR on September 19, 2019, and documentation that the conditions in that letter were met was received on March 20, 2020.

The McGettigan property had a number of previous uses including dry cleaning. The former property owner, the MOM Partnership, hired SCS Engineers to conduct site investigation and remediation activities for tetrachloroethene contamination from the dry-cleaning activities. The 2805/2807 University Avenue building has

a vapor mitigation system, and approximately 937 tons of contamination soil were excavated from the west and south sides of the building. The conditions of closure and continuing obligations required were based on the property being used for non-residential purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present at or above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- One or more monitoring wells were not located and must be properly filled and sealed if found.
- Pavement and building foundations must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.
- If a structural impediment that obstructed a complete site investigation and/or cleanup is removed or modified, additional environmental work must be completed.
- A vapor mitigation system must be operated and maintained, and inspections must be documented.
- Site-specific vapor exposure assumptions were used, based on commercial or industrial use. Current land or property use must be maintained to be protective. If changes to the current property use or land use are planned, an assessment must be made of whether the closure will be protective of the proposed use.
- Remaining contamination could result in vapor intrusion if future construction activities occur. Future construction includes expansion or partial removal of current buildings as well as construction of new buildings. Vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the DNR agrees that vapor control technologies are not needed.

The DNR fact sheet "Continuing Obligations for Environmental Protection," RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained online at dnr.wi.gov (search "RR-819").

DNR Database

This site will be included in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) online at dnr.wi.gov. Search "BOTW" for information on residual contamination and any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map at dnr.wi.gov (search "RRSM").

DNR approval is required prior to well construction or reconstruction in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To request approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at dnr.wi.gov by searching "3300-254".

All site information is also on file at the South Central Regional DNR office, at 3911 Fish Hatchery Road. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) in BOTW.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, that condition of closure requires notification of the DNR before making a change, to determine if further action is needed to maintain the protectiveness of the

remedy. The following activities are prohibited on any portion of the property where pavement, building foundations, and a vapor mitigation system is required, as shown on the **attached maps,** (Figure D.2, Location Map, revised 6/12/19 and Figure D.2, Location Map Vapor Mitigation System, dated 09/30/14) , unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single- or multiple-family residences, a school, day care, senior center, hospital, or similar residential exposure settings;
- changing the construction of a building that has a vapor mitigation system in place.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions in this letter and the attached maintenance plan are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
3911 Fish Hatchery Road
Fitchburg WI 53711

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present both on this contaminated property and off this contaminated property, as shown on the **attached map**, (Figure B.3.b, Groundwater Isoconcentrations, revised 05/09/19). If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval. Affected off-site property owners and right-of-way holders were notified of the presence of groundwater contamination. **This continuing obligation also applies to the owners of 2801 Marshall Court and to the City of Madison for the Franklin Court and University Avenue rights-of-way, the Village of Shorewood Hills for the Marshall Court right-of-way, and the Wisconsin & Southern Railroad line right-of-way.**

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains in the southern and central portions of the property as well as in the Franklin Court right-of-way, as indicated on the **attached map**, (Figure B.2.b, Residual Soil Contamination, revised 6/12/19). If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal complies with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval. **This continuing obligation also applies to the City of Madison for the Franklin Court right-of-way.**

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Monitoring Wells that could not be Properly Filled and Sealed (ch. NR 141, Wis. Adm. Code)
This continuing obligation applies to the Village of Shorewood Hills, which may be held liable for any problems associated with the lost monitoring well if it creates a conduit for contaminants to enter groundwater. Monitoring well MW-8 located on Marshall Court shown on the **attached map**, (Figure B.3.d, Monitoring Wells, revised 06/12/19), could not be properly filled and sealed because it was missing due to being paved over or destroyed during Village roadwork. Your consultant made a reasonable effort to locate the well and to determine whether it was properly filled and sealed but was unsuccessful. If the groundwater monitoring well is found, then the Village of Shorewood Hills or the current owner of the property on which the well is located is required to notify the DNR, to properly fill and seal the wells, and to submit the required documentation to the DNR.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)
The pavement and building foundations that exists in the location shown on the **attached map**, (Figure D.2, Location Map, revised 6/12/19) shall be maintained in compliance with the **attached maintenance plan**, dated August 23, 2019, in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code.

In this case, the building is also considered a structural impediment, and additional investigation and response requirements apply as described in the section titled Structural Impediments.

The cover approved for this closure was designed to be protective for a commercial or industrial use setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. Before removing or replacing the cover, you must notify the DNR at least 45 days before taking an action. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation. A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to, single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single-family residence.

The **attached maintenance plan and inspection log (DNR form 4400-305)** are to be kept up-to-date and on-site. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

Structural Impediments (s. 292.12 (2) (b), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)
The remaining buildings as shown on the **attached map**, (Figure B.2.b, Residual Soil Contamination, revised 6/12/19), made complete investigation and/or remediation of the soil contamination on this property impracticable. If the structural impediment is to be removed, the property owner shall notify the DNR at least 45 days before removal and investigate the degree and extent of chlorinated volatile organic compound contamination below the structural impediment. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Vapor Mitigation System: Soil vapor beneath the building contains chlorinated volatile organic compounds at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building on the property. The vapor mitigation system installed in 2014 must be operated, maintained and inspected in accordance with the **attached** maintenance plan, dated August 23, 2019. System components must be repaired or replaced immediately upon discovery of a malfunction. Annual inspections and any system repairs must be documented in the inspection log (DNR form 4400-305). The inspection log shall be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

If a decision is made to no longer use the vapor mitigation system, or to make a change to the vapor mitigation system, the property owner must notify the DNR at least 45 days before shutting the vapor mitigation system off, or before making any other change to the system, and evaluate whether conditions are protective of public health and safety. Additional response actions may be necessary.

The integrity of the building foundations and asphalt pavement on the property, shown on the **attached map (**Figure D.2, Location Map, revised 6/12/19), must be maintained in compliance with the **attached maintenance plan**. This will help ensure proper functioning of the vapor mitigation system, limiting vapor intrusion to indoor air spaces.

A copy of the maintenance plan must be provided to the property owner. The property owner must notify occupants, and provide the maintenance plan to any occupant that is responsible for continued operation of the vapor mitigation system.

Commercial/Industrial Use: Sub-slab vapors beneath the 2803/2805/2807 University Avenue building contains contaminants at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building. Case closure is based on the following site-specific exposure assumptions: commercial use and operation of a properly maintained vapor mitigation system. Therefore, use of this property is restricted to non-residential uses. If changes to the current property use or land use are planned, an assessment must be made of whether the closure will be protective of the proposed use. Additional response actions may be necessary.

Future Concern: Chlorinated volatile organic compounds remain in soil and groundwater at 2803/2805/2807 University Avenue, as shown on the **attached map**, (Figure B.4.a, Vapor Intrusion Map, revised 6/12/19), at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. Therefore, before a building is constructed and/or an existing building is modified, the property owner must notify the DNR at least 45 days before the change. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and the DNR agrees that vapor control technologies are not needed.

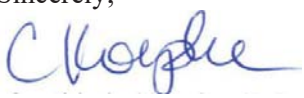
In Closing

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats., or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Cindy Koepke at 608-662-6741 (temporary number while working at home), 608-275-3257 (voice mail only during the pandemic) or cynthia.koepke@wisconsin.gov.

Sincerely,



for

Steven L. Martin, P.G.
South Central Region Team Supervisor
Remediation & Redevelopment Program

Attachments:

- Figure B.3.b, Groundwater Isoconcentrations, revised 05/09/19
- Figure B.2.b, Residual Soil Contamination, revised 6/12/19
- Figure B.3.d, Monitoring Wells, revised 06/12/19
- Figure D.2, Location Map, revised 6/12/19
- maintenance plan, Attachment D, dated August 23, 2019
- Vapor mitigation system maintenance plan, Attachment D, August 23, 2019
- DNR inspection log, form 4400-305
- Figure B.4.a, Vapor Intrusion Map, revised 6/12/19

copy (by email): Robert Langdon – SCS Engineers
Steven Martin - DNR

HILLSHORE CENTER

UNIVERSITY STATION

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 PREVENTIVE ACTION LIMIT

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 ENFORCEMENT STANDARD

MW6

MW7

MW5

506 SHEPARD TERRACE

DRY HOOTCH

IHOP

PARKING LOT

514 SHEPARD TERRACE

FORMER 2809

MW1

MW1R

UNIVERSITY AVENUE

MW2P

MW2

MW4P

MW3

2801 MARSHALL COURT

MW8

2803–2807

MW4 (U-PUMP)

518 SHEPARD TERRACE

MW5 (U-PUMP)

SHEPARD TERRACE

MW3 (U-PUMP)

FRANKLIN CT

U-PUMP

MW6 (U-PUMP)

PZ1 (U-PUMP)

2727 MARSHALL COURT

SHACKLETON SQUARE CONDOS

MW1 (U-PUMP)

2725 MARSHALL COURT

MARSHALL COURT

FRANKLIN AVENUE

PZ2

MW2 (U-PUMP)

MADISON WATER UTILITY WELL #6

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER

N

60 0 60

SCALE: 1" = 60'

I:\25211228.72\Drawings\Closure\Wells.dwg, 6/14/2019 12:05:30 PM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

GROUNDWATER ISOCONCENTRATIONS

FIGURE B.3.b

ESTIMATED EXTENT OF SOIL EXCEEDING
NR720 GROUNDWATER PATHWAY
RESIDUAL CONTAMINANT LEVELS

506 SHEPARD TERRACE

TERRACE
514 SHEPARD

TERRACE
518 SHEPARD

SHEPARD TERRACE

FRANKLIN CT

UNIVERSITY AVENUE

DRY
HOOTCH

IHOP

FORMER
2809

2803–
2807

HA1

B1300

B700

U-PUMP

MW1
MW1R
MW2
MW2P
MW3
(U-PUMP)
MW4
(U-PUMP)
MW4P
MW5
(U-PUMP)
MW6
(U-PUMP)
PZ1
(U-PUMP)
B4X

GB1
GB1A
GB2
GB2A
GB3
GB3A
GB4
GB4A
GB5
GB5A
GB6
GB6A
GB7
GB7A
GB8
GB8A
GB9
GB10
GB11
GB12
GB13
GB14
GB15
GB16
GB17
GB18
B100,

SS-1
SS-2
SS-3
SS-4
SS-5
SS-6
SS-7
SS-8
SS-9
SS-10

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER
- SOIL BORING
- APPROXIMATE LIMITS OF EXCAVATION
- EXCAVATION SIDEWALL SAMPLE
- EXCAVATION BASE SAMPLE
- Structural Impediment

40 0 40

SCALE: 1" = 40'

I:\25211228.72\Drawings\Closure\Soil Results.dwg, 6/28/2019 9:21:27 AM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

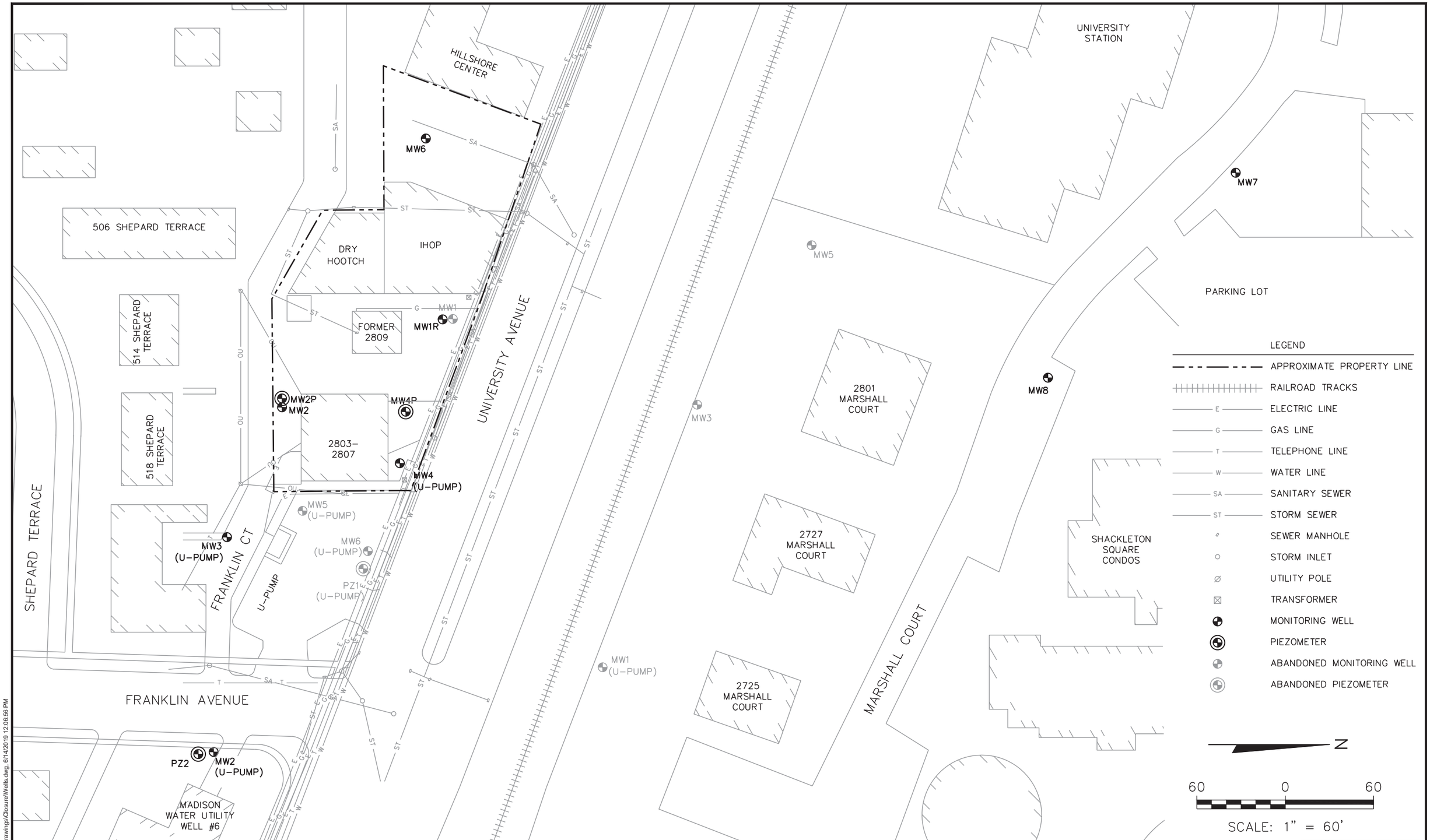
ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE
MADISON, WISCONSIN

RESIDUAL SOIL CONTAMINATION

FIGURE
B.2.b



I:\25211228.72\Drawings\ClosureWells.dwg, 6/14/2019 12:06:56 PM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

MONITORING WELLS

FIGURE B.3.d

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: May 1, 2020 FILE REF: 02-13-321347

TO: McGettigan Property file

FROM: Cindy Koepke – DNR project manager CJK

SUBJECT: Additional information on site conditions at the time of case closure

The McGettigan Property (also known as the MOM Partnership property, after the former owners) is a dry-cleaner remediation case; it was approved for closure with continuing obligations by the SCR closure committee in September 2019. This memo clarifies several topics about site conditions.

Vapor mitigation system: this was installed in 2014 by Acura Services LLC; the installation is described in detail in Acura's September 30, 2014 Post Mitigation Report. **On start-up of the system, the manometer read 3.3 inches W.C.**

Property boundaries:
Property boundaries for the source property and surrounding properties is shown on the figure below, which is from Access Dane (the county's land records database at https://accessdane.countyofdane.com/).

Extent of soil contamination: As shown in Figure B.2.b, soil contamination is on the source property and the City of Madison ROW for Franklin Court. It does not extend onto the nearby Shepard Terrace properties.

Extent of groundwater contamination: Groundwater contamination impacts the source property, the City of Madison ROW for University Avenue and Franklin Court, the Wisconsin & Southern Railroad ROW, and 2801 Marshall Court. In Figure B.3.b, the Enforcement Standard (ES) contour line is drawn slightly onto the 2727 Marshall Court property, but the closure committee and the project manager concur that the 2727 Marshall Court property is not subject to any continuing obligations from the McGettigan Property case and that the ES line should be closer to former well MW-3.

Maintenance plan maps: Based on the additional information presented above, the maps for the maintenance plan do not need any revisions.

Printed on Recycled Paper

Monitoring wells: All wells for the project were abandoned except for missing well MW-8.

Closure Form:
The closure committee did not impose a continuing obligation for any rights-of-way or off-site properties; the boxes for those COs checked on page 7 of the closure form are therefore not applicable.

The closure form was submitted before discovering that MW-8 was missing, so the option on page 10 pertaining to monitoring well status, while correct at the time of submittal, is incorrect. The consultant made several attempts to locate the missing well but was unable to do so.

ATTACHMENT D

Maintenance Plans and Photographs

McGettigan Property
BRRTS No. 02-13-321347

Table of Contents

CAP MAINTENANCE PLAN

2803/2805/2807 and 2825 University Ave, Madison

August 23, 2019

Property Located at: 2803/2805/2807 and 2825 University Ave, Madison, Wisconsin 53705

WDNR BRRTS/Activity # 02-13-580855

Legal Description, see **Attachment A**

Parcel ID # 251/0709-212-0604-5

INTRODUCTION

This document is the Maintenance Plan for caps at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing building foundation and pavement occupying the area over the contaminated groundwater plume or soil on site.

More site-specific information about this property may be found in:

- The case file in the Wisconsin Department of Natural Resources (WDNR) South Central office
- BRRTS on the Web (WDNR's internet-based database of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations
- RR Sites Map/GIS Registry layer for a map view of the site
- The WDNR project manager for Dane County

D.1 Descriptions

Description of Contamination

Soil contaminated by chlorinated volatile organic compounds (CVOCs) is present at concentrations in excess of WDNR groundwater pathway residual contaminant levels (RCLs) at a depth of approximately 0.5 foot on the southwest side of the property. The extent of the soil contamination is shown on **Figure B.2.b**.

Groundwater contaminated by CVOCs is located at a depth of approximately 25 feet. The extent of groundwater contamination is shown on **Figure B.3.b**.

Description of the Caps to be Maintained

The caps consist of building foundation and asphalt pavement. The caps are located on the southwest side of the property as shown on **Figure D.2**.

CAP MAINTENANCE PLAN

Cap Purpose

The building foundation and pavement over the contaminated soil and groundwater serve as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code.

Based on the current and future use of the property, the barriers should function as intended unless disturbed.

Annual Inspection

The caps overlying the contaminated groundwater plume and soil and as depicted on Figure D.2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks, and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age, and other factors. Any area where soils have become or are likely to become exposed and (for the building foundation cap) where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included in Attachment C, Continuing Obligations Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by WDNR representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE).

The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal law.

In the event the caps overlying the contaminated groundwater plume or soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the caps, will maintain a copy of this Maintenance Plan on site and make it available to all interested parties (i.e., on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where pavement, a building foundation, or vegetative cover is required as shown on the attached map, unless prior written approval has been obtained from the WDNR:

1. removal of the existing barrier;
2. replacement with another barrier;
3. excavating or grading of the land surface;
4. filling on capped or paved areas;
5. plowing for agricultural cultivation; or
6. construction or placement of a building or other structure.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

Property Owner:	Louis Fortis, Findlay Partnership Associates LLP 1610 North Prospect Avenue Milwaukee, WI 53202 (414) 736-4359
Consultant:	Robert Langdon, SCS Engineers 2830 Dairy Drive Madison, WI 53718 (608) 224-2830
WDNR:	Cynthia Koepke 3911 Fish Hatchery Road Fitchburg, WI 53711 (608) 275-3257

D.2 Location Map

See **Figure D.2** for a map of features to maintain.

D.3 Photographs

Photographs are included in **Attachment B**.

D.4 Inspection log

The Continuing Obligations Inspection and Maintenance Log is included in **Attachment C.**

I:\2287\Reports\Closure Request\Attachment D Maintenance Plans and Photographs\Cap Maintenance Plan\D1 Cap Maintenance Plan_rev 190926.docx

ESTIMATED EXTENT OF SOIL EXCEEDING NR720 GROUNDWATER PATHWAY RESIDUAL CONTAMINANT LEVELS

506 SHEPARD TERRACE

TERRACE 514 SHEPARD

TERRACE 518 SHEPARD

SHEPARD TERRACE

FRANKLIN CT

UNIVERSITY AVENUE

IHOP

DRY HOOTCH

FORMER 2809

2803–2807

HA1

B1300

B700

B100, B18

MW1

MW1R

MW2

MW2P

MW3 (U-PUMP)

MW4 (U-PUMP)

MW4P

MW5 (U-PUMP)

MW6 (U-PUMP)

PZ1 (U-PUMP)

B4X

U-PUMP

GB1 GB2 GB3 GB3A GB4 GB4A GB5 GB5A GB6 GB6A GB7 GB7A GB8 GB8A GB10 GB11 GB12 GB13 GB14 GB15 GB16 GB17 GB18 GB1A GB2A

SS-1 SS-2 SS-3 SS-4 SS-5 SS-6 SS-7 SS-8 SS-9 SS-10

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER
- SOIL BORING
- APPROXIMATE LIMITS OF EXCAVATION
- EXCAVATION SIDEWALL SAMPLE
- EXCAVATION BASE SAMPLE
- Structural Impediment

40 0 40

SCALE: 1" = 40'

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

RESIDUAL SOIL CONTAMINATION

FIGURE B.2.b

I:\25211228.72\Drawings\Closure\Soil Results.dwg, 6/28/2019 9:21:27 AM

HILLSHORE CENTER
UNIVERSITY STATION
ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 PREVENTIVE ACTION LIMIT
ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 ENFORCEMENT STANDARD
MW6
MW7
MW5
506 SHEPARD TERRACE
DRY HOOTCH
IHOP
PARKING LOT
514 SHEPARD TERRACE
FORMER 2809
MW1
MW1R
UNIVERSITY AVENUE
MW2P
MW2
MW4P
MW3
2801 MARSHALL COURT
MW8
2803–2807
MW4 (U-PUMP)
518 SHEPARD TERRACE
MW5 (U-PUMP)
SHEPARD TERRACE
MW3 (U-PUMP)
FRANKLIN CT
U-PUMP
MW6 (U-PUMP)
PZ1 (U-PUMP)
2727 MARSHALL COURT
SHACKLETON SQUARE CONDOS
MW1 (U-PUMP)
2725 MARSHALL COURT
MARSHALL COURT
FRANKLIN AVENUE
PZ2
MW2 (U-PUMP)
MADISON WATER UTILITY WELL #6

LEGEND
- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER

N

60 0 60

SCALE: 1" = 60'

I:\25211228.72\Drawings\Closure\Wells.dwg, 6/14/2019 12:05:30 PM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS, 2830 DAIRY DRIVE MADISON, WI 53718-6751, PHONE: (608) 224-2830

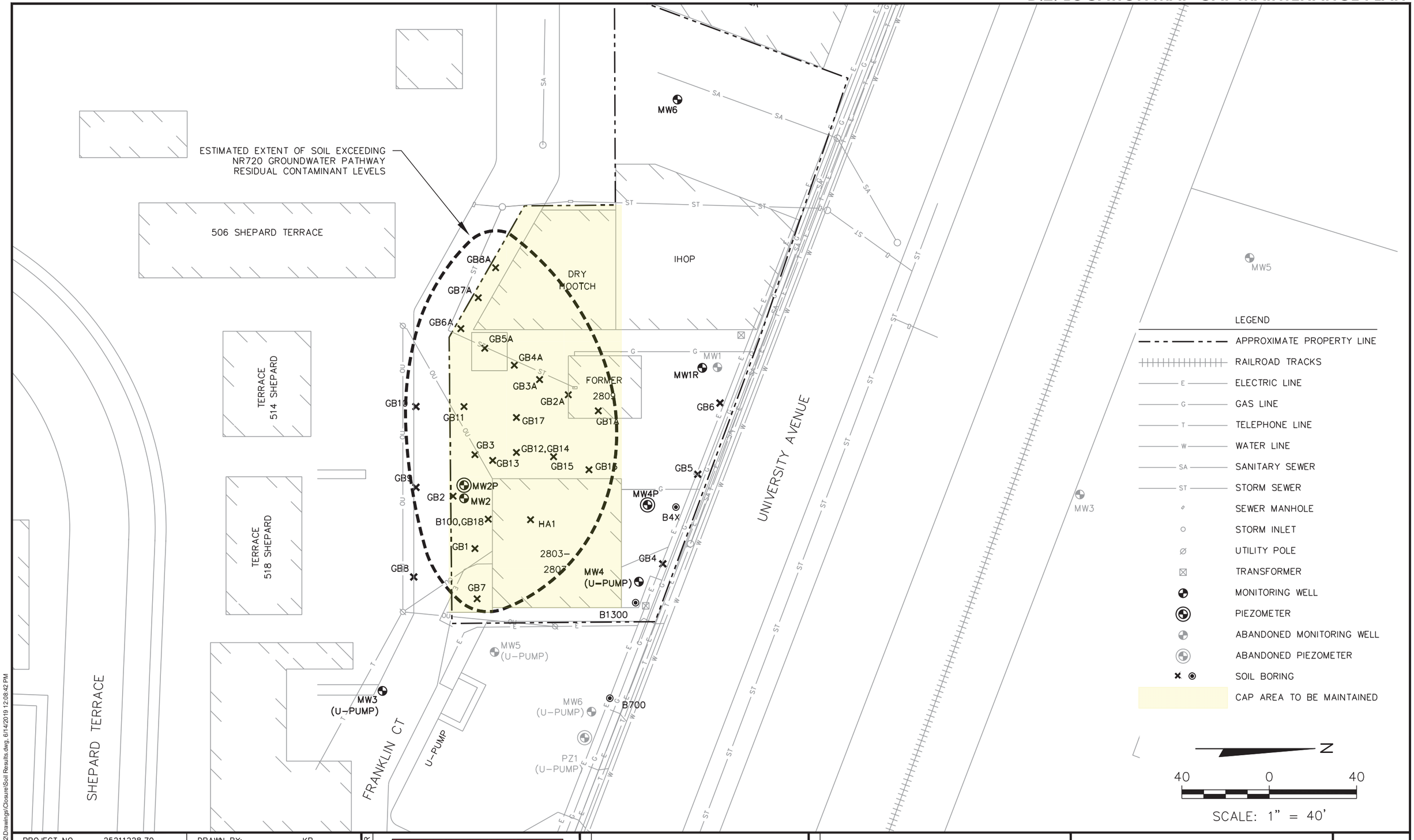
CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

GROUNDWATER ISOCONCENTRATIONS

FIGURE B.3.b

D.2. LOCATION MAP-CAP MAINTENANCE PLAN



PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

LOCATION MAP

FIGURE D.2

I:\25211228.72\Drawings\Closure\Soil Results.dwg, 6/14/2019 12:08:42 PM

CAP MAINTENANCE PLAN

ATTACHMENT A

Legal Description

SHEPARD PARK, BLK 1, LOT 1, 2, 3 & FINDLAY PARK, BLK 1, LOTS 10 & 11, EXC NELY PRT OF LOTS 10 & 11 BLK 1 FOR STREET

CAP MAINTENANCE PLAN

ATTACHMENT B

Photographs

Attachment B - Cap Photos
Former McGettigan/MOM Partnership
SCS Engineers Project #25211228.72

Photo 1: Looking northwest at pavement and buildings on June 7, 2018.

Photo 2: Looking north at pavement and buildings on June 7, 2018.

Attachment B - Cap Photos
Former McGettigan/MOM Partnership
SCS Engineers Project #25211228.72

Photo 3: Looking northeast at pavement from south side of the property on June 7, 2018.

CAP MAINTENANCE PLAN

ATTACHMENT C

Continuing Obligations Inspection and Maintenance Log

D.4. INSPECTION LOG-CAP MAINTENANCE PLAN

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name	BRRTS No.
McGettigan Property	02-13-321347

Inspections are required to be conducted (see closure approval letter):

- (●) annually
- ( ) semi-annually
- ( ) other – specify ____________

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N

02-13-321347
BRRTS No.

McGettigan Property
Activity (Site) Name

Continuing Obligations Inspection and Maintenance Log
Form 4400-305 (2/14)

{Click to Add/Edit Image}	Date added:
Title:	

{Click to Add/Edit Image}	Date added:
Title:	

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

2803/2805/2807 University Ave, Madison

August 23, 2019

Property Located at: 2803/2805/2807 University Ave, Madison, Wisconsin 53705

WDNR BRRTS/Activity # 02-13-321347

Legal Description, see **Attachment A**

Parcel ID # 251/0709-212-0604-5

INTRODUCTION

This document is the Maintenance Plan for an active vapor mitigation system (VMS) at the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. More site-specific information about this property may be found in:

- The case file in the Wisconsin Department of Natural Resources (WDNR) South Central office
- BRRTS on the Web (WDNR's internet-based database of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations
- RR Sites Map/GIS Registry layer for a map view of the site
- The WDNR project manager for Dane County

D.1 Descriptions

System Description, Purpose, and Location

The VMS was constructed by Acura Services, LLC for the 2803–2807 University Avenue building and was started up in September 2014. The VMS was designed to reduce the potential for vapor intrusion by depressurizing the sub-slab in areas where chlorinated volatile organic compounds (CVOCs) were detected in sub-slab vapor at concentrations in excess of WDNR commercial vapor risk screening levels.

The CVOC vapors appear to have originated from a historical release of dry cleaning solvent which may have occurred when a dry cleaning facility was operating in the building. The locations of various VMS components are shown on **Figure D.2**.

System Design and Construction Documentation

Photographs of the VMS are included in **Attachment B**. The VMS includes four vacuum pickup points. Each pickup point was constructed with 3-inch-diameter schedule 40 PVC pipe set in the sub-slab material. The PVC pipes were sealed into the floor to prevent leakage and extended through the interior walls, columns, or other existing structures for support. The pickup points were plumbed together to a 3-inch-diameter PVC pipe which was extended above the roof line of the building through an un-used chimney.

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

An AMG Eagle vacuum fan capable of producing up to approximately 4.0 inches of water column (WC) vacuum was mounted.

Power was supplied to the fan and tied to a single labeled circuit breaker inside the building. The fan can be turned on and off at the breaker box or with switches located on the fan.

A manometer was fitted to one of the pickup points (Pickup Point 1) to show vacuum at the pickup point and to check fan operation.

System Maintenance

Minimal operator control or maintenance is required. There are no service requirements for the fan. The fan status is checked using the manometer mounted to Pickup Point 1). If the manometer displays greater than zero, the vacuum fan is functioning.

The floor in the vicinity of the VMS should be maintained as a barrier to prevent vapor intrusion. The structural integrity of the floor should be maintained, and any changes or repairs to the floor need to account for keeping the floor as impermeable as when the VMS was installed.

The potential for vapor intrusion of CVOCs should be reevaluated if there are changes to the floor, building HVAC system, or other changes that may influence the sub-slab vacuum distribution. If changes are made, pressure field extension testing of the sub-slab should be completed to make sure that adequate sub-slab vacuum is maintained.

Malfunctioning or damaged system components should be replaced as soon as possible, and any changes or repairs should be documented in the attached inspection and maintenance log (Attachment C).

Inspections

The VMS should be inspected at least once per year during the heating season as follows:

- Inspect manometers:
  - If manometer vacuum reads zero, check the fan circuit breaker on south wall of service bay area to make sure fan has power.
  - If manometer shows low vacuum (e.g., less than 2.5 inches of WC) check for vacuum leaks in pickup point piping and repair as necessary.
  - If fan vacuum cannot be rectified contact SCS Engineers at (608) 224-2830.

- Inspect fan exhaust line to prevent clogging of fan exhaust, and remove any accumulated debris.

- Inspect floors and maintain as necessary to prevent vapor migration and vacuum loss.

- Record manometer readings and document repairs to the VMS, floors, or HVAC system on Form 4400-305, Continuing Obligations Inspection and Maintenance Log (Attachment C).

- Keep copies of the Inspection and Maintenance Log at the facility and available for submittal or inspection by WDNR representatives upon request.

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting the VMS

The following activities are prohibited unless prior written approval has been obtained from the WDNR:

1. Shutdown or removal of the VMS
2. Replacement of the VMS
3. Construction or placement of a building or other structure
4. Changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single- or multiple-family residences, a school, daycare, senior center, hospital, or similar residential exposure settings
5. Changing the use or occupancy of the property to single-family residential use

If removal, replacement, or other changes are considered, the property owner will contact WDNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

Property Owner:	Louis Fortis, Findlay Partnership Associates LLP 1610 North Prospect Avenue Milwaukee, WI 53202 (414) 736-4359
Consultant:	Robert Langdon, SCS Engineers 2830 Dairy Drive Madison, WI 53718 (608) 224-2830
WDNR:	Cynthia Koepke 3911 Fish Hatchery Road Fitchburg, WI 53711 (608) 275-3257

D.2 Location Map

See **Figure D.2** for a map of features to maintain.

D.3 Photographs

Photographs are included in **Attachment B**.

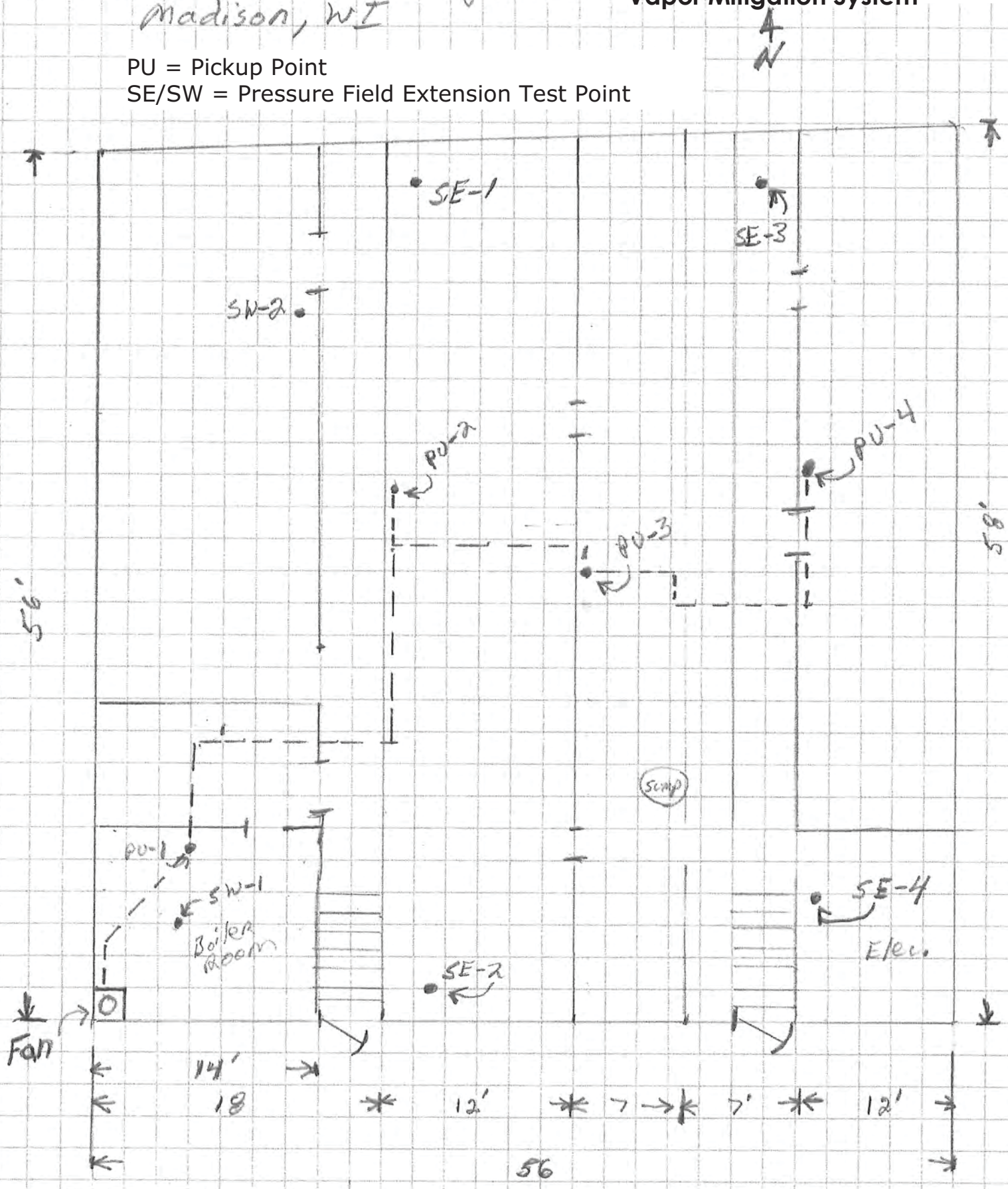
D.4 Inspection log

Inspection logs are included in **Attachment C**.

D.2 Location Map
Vapor Mitigation System

2803-2807 University Ave.
Madison, WI

PU = Pickup Point
SE/SW = Pressure Field Extension Test Point



Drawn by: A.G.H
9/30/14
Not to scale

Vapor Mitigation System

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

ATTACHMENT A

Legal Description

SHEPARD PARK, BLK 1, LOT 1, 2, 3 & FINDLAY PARK, BLK 1, LOTS 10 & 11, EXC NELY PRT OF LOTS 10 & 11 BLK 1 FOR STREET

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

ATTACHMENT B

Photographs

Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71

Photo 1: View looking northwest at southwest corner of 2803-2807 University Avenue building showing mitigation system fan and exhaust point.

Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71

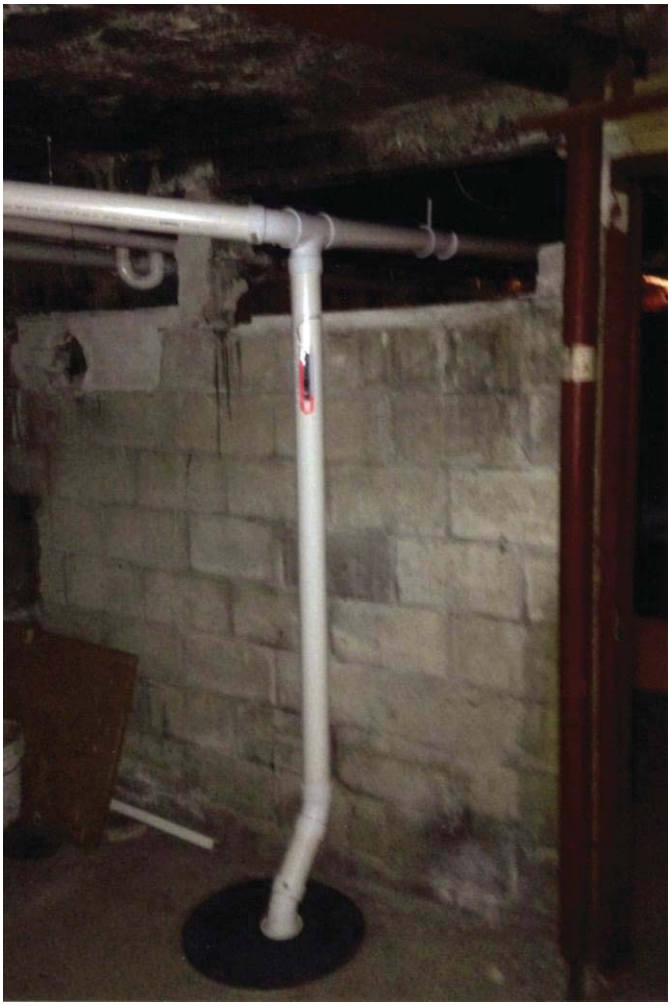


Photo 2: View looking northwest at mitigation system Pickup Point #1 (PU-1) in basement of 2803-2807 University Avenue.

Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71

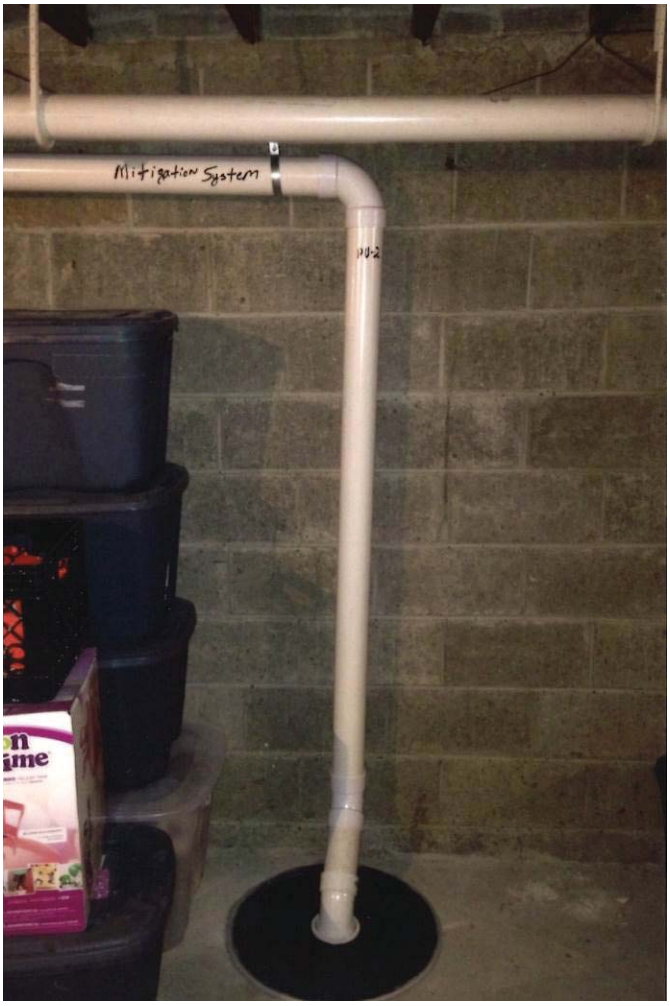


Photo 3: View looking west at mitigation system Pickup Point #2 (PU-2) in basement of 2803-2807 University Avenue.

Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71

Photo 4: View looking northwest at mitigation system Pickup Point #3 (PU-3) in basement of 2803-2807 University Avenue.

Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71

Photo 5: View looking west at mitigation system Pickup Point #4 (PU-4) in basement of 2803-2807 University Avenue.

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

ATTACHMENT C

Continuing Obligations Inspection and Maintenance Log

D.4. INSPECTION LOG-VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name	BRRTS No.
McGettigan Property	02-13-321347

Inspections are required to be conducted (see closure approval letter):

- (●) annually
- ( ) semi-annually
- ( ) other – specify ____________

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N

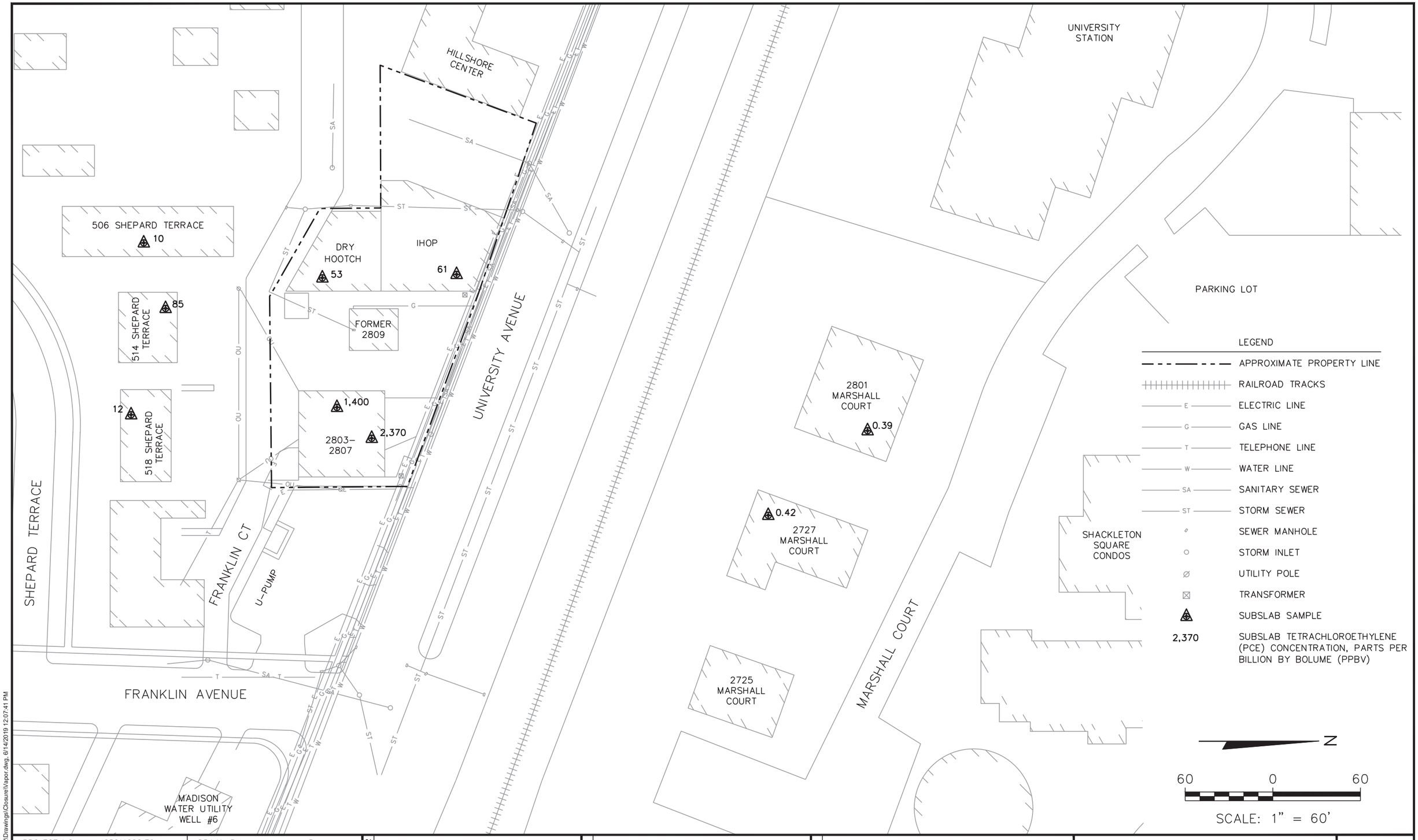
D.4. INSPECTION LOG-VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

02-13-321347
BRRTS No.

McGettigan Property
Activity (Site) Name

Continuing Obligations Inspection and Maintenance Log
Form 4400-305 (2/14)

{Click to Add/Edit Image} Date added:	{Click to Add/Edit Image} Date added:
Title:	Title:



PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

VAPOR INTRUSION MAP

FIGURE B.4.a

I:\25211228.72\Drawings\Closure\Vapor.dwg, 6/14/2019 12:07:41 PM

From:	Koepke, Cynthia L - DNR
To:	"Dennis Oloughlin" (dosonow2005@yahoo.com)
Cc:	"Langdon, Robert"; Martin, Steven L - DNR
Subject:	Remaining Actions Needed, McGettigan property, 02-13-321347
Date:	Thursday, September 19, 2019 2:52:00 PM

Dear Mr. O'Loughlin:

On September 5, 2019, the Department of Natural Resources (DNR) reviewed your request for closure of the case described above. After receiving additional information from your environmental consultant, the DNR closure committee met again on September 13, 2019 to re-consider your closure request. DNR reviews environmental remediation cases for compliance with applicable local, state and federal laws. The following actions are required prior to the DNR granting closure of your case in compliance with Wis. Stat. ch. 292 and Wis. Adm. Code chs. NR 700-754. Upon completion of these actions, closure approval will be provided. Pursuant to Wis. Adm. Code § NR 726.09 (2) (g), you are required to provide this information to the DNR within 120 days of the date of this letter.

Remaining Actions Needed

Source Property Notification of Continuing Obligations

The closure committee has reviewed the soil data and indicated that the existing buildings at 2803-2807 and 2825 University Avenue make complete investigation and/or remediation of soil contamination impracticable. You will need to notify the source property owner of this additional continuing obligation. Please have your environmental consultant prepare and send a revised Form 4400-286 to the source property owner as soon as possible. Allow 30 days for the source property owner to comment on the revised notification documents before completing the items discussed below.

Monitoring Well Filling and Sealing

The monitoring wells at the site must be properly filled and sealed in accordance with Wis. Adm. Code ch. NR 141. Documentation of filling and sealing for all wells and boreholes must be submitted to me on DNR Form 3300-005. To download the form, go online to dnr.wi.gov and search "form 3300-005".

Purge Water, Waste and/or Soil Pile Removal

Any remaining purge water, solid waste and/or contaminated soil piles generated as part of site investigation or remediation activities must be removed from the site and properly managed in accordance with the applicable local, state and federal laws. Once that work is complete, send documentation to the DNR regarding the methods used for appropriate treatment or disposal of the remaining purge water, solid waste and/or contaminated soil.

Documentation

Please revise your case closure request as follows:

1. The address for this BRRTS case is 2803-2809 University Avenue, so this will need to be changed where 2803-2825 is written as the address of the BRRTS case. When discussing the buildings as structural impediment, the addresses should be given as 2803-2807 and 2825 as the addresses of the current buildings.

2. Verify that all 2018 data is on Table A.3. and update the table if needed.
3. Add documentation of the revised source property notification discussed above.

When the required actions are completed, submit the appropriate documentation within 120 days of the date of this letter, to verify completion. It is enough to send one complete electronic copy of the revised documents through our electronic submittal portal. At that point, your closure request can receive final approval, and your case can be closed.

Listing on Database

This site will be listed on the DNR's Bureau for Remediation and Redevelopment Tracking System on the Web (BOTW) and RR Sites Map, to provide public notice of remaining contamination and continuing obligations. The continuing obligations will be specified in the final case closure approval letter sent to you. Information that was submitted with your closure request application will be included on BOTW, located online at dnr.wi.gov and search "BOTW".

In Conclusion

We appreciate your efforts to restore the environment at this site, Mr. O'Loughlin. This remedial action project is nearing completion. I look forward to working with you to complete all remaining actions that are necessary to achieve case closure. Please feel free to contact me if you have any questions.

We are committed to service excellence.
Visit our survey at http://dnr.wi.gov/customersurvey to evaluate how I did.

Cindy Koepke, P.G.
Hydrogeologist, Remediation & Redevelopment Program
Wisconsin Department of Natural Resources
South Central Region, Fitchburg
(608)275-3257
cynthia.koepke@wisconsin.gov

dnr.wi.gov

State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

Case Closure

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.). Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided.

Site Information

BRRTS No.	VPLE No.		
02-13-321347			
Parcel ID No.			
251/0709-212-0604-5			
FID No.	**WTM Coordinates**		
	X	Y	
113327610	565835.3	289181.8	
BRRTS Activity (Site) Name	**WTM Coordinates Represent:**		
McGettigan Property	☒ Source Area ☐ Parcel Center		
Site Address	**City**	**State**	**ZIP Code**
2803-2809 University Avenue	Madison	WI	53705
Acres Ready For Use			
1			

Responsible Party (RP) Name			
Dennis O'Loughlin			
Company Name			
MOM Partnership			
Mailing Address	**City**	**State**	**ZIP Code**
3934 Partridge Road	Deforest	WI	53532
Phone Number	**Email**		
(608) 846-1851	dosonow2005@yahoo.com		

☐ Check here if the RP is the owner of the source property.

Environmental Consultant Name			
Robert Langdon			
Consulting Firm			
SCS Engineers			
Mailing Address	**City**	**State**	**ZIP Code**
2830 Dairy Drive	Madison	WI	53718
Phone Number	**Email**		
(608) 216-7329	rlangdon@scsengineers.com		

Fees and Mailing of Closure Request

1. **Send a copy of page one** of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR Regional EPA (Environmental Program Associate) at **http://dnr.wi.gov/topic/Brownfields/Contact.html#tabx3**. Check all fees that apply:

   ☒ $1,050 Closure Fee

   ☒ $350 Database Fee for Groundwater or Monitoring Wells (Not Abandoned)

   ☒ $300 Database Fee for Soil

   Total Amount of Payment $ $1,700.00

   ☐ Resubmittal, Fees Previously Paid

2. **Send one paper copy and one e-copy on compact disk of the entire closure package** to the Regional Project Manager assigned to your site. Submit as *unbound, separate documents* in the order and with the titles prescribed by this form. For electronic document submittal requirements, see **http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf**.

Site Summary

If any portion of the Site Summary Section is not relevant to the case closure request, you must fully explain the reasons why in the relevant section of the form. All information submitted shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

A. Site Location: Describe the physical location of the site, both generally and specific to its immediate surroundings.
The site is located at 2803-2809 University Avenue on the west side of Madison, approximately 1 mile south of Lake Mendota.

B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.
The site as been used for commercial business and is currently occupied by a Jimmy Johns sandwich shop (2807 University Avenue) and a Sprint Store (2803 and 2805 University Avenue). By 1950, the property was developed with a three-unit building (2803, 2805, and 2807 University Avenue) with a basement. Sometime between 1950 and 1988 a slab-on-grade building was constructed to the west of the three-unit building (2809 University Avenue). From 1980 to 1986 Donald Harris leased the 2807 University Avenue unit for operation of a full-service dry cleaning and laundry business. In 1986, Klinke Clothing Care Corporation took over the space, removed the dry cleaning equipment and operated a dry cleaning drop-off service. By 1993, the former dry cleaning unit was occupied by the Bombay Bazaar, an Indian grocery and deli. In 2002, the three-unit building was occupied by Budget Signs (custom sign and silk screening business), Mai's Alterations (a seamstress business), and the Bombay Bazaar. The slab-on-grade building to the west (2809 University Avenue) was occupied by the Bahn Tai restaurant. By 2004, the slab-on-grade building had been demolished. Other structures on the property include IHop (2825 University Ave.) and Dry Hootch (2825 University Ave., Suite B).

C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
According to the City of Madison's website, the site property and properties to the east and west are zoned as CC-T (Commercial Corridor - Transitional District). The property is bound to the north by University Avenue. Properties to south of the site are zoned TR-U1 (Traditional Residential - Urban District 1).

D. Describe how and when site contamination was discovered.
The contamination was documented during a Phase 2 Environmental Site Assessment performed in March 2002.

E. Describe the type(s) and source(s) or suspected source(s) of contamination.
Dry cleaning solvent (tetrachloroethylene - PCE) and PCE-degradation products have been detected in soil, groundwater, and soil gas at the site. The suspected source of the contamination is the former dry cleaning operations.

F. Other relevant site description information (or enter Not Applicable).
Not Applicable.

G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.
The only BRRTS case for the site is BRRTS No. 02-13-321347 McGettigan Property.

H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.
The only adjacent BRRTS case is the Vista U-Pump #8 case, BRRTS No. 03-13-187028. This site is located immediately east of the subject site.

2. General Site Conditions

A. Soil/Geology

i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.
Based on soil boring logs recorded during site boring activities, soils at the site generally consist of 0 to 3 feet of silty gravel and silty sand fill over variable sequences of silt, organic silt, silty clay, and silty sand to depths of approximately 6 to 16 feet below ground surface (bgs). Below these variable sequences is a sand unit consisting of sand and silty sand. The sand unit is generally encountered by a depth of approximately 10 feet bgs at the site. North of the site, however, the silt/silty clay units pinch out and the sand unit is encountered within 2 feet of the ground surface. The sand unit is underlain by sandstone bedrock. Bedrock was encountered at the site at depths of 39 and 55 feet bgs.

ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
Other than the remedial excavation backfill, site fill appears to be limited to parking lot base course, which extends over much of the property and is limited to a maximum depth of approximately 2 feet. Limestone screenings were used as backfill for the remedial excavation from a depth of 1 to 10 feet bgs. The screenings are topped with approximately 1 foot of parking lot base course and asphalt.

iii. Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.
Competent sandstone bedrock was encountered at the site at depths of 39 and 55 feet bgs.

iv. Describe the nature and locations of current surface cover(s) across the site (e.g., natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).

The majority of the site is covered by building foundation or pavement.

B. Groundwater

i. Discuss depth to groundwater and piezometric elevations. Describe and explain depth variations, including high and low water table elevation and whether free product affects measurement of water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.

Water level measurements collected at the site indicate that the water table lies within the sand unit and is approximately 20 feet bgs. The depth to water has not fluctuated much over each season, but has decreased over time. Free product has not been observed.

ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.

Shallow groundwater flow is to the north at a gradient of approximately 0.01 feet per feet. Based on water levels measured at wells MW-2 and MW-2P, groundwater flow also has a downward vertical component.

iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.

Single-well hydraulic conductivity tests (slug tests) were performed in monitoring wells MW-1, MW-2, and MW-4P. Hydraulic conductivity estimates obtained from slug tests ranged from 3.2 x 10-4 centimeters per second (cm/s) in MW-2 to 8.6 x 10-3 cm/s in MW-4P. The geometric mean of the hydraulic conductivity for the three wells tested is 2.0 x 10-3 cm/s. Using Darcy's Law ($v = K*I/n$, where v is the average linear velocity of groundwater, K is the hydraulic conductivity of the formation [2.0 x 10-3 cm/s], I is the hydraulic gradient [0.01], and n is the effective porosity [assumed to be 0.3]), the average linear velocity of the groundwater in the sand unit at the site is approximately 70 feet per year.

iv. Identify and describe locations/distance of potable and/or municipal wells within 1200 feet of the site. Include general summary of well construction (geology, depth of casing, depth of screened or open interval).

The nearby City of Madison water supply well (Madison Water Utility #6) is located approximately 250 feet to the east-southeast of the site. There are no other known water supply wells within 1,200 feet of the site.

3. Site Investigation Summary

A. General

i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.

Site investigation activities included installation and sampling of several soil borings and monitoring wells. Site investigation findings were submitted in BT Squared's September 13, 2006 Site Investigation Report. Additional soil sampling results were submitted in BT Squared's Additional Soil Investigation Update dated August 16, 2007. Additional groundwater sampling results were submitted in BT Squared letters dated October 30, 2007 and March 7, 2008. In July 2008 the WDNR considered closure of the case, but determined more work was necessary. BT Squared submitted a proposal for remedial action on February 2, 2009, but the project subsequently stalled due to responsible party health issues and lack of funding. In 2011, sub-slab vapor sampling was conducted in the 2803/2805/2807 University Avenue building and additional groundwater sampling was performed. The project subsequently stalled due to lack of funding, but progressed again in 2014 under SCS Engineers (SCS) with off-site sub-slab sampling, vapor mitigation system installation, and additional groundwater sampling. Vapor mitigation system construction documentation for the 2803/2805/2807 University Avenue building was emailed to the WDNR on October 2, 2016. Additional sub-slab and groundwater monitoring results were summarized in SCS emails dated March 24, 2016 and July 19, 2016, and a summary letter dated July 8, 2016. Subsequent groundwater monitoring work was performed as part of a remedial action, which began in 2018 and results were submitted in SCS's June 29, 2018 Construction Documentation Report and subsequent emails.

ii. Identify whether contamination extends beyond the source property boundary, and if so describe the media affected (e.g., soil, groundwater, vapors and/or sediment, etc.), and the vertical and horizontal extent of impacts.

Contaminated soil, groundwater, and soil gas extends beyond the property limits. Groundwater contamination extends approximately 380 feet downgradient (north) of the property with a maximum plume width of approximately 320 feet and depth of approximately 37 feet bgs. Soil contamination extends over an area of approximately 9,600 square feet to a maximum depth of approximately 24 feet bgs. The soil contamination is primarily limited to the source property, but does extend off-site to the south under Franklin Court. Soil vapor containing chlorinated volatile organic compounds was detected at the source property and some off-site buildings, but only the 2803/2805/2807 source property building exhibited sub-slab concentrations in excess of commercial vapor risk screening levels (VRSLs). A vapor mitigation system was installed within this building to address the VRSL exceedances.

iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.

Structural impediments include the building at 2803/2805/2807 University Avenue and 2825 University Avenue. Both buildings are on the source property and serve as a performance standard barrier for protection of the groundwater pathway.

B. Soil

i. Describe degree and extent of soil contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways.

Soil contamination extends over an area of approximately 9,600 square feet to a maximum depth of approximately 24 feet bgs. The soil contamination is primarily limited to the source property, but does extend off-site to the south under Franklin Court. The degree and extent of soil contamination is consistent with a release or releases of dry cleaning solvent from the former dry cleaner. The relatively shallow (0 to 3 feet bgs) and widespread distribution of contaminated soil suggests there may have been spillage over a wide area along the south side of the property near the dry cleaner unit. The relatively higher concentrations and deeper soil contamination to the south of the former dry cleaning unit suggests repeated or larger spills in this area. This area was addressed by soil excavation to reduce contaminant mass.

ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column.

Tetrachloroethylene (PCE), trichloroethylene (TCE), and cis-1,2 dichloroethylene (cis-1,2 DCE) were detected in the upper four feet of the soil column at concentrations in excess of NR 720 groundwater pathway residual contaminant levels (RCLs), but not in excess of direct contact RCLs. No other chlorinated volatile organic compounds were detected in the upper four feet of soil column at concentrations in excess of groundwater pathway RCLs. Methylene chloride was detected in three excavation soil samples collected from the upper four feet of the soil column, but the laboratory flagged the detections as a laboratory contaminant.

iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/ information in Attachment C.

Generic NR 720 RCLs were used for cleanup standards.

C. Groundwater

i. Describe degree and extent of groundwater contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

Groundwater contamination extends approximately 380 feet downgradient (north) of the property with a maximum plume width of approximately 320 feet and depth of approximately 37 feet bgs. The depth to groundwater is approximately 20 feet bgs. The extent of groundwater contamination is consistent with a release of dry cleaning solvent as discussed under Section B.i. above. Based on depth to groundwater it does not appear that utilities would act as preferential pathways for groundwater migration. Other than the water supply well noted above, there do not appear to be any other drinking water receptors.

ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Identify the depth and location of the smear zone.

Free product was not observed.

D. Vapor

i. Describe how the vapor migration pathway was assessed, including locations where vapor, soil gas, or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.

The vapor migration pathway was assessed by sampling of sub-slab vapor probes installed in source property and off-source property buildings. Other than the 2803/2805/2807 source property building, sub-slab vapor sample concentrations did not exceed residential or commercial VRSLs. A vapor mitigation system was installed in the 2803/2805/2807 source property building to address the VRSL exceedances.

ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).

Residential sub-slab VRSLs were used for residential buildings and small commercial sub-slab VRSLs were used for commercial buildings.

E. Surface Water and Sediment

i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.

Not applicable. There are no surface water bodies or sediment near the site.

ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.

Not applicable. There are no surface water bodies or sediment near the site.

4. Remedial Actions Implemented and Residual Levels at Closure

A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.

Remedial action included excavation of approximately 937 tons of more heavily contaminated soil followed by groundwater monitoring for natural attenuation. Excavation and initial post-remediation groundwater monitoring findings are summarized in SCS's June 29, 2018 Construction Documentation Report. Subsequent groundwater monitoring results were submitted to the WDNR via emails.

B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.

There were no immediate actions. A vapor mitigation system was constructed in the 2803/2805/2807 source property building under interim action.

C. Describe the *active* remedial actions taken at the source property, including: type of remedial system(s) used for each media affected; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

Remedial action included excavation of approximately 937 tons of more heavily contaminated soil (near the southwest corner of the 2803/2805/2807 source property building) followed by groundwater monitoring for natural attenuation. Excavation and initial post-remediation groundwater monitoring findings are summarized in SCS's June 29, 2018 Construction Documentation Report. Subsequent groundwater monitoring results were submitted to the WDNR via email. The soil excavation successfully reduced the mass of contaminants and post-remediation groundwater monitoring results confirmed that contaminants will likely continue to decrease naturally over time.

D. Describe the alternatives considered during the Green and Sustainable Remediation evaluation in accordance with NR 722.09 and any practices implemented as a result of the evaluation.

Emissions related to soil excavation and hauling equipment were minimized by focusing excavation on a smaller area of more heavily impacted soil. Also, groundwater treatment by natural attenuation was selected as a viable alternative to active, less sustainable treatment options.

E. Describe the nature, degree and extent of residual contamination that will remain at the source property or on other affected properties after case closure.

Contaminated soil, groundwater, and soil gas extends beyond the property limits. Groundwater contamination at concentrations in excess of NR 140 standards extend approximately 380 feet downgradient (north) of the property with a maximum plume width of approximately 320 feet and depth of approximately 37 feet bgs. Soil contamination at concentrations in excess of NR 720 groundwater pathway RCLs extends over an area of approximately 9,600 square feet to a maximum depth of approximately 24 feet bgs. The soil contamination is primarily limited to the source property, but does extend off-site to the south under Franklin Court. Soil vapor containing chlorinated volatile organic compounds was detected at the source property and some off-site buildings, but only the 2803/2805/2807 source property building exhibited sub-slab concentrations in excess of residential VRSLs. Sub-slab vapor concentrations were not detected at concentrations in excess of residential VRSLs in off-site buildings. A vapor mitigation system was installed within this building to address the VRSL exceedances.

F. Describe the residual soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds RCLs established under s. NR 720.12, Wis. Adm. Code, for protection of human health from direct contact.

Contaminants were not detected in soil within four feet of ground surface at concentrations at or in excess of direct contact RCLs.

G. Describe the residual soil contamination that is above the observed low water table that attains or exceeds the soil standard(s) for the groundwater pathway.

Soil contamination at concentrations in excess of NR 720 groundwater pathway RCLs extends over an area of approximately 9,600 square feet to a maximum depth of approximately 24 feet bgs.

H. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.

Residual contamination will be addressed by groundwater natural attenuation and maintenance of existing pavement and building foundation as a barrier to prevent leaching of underlying soil which exceeds groundwater pathway RCLs.

I. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration (e.g., stable or receding groundwater plume).

Repeated groundwater monitoring has shown decreasing contaminant concentrations and evidence of natural attenuation including decreased sulfate concentrations at wells with higher chlorinated solvent concentrations. In December 2018, PCE was detected in excess of the ES in 3 of the 11 site monitoring wells (MW-1R, MW-2, and UP MW-4). No other VOCs were detected in any of the remaining wells at concentrations in excess of ESs. Monitoring wells MW-3, MW-5, and UP MW-1 were abandoned in October 2018 as approved by the WDNR due to redevelopment of the property the wells were located on.

The highest PCE concentration in December 2018 was 14 parts per billion (ppb) for monitoring well MW-1R. The highest historic PCE concentration observed for this well location was 279 ppb in October 2002. The December 2018 result represents a 95% reduction in PCE at this well.

The highest historic PCE concentration for any of the wells was 320 ppb for MW-2 in June 2007. The December 2018 PCE result for MW-2 was 6.3 ppb, which represents a 98% reduction. Results are similar for other wells and show stable or decreasing trends. This trend is likely to continue over time, especially with the 2018 source area excavation.

J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).

Residual soil contamination does not appear to be a direct contact exposure threat. The groundwater exposure pathway was addressed by soil excavation to remove more heavily impacted soils which could leach to groundwater, maintaining site pavement and building foundation to prevent leaching of the residual soil contamination, and natural attenuation to reduce groundwater contaminant concentrations. The vapor pathway was addressed by installation of a vapor mitigation system.

K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.

The vapor mitigation system fan, manometer, piping, and pickup points will be left in place to address the above-noted vapor pathway.

L. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.

MW-1R (ES - PCE), MW-2 (ES - PCE), MW-3 (ES - PCE), MW-5 (PAL - PCE), MW-6 (PAL - PCE), UP MW-4 (ES - PCE and PAL - TCE).

M. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.

Residential and commercial sub-slab VRSLs were exceeded in the 2803/2805/2807 source property building. The pathway was addressed by installation of a vapor mitigation system in this building.

N. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.

Not applicable. There is not surface water or sediment associated with this site.

REL 2/17/20

5. Continuing Obligations: Includes all affected properties and rights-of-way (ROWs). In certain situations, maintenance plans are also required, and must be included in Attachment D.

Directions: For each of the 3 property types below, check all situations that apply to this closure request.

(NOTE: Monitoring wells to be transferred to another site are addressed in Attachment E.)

	This situation applies to the following property or Right of Way (ROW): Property Type:			Case Closure Situation - Continuing Obligation (database fees will apply, ii. - xiv.)	Maintenance Plan Required
	Source Property	Affected Property (Off-Source)	ROW		
i.	☐	☐	☐	None of the following situations apply to this case closure request.	NA
ii.	☒	☒	☒	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	☒	☐	☒	Residual soil contamination exceeds ch. NR 720 RCLs.	NA
iv.				Monitoring Wells Remain:	
	☐	☐	☒	• Not Abandoned (filled and sealed)	NA
	☐	☐	☐	• Continued Monitoring (requested or required)	Yes
v.	☐	☐	☐	Cover/Barrier/Engineered Cover or Control for (soil) direct contact pathways (includes vapor barriers)	Yes
vi.	☒	☒	☒	Cover/Barrier/Engineered Cover or Control for (soil) groundwater infiltration pathway	Yes
vii.	☒	☐	☐	Structural Impediment: impedes completion of investigation or remedial action (not as a performance standard cover)	NA
viii.	☐	☐	☐	Residual soil contamination meets NR 720 industrial soil RCLs, land use is classified as industrial	NA
ix.	☒	☐	NA	Vapor Mitigation System (VMS) required due to exceedances of vapor risk screening levels or other health based concern	Yes
x.	☐	☐	NA	Vapor: Dewatering System needed for VMS to work effectively	Yes
xi.	☐	☐	NA	Vapor: Compounds of Concern in use: full vapor assessment could not be completed	NA
xii	☒	☐	NA	Vapor: Commercial/industrial exposure assumptions used.	NA
xiii.	☒	☐	☐	Vapor: Residual volatile contamination poses future risk of vapor intrusion	NA
xiv.	☐	☐	☐	Site-specific situation: (e. g., fencing, methane monitoring, other) (*discuss with project manager before submitting the closure request*)	Site specific

6. Underground Storage Tanks

A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action? ○ Yes ◉ No

B. Do any upgraded tanks meeting the requirements of ch. ATCP 93, Wis. Adm. Code, exist on the property? ○ Yes ◉ No

C. If the answer to question 6.B. is yes, is the leak detection system currently being monitored? ○ Yes ○ No

General Instructions

All information shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected. For each attachment (A-G), provide a Table of Contents page, listing all 'applicable' and 'not applicable' items by Closure Form titles (e.g., A.1. Groundwater Analytical Table, A.2. Soil Analytical Results Table, etc.). If any item is 'not applicable' to the case closure request, you must fully explain the reasons why.

Data Tables (Attachment A)

Directions for Data Tables:

- Use **bold** and italics font for information of importance on tables and figures. Use **bold** font for ch. NR 140, Wis. Adm. Code ES attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, PAL attainments or exceedances.
- Use **bold** font to identify individual ch. NR 720 Wis. Adm. Code RCL exceedances. Tables should also include the corresponding groundwater pathway and direct contact pathway RCLs for comparison purposes. Cumulative hazard index and cumulative cancer risk exceedances should also be tabulated and identified on Tables A.2 and A.3.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e., do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15 (3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Soil Analytical Results Table, etc.).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate Portable Document Format (PDF).

A. Data Tables

A.1. **Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates for all groundwater sampling points (e.g., monitoring wells, temporary wells, sumps, extraction wells, potable wells) for which samples have been collected.

A.2. **Soil Analytical Results Table(s):** Table(s) showing **all** soil analytical results and collection dates. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated).

A.3. **Residual Soil Contamination Table(s):** Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.

A.4. **Vapor Analytical Table(s)**: Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.

A.5. **Other Media of Concern (e.g., sediment or surface water)**: Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, and time period for sample collection.

A.6. **Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.

A.7. **Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps, Figures and Photos (Attachment B)

Directions for Maps, Figures and Photos:

- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11 x 17 inches, in a PDF readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis. Adm. Code.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.
- Maps, figures and photos should be dated to reflect the most recent revision.

B.1. Location Maps

B.1.a. **Location Map:** A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.

B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for all affected properties, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding a RCL. Provide parcel identification numbers for all affected properties.

B.1.c. **RR Sites Map:** From RR Sites Map (http://dnrmaps.wi.gov/sl/?Viewer=RR Sites) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

B.2.a. **Soil Contamination:** Figure(s) showing the location of **all** identified unsaturated soil contamination. Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720.Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedances (0-4 foot depth).

B.2.b. **Residual Soil Contamination:** Figure(s) showing only the locations of soil samples where unsaturated soil contamination remains at the time of closure (locations represented in Table A.3). Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedence (0-4 foot depth).

B.3. Groundwater Figures

B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:

- Source location(s) and vertical extent of residual soil contamination exceeding an RCL. Distinguish between direct contact and the groundwater pathway RCLs.
- Source location(s) and lateral and vertical extent if groundwater contamination exceeds ch. NR 140 ES.
- Surface features, including buildings and basements, and show surface elevation changes.
- Any areas of active remediation within the cross section path, such as excavations or treatment zones.
- Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1.b.)

B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, PAL and/or an ES. Indicate the date and direction of groundwater flow based on the most recent sampling data.

B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.

B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been abandoned.

B.4. Vapor Maps and Other Media

B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway in relation to residual soil and groundwater contamination, including sub-slab, indoor air, soil vapor, soil gas, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.

B.4.b. **Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.

B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank).

B.5. Structural Impediment Photos: One or more photographs documenting the structural impediment feature(s) which precluded a complete site investigation or remediation at the time of the closure request. The photographs should document the area that could not be investigated or remediated due to a structural impediment. The structural impediment should be indicated on Figures B.2.a and B.2.b.

Documentation of Remedial Action (Attachment C)

Directions for Documentation of Remedial Action:

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc.).
- If the documentation requested below has already been submitted to the DNR, please note the title and date of the report for that particular document requested.

C.1. **Site investigation documentation,** that has not otherwise been submitted with the Site Investigation Report.

C.2. **Investigative waste** disposal documentation.

C.3. Provide a **description of the methodology** used along with all supporting documentation if the RCLs are different than those contained in the Department's RCL Spreadsheet available at: http://dnr.wi.gov/topic/Brownfields/Professionals.html.

C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.

C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment.

C.6. **Other**. Include any other relevant documentation not otherwise noted above (This section may remain blank).

Maintenance Plan(s) and Photographs (Attachment D)

Directions for Maintenance Plans and Photographs:

Attach a maintenance plan for each affected property (source property, each off-source affected property) with continuing obligations requiring future maintenance (e.g., direct contact, groundwater protection, vapor intrusion). See Site Summary section 5 for all affected property(s) requiring a maintenance plan. Maintenance plan guidance and/or templates for: 1) Cover/barrier systems; 2) Vapor intrusion; and 3) Monitoring wells, can be found at: http://dnr.wi.gov/topic/Brownfields/Professionals.html#tabx3

D.1. **Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required:**

- Provide brief descriptions of the type, depth and location of residual contamination.

- Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
- Provide a description of the maintenance actions required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
- Provide contact information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.

D.2. **Location map(s) which show(s):** (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) all property boundaries.

D.3. **Photographs** for site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.

D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf.

Monitoring Well Information (Attachment E)

Directions for Monitoring Well Information:
For all wells that will remain in use, be transferred to another party, or that could not be located; attach monitoring well construction and development forms (DNR Form 4400-113 A and B: http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf)

Select One:

◯ No monitoring wells were installed as part of this response action.

◉ All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site

◯ ***Select One or More:***

☐ Not all monitoring wells can be located, despite good faith efforts. Attachment E must include a description of efforts made to locate the wells.

☐ One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason (s) the well(s) will remain in use. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.

☐ One or more monitoring wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s). Provide documentation from the party accepting future responsibility for monitoring well(s).

Source Legal Documents (Attachment F)

Directions for Source Legal Documents:
Label documents with the specific closure form titles (e.g., F.1. Deed, F.2. Certified Survey Map, etc.). Include all of the following documents, in the order listed:

F.1. **Deed:** The most recent deed with legal description clearly listed.

Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

F.2. **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.

F.3. **Verification of Zoning**: Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.

F.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties. This section applies to the source property only. Signed statements for Other Affected Properties should be included in Attachment G.

Notifications to Owners of Affected Properties (Attachment G)

Directions for Notifications to Owners of Affected Properties:

Complete the table on the following page for sites which require notification to owners of affected properties pursuant to ch. 292, Wis. Stats. and ch. NR 725 and 726, Wis. Adm. Code. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31- 19.39,Wis. Stats.]. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) lists specific notification requirements http://dnr.wi.gov/files/PDF/pubs/rr/RR606.pdf.

State law requires that the responsible party provide a 30-day, written advance notification to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned. Use form 4400-286, Notification of Continuing Obligations and Residual Contamination, at http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf

Include a copy of each notification sent and accompanying proof of delivery, i.e., return receipt or signature confirmation.

Include the following documents for each property, keeping each property's documents grouped together and labeled with the letter G and the corresponding ID number from the table on the following page. (Source Property documents should only be included in Attachment F):

- **Deed:** The most recent deed with legal descriptions clearly listed for all affected properties.
  Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

REL 2/17/20

Notifications to Owners of Affected Properties (Attachment G)

ID	Address of Affected Property	Parcel ID No.	Date of Receipt of Letter	Type of Property Owner	WTMX	WTMY	Reasons Notification Letter Sent: Residual Groundwater Contamination = or > ES	Residual Soil Contamination Exceeds RCLs	Monitoring Wells: Not Abandoned	Monitoring Wells: Continued Monitoring	Cover/Barrier/Engineered Control	Structural Impediment	Industrial RCLs Met/Applied	Vapor Mitigation System(VMS)	Dewatering System Needed for VMS	Compounds of Concern in Use	Commercial/Industrial Vapor Exposure Assumptions Applied	Residual Volatile Contamination Poses Future Risk of Vapor Intrusion	Site Specification Situation
A	2803/2805/2807/2825 University Avenue, Madison	070921206045	10/15/2019	SPO	565835	289181	X	X			X	X		X			X	X	
B	University Avenue ROW	NA	07/08/2019	ROWH	565823	289227	X												
C	Franklin Court ROW	NA	07/08/2019	ROWH	565820	289173	X	X											
D	Wisconsin & Southern Railroad ROW	NA	07/08/2019	ROWH	565830	289255	X												
E	Village of Shorewood Hills ROW	NA	07/23/2019	ROWH	565842	289271	X		X										
F	2801 Marshall Court, Village of Shorewood Hills	070921282151	07/08/2019	APO	565832	289297	X												

Signatures and Findings for Closure Determination

This page has been updated as of February 2019 to comply with the requirements of Wis. Admin. Code ch. NR 712.

Check the correct box for this case closure request and complete the corresponding certification statement(s) listed below to demonstrate that the requirements of Wis. Admin. Code ch. NR 712 have been met. The responsibility for signing the certification may not be delegated per Wis. Admin. Code § NR 712.09 (1). Per Wis. Admin. Code § 712.05 (1), the work must be conducted or supervised by the person certifying.

- (●) The investigation and/or response action(s) for this site evaluated and/or addressed groundwater (including natural attenuation remedies). Both a professional engineer and a hydrogeologist must sign this document per Wis. Admin. Code ch. NR 712.
- ( ) The investigation and the response action(s) for this site did not evaluate or address groundwater. A professional engineer must sign this document per Wis. Admin. Code ch. NR 712.

Engineering Certification

I, Mark R. Huber, hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this document has been prepared in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

Signature _____ P. E. # E-31719

Title Project Director P.E. Stamp

Hydrogeologist Certification

I, Eric Oelkers, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, am registered in accordance with the requirements of ch. GHSS 2, Wis. Adm. Code, or licensed in accordance with the requirements of ch. GHSS 3, Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

Signature _____

Title Senior Project Manager Date 8/22/19

ATTACHMENT A

Data Tables

McGettigan Property
BRRTS No. 02-13-321347

Table of Contents

A.1 Groundwater Analytical Table
2803-2809 University Avenue, Madison, Wisconsin / SCS Engineers Project #25211228.72
(Results are in µg/L)

Sample	Date	Lab Notes	Benzene	n-Butylbenzene	sec-Butylbenzene	Chloroform	Chloromethane	Dibromochloromethane (Chlorodibromomethane)	Dichlorodifluoromethane	1,2-Dichloroethane	cis-1,2-Dichloroethylene	trans-1,2-Dichloroethylene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	Methylene Chloride	Naphthalene	n-Propylbenzene	Tetrachloroethylene	Toluene	Trichloroethylene	TMBs	Vinyl Chloride	Xylenes
MW1	9/17/2002	--	<15.5	<18.0	<16.5	<13.5	<14.5	<43.5	<23.0	<8.50	<11.5	<19.5	<25.0	<15.5	<16.0	<25.5	<40.0	<15.0	**269**	<15.0	<18.0	<35.5	<10.0	<46.0
	10/16/2002	--	<6.20	<7.20	<6.60	<5.40	<5.80 CSH SPH	<17.4	<9.20 CSH	<3.40	<4.60	<7.80	<10.0	<6.20	<6.40	<10.2 CSH	<16.0 CSH	<6.00	**279** CSH	<6.00	<7.20	<14.20	<4.00	<18.40
	10/16/02 (Dup)	--	<6.20	<7.20	<6.60	<5.40	<5.80 CSH SPH	<17.4	<9.20	<3.40	<4.60	<7.80	<10.0	<6.20	<6.40	<10.2	<16.0 CSH	<6.00	**275**	<6.00	<7.20	<14.20	<4.00	<18.40
	5/21/2004	--	<3.10	<3.60	<4.00	<4.00	<2.90 CSH	<8.70	<7.00	<4.00	<4.00	<3.90	<5.00	<3.10	<5.00	<5.00	<8.00	<3.00	**139**	<3.00	<5.00	<7.10	<2.00	<9.20
MW1R	8/24/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	**140**	<0.20	*3.3*	<0.40	<0.20	<0.50
	11/23/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	*4.5* S2	<0.25	<0.50	**95**	<0.20	*1.1*	<0.40	<0.20 C	<0.50
	2/7/2006	--	<0.40	<0.40	<0.50	<0.40	<0.40	<0.40	<1.0	<1.0	<1.0	<1.0	<1.0	<0.40	<0.40	<2.0	<0.50	<1.0	**81**	<0.40	<0.40	<0.80	<0.40	<1.0
	6/27/2007	(6)	<0.41	<0.93	<0.89	<0.37	<0.24	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	**140**	<0.67	*0.91* J	<1.8	<0.18	<2.63 &
	2/5/2008	(10)	<0.41	<0.93	<0.89	<0.37	<0.24	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	**72**	<0.67	<0.48	<1.8	<0.18	<2.63
	3/22/2011	--	<0.20	<0.20	<0.25	<0.20	<0.30	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	**21**	<0.50	<0.20	<0.40	<0.20	<0.50
	10/8/2015	--	<0.50	<0.50	<2.2	<2.5	*1.8*	<0.50	<0.22	<0.17	<0.26	<0.26	<0.50	<0.14	<0.50	<0.23	<2.5	<0.50	**10.3**	<0.50	<0.33	<1.0	<0.18	<1.5
	6/6/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	1.3 J2	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	**11**	<0.15	<0.16	<0.61	<0.20	<0.22
	9/19/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	**16**	<0.15	<0.16	<0.61	<0.20	<0.22
	12/19/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67 *	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	**14**	<0.15	<0.16	<0.61	<0.20	<0.22
MW2	9/17/2002	--	<6.20	<7.20	<6.60	<5.40	<5.80	<17.4	<9.20	<3.40	<4.60	<7.80	<10.0	<6.20	<6.40	<10.2	<16.0	<6.00	**188**	<6.00	<7.20	<14.20	<4.00	<18.40
	9/17/02 (Dup)	--	<6.20	<7.20	<6.60	<5.40	<5.80	<17.4	<9.20	<3.40	<4.60	<7.80	<10.0	<6.20	<6.40	<10.2	<16.0	<6.00	**187**	<6.00	<7.20	<14.20	<4.00	<18.40
	10/16/2002	--	<6.20	<7.20	<6.60	<5.40	<5.80 CSH SPH	<17.4	<9.20 CSH	<3.40	<4.60	<7.80	<10.0	<6.20	<6.40	<10.2 CSH	<16.0 CSH	<6.00	**122** CSH	<6.00	<7.20	<14.20	<4.00	<18.40
	5/20/2004	--	<1.55	<1.80	<2.00	<2.00	<1.45 CSH	<4.35	<3.50	<2.00	*8.57*	<1.95	<2.50	<1.55	<2.50	<2.50	<4.00	<1.50	**296**	<1.50	**19.6**	<3.55	<1.00	<4.60
	5/25/2005	(1)	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	*7.1*	<0.50	<0.50	<0.20	<0.20	*1.5* J	NA	<0.50	**200**	<0.20	**17**	<0.40	<0.20	<0.50
	8/23/2005	--	<0.80	<0.80	<1.0	<0.80	<0.80	<0.80	<2.0	<2.0	3.2 J	<2.0	<2.0	<0.80	<0.80	<4.0	<1.0	<2.0	**140**	<0.80	**9.2**	<1.60	<0.80	<2.0
	11/22/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	5.1	<0.50	<0.50	<0.20	<0.20	*3.7* S2	<0.25	<0.50	**130**	<0.20	**8.0**	<0.40	<0.20	<0.50
	2/7/2006	--	<0.40	<0.40	<0.50	<0.40	<0.40	<0.40	<1.0	<1.0	*13*	<1.0	<1.0	<0.40	<0.40	<2.0	<0.50	<1.0	**220**	<0.40	**17**	<0.80	<0.40	<1.0
	6/27/2007	(6)	<1.0	<2.3	<2.2	<0.92	<0.60	<2.0	<2.5	<0.90	*11*	<2.2	<1.4	<1.5	<1.7	<1.1	<1.8	<2.0	**320**	<1.7	**21**	<4.5	<0.45	<6.6 &
	2/5/2008	(10)	<0.41	<0.93	<0.89	<0.37	0.26 Q	<0.81	<0.99	<0.36	*20*	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	**270**	<0.67	**24**	<1.8	<0.18	<2.63
	3/22/2011	--	<0.20	<0.20	<0.25	<0.20	<0.30	<0.20	<0.50	<0.50	0.57 J	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	**59**	<0.50	*1.9* J	<0.40	<0.20	<0.50
	10/8/2015	--	<0.50	<0.50	<2.2	<2.5	*1.6*	<0.50	<0.22	<0.17	0.36 J1	<0.26	<0.50	<0.14	<0.50	<0.23	<2.5	<0.50	**63.1**	<0.50	*3.0*	<1.0	<0.18	<1.5
	6/7/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	**11**	<0.15	<0.16	<0.61	<0.20	<0.22
	9/19/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	**9.5**	0.47 J3,B	<0.16	<0.61	<0.20	<0.22
	12/19/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67 *	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	**6.3**	<0.15	<0.16	<0.61	<0.20	<0.22

A.1 Groundwater Analytical Table
2803-2809 University Avenue, Madison, Wisconsin / SCS Engineers Project #25211228.72
(Results are in µg/L)

Sample	Date	Lab Notes	Benzene	n-Butylbenzene	sec-Butylbenzene	Chloroform	Chloromethane	Dibromochloromethane (Chlorodibromomethane)	Dichlorodifluoromethane	1,2-Dichloroethane	cis-1,2-Dichloroethylene	trans-1,2-Dichloroethylene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	Methylene Chloride	Naphthalene	n-Propylbenzene	Tetrachloroethylene	Toluene	Trichloroethylene	TMBs	Vinyl Chloride	Xylenes
MW2P	9/17/2002	--	<0.31	<0.36	<0.33	<0.27 SL	<0.29	<0.87 SL	<0.46 SL	<0.17 SL	1.35	<0.39	<0.5	<0.31	<0.32	<0.51 SL	<0.8	<0.3	**27.9**	<0.3	*1.43*	<0.71	<0.2	<0.92
	10/16/2002	--	<0.31	<0.36	<0.33	<0.27	<0.29 CSH SPH	<0.87	<0.46 CSH	<0.17	<0.23	<0.39	<0.5	<0.31	<0.32	<0.51 CSH	<0.8 CSH	<0.3	**11.1** CSH	<0.3	<0.36	<0.71	<0.2	<0.92
	5/20/2004	--	<0.31	<0.36	<0.4	<0.4	<0.29 CSH	<0.87	<0.7	<0.4	<0.4	<0.39	<0.5	<0.31	<0.5	<0.5	<0.8	<0.3	**17.3**	<0.3	<0.5	<0.71	<0.2	<0.92
	5/25/2005	(2)	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	*1.3* J	<0.25 C4	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	8/23/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	11/22/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	*3.5* S2	<0.25	<0.50	*3.5*	<0.20	<0.20	<0.40	<0.20	<0.50
	2/7/2006	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	*3.2*	<0.20	<0.20	<0.40	<0.20	<0.50
	6/27/2007	(6)	<0.41	<0.93	<0.89	<0.37	<0.24	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	**12**	<0.67	<0.48	<1.8	<0.18	<2.63 &
	10/9/2007	(7)	<0.21	<0.23	<0.24	<0.20	<0.15	<0.17	<0.15	<0.15	<0.21	<0.22	<0.23	<0.21	<0.23	<0.40	<0.25	<0.23	**16**	<0.20	*0.93*	<0.46	<0.17	<0.43
	2/5/2008	(10)	<0.41	<0.93	<0.89	*1.3*	0.42 Q	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	*3.4*	<0.67	<0.48	<1.8	<0.18	<2.63
	3/22/2011	--	<0.20	<0.20	<0.25	<0.20	<0.30	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	*2.3*	<0.50	<0.20	<0.40	<0.20	<0.50
	10/8/2015	--	<0.50	<0.50	<2.2	<2.5	*3.3*	<0.50	<0.22	<0.17	<0.26	<0.26	<0.50	<0.14	<0.50	<0.23	<2.5	<0.50	**8.8**	<0.50	<0.33	<1.0	<0.18	<1.5
	10/8/2015 (Dup)	--	<0.50	<0.50	<2.2	<2.5	*2.2*	<0.50	<0.22	<0.17	<0.26	<0.26	<0.50	<0.14	<0.50	<0.23	<2.5	<0.50	**9.0**	<0.50	<0.33	<1.0	<0.18	<1.5
	6/7/2018	(15)	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	9/20/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	12/19/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67 *	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
MW3	9/17/2002	--	<0.31	<0.36	<0.33	<0.27	<0.29	<0.87	<0.46	<0.17	2.0	2.93	<0.5	<0.31	<0.32	<0.51	<0.8	<0.3	**23.7**	<0.3	**16.9**	<0.71	<0.2	<0.92
	10/16/2002	--	<0.31	<0.36	<0.33	<0.27	<0.29 CSH SPH	<0.87	<0.46 CSH	<0.17	2.35	2.5	<0.5	<0.31	<0.32	<0.51 CSH	<0.8 CSH	<0.3	**24.3** CSH	<0.3	**20.6**	<0.71	<0.2	<0.92
	5/20/2004	--	<0.31	<0.36	<0.4	<0.4	<0.29 CSH	<0.87	<0.7	<0.4	<0.4	<0.39	<0.5	<0.31	<0.5	<0.5	<0.8	<0.3	**29.8**	<0.3	*1.04* J	<0.71	<0.2	<0.92
	5/24/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	**10**	<0.20	<0.20	<0.40	<0.20	<0.50
	8/23/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	1.0 J	1.4 J	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	**13**	<0.20	**10**	<0.40	<0.20	<0.50
	11/22/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	1.9	3.5	<0.50	<0.20	<0.20	*3.9* S2	<0.25	<0.50	**49**	<0.20	**32**	<0.40	<0.20 C	<0.50
	2/7/2006	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	**50**	<0.20	*2.4*	<0.40	<0.20	<0.50
	6/27/2007	(6)	<0.41	<0.93	<0.89	<0.37	<0.24	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	**7.6**	<0.67	*0.55* J	<1.8	<0.18	<2.63 &
	10/9/2007	(7)	<0.21	<0.23	<0.24	<0.20	<0.15	<0.17	<0.15	<0.15	<0.21	<0.22	<0.23	<0.21	<0.23	<0.40	<0.25	<0.23	**8.9**	<0.20	*1.5*	<0.46	<0.17	<0.43
	2/5/2008	(10)	<0.41	<0.93	<0.89	<0.37	<0.24	<0.81	<0.99	<0.36	<0.83	0.92 Q	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	**18**	<0.67	**7.9**	<1.8	<0.18	<2.63
	3/22/2011	--	<0.20	<0.20	<0.25	<0.20	<0.30	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	**39**	<0.50	<0.20	<0.40	<0.20	<0.50
	10/9/2015	--	<0.50	<0.50	<2.2	<2.5	*0.74* J1	<0.50	<0.22	<0.17	<0.26	<0.26	<0.50	<0.14	<0.50	<0.23	<2.5	<0.50	**9.5**	<0.50	<0.33	<1.0	<0.18	<1.5
	6/6/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	*3.3*	<0.15	<0.16	<0.61	<0.20	<0.22
	9/19/2018	--	<015	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	**9.2**	0.45 J3,B	<0.16	<0.61	<0.20	<0.22
	9/19/2018 (Dup)	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	**10**	<0.15	<0.16	<0.61	<0.20	<0.22

A.1 Groundwater Analytical Table
2803-2809 University Avenue, Madison, Wisconsin / SCS Engineers Project #25211228.72
(Results are in µg/L)

Sample	Date	Lab Notes	Benzene	n-Butylbenzene	sec-Butylbenzene	Chloroform	Chloromethane	Dibromochloromethane (Chlorodibromomethane)	Dichlorodifluoromethane	1,2-Dichloroethane	cis-1,2-Dichloroethylene	trans-1,2-Dichloroethylene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	Methylene Chloride	Naphthalene	n-Propylbenzene	Tetrachloroethylene	Toluene	Trichloroethylene	TMBs	Vinyl Chloride	Xylenes
MW4P	9/17/2002	--	<0.31	<0.36	<0.33	<0.27	<0.29	<0.87	<0.46	<0.17	<0.23	<0.39	<0.5	<0.31	<0.32	<0.51	<0.8	<0.3	*3.12*	<0.3	<0.36	<0.71	<0.2	<0.92
	10/16/2002	--	<0.31	<0.36	<0.33	<0.27	<0.29 CSH SPH	<0.87	<0.46 CSH	<0.17	<0.23	<0.39	<0.5	<0.31	<0.32	<0.51 CSH	<0.8 CSH	<0.3	*2.7* CSH	<0.3	<0.36	<0.71	<0.2	<0.92
	5/20/2004	--	<0.31	<0.36	<0.4	<0.4	<0.29 CSH	<0.87	<0.7	<0.4	<0.4	<0.39	<0.5	<0.31	<0.5	<0.5	<0.8	<0.3	*3.22*	<0.3	<0.5	<0.71	<0.2	<0.92
	5/25/2005	(2)	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	*1.7* J	<0.25 C4	<0.50	**7.3**	<0.20	<0.20	<0.40	<0.20	<0.50
	8/24/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	**12**	<0.20	<0.20	<0.40	<0.20	<0.50
	11/22/2005	(3)	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	*3.5* S2	<0.25	<0.50	**6.2**	<0.20	<0.20	<0.40	<0.20 C	<0.50
	2/7/2006	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	6/27/2007	(6)	<0.41	<0.93	<0.89	<0.37	<0.24	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	*4.9*	<0.67	<0.48	<1.8	<0.18	<2.63 &
	10/9/2007	(7)	<0.21	<0.23	<0.24	<0.20	<0.15	<0.17	<0.15	<0.15	<0.21	<0.22	<0.23	<0.21	<0.23	<0.40	<0.25	<0.23	**16**	<0.20	0.34 J	<0.46	<0.17	<0.43
	2/5/2008	(10)	<0.41	<0.93	<0.89	<0.37	<0.24	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	*2.9*	<0.67	<0.48	<1.8	<0.18	<2.63
	3/22/2011	--	<0.20	<0.20	<0.25	<0.20	<0.30	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	*0.75* J	<0.50	<0.20	<0.40	<0.20	<0.50
	10/8/2015	--	<0.50	<0.50	<2.2	<2.5	*2.4*	<0.50	<0.22	<0.17	<0.26	<0.26	<0.50	<0.14	<0.50	<0.23	<2.5	<0.50	*1.1*	<0.50	<0.33	<1.0	<0.18	<1.5
	6/6/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.16	<0.15	<0.16	<0.61	<0.20	<0.22
	9/20/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	12/19/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67 *	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
MW5	1/21/2004	--	<0.31	<0.36	<0.33	<0.27	<0.29 CSL	<0.87	<0.46 CSL	<0.17	<0.23	<0.39	<0.5	<0.31	<0.32	<0.51	<0.8	<0.3	**20**	<0.3	<0.36	<0.71	<0.2	<0.92
	5/20/2004	--	<0.31	<0.36	<0.4	*0.623* J	<0.29 CSH	<0.87	<0.7	<0.4	<0.4	<0.39	<0.5	<0.31	<0.5	<0.5	<0.8	<0.3	**14.8**	<0.3	<0.5	<0.71	<0.2	<0.92
	5/24/2005	--	<0.20	<0.20	<0.25	*2.1*	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	**14**	<0.20	<0.20	<0.40	<0.20	<0.50
	8/23/2005	--	<0.20	<0.20	<0.25	**10**	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	**8.8**	<0.20	<0.20	<0.40	<0.20	<0.50
	11/22/2005	--	<0.20	<0.20	<0.25	*3.0*	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	*3.5* S2	<0.25	<0.50	**11**	<0.20	<0.20	<0.40	<0.20 C	<0.50
	2/7/2006	--	<0.20	<0.20	<0.25	**7.8**	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	**12**	<0.20	<0.20	<0.40	<0.20	<0.50
	6/27/2007	(6)	<0.41	<0.93	<0.89	**7.9**	<0.24	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	**13**	<0.67	<0.48	<1.8	<0.18	<2.63
	10/9/2007	(7)(8)	<0.21	<0.23	<0.24	**30**	<0.15	<0.17	<0.15	<0.15	<0.21	<0.22	<0.23	<0.21	<0.23	<0.40	<0.25	<0.23	**8.2**	<0.20	<0.20	<0.46	<0.17	<0.43
	2/5/2008	(10)	<0.41	<0.93	<0.89	**26**	0.76 Q	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	**9.1**	<0.67	<0.48	<1.8	<0.18	<2.63
	3/22/2011	--	<0.20	<0.20	<0.25	*1.5* J	<0.30	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	**5.7**	<0.50	<0.20	<0.40	<0.20	<0.50
	10/9/2015	--	<0.50	<0.50	<2.2	<2.5	<0.50	<0.50	<0.22	<0.17	<0.26	<0.26	<0.50	<0.14	<0.50	<0.23	<2.5	<0.50	<0.50	<0.50	<0.33	<1.0	<0.18	<1.5
	6/6/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	*2.7*	<0.15	<0.16	<0.61	<0.20	<0.22
	9/19/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	*2.7*	0.45 J3,B	<0.16	<0.61	<0.20	<0.22

A.1 Groundwater Analytical Table
2803-2809 University Avenue, Madison, Wisconsin / SCS Engineers Project #25211228.72
(Results are in µg/L)

Sample	Date	Lab Notes	Benzene	n-Butylbenzene	sec-Butylbenzene	Chloroform	Chloromethane	Dibromochloromethane (Chlorodibromomethane)	Dichlorodifluoromethane	1,2-Dichloroethane	cis-1,2-Dichloroethylene	trans-1,2-Dichloroethylene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	Methylene Chloride	Naphthalene	n-Propylbenzene	Tetrachloroethylene	Toluene	Trichloroethylene	TMBs	Vinyl Chloride	Xylenes
MW6	1/21/2004	--	<0.31	<0.36	<0.33	<0.27	<0.29 CSL	<0.87	<0.46	<0.17	<0.23	<0.39	<0.5	<0.31	<0.32	<0.51	<0.8	<0.3	2.41	<0.3	<0.36	<0.71	<0.2	<0.92
	5/20/2004	--	<0.31	<0.36	<0.4	0.502 J	<0.29 CSH	<0.87	<0.7	<0.4	<0.4	<0.39	<0.5	<0.31	<0.5	<0.5	<0.8	<0.3	**9.47**	<0.3	<0.5	<0.71	<0.2	<0.92
	5/24/2005	--	<0.20	<0.20	<0.25	0.43 J	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	**5.3**	<0.20	<0.20	<0.40	<0.20	<0.50
	8/23/2005	--	<0.20	<0.20	<0.25	0.66 J	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	3.3	<0.20	<0.20	<0.40	<0.20	<0.50
	11/22/2005	--	<0.20	<0.20	<0.25	0.66 J	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	3.2 S2,J	<0.25	<0.50	1.2 J	<0.20	<0.20	<0.40	<0.20	<0.50
	2/7/2006	--	<0.20	<0.20	<0.25	0.55 J	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	**5.7**	<0.20	<0.20	<0.40	<0.20	<0.50
	6/27/2007	(6)	<0.41	<0.93	<0.89	<0.37	<0.24	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	**8.9**	<0.67	<0.48	<1.8	<0.18	<2.63 &
	2/5/2008	(10)	<0.41	<0.93	<0.89	2.0	<0.24	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	4.9	<0.67	<0.48	<1.8	<0.18	<2.63
	3/22/2011	(13)	<0.20	<0.20	<0.25	0.57	<0.30	0.71 J	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	1.2 J	<0.50	0.82 J	<0.50	<0.20	<0.40	<0.20	<0.50
	10/9/2015	--	<0.50	<0.50	<2.2	<2.5	<0.50	<0.50	<0.22	<0.17	<0.26	<0.26	<0.50	<0.14	<0.50	<0.23	<2.5	<0.50	2.1	<0.50	<0.33	<1.0	<0.18	<1.5
	6/6/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	9/20/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	1.4	<0.15	<0.16	<0.61	<0.20	<0.22
	12/19/2018	--	<0.15	<0.39	<0.40	0.89 J	<0.32	<0.49	<0.67 *	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	1.2	<0.15	<0.16	<0.61	<0.20	<0.22
MW7	5/20/2004	--	<0.31	<0.36	<0.4	<0.4	<0.29 CSH	<0.87	<0.7	<0.4	<0.4	<0.39	<0.5	<0.31	<0.5	<0.5	<0.8	<0.3	<0.45	<0.3	<0.5	<0.71	<0.2	<0.92
	5/24/2005	(4)	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	1.0 C4, J	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25 C4	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	NA
	8/23/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	11/22/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	1.2 J	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	3.5 S2	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20 C	<0.50
	2/7/2006	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	0.67 J	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	6/27/2007	(6)	<0.41	<0.93	<0.89	<0.37	<0.24	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	<0.45	<0.67	<0.48	<1.8	<0.18	<2.63 &
	3/22/2011	--	<0.20	<0.20	<0.25	0.31 J	<0.30	<0.20	0.52 J	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.50	<0.20	<0.40	<0.20	<0.50
	10/9/2015	(14)	<0.50	<0.50	<2.2	<2.5	0.56 J1	0.65 J1	<0.22	<0.17	<0.26	<0.26	<0.50	<0.14	<0.50	<0.23	<2.5	<0.50	<0.50	<0.50	<0.33	<1.0	<0.18	<1.5
	6/6/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	9/20/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	12/19/2018	--	<0.15	<0.39	<0.40	0.84 J	<0.32	<0.49	<0.67 *	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	12/19/2018 (Dup)	--	<0.15	<0.39	<0.40	0.81 J	<0.32	<0.49	<0.67 *	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
MW8	5/24/2005	(4)	<0.20	<0.20	<0.25	0.21 J	<0.20	<0.20	<0.50 C4	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25 C4	<0.50	1.6 J	<0.20	<0.20	<0.40	<0.20	NA
	8/23/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.50	<0.40	<0.20	<0.50
	11/22/2005	--	<0.20	<0.20	<0.25	2.0	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	3.3 S2	<0.25	<0.50	1.0 J	<0.20	<0.20	<0.40	<0.20 C	<0.50
	2/7/2006	--	<0.20	<0.20	<0.25	1.5	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	1.0 J	<0.20	<0.20	<0.40	<0.20	<0.50
	6/27/2007	(6)	<0.41	<0.93	<0.89	1.8	<0.24	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	0.77 J	<0.67	<0.48	<1.8	<0.18	<2.63 &
	3/22/2011	--	<0.20	<0.20	<0.25	3.6	<0.30	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.50	<0.20	<0.40	<0.20	<0.50
	10/9/2015	--	<0.50	<0.50	<2.2	<2.5	1.1	<0.50	<0.22	<0.17	<0.26	<0.26	<0.50	<0.14	<0.50	<0.23	<2.5	<0.50	<0.50	<0.50	<0.33	<1.0	<0.18	<1.5
	6/6/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	9/19/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22

A.1 Groundwater Analytical Table
2803-2809 University Avenue, Madison, Wisconsin / SCS Engineers Project #25211228.72
(Results are in µg/L)

Sample	Date	Lab Notes	Benzene	n-Butylbenzene	sec-Butylbenzene	Chloroform	Chloromethane	Dibromochloromethane (Chlorodibromomethane)	Dichlorodifluoromethane	1,2-Dichloroethane	cis-1,2-Dichloroethylene	trans-1,2-Dichloroethylene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	Methylene Chloride	Naphthalene	n-Propylbenzene	Tetrachloroethylene	Toluene	Trichloroethylene	TMBs	Vinyl Chloride	Xylenes
MW8 (cont.)	12/19/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67 *	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
PZ2	5/24/2005	--	<0.20	<0.20	<0.25	0.28 J	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	8/23/2005	--	<0.20	<0.20	<0.25	0.42 J	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	11/22/2005	--	<0.20	<0.20	<0.25	0.28 J	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	*3.9* S2	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	2/7/2006	--	<0.20	<0.20	<0.25	0.37 J	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	6/27/2007	(6)	<0.41	<0.93	<0.89	<0.37	<0.24	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	<0.45	<0.67	<0.48	<1.8	<0.18	<2.63 &
	10/9/2007	(7)	<0.21	<0.23	<0.24	0.37	<0.15	<0.17	<0.15	<0.15	<0.21	<0.22	<0.23	<0.21	<0.23	<0.40	<0.25	<0.23	<0.21	<0.20	<0.20	<0.46	<0.17	<0.43
	2/5/2008	(10)	<0.41	<0.93	<0.89	*1.7*	0.28 Q	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	<0.45	<0.67	<0.48	<1.8	<0.18	<2.63
	3/22/2011	(11)	<0.20	<0.20	<0.25	0.35 J	<0.30	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.50	<0.20	<0.40	<0.20	<0.50
	10/9/2015	--	<0.50	<0.50	<2.2	<2.5	0.53 J1	<0.50	<0.22	<0.17	<0.26	<0.26	<0.50	<0.14	<0.50	<0.23	<2.5	<0.50	<0.50	<0.50	<0.33	<1.0	<0.18	<1.5
	6/7/2018	(15)	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	9/20/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	12/19/2018	--	<0.15	<0.39	<0.40	0.43 J	<0.32	<0.49	<0.67 *	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
U PUMP MW1	5/20/2004	--	<0.31	<0.36	<0.4	<0.4	<0.29 CSH	<0.87	<0.7	<0.4	<0.4	<0.39	<0.5	<0.31	<0.5	<0.5	<0.8	<0.3	<0.45	<0.3	<0.5	<0.71	<0.2	<0.92
	5/24/2005	--	**16**	<0.20	0.87	<0.20	<0.20	<0.20	<0.50	*4.8*	<0.50	<0.50	6.9	2.0	0.46 J	<1.0	0.95	1.0 J	<0.50	0.70	<0.20	17.3	<0.20	34
	8/23/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	11/22/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	**5.4**	<0.50	<0.50	<0.50	<0.20	<0.20	*4.1* S2	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	2/7/2006	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	*0.78* J	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	6/27/2007	(6)	<0.41	<0.93	<0.89	<0.37	<0.24	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	<0.45	<0.67	<0.48	<1.8	<0.18	<2.63 &
	3/22/2011	--	**92**	<0.40	<0.50	<0.40	<0.60	<0.40	<1.0	<1.0	4.5	<1.0	*190*	7.9	<0.40	<2.0	*65*	18	<1.0	60	<0.40	*178*	<0.40	*670*
	10/9/2015	--	**9.3**	<0.50	<2.2	<2.5	0.59 J1	<0.50	<0.22	<0.17	0.39 J1	<0.26	44.4	2.0	<0.50	<0.23	*11.7*	5.1	<0.50	5.7	<0.33	34.8	<0.18	97.2
	6/7/2018	(15)	**85**	<0.39	1.9	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	*220*	9.7	0.98 J2	<1.6	**42**	24	<0.37	13	<0.16	72	<0.20	380
	9/19/2018	--	**64**	2.3	1	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	68	4.7	<0.36	<1.6	*18*	11	<0.37	44 B	<0.16	57	<0.20	130
U PUMP MW2	5/21/2004	--	<0.31	<0.36	<0.4	<0.4	<0.29 CSH	<0.87	<0.7	<0.4	<0.4	<0.39	<0.5	<0.31	<0.5	<0.5	<0.8	<0.3	<0.45	<0.3	<0.5	<0.71	<0.2	<0.92
	5/24/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	8/23/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	11/22/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	*3.6* S2	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	2/7/2006	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	6/27/2007	(6)	<0.41	<0.93	<0.89	<0.37	<0.24	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	<0.45	<0.67	<0.48	<1.8	<0.18	<2.63 &
	3/22/2011	--	<0.20	<0.20	<0.25	<0.20	<0.30	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.50	<0.20	<0.40	<0.20	<0.50
	10/8/2015	(14)	<0.50	<0.50	<2.2	<2.5	*1.0*	<0.50	<0.22	<0.17	<0.26	<0.26	<0.50	<0.14	<0.50	<0.23	<2.5	<0.50	<0.50	<0.50	<0.33	<1.0	<0.18	<1.5
	6/7/2018	(15)	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	9/19/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	12/19/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67 *	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22

A.1 Groundwater Analytical Table
2803-2809 University Avenue, Madison, Wisconsin / SCS Engineers Project #25211228.72
(Results are in µg/L)

Sample	Date	Lab Notes	Benzene	n-Butylbenzene	sec-Butylbenzene	Chloroform	Chloromethane	Dibromochloromethane (Chlorodibromomethane)	Dichlorodifluoromethane	1,2-Dichloroethane	cis-1,2-Dichloroethylene	trans-1,2-Dichloroethylene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	Methylene Chloride	Naphthalene	n-Propylbenzene	Tetrachloroethylene	Toluene	Trichloroethylene	TMBs	Vinyl Chloride	Xylenes
U PUMP MW3	5/21/2004	--	<0.31	<0.36	<0.4	<0.4	<0.29 CSH	<0.87	<0.7	<0.4	<0.4	<0.39	<0.5	<0.31	<0.5	<0.5	<0.8	<0.3	*1.48* J	<0.3	<0.5	<0.71	<0.2	<0.92
	5/24/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	8/23/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	*1.3* J	<0.20	<0.20	<0.40	<0.20	<0.50
	11/22/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	*4.3* S2	<0.25	<0.50	*1.5* J	<0.20	<0.20	<0.40	<0.20	<0.50
	2/7/2006	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	*1.2* J	<0.20	<0.20	<0.40	<0.20	<0.50
	6/27/2007	(6)	<0.41	<0.93	<0.89	<0.37	<0.24	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	*1.4* J	<0.67	<0.48	<1.8	<0.18	<2.63 &
	3/22/2011	(12)	<0.20	<0.20	<0.25	0.32 J	<0.30	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.50	<0.20	<0.40	<0.20	<0.50
	6/7/2018	(15)	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	6/7/2018 Dup	(15)	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	9/19/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	12/19/2018	--	<0.15	<0.39	<0.40	0.41 J	<0.32	<0.49	<0.67 *	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
U PUMP MW4	9/17/2002	--	**386**	<36.0	<33.0	<27.0	<29.0	<87.0	<46.0 CSH	<17.0	<23.0	<39.0	89.8	<31.0	<32.0	<60.0 CSH	<80.0 CSH	<30.0	<32.0	50	<36.0	*175.4*	<20.0 CSH	367.4
	10/16/2002	--	**352**	<18.0	<16.5	<13.5	<14.5 CSH SPH	<43.5	<23.0	<8.50	<11.5	<19.5	*178*	<15.5	<16.0	<25.5	*72.2* CSH	<15.0	**38**	<15.0	<18.0	*256.7*	<10.0	89.7
	5/21/2004	--	<6.20	<7.20	<8.00	<8.00	<5.80 CSH	<17.4	<14.0	<8.00	<8.00	<7.80	<10.0	<6.20	<10.0	<10.0	<16.0	<6.00	**176**	<6.00	<10.0	<14.20	<4.00	<18.4
	8/24/2005	--	*0.63* J	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	**67**	<0.20	**7.9**	<0.40	<0.20	<0.50
	11/23/2005	(5)	**9.8**	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	4.1	0.70 J	0.52 J	<0.20	<0.20	<1.0	<0.25	<0.50	**120**	<0.20	**27**	<0.40	<0.20 C	0.50 J
	2/7/2006	--	<0.40	<0.40	<0.50	<0.40	<0.40	<0.40	<1.0	<1.0	<1.0	<1.0	<1.0	<0.40	<0.40	<2.0	<0.50	<1.0	**100**	<0.40	**7.9**	<0.80	<0.40	<1.0
	6/27/2007	(6)	*1.9*	<0.93	<0.89	<0.37	<0.24	<0.81	<0.99	<0.36	0.86 J	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	**180**	<0.67	**5.7**	<1.8	<0.18	<2.63 &
	2/5/2008	(10)	<0.41	<0.93	<0.89	<0.37	0.43 Q	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	**130**	<0.67	**7.4**	<1.8	<0.18	<2.63
	3/22/2011	--	<0.20	<0.25	<0.20	<0.20	<0.30	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	**45**	<0.50	*0.7* J	<0.40	<0.20	<0.50
	10/8/2015	--	<0.50	<0.50	<2.2	<2.5	*1.9*	<0.50	<0.22	<0.17	0.27 J1	<0.26	<0.50	<0.14	<0.50	<0.23	<2.5	<0.50	**88.5**	<0.50	*4.2*	<1.0	<0.18	<1.5
	6/7/2018	(15)	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	**15**	<0.15	<0.16	<0.61	<0.20	<0.22
	9/20/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	**7.5**	<0.15	<0.16	<0.61	<0.20	<0.22
	12/19/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67 *	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	**11**	<0.15	1.2	<0.61	<0.20	<0.22
U PUMP MW5	10/16/2002	--	**165**	<18.0	<16.5	<13.5	<14.5 CSH SPH	<43.5	<23.0	<8.50	<11.5	<19.5	**1,860**	92	<16.0	<25.5	**501** CSH	191	**30.2**	**900**	<18.0	**2,446**	<10.0	**7,030**
	5/21/2004	--	**218**	407	<100	<100	<72.5 CSH	<218 CSL	<175	<100	<100	<97.5	**1,680**	152	<125	<125	<200	150	<113	**3,470**	<125	**1,387**	<50.0	**6,900**
	5/25/2005	(2)	**87**	<10	16 J	<10	<10	<10	<25	<25	<25	<25	**1,700**	94	<10	<50	**290** C4	200	<25	**970**	<10	**2,020**	<10	**6,100**
	8/24/2005	--	**240**	<10	16 J	<10	<10	<10	<25	<25	<25	<25	**1,800**	96	12 J	<50	**240**	190	<25	**1,900**	<10	**2,160**	<10	**7,300**
	11/23/2005	--	**90**	<10	14 J	<10	<10	<10	<25	<25	<25	<25	**1,200**	110	12 J	<50	**340**	200	**28** J	*260*	<10	**2,440**	<10	**4,800**
	2/7/2006	--	**170**	<8.0	16 J	<8.0	<8.0	<8.0	<20	<20	<20	<20	**1,200**	100	<8.0	<40	**320**	200	**32** J	*520*	<8.0	**2,450**	<8.0	**4,800**

A.1 Groundwater Analytical Table
2803-2809 University Avenue, Madison, Wisconsin / SCS Engineers Project #25211228.72
(Results are in µg/L)

Sample	Date	Lab Notes	Benzene	n-Butylbenzene	sec-Butylbenzene	Chloroform	Chloromethane	Dibromochloromethane (Chlorodibromomethane)	Dichlorodifluoromethane	1,2-Dichloroethane	cis-1,2-Dichloroethylene	trans-1,2-Dichloroethylene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	Methylene Chloride	Naphthalene	n-Propylbenzene	Tetrachloroethylene	Toluene	Trichloroethylene	TMBs	Vinyl Chloride	Xylenes
U PUMP MW6	10/16/2002	--	**2,610**	<720	<660	<540	<580 CSH SPH	<1,740	<920 CSH	<340	<460	<780	**4,370**	<620	<640	<1,020 CSH	<1,600 CSH	<600	<640 CSH	**6,860**	<720	**2,010**	<400	**16,320**
U PUMP PZ1	5/21/2004	--	<155	<180	<200	<200	<145 CSH	<435 CSL	<350	<200	<200	<195	**1,510**	<155	<250	<250	<400	<150	<225	**4,400**	<250	**790**	<100	**6,080**
	5/25/2005	(2)	<4.0	<4.0	9.6 J	<4.0	<4.0	<4.0	<10	<10	<10	<10	**780**	47	<4.0	<20	*74* C4	100	<10	22	<4.0	**940**	<4.0	**2,900**
	8/23/2005	--	**5.8**	<4.0	8.0 J	<4.0	<4.0	<4.0	<10	<10	<10	<10	*550*	35	5.0 J	<20	*88*	81	<10	4.2 J	<4.0	**1,050**	<4.0	**2,400**
	11/22/2005	--	**12** J	<4.0	7.4 J	<4.0	<4.0	<4.0	<10	<10	<10	<10	*550*	46	5.2 J	<20	*74*	99	<10	<4.0	<4.0	**920**	<4.0	*1,700*
Trip Blank	9/17/2002	--	<0.31	<0.36	<0.33	<0.27	<0.29	<0.87	<0.46	<0.17	<0.23	<0.39	<0.5	<0.31	<0.32	<0.51	<0.8	<0.3	<0.32	<0.3	<0.36	<0.71	<0.2	<0.92
	10/16/2002	--	<0.31	<0.36	<0.33	<0.27	<0.29 CSH SPH	<0.87	<0.46	<0.17	<0.23	<0.39	<0.5	<0.31	<0.32	<0.51	<0.8	<0.3	<0.32	0.59	<0.36	<0.71	<0.2	<0.92
	1/21/2004	--	<0.31	<0.36	<0.33	<0.27	<0.29 CSL	<0.87	<0.46	<0.17	<0.23	<0.39	<0.5	<0.31	<0.32	<0.51	<0.8	<0.3	<0.32	<0.3	<0.36	<0.71	<0.2	<0.92
	5/20/2004	--	<0.31	<0.36	<0.4	<0.4	<0.29 CSH	<0.87	<0.7	<0.4	<0.4	<0.39	<0.5	<0.31	<0.5	<0.5	<0.8	<0.3	<0.45	<0.3	<0.5	<0.71	<0.2	<0.92
	5/21/2004	--	<0.31	<0.36	<0.4	<0.4	<0.29 CSH	<0.87 CSL	<0.7	<0.4	<0.4	<0.39	<0.5	<0.31	<0.5	<0.5	<0.8	<0.3	<0.45	<0.3	<0.5	<0.71	<0.2	<0.92
	5/24/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	5/25/2005	(2)	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	*1.3* J	<0.25 C4	<0.50	<0.50	0.3 J	<0.20	<0.40	<0.20	<0.50
	8/23/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	11/24/2005	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	*4.4* S2	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20 C	<0.50
	2/7/2006	--	<0.20	<0.20	<0.25	<0.20	<0.20	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.20	<0.20	<0.40	<0.20	<0.50
	6/27/2007	(6)	<0.41	<0.93	<0.89	<0.37	<0.24	<0.81	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	<0.45	<0.67	<0.48	<1.8	<0.18	<2.63 &
	10/9/2007	(7)	<0.21	<0.23	<0.24	<0.20	<0.15	<0.17	<0.15	<0.15	<0.21	<0.22	<0.23	<0.21	<0.23	<0.40	<0.25	<0.23	<0.21	<0.20	0.30	<0.46	<0.17	<0.43
	2/5/2008	(9)	<0.41	<0.93	<0.89	<0.37	0.43 Q	0.95 Q	<0.99	<0.36	<0.83	<0.89	<0.54	<0.59	<0.67	<0.43	<0.74	<0.81	<0.45	<0.67	<0.48	<1.8	<0.18	<2.63
	3/22/2011	--	<0.20	<0.20	<0.25	<0.20	<0.30	<0.20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.20	<0.20	<1.0	<0.25	<0.50	<0.50	<0.50	<0.20	<0.40	<0.20	<0.50
	10/8/2015	--	<0.50	<0.50	<2.2	<2.5	<0.50	<0.50	<0.22	<0.17	<0.26	<0.26	<0.50	<0.14	<0.50	<0.23	<2.5	<0.50	<0.50	<0.50	<0.33	<1.0	<0.18	<1.5
	6/7/2018	(15)	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	9/19/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
	12/19/2018	--	<0.15	<0.39	<0.40	<0.37	<0.32	<0.49	<0.67 *	<0.39	<0.41	<0.35	<0.18	<0.39	<0.36	<1.6	<0.34	<0.41	<0.37	<0.15	<0.16	<0.61	<0.20	<0.22
NR 140 Enforcement Standards			5	NE	NE	6	30	60	1,000	5	70	100	700	NE	NE	5	100	NE	5	800	5	480	0.2	2,000
NR 140 Preventive Action Limits			0.5	NE	NE	0.6	3	6	200	0.5	7	20	140	NE	NE	0.5	10	NE	0.5	160	0.5	96	0.02	400

Abbreviations
µg/L = micrograms per liter or parts per billion (ppb)
TMBs = 1,2,4- and 1,3,5-trimethylbenzenes
TMBs = 1,2,4- and 1,3,5-trimethylbenzenes
(Dup) = Duplicate
NA = Not Analyzed
NE = Not Established
-- = Not Applicable

A.1 Groundwater Analytical Table
2803-2809 University Avenue, Madison, Wisconsin / SCS Engineers Project #25211228.72

Notes:
Bold values equal or exceed NR 140 enforcement standards.
Italic values equal or exceed NR 140 preventive action limits.
Only detected compounds and vinyl chloride shown. For complete results, see laboratory reports.
Values in [brackets] represent results greater than or equal to the LOD but less than the LOQ and are within a region of "less-certain quantitation." Results greater than or equal to the LOQ are considered to be in the region of "certain quantitation."
LOD and/or LOQ tagged with an asterisk(*) are considered Reporting Limits. All LOD/LOQs adjusted to reflect dilution.
C = Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.
C4 = Calibration Verification recovery was below the method control limit for this analyte.
CSH = Check standard for this analyte exhibited a high bias. Sample results may also be biased high.
CSL = Check standard for this analyte exhibited a low bias. Sample results may also be biased low.
J = Estimated value. Analyte detected at a level less than the Reporting Limit (RL) and greater than or equal to the Method Detection Limit (MDL). The user of this data should be aware that this data is of limited reliability.
J1 = Estimated concentration at or above the Limit of Detection (LOD) and below the Limit of Quantitation (LOQ).
J2 = Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.
Q = The analyte has been detected between the LOD and LOQ. The results are qualified due to the uncertainty of analyte concentrations within this range.
S2 = Compound is a common lab solvent and contaminant.
SPH = Matrix spike recovery within analytical batch was high. Sample matrix appears similar to your sample; result may be biased high.
& = Laboratory Control Spike recovery not within control limits.
* = LCS or LCDS is outside acceptance limits.

Laboratory Notes:
(1) Hexachlorobutadiene analysis - Calibration Verification recovery was below the method control limit for this analyte.
(2) Bromomethane, 4-chlorotoluene, hexachlorobutadiene and 1,2,3-trichlorobenzene analyses - Calibration Verification recovery was below the method control limit for this analyte.
(3) Surr: Toluene-d8 (91-100%) - Surrogate recovery was below acceptance limits.
(4) Bromomethane analysis - Calibration Verification recovery was below the method control limit for this analyte.
(5) 1,1,2-Trichloroethane was detected in UPUMP MW4 on 11/23/05 at a concentration of 0.91 ug/l (PAL = 0.5 ug/l, ES = 5 ug/l). This compound was not detected in any other site sample.
(6) Styrene - Laboratory Control Spike recovery not within control limits.
(7) Surrogate analysis - This compound is a surrogate used to evaluate the quality control of a method.
(8) Bromodichloromethane was detected at a concentration of [0.29].
(9) Bromomethane - Laboratory Control Spike recovery not within control limits. Chlorodibromomethane was detected at a concentration of 0.95; the analyte has been detected between the limit of detection (LOD) and limit of quantitation (LOQ). The results are qualified due to the uncertainty of analyte concentrations within this range.
(10) Bromomethane - Laboratory Control Spike recovery not within control limits.
(11) Bromodichloromethane was detected at a concentration of [0.22].
(12) Bromodichloromethane was detected at a concentration of [0.33].
(13) Bromodichloromethane was detected at a concentration of [0.44], and Bromoform at [0.46], and Chlorodibromomethane at [0.71].
(14) Surrogate: 4-Bromofluorobenzene (S) - Post-analysis pH measurement indicates insufficient VOA sample preservation.
(15) Chloroethane = LCS or LCSD is outside acceptance limits.

Created by:	LMH	Date:	10/4/2002
Last revision by:	JSN	Date:	1/11/2019
Checked by:	AJR	Date:	1/11/2019

A.2 Soil Analytical Results Table
2803-2809 University Avenue, Madison, Wisconsin / SCS Engineers Project #25211228.72
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	PID	Lab Notes	Benzene	n-Butylbenzene	1,4-Dichlorobenzene	cis-1,2-Dichloroethylene	trans-1,2-Dichloroethylene	p-Isopropyltoluene	Methylene Chloride	Naphthalene	n-Propylbenzene	Tetrachloroethylene	Toluene	Trichloroethylene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	1,2,4- & 1,3,5-TMB Combined	Xylenes
B100	3/18/2002	0-2	1.0	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**8,500**	<25	<25	<25	<25	<50	<25
	3/18/2002	14-16	11.0	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**450**	<25	<25	<25	<25	<50	<25
	3/18/2002	22-24	4.0	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**190**	<25	<25	<25	<25	<50	<25
GB1 S2	8/30/2002	4	8.7	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**246**	<25	<25	<25	<25	<50	<50
GB1 S3	8/30/2002	6	5.2	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**1,180**	<25	<25	<25	<25	<50	<50
GB2 S1	8/30/2002	2	18.0	--	ND	<25	<25	**1,240**	34.7	<25	ND	<25	<25	<25	<25	<25	<25	<25	<50	<50
GB2 S4	8/30/2002	8	5.2	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**217**	<25	<25	<25	<25	<50	<50
GB3 S1	8/30/2002	2	22.6	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**2,390**	<25	**151**	<25	<25	<50	<50
GB3 S3	8/30/2002	6	9.8	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**639**	<25	**55.3**	<25	<25	<50	<50
MW1 S3	9/3/2002	9	1.1	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<1,000	<25	<25	<25	<50	<50
MW1 S5	9/3/2002	14	1.1	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<1,000	<25	<25	<25	<50	<50
B4X S1	9/4/2002	2-4	--	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<1,000	<25	<25	<25	<50	<50
GB4 S3	5/28/2003	5	0.0	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<25	<25	<25	<25	<50	<50
GB4 S4	5/28/2003	8	0.0	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<25	<25	<25	<25	<50	<50
GB5 S3	5/28/2003	5	4.5	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<25	<25	<25	<25	<50	<50
GB6 S4	5/28/2003	8	3.5	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<25	<25	<25	<25	<50	<50
GB7 S3	5/28/2003	5	0.0	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**177**	<25	<25	<25	<25	<50	<50
GB7 S5	5/28/2003	9	0.0	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<25	<25	<25	<25	<50	<50
GB7 S7	5/28/2003	13	0.0	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<25	<25	<25	<25	<50	<50
GB7 S11	5/28/2003	22	56.4	--	ND	25,100	**5,900**	<1,000	<1,000	14,100	ND	**13,100**	7,040	<1,000	<1,000	<1,000	7,570	5,800	**13,370**	2,920
GB8 S6	5/28/2003	12	4.3	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<1,000	<25	<25	<25	<50	<50
GB8 S9	5/28/2003	18	1.6	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<1,000	<25	<25	<25	<50	<50
GB9 S6	5/28/2003	12	3.0	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**191**	<1,000	<25	<25	<25	<50	<50
GB9 S10	5/28/2003	19	3.8	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**132**	<1,000	<25	<25	<25	<50	<50
GB10 S6	5/28/2003	12	0.0	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**62.2**	<1,000	<25	<25	<25	<50	<50
GB11 S3	5/28/2003	5	0.0	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**162**	<1,000	<25	<25	<25	<50	<50
GB11 S8	5/28/2003	16	0.0	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**77.7**	<1,000	<25	<25	<25	<50	<50
GB12 S4	5/28/2003	8	0.0	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**2,870**	<1,000	**155**	<25	<25	<50	<50
GB12 S10	5/28/2003	20	0.0	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**452**	<1,000	<25	<25	<25	<50	<50
HA1 S1	5/29/2003	1	4.8	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**35.9**	<1,000	<25	<25	<25	<50	<50
HA1 S5	5/29/2003	5	8.0	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**52.5**	<1,000	<25	<25	<25	<50	<50
HA1 S10	5/29/2003	10	10.8	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	**95.3**	<1,000	<25	<25	<25	<50	<50

A.2 Soil Analytical Results Table
2803-2809 University Avenue, Madison, Wisconsin / SCS Engineers Project #25211228.72
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	PID	Lab Notes	Benzene	n-Butylbenzene	1,4-Dichlorobenzene	cis-1,2-Dichloroethylene	trans-1,2-Dichloroethylene	p-Isopropyltoluene	Methylene Chloride	Naphthalene	n-Propylbenzene	Tetrachloroethylene	Toluene	Trichloroethylene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	1,2,4- & 1,3,5-TMB Combined	Xylenes
GB1A	4/20/2004	0-1.5	0.0	--	ND	<31	<31	<31	<31	<31	ND	159	<31	**34**	416	<31	<31	<31	<62	<43
	4/20/2004	1.5-3	3.4	--	ND	<28	<28	<28	<28	<28	ND	**817**	<28	<28	<28	<28	92	54	146	<39
	4/20/2004	3-5	3.1	--	ND	<28	<28	<28	<28	<28	ND	188	<28	<28	<28	<28	144	38	182	<39
	4/20/2004	8-10	1.0	--	ND	<30	<30	<30	<30	<30	ND	<30	<30	<30	<30	<30	<30	<30	<60	<42
GB2A	4/20/2004	0-1.5	0.0	--	ND	<28	<28	<28	<28	<28	ND	<28	<28	<28	<28	<28	<28	<28	<56	<39
	4/20/2004	1.5-3	0.0	--	ND	<28	<28	<28	<28	<28	ND	<28	<28	**205**	<28	<28	<28	<28	<56	<40
	4/20/2004	3-5	0.0	--	ND	<28	<28	<28	<28	<28	ND	<28	<28	**270**	<28	**39**	<28	<28	<56	<39
GB3A	4/20/2004	0-1.5	0.0	--	ND	<28	<28	<28	<28	<28	ND	<28	<28	<28	<28	<28	<28	<28	<56	<39
	4/20/2004	1.5-3	0.0	--	ND	<31	<31	<31	<31	<31	ND	<31	<31	**33**	<31	<31	<31	<31	<62	<44
	4/20/2004	3-5	0.0	--	ND	<31	<31	<31	<31	<31	ND	<31	<31	**1,040**	<31	<31	<31	<31	<62	<44
	4/20/2004	10-10.5	0.0	--	ND	<28	<28	<28	<28	<28	ND	<28	<28	<28	<28	<28	<28	<28	<56	<39
GB4A	4/20/2004	0-1.5	0.0	--	ND	<30	<30	<30	<30	<30	ND	<30	<30	<30	<30	<30	<30	<30	<60	<42
	4/20/2004	1.5-3	0.0	--	ND	<28	<28	<28	<28	<28	ND	<28	<28	<28	<28	<28	<28	<28	<56	<39
	4/20/2004	3-5	0.0	--	ND	<32	<32	<32	<32	<32	ND	<32	<32	**35**	<32	<32	<32	<32	<64	<45
GB5A	4/20/2004	0-1.5	0.0	--	ND	<30	<30	<30	<30	<30	ND	<30	<30	<30	<30	<30	<30	<30	<60	<42
	4/20/2004	1.5-3	0.0	--	ND	<32	<32	<32	<32	<32	ND	<32	<32	**507**	<32	<32	<32	<32	<64	<44
	4/20/2004	3-5	0.0	--	ND	<32	<32	<32	<32	<32	ND	<32	<32	<32	<32	<32	<32	<32	<64	<44
	4/20/2004	7-8	0.0	--	ND	<30	<30	<30	<30	<30	ND	<30	<30	<30	<30	<30	<30	<30	<60	<42
GB6A	4/20/2004	0-1.5	2.1	--	ND	<30	<30	<30	<30	<30	ND	<30	<30	**110**	<30	**110**	<30	<30	<60	<42
	4/20/2004	1.5-3	1.7	--	ND	<31	<31	<31	<31	<31	ND	<31	<31	**221**	<31	<31	<31	<31	<62	<43
	4/20/2004	3-5	--	--	ND	<31	<31	<31	<31	<31	ND	<31	<31	**40**	<31	<31	<31	<31	<62	<44
GB7A	4/20/2004	0-1.5	2.1	--	ND	<29	<29	<29	<29	<29	ND	<29	<29	**656**	<29	<29	<29	<29	<58	<40
	4/20/2004	1.5-3	2.5	--	ND	<31	<31	<31	<31	<31	ND	<31	<31	**136**	<31	<31	<31	<31	<62	<43
	4/20/2004	3-5	2.1	--	ND	<31	<31	<31	<31	<31	ND	<31	<31	<31	<31	<31	<31	<31	<62	<43
GB8A	4/20/2004	0-1.5	1.7	--	ND	<29	<29	<29	<29	<29	ND	<29	<29	**44**	<29	<29	<29	<29	<58	<41
	4/20/2004	1.5-3	1.7	--	ND	<29	<29	<29	<29	<29	ND	61	<29	**140**	<29	<29	<29	<29	<58	<41
	4/20/2004	3-5	1.3	--	ND	<31	<31	<31	<31	<31	ND	<31	<31	<31	<31	<31	<31	<31	<62	<43
GB13	6/26/2007	0-2	3.5	(1)	ND	<30	<30	**44**	<30	<30	ND	<60	<30	**920**	<30	**160**	<30	<30	<60	<100
	6/26/2007	6-8	4.0	(1)	ND	<31	<31	<31	<31	<31	ND	<62	<31	**340**	<31	<31	<31	<31	<62	<110
GB14	6/26/2007	0-2	0.0	(1)	ND	<29	<29	<29	<29	<29	ND	<59	<29	**52**	<29	**45**	<29	<29	<58	<100
	6/26/2007	4-6	7.0	--	ND	<31	<31	<31	<31	<31	ND	<62	<31	**1,000**	<31	**110**	<31	<31	<62	<110

A.2 Soil Analytical Results Table
2803-2809 University Avenue, Madison, Wisconsin / SCS Engineers Project #25211228.72
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	PID	Lab Notes	Benzene	n-Butylbenzene	1,4-Dichlorobenzene	cis-1,2-Dichloroethylene	trans-1,2-Dichloroethylene	p-Isopropyltoluene	Methylene Chloride	Naphthalene	n-Propylbenzene	Tetrachloroethylene	Toluene	Trichloroethylene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	1,2,4- & 1,3,5-TMB Combined	Xylenes
GB15	6/26/2007	0-2	0.0	--	ND	<28	<28	<28	<28	<28	ND	<56	<28	<28	<28	<28	<28	<28	<56	<96
	6/26/2007	4-6	1.4	--	ND	<31	<31	<31	<31	<31	ND	<63	<31	**450**	<31	<31	<31	<31	<62	<110
GB16	6/26/2007	0-2	0.0	--	ND	<26	<26	<26	<26	<26	ND	<53	<26	<26	<26	<26	<26	<26	<52	<89
	6/26/2007	4-6	0.0	--	ND	<30	<30	<30	<30	<30	ND	<59	<30	**160**	<30	<30	<30	<30	<60	<100
GB17	6/26/2007	0-2	4.2	--	ND	<28	<28	**89**	<28	<28	ND	<57	<28	**960**	<28	**84**	<28	<28	<56	<96
	6/26/2007	4-6	5.6	--	ND	<32	<32	<32	<32	<32	ND	<64	<32	**900**	<32	**54**	<32	<32	<64	<110
GB18	6/26/2007	2-4	4.0	--	ND	<29	<29	41	<29	<29	ND	<57	<29	**1,800**	<29	**100**	<29	<29	<58	<97
	6/26/2007	6-8	23	--	ND	<31	<31	33	<31	<31	ND	<62	<31	**2,000**	<31	**170**	<31	<31	<62	<110
SS-1	5/21/2018	3	4.7	(2)	**75**	<26	<25	<28	<24	<25	**220** J, cn	<23	<28	**160**	<10	<11	<24	<26	<50	<15
SS-2	5/21/2018	10	1.0	(2)	**17**	<21	<20	<23	<19	<20	**140** J, cn	<18	<23	<20	<8.1	<9.1	<20	<21	<41	<12
SS-3	5/21/2018	3	0.6	(2)	<11	<28	<27	<30	<26	<27	**200** J, cn	<24	<30	<27	<11	<12	<26	<28	<54	<16
SS-4	5/21/2018	3	2.5	(2)	<12	<31	<29	**370**	<28	<29	**210** J, cn	<27	<33	**260**	<12	**260**	<28	<30	<58	<17
SS-5	5/22/2018	5	5.8	(3)	<11	<29	<28	<31	<26 *	<27	<120	<25	<31	**280** *	<11	<12 *	<27	<29	<56	<17
SS-6	5/22/2018	10	3.5	(3)	<9.4	<25	<23	<26	<23 *	<23	<110	<22	<27	<24 *	<9.5	<11 *	<23	<25	<48	<14
SS-7	5/22/2018	10	7.5	(3)	<8.3	<22	<21	<23	<20 *	<20	<92	<19	<23	<21 *	<8.3	<9.3 *	<20	<21	<41	<12
SS-8	5/22/2018	5	8.4	(3)	<11	<29	<27	<30	<26 *	<27	<120	<25	<31	**930** *	<11	<12 *	<27	<28	<55	<16
SS-9	5/22/2018	10	4.7	(3)	<8.0	<21	<20	<22	<19 *	<20	<90	<18	<23	<20 *	<8.1	<9.0 *	<20	<21	<41	<12
SS-10	5/22/2018	10	4.6	(3)	<8.7	<23	<22	<24	<21 *	<22	<98	<20	<25	<22 *	<8.8	<9.8 *	<21	<23	<44	<13
MeOH Blank	8/30/2002	--	--	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<1,000	<25	<25	<25	<50	<50
	9/3/2002	--	--	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<1,000	<25	<25	<25	<50	<50
	9/4/2002	--	--	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<1,000	<25	<25	<25	<50	<50
	5/28/2003	--	--	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<1,000	<25	<25	<25	<50	<50
	5/29/2003	--	--	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<1,000	<25	<25	<25	<50	<50
	4/20/2004	--	--	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<25	<25	<25	<25	<50	<35
	4/20/2004	--	--	--	ND	<25	<25	<25	<25	<25	ND	<25	<25	<25	<25	<25	<25	<25	<50	<35
	6/26/2007	--	--	--	ND	<25	<25	<25	<25	<25	ND	<50	<25	<25	<25	<25	<25	<25	<50	<85
Trip Blank	5/21/2018	--	--	(3)	<7.3	<19	<18	<20	<18 *	<18	<82	<17	<21	<19 *	<7.4	<8.2 *	<18	<19	<37	<11

A.2 Soil Analytical Results Table
2803-2809 University Avenue, Madison, Wisconsin / SCS Engineers Project #25211228.72
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	PID	Lab Notes	Benzene	n-Butylbenzene	1,4-Dichlorobenzene	cis-1,2-Dichloroethylene	trans-1,2-Dichloroethylene	p-Isopropyltoluene	Methylene Chloride	Naphthalene	n-Propylbenzene	Tetrachloroethylene	Toluene	Trichloroethylene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	1,2,4- & 1,3,5-TMB Combined	Xylenes
NR 720 Groundwater Pathway RCLs with a Wisconsin-Default Dilution Factor of 2					5.1	NE	144	41.2	62.6	NE	2.6	658.2	NE	4.5	1,107.20	3.6	(a)		1,378.70	3,960
NR 720 Non-Industrial Direct Contact RCLs					1,600	108,000	3,740	156,000	1,560,000	162,000	61,800	5,520	264,000	33,000	818,000	1,300	219,000	182,000	NE	260,000
NR 720 Industrial Direct Contact RCLs					7,070	108,000	16,400	2,340,000	1,850,000	162,000	1,150,000	24,100	264,000	145,000	818,000	8,410	219,000	182,000	NE	260,000

Abbreviations:
mg/kg - micrograms per kilogram or parts per billion (ppb)
PID = Photo-Ionization Detector
NE = Not Established
SSRCL = Site Specific Residual Contaminant Level
µg/kg = micrograms per kilogram or parts per billion (ppb)
RCL = Residual Contaminant Level

Notes:
Only detected compounds shown.
Bold+underlined values exceed December 2018 NR 720 RCLs.
(a) 1,2,4- and 1,3,5-Trimethylbenzenes combined total = 1,378.7
* = LCS or LCSD is outside acceptance limits.
cn = Method(s) 8260B: The method blank for batch 434732 was non-detect for all target analytes. Samples associated with this method blank detected Methylene Chloride just below the reporting limit. Methylene Chloride is a known lab contaminant; therefore all low level detects for this compound should be considered lab contamination. The results have been flagged with a "CN" to denote the probable contamination. SS-1 (3') (500-145846-1), SS-2 (10') (500-145846-2), SS-3 (3') (500-145846-3) and SS-4 (3') (500-145846-4).

J = Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.

Laboratory Notes:
(1) Chloromethane - Laboratory Control Sample and/or Laboratory Control Sample Duplicate recovery was above acceptance limits. 1,2,3- & 1,2,4-Trichlorobenzene - The RPD exceeded the acceptance limit.
(2) Bromomethane and Dichlorodifluoromethane - LCS or LCSD is outside acceptance limits.
(3) Bromomethane, Carbon tetrachloride, Chloroethane, Dichlorodifluoromethane, 1,1-Dichloroethene, 1,1-Dichloropropene, Ethylbenzene, 1,1,1-Trichloroethane, Trichlorofluoromethane - LCS or LCSD is outside acceptance limits.

Last revision by: LMH Date: 6/5/2018
Checked by: REL Date: 6/26/2018

I:\2287\Reports\Closure Request\Attachment A Data Tables\[A.2 Soil Analytical Results Table.xls]VOCs

A.3 Residual Soil Contamination Table - Chlorinated VOCs
2803-2809 University Avenue, Madison, Wisconsin / SCS Engineers Project #25211228.72
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	PID	Lab Notes	1,4-Dichlorobenzene	cis-1,2-Dichloroethylene	Tetrachloroethylene	Trichloroethylene
B100	3/18/2002	14-16	11.0	--	<25	<25	**450**	<25
	3/18/2002	22-24	4.0	--	<25	<25	**190**	<25
GB2 S1	8/30/2002	2	18.0	--	<25	**1,240**	<25	<25
GB2 S4	8/30/2002	8	5.2	--	<25	<25	**217**	<25
GB7 S3	5/28/2003	5	0.0	--	<25	<25	**177**	<25
GB7 S11	5/28/2003	22	56.4	--	**5,900**	<1,000	<1,000	<1,000
GB9 S6	5/28/2003	12	3.0	--	<25	<25	**191**	<25
GB9 S10	5/28/2003	19	3.8	--	<25	<25	**132**	<25
GB10 S6	5/28/2003	12	0.0	--	<25	<25	**62.2**	<25
GB11 S3	5/28/2003	5	0.0	--	<25	<25	**162**	<25
GB11 S8	5/28/2003	16	0.0	--	<25	<25	**77.7**	<25
GB12 S10	5/28/2003	20	0.0	--	<25	<25	**452**	<25
HA1 S1	5/29/2003	1	4.8	--	<25	<25	**35.9**	<25
HA1 S5	5/29/2003	5	8.0	--	<25	<25	**52.5**	<25
HA1 S10	5/29/2003	10	10.8	--	<25	<25	**95.3**	<25
GB1A	4/20/2004	0-1.5	0.0	--	<31	<31	**34**	<31
GB2A	4/20/2004	1.5-3	0.0	--	<28	<28	**205**	<28
	4/20/2004	3-5	0.0	--	<28	<28	**270**	**39**
GB3A	4/20/2004	1.5-3	0.0	--	<31	<31	**33**	<31
	4/20/2004	3-5	0.0	--	<31	<31	**1,040**	<31
GB4A	4/20/2004	3-5	0.0	--	<32	<32	**35**	<32
GB5A	4/20/2004	1.5-3	0.0	--	<32	<32	**507**	<32
GB6A	4/20/2004	0-1.5	2.1	--	<30	<30	**110**	**110**
	4/20/2004	1.5-3	1.7	--	<31	<31	**221**	<31
	4/20/2004	3-5	--	--	<31	<31	**40**	<31
GB7A	4/20/2004	0-1.5	2.1	--	<29	<29	**656**	<29
	4/20/2004	1.5-3	2.5	--	<31	<31	**136**	<31
GB8A	4/20/2004	0-1.5	1.7	--	<29	<29	**44**	<29
	4/20/2004	1.5-3	1.7	--	<29	<29	**140**	<29
GB13	6/26/2007	0-2	3.5	(1)	<30	**44**	**920**	**160**
	6/26/2007	6-8	4.0	(1)	<31	<31	**340**	<31
GB15	6/26/2007	4-6	1.4	--	<31	<31	**450**	<31

A.3 Residual Soil Contamination Table - Chlorinated VOCs
2803-2809 University Avenue, Madison, Wisconsin / SCS Engineers Project #25211228.72
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	PID	Lab Notes	1,4-Dichlorobenzene	cis-1,2-Dichloroethylene	Tetrachloroethylene	Trichloroethylene
GB16	6/26/2007	4-6	0.0	--	<30	<30	**160**	<30
SS-1	5/21/2018	3	4.7	(2)	<25	<28	**160**	<11
SS-4	5/21/2018	3	2.5	(2)	<29	**370**	**260**	**260**
SS-5	5/22/2018	5	5.8	(3)	<28	<31	**280** *	<12 *
SS-8	5/22/2018	5	8.4	(3)	<27	<30	**930** *	<12 *
NR 720 Groundwater Pathway RCLs with a Wisconsin-Default Dilution Factor of 2					144	41.2	4.5	3.6
NR 720 Non-Industrial Direct Contact RCLs					3,740	156,000	33,000	1,300
NR 720 Industrial Direct Contact RCLs					16,400	2,340,000	145,000	8,410

Abbreviations:
PID = Photo-Ionization Detector
VOCs = Volatile Organic Compounds
µg/kg = micrograms per kilogram or parts per billion (ppb)
RCL = Residual Contaminant Level

Notes:
Only detected compounds shown.
Bold+underlined values exceed December 2018 NR 720 RCLs.
* = LCS or LCSD is outside acceptance limits.

Laboratory Notes:
(1) Chloromethane - Laboratory Control Sample and/or Laboratory Control Sample Duplicate recovery was above acceptance limits.
1,2,3- & 1,2,4-Trichlorobenzene - The RPD exceeded the acceptance limit.
(2) Bromomethane and Dichlorodifluoromethane - LCS or LCSD is outside acceptance limits.
(3) Bromomethane, Carbon tetrachloride, Chloroethane, Dichlorodifluoromethane, 1,1-Dichloroethene, 1,1-Dichloropropene, Ethylbenzene, 1,1,1-Trichloroethane, Trichlorofluoromethane - LCS or LCSD is outside acceptance limits.

Last revision by: LMH Date: 6/5/2019
Checked by: REL Date: 6/6/2019

I:\2287\Reports\Closure Request\Attachment A Data Tables\[A.3 Residual Soil Contamination Table.xls]VOCs

A.4 Vapor Analytical Table
MOM Partnership Project, Madison, Wisconsin / SCS Engineers Project #25211228.72
(Results are in ppbV)

Sample	Location	Date	Tetrachloroethylene (PCE)	Trichloroethylene (TCE)	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	Other VOCs
Clean Planet (see Note 4.)	2805 University Avenue	3/21/2011	**2,370** *IS	<300 *IS, *D	<300 *IS, *D	<300 *IS, *D	<300 *IS, *D	ND
Jimmy Johns (see Note 4.)	2807 University Avenue	3/21/2011	**1,400** *IS	<300 *IS, *D	<300 *IS, *D	<300 *IS, *D	<300 *IS, *D	ND
Dryhootch	2825 University Avenue	3/2/2016	130	<2.1	<2.1	<2.1	<2.1	NA
		7/5/2016	53	<2.1	<2.1	<2.1	<2.1	NA
IHOP	2825 University Avenue	3/2/2016	15	<0.17	<0.17	<0.17	<0.17	NA
		7/5/2016	61	<2.1	<2.1	<2.1	<2.1	NA
Psychiatric Services	2727 Marshall Court	3/2/2016	7.5	<0.43	<0.43	<0.43	<0.43	NA
		7/6/2016	0.42 *IS	<0.085 *IS	<0.085 *IS	<0.085 *IS	<0.085 *IS	NA
Forest Products Society	2801 Marshall Court	3/2/2016	0.75	<0.085	<0.085	<0.085	<0.085	NA
		7/6/2016	0.39	0.10 F	<0.085	<0.085	<0.085	NA
Apartments	506 Shepard Terrace	3/3/2016	14	<0.17	<0.17	<0.17	<0.17	NA
		7/6/2016	10 *IS	<0.085 *IS	<0.085	<0.085	<0.085	NA
Apartments	514 Shepard Terrace	3/3/2016	70	<2.1	<2.1	<2.1	<2.1	NA
		7/6/2016	85	<2.1	<2.1	<2.1	<2.1	NA
Apartments	518 Shepard Terrace	3/3/2016	9.8	<0.085	<0.085	<0.085	<0.085	NA
		7/6/2016	12	<2.1	<2.1	<2.1	<2.1	NA
Vapor Risk Screening Level (Residential Building)			210	13	NE	NE	22	NE
Vapor Risk Screening Level (Small Commercial Building)			900	53	NE	NE	370	NE

Abbreviations:
ppbV = parts per billion by volume
trans-1,2-DCE = trans-1,2-dichloroethylene
cis-1,2-DCE = cis-1,2-dichloroethylene
NE = Not Established
-- = Not Applicable
ND = None Detected
NA = Not Analyzed

A.4 Vapor Analytical Table
MOM Partnership Project, Madison, Wisconsin / SCS Engineers Project #25211228.72

Notes:
1. Samples were collected in 6-liter summa canisters over a 30-minute period and analyzed using the USEPA TO-15 analytical method.
2. Vapor Risk Screening Levels are from Wisconsin Department of Natural Resources Quick Look-Up Table, which is based on November 2017 USEPA Regional Screening Level Tables.
3. **Bold+underlined** values meet or exceed Vapor Risk Screening Levels.
4. A vapor mitigation system was installed at 2803-2807 University Avenue in September 2014.

Lab Notes:
*D = LOD not achievable due to dilution
*IS = The internal standard QC limit is exceeded
F = Result is between LOD and LOQ

Created by:	AV	Date:	4/20/2016
Last revision by:	AV	Date:	7/15/2016
Checked by:	LMH	Date:	7/18/2016

I:\2287\Reports\Closure Request\Attachment A Data Tables\[A.4 Vapor Analytical Table.xlsx]Sub-Slab Results

ATTACHMENT A

Data Tables

McGettigan Property
BRRTS No. 02-13-321347

A.5. Other Media of Concern – Not Applicable

There are no other media of concern.

A.6 Water Level Elevations
2803-2809 University Avenue, Madison, Wisconsin / SCS Engineers Project #25211228.72

Raw Data	Depth to Water in feet below top of well casing																	
	MW1	MW1R	MW2	MW2P	MW3	MW4P	MW5	MW6	MW7	MW8	PZ2	UP MW1	UP MW2	UP MW3	UP MW4	UP MW 5	UP MW6	UP PZ1
Measurement Date																		
September 6, 2002	28.21	NA	28.42	28.31	NA	28.37	NA	NA	NA	NA	NA	NM	NM	NM	NM	NM	NM	NA
September 17, 2002	29.32	NA	29.84	29.86	29.07	30.26	NA	NA	NA	NA	NA	NM	NM	NM	28.70	NW	NM	NA
October 16, 2002	29.41	NA	27.73	27.53	29.33	28.09	NA	NA	NA	NA	NA	28.75	NM	27.32	28.44	26.80	26.86	NA
May 29, 2003	25.86	NA	24.91	24.78	26.05	25.29	NA	NA	NA	NA	NA	25.84	NM	24.96	25.43	NM	NM	NA
January 21, 2004	25.72	NA	24.63	24.52	26.09	NM	27.52	25.25	NA	NA	NA	25.99	NM	24.71	25.20	23.97	24.13	NA
May 20, 2004	25.97	NA	25.80	25.81	25.88	26.09	27.57	26.26	29.52	NA	NA	26.63	25.21	25.65	25.39	24.82	24.65	24.93
May 24, 2005	AB	NA	23.64	23.55	24.78	24.25	26.35	24.40	28.36	29.06	23.62	24.54	23.41	23.84	NM	23.17	22.94	23.66
August 23, 2005	AB	29.57	28.58	28.61	29.51	28.99	31.06	29.39	32.71	33.50	28.51	29.37	27.81	28.50	29.37	27.59	27.81	28.58
November 22, 2005	AB	27.29	26.21	26.13	28.01	26.72	29.38	26.98	31.28	32.00	26.10	27.83	25.59	26.27	27.49	25.37	25.57	26.05
February 7, 2006	AB	26.43	25.58	25.55	26.87	26.11	28.39	26.26	30.43	31.16	25.81	27.15	25.51	25.71	26.49	25.00	NM	NM
June 27, 2007	AB	26.75	26.09	26.13	26.67	27.17	28.41	26.90	30.36	31.06	26.15	26.83	25.46	25.88	26.61	AB	AB	AB
October 9, 2007	AB	32.99	32.70	32.74	32.53	33.28	33.55	Dry	Dry	Dry	32.66	Dry	Dry	Dry	Dry	AB	AB	AB
February 5, 2008	AB	24.59	23.18	23.46	25.20	23.95	26.73	24.20	NM	NM	23.28	NM	NM	NM	24.58	AB	AB	AB
March 22, 2011	AB	18.19	16.96	16.96	18.98	17.90	20.13	17.53	22.63	23.58	17.82	19.14	17.99	17.61	18.47	AB	AB	AB
October 8 & 9, 2015	AB	24.61	24.16	24.11	24.79	24.12	25.84	24.14	27.50	28.72	23.79	24.93	23.82	NM	25.02	AB	AB	AB
June 6, 2018	AB	18.53	16.80	16.80	19.31	17.90	20.86	17.99	23.44	24.19	17.70	19.20	17.44	16.81	18.54	AB	AB	AB
September 19, 2018	AB	18.03	16.55	16.67	18.36	18.07	20.15	17.72	22.62	23.58	17.53	17.95	16.06	15.96	17.76	AB	AB	AB
December 19, 2018	AB	20.62	18.62	17.29	AB	19.30	AB	20.08	24.88	25.81	18.45	AB	19.18	18.96	20.57	AB	AB	AB

Well Number	Ground Water Elevation in feet above mean sea level (amsl)																	
	MW1	MW1R	MW2	MW2P	MW3	MW4P	MW5	MW6	MW7	MW8	PZ2	UP MW1	UP MW2	UP MW3	UP MW4	UP MW5	UP MW6	UP PZ1
Top of Casing Elevation (feet amsl)	877.61		877.43	877.38	877.03	877.30	878.45	877.81	879.87	880.56	877.03	876.92	876.92	877.88	877.07	876.59	876.15	876.38
Measurement Date																		
September 6, 2002	849.40	--	849.01	849.07	--	848.93	--	--	--	--	--	--	--	--	--	--	--	--
September 17, 2002	848.29	--	847.59	847.52	847.96	847.04	--	--	--	--	--	--	--	--	848.59	--	--	--
October 16, 2002	848.20	--	849.70	849.85	847.70	849.21	--	--	--	--	--	848.17	--	850.56	848.85	849.79	849.29	--
May 29, 2003	851.75	--	852.52	852.60	850.98	852.01	--	--	--	--	--	851.08	--	852.92	851.86	--	--	--
January 21, 2004	851.89	--	852.80	852.86	850.94	--	850.93	852.56	--	--	--	850.93	--	853.17	851.87	852.62	852.02	--
May 20, 2004	851.64	--	851.63	851.57	851.15	851.21	850.88	851.55	850.35	--	--	850.29	851.71	852.23	851.68	851.77	851.50	851.45
May 24, 2005	--	--	853.79	853.83	852.25	853.05	852.10	853.41	851.51	851.50	853.41	852.38	853.51	854.04	--	853.42	853.21	852.72
August 23, 2005	--	--	848.85	848.77	847.52	848.31	847.39	848.42	847.16	847.06	848.52	847.55	849.11	849.38	847.70	849.00	848.34	847.80
November 22, 2005	--	--	851.22	851.25	849.02	850.58	849.07	850.83	848.59	848.56	850.93	849.09	851.33	851.61	849.58	851.22	850.58	850.33
February 7, 2006	--	--	851.85	851.83	850.16	851.19	850.06	851.55	849.44	849.40	851.22	849.77	851.41	852.17	850.58	851.59	--	--
June 27, 2007	--	--	851.34	851.25	850.36	850.13	850.04	850.91	849.51	849.50	850.88	850.09	851.46	852.00	850.46	--	--	--
October 9, 2007	--	--	844.73	844.64	844.50	844.02	844.90	--	--	--	844.37	--	--	--	--	--	--	--
February 5, 2008	--	--	854.25	853.92	851.83	853.35	851.72	853.61	--	--	853.75	--	--	--	852.49	--	--	--
March 22, 2011	--	--	860.47	860.42	858.05	859.40	858.32	860.28	857.24	856.98	859.21	857.78	858.93	860.27	858.60	--	--	--
October 8 & 9, 2015	--	--	853.27	853.27	852.24	853.18	852.61	853.67	852.37	851.84	853.24	851.99	853.10	--	852.05	--	--	--
June 6, 2018	--	--	860.63	860.58	857.72	859.40	857.59	859.82	856.43	856.37	859.33	857.72	859.48	861.07	858.53	--	--	--
September 19, 2018	--	--	860.88	860.71	858.67	859.23	858.30	860.09	857.25	856.98	859.50	858.97	860.86	861.92	859.31	--	--	--
	--	--	858.81	860.09	NM	858.00	NM	857.73	854.99	854.75	858.58	NM	857.74	858.92	856.50	--	--	--

Abbreviations:
NM = Not Measured
NA = Well not installed yet
AB = Well Abandoned
UP = Vista U Pump Wells

Notes:
May 2004, May 2005, August 2005, and November 2005 water level measurement events took place over two day periods. Significant rain fell during the May 2004 measurement event.
Well elevations relative to fire hydrant located at the corner of University and Franklin, elevation is 880.34 feet amsl.
Upump MW4 elevation was resurveyed during the 1/21/04 sampling event.

Last revision by: JSN Date: 1/11/2019
Checked by: AJR Date: 1/11/2019

I:\2287\Reports\Closure Request\Attachment A Data Tables\[A.6 Water Level Elevations.xls]Water Levels

A.7 Groundwater Natural Attenuation Data
2803-2809 University Avenue, Madison, Wisconsin / SCS Engineers Project #25211228.72

Sample	Date	Methane (µg/L)	Ethane (µg/L)	Ethene (µg/L)	Sulfate (mg/L)	Specific Conductance (µMhos/cm)	Temp Deg. C	pH (Std. Units)	Dissolved Oxygen (mg/L)	ORP (mV)
MW1R	12/19/2018	<1.0	<1.5	<1.5	35 F1	1,330	12.7	6.35	8.88	205.5
MW2	12/19/2018	<1.0	<1.5	<1.5	21	1,334	13.4	7.15	9.37	181.3
MW2P	12/19/2018	<1.0	<1.5	<1.5	26	1,223	12.6	7.26	9.00	183
MW4P	12/19/2018	<1.0	<1.5	<1.5	27	1,139	12.6	7.19	9.11	202.8
MW6	12/19/2018	<1.0	<1.5	<1.5	33	1,723	13.9	6.97	8.63	126.7
MW7	12/19/2018	<1.0	<1.5	<1.5	58	2,304	13.4	6.92	7.08	102.3
	12/19/2018 Dup	<1.0	<1.5	<1.5	57	NA	NA	NA	NA	NA
MW8	12/19/2018	12	<1.5	<1.5	41	2,249	13.3	6.76	1.7	3.1
PZ2	12/19/2018	<1.0	<1.5	<1.5	6.6	360	12.5	7.54	4.68	168.1
UP MW2	12/19/2018	<1.0	<1.5	<1.5	44	2,984	13.3	7.14	7.57	194.4
UP MW3	12/19/2018	<1.0	<1.5	<1.5	24	973	12.9	7.27	9.48	191.4
UP MW4	12/19/2018	<1.0	<1.5	<1.5	27	1,342	14.2	7.07	3.37	133.3

Abbreviations:
mg/L = milligrams per liter
µg/L = micrograms per liter
mV = millivolts
ORP = Oxidation Reduction (REDOX)
µmhos/cm = microSiemens per centimeter
NA = Not Analyzed

Note:
Dissolved oxygen (DO) and pH measured in the field. DO measured using Chemet colorimetric test kit.

Laboratory Notes/Qualifiers:
F1 = MS or MSD Recovery is outside acceptance limits.

Created by: JSN Date: 1/11/2019
Last revision by: JSN Date: 1/11/2019
Checked by: AJR Date: 1/11/2019

I:\2287\Reports\Closure Request\Attachment A Data Tables\[A.7 Other-Groundwater Natural Attenuation Data.xlsx]GW Natural Attenuation

ATTACHMENT B

Maps, Figures and Photos

McGettigan Property
BRRTS No. 02-13-321347

Table of Contents

N

MADISON–WEST QUADRANGLE
WISCONSIN–DANE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
2015
SCALE: 1" = 2,000'

CLIENT	MOM PARTNERSHIP 3934 PARTRIDGE ROAD DEFOREST, WI 53532	SITE	2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN
			LOCATION MAP

PROJECT NO.	25211228.72	DRAWN BY:	BJM	ENGINEER	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718–6751 PHONE: (608) 224–2830
DRAWN:	09/28/17	CHECKED BY:	REL		FIGURE B.1.a
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19		

I:\25211228.72\Drawings\Closure\Location Map.dwg, 6/14/2019 11:51:06 AM

I:\25211228.72\Drawings\Closure\Detailed Site Map.dwg, 6/14/2019 11:53:56 AM

PROJECT NO.	25211228.70	DRAWN BY:	AHB
DRAWN:	05/19/14	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

DETAILED SITE MAP

FIGURE B.1.b

B.1.c RR Sites Map

Legend

- Open Site
- Closed Site
- Continuing Obligations Apply
- Facility-wide Site

0.8 0 0.38 0.8 Miles

NAD_1983_HARN_Wisconsin_TM

1: 23,760

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made aregarding accuracy, applicability for a particular use, completemenss, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: http://dnr.wi.gov/org/legal/

Note: Not all sites are mapped.

Notes

ESTIMATED EXTENT OF SOIL EXCEEDING
NR720 GROUNDWATER PATHWAY
RESIDUAL CONTAMINANT LEVELS

506 SHEPARD TERRACE

TERRACE
514 SHEPARD

TERRACE
518 SHEPARD

SHEPARD TERRACE

FRANKLIN CT

U-PUMP

UNIVERSITY AVENUE

DRY
HOOTCH

IHOP

FORMER
2805

2803–
2807

HA1

MW6

MW5

MW1

MW1R

MW2P

MW2

MW4P

MW4
(U-PUMP)

MW5
(U-PUMP)

MW6
(U-PUMP)

MW3
(U-PUMP)

PZ1
(U-PUMP)

MW3

B4X

B1300

B700

GB8A
GB7A
GB6A
GB5A
GB4A
GB3A
GB2A
GB1A
GB6
GB5
GB4
GB17
GB11
GB10
GB3
GB12,GB14
GB13
GB15
GB16
GB9
GB2
GB100,GB18
GB1
GB8
GB7

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER
- SOIL BORING
- Structural Impediment

N

40 0 40

SCALE: 1" = 40'

I:\25211228.72\Drawings\Closure\Soil Results.dwg, 6/14/2019 11:54:57 AM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19

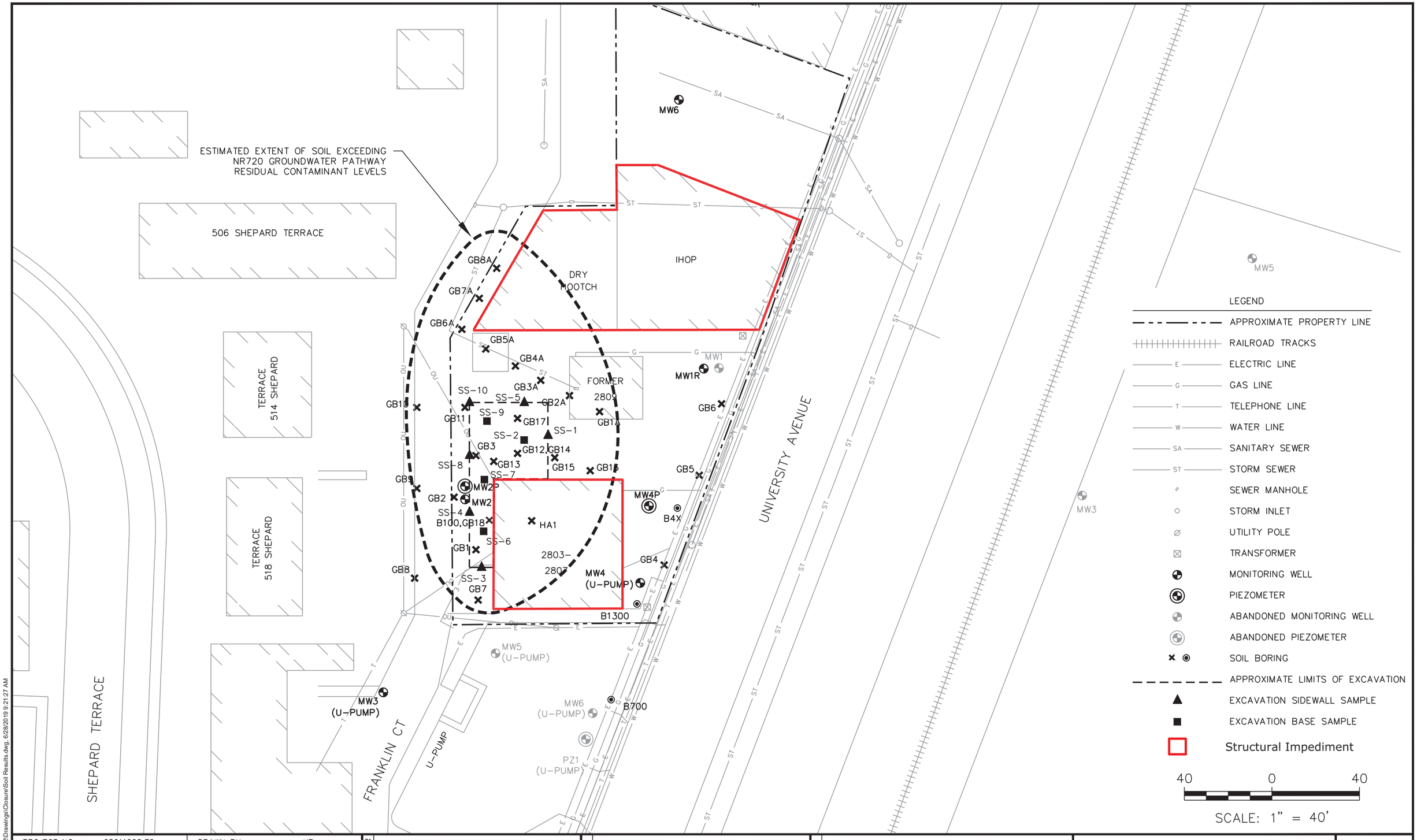
ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE
MADISON, WISCONSIN

SOIL CONTAMINATION

FIGURE
B.2.a



I:\25211228.72\Drawings\Closure\Soil Results.dwg, 6/28/2019 9:21:27 AM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

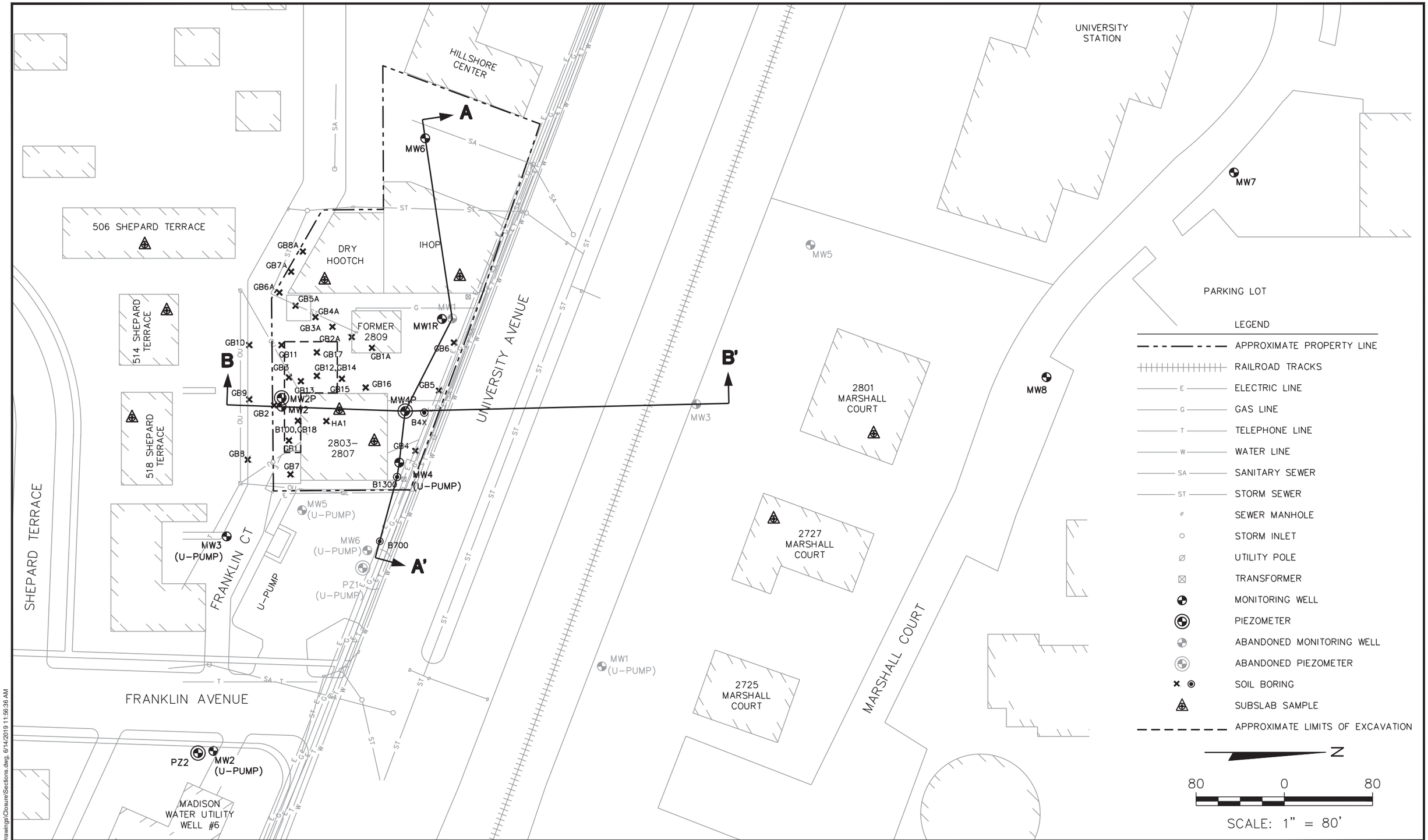
ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE
MADISON, WISCONSIN

RESIDUAL SOIL CONTAMINATION

FIGURE
B.2.b



I:\25211228.72\Drawings\Closure\Sections.dwg, 6/14/2019 11:56:36 AM

PROJECT NO.	25211228.70	DRAWN BY:	AHB
DRAWN:	05/19/14	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

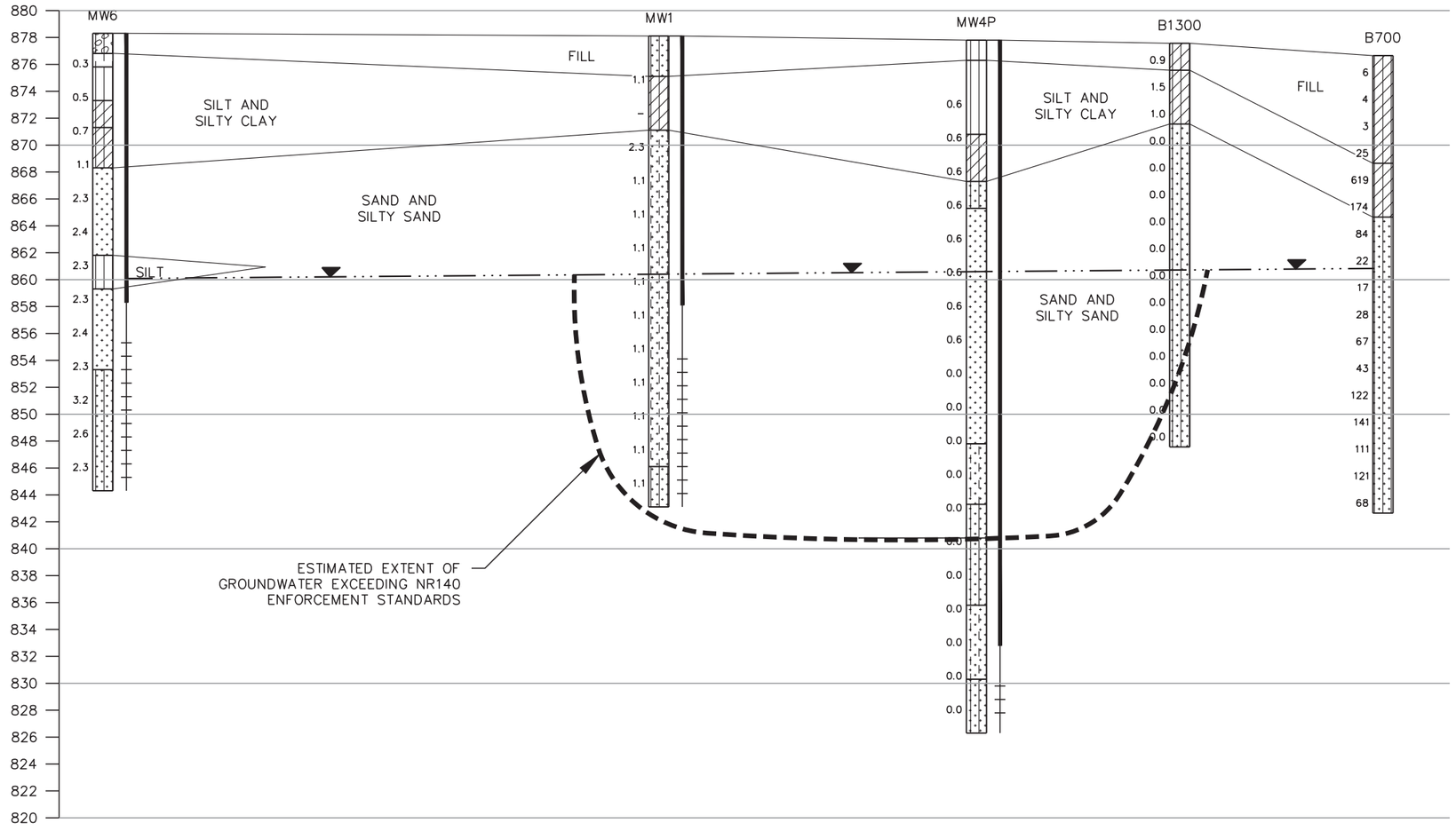
SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

GEOLOGIC CROSS SECTION LOCATION

FIGURE B.3.a.1

A (WEST)

A' (EAST)

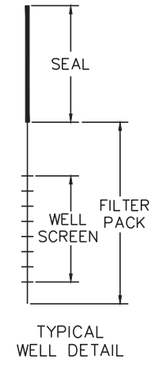


LEGEND

- SAND, POORLY GRADED, LITTLE OR NO FINES (SP).
- SILT (ML).
- LEAN CLAY, LOW PLASTICITY (CL).
- SILTY SAND (SM).
- SILTY GRAVEL (GM).
- SAND, POORLY GRADED WITH SILT FINES (SP–SM).
- SILTY CLAY (ML–CL).
- SANDSTONE.
- APPROXIMATE WATER TABLE ELEVATION MEASURED ON 09/19/18
- 25 PHOTO–IONIZATION DETECTOR READING

0 30

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'
VERTICAL EXAGGERATION = 3X



TYPICAL WELL DETAIL

PROJECT NO.	25211228.70	DRAWN BY:	AHB
DRAWN:	05/19/14	CHECKED BY:	REL
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS, 2830 DAIRY DRIVE MADISON, WI 53718–6751, PHONE: (608) 224–2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

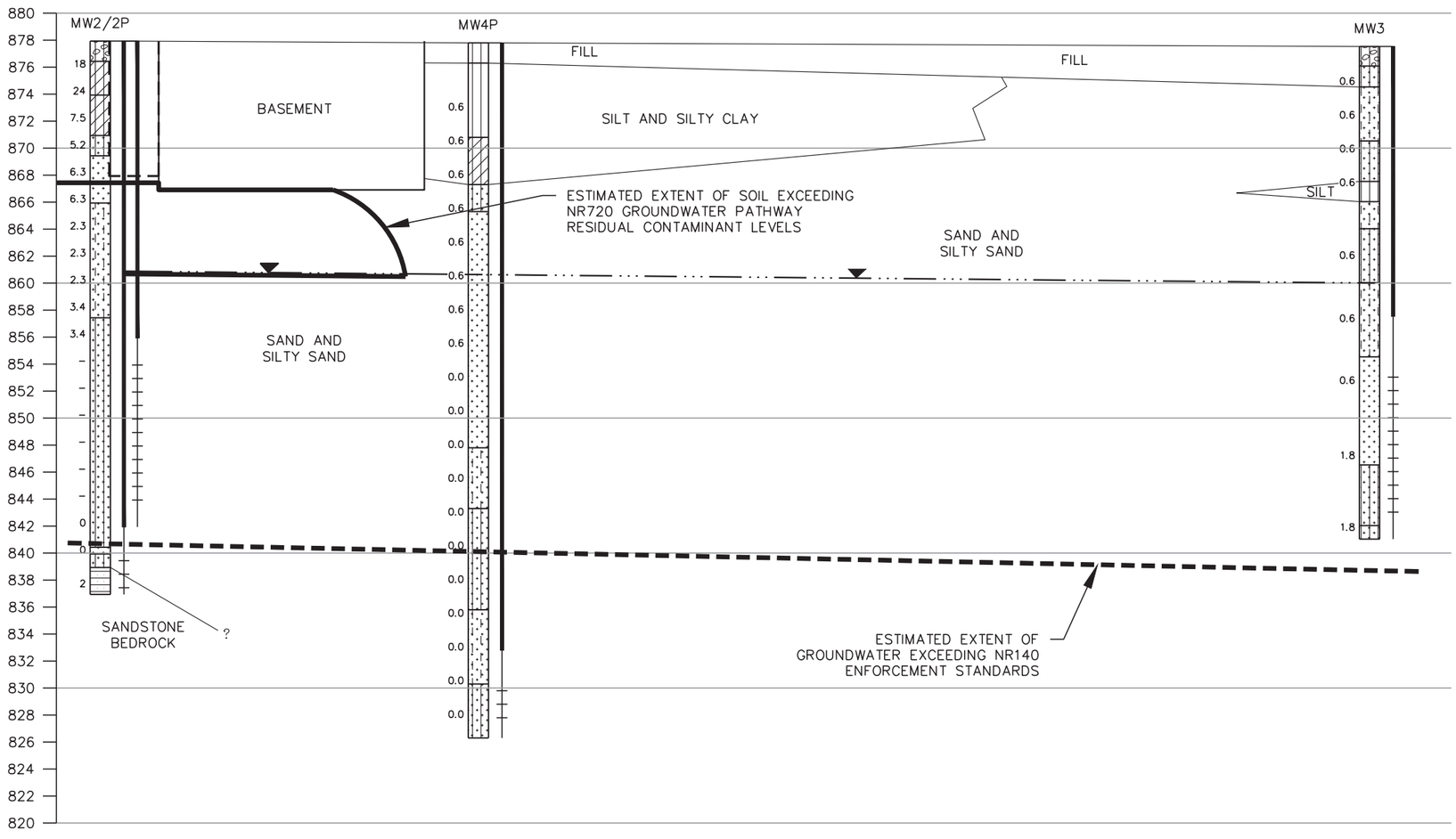
GEOLOGIC CROSS SECTION A–A'

FIGURE B.3.a.2

I:\25211228.72\Drawings\ClosureSections.dwg, 6/14/2019 11:57:26 AM

B
(SOUTH)

B'
(NORTH)

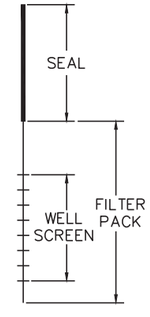


LEGEND

- SAND, POORLY GRADED, LITTLE OR NO FINES (SP).
- SILT (ML).
- LEAN CLAY, LOW PLASTICITY (CL).
- SILTY SAND (SM).
- SILTY GRAVEL (GM).
- SAND, POORLY GRADED WITH SILT FINES (SP–SM).
- SILTY CLAY (ML–CL).
- SANDSTONE.
- APPROXIMATE EXCAVATION LIMITS
- APPROXIMATE WATER TABLE ELEVATION MEASURED ON 09/19/18
- 25 PHOTO–IONIZATION DETECTOR READING

0 30

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'
VERTICAL EXAGGERATION = 3X



TYPICAL
WELL DETAIL

I:\25211228.72\Drawings\ClosureSections.dwg, 6/14/2019 11:58:39 AM

PROJECT NO.	25211228.70	DRAWN BY:	AHB
DRAWN:	05/19/14	CHECKED BY:	REL
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19

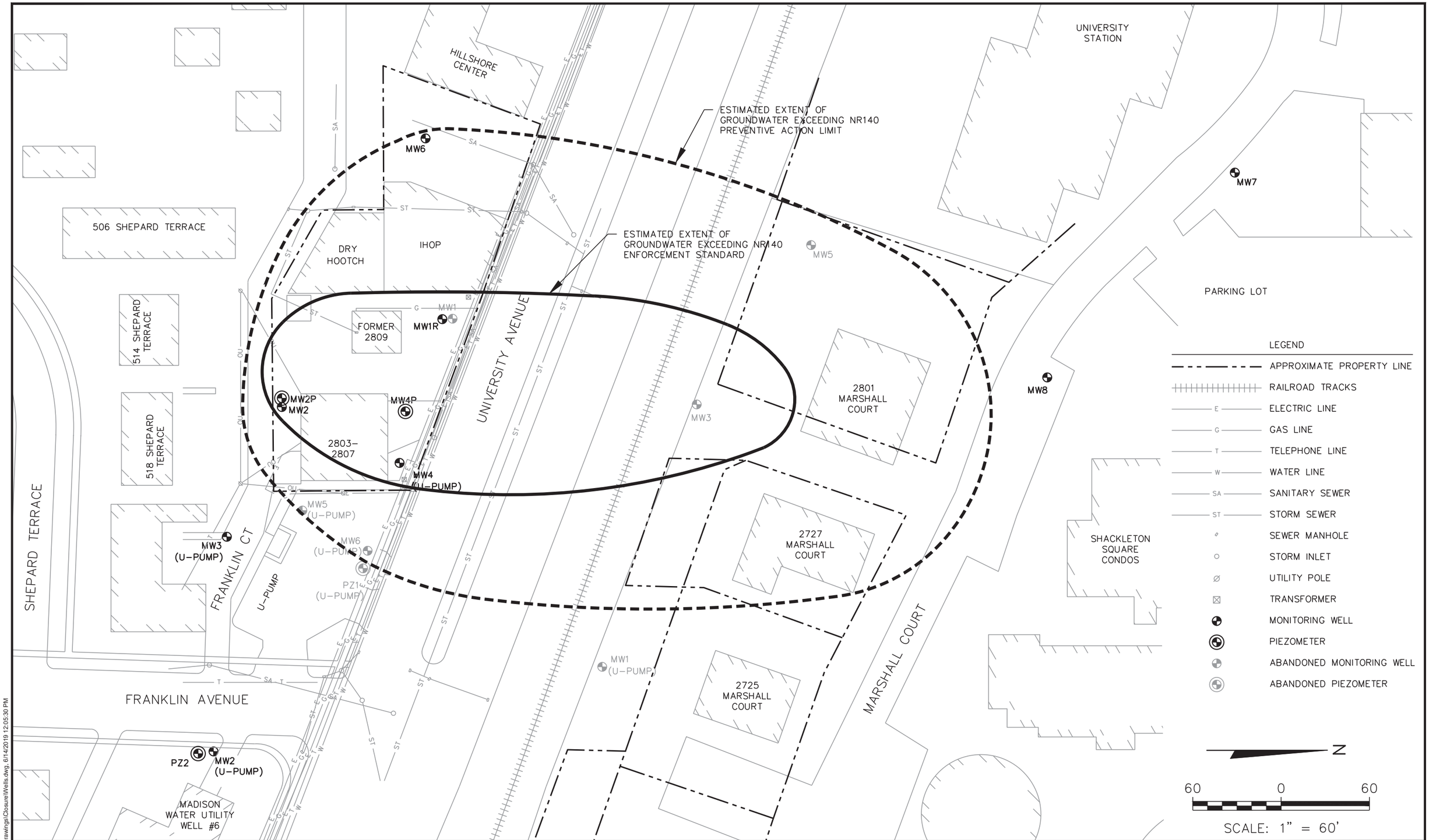
ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718–6751
PHONE: (608) 224–2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE
MADISON, WISCONSIN

GEOLOGIC CROSS SECTION B–B'

FIGURE
B.3.a.3



PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

GROUNDWATER ISOCONCENTRATIONS

FIGURE B.3.b

I:\25211228.72\Drawings\Closure\Wells.dwg, 6/14/2019 12:05:30 PM

HILLSHORE CENTER

UNIVERSITY STATION

MW6
860.09

MW7
857.25

506 SHEPARD TERRACE

DRY HOOTCH

IHOP

MW5
858.30

PARKING LOT

514 SHEPARD TERRACE

FORMER 2809

MW1
MW1R

UNIVERSITY AVENUE

MW2P
MW2
860.88

MW4P

2803–2807

MW4
(U–PUMP)
859.31

MW3
858.67

2801 MARSHALL COURT

MW8
856.98

518 SHEPARD TERRACE

MW5
(U–PUMP)

MW6
(U–PUMP)

PZ1
(U–PUMP)

861.92
MW3
(U–PUMP)

SHEPARD TERRACE

FRANKLIN CT

U–PUMP

861.5

861.0

860.5

860.0

859.5

859.0

858.5

858.0

857.5

857.0

2727 MARSHALL COURT

SHACKLETON SQUARE CONDOS

MW1
(U–PUMP)
858.97

2725 MARSHALL COURT

MARSHALL COURT

FRANKLIN AVENUE

860.86
PZ2
MW2
(U–PUMP)

MADISON WATER UTILITY WELL #6

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER
- 856.98 — WATER TABLE ELEVATION MEASURED ON 09/19/18
- WATER TABLE CONTOUR
- APPROXIMATE GROUNDWATER FLOW DIRECTION

N

60 0 60

SCALE: 1" = 60'

I:\25211228.72\Drawings\ClosureWells.dwg, 6/14/2019 12:06:09 PM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

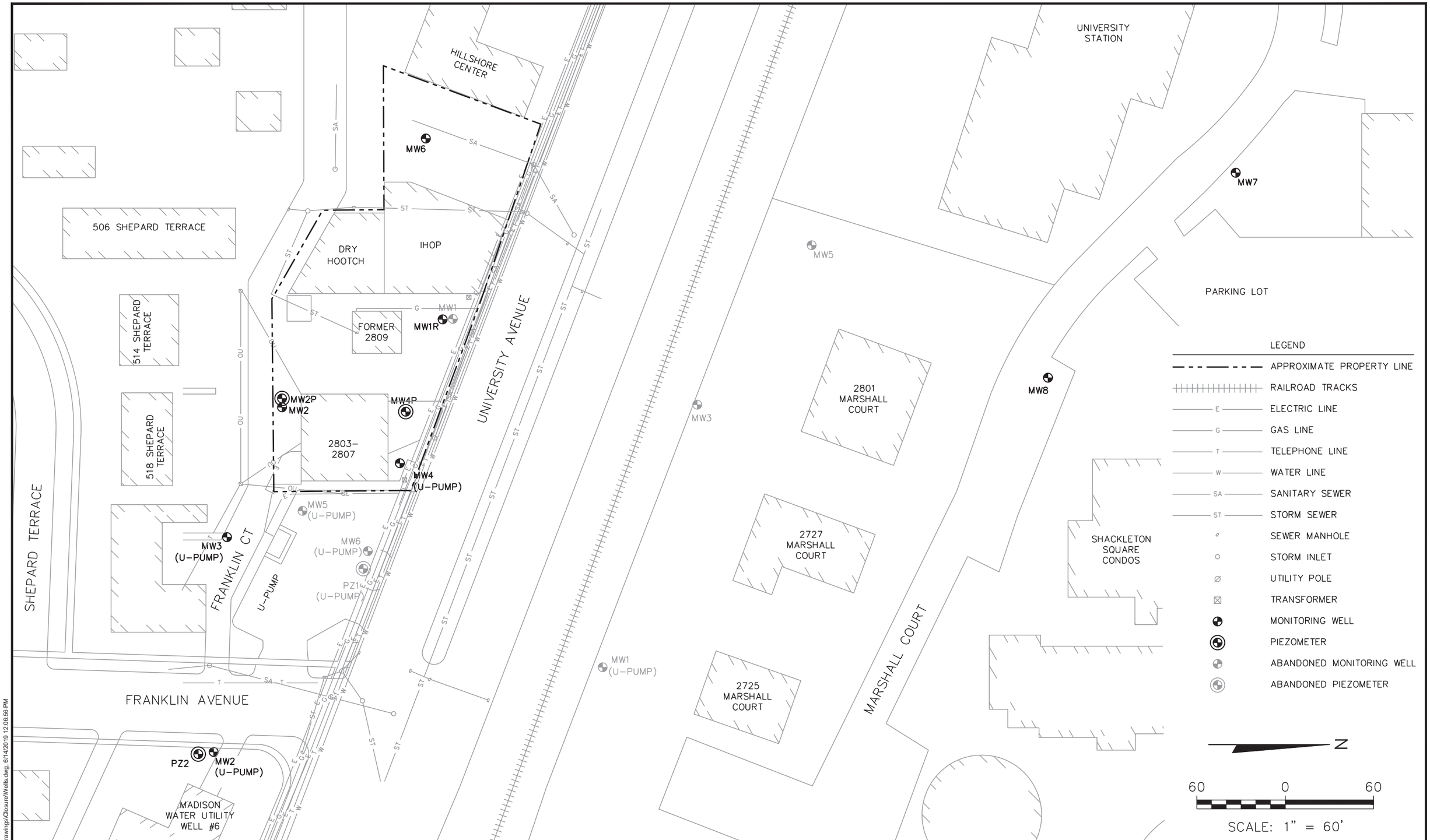
ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718–6751
PHONE: (608) 224–2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

GROUNDWATER FLOW DIRECTION SEPTEMBER 19 2018

FIGURE B.3.c



I:\25211228.72\Drawings\ClosureWells.dwg, 6/14/2019 12:06:56 PM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

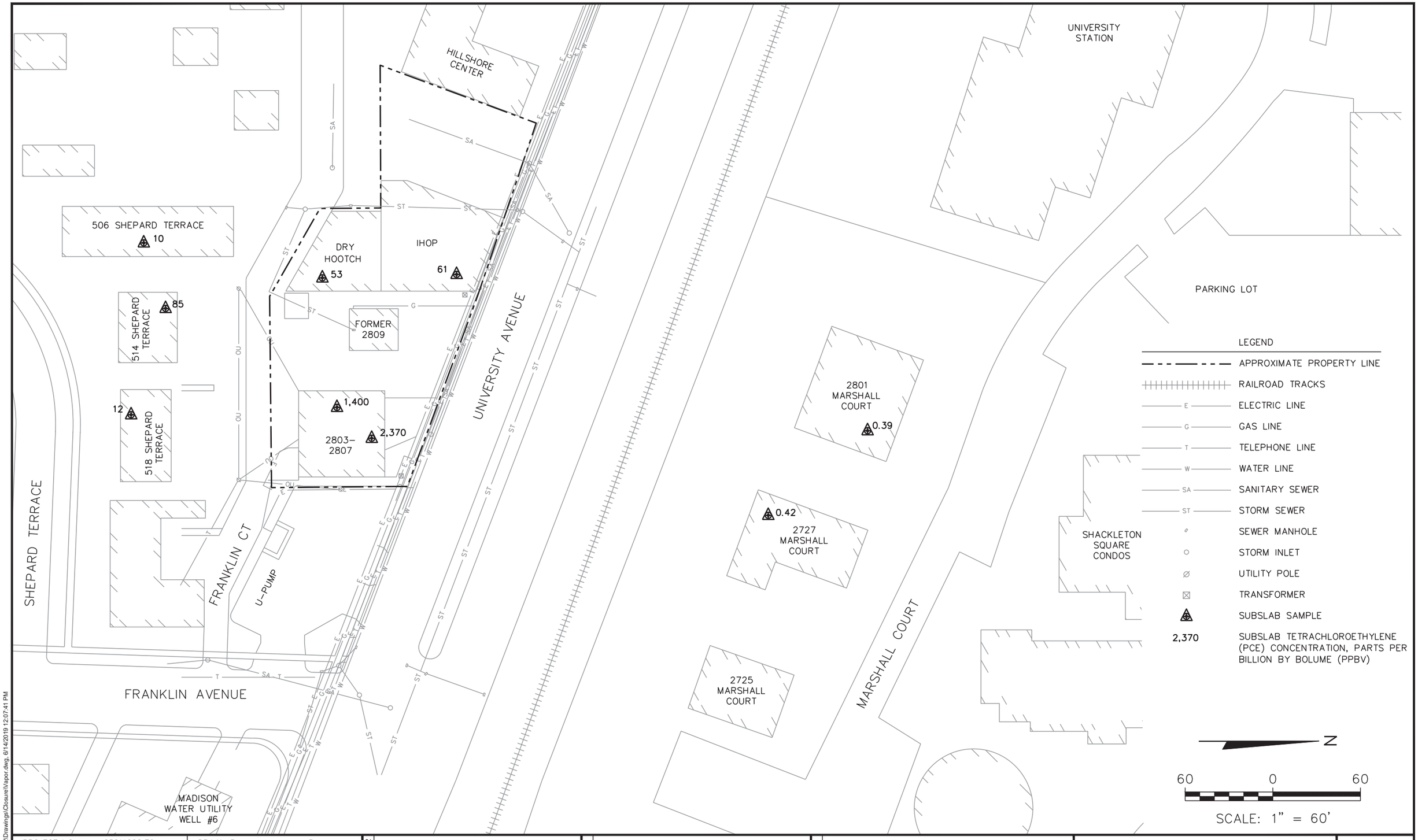
ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

MONITORING WELLS

FIGURE B.3.d



PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

VAPOR INTRUSION MAP

FIGURE B.4.a

I:\25211228.72\Drawings\Closure\Vapor.dwg, 6/14/2019 12:07:41 PM

ATTACHMENT B

Maps, Figures and Photos

McGettigan Property
BRRTS No. 02-13-321347

B.4.b Other Media of Concern – Not Applicable

There are no other media of concern.

ATTACHMENT B5

Structural Impediment Photos

McGettigan Property
BRRTS No. 02-13-321347

Photo 1: 2803/2805/ 2807 University Avenue

Photo 2: 2825 University Avenue

ATTACHMENT C

Documentation of Remedial Action

McGettigan Property
BRRTS No. 02-13-321347

Table of Contents

ATTACHMENT C

Documentation of Remedial Action

McGettigan Property
BRRTS No. 02-13-321347

C.1. Site Investigation Documentation – Not Applicable

Site investigation documentation was submitted previously. Site investigation findings were submitted in BT Squared's the September 13, 2006 Site Investigation Report. Additional soil sampling results were submitted in BT Squared's Additional Soil Investigation Update dated August 16, 2007. Additional groundwater sampling results were submitted in BT Squared letters dated October 30, 2007 and March 7, 2008. In July 2008 the WDNR considered closure of the case, but determined more work was necessary. BT Squared submitted a proposal for remedial action on February 2, 2009 but the project subsequently stalled due to responsible party health issues and lack of funding. In 2011, sub-slab vapor sampling was conducted in the 2803/2805/2807 University Avenue building and additional groundwater sampling was performed. The project subsequently stalled due to lack of funding, but progressed again in 2014 under SCS with off-site sub-slab sampling, vapor mitigation system installation, and additional groundwater sampling. Vapor mitigation system construction documentation for the 2803/2805/2807 University Avenue building was emailed to the WDNR on October 2, 2016. Additional sub-slab and groundwater monitoring results were summarized in SCS emails dated March 24, 2016 and July 19, 2016, and a summary letter dated July 8, 2016. Subsequent groundwater monitoring work was performed as part of a remedial action, which began in 2018 and results were submitted in SCS's June 29, 2018 Construction Documentation Report and subsequent emails.

ATTACHMENT C

Documentation of Remedial Action

McGettigan Property
BRRTS No. 02-13-321347

C.2. Investigative Waste

Site investigation wastes were properly disposed. Monitoring well development and purge water was discharged at the Madison Metropolitan Sewerage District's Nine Springs Wastewater Treatment Plant and drill cuttings were disposed of at licensed landfill. Disposal documentation is included in the BT Squared Site Investigation Report dated September 13, 2006. Additional soil disposal documentation is provided in SCS's June 29, 2018 Contaminated Soil Excavation Construction Documentation Report.

ATTACHMENT C

Documentation of Remedial Action

McGettigan Property
BRRTS No. 02-13-321347

C.3. Description of Methodology – Not Applicable

Generic standards were used for cleanup.

ATTACHMENT C

Documentation of Remedial Action

McGettigan Property
BRRTS No. 02-13-321347

C.4. Construction Documentation – Not Applicable

Vapor mitigation system (VMS) construction documentation was submitted with Acura Services, LLC's September 30, 2014 Post Mitigation Report. Excavation construction documentation was submitted with SCS's June 29, 2018 Contaminated Soil Excavation Construction Documentation Report.

ATTACHMENT C

Documentation of Remedial Action

McGettigan Property
BRRTS No. 02-13-321347

C.5. Decommissioning of Remedial Systems

Vapor mitigation system (VMS) construction documentation was submitted with Acura Services, LLC's September 30, 2014 Post Mitigation Report. Prior approval from the Wisconsin Department of Natural Resources (WDNR) is required for VMS decommissioning. The WDNR will likely require additional sub-slab vapor sampling before approving decommissioning of the VMS.

Decommissioning should include the following steps:

- Disconnect power to the VMS fan.
- Remove PVC pickup point piping.
- Patch floor at each pickup point.
- Remove the pickup point fan and exhaust line from the building.

ATTACHMENT D

Maintenance Plans and Photographs

McGettigan Property
BRRTS No. 02-13-321347

Table of Contents

CAP MAINTENANCE PLAN

2803/2805/2807 and 2825 University Ave, Madison

August 23, 2019

Property Located at: 2803/2805/2807 and 2825 University Ave, Madison, Wisconsin 53705

WDNR BRRTS/Activity # 02-13-580855

Legal Description, see **Attachment A**

Parcel ID # 251/0709-212-0604-5

INTRODUCTION

This document is the Maintenance Plan for caps at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing building foundation and pavement occupying the area over the contaminated groundwater plume or soil on site.

More site-specific information about this property may be found in:

- The case file in the Wisconsin Department of Natural Resources (WDNR) South Central office
- BRRTS on the Web (WDNR's internet-based database of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations
- RR Sites Map/GIS Registry layer for a map view of the site
- The WDNR project manager for Dane County

D.1 Descriptions

Description of Contamination

Soil contaminated by chlorinated volatile organic compounds (CVOCs) is present at concentrations in excess of WDNR groundwater pathway residual contaminant levels (RCLs) at a depth of approximately 0.5 foot on the southwest side of the property. The extent of the soil contamination is shown on **Figure B.2.b**.

Groundwater contaminated by CVOCs is located at a depth of approximately 25 feet. The extent of groundwater contamination is shown on **Figure B.3.b**.

Description of the Caps to be Maintained

The caps consist of building foundation and asphalt pavement. The caps are located on the southwest side of the property as shown on **Figure D.2**.

CAP MAINTENANCE PLAN

Cap Purpose

The building foundation and pavement over the contaminated soil and groundwater serve as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code.

Based on the current and future use of the property, the barriers should function as intended unless disturbed.

Annual Inspection

The caps overlying the contaminated groundwater plume and soil and as depicted on Figure D.2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks, and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age, and other factors. Any area where soils have become or are likely to become exposed and (for the building foundation cap) where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included in Attachment C, Continuing Obligations Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by WDNR representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE).

The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal law.

In the event the caps overlying the contaminated groundwater plume or soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the caps, will maintain a copy of this Maintenance Plan on site and make it available to all interested parties (i.e., on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where pavement, a building foundation, or vegetative cover is required as shown on the attached map, unless prior written approval has been obtained from the WDNR:

1. removal of the existing barrier;
2. replacement with another barrier;
3. excavating or grading of the land surface;
4. filling on capped or paved areas;
5. plowing for agricultural cultivation; or
6. construction or placement of a building or other structure.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

Property Owner:	Louis Fortis, Findlay Partnership Associates LLP 1610 North Prospect Avenue Milwaukee, WI 53202 (414) 736-4359
Consultant:	Robert Langdon, SCS Engineers 2830 Dairy Drive Madison, WI 53718 (608) 224-2830
WDNR:	Cynthia Koepke 3911 Fish Hatchery Road Fitchburg, WI 53711 (608) 275-3257

D.2 Location Map

See **Figure D.2** for a map of features to maintain.

D.3 Photographs

Photographs are included in **Attachment B**.

D.4 Inspection log

The Continuing Obligations Inspection and Maintenance Log is included in **Attachment C.**

I:\2287\Reports\Closure Request\Attachment D Maintenance Plans and Photographs\Cap Maintenance Plan\D1 Cap Maintenance Plan_rev 190926.docx

ESTIMATED EXTENT OF SOIL EXCEEDING NR720 GROUNDWATER PATHWAY RESIDUAL CONTAMINANT LEVELS

506 SHEPARD TERRACE

TERRACE 514 SHEPARD

TERRACE 518 SHEPARD

SHEPARD TERRACE

FRANKLIN CT

UNIVERSITY AVENUE

DRY HOOTCH

IHOP

FORMER 2809

2803–2807

HA1

B1300

B700

MW1

MW1R

MW2

MW2P

MW3 (U–PUMP)

MW4 (U–PUMP)

MW4P

MW5 (U–PUMP)

MW6 (U–PUMP)

PZ1 (U–PUMP)

B4X

B100, GB18

GB1, GB2, GB3, GB3A, GB4, GB4A, GB5, GB5A, GB6, GB6A, GB7, GB7A, GB8, GB8A, GB9, GB10, GB11, GB12, GB13, GB14, GB15, GB16, GB17, GB1A, GB2A

SS–1, SS–2, SS–3, SS–4, SS–5, SS–6, SS–7, SS–8, SS–9, SS–10

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER
- SOIL BORING
- APPROXIMATE LIMITS OF EXCAVATION
- EXCAVATION SIDEWALL SAMPLE
- EXCAVATION BASE SAMPLE
- Structural Impediment

40 0 40

SCALE: 1" = 40'

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS, 2830 DAIRY DRIVE MADISON, WI 53718-6751, PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

RESIDUAL SOIL CONTAMINATION

FIGURE B.2.b

I:\25211228.72\Drawings\Closure\Soil Results.dwg, 6/28/2019 9:21:27 AM

HILLSHORE CENTER
UNIVERSITY STATION
506 SHEPARD TERRACE
514 SHEPARD TERRACE
518 SHEPARD TERRACE
DRY HOOTCH
IHOP
FORMER 2809
2803–2807
2801 MARSHALL COURT
2727 MARSHALL COURT
2725 MARSHALL COURT
SHACKLETON SQUARE CONDOS
PARKING LOT
SHEPARD TERRACE
FRANKLIN CT
FRANKLIN AVENUE
UNIVERSITY AVENUE
MARSHALL COURT
U-PUMP
MADISON WATER UTILITY WELL #6

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 PREVENTIVE ACTION LIMIT

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 ENFORCEMENT STANDARD

MW1
MW1R
MW2P
MW2
MW3
MW4P
MW4 (U-PUMP)
MW5
MW5 (U-PUMP)
MW6
MW6 (U-PUMP)
MW7
MW8
PZ1 (U-PUMP)
PZ2
MW1 (U-PUMP)
MW2 (U-PUMP)
MW3 (U-PUMP)

LEGEND
- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER

N

60 0 60

SCALE: 1" = 60'

I:\25211228.72\Drawings\Closure\Wells.dwg, 6/14/2019 12:05:30 PM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

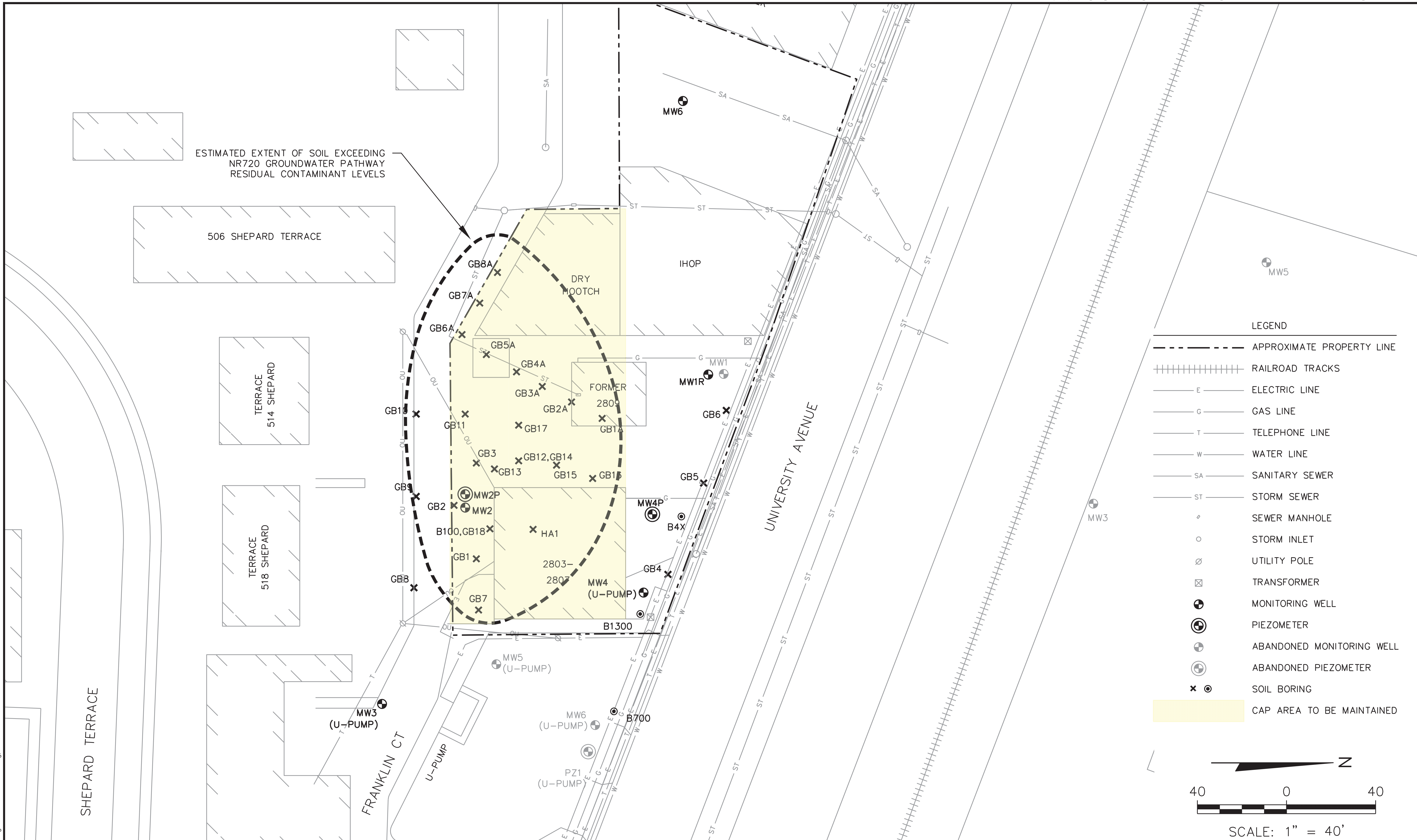
CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

GROUNDWATER ISOCONCENTRATIONS

FIGURE B.3.b

D.2. LOCATION MAP-CAP MAINTENANCE PLAN



ESTIMATED EXTENT OF SOIL EXCEEDING
NR720 GROUNDWATER PATHWAY
RESIDUAL CONTAMINANT LEVELS
506 SHEPARD TERRACE
514 SHEPARD TERRACE
518 SHEPARD TERRACE
SHEPARD TERRACE
FRANKLIN CT
UNIVERSITY AVENUE
IHOP
DRY HOOTCH
FORMER 2809
2803-2807
MW6
MW5
MW3
MW1
MW1R
MW2P
MW2
MW4P
B4X
MW4 (U-PUMP)
MW3 (U-PUMP)
MW5 (U-PUMP)
MW6 (U-PUMP)
PZ1 (U-PUMP)
U-PUMP
B700
B1300
B100,GB18
HA1
GB1
GB2
GB3
GB3A
GB4
GB4A
GB5
GB5A
GB6
GB6A
GB7
GB7A
GB8
GB8A
GB9
GB10
GB11
GB12,GB14
GB13
GB15
GB16
GB17
GB1A
GB2A
LEGEND
APPROXIMATE PROPERTY LINE
RAILROAD TRACKS
ELECTRIC LINE
GAS LINE
TELEPHONE LINE
WATER LINE
SANITARY SEWER
STORM SEWER
SEWER MANHOLE
STORM INLET
UTILITY POLE
TRANSFORMER
MONITORING WELL
PIEZOMETER
ABANDONED MONITORING WELL
ABANDONED PIEZOMETER
SOIL BORING
CAP AREA TO BE MAINTAINED
N
40 0 40
SCALE: 1" = 40'

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803-2809 UNIVERSITY AVENUE
MADISON, WISCONSIN

LOCATION MAP

FIGURE D.2

I:\25211228.72\Drawings\Closure\Soil Results.dwg, 6/14/2019 12:08:42 PM

CAP MAINTENANCE PLAN

ATTACHMENT A

Legal Description

SHEPARD PARK, BLK 1, LOT 1, 2, 3 & FINDLAY PARK, BLK 1, LOTS 10 & 11, EXC NELY PRT OF LOTS 10 & 11 BLK 1 FOR STREET

CAP MAINTENANCE PLAN

ATTACHMENT B

Photographs

Attachment B - Cap Photos
Former McGettigan/MOM Partnership
SCS Engineers Project #25211228.72

Photo 1: Looking northwest at pavement and buildings on June 7, 2018.

Photo 2: Looking north at pavement and buildings on June 7, 2018.

Attachment B - Cap Photos
Former McGettigan/MOM Partnership
SCS Engineers Project #25211228.72

Photo 3: Looking northeast at pavement from south side of the property on June 7, 2018.

CAP MAINTENANCE PLAN

ATTACHMENT C

Continuing Obligations Inspection and Maintenance Log

D.4. INSPECTION LOG-CAP MAINTENANCE PLAN

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name: McGettigan Property

BRRTS No.: 02-13-321347

Inspections are required to be conducted (see closure approval letter):

- (●) annually
- ( ) semi-annually
- ( ) other – specify ______________________

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N

02-13-321347
BRRTS No.

McGettigan Property
Activity (Site) Name

Continuing Obligations Inspection and Maintenance Log
Form 4400-305 (2/14)

{Click to Add/Edit Image}	Date added:
Title:	

{Click to Add/Edit Image}	Date added:
Title:	

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

2803/2805/2807 University Ave, Madison

August 23, 2019

Property Located at: 2803/2805/2807 University Ave, Madison, Wisconsin 53705

WDNR BRRTS/Activity # 02-13-321347

Legal Description, see **Attachment A**

Parcel ID # 251/0709-212-0604-5

INTRODUCTION

This document is the Maintenance Plan for an active vapor mitigation system (VMS) at the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. More site-specific information about this property may be found in:

- The case file in the Wisconsin Department of Natural Resources (WDNR) South Central office
- BRRTS on the Web (WDNR's internet-based database of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations
- RR Sites Map/GIS Registry layer for a map view of the site
- The WDNR project manager for Dane County

D.1 Descriptions

System Description, Purpose, and Location

The VMS was constructed by Acura Services, LLC for the 2803–2807 University Avenue building and was started up in September 2014. The VMS was designed to reduce the potential for vapor intrusion by depressurizing the sub-slab in areas where chlorinated volatile organic compounds (CVOCs) were detected in sub-slab vapor at concentrations in excess of WDNR commercial vapor risk screening levels.

The CVOC vapors appear to have originated from a historical release of dry cleaning solvent which may have occurred when a dry cleaning facility was operating in the building. The locations of various VMS components are shown on **Figure D.2**.

System Design and Construction Documentation

Photographs of the VMS are included in **Attachment B**. The VMS includes four vacuum pickup points. Each pickup point was constructed with 3-inch-diameter schedule 40 PVC pipe set in the sub-slab material. The PVC pipes were sealed into the floor to prevent leakage and extended through the interior walls, columns, or other existing structures for support. The pickup points were plumbed together to a 3-inch-diameter PVC pipe which was extended above the roof line of the building through an un-used chimney.

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

An AMG Eagle vacuum fan capable of producing up to approximately 4.0 inches of water column (WC) vacuum was mounted.

Power was supplied to the fan and tied to a single labeled circuit breaker inside the building. The fan can be turned on and off at the breaker box or with switches located on the fan.

A manometer was fitted to one of the pickup points (Pickup Point 1) to show vacuum at the pickup point and to check fan operation.

System Maintenance

Minimal operator control or maintenance is required. There are no service requirements for the fan. The fan status is checked using the manometer mounted to Pickup Point 1). If the manometer displays greater than zero, the vacuum fan is functioning.

The floor in the vicinity of the VMS should be maintained as a barrier to prevent vapor intrusion. The structural integrity of the floor should be maintained, and any changes or repairs to the floor need to account for keeping the floor as impermeable as when the VMS was installed.

The potential for vapor intrusion of CVOCs should be reevaluated if there are changes to the floor, building HVAC system, or other changes that may influence the sub-slab vacuum distribution. If changes are made, pressure field extension testing of the sub-slab should be completed to make sure that adequate sub-slab vacuum is maintained.

Malfunctioning or damaged system components should be replaced as soon as possible, and any changes or repairs should be documented in the attached inspection and maintenance log (Attachment C).

Inspections

The VMS should be inspected at least once per year during the heating season as follows:

- Inspect manometers:
  - If manometer vacuum reads zero, check the fan circuit breaker on south wall of service bay area to make sure fan has power.
  - If manometer shows low vacuum (e.g., less than 2.5 inches of WC) check for vacuum leaks in pickup point piping and repair as necessary.
  - If fan vacuum cannot be rectified contact SCS Engineers at (608) 224-2830.

- Inspect fan exhaust line to prevent clogging of fan exhaust, and remove any accumulated debris.

- Inspect floors and maintain as necessary to prevent vapor migration and vacuum loss.

- Record manometer readings and document repairs to the VMS, floors, or HVAC system on Form 4400-305, Continuing Obligations Inspection and Maintenance Log (Attachment C).

- Keep copies of the Inspection and Maintenance Log at the facility and available for submittal or inspection by WDNR representatives upon request.

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting the VMS

The following activities are prohibited unless prior written approval has been obtained from the WDNR:

1. Shutdown or removal of the VMS
2. Replacement of the VMS
3. Construction or placement of a building or other structure
4. Changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single- or multiple-family residences, a school, daycare, senior center, hospital, or similar residential exposure settings
5. Changing the use or occupancy of the property to single-family residential use

If removal, replacement, or other changes are considered, the property owner will contact WDNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

Property Owner:	Louis Fortis, Findlay Partnership Associates LLP 1610 North Prospect Avenue Milwaukee, WI 53202 (414) 736-4359
Consultant:	Robert Langdon, SCS Engineers 2830 Dairy Drive Madison, WI 53718 (608) 224-2830
WDNR:	Cynthia Koepke 3911 Fish Hatchery Road Fitchburg, WI 53711 (608) 275-3257

D.2 Location Map

See **Figure D.2** for a map of features to maintain.

D.3 Photographs

Photographs are included in **Attachment B**.

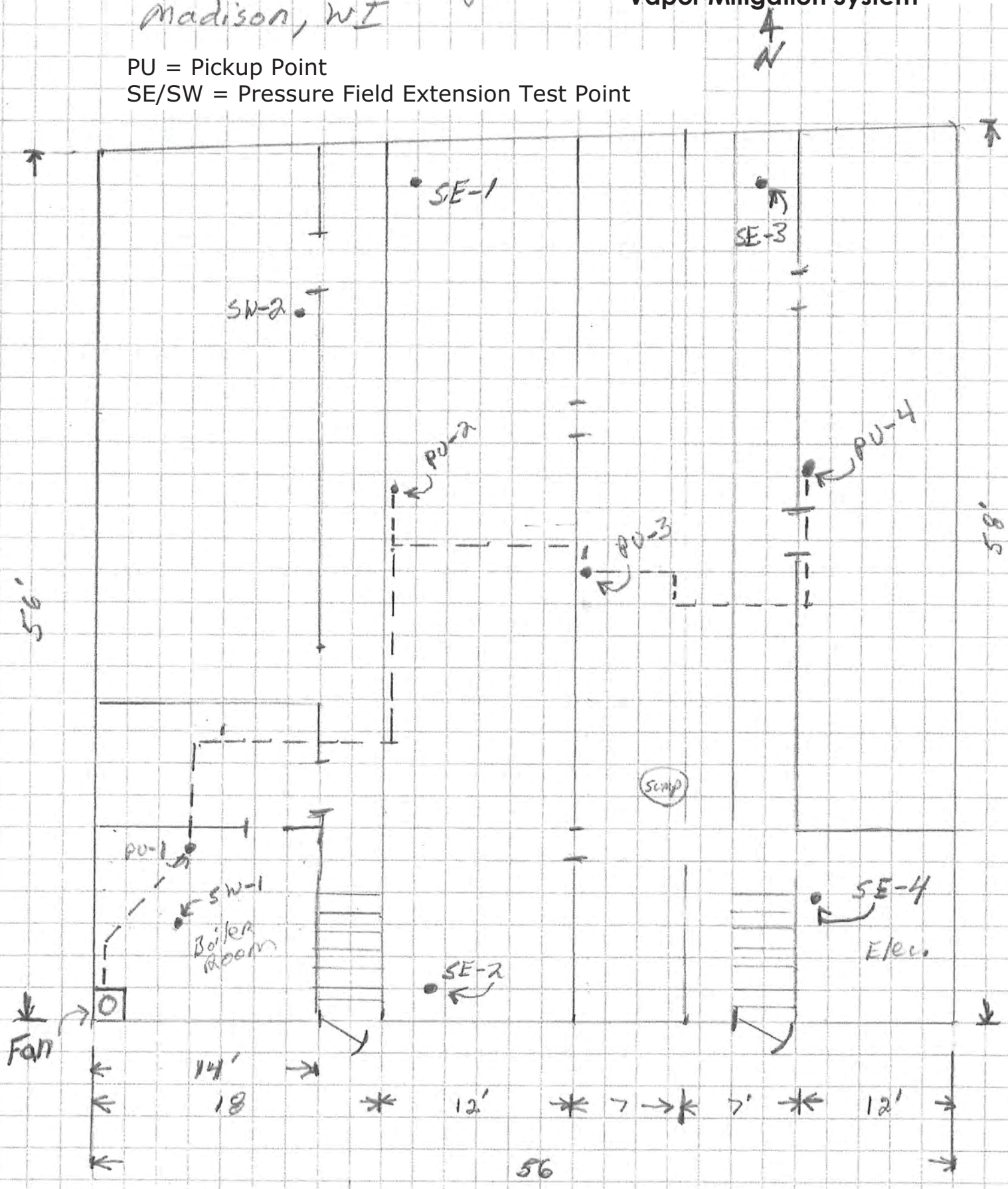
D.4 Inspection log

Inspection logs are included in **Attachment C**.

D.2 Location Map
Vapor Mitigation System

2803-2807 University Ave.
Madison, WI

PU = Pickup Point
SE/SW = Pressure Field Extension Test Point



Drawn by: A.G.H
9/30/14
Not to scale

Vapor Mitigation System

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

ATTACHMENT A

Legal Description

SHEPARD PARK, BLK 1, LOT 1, 2, 3 & FINDLAY PARK, BLK 1, LOTS 10 & 11, EXC NELY PRT OF LOTS 10 & 11 BLK 1 FOR STREET

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

ATTACHMENT B

Photographs

Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71

Photo 1: View looking northwest at southwest corner of 2803-2807 University Avenue building showing mitigation system fan and exhaust point.

Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71

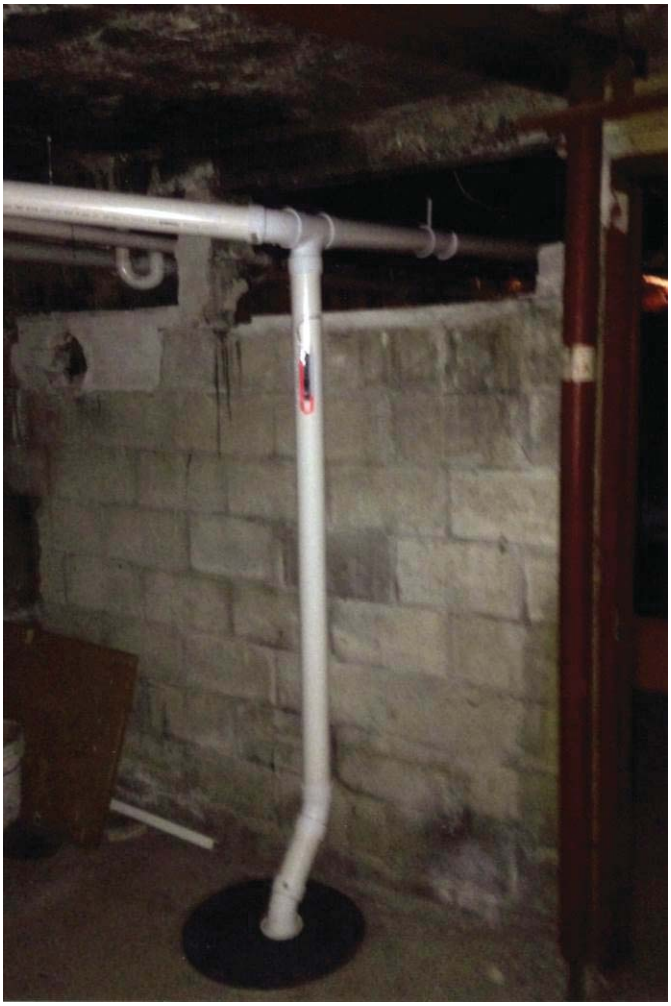


Photo 2: View looking northwest at mitigation system Pickup Point #1 (PU-1) in basement of 2803-2807 University Avenue.

Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71

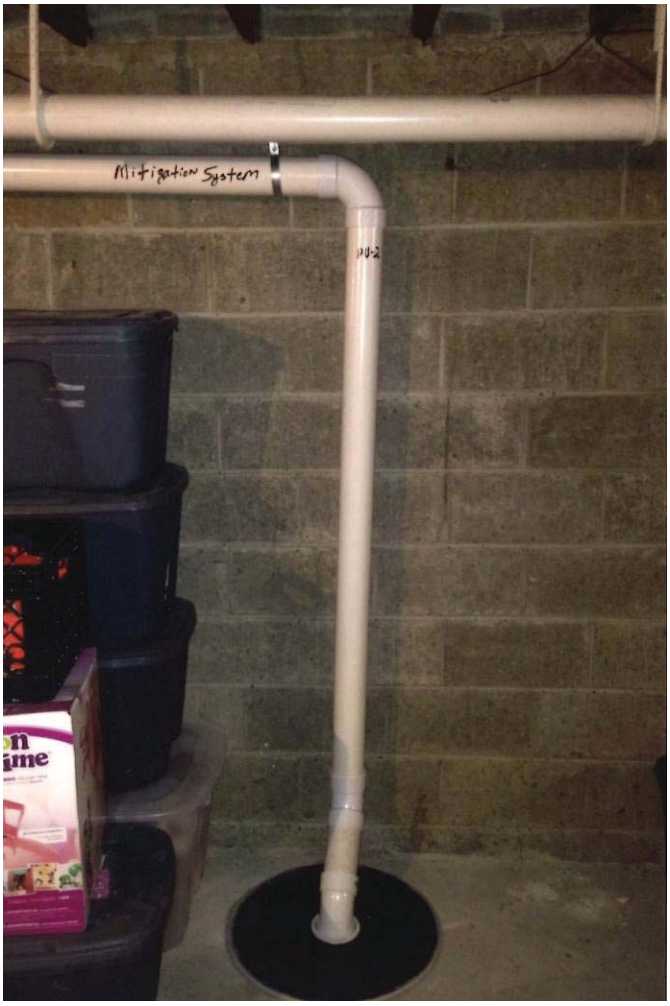


Photo 3: View looking west at mitigation system Pickup Point #2 (PU-2) in basement of 2803-2807 University Avenue.

Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71

Photo 4: View looking northwest at mitigation system Pickup Point #3 (PU-3) in basement of 2803-2807 University Avenue.

Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71

Photo 5: View looking west at mitigation system Pickup Point #4 (PU-4) in basement of 2803-2807 University Avenue.

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

ATTACHMENT C

Continuing Obligations Inspection and Maintenance Log

D.4. INSPECTION LOG-VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name	BRRTS No.
McGettigan Property	02-13-321347

Inspections are required to be conducted (see closure approval letter):	When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):
◉ annually ○ semi-annually ○ other – specify ______	

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N

D.4. INSPECTION LOG-VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

02-13-321347
BRRTS No.

McGettigan Property
Activity (Site) Name

Continuing Obligations Inspection and Maintenance Log
Form 4400-305 (2/14)

{Click to Add/Edit Image} Date added:	{Click to Add/Edit Image} Date added:
Title:	Title:

REL 2/17/20

AFFECTED
E
PROPERTY

MONITORING WELL
NOT ABANDONED

ATTACHMENT E

Monitoring Well Information

McGettigan Property
BRRTS No. 02-13-321347

See attached construction form for monitoring well MW8. Monitoring well MW8 could not be located for abandonment. The well was located in the north side of Marshall Court behind a parking stall. It was likely destroyed during roadwork performed by the Village of Shorewood Hills (Village) in late 2019. SCS attempted to locate the well on January 28, 2020, using a metal detector to locate the well box. New pavement was observed in the vicinity of the well, but the well box could not be located. A second search was conducted on January 29, 2020, without finding the well. On January 29, 2020, SCS contacted Mr. Karl Frantz of the Village regarding the missing well. Mr. Frantz referred SCS to the Village's engineering contractor, Mr. Tim Stieve of Town & Country Engineering, Inc. Mr. Stieve recalled observing the MW8 well, but acknowledged that the well location did not make it onto their plan sheet for the roadwork. Based on the well search and communications with Mr. Stieve, it appears that the well was inadvertently paved over/destroyed during the roadwork.

MONITORING WELL NOT ABANDONED

AFFECTED E PROPERTY

State of Wisconsin
Department of Natural Resources

Route to: Watershed/Wastewater ☐ Waste Management ☐ Remediation/Redevelopment ☒ Other ☐ _____

MONITORING WELL CONSTRUCTION

Form 4400-113A Rev. 7-98

Facility/Project Name: 2803-2809 University Ave BT2#2287	Local Grid Location of Well: _____ ft. ☐ N. ☐ S. _____ ft. ☐ E. ☐ W.	Well Name: MW8
Facility License,Permit or Monitoring Number:	Local Grid Origin ☐ (estimated ☐) or Well Location ☐ Lat. ° ' " Long. ° ' " or St.Plane _____ ft. N. _____ ft. S.	Wis. Unique Well Number: PP555 / DNR Well ID No.
Facility ID	Section Location of Waste/Source ☒ E. NE 1/4 of NW 1/4 of Sec. 21, T 7 N,R. 9 ☐ W.	Date Well Installed: 04 / 22 / 2005 (m m d d y y y y)
Type of Well: Well Code 11 / MW	Location of Well Relative to Waste/Source: u ☐ Upgradient s ☐ Sidegradient d ☒ Downgradient n ☐ Not Known	Well Installed By: Name (first, last) and Firm: Kevin McCumber / Badger State Drilling
Distance From Waste/Source: 450 ft.	Enf. Stds. Apply ☒	Gov. Lot Number:

A. Protective pipe, top elevation ____.__ ft. MSL

B. Well casing, top elevation ____.__ ft. MSL

C. Land surface elevation ____.__ ft. MSL

D. Surface seal, bottom ____.__ ft. MSL or 1.0 ft

12. USCS classification of soil near screen:
GP ☐ GM ☐ GC ☐ GW ☐ SW ☐ SP ☒
SM ☐ SC ☐ ML ☐ MH ☐ CL ☐ CH ☐
Bedrock ☐

13. Sieve analysis attached? ☐ Yes ☒ No

14. Drilling method used: Rotary ☐ 50 Hollow Stem Auger ☒ 41 Other ☐ _____

15. Drilling fluid used: Water ☐ 02 Air ☐ 01 Drilling Mud ☐ 03 None ☒ 99

16. Drilling additives used? ☐ Yes ☒ No
Describe _____

17. Source of water (attach analysis, if required):
_____

E. Bentonite seal, top ____.__ ft. MSL or --.- ft

F. Fine sand, top ____.__ ft. MSL or 21.5 ft

G. Filter pack, top ____.__ ft. MSL or 23.5 ft

H. Screen joint, top ____.__ ft. MSL or 25.5 ft

I. Well bottom ____.__ ft. MSL or 35.5 ft

J. Filter pack, bottom ____.__ ft. MSL or 36.0 ft

K. Borehole, bottom ____.__ ft. MSL or 36.0 ft

L. Borehole, diameter 8.5 in.

M. O.D. well casing 2.38 in.

N. I.D. well casing 2.07 in.

1. Cap and lock? ☒ Yes ☐ No

2. Protective cover pipe:
a. Inside diameter: 10.0 in.
b. Length: 1.0 ft.
c. Material: Steel ☒ 04 Other ☐ _____
d. Additional protection? ☐ Yes ☒ No
If yes, describe: _____

3. Surface Seal: Bentonite ☐ 30 Concrete ☒ 01 Other ☐ _____

4. Material between well casing and protective pipe: Bentonite ☐ 30 Filter Sand Other ☒ _____

5. Annular space seal: a. Granular/Chipped Bentonite ☒ 33
b. _____ Lbs/gal mud weight...Bentonite-sand slurry ☐ 35
c. _____ Lbs/gal mud weight.....Bentonite slurry ☐ 31
d. _____ % Bentonite.....Bentonite-cement grout ☐ 50
e. 7.5 Ft³ volume added for any of the above
f. How installed: Tremie ☐ 01 Tremie pumped ☐ 02 Gravity ☒ 08

6. Bentonite seal: a. Bentonite granules ☐ 33
b. ☐ 1/4 in. ☐ 3/8 in. ☐ 1/2 in. Bentonite chips ☐ 32
c. none ☒ _____

7. Fine sand material: Manufacturer, product name & mesh size
a. Ohio #40/60
b. Volume added 0.7 ft³

8. Filter pack material: Manufacturer, product name & mesh size
a. Ohio #5
b. Volume added 4.5 ft³

9. Well casing: Flush threaded PVC schedule 40 ☒ 23 Flush threaded PVC schedule 80 ☐ 24 ☐ _____

10. Screen material: same
a. Screen type: Factory cut ☒ 01 Continuous slot ☐ 02 Other ☐ _____
b. Manufacturer: Monoflex
c. Slot size: 0.010 in.
d. Slotted length: 10.0 ft.

11. Backfill material (below filter pack): None ☒ 14 Other ☐ _____

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature: Steph Sillwood | Firm: BT², Inc., 2830 Dairy Drive, Madison, WI 53718-6751

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Ad. Code. In accordance with chs. 281, 289, 291, 292, 293, 295, and 299, Wis. Stats. failure to file these forms may result in a forfeiture of between $10 and $25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be

ATTACHMENT F

Source Legal Documents

McGettigan Property
BRRTS No. 02-13-321347

Table of Contents

F.1. DEED

000073

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

DANE COUNTY
REGISTER OF DEEDS
Doc No 3007590

1998-08-18 09:33 AM
Trans. Fee 1485.00
Rec. Fee 10.00
Pages 1

This Deed, made between Martin F. Rifken and Louis G. Fortis, Grantor, and Findlay Partnership Assogiates, LLP, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration of One Dollar and additional consideration conveys to Grantee the following described real estate in Dane County, State of Wisconsin:

Lots Ten (10) and Eleven (11), Block One (1), Findlay Park, in the City of Madison, also Lot One (1), Block One (1), Shepard Park in the City of Madison, Dane County, Wisconsin, except that part conveyed to the State of Wisconsin for highway purposes in Volume 211 of Records, page 193, as Document No. 1276825.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
Jesse S. Ishikawa
Reinhart Boerner Van Deuren et al.
P.O. Box 2020
Madison, WI 53701-2020

60-0709-212-0604-5
Parcel Identification Number

This is not (is / is not) homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except matters of record and unrecorded leases

and will warrant and defend the same.

Dated this 12 day of August, 1998.

(SEAL)
* Martin F. Rifken

(SEAL)
* Louis G. Fortis

AUTHENTICATION

Signature(s)

authenticated this day of , 19

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Jesse S. Ishikawa
Reinhart, Boerner, Van Deuren, et al.
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN,
} ss.
Dane County.

Personally came before me this 12th day of August, 1998, the above named Martin F. Rifken and Louis G. Fortis to me known to be the person s who executed the foregoing instrument and acknowledge the same.

Sara K. Zerdahl
* SARA K. ZERDAHL
Notary Public, Dane County, Wis.
My Commission is permanent. (If not, state expiration date: 1/31, 1999.

*Names of persons signing in any capacity should be typed or printed below their signatures.

9879877

WARRANTY DEED

STATE BAR OF WISCONSIN
Form No. 1-1982

ZIPFORM XT
3.70.10-0001
08-12-1998
08552249.UFD

10

453318

FINDLAY PARK

REPLAT OF LOTS 12,13,14,15,16,17 QUARRYTOWN AND LOT 35 LAKELAND,- PLATS NOW OF RECORD LYING IN THE NW.1/4 SECTION 21 T.7 N. R. 9 E.

SCALE 80'FT. TO 1" IN.

VOL. 2 P.25A

MS. C. DODGE Surveyor
RECORDED OCT. 10 1925

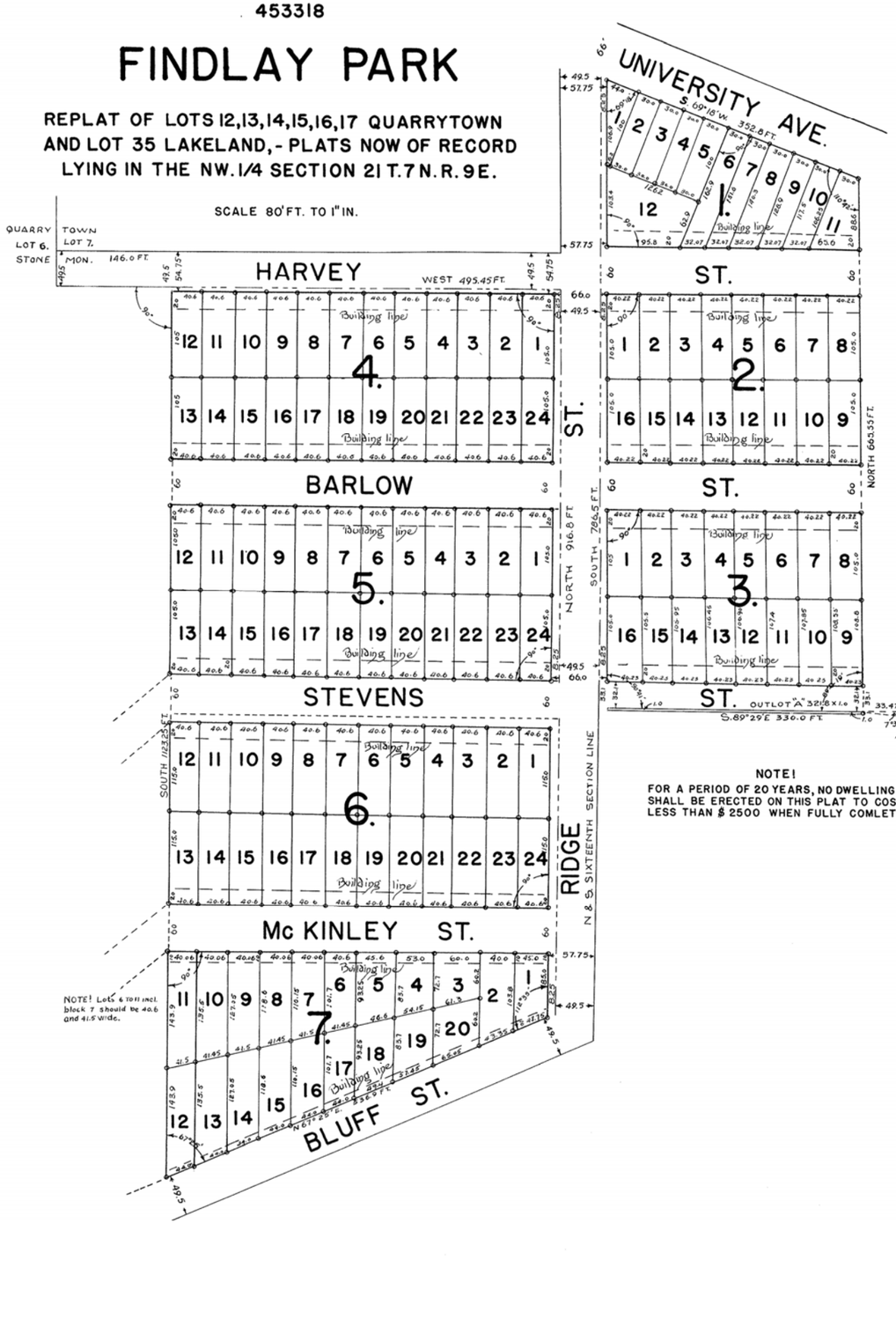
(State of Wisconsin) } SS
(County of Dane) }

Ms. C. Dodge, being duly sworn deposes and says that by the order and under the direction of the Dibble Land Company Incorporated he has surveyed and mapped the following described lands situated in the NorthWest One quarter of Section 21, Township 7 North, Range 9 East Dane County Wis:- Lots 12, 13, 14, 15, 16 and 17 Quarrytown, and Lot 35 Lakeland plats now of record.
All corners have been marked by iron pipe stakes as indicated thus o. All North and South lines are parallel. The scale of the plat is 80 feet to 1 inch

Ms. C. Dodge
Surveyor

copied by Geo. Swacina

checked by/ H. A. Swenker
H. L. Walloch



NOTE! Lots 6 to 11 incl. block 7 should be 40.6 and 41.5 wide.

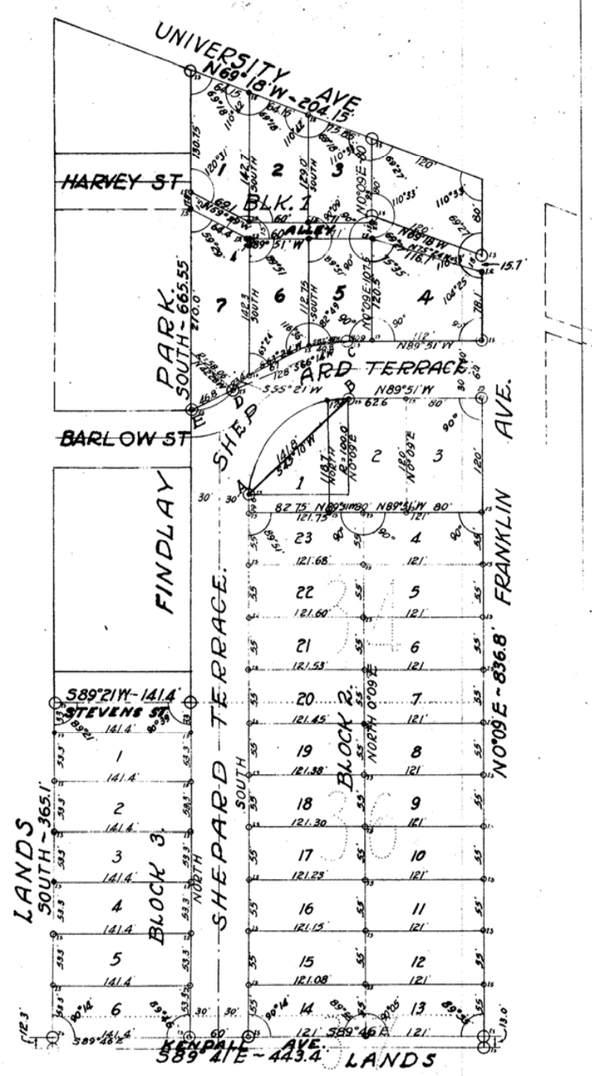
NOTE!
FOR A PERIOD OF 20 YEARS, NO DWELLING SHALL BE ERECTED ON THIS PLAT TO COST LESS THAN $ 2500 WHEN FULLY COMLETED

SHEPARD PARK

BEING A SUBDIVISION OF LOTS 34 36 AND PART OF 37 OF LAKELAND TOWNSHIP OF MADISON DANE COUNTY WISCONSIN
(NOW WITHIN THE CORORATE LIMITS OF THE CITY OF MADISON)

0 10 20 40 80 160 240 320 400 480 560 640
Scale:- 1"= 80'

Legend
○ Denotes 2" x 36" Iron Stake
∘ Denotes 1" x 30" Iron Stake



State of Wisconsin } ss
County of Dane }

I, Philip H. Hintze, Registered Engineer, do hereby certify that by the order and under the direction of Charles N. Shepard, I have made a survey and plat of the following described property:- Beginning at a point which is N 89°30'W 983.5' and S 1°12'W 335.6' and N 69°18'W 29' from the North East Corner of the North West 1/4 of Section 21 Town 7 North Range 9 East (Township of Madison) Dane County, Wisconsin, thence South 665.55 feet; thence S 89°21'W 141.4 feet; thence South 365.1 feet; thence S 89°41'E 443.4 feet to the West line of Franklin Ave.; thence N 0°09'E 836.8 feet; thence N 69°18'W 120 feet; thence N 0°09'E 80 feet; thence N 69°18'W 204.15 feet to point of beginning, now within the corporate limits of the City of Madison.

I also certify that the within plat is a correct representation of the lands surveyed and the subdivisions made and I further certify that I have fully complied with the provisions of Chapter 236 Wisconsin Statutes 1943, in surveying and platting said lands.

Philip H. Hintze Registered Engineer.

Witnesses:- Pearl E Walters
Stephen W. Hanken

Subscribed and sworn to before me this 23rd day of APRIL 1946

Stephen W. Hanken
Notary Public Dane County Wisconsin
My commission expires JUNE 20th 1948

State of Wisconsin } ss
County of Dane }

As Owner, I hereby certify that I have caused the lands described in the affidavit of Philip H. Hintze, Registered Engineer, to be surveyed, divided, mapped and dedicated as represented on this plat.

Witnesses: Pearl E Walters
Stephen W. Hanken

Charles N. Shepard, Widower Owner.

State of Wisconsin } ss
County of Dane }

Personally appeared before me this 23rd day of APRIL, 1946, Charles N. Shepard, ~~A~~ WIDOWER known to me to be the person who executed the foregoing instrument and acknowledged the same.

Stephen W. Hanken
Notary Public Dane County Wisconsin
My commission expires JUNE 20th 1948.

State of Wisconsin } ss
County of Dane }

I, C. L. Femrite, Treasurer of Dane County, do hereby certify that there are no delinquent taxes or delinquent special assessments on any of the lands included in this plat.

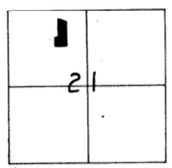
C. L. Femrite
Treasurer, Dane County.

State of Wisconsin } ss
County of Dane }

Resolved that a plat known as "Shepard Park" which has been filed for the approval of the Common Council of the City of Madison, be and the same is hereby approved as required by Chapter 236, Wisconsin Statutes 1943.

I hereby certify that the above is a true and correct copy of a resolution adopted by the Common Council on the 7th day of MAY 1946

City Clerk



SECTION 21
T7N R9E

CURVE DATA

Curve	Tan.	I	Total Def.	Radius	R. Bearing	Length	Long Chord	L.C. Bearing	Def. per ft.
AB	100.4'	90°09'	45°04'30"	100'	N0°09'E	157.34'	141.8'	S45°10'W	19.07'
CD	49.85'	47°10'	23°35'	160'	N0°09'E	131.71'	131.71'	S66°14'W	11.05'
DE	25.57'	47°32'	23°46'	58.06'	N42°28'W	48.16'	46.8	S66°14'W	30.47'

OFFICE OF REGISTER OF DEEDS } ss
DANE COUNTY, WISCONSIN }
Received for Record May 28
A. D. 1946 at 10:50 o'clock A.M.
and recorded in vol. _____
of _____ on page _____
_____ Register

F.3. VERIFICATION OF ZONING

City of Madison Zoning Districts

City of Madison Zoning Districts

60ft

DigitalGlobe

ZONING DISTRICTS

Who to contact:
Zoning, (608) 266-4551

Residential Districts*

SR-C1 Suburban Residential - Consistent District 1
SR-C2 Suburban Residential - Consistent District 2
SR-C3 Suburban Residential - Consistent District 3
SR-V1 Suburban Residential - Varied District 1
SR-V2 Suburban Residential - Varied District 2
TR-C1 Traditional Residential - Consistent District 1
TR-C2 Traditional Residential - Consistent District 2
TR-C3 Traditional Residential - Consistent District 3
TR-C4 Traditional Residential - Consistent District 4
TR-V1 Traditional Residential - Varied District 1
TR-V2 Traditional Residential - Varied District 2
TR-U1 Traditional Residential - Urban District 1
TR-U2 Traditional Residential - Urban District 2
TR-R Traditional Residential - Rustic District
TR-P Traditional Residential - Planned District

* When other Chapters of the Madison General Ordinances refer to residential districts, the Downtown Residential Districts, DR1 and DR2, shall be included.

Commercial and Mixed-Use Districts

LMX Limited Mixed-Use
NMX Neighborhood Mixed-Use District
TSS Traditional Shopping Street District
MXC Mixed-Use Center District
CC-T Commercial Corridor - Transitional District
CC Commercial Center District

Employment Districts

TE Traditional Employment District
SE Suburban Employment District
SEC Suburban Employment Center District
EC Employment Campus District
IL Industrial - Limited District
IG Industrial - General District

Downtown and Urban Districts

DC Downtown Core
UOR Urban Office Residential
UMX Urban Mixed-Use
DR1 Downtown Residential 1
DR2 Downtown Residential 2

Special Districts

A Agricultural District
UA Urban Agricultural District
CN Conservancy District
PR Parks and Recreation
AP Airport District
CI Campus Institutional District
PD Planned Development District
PMHP Planned Mobile Home Park District

Overlay Districts

WP Wellhead Protection Overlay Districts
W Wetland Overlay District
TOD Transit Oriented Development Overlay District
NC Neighborhood Conservation Overlay Districts
F1 Floodway District
F2 Flood Fringe District
F3 General Floodplain District
F4 Flood Storage District

Historic District Suffixes

HIST-L Designated Landmark
HIST-MH Mansion Hill Historic District
HIST-TL Third Lake Ridge Historic District
HIST-UH University Heights Historic District
HIST-MB Marquette Bungalows Historic District
HIST-FS First Settlement Historic District

F.4. SIGNED STATEMENT

July 1, 2019

To: Wisconsin Department of Natural Resources

Subject: Signed Statement
McGettigan Property
2803-2825 University Avenue, Madison, WI
BRRTS #02-13-321347

To Whom It May Concern:

To the best of my knowledge, I believe that the attached legal description accurately describes the correct contaminated property for the above-noted McGettigan Property case.

Sincerely,

Dennis O'Loughlin
MOM Partnership

Attachment: Legal Description

000073

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

DANE COUNTY
REGISTER OF DEEDS
Doc No 3007590

1998-08-18 09:33 AM
Trans. Fee 1485.00
Rec. Fee 10.00
Pages 1

This Deed, made between Martin F. Rifken and Louis G. Fortis, Grantor, and Findlay Partnership Associates, LLP, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration of One Dollar and additional consideration conveys to Grantee the following described real estate in Dane County, State of Wisconsin:

Lots Ten (10) and Eleven (11), Block One (1), Findlay Park, in the City of Madison, also Lot One (1), Block One (1), Shepard Park in the City of Madison, Dane County, Wisconsin, except that part conveyed to the State of Wisconsin for highway purposes in Volume 211 of Records, page 193, as Document No. 1276825.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
Jesse S. Ishikawa
Reinhart Boerner Van Deuren et al.
P.O. Box 2020
Madison, WI 53701-2020

60-0709-212-0604-5
Parcel Identification Number

This is not (is / is not) homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except matters of record and unrecorded leases

and will warrant and defend the same.

Dated this 12 day of August, 1998.

(SEAL)
* Martin F. Rifken

(SEAL)
* Louis G. Fortis

AUTHENTICATION

Signature(s)

authenticated this day of , 19

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Jesse S. Ishikawa
Reinhart, Boerner, Van Deuren, et al.
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN,
} ss.
Dane County.

Personally came before me this 12th day of August, 1998, the above named Martin F. Rifken and Louis G. Fortis to me known to be the person s who executed the foregoing instrument and acknowledge the same.

Sara K. Zerdahl
* SARA K. ZERDAHL
Notary Public, Dane County, Wis.
My Commission is permanent. (If not, state expiration date: 1/31, 1999.

*Names of persons signing in any capacity should be typed or printed below their signatures.

9879877

WARRANTY DEED

STATE BAR OF WISCONSIN
Form No. 1-1982

ZIPFORM XT
3.70.10-0001
08-12-1998
08552249.UFD

10

ATTACHMENT G

Notifications to Owners of Affected Properties

McGettigan Property
BRRTS No. 02-13-321347

Table of Contents

SOURCE PROPERTY

GA

Notification of Continuing Obligations and Residual Contamination

Section A: Deeded Property Notification: Residual Contamination and/or Continuing Obligations

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

1610 North Prospect Avenue
Milwaukee, WI, 53202

Dear Mr. Fortis:

I am providing this letter to inform you of the location and extent of contamination remaining on your property, and of certain long-term responsibilities (continuing obligations) for which you may become responsible.
I have investigated a release of:
dry cleaning solvent
on 2803-2809 University Avenue, Madison, WI, 53705 that has shown that contamination remains on this source property.
I have responded to the release and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the attached legal description of your property and on the proposed closure request:

Please review the enclosed legal description of your property, and notify Robert Langdon at 2830 Dairy Drive, Madison, WI, 53718 within the next 30 days if the legal description is incorrect.

The DNR will not review my closure request for at least 30 days after the date of receipt of this letter. As an affected property owner, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information that is relevant to this closure request, or if you want to waive the 30 day comment period, you should mail that information to the DNR contact: 3911 Fish Hatchery Road, Fitchburg, WI, 53711, or at Cynthia.Koepke@wisconsin.gov.

Your Long-Term Responsibilities as a Property Owner and Occupant:

The responses included
soil, vapor, and groundwater investigation; soil excavation; installation and operation and maintenance of vapor mitigation system for the 2803 - 2807 University Avenue building; maintaining pavement and building foundations as cap to prevent leaching of underlying soil at subject property; natural attenuation of groundwater; and further assessment and cleanup (if warranted) of soil under buildings (structural impediments) at 2803-2807 and 2825 University Avenue if the structural impediments are removed in the future.
The continuing obligations I am proposing that affect your property are listed below, under the heading **Continuing Obligations**. Under s. 292.12 (5), Wis. Stats., current and future owners and occupants of this property are responsible for complying with continuing obligations imposed as part of an approved closure.

The fact sheet "Continuing Obligations for Environmental Protection" (DNR publication RR 819) has been included with this letter, to help explain the responsibilities you may have for maintenance of a certain continuing obligation, the limits of any liability for investigation and cleanup of contamination, and how these differ. If the fact sheet is lost, you may obtain copies at http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf.

Contract for responsibility for continuing obligation:

Before I request closure, I will need to inform the DNR as to whom will be responsible for the continuing obligation/s on your property.
The property owner will be responsible for continuing obligations.

SOURCE PROPERTY

Notification of Continuing Obligations and Residual Contamination

Under s. 292.12, Wis. Stats., the responsibility for maintaining all necessary continuing obligations for your property will fall on you or any subsequent property owner, unless another person has a legally enforceable responsibility to comply with the requirements of the final closure letter. If you need more time to finalize an agreement on the responsibility for the continuing obligations on your Property, you may request additional time from the DNR contact identified in **Contact Information.**

(Note: Future property owners would need to negotiate a new agreement.)

Remaining Contamination:

Soil Contamination:

Soil contamination remains at :
Under parking lot and buildings

The remaining contaminants include:
1,4-dichlorobenzene, cis-1,2-dichloroethylene, tetrachloroethylene, and trichloroethylene.

at levels which exceed the soil standards found in ch. NR 720, Wis. Adm. Code. The following steps have been taken to address any exposure to the remaining soil contamination.
Excavation and capping of soil.

Groundwater Contamination:

Groundwater contamination originated at the property located at 2803-2809 University Avenue, Madison, WI, 53705. The levels of
tetrachloroethylene and trichloroethylene
contamination in the groundwater on your property are above the state groundwater enforcement standards found in ch. NR 140, Wis. Adm. Code.

However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation, or the breakdown of contaminants in groundwater due to naturally occurring processes, to complete the cleanup at this site will meet the case closure requirements of ch. NR 726, Wis. Adm. Code. As part of my request for case closure, I am requesting that the DNR accept natural attenuation as the final remedy for this site.

The following DNR fact sheet (RR 671, "What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater") has been included with this notification, to help explain the use of natural attenuation as a remedy. If the fact sheet is lost, you may obtain a copy at http://dnr.wi.gov/files/PDF/pubs/rr/RR671.pdf.

Vapor Intrusion:

Remaining contamination in soil and/or groundwater at this site is contributing to the intrusion of vapors at your property, or to the potential for vapor intrusion. Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building. The following DNR fact sheet (RR 892, "Vapor Intrusion: What to Expect if Vapor Intrusion from Soil and Groundwater Contamination Exist on My Property") has been included with this notification to help explain vapor intrusion and the use of vapor mitigation systems. If the fact sheet is lost, you may obtain a copy at http://dnr.wi.gov/files/PDF/pubs/rr/RR892.pdf

At your property at: 2803-2809 University Avenue, Madison, WI, 53705
the levels of tetrachloroethylene
are above vapor risk action levels, beneath the foundation on your property.

Continuing Obligations on Your Property: As part of the cleanup, I am proposing that the following continuing obligations be used at your property, to address future exposure to residual contamination. If my closure request is approved, you will be responsible for the following continuing obligations.

To construct a new well or to reconstruct an existing well, the property owner at the time of construction or reconstruction will need to obtain prior approval from the DNR. See **Well Construction Requirements**. Typically, this results in casing off a portion of the aquifer during drilling, when needed, to protect the water supply.

Residual Soil Contamination:
If soil is excavated from the areas with residual contamination, the property owner at the time of excavation will be responsible for the following:

- determine if contamination is present
- determine whether the material would be considered solid or hazardous waste
- ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

Contaminated soil may be managed in-place, in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval. In addition, all current and future property owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Continued monitoring was requested/required for certain monitoring wells

Maintenance of a Cover:

A soil cover/engineered cover/other has been placed over remaining contamination to limit infiltration of contamination to groundwater,
and this cover will need to be maintained. Inspections will be required, and submittal of inspection reports may be required. Certain activities which would disturb the cover or barrier will be prohibited.
If the cover was intended for industrial or commercial use, notification of the DNR may be required before changing the land use to a residential type use, to determine if the cover will be protective for that use.
A maintenance plan is attached, which describes the maintenance activities likely to be required.
An updated maintenance plan will be provided at closure, if the requires changes to the maintenance plan.

A map, figure D2 , is attached, which shows the location of the extent of contamination and the extent of the cover.

Use of a Structural Impediment:

A structural impediment building remains on the property, which inhibited a complete investigation and cleanup. If and when this structural impediment is removed, additional investigation will be required, and further cleanup may be necessary.

Vapor Mitigation:

A vapor mitigation system needs to be operated and maintained, as vapor risk screening levels are still exceeded, after cleanup actions were taken at the source of the contamination. Certain activities which would disturb a barrier will be prohibited. Inspections will be required, and submittal of inspection reports may be required. A maintenance plan is attached, which describes the maintenance activities likely to be required. An updated maintenance plan will be provided at closure, if the DNR requires changes to the maintenance plan.

Vapor: Commercial or Industrial Use of Property:

The closure request is based on this property being used for commercial or industrial purposes, using site-specific vapor exposure assumptions. If closure is approved, notification of the DNR will be required before changing the use of the property. Additional investigation and remediation may be required at that time.

Vapor: Future Actions to Address Vapor Intrusion:

While vapor intrusion does not currently exist, if a building is constructed on this property, or reconstructed, or if use of a building is changed to a residential-type use, vapor intrusion may become an issue. If closure is approved, notification of the DNR will be required before construction of a building or changing the use of an existing building to residential occupancy. The use of vapor control technologies or an assessment of the potential for vapor intrusion will be required at that time.

SOURCE PROPERTY

GA

Notification of Continuing Obligations and Residual Contamination

Maintenance and Audits of Continuing Obligations:
If compliance with a maintenance plan is required as part of a continuing obligation, an inspection log will need to be filled out periodically, and kept available for inspection by the DNR. Submittal of the inspection log may also be required. You will also need to notify any future owners or occupants of this property of the need to maintain the continuing obligation and to document that maintenance in the inspection log. Periodic audits of these continuing obligations may be conducted by the DNR, to ensure that potential exposure to residual contamination is being addressed. The DNR provides notification before conducting site visits as part of the audit.

Well Construction Requirements:
If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at https://dnr.wi.gov/topic/Brownfields/WRRD.html. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. The property owner needs to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. A well driller can help complete this form. The well construction application, form 3300−254, is on the internet at https://dnr.wi.gov/files/PDF/forms/3300/3300-254.pdf.

Site Closure:
If the DNR grants closure, you will receive a letter which defines the specific continuing obligations on your property. The status of the site (open or closed) may also be checked by searching BRRTS on the Web. You may view or download a copy of the closure letter (sent to the responsible party) from BRRTS on the Web. You may also request a copy of the closure letter from the **responsible party** or by writing to the DNR contact, at Cynthia Koepke, Cynthia.Koepke@wisconsin.gov, (608) 275-3257 . The final closure letter will contain a description of the continuing obligation, any prohibitions on activities and will include any applicable maintenance plan.

If you have any questions regarding this notification, I can be reached at: (608) 846-1851 dosonow2005@yahoo.com

Signature of responsible party/environmental consultant for the responsible party

Date Signed 30 Sept 2019

SOURCE PROPERTY

GA

Notification of Continuing Obligations and Residual Contamination

Attachments

Contact Information

Legal Description for each Parcel:

Maps:

Maintenance plan

Maintenance of a cover Maintenance of a Cover - Maintenance Plan Date 8/23/2019

Vapor mitigation system Maintenance of a Vapor Mitigation System - Maintenance Plan Date 8/23/2019

Factsheets:

RR 819, Continuing Obligations for Environmental Protection

RR 671, What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater

RR 892, Vapor Intrusion: What to Expect if Vapor Intrusion from Soil and Groundwater Contamination Exist on My Property

SOURCE PROPERTY

GA

Notification of Continuing Obligations and Residual Contamination

The affected property is:

- (●) the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- ( ) a deeded property affected by contamination from the source property
- ( ) a right-of-way (ROW)
- ( ) a Department of Transportation (DOT) ROW

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name: MOM Partnership

Contact Person Last Name	First	MI	Phone Number (include area code)
O'Loughlin	Dennis		(608) 846-1851

Address	City	State	ZIP Code
3934 Partridge Road	Deforest	WI	53532

E-mail: dosonow2005@yahoo.com

Name of Party Receiving Notification:

Business Name, if applicable: Findlay Partnership

Title	Last Name	First	MI	Phone Number (include area code)
Mr.	Fortis	Louis		(414) 736-4359

Address	City	State	ZIP Code
1610 North Prospect Avenue	Milwaukee	WI	53202

Site Name and Source Property Information:

Site (Activity) Name: Former McGettigan/MOM Partnership Property

Address	City	State	ZIP Code
2803-2809 University Avenue	Madison	WI	53705

DNR ID # (BRRTS#)	(DATCP) ID #
02-13-321347	

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant: SCS Engineers

Contact Person Last Name	First	MI	Phone Number (include area code)
Langdon	Robert	E	(608) 216-7329

Address	City	State	ZIP Code
2830 Dairy Drive	Madison	WI	53718

E-mail: rlangdon@scsengineers.com

Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

Department of: Natural Resources (DNR) Office: Fitchburg

Address	City	State	ZIP Code
3911 Fish Hatchery Road	Fitchburg	WI	53711

Contact Person Last Name	First	MI	Phone Number (include area code)
Koepke	Cynthia		(608) 275-3257

E-mail (Firstname.Lastname@wisconsin.gov): Cynthia.Koepke@wisconsin.gov

SOURCE PROPERTY

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1982

WARRANTY DEED

000073 GA

DANE COUNTY
REGISTER OF DEEDS

Doc No 3007590

1998-08-18 09:33 AM
Trans. Fee 1485.00
Rec. Fee 10.00
Pages 1

This Deed, made between Martin F. Rifken and Louis G. Fortis, Grantor, and Findlay Partnership Associates, LLP, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration of One Dollar and additional consideration conveys to Grantee the following described real estate in Dane County, State of Wisconsin:

Lots Ten (10) and Eleven (11), Block One (1), Findlay Park, in the City of Madison, also Lot One (1), Block One (1), Shepard Park in the City of Madison, Dane County, Wisconsin, except that part conveyed to the State of Wisconsin for highway purposes in Volume 211 of Records, page 193, as Document No. 1276825.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
Jesse S. Ishikawa
Reinhart Boerner Van Deuren et al.
P.O. Box 2020
Madison, WI 53701-2020

60-0709-212-0604-5
Parcel Identification Number

This (is) is not (is not) homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except matters of record and unrecorded leases

and will warrant and defend the same.

Dated this 12 day of August, 1998.

(SEAL)
* Martin F. Rifken

(SEAL)
* Louis G. Fortis

AUTHENTICATION

Signature(s)

authenticated this ____ day of ____, 19____

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Jesse S. Ishikawa
Reinhart, Boerner, Van Deuren, et al.
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN, } ss.
Dane County.

Personally came before me this 12th day of August, 1998, the above named Martin F. Rifken and Louis G. Fortis

to me known to be the person s who executed the foregoing instrument and acknowledge the same.

Sara K. Zerdahl
* SARA K. ZERDAHL
Notary Public, Dane County, Wis.
My Commission is permanent. (If not, state expiration date: 1/31, 1999.

987987

*Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN
Form No. 1-1982

ZIP FORM XT
TEL (610) 293-0642
3.70.10-0001
08-12-1998
08552249.UFD

10

GA

Wisconsin Department of Financial Institutions

Strengthening Wisconsin's Financial Future

SOURCE PROPERTY

Search for:
findlay partner
Search Records
Search
Advanced Search
Name Availability

Corporate Records

Result of lookup for **F029485** (at 3/11/2019 4:29 PM)

FINDLAY PARTNERSHIP ASSOCIATES, LLP

You can: File an Annual Report - Request a Certificate of Status - File a Registered Agent/Office Update Form

Vital Statistics

Entity ID	F029485
Registered Effective Date	08/28/1998
Period of Existence	PER
Status	Registered Request a Certificate of Status
Status Date	08/28/1998
Entity Type	Domestic Limited Liability Partnership
Annual Report Requirements	Domestic Limited Liability Partnerships are required to file an Annual Report under s. 178.0913.

Addresses

Registered Agent Office	MARTIN F RIFKEN 108 S WEBSTER ST MADISON , WI 53703 File a Registered Agent/Office Update Form
Principal Office	108 S WEBSTER ST MADISON , WI 53703 UNITED STATES OF AMERICA

Historical Information

Annual Reports	None
Certificates of Newly-elected Officers/Directors	None
Old Names	None

Chronology

Effective Date	Transaction	Filed Date	Description
08/28/1998	Registered	09/02/1998	***RECORD IMAGED***

Order a Document Copy

Parcel Number - 251/0709-212-0604-5

SOURCE PROPERTY

GA

Current

This Parcel is in the City of Madison. For additional information, please visit the City of Madison website.

< Parcel Parents

Summary Report

Parcel Detail

Less −

Municipality Name	CITY OF MADISON
State Municipality Code	251
Parcel Description	SHEPARD PARK, BLK 1, LOT 1, 2, 3 & FINDLAY PARK, BLK 1, LOTS 10 & 11, EXC NELY PRT OF LOTS 10 & 11 BLK 1 FOR STREET **This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.**
Current Owner	FINDLAY PRTNSHP ASSC LLP
Primary Address	2825 UNIVERSITY AVE
Additional Address	2803 UNIVERSITY AVE 2805 UNIVERSITY AVE 2807 UNIVERSITY AVE 2825 UNIVERSITY AVE UNIT 1 2825 UNIVERSITY AVE UNIT 2 2825 UNIVERSITY AVE UNIT 3
Billing Address	CUSTOM REAL ESTATE 131 W WILSON ST STE 301 MADISON WI 53703

Assessment Summary

More +

Assessment Year	2018
Valuation Classification	G2
Assessment Acres	0.000
Land Value	$528,000.00
Improved Value	$1,301,000.00
Total Value	$1,829,000.00

Show Valuation Breakout

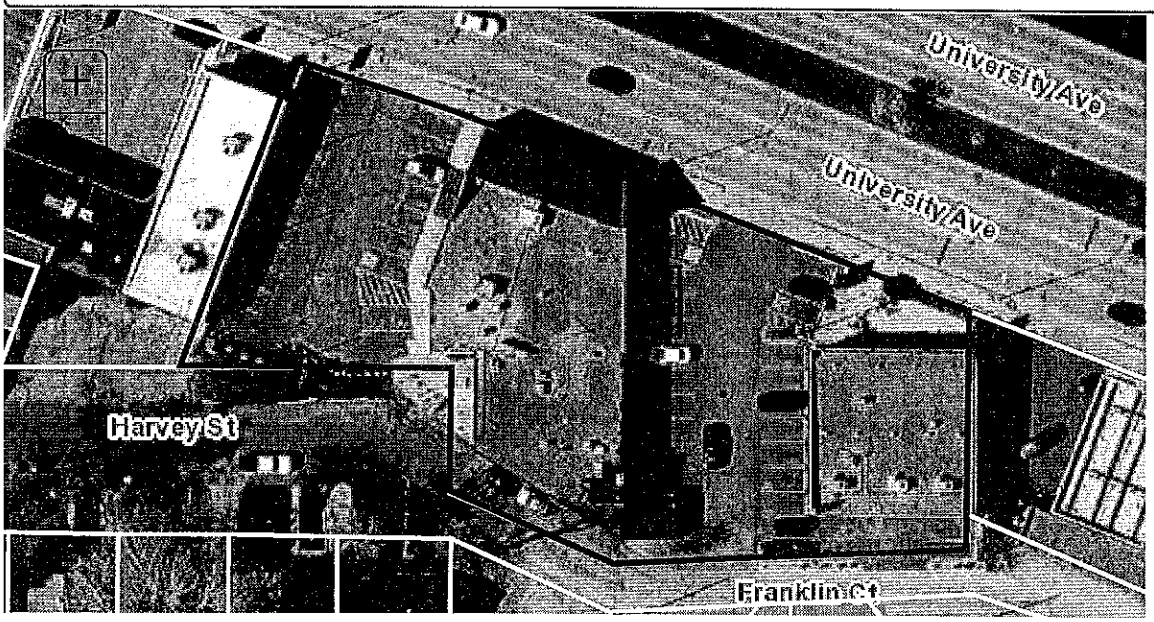
Show Assessment Contact Information ⌄

Zoning Information

GA

Contact your local city, village or town office for municipal zoning information.

Parcel Maps



SOURCE PROPERTY

DCiMap | Google Map | Bing Map

Tax Summary (2018)

More +

E-Statement | E-Bill | E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
$528,000.00	$1,301,000.00	$1,829,000.00
Taxes:		$41,188.51
Lottery Credit(-):		$0.00
First Dollar Credit(-):		$77.49
Specials(+):		$0.00
Amount:		$41,111.02

This Tax Information and Payment data comes directly from the City of Madison. Please contact the City Treasurer's Office with questions, treasurer@cityofmadison.com or (608) 266-4771. Please click here to check the City of Madison's site for this parcel.

District Information

Type	State Code	Description
REGULAR SCHOOL	3269	MADISON METRO SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents GA

SOURCE PROPERTY

No recorded documents found.

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0709-212-0604-5

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

Dane County Land Information Office GIS SERVICES

Access Dane is a product of
Dane County Land Information Council
© Copyright 2001
210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703

Home | Disclaimer | Privacy | Resources | Contact Us

GA

SOURCE PROPERTY

ESTIMATED EXTENT OF SOIL EXCEEDING NR720 GROUNDWATER PATHWAY RESIDUAL CONTAMINANT LEVELS

506 SHEPARD TERRACE

TERRACE 514 SHEPARD

TERRACE 518 SHEPARD

SHEPARD TERRACE

FRANKLIN CT

U-PUMP

UNIVERSITY AVENUE

IHOP

DRY HOOTCH

FORMER 2805

2803–2807

HA1

B1300

B700

B4X

MW1

MW1R

MW2

MW2P

MW3 (U-PUMP)

MW4 (U-PUMP)

MW4P

MW5 (U-PUMP)

MW6 (U-PUMP)

PZ1 (U-PUMP)

GB1 GB1A GB2 GB2A GB3 GB3A GB4 GB4A GB5 GB5A GB6 GB6A GB7 GB7A GB8 GB8A GB9 GB10 GB11 GB12 GB13 GB14 GB15 GB16 GB17 GB18

SS-1 SS-2 SS-3 SS-4 SS-5 SS-6 SS-7 SS-8 SS-9 SS-10

B100

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER
- SOIL BORING
- APPROXIMATE LIMITS OF EXCAVATION
- EXCAVATION SIDEWALL SAMPLE
- EXCAVATION BASE SAMPLE
- Structural Impediment

40 0 40

SCALE: 1" = 40'

I:\25211228.72\Drawings\Closure\Soil Results.dwg, 6/28/2019 9:21:27 AM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

RESIDUAL SOIL CONTAMINATION

FIGURE B.2.b

GA

SOURCE PROPERTY

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 PREVENTIVE ACTION LIMIT

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 ENFORCEMENT STANDARD

HILLSHORE CENTER

UNIVERSITY STATION

506 SHEPARD TERRACE

514 SHEPARD TERRACE

518 SHEPARD TERRACE

DRY HOOTCH

IHOP

FORMER 2809

2803–2807

2801 MARSHALL COURT

2727 MARSHALL COURT

2725 MARSHALL COURT

SHACKLETON SQUARE CONDOS

PARKING LOT

UNIVERSITY AVENUE

SHEPARD TERRACE

FRANKLIN CT

FRANKLIN AVENUE

MARSHALL COURT

U-PUMP

MADISON WATER UTILITY WELL #6

MW1R

MW2P

MW2

MW4P

MW4 (U-PUMP)

MW5 (U-PUMP)

MW6 (U-PUMP)

MW3 (U-PUMP)

PZ1 (U-PUMP)

PZ2

MW1 (U-PUMP)

MW5

MW6

MW3

MW1

MW7

MW8

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER

N

60 0 60

SCALE: 1" = 60'

I:\25211228.72\Drawings\Closure\Wells.dwg, 6/14/2019 12:05:30 PM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

GROUNDWATER ISOCONCENTRATIONS

FIGURE B.3.b

SOURCE PROPERTY

GA

CAP MAINTENANCE PLAN

2803/2805/2807 and 2825 University Ave, Madison

August 23, 2019

Property Located at: 2803/2805/2807 and 2825 University Ave, Madison, Wisconsin 53705

WDNR BRRTS/Activity # 02-13-580855

Legal Description, see **Attachment A**

Parcel ID # 251/0709-212-0604-5

INTRODUCTION

This document is the Maintenance Plan for caps at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing building foundation and pavement occupying the area over the contaminated groundwater plume or soil on site.

More site-specific information about this property may be found in:

- The case file in the Wisconsin Department of Natural Resources (WDNR) South Central office
- BRRTS on the Web (WDNR's internet-based database of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations
- RR Sites Map/GIS Registry layer for a map view of the site
- The WDNR project manager for Dane County

D.1 Descriptions

Description of Contamination

Soil contaminated by chlorinated volatile organic compounds (CVOCs) is present at concentrations in excess of WDNR groundwater pathway residual contaminant levels (RCLs) at a depth of approximately 0.5 foot on the southwest side of the property. The extent of the soil contamination is shown on **Figure B.2.b**.

Groundwater contaminated by CVOCs is located at a depth of approximately 25 feet. The extent of groundwater contamination is shown on **Figure B.3.b**.

Description of the Caps to be Maintained

The caps consist of building foundation and asphalt pavement. The caps are located on the southwest side of the property as shown on **Figure D.2**.

CAP MAINTENANCE PLAN

Cap Purpose

The building foundation and pavement over the contaminated soil and groundwater serve as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code.

Based on the current and future use of the property, the barriers should function as intended unless disturbed.

Annual Inspection

The caps overlying the contaminated groundwater plume and soil and as depicted on Figure D.2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks, and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age, and other factors. Any area where soils have become or are likely to become exposed and (for the building foundation cap) where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included in Attachment C, Continuing Obligations Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by WDNR representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE).

The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal law.

In the event the caps overlying the contaminated groundwater plume or soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the caps, will maintain a copy of this Maintenance Plan on site and make it available to all interested parties (i.e., on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where pavement, a building foundation, or vegetative cover is required as shown on the attached map, unless prior written approval has been obtained from the WDNR:

1. removal of the existing barrier;
2. replacement with another barrier;
3. excavating or grading of the land surface;
4. filling on capped or paved areas;
5. plowing for agricultural cultivation; or
6. construction or placement of a building or other structure.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

Property Owner:	Louis Fortis, Findlay Partnership Associates LLP 1610 North Prospect Avenue Milwaukee, WI 53202 (414) 736-4359
Consultant:	Robert Langdon, SCS Engineers 2830 Dairy Drive Madison, WI 53718 (608) 224-2830
WDNR:	Cynthia Koepke 3911 Fish Hatchery Road Fitchburg, WI 53711 (608) 275-3257

D.2 Location Map

See **Figure D.2** for a map of features to maintain.

D.3 Photographs

Photographs are included in **Attachment B**.

D.4 Inspection log

The Continuing Obligations Inspection and Maintenance Log is included in **Attachment C**.

I:\2287\Reports\Closure Request\Attachment D Maintenance Plans and Photographs\Cap Maintenance Plan\D1 Cap Maintenance Plan_rev 190926.docx

GA

D.1. DESCRIPTION OF CONTAMINATION

SOURCE PROPERTY

ESTIMATED EXTENT OF SOIL EXCEEDING NR720 GROUNDWATER PATHWAY RESIDUAL CONTAMINANT LEVELS

506 SHEPARD TERRACE

TERRACE 514 SHEPARD

TERRACE 518 SHEPARD

SHEPARD TERRACE

FRANKLIN CT

UNIVERSITY AVENUE

U-PUMP

IHOP

DRY HOOTCH

FORMER 2809

2803–2807

HA1

B1300

B700

B4X

MW1

MW1R

MW2

MW2P

MW3 (U-PUMP)

MW4 (U-PUMP)

MW4P

MW5 (U-PUMP)

MW6 (U-PUMP)

PZ1 (U-PUMP)

GB1 GB1A GB2 GB2A GB3 GB3A GB4 GB4A GB5 GB5A GB6 GB6A GB7 GB7A GB8 GB8A GB9 GB10 GB11 GB12 GB13 GB14 GB15 GB16 GB17 GB18 B100

SS-1 SS-2 SS-3 SS-4 SS-5 SS-6 SS-7 SS-8 SS-9 SS-10

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER
- SOIL BORING
- APPROXIMATE LIMITS OF EXCAVATION
- EXCAVATION SIDEWALL SAMPLE
- EXCAVATION BASE SAMPLE
- Structural Impediment

40 0 40

SCALE: 1" = 40'

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

RESIDUAL SOIL CONTAMINATION

FIGURE B.2.b

I:\25211228.72\Drawings\Closure\Soil Results.dwg, 6/28/2019 9:21:27 AM

D.1. DESCRIPTION OF CONTAMINATION

SOURCE PROPERTY

HILLSHORE CENTER

UNIVERSITY STATION

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 PREVENTIVE ACTION LIMIT

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 ENFORCEMENT STANDARD

MW6

MW7

MW5

506 SHEPARD TERRACE

DRY HOOTCH

IHOP

514 SHEPARD TERRACE

FORMER 2809

MW1

MW1R

PARKING LOT

MW2P

MW2

MW4P

UNIVERSITY AVENUE

2801 MARSHALL COURT

MW8

MW3

2803–2807

MW4 (U-PUMP)

518 SHEPARD TERRACE

MW5 (U-PUMP)

SHEPARD TERRACE

MW3 (U-PUMP)

FRANKLIN CT

MW6 (U-PUMP)

U-PUMP

PZ1 (U-PUMP)

2727 MARSHALL COURT

SHACKLETON SQUARE CONDOS

MW1 (U-PUMP)

2725 MARSHALL COURT

MARSHALL COURT

FRANKLIN AVENUE

PZ2

MW2 (U-PUMP)

MADISON WATER UTILITY WELL #6

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER

N

60 0 60

SCALE: 1" = 60'

I:\25211228.72\Drawings\Closure\Wells.dwg, 6/14/2019 12:05:30 PM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

GROUNDWATER ISOCONCENTRATIONS

FIGURE B.3.b

GA

SOURCE PROPERTY

ESTIMATED EXTENT OF SOIL EXCEEDING NR720 GROUNDWATER PATHWAY RESIDUAL CONTAMINANT LEVELS

506 SHEPARD TERRACE

TERRACE 514 SHEPARD

TERRACE 518 SHEPARD

SHEPARD TERRACE

FRANKLIN CT

U-PUMP

UNIVERSITY AVENUE

IHOP

DRY HOOTCH

FORMER 2806

2803–2807

GB8A GB7A GB6A GB5A GB4A GB3A GB2A GB1A GB17 GB11 GB10 GB3 GB12,GB14 GB13 GB15 GB16 GB9 GB2 GB1 GB8 GB7 GB4 GB5 GB6

MW6 MW1 MW1R MW2P MW2 MW4P MW4 (U-PUMP) MW5 MW5 (U-PUMP) MW3 MW3 (U-PUMP) MW6 (U-PUMP) PZ1 (U-PUMP)

B4X B100,GB18 HA1 B1300 B700

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E ELECTRIC LINE
- G GAS LINE
- T TELEPHONE LINE
- W WATER LINE
- SA SANITARY SEWER
- ST STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER
- SOIL BORING
- CAP AREA TO BE MAINTAINED

N

40 0 40

SCALE: 1" = 40'

I:\25211228.72\Drawings\Closure\Soil Results.dwg, 6/14/2019 12:08:42 PM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

LOCATION MAP

FIGURE D.2

ATTACHMENT A

Legal Description

SHEPARD PARK, BLK 1, LOT 1, 2, 3 & FINDLAY PARK, BLK 1, LOTS 10 & 11, EXC NELY PRT OF LOTS 10 & 11 BLK 1 FOR STREET

SOURCE PROPERTY

CAP MAINTENANCE PLAN

ATTACHMENT B

Photographs

SOURCE PROPERTY

Attachment B - Cap Photos
Former McGettigan/MOM Partnership
SCS Engineers Project #25211228.72

Photo 1: Looking northwest at pavement and buildings on June 7, 2018.

Photo 2: Looking north at pavement and buildings on June 7, 2018.

SOURCE PROPERTY

Attachment B - Cap Photos
Former McGettigan/MOM Partnership
SCS Engineers Project #25211228.72

Photo 3: Looking northeast at pavement from south side of the property on June 7, 2018.

SOURCE PROPERTY

CAP MAINTENANCE PLAN

ATTACHMENT C

Continuing Obligations Inspection and Maintenance Log

GA

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

SOURCE PROPERTY

D.4. INSPECTION LOG-CAP MAINTENANCE PLAN

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name: McGettigan Property

BRRTS No.: 02-13-321347

Inspections are required to be conducted (see closure approval letter):

- (●) annually
- ( ) semi-annually
- ( ) other – specify ____________

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N

SOURCE PROPERTY

D.4. INSPECTION LOG-CAP MAINTENANCE PLAN GA

02-13-321347
BRRTS No.

McGettigan Property
Activity (Site) Name

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

{Click to Add/Edit Image}	Date added:
Title:	

{Click to Add/Edit Image}	Date added:
Title:	

SOURCE PROPERTY

GA

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

2803/2805/2807 University Ave, Madison

August 23, 2019

Property Located at: 2803/2805/2807 University Ave, Madison, Wisconsin 53705

WDNR BRRTS/Activity # 02-13-321347

Legal Description, see **Attachment A**

Parcel ID # 251/0709-212-0604-5

INTRODUCTION

This document is the Maintenance Plan for an active vapor mitigation system (VMS) at the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. More site-specific information about this property may be found in:

- The case file in the Wisconsin Department of Natural Resources (WDNR) South Central office
- BRRTS on the Web (WDNR's internet-based database of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations
- RR Sites Map/GIS Registry layer for a map view of the site
- The WDNR project manager for Dane County

D.1 Descriptions

System Description, Purpose, and Location

The VMS was constructed by Acura Services, LLC for the 2803–2807 University Avenue building and was started up in September 2014. The VMS was designed to reduce the potential for vapor intrusion by depressurizing the sub-slab in areas where chlorinated volatile organic compounds (CVOCs) were detected in sub-slab vapor at concentrations in excess of WDNR commercial vapor risk screening levels.

The CVOC vapors appear to have originated from a historical release of dry cleaning solvent which may have occurred when a dry cleaning facility was operating in the building. The locations of various VMS components are shown on **Figure D.2**.

System Design and Construction Documentation

Photographs of the VMS are included in **Attachment B**. The VMS includes four vacuum pickup points. Each pickup point was constructed with 3-inch-diameter schedule 40 PVC pipe set in the sub-slab material. The PVC pipes were sealed into the floor to prevent leakage and extended through the interior walls, columns, or other existing structures for support. The pickup points were plumbed together to a 3-inch-diameter PVC pipe which was extended above the roof line of the building through an un-used chimney.

An AMG Eagle vacuum fan capable of producing up to approximately 4.0 inches of water column (WC) vacuum was mounted.

Power was supplied to the fan and tied to a single labeled circuit breaker inside the building. The fan can be turned on and off at the breaker box or with switches located on the fan.

A manometer was fitted to one of the pickup points (Pickup Point 1) to show vacuum at the pickup point and to check fan operation.

System Maintenance

Minimal operator control or maintenance is required. There are no service requirements for the fan. The fan status is checked using the manometer mounted to Pickup Point 1). If the manometer displays greater than zero, the vacuum fan is functioning.

The floor in the vicinity of the VMS should be maintained as a barrier to prevent vapor intrusion. The structural integrity of the floor should be maintained, and any changes or repairs to the floor need to account for keeping the floor as impermeable as when the VMS was installed.

The potential for vapor intrusion of CVOCs should be reevaluated if there are changes to the floor, building HVAC system, or other changes that may influence the sub-slab vacuum distribution. If changes are made, pressure field extension testing of the sub-slab should be completed to make sure that adequate sub-slab vacuum is maintained.

Malfunctioning or damaged system components should be replaced as soon as possible, and any changes or repairs should be documented in the attached inspection and maintenance log (Attachment C).

Inspections

The VMS should be inspected at least once per year during the heating season as follows:

- Inspect manometers:
  - If manometer vacuum reads zero, check the fan circuit breaker on south wall of service bay area to make sure fan has power.
  - If manometer shows low vacuum (e.g., less than 2.5 inches of WC) check for vacuum leaks in pickup point piping and repair as necessary.
  - If fan vacuum cannot be rectified contact SCS Engineers at (608) 224-2830.

- Inspect fan exhaust line to prevent clogging of fan exhaust, and remove any accumulated debris.

- Inspect floors and maintain as necessary to prevent vapor migration and vacuum loss.

- Record manometer readings and document repairs to the VMS, floors, or HVAC system on Form 4400-305, Continuing Obligations Inspection and Maintenance Log (Attachment C).

- Keep copies of the Inspection and Maintenance Log at the facility and available for submittal or inspection by WDNR representatives upon request.

Prohibition of Activities and Notification of WDNR Prior to Actions Affecting the VMS

The following activities are prohibited unless prior written approval has been obtained from the WDNR:

1. Shutdown or removal of the VMS
2. Replacement of the VMS
3. Construction or placement of a building or other structure
4. Changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single- or multiple-family residences, a school, daycare, senior center, hospital, or similar residential exposure settings
5. Changing the use or occupancy of the property to single-family residential use

If removal, replacement, or other changes are considered, the property owner will contact WDNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

Property Owner:	Louis Fortis, Findlay Partnership Associates LLP 1610 North Prospect Avenue Milwaukee, WI 53202 (414) 736-4359
Consultant:	Robert Langdon, SCS Engineers 2830 Dairy Drive Madison, WI 53718 (608) 224-2830
WDNR:	Cynthia Koepke 3911 Fish Hatchery Road Fitchburg, WI 53711 (608) 275-3257

D.2 Location Map

See **Figure D.2** for a map of features to maintain.

D.3 Photographs

Photographs are included in **Attachment B**.

D.4 Inspection log

Inspection logs are included in **Attachment C**.

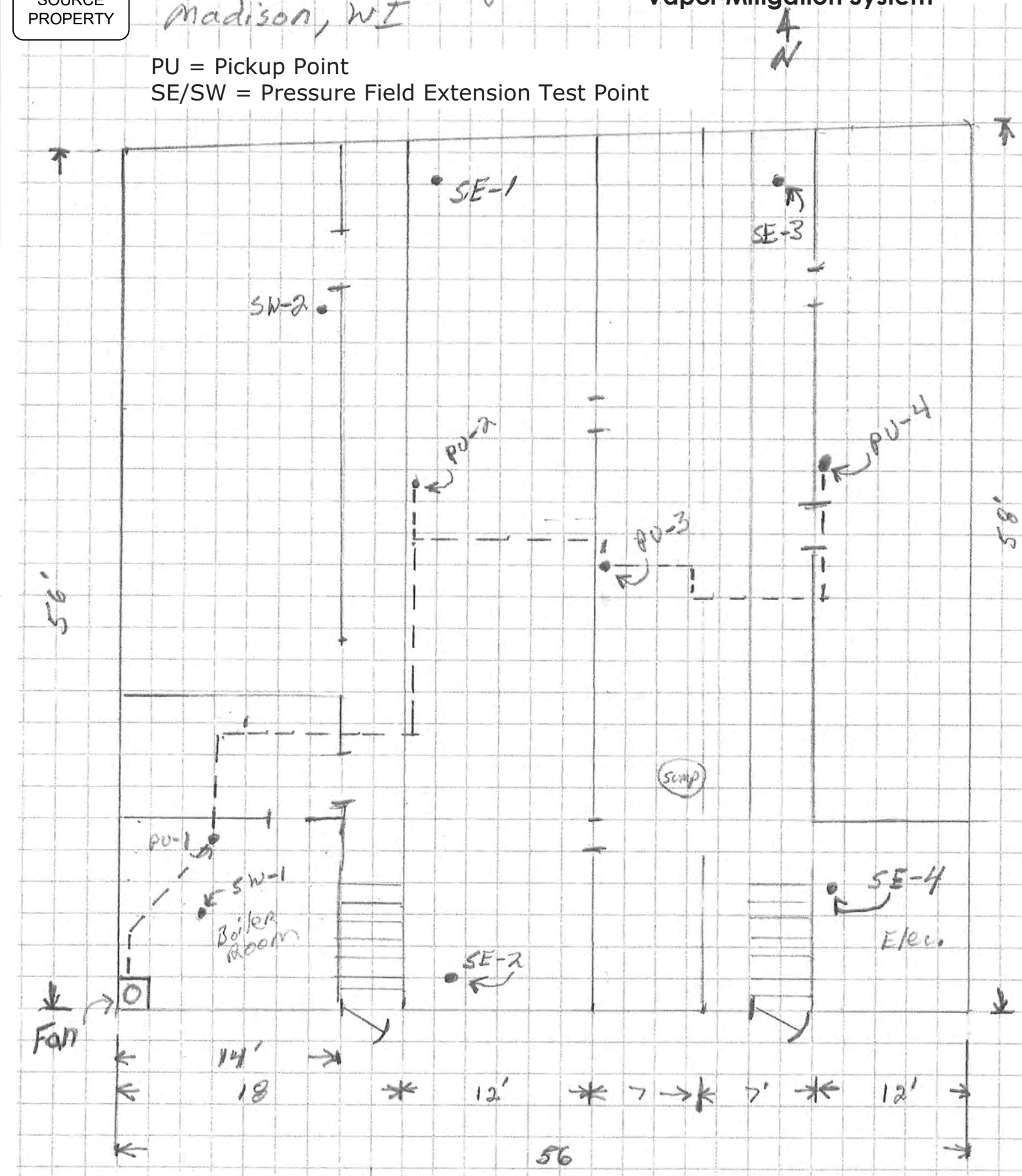
SOURCE PROPERTY

2803-2807 University Ave.
Madison, WI

D.2 Location Map
Vapor Mitigation System

GA

PU = Pickup Point
SE/SW = Pressure Field Extension Test Point



Drawn by: A.G.H
9/30/14
Not to scale

Vapor Mitigation System

SOURCE PROPERTY

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

ATTACHMENT A

Legal Description

SHEPARD PARK, BLK 1, LOT 1, 2, 3 & FINDLAY PARK, BLK 1, LOTS 10 & 11, EXC NELY PRT OF LOTS 10 & 11 BLK 1 FOR STREET

SOURCE PROPERTY

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

ATTACHMENT B

Photographs

Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71

Photo 1: View looking northwest at southwest corner of 2803-2807 University Avenue building showing mitigation system fan and exhaust point.

Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71

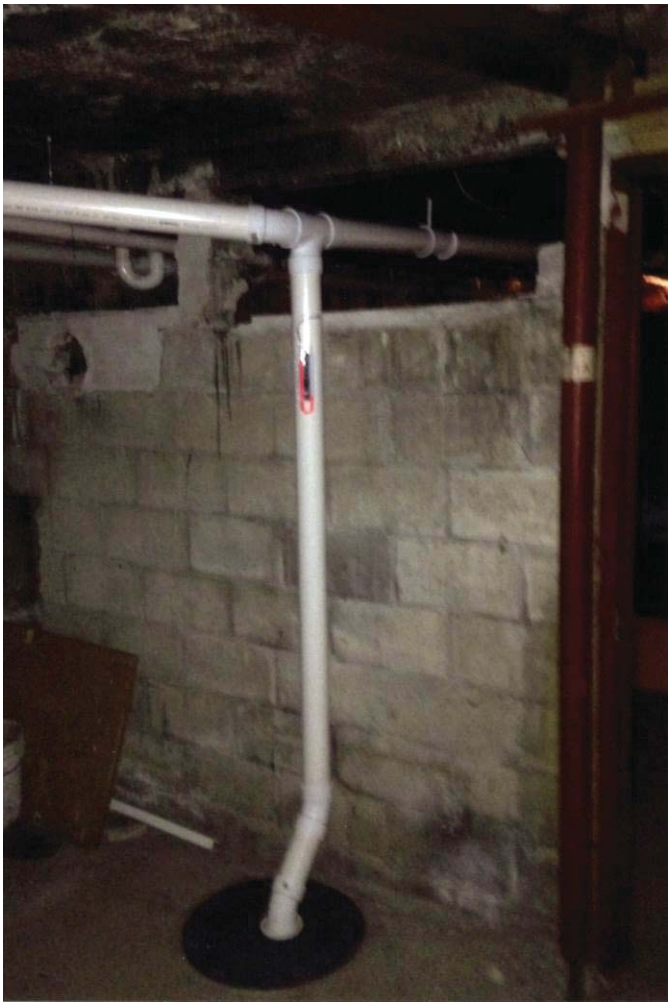


Photo 2: View looking northwest at mitigation system Pickup Point #1 (PU-1) in basement of 2803-2807 University Avenue.

Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71

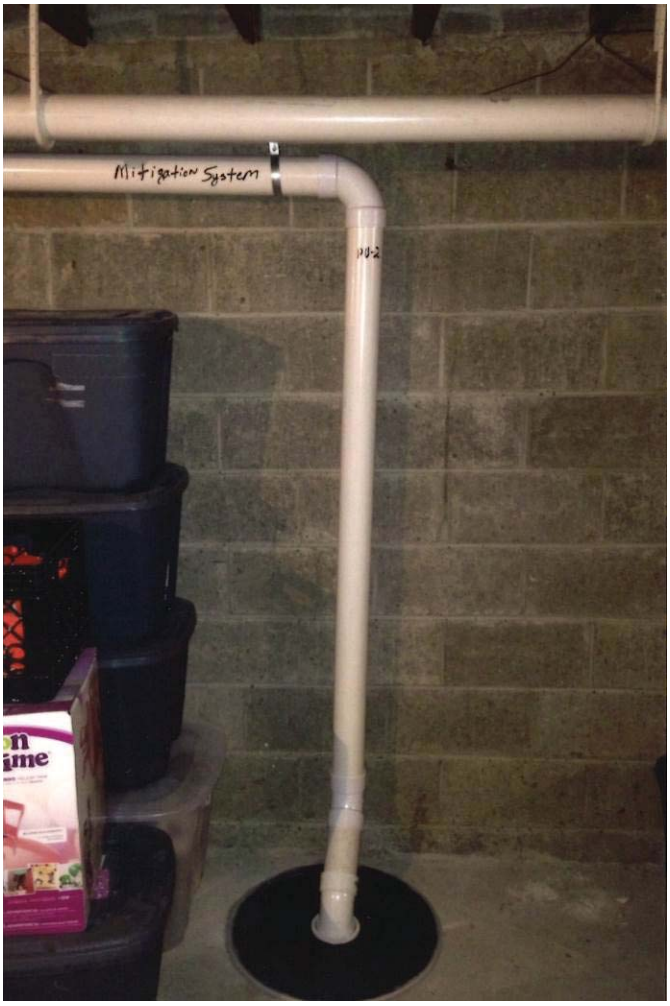


Photo 3: View looking west at mitigation system Pickup Point #2 (PU-2) in basement of 2803-2807 University Avenue.

Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71

Photo 4: View looking northwest at mitigation system Pickup Point #3 (PU-3) in basement of 2803-2807 University Avenue.

Mitigation System Photos from September 29, 2014
2803-2807 University Avenue, Madison, WI
SCS Engineers Project #25211228.71

Photo 5: View looking west at mitigation system Pickup Point #4 (PU-4) in basement of 2803-2807 University Avenue.

SOURCE PROPERTY

VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

ATTACHMENT C

Continuing Obligations Inspection and Maintenance Log

SOURCE PROPERTY

D.4. INSPECTION LOG-VAPOR MITIGATION SYSTEM MAINTENANCE PLAN GA

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name	BRRTS No.
McGettigan Property	02-13-321347

Inspections are required to be conducted (see closure approval letter):

- (●) annually
- ( ) semi-annually
- ( ) other – specify ____________

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☒ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N

SOURCE PROPERTY

D.4. INSPECTION LOG-VAPOR MITIGATION SYSTEM MAINTENANCE PLAN GA

02-13-321347
BRRTS No.

McGettigan Property
Activity (Site) Name

Continuing Obligations Inspection and Maintenance Log
Form 4400-305 (2/14)

{Click to Add/Edit Image}	Date added:
Title:	

{Click to Add/Edit Image}	Date added:
Title:	

25211228.72
GA

SOURCE PROPERTY

7015 0640 0007 9164 2802

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

25211228.72 T3 GA

Certified Mail Fee
$ 3.50

Extra Services & Fees (check box, add fee as appropriate)
- ☑ Return Receipt (hardcopy) $ 2.30
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 2.05

Total Postage and Fees
$ 8.35

Postmark Here

Sent To
Lou's Fortis - Findlay Partnership
Street and Apt. No., or PO Box No.
1610 North Prospect Avenue
City, State, ZIP+4®
Milwaukee, WI 53202

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

USPS TRACKING #

9590 9402 5075 9092 8842 29

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Robert Langdon
SCS Engineers
2830 Dairy Drive
Madison, WI 53718-6751

25211228.72 T3 GA

SOURCE PROPERTY

a 5211228172
GA

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Louis Fortis
Findlay Partnership
1610 North Prospect Avenue
Milwaukee, WI 53202

9590 9402 5075 9092 8842 29

2. Article Number *(Transfer from service label)*
7015 0640 0007 9164 2802

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7015 0640 0007 9164 2802

CERTIFIED MAIL

SCS ENGINEERS
2830 Dairy Drive
Madison, WI 53718

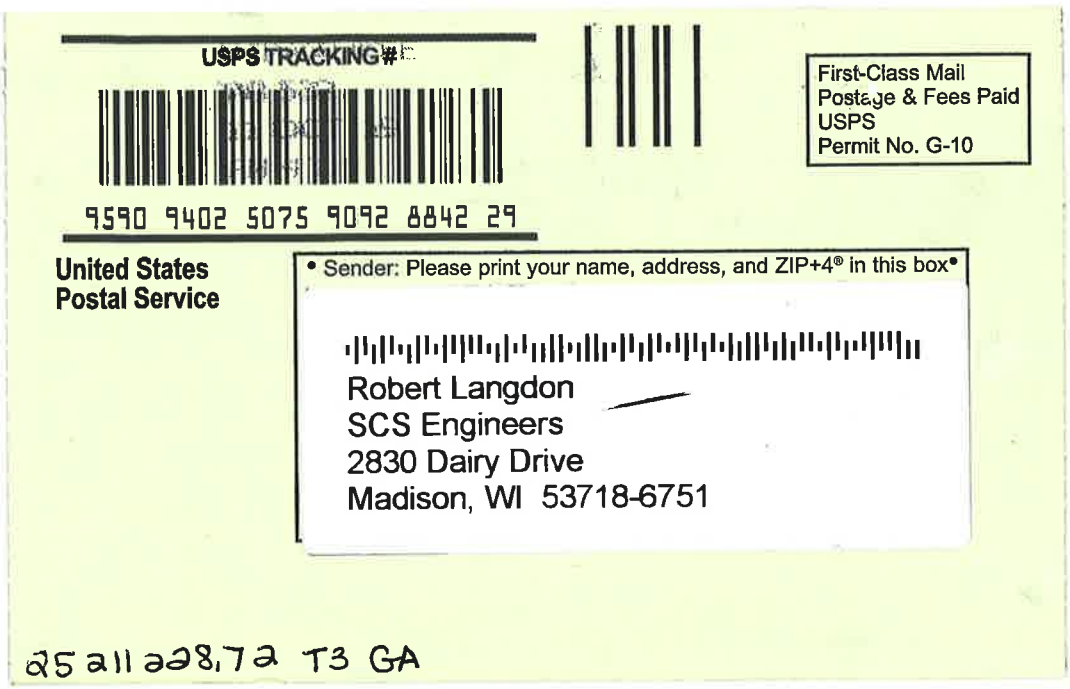
Louis Fortis
Findlay Partnership
1610 North Prospect Avenue
Milwaukee, WI 53202

FIRST CLASS MAIL

US POSTAGE
$08.35⁰
First-Class
Mailed From 53718
10/10/2019
032A 0061843030

GA

SOURCE PROPERTY



GA

SOURCE PROPERTY

SENDER: *COMPLETE THIS SECTION*

■ Comp[illegible] items 1, 2, and 3.

[illegible]r name and address on the reverse we can return the card to you.

[illegible]his card to the back of the mailpiece, [illegible]ne front if space permits.

1. [illegible]e Addressed to:

Louis Fortis
Findlay Partnership
1610 North Prospect Avenue
Milwaukee, WI 53202

#1501

9590 9402 5075 9092 8842 29

2. Article Number *(Transfer from service label)*
7015 0640 0007 9164 2802

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 10-11

D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

RIGHT-OF-WAY

GB and GC
Notification of Continuing Obligations and Residual Contamination

Section B: ROW Notification: Residual Contamination and/or Continuing Obligations - Non-DOT ROWs

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

210 Martin Luther King Jr. Blvd.
Madison, WI, 53703

Dear Ms. Bemis:

I am providing this notification to inform you of the location and extent of contamination remaining in a right-of-way for which you are responsible, and of certain long-term responsibilities (continuing obligations) for which city of Madison may become responsible. I investigated a release of: dry cleaning solvent on 2803-2825 University Avenue, Madison, WI, 53705 that has shown that contamination has migrated into the right-of-way for which the City is responsible. I have responded to the release, and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the proposed closure request:

The DNR will not review my closure request for at least 30 days after the date of this letter. As an affected right-of-way holder, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the DNR that is relevant to this closure request, you should mail that information to the DNRcontact: 3911 Fish Hatchery Road, Fitchburg , WI, 53711, or at Cynthia.Koepke@wisconsin.gov.

Residual Contamination:

Groundwater Contamination:

Groundwater contamination originated at the property located at: 2803-2825 University Avenue, Madison, WI, 53705 .
The levels of tetrachloroethylene (University Avenue and Franklin Court) contamination in the groundwater on your property are above the state groundwater enforcement standards found in ch. NR 140, Wis. Adm. Code.

Soil Contamination:

Soil contamination remains at:
Franklin Court
The remaining contaminants include :
tetrachloroethylene and trichloroethylene
at levels which exceed the soil standards found in ch. NR 720, Wis. Adm. Code. The following steps have been taken to address any exposure to the remaining soil contamination.
Excavation of soil at the source property and maintaining source property building foundations and pavement as a barrier to prevent leaching of underlying soil.

If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If you or any other person plan to conduct utility or building construction for which dewatering will be necessary, you or that person must contact the DNR's Water Quality Program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at http://dnr.wi.gov/topic/wastewater/GeneralPermits.html.

Vapor Intrusion:

Remaining contamination in soil and/or groundwater at this site may contribute to the potential for vapor intrusion. Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building. The following fact sheet (RR 892, RR 892, "Vapor Intrusion: What to Expect if Vapor Intrusion from Soil and Groundwater Contamination Exist on My Property") has been included with this notification to help explain vapor intrusion and the use of vapor mitigation systems. If the fact sheet is lost, you may obtain a copy at http://dnr.wi.gov/files/PDF/pubs/rr/RR892.pdf

Continuing Obligations on the Right-of-Way (ROW) : As part of the response actions, I am proposing that the

following continuing obligations be used at the affected ROW. If my closure request is approved, you will be responsible for the following continuing obligations:

Residual Soil Contamination:
If soil is excavated from the areas with residual contamination, the right-of-way holder at the time of excavation will be responsible for the following:

- determine if contamination is present,
- determine whether the material would be considered solid or hazardous waste,
- ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. Contaminated soil may be managed in-place, in accordance with s. NR 718, Wis. Adm. Code, with prior Department approval.

The right-of-way holder needs to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans from ingestion, inhalation or dermal contact.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

GIS Registry and Well Construction Requirements:

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at https://dnr.wi.gov/topic/Brownfields/WRRD.html. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), on the "GIS Registry" layer, at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required for all sites included in the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. Well drillers need to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300–254, is on the internet at https://dnr.wi.gov/files/PDF/forms/3300/3300-254.pdf

If you have any questions regarding this notification, I can be reached at: (608) 846-1851
dosonow2005@yahoo.com

Signature of responsible party/environmental consultant for the responsible party	Date Signed
	28 June 19

Attachments
Contact Information
Legal Description for each Parcel:

RIGHT-OF-WAY

GB and GC
Notification of Continuing Obligations and Residual Contamination

The affected property is:

- ○ the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- ○ a deeded property affected by contamination from the source property
- ◉ a right-of-way (ROW)
- ○ a Department of Transportation (DOT) ROW

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name: MOM Partnership

Contact Person Last Name	First	MI	Phone Number (include area code)
O'Loughlin	Dennis		(608) 846-1851

Address	City	State	ZIP Code
3934 Partridge Road	Deforest	WI	53532

E-mail: dosonow2005@yahoo.com

Name of Party Receiving Notification:

Business Name, if applicable: City of Madison Engineering, Rm 115/County Building

Title	Last Name	First	MI	Phone Number (include area code)
Ms.	Bemis	Brynn		(608) 267-1986

Address	City	State	ZIP Code
210 Martin Luther King Jr. Blvd.	Madison	WI	53703

Site Name and Source Property Information:

Site (Activity) Name: Former McGettigan/MOM Partnership Property

Address	City	State	ZIP Code
2803-2825 University Avenue	Madison	WI	53705

DNR ID # (BRRTS#)	(DATCP) ID #
02-13-321347	

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant: SCS Engineers

Contact Person Last Name	First	MI	Phone Number (include area code)
Langdon	Robert	E	(608) 216-7329

Address	City	State	ZIP Code
2830 Dairy Drive	Madison	WI	53718

E-mail: rlangdon@scsengineers.com

Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

Department of: Natural Resources (DNR)

Address	City	State	ZIP Code
3911 Fish Hatchery Road	Fitchburg	WI	53711

Contact Person Last Name	First	MI	Phone Number (include area code)
Koepke	Cynthia		(608) 275-3257

E-mail (Firstname.Lastname@wisconsin.gov): Cynthia.Koepke@wisconsin.gov

GB and GC

RIGHT-OF-WAY

ESTIMATED EXTENT OF SOIL EXCEEDING NR720 GROUNDWATER PATHWAY RESIDUAL CONTAMINANT LEVELS

506 SHEPARD TERRACE

TERRACE 514 SHEPARD

TERRACE 518 SHEPARD

SHEPARD TERRACE

FRANKLIN CT

U-PUMP

UNIVERSITY AVENUE

IHOP

DRY HOOTCH

FORMER 2809

2803–2807

HA1

B1300

B700

GB8A GB7A GB6A GB5A GB4A GB3A GB2A GB1A GB6 GB5 GB4 GB8 GB7 GB1 GB2 GB3 GB11 GB12 GB13 GB14 GB15 GB16 GB17 GB18 B100

SS-10 SS-5 SS-9 SS-2 SS-1 SS-8 SS-7 SS-4 SS-6 SS-3

MW1 MW1R MW2 MW2P MW3 (U-PUMP) MW4 (U-PUMP) MW4P MW5 (U-PUMP) MW6 (U-PUMP) PZ1 (U-PUMP) MW3 MW5 MW6 B4X

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER
- SOIL BORING
- APPROXIMATE LIMITS OF EXCAVATION
- EXCAVATION SIDEWALL SAMPLE
- EXCAVATION BASE SAMPLE

N

40 0 40

SCALE: 1" = 40'

I:\25211228.72\Drawings\Closure\Soil Results.dwg, 6/28/2019 9:21:27 AM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

RESIDUAL SOIL CONTAMINATION

FIGURE B.2.b

GB and GC

RIGHT-OF-WAY

HILLSHORE CENTER

UNIVERSITY STATION

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 PREVENTIVE ACTION LIMIT

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 ENFORCEMENT STANDARD

MW6

MW7

MW5

506 SHEPARD TERRACE

DRY HOOTCH

IHOP

PARKING LOT

514 SHEPARD TERRACE

FORMER 2809

MW1

MW1R

UNIVERSITY AVENUE

MW2P

MW2

MW4P

2803–2807

MW4 (U-PUMP)

MW3

2801 MARSHALL COURT

MW8

518 SHEPARD TERRACE

SHEPARD TERRACE

MW5 (U-PUMP)

MW3 (U-PUMP)

FRANKLIN CT

MW6 (U-PUMP)

PZ1 (U-PUMP)

U-PUMP

2727 MARSHALL COURT

SHACKLETON SQUARE CONDOS

MW1 (U-PUMP)

2725 MARSHALL COURT

MARSHALL COURT

FRANKLIN AVENUE

PZ2

MW2 (U-PUMP)

MADISON WATER UTILITY WELL #6

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER

N

60 0 60

SCALE: 1" = 60'

I:\25211228.72\Drawings\Closure\Wells.dwg, 6/14/2019 12:05:30 PM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

GROUNDWATER ISOCONCENTRATIONS

FIGURE B.3.b

RIGHT-OF-WAY

GB and GC

USPS TRACKING #

9590 9402 3684 7335 8868 47

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Robert Langdon
SCS Engineers
2830 Dairy Drive
Madison, WI 53718-6751

GB-GC
25211228.72 T3

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

7015 0640 0007 9164 2758

7015 0640 0007 9164 2758

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

25211228.72 T3 GB/GC

Certified Mail Fee
$ 3.50

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) $ 2.80
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$ 1.15

Total Postage and Fees
$ 7.45

Postmark Here

Sent To
Brynn Bemis City of Madison Engineering
Street and Apt. No., or PO Box No.
Rm 115 210 Martin Luther King Jr. Blvd
City, State, ZIP+4®
Madison, WI 53703

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

RIGHT-OF-WAY

GB and GC

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Brynn Bemis
City of Madison Engineering, Rm 115/County Bldg
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

9590 9402 3684 7335 8868 47

2. Article Number *(Transfer from service label)*
7015 0640 0007 9164 2758

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7015 0640 0007 9164 2758

CERTIFIED MAIL®

SCS ENGINEERS
2830 Dairy Drive
Madison, WI 53718

FIRST CLASS MAIL
Brynn Bemis
City of Madison Engineering, Rm 115/County Bldg
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

US POSTAGE
$07.45⁰
First-Class
Mailed From 53718
07/01/2019
032A 0061843030

RIGHT-OF-WAY

GB and GC

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Brynn Bemis
City of Madison Engineering, Rm 115/County Bldg
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

9590 9402 3684 7335 8868 47

2. Article Number *(Transfer from service label)*
7015 0640 0007 9164 2758

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X J Johnson ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

RIGHT-OF-WAY

GB and GC

USPS TRACKING #

9590 9402 9684 7335 8868 47

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Robert Langdon
SCS Engineers
2830 Dairy Drive
Madison, WI 53718-6751

GB-GC
252112282.72 T3

RIGHT-OF-WAY

GD

Notification of Continuing Obligations and Residual Contamination

Section B: ROW Notification: Residual Contamination and/or Continuing Obligations - Non-DOT ROWs

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

1890 East Johnson Street
Madison, WI, 53704

Dear Mr. Schaalma:

I am providing this notification to inform you of the location and extent of contamination remaining in a right-of-way for which you are responsible, and of certain long-term responsibilities (continuing obligations) for which railroad of Wisconsin & Southern may become responsible. I investigated a release of: dry cleaning solvent on 2803-2825 University Avenue, Madison, WI, 53705 that has shown that contamination has migrated into the right-of-way for which Wisconsin & Southern is responsible. I have responded to the release, and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the proposed closure request:

The DNR will not review my closure request for at least 30 days after the date of this letter. As an affected right-of-way holder, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the DNR that is relevant to this closure request, you should mail that information to the DNRcontact: 3911 Fish Hatchery Road, Fitchburg, WI, 53711, or at Cynthia.Koepke@wisconsin.gov.

Residual Contamination:

Groundwater Contamination:

Groundwater contamination originated at the property located at: 2803-2825 University Avenue, Madison, WI, 53705 . The levels of tetrachloroethylene (University Avenue and Franklin Court) contamination in the groundwater on your property are above the state groundwater enforcement standards found in ch. NR 140, Wis. Adm. Code.

If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If you or any other person plan to conduct utility or building construction for which dewatering will be necessary, you or that person must contact the DNR's Water Quality Program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at http://dnr.wi.gov/topic/wastewater/GeneralPermits.html.

Continuing Obligations on the Right-of-Way (ROW) : As part of the response actions, I am proposing that the following continuing obligations be used at the affected ROW. If my closure request is approved, you will be responsible for the following continuing obligations:

GIS Registry and Well Construction Requirements:

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at https://dnr.wi.gov/topic/Brownfields/WRRD.html. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), on the "GIS Registry" layer, at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required for all sites included in the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. Well drillers need to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300−254, is on the internet at https://dnr.wi.gov/files/PDF/forms/3300/3300-254.pdf

If you have any questions regarding this notification, I can be reached at: (608) 846-1851
dosonow2005@yahoo.com

Signature of responsible party/environmental consultant for the responsible party	Date Signed
	28 June 19

Attachments

Contact Information

Legal Description for each Parcel:

RIGHT-OF-WAY

GD

Notification of Continuing Obligations and Residual Contamination

The affected property is:

- ○ the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- ○ a deeded property affected by contamination from the source property
- ◉ a right-of-way (ROW)
- ○ a Department of Transportation (DOT) ROW

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name: MOM Partnership

Contact Person Last Name	First	MI	Phone Number (include area code)
O'Loughlin	Dennis		(608) 846-1851

Address	City	State	ZIP Code
3934 Partridge Road	Deforest	WI	53532

E-mail: dosonow2005@yahoo.com

Name of Party Receiving Notification:

Business Name, if applicable: Wisconsin & Southern Railroad, LLC

Title	Last Name	First	MI	Phone Number (include area code)
Mr.	Schaalma	Roger		(608) 620-2044

Address	City	State	ZIP Code
1890 East Johnson Street	Madison	WI	53704

Site Name and Source Property Information:

Site (Activity) Name: Former McGettigan/MOM Partnership Property

Address	City	State	ZIP Code
2803-2825 University Avenue	Madison	WI	53705

DNR ID # (BRRTS#)	(DATCP) ID #
02-13-321347	

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant: SCS Engineers

Contact Person Last Name	First	MI	Phone Number (include area code)
Langdon	Robert	E	(608) 216-7329

Address	City	State	ZIP Code
2830 Dairy Drive	Madison	WI	53718

E-mail: rlangdon@scsengineers.com

Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

Department of: Natural Resources (DNR) Office: Fitchburg

Address	City	State	ZIP Code
3911 Fish Hatchery Road	Fitchburg	WI	53711

Contact Person Last Name	First	MI	Phone Number (include area code)
Koepke	Cynthia		(608) 275-3257

E-mail (Firstname.Lastname@wisconsin.gov): Cynthia.Koepke@wisconsin.gov

RIGHT-OF-WAY

GD

HILLSHORE CENTER

UNIVERSITY STATION

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 PREVENTIVE ACTION LIMIT

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 ENFORCEMENT STANDARD

MW6

MW7

MW5

506 SHEPARD TERRACE

DRY HOOTCH

IHOP

PARKING LOT

514 SHEPARD TERRACE

FORMER 2809

MW1

MW1R

UNIVERSITY AVENUE

MW2P

MW2

MW4P

MW3

2801 MARSHALL COURT

MW8

2803–2807

MW4 (U-PUMP)

518 SHEPARD TERRACE

SHEPARD TERRACE

MW5 (U-PUMP)

MW3 (U-PUMP)

FRANKLIN CT

MW6 (U-PUMP)

U-PUMP

PZ1 (U-PUMP)

2727 MARSHALL COURT

SHACKLETON SQUARE CONDOS

MW1 (U-PUMP)

2725 MARSHALL COURT

MARSHALL COURT

FRANKLIN AVENUE

PZ2

MW2 (U-PUMP)

MADISON WATER UTILITY WELL #6

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER

N

60 0 60

SCALE: 1" = 60'

I:\25211228.72\Drawings\Closure\Wells.dwg, 6/14/2019 12:05:30 PM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

GROUNDWATER ISOCONCENTRATIONS

FIGURE B.3.b

RIGHT-OF-WAY

GD

USPS TRACKING #

9590 9402 3684 7335 8868 61

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Robert Langdon
SCS Engineers
2830 Dairy Drive
Madison, WI 53718-6751

GD
25211228.72 T3

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

7015 0640 0007 9164 2772

7015 0640 0007 9164 2772

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

25211228.72 T3 GD

Certified Mail Fee
$ 3.50

Extra Services & Fees (check box, add fee as appropriate)
- [x] Return Receipt (hardcopy) $ 2.80
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage
$ 1.15

Total Postage and Fees
$ 7.45

Postmark Here

Sent To
Roger Schaalma WI & Southern RR, LLC
Street and Apt. No., or PO Box No.
1890 East Johnson Street
City, State, ZIP+4®
Madison, WI 53704

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

RIGHT-OF-WAY

GD

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Roger Schaalma
Wisconsin & Southern Railroad, LLC
1890 East Johnson Street
Madison, WI 53704

9590 9402 3684 7335 8868 61

2. Article Number *(Transfer from service label)*
7015 0640 0007 9164 2772

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7015 0640 0007 9164 2772

CERTIFIED MAIL®

SCS ENGINEERS
2830 Dairy Drive
Madison, WI 53718

Mr. Roger Schaalma
Wisconsin & Southern Railroad, LLC
1890 East Johnson Street
Madison, WI 53704

FIRST CLASS MAIL

US POSTAGE
$07.45⁰
First-Class
Mailed From 53718
07/01/2019
0032A 0061843030

RIGHT-OF-WAY

GD

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Roger Schaalma
Wisconsin & Southern Railroad, LLC
1890 East Johnson Street
Madison, WI 53704

9590 9402 3684 7335 8868 61

2. Article Number *(Transfer from service label)*

7015 0640 0007 9164 2772

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Amanda Hagerty ☐ Agent ☒ Addressee

B. Received by *(Printed Name)* Amanda Hagerty C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

RIGHT-OF-WAY

GD

USPS TRACKING #

9590 9402 3684 7335 8868 61

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Robert Langdon
SCS Engineers
2830 Dairy Drive
Madison, WI 53718-6751

GD
252112287.2 T3

RIGHT-OF-WAY

GE

Notification of Continuing Obligations and Residual Contamination

Section B: ROW Notification: Residual Contamination and/or Continuing Obligations - Non-DOT ROWs

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Shorewood Hills Village Hall
810 Shorewood Boulevard
Madison, WI 53705

Dear Mr. Frantz:

I am providing this notification to inform you of the location and extent of contamination remaining in a right-of-way for which you are responsible, and of certain long-term responsibilities (continuing obligations) for which village of Shorewood Hills may become responsible. I investigated a release of: dry cleaning solvent on 2803-2825 University Avenue, Madison, WI, 53705 that has shown that contamination has migrated into the right-of-way for which the Village is responsible. I have responded to the release, and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the proposed closure request:

The DNR will not review my closure request for at least 30 days after the date of this letter. As an affected right-of-way holder, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the DNR that is relevant to this closure request, you should mail that information to the DNRcontact: 3911 Fish Hatchery Road, Fitchburg, WI, 53711, or at Cynthia.Koepke@wisconsin.gov.

Residual Contamination:

Groundwater Contamination:

Groundwater contamination originated at the property located at: 2803-2825 University Avenue, Madison, WI, 53705 .

Contaminated groundwater has migrated onto your property at:
Public right-of-ways between and to the south of 2801 and 2727 Marshall Court

The levels of
tetrachloroethylene

contamination in the groundwater on your property are above the state groundwater enforcement standards found in ch. NR 140, Wis. Adm. Code.

If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If you or any other person plan to conduct utility or building construction for which dewatering will be necessary, you or that person must contact the DNR's Water Quality Program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at http://dnr.wi.gov/topic/wastewater/GeneralPermits.html.

Continuing Obligations on the Right-of-Way (ROW) : As part of the response actions, I am proposing that the following continuing obligations be used at the affected ROW. If my closure request is approved, you will be responsible for the following continuing obligations:

GIS Registry and Well Construction Requirements:

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at https://dnr.wi.gov/topic/Brownfields/WRRD.html. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), on the "GIS Registry" layer, at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required for all sites included in the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. Well drillers need to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300−254, is on the internet at https://dnr.wi.gov/files/PDF/forms/3300/3300-254.pdf

If you have any questions regarding this notification, I can be reached at: (608) 846-1851
dosonow2005@yahoo.com

Signature of responsible party/environmental consultant for the responsible party	Date Signed
	28 June 19

Attachments

Contact Information

Legal Description for each Parcel:

GE

This letter supersedes the letter sent to the Village in August 2019.

RIGHT-OF-WAY

Notification of Continuing Obligations and Residual Contamination

Section B: ROW Notification: Residual Contamination and/or Continuing Obligations - Non-DOT ROWs

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

810 Shorewood Boulevard
Madison, WI, 53705

Dear Mr. Frantz:

I am providing this notification to inform you of the location and extent of contamination remaining in a right-of-way for which you are responsible, and of certain long-term responsibilities (continuing obligations) for which village of Shorewood Hills may become responsible. I investigated a release of: dry cleaning solvent on 2803-2825 University Avenue, Madison, WI, 53705 that has shown that contamination has migrated into the right-of-way for which the Village is responsible. I have responded to the release, and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the proposed closure request:

The DNR will not review my closure request for at least 30 days after the date of this letter. As an affected right-of-way holder, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the DNR that is relevant to this closure request, you should mail that information to the DNRcontact: 3911 Fish Hatchery Road, Fitchburg, WI, 53711, or at Cynthia.Koepke@wisconsin.gov.

Residual Contamination:

Groundwater Contamination:

Groundwater contamination originated at the property located at: 2803-2825 University Avenue, Madison, WI, 53705 .

Contaminated groundwater has migrated onto your property at:
Public right-of-ways between and to the south of 2801 and 2727 Marshall Court

The levels of
tetrachlorethylene

contamination in the groundwater on your property are above the state groundwater enforcement standards found in ch. NR 140, Wis. Adm. Code.

If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If you or any other person plan to conduct utility or building construction for which dewatering will be necessary, you or that person must contact the DNR's Water Quality Program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at http://dnr.wi.gov/topic/wastewater/GeneralPermits.html.

Continuing Obligations on the Right-of-Way (ROW) : As part of the response actions, I am proposing that the following continuing obligations be used at the affected ROW. If my closure request is approved, you will be responsible for the following continuing obligations:

Filling and Sealing Monitoring Wells:

A monitoring well or wells remain in the right-of-way. If located, remaining wells need to be filled and sealed in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well filling and sealing needs to be provided to the DNR on form 3300-005, at http://dnr.wi.gov/files/pdf/forms/3300/3300-005.pdf. A map, Figure B3B , which shows the location of well # MW8, is attached.

RIGHT-OF-WAY

GE

Notification of Continuing Obligations and Residual Contamination

Well Construction Requirements:

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at https://dnr.wi.gov/topic/Brownfields/WRRD.html. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. The property owner needs to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. A well driller can help complete this form. The well construction application, form 3300–254, is on the internet at https://dnr.wi.gov/files/PDF/forms/3300/3300-254.pdf

If you have any questions regarding this notification, I can be reached at: (608) 846-1851
dosonow@yahoo.com

Signature of responsible party/environmental consultant for the responsible party	Date Signed
Robert E Lang	2-17-20

Attachments
Contact Information

RIGHT-OF-WAY

GE

Notification of Continuing Obligations and Residual Contamination

The affected property is:

- ○ the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- ○ a deeded property affected by contamination from the source property
- ◉ a right-of-way (ROW)
- ○ a Department of Transportation (DOT) ROW

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name MOM Partnership

Contact Person Last Name	First	MI	Phone Number (include area code)
O'Loughlin	Dennis		(608) 846-1851

Address	City	State	ZIP Code
3934 Partridge Road	Deforest	WI	53532

E-mail dosonow2005@yahoo.com

Name of Party Receiving Notification:

Business Name, if applicable: Village of Shorewood Hills

Title	Last Name	First	MI	Phone Number (include area code)
Mr.	Frantz	Karl		(608) 267-2680

Address	City	State	ZIP Code
810 Shorewood Boulevard	Madison	WI	53705

Site Name and Source Property Information:

Site (Activity) Name McGettigan/MOM Partnership Property

Address	City	State	ZIP Code
2803-2825 University Avenue	Madison	WI	53705

DNR ID # (BRRTS#)	(DATCP) ID #
02-13-321347	

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant: SCS Engineers

Contact Person Last Name	First	MI	Phone Number (include area code)
Langdon	Robert	E	(608) 216-7329

Address	City	State	ZIP Code
2830 Dairy Drive	Madison	WI	53718

E-mail rlangdon@scsengineers.com

Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

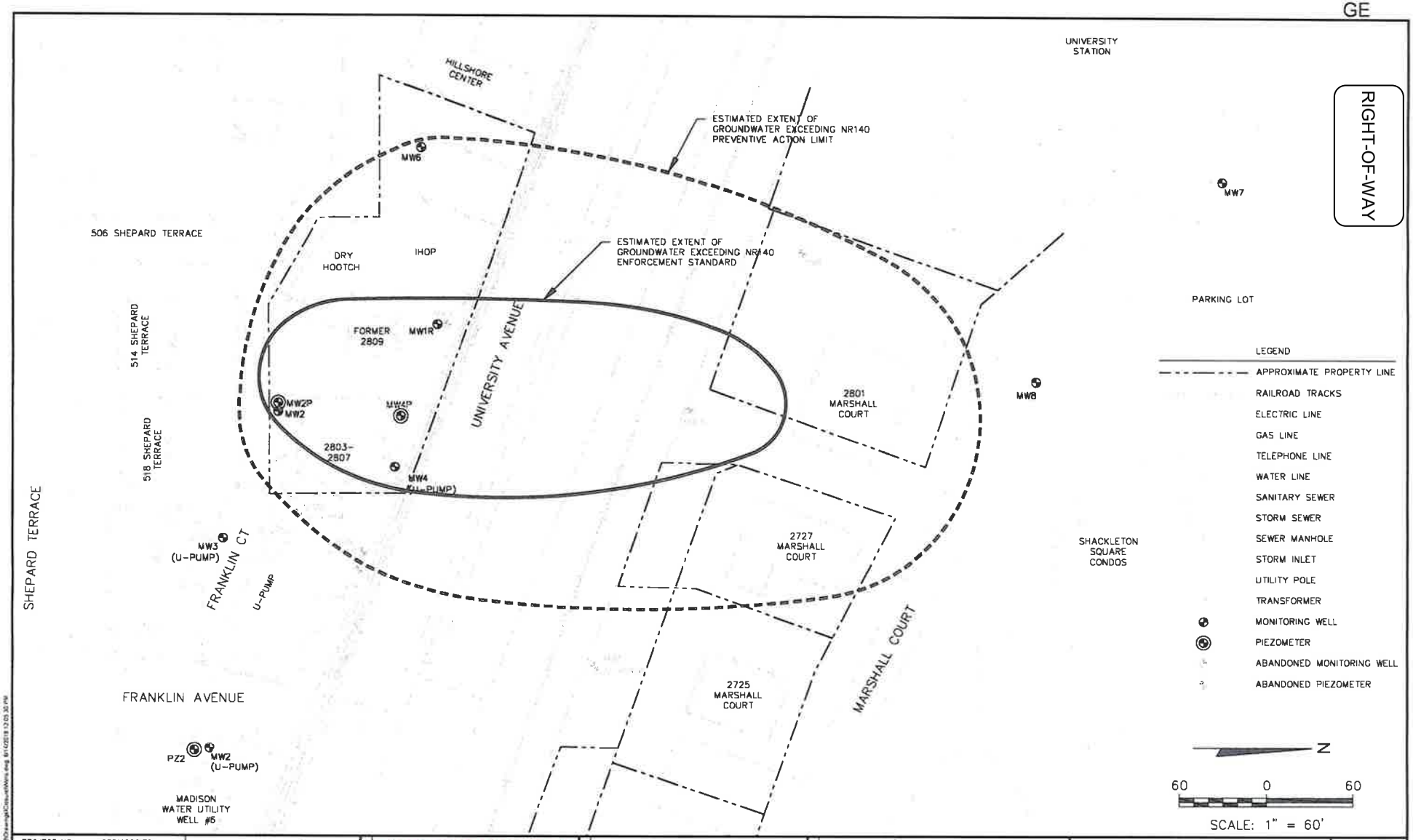
Department of: Natural Resources (DNR) Office: Fitchburg

Address	City	State	ZIP Code
3911 Fish Hatchery Road	Fitchburg	WI	53711

Contact Person Last Name	First	MI	Phone Number (include area code)
Koepke	Cynthia		(608) 275-3257

E-mail (Firstname.Lastname@wisconsin.gov) Cynthia.Koepke@wisconsin.gov

GE



PROJECT NO.	25211228.70	DRAWN BY:	KP	ENGINEER	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	SITE	2803-2809 UNIVERSITY AVENUE MADISON, WISCONSIN	GROUNDWATER ISOCONCENTRATIONS	FIGURE B.3.b
DRAWN:	05/09/19	CHECKED BY:	REL						
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19	CLIENT	MDM PARTNERSHIP				

RIGHT-OF-WAY

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

7015 0640 0002 8622 3554

7015 0640 0002 8622 3554

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

25211228.72 T3

Certified Mail Fee	$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	$ 2.85
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ 1.20
Total Postage and Fees	$ 7.60

Postmark Here

Sent To: Karl Frantz - Village of Shorewood Hills
Street and Apt. No., or PO Box No.: 810 Shorewood Boulevard
City, State, ZIP+4®: Madison WI 53705

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

USPS TRACKING #

9590 9402 2342 6225 7052 82

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Robert Langdon
SCS Engineers
2830 Dairy Drive
Madison, WI 53718-6751

25211228.72 T3

US POSTAGE
$07.60⁰
First-Class
Mailed From 53718
02/17/2020
032A 0061843030

RIGHT-OF-WAY

SCS ENGINEERS
2830 Dairy Drive
Madison, WI 53718

Mr. Karl Frantz
Village of Shorewood Hills
810 Shorewood Boulevard
Madison, WI 53705

FIRST CLASS MAIL

CERTIFIED MAIL

7015 0640 0002 8622 3554

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Karl Frantz
Village of Shorewood Hills
810 Shorewood Boulevard
Madison, WI 53705

9590 9402 2342 6225 7052 82

2. Article Number (Transfer from service label)

7015 0640 0002 8622 3554

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Notification of Continuing Obligations and Residual Contamination

Section A: Deeded Property Notification: Residual Contamination and/or Continuing Obligations

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

9034 Settlers Road
Madison, WI, 53717

Dear Mr. Arnesen:

I am providing this letter to inform you of the location and extent of contamination remaining on your property, and of certain long-term responsibilities (continuing obligations) for which you may become responsible.
I have investigated a release of:
Dry cleaning solvent
on 2803-2825 University Avenue, Madison, WI, 53705 that has shown that contamination has migrated onto your property.
I have responded to the release and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the attached legal description of your property and on the proposed closure request:

Please review the enclosed legal description of your property, and notify Robert Langdon at 2830 Dairy Drive, Madison, WI, 53718 within the next 30 days if the legal description is incorrect.

The DNR will not review my closure request for at least 30 days after the date of receipt of this letter. As an affected property owner, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information that is relevant to this closure request, or if you want to waive the 30 day comment period, you should mail that information to the DNR contact: 3911 Fish Hatchery Road, Fitchburg, WI, 53711, or at Cynthia.Koepke@wisconsin.gov.

Your Long-Term Responsibilities as a Property Owner and Occupant:

The responses included
source property soil excavation, capping of contaminated soil at source property, and natural attenuation of contaminated groundwater.
The continuing obligations I am proposing that affect your property are listed below, under the heading **Continuing Obligations**. Under s. 292.12 (5), Wis. Stats., current and future owners and occupants of this property are responsible for complying with continuing obligations imposed as part of an approved closure.

The fact sheet "Continuing Obligations for Environmental Protection" (DNR publication RR 819) has been included with this letter, to help explain the responsibilities you may have for maintenance of a certain continuing obligation, the limits of any liability for investigation and cleanup of contamination, and how these differ. If the fact sheet is lost, you may obtain copies at http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf.

Contract for responsibility for continuing obligation:

Before I request closure, I will need to inform the DNR as to whom will be responsible for the continuing obligation/s on your property.
Marshall Court Investors, LLC or subsequent property owners will be responsible for continuing obligations.

Under s. 292.12, Wis. Stats., the responsibility for maintaining all necessary continuing obligations for your property will fall on you or any subsequent property owner, unless another person has a legally enforceable responsibility to comply with the requirements of the final closure letter. If you need more time to finalize an agreement on the responsibility for the continuing obligations on your Property, you may request additional time from the DNR contact identified in **Contact Information.**

(Note: Future property owners would need to negotiate a new agreement.)

Groundwater Contamination:
Groundwater contamination originated at the property located at 2803-2825 University Avenue, Madison, WI, 53705 .
Contaminated groundwater has migrated onto your property at:
2801 Marshall Court, Madison.
The levels of
tetrachloroethylene
contamination in the groundwater on your property are above the state groundwater enforcement standards found in ch. NR 140, Wis. Adm. Code.

However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation, or the breakdown of contaminants in groundwater due to naturally occurring processes, to complete the cleanup at this site will meet the case closure requirements of ch. NR 726, Wis. Adm. Code. As part of my request for case closure, I am requesting that the DNR accept natural attenuation as the final remedy for this site.

The following DNR fact sheet (RR 671, "What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater") has been included with this notification, to help explain the use of natural attenuation as a remedy. If the fact sheet is lost, you may obtain a copy at http://dnr.wi.gov/files/PDF/pubs/rr/RR671.pdf.

Continuing Obligations on Your Property: As part of the cleanup, I am proposing that the following continuing obligations be used at your property, to address future exposure to residual contamination. If my closure request is approved, you will be responsible for the following continuing obligations.

To construct a new well or to reconstruct an existing well, the property owner at the time of construction or reconstruction will need to obtain prior approval from the DNR. See the paragraph **GIS Registry and Well Construction Requirements**. Typically, this results in casing off a portion of the aquifer during drilling, when needed, to protect the water supply.

Continued monitoring was requested/required for certain monitoring wells

Maintenance and Audits of Continuing Obligations:
If compliance with a maintenance plan is required as part of a continuing obligation, an inspection log will need to be filled out periodically, and kept available for inspection by the DNR. Submittal of the inspection log may also be required. You will also need to notify any future owners or occupants of this property of the need to maintain the continuing obligation and to document that maintenance in the inspection log. Periodic audits of these continuing obligations may be conducted by the DNR, to ensure that potential exposure to residual contamination is being addressed. The DNR provides notification before conducting site visits as part of the audit.

GIS Registry and Well Construction Requirements:
If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at https://dnr.wi.gov/topic/Brownfields/WRRD.html. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), on the "GIS Registry" layer, at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required for all sites included in the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. Well drillers need to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300−254, is on the internet at https://dnr.wi.gov/files/PDF/forms/3300/3300-254.pdf.

Site Closure:
If the DNR grants closure, you will receive a letter which defines the specific continuing obligations on your property. The status of the site (open or closed) may also be checked by searching BRRTS on the Web. You may view or download a copy of the closure letter (sent to the responsible party) from BRRTS on the Web. You may also request a copy of the closure letter from the **responsible party** or by writing to the DNR contact, at Cynthia Koepke, Cynthia.Koepke@wisconsin.gov, (608) 275-3257 . The final closure letter will contain a description of the continuing obligation, any prohibitions on activities and will include any applicable maintenance plan.

If you have any questions regarding this notification, I can be reached at: (608) 846-1851
dosonow2005@yahoo.com

Date Signed 25 June 19

Signature of responsible party/environmental consultant for the responsible party

Attachments

Contact Information
Legal Description for each Parcel:

Maps:

Maintenance plan

Factsheets:
RR 819, Continuing Obligations for Environmental Protection

RR 671, What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater

Notification of Continuing Obligations and Residual Contamination

The affected property is:

- ○ the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- ◉ a deeded property affected by contamination from the source property
- ○ a right-of-way (ROW)
- ○ a Department of Transportation (DOT) ROW

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name: MOM Partnership

Contact Person Last Name	First	MI	Phone Number (include area code)
O'Loughlin	Dennis		(608) 846-1851

Address	City	State	ZIP Code
3934 Partridge Road	Deforest	WI	53532

E-mail: dosonow2005@yahoo.com

Name of Party Receiving Notification:

Business Name, if applicable: Marshall Court Investors, LLC

Title	Last Name	First	MI	Phone Number (include area code)
Mr.	Arnesen	Richard		(608) 251-2399

Address	City	State	ZIP Code
9034 Settlers Road	Madison	WI	53717

Site Name and Source Property Information:

Site (Activity) Name: Former McGettigan/MOM Partnership Property

Address	City	State	ZIP Code
2803-2825 University Avenue	Madison	WI	53705

DNR ID # (BRRTS#)	(DATCP) ID #
02-13-321347	

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant: SCS Engineers

Contact Person Last Name	First	MI	Phone Number (include area code)
Langdon	Robert	E	(608) 216-7329

Address	City	State	ZIP Code
2830 Dairy Drive	Madison	WI	53718

E-mail: rlangdon@scsengineers.com

Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

Department of: Natural Resources (DNR) Office: Fitchburg

Address	City	State	ZIP Code
3911 Fish Hatchery Road	Fitchburg	WI	53711

Contact Person Last Name	First	MI	Phone Number (include area code)
Koepke	Cynthia		(608) 275-3257

E-mail (Firstname.Lastname@wisconsin.gov): Cynthia.Koepke@wisconsin.gov

GF

The NETR Environmental Lien and AUL Search Report

2801 MARSHALL COURT
SHOREWOOD HILLS, WISCONSIN

Wednesday, September 26, 2018

Project Number: L18-01634

2055 East Rio Salado Parkway
Tempe, Arizona 85281

Telephone: 480-967-6752
Fax: 480-966-9422

ENVIRONMENTAL LIEN AND AUL REPORT

The NETR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

Thank you for your business
Please contact NETR at 480-967-6752
with any questions or comments

Disclaimer - Copyright and Trademark Notice

This report was prepared for the use of Nationwide Environmental Title Research, and SCS Engineers, exclusively. This report is neither a guarantee of title, a commitment to insure, nor a policy of title insurance. **NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.** Nationwide Environmental Title Research (NETR) specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

Copyright 2006 by Nationwide Environmental Title Research. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Nationwide Environmental Title Research, or its affiliates, is prohibited without prior written permission

NETR and its logos are trademarks of Nationwide Environmental Title Research or its affiliates. All other trademarks used herein are the property of their respective owners.

ENVIRONMENTAL LIEN AND AUL REPORT

The NETR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

2801 Marshall Court
Shorewood Hills, Wisconsin

RESEARCH SOURCE

Source: Dane County Property Lister
Dane County Register of Deeds

DEED INFORMATION

Type of Instrument: Warranty Deed

Grantor: Erdman Wisconsin Properties, LLC and Erdman Future II, LLC

Grantee: Marshall Court Investors LLC

Deed Dated: 04/13/2017
Deed Recorded: 04/18/2017
Instrument: 5319345

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in the Northeast Quarter of the Northwest Quarter of Section 21, Township 7 North, Range 9 East of the 4th Principal Meridian, Dane County, State of Wisconsin

Assessor's Parcel Number(s): 181/0709-212-8067-7

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN AND AUL REPORT

TARGET PROPERTY INFORMATION

ADDRESS

2801 Marshall Court
Shorewood Hills, Wisconsin

RESEARCH SOURCE

Source: Dane County Property Lister
Dane County Register of Deeds

DEED INFORMATION

Type of Instrument: Warranty Deed

Grantor: Forest Products Society, an Illinois corporation f/k/a Forest Products Research Society

Grantee: Marshall Court Investors LLC

Deed Dated: 05/28/2014
Deed Recorded: 06/05/2014
Instrument: 5074027

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in the Northeast Quarter of the Northwest Quarter of Section 21, Township 7 North, Range 9 East of the 4th Principal Meridian, Dane County, State of Wisconsin

Assessor's Parcel Number(s): 181/0709-212-8090-8

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

UNOFFICIAL COPY

9134430
Tx:8845478

GF

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number | Document Name

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5319345
04/18/2017 2:10 PM
Trans. Fee: 2850.00
Exempt #:
Rec. Fee: 30.00
Pages: 3

Recording Area

Name and Return Address
Marshall Court Investors
625 Segoe Rd, Str. 107
Madison, WI 53713

THIS DEED, made between Erdman Wisconsin Properties, LLC and Erdman Future II, LLC, each as to an undivided one-half interest as tenants in common ("Grantor," whether one or more), and Marshall Court Investors LLC ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dane County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Exhibit A.

See attached Exhibit A
Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing and those items listed on the attached Exhibit B.

Dated April 13, 2017.

Erdman Wisconsin Properties, LLC
Alan G. Hembel (SEAL)
* By: Erdman Holdings, Inc., Manager
By: Alan G. Hembel, Secretary
(SEAL)
*

Erdman Future II, LLC
Alan G. Hembel (SEAL)
* By: Erdman Holdings, Inc., Manager
By: Alan G. Hembel, Secretary
(SEAL)
*

AUTHENTICATION

Signature(s) _____
_____
authenticated on _____.
_____
*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Attorney Chuck Delorey
Axley Brynelson, LLP

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Dane COUNTY)

T-950,000
(2,850.00)
(3)

Personally came before me on April 12, 2017,
the above-named Alan G. Hembel, as Secretary of Erdman Holdings, Inc.,
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Nickie Hanson
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 4/16/17)
Nickie Hanson

NICKIE HANSON NOTARY PUBLIC STATE OF WISCONSIN

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
© 2003 STATE BAR OF WISCONSIN
WARRANTY DEED FORM NO. 1-2003
* Type name below signatures.

First American Title-NCS Madison
NCS-738892 MAD

UNOFFICIAL COPY

GF

Exhibit A to Warranty Deed

Legal Description

PARCEL A:

LOTS SIX (6), FARLEY PLAT, VILLAGE OF SHOREWOOD HILLS, DANE COUNTY, WISCONSIN.
AND
PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 9 EAST, IN THE VILLAGE OF SHOREWOOD HILLS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, THENCE NORTH 89°30' WEST 660.95 FEET, THENCE SOUTH 17°47' WEST, 212.7 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE NORTH 72°13' WEST, 28.0 FEET; THENCE NORTH 17°47' EAST, 110.15 FEET; THENCE SOUTH 62°16' EAST, 24.0 FEET; THENCE SOUTH 72°13' EAST, 4.36 FEET; THENCE SOUTH 17°47' WEST 106.00 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. 181/0709-212-0056-6
PARCEL B:

THAT PORTION OF THE EAST 983.4 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 9 EAST, DANE COUNTY, WISCONSIN, LYING BETWEEN A LINE 25 FEET NORTHEASTERLY OF AND PARALLEL TO THE CENTERLINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY AND A LINE 74.5 FEET NORTHEASTERLY OF AND PARALLEL TO SAID CENTERLINE, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 0°06'16" EAST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, 479.76 FEET; THENCE NORTH 72°41'10" WEST 675.12 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 72°41'10" WEST, 355.33 FEET; THENCE NORTH 00°06'16" WEST 51.73 FEET; THENCE SOUTH 72°41'10" EAST, 355.33 FEET; THENCE SOUTH 00°06'16" EAST, 51.73 FEET TO THE POINT OF BEGINNING, EXCEPT FOR LAND CONVEYED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 2480074 AND FURTHER EXCEPT LAND CONVEYED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 3134754.

TAX PARCEL NO. 181/0709-212-8067-7

UNOFFICIAL COPY

Exhibit B to Warranty Deed

Permitted Exceptions

1. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including, discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.

3. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and/or alley purposes.

4. Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises.

5. Agreement for License with Madison Metropolitan Sewerage District for sewer facilities recorded July 17, 1959, in Volume 340 of Misc., Page 600, as Document No. 984043.

6. Supplemental Agreement creating easement recorded July 17, 2959, in Volume 340 of Misc., Page 634, as Document No. 984044.

7. Requirement for fence along Southerly line of Parcels as set forth in Quit Claim Deed recorded November 6, 1981, in Volume 3210 of Records, Page 1, as Document No. 1724336.

8. Agreement creating Cross Easements recorded November 6, 1981, in Volume 3210 of Records, Page 14, as Document No. 1724341, as amended by Amendment to an Agreement Creating Cross Easements, recorded July 14, 1999 as Document No. 3134366.

9. Easement recorded in Volume 10765 of Records, Page 24, as Document No. 2052277.

10. Grant of Easement to Wisconsin Bell, Inc. recorded September 19, 1988, in Volume 11970 of Records, Page 20, as Document NO. 2104591.

11. Agreement recorded September 18, 2012, as Document No. 4913769.

    Affidavit of Correction recorded October 2, 2012, as Document No. 4918091.

12. Agreement Regarding Cross-Easements recorded May 26, 2015, as Document No. 5153429.

UNOFFICIAL COPY

GF

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5074027
06/05/2014 11:11 AM
Trans. Fee: 1950.00
Exempt #:
Rec. Fee: 30.00
Pages: 2

CORPORATE WARRANTY DEED

This Deed, made between **Forest Products Society, an Illinois corporation f/k/a Forest Products Research Society**
Grantor
and **Marshall Court Investors LLC, a Wisconsin limited liability company**
Grantee,
Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Dane County, State of Wisconsin: **See Attached Exhibit A for legal description**

RETURN TO:

Marshall Court Investors LLC
9034 Settlers Rd.
Madison, WI 53717

Tax Parcel No. **181/0709-212-8090-8**

Together with all and singular the hereditaments and appurtenances thereunto belonging; and **Forest Products Society** warrant that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes for 2014.

Dated: **May 28, 2014**

Forest Products Society, an Illinois corporation

By: Eric Fletty, Vice President

THIS INSTRUMENT WAS DRAFTED BY R. Schroeder/ First American Title Ins. Co as directed by: Eric Fletty, Vice President of Forest Products Society

ACKNOWLEDGEMENT

State of Maine
SS:
Penobscot County
Personally came before me this 28th day of May, 2014 the above named **Eric Fletty** as Vice President of Forest Products Society, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Jodi A. Vaznis

Notary Public Penobscot County, Maine
My Commission expires: 9/13/2020

Jodi A. Vaznis
Notary Public • State Of Maine
My Commission Expires September 13, 2020

File No.: NCS-660987-MAD

UNOFFICIAL COPY

GF

Exhibit A
Legal Description

Part of the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Twenty-One (21), Township Seven (7) North, Range Nine (9) East, in the Village of Shorewood Hills, Dane County, Wisconsin, described as follows: Beginning at the Northeast corner of the Northwest 1/4 of Section 21; thence North 89°30' West, 660.95 feet to the point of beginning of this description; thence continue North 89°30' West, 322.55 feet; thence South 1°12' West, 122.1 feet to the Northerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way; thence South 72°13' East along said Railroad right-of-way, 270.3 feet; thence North 17°47' East, 212.7 feet to the point of beginning. Except that part conveyed in Volume 841 of Deeds, Page 26, as Document No. 1195382; and that part conveyed in Volume 839 of Deeds, Page 561, as Document No. 1193626; and that part conveyed in Volume 839 of Deeds, Page 564, as Document No. 1193628; and that part conveyed in Volume 10765 of Records, Page 16, as Document No. 2052269; and that part conveyed in Volume 12015 of Records, Page 61, as Document No. 2106621.

GF

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 PREVENTIVE ACTION LIMIT

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 ENFORCEMENT STANDARD

HILLSHORE CENTER

UNIVERSITY STATION

506 SHEPARD TERRACE

514 SHEPARD TERRACE

518 SHEPARD TERRACE

DRY HOOTCH

IHOP

FORMER 2809

2803–2807

2801 MARSHALL COURT

2727 MARSHALL COURT

2725 MARSHALL COURT

SHACKLETON SQUARE CONDOS

PARKING LOT

UNIVERSITY AVENUE

SHEPARD TERRACE

FRANKLIN CT

FRANKLIN AVENUE

MARSHALL COURT

U-PUMP

MADISON WATER UTILITY WELL #6

MW1R

MW2P

MW2

MW4P

MW4 (U-PUMP)

MW5 (U-PUMP)

MW6 (U-PUMP)

MW3 (U-PUMP)

PZ1 (U-PUMP)

PZ2

MW1 (U-PUMP)

MW6

MW5

MW3

MW7

MW8

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER

N

60 0 60

SCALE: 1" = 60'

I:\25211228.72\Drawings\Closure\Wells.dwg, 6/14/2019 12:05:30 PM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

GROUNDWATER ISOCONCENTRATIONS

FIGURE B.3.b

GF

USPS TRACKING #

9590 9402 3684 7335 8868 54

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Rob Langdon
SCS Engineers
2830 Dairy Drive
Madison, WI 53718-6751

GF
25211228.72 T3

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

7015 0640 0007 9164 2765

7015 0640 0007 9164 2765

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

25211228.72 T3 GF

Certified Mail Fee
$ 3.50

Extra Services & Fees *(check box, add fee as appropriate)*
- [X] Return Receipt (hardcopy) $ 2.80
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage
$ 1.45

Total Postage and Fees
$ 7.75

Postmark Here

Sent To Richard Arnesen-Marshall Court Inn.
Street and Apt. No., or PO Box No. 9034 Settlers Road
City, State, ZIP+4® Madison, WI 53717

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

GF

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Richard Arnesen
Marshall Court Investors, LLC
9034 Settlers Road
Madison, WI 53717

9590 9402 3684 7335 8868 54

2. Article Number *(Transfer from service label)*
7015 0640 0007 9164 2765

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7015 0640 0007 9164 2765

CERTIFIED MAIL

SCS ENGINEERS
2830 Dairy Drive
Madison, WI 53718

Mr. Richard Arnesen
Marshall Court Investors, LLC
9034 Settlers Road
Madison, WI 53717

FIRST CLASS MAIL

US POSTAGE $07.75⁰
First-Class
Mailed From 53718
07/01/2019
032A 0061843030

GF

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Richard Arnesen
Marshall Court Investors, LLC
9034 Settlers Road
Madison, WI 53717

9590 9402 3684 7335 8868 54

2. Article Number *(Transfer from service label)*
7015 0640 0007 9164 2765

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X B Carey ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Lisa Carey | C. Date of Delivery 7-2

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

GF

USPS TRACKING #

9590 9402 3684 7335 8868 54

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Rob Langdon
SCS Engineers
2830 Dairy Drive
Madison, WI 53718-6751

GF
25211228.72 T3

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Road
Fitchburg WI 53711-5397

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

AFFECTED B PROPERTY

AFFECTED C PROPERTY

RIGHT-OF-WAY

April 2, 2020

Brynn Bemis
City of Madison Engineering Department
210 Martin Luther King Jr Blvd
Madison WI 53703

SENT BY ELECTRONIC MAIL 4/2/2020

SUBJECT: Notice of Closure Approval with Continuing Obligations
for Rights-of-Way Holders for University Avenue and Franklin Court
Final Case Closure for McGettigan Property
2803-2825 University Avenue, Madison WI
DNR BRRTS Activity #: 02-13-321347

Dear Ms. Bemis:

The Department of Natural Resources (DNR) recently approved the completion of environmental work done at the McGettigan Property site. This letter describes how that approval applies to the right-of-way (ROW) at University Avenue and Franklin Court. As the right-of-way holder, you are responsible for complying with these continuing obligations for any work you conduct in the right-of-way.

State law directs parties responsible for environmental contamination to take actions to restore the environment and minimize harmful effects. The law allows some contamination to remain in soil and groundwater if it does not pose a threat to public health, safety, welfare or to the environment.

On July 8, 2019, you received information from SCS Engineers about the chlorinated volatile organic compound contamination in the ROW's of University Avenue and Franklin Court from the former dry-cleaning operations at the McGettigan Property, located at 2803-2825 University Avenue, Madison WI, and about the continuing obligations. Continuing obligations are meant to limit exposure to any remaining contamination.

Applicable Continuing Obligations
The continuing obligations that apply to this right-of-way are described below, and are consistent with Wis. Stat. § 292.12, and Wis. Admin. § NR 700 series.

- Groundwater contamination is present at or above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.

the DNR fact sheet "Continuing Obligations for Environmental Protection," RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained online at dnr.wi.gov and search "RR-819".

Closure Conditions
Compliance with the requirements of this letter is a responsibility to which you, as the ROW holder, must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plan are met. If these requirements are not followed, the DNR may take enforcement

action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Send all written notifications in accordance with these requirements to:
DNR South Central Region
Remediation & Redevelopment Environmental Program Associate
3911 Fish Hatchery Road
Fitchburg WI 53711

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)
Groundwater contamination greater than enforcement standards is present within the ROW's of University Avenue and Franklin Court, as shown on the **attached map**, (Figure B.3.b, Groundwater Isoconcentrations, revised 05/09/19). If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)
Soil contamination remains in the Franklin Court ROW, as indicated on the **attached map**, (Figure B.2.b, Residual Soil Contamination, revised 6/12/19). If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

Additional Information
Additional information about this case is available at the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) at dnr.wi.gov and search "BOTW". Enter 02-13-321347 in the **Activity Number** field in the initial screen, then click on **Search**. Scroll down and click on the **CO Packet** link for information about the completion of the environmental work. The site may also be seen on the map view, RR Sites Map. RR Sites Map can be found online at dnr.wi.gov and search "WRRD".

Please contact Cindy Koepke at 608-662-6741 (temporary number while working at home), 608-275-3257 (voice mail only during the pandemic) or cynthia.koepke@wisconsin.gov with any questions or concerns.

Sincerely,

C Koepke

for

Steven L. Martin, P.G.
South Central Region Team Supervisor
Remediation & Redevelopment Program

Attachments:
Groundwater Isoconcentrations, Figure B.3.b, revised 05/09/19
Residual Soil Contamination, Figure B.2.b, revised 6/12/19

copies: Dennis O'Loughlin – MOM Partnership
R. Langdon – SCS Engineers

AFFECTED B PROPERTY

AFFECTED C PROPERTY

RIGHT-OF-WAY

HILLSHORE CENTER

UNIVERSITY STATION

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 PREVENTIVE ACTION LIMIT

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 ENFORCEMENT STANDARD

MW6

MW7

MW5

506 SHEPARD TERRACE

DRY HOOTCH

IHOP

514 SHEPARD TERRACE

FORMER 2809

MW1

MW1R

PARKING LOT

MW2P

MW2

MW4P

2803–2807

MW4 (U-PUMP)

UNIVERSITY AVENUE

MW3

2801 MARSHALL COURT

MW8

518 SHEPARD TERRACE

SHEPARD TERRACE

MW5 (U-PUMP)

MW3 (U-PUMP)

FRANKLIN CT

MW6 (U-PUMP)

U-PUMP

PZ1 (U-PUMP)

2727 MARSHALL COURT

SHACKLETON SQUARE CONDOS

MW1 (U-PUMP)

2725 MARSHALL COURT

MARSHALL COURT

FRANKLIN AVENUE

PZ2

MW2 (U-PUMP)

MADISON WATER UTILITY WELL #6

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER

N

60 0 60

SCALE: 1" = 60'

I:\25211228.72\Drawings\Closure\Wells.dwg, 6/14/2019 12:05:30 PM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

GROUNDWATER ISOCONCENTRATIONS

FIGURE B.3.b

AFFECTED B PROPERTY

AFFECTED C PROPERTY

RIGHT-OF-WAY

ESTIMATED EXTENT OF SOIL EXCEEDING NR720 GROUNDWATER PATHWAY RESIDUAL CONTAMINANT LEVELS

506 SHEPARD TERRACE

TERRACE 514 SHEPARD

TERRACE 518 SHEPARD

SHEPARD TERRACE

FRANKLIN CT

U-PUMP

UNIVERSITY AVENUE

IHOP

DRY HOOTCH

FORMER 2805

2803–2807

HA1

B1300

B700

B4X

MW1

MW1R

MW2

MW2P

MW3 (U-PUMP)

MW4 (U-PUMP)

MW4P

MW5 (U-PUMP)

MW6 (U-PUMP)

PZ1 (U-PUMP)

GB1 GB2 GB3 GB4 GB5 GB6 GB7 GB8 GB8A GB7A GB6A GB5A GB4A GB3A GB2A GB1A GB11 GB12 GB13 GB14 GB15 GB16 GB17 GB18

SS-1 SS-2 SS-3 SS-4 SS-5 SS-6 SS-7 SS-8 SS-9 SS-10

B100

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER
- SOIL BORING
- APPROXIMATE LIMITS OF EXCAVATION
- EXCAVATION SIDEWALL SAMPLE
- EXCAVATION BASE SAMPLE
- Structural Impediment

40 0 40

SCALE: 1" = 40'

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

RESIDUAL SOIL CONTAMINATION

FIGURE B.2.b

I:\25211228.72\Drawings\Closure\Soil Results.dwg, 6/28/2019 9:21:27 AM

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Road
Fitchburg WI 53711-5397

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

April 2, 2020

AFFECTED PROPERTY **D** RIGHT-OF-WAY

Joel Schaalma
Wisconsin & Southern Railroad
1890 E. Johnson St.
Madison WI 53704

SUBJECT: Notice of Closure Approval with Continuing Obligations
for Rights-of-Way Holders for Wisconsin & Southern Railroad
Final Case Closure for McGettigan Property
2803-2825 University Avenue, Madison, WI
DNR BRRTS Activity #: 02-13-321347

Dear Mr. Schaalma:

The Department of Natural Resources (DNR) recently approved the completion of environmental work done at the McGettigan site. This letter describes how that approval applies to the Wisconsin and Southern railroad right-of-way (ROW). As the right-of-way holder, you are responsible for complying with these continuing obligations for any work you conduct in the right-of-way.

State law directs parties responsible for environmental contamination to take actions to restore the environment and minimize harmful effects. The law allows some contamination to remain in soil and groundwater if it does not pose a threat to public health, safety, welfare or to the environment.

On July 8, 2019, you received information from SCS Engineers about the chlorinated volatile organic compound contamination in the Wisconsin and Southern railroad ROW from the McGettigan Property, located at 2803-2825 University Avenue, Madison WI, and about the continuing obligations. Continuing obligations are meant to limit exposure to any remaining contamination.

Applicable Continuing Obligations
The continuing obligations that apply to this right-of-way are described below, and are consistent with Wis. Stat. § 292.12, and Wis. Admin. § NR 700 series.

- Groundwater contamination is present at or above ch. NR 140, Wis. Adm. Code enforcement standards

The DNR fact sheet "Continuing Obligations for Environmental Protection," RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained online at dnr.wi.gov (search "RR-819").

Send all written notifications in accordance with these requirements to:
DNR South Central Region
Remediation & Redevelopment Environmental. Program Associate
3911 Fish Hatchery Road
Fitchburg WI 53711

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)
Groundwater contamination greater than enforcement standards is present within the Wisconsin and Southern railroad right-of-way (ROW), as shown on the **attached map**, (Figure B.3.b, Groundwater Isoconcentrations, revised 05/09/19). If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

AFFECTED PROPERTY

D

RIGHT-OF-WAY

Additional Information

Additional information about this case is available at the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) at dnr.wi.gov and search "BOTW". Enter 02-13-321347 in the **Activity Number** field in the initial screen, then click on **Search**. Scroll down and click on the **CO Packet** link for information about the completion of the environmental work. The site may also be seen on the map view, RR Sites Map. RR Sites Map can be found online at dnr.wi.gov and search "WRRD".

If you have any questions, please contact Cindy Koepke at 608-662-6741 (temporary number while working at home), 608-275-3257 (voice mail only during the pandemic) or cynthia.koepke@wisconsin.gov.

Sincerely,

for

Steven L. Martin, P.G.
South Central Region Team Supervisor
Remediation & Redevelopment Program

Attachments:
Figure B.3.b, Groundwater Isoconcentrations, revised 05/09/19

cc: Dennis O'Loughlin – MOM Partnership
R. Langdon – SCS Engineers

AFFECTED PROPERTY

RIGHT-OF-WAY

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 PREVENTIVE ACTION LIMIT

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 ENFORCEMENT STANDARD

HILLSHORE CENTER

UNIVERSITY STATION

506 SHEPARD TERRACE

514 SHEPARD TERRACE

518 SHEPARD TERRACE

DRY HOOTCH

IHOP

FORMER 2809

2803–2807

2801 MARSHALL COURT

2727 MARSHALL COURT

2725 MARSHALL COURT

SHACKLETON SQUARE CONDOS

PARKING LOT

UNIVERSITY AVENUE

SHEPARD TERRACE

FRANKLIN CT

FRANKLIN AVENUE

MARSHALL COURT

U-PUMP

MADISON WATER UTILITY WELL #6

MW1 MW1R MW2P MW2 MW3 MW4P MW4 (U-PUMP) MW5 MW6 MW7 MW8 PZ1 PZ2 (U-PUMP)

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E ELECTRIC LINE
- G GAS LINE
- T TELEPHONE LINE
- W WATER LINE
- SA SANITARY SEWER
- ST STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER

N

60 0 60

SCALE: 1" = 60'

I:\25211228.72\Drawings\Closure\Wells.dwg, 6/14/2019 12:05:30 PM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

GROUNDWATER ISOCONCENTRATIONS

FIGURE B.3.b

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Road
Fitchburg WI 53711-5397

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

April 2, 2020

AFFECTED **E** PROPERTY | RIGHT-OF-WAY | MONITORING WELL NOT ABANDONED

Karl Frantz, Administrator
Village of Shorewood Hills
810 Shorewood Blvd.
Madison WI 53705

SENT BY ELECTRONIC MAIL 4/2/2020

SUBJECT: Notice of Closure Approval with Continuing Obligations
for Rights-of-Way Holders for Marshall Court
Final Case Closure for McGettigan Property
2803-2825 University Avenue, Madison, WI
DNR BRRTS Activity #: 02-13-321347

Dear Mr. Frantz:

The Department of Natural Resources (DNR) recently approved the completion of environmental work done at the McGettigan Property site. This letter describes how that approval applies to the right-of-way (ROW) at Marshall Court. As the right-of-way holder, you are responsible for complying with these continuing obligations for any work you conduct in the right-of-way.

State law directs parties responsible for environmental contamination to take actions to restore the environment and minimize harmful effects. The law allows some contamination to remain in soil and groundwater if it does not pose a threat to public health, safety, welfare or to the environment.

On February 18, 2020, you received information from SCS Engineers about the chlorinated volatile organic compound contamination in the ROW of Marshall Court from the former dry-cleaning operations at the McGettigan Property, located at 2803-2825 University Avenue, Madison WI, and about the continuing obligations. Continuing obligations are meant to limit exposure to any remaining contamination.

Applicable Continuing Obligations
The continuing obligations that apply to this right-of-way are described below, and are consistent with Wis. Stat. § 292.12, and Wis. Admin. § NR 700 series.

- Groundwater contamination is present at or above ch. NR 140, Wis. Adm. Code enforcement standards
- One monitoring well (MW-8) was not located and must be properly filled and sealed if found

The DNR fact sheet "Continuing Obligations for Environmental Protection," RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained online at dnr.wi.gov (search "RR-819").

Send all written notifications in accordance with these requirements to:
DNR South Central Region
Remediation & Redevelopment Environmental Program Associate
3911 Fish Hatchery Road

Fitchburg WI 53711

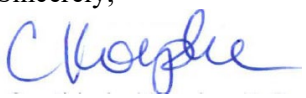
Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)
Groundwater contamination greater than enforcement standards is present within the ROW of Marshall Court, as shown on the **attached map**, (Figure B.3.b, Groundwater Isoconcentrations, revised 05/09/19). If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

Monitoring Wells that could not be Properly Filled and Sealed (ch. NR 141, Wis. Adm. Code)
Monitoring well MW-8 located within the ROW of Marshall Court shown on the **attached map**, (Figure B.3.d, Monitoring Wells, revised 06/12/19), could not be properly filled and sealed because it was missing due to being paved over or destroyed during Village roadwork. The environmental consultant hired by the MOM Partnership made a reasonable effort to locate the well and to determine whether it was properly filled and sealed but was unsuccessful. You may be held liable for any problems associated with the monitoring well if it creates a conduit for contaminants to enter groundwater. If the groundwater monitoring well is found, you or the current owner of the property on which the well is located is required to notify the DNR, to properly fill and seal the wells, and to submit the required documentation to the DNR.

Additional Information
Additional information about this case is available at the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) at dnr.wi.gov and search "BOTW". Enter 02-13-321347 in the **Activity Number** field in the initial screen, then click on **Search**. Scroll down and click on the **CO Packet** link for information about the completion of the environmental work. The site may also be seen on the map view, RR Sites Map. RR Sites Map can be found online at dnr.wi.gov and search "WRRD".

If you have any questions, please contact Cindy Koepke at 608-662-6741 (temporary number while working at home), 608-275-3257 (voice mail only during the pandemic) or cynthia.koepke@wisconsin.gov.

Sincerely,



for
Steven L. Martin, P.G.
South Central Region Team Supervisor
Remediation & Redevelopment Program

Attachments:
Figure B.3.b, Groundwater Isoconcentrations, revised 05/09/19
Figure B.3.d, Monitoring Wells, revised 06/12/19

cc: Dennis O'Loughlin – MOM Partnership
R. Langdon – SCS Engineers

AFFECTED PROPERTY

RIGHT-OF-WAY

MONITORING WELL NOT ABANDONED

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 PREVENTIVE ACTION LIMIT

ESTIMATED EXTENT OF GROUNDWATER EXCEEDING NR140 ENFORCEMENT STANDARD

HILLSHORE CENTER

UNIVERSITY STATION

506 SHEPARD TERRACE

514 SHEPARD TERRACE

518 SHEPARD TERRACE

DRY HOOTCH

IHOP

FORMER 2809

2803–2807

2801 MARSHALL COURT

2727 MARSHALL COURT

2725 MARSHALL COURT

SHACKLETON SQUARE CONDOS

PARKING LOT

SHEPARD TERRACE

FRANKLIN CT

FRANKLIN AVENUE

UNIVERSITY AVENUE

MARSHALL COURT

MADISON WATER UTILITY WELL #6

MW1R

MW2P

MW2

MW4P

MW4 (U-PUMP)

MW5 (U-PUMP)

MW6 (U-PUMP)

MW3 (U-PUMP)

PZ1 (U-PUMP)

PZ2

MW1 (U-PUMP)

MW6

MW5

MW3

MW7

MW8

U-PUMP

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER

N

60 0 60

SCALE: 1" = 60'

I:\25211228.72\Drawings\Closure\Wells.dwg, 6/14/2019 12:05:30 PM

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	05/09/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

GROUNDWATER ISOCONCENTRATIONS

FIGURE B.3.b

AFFECTED PROPERTY

RIGHT-OF-WAY

MONITORING WELL NOT ABANDONED

HILLSHORE CENTER

UNIVERSITY STATION

506 SHEPARD TERRACE

514 SHEPARD TERRACE

518 SHEPARD TERRACE

DRY HOOTCH

IHOP

FORMER 2809

2803–2807

2801 MARSHALL COURT

2727 MARSHALL COURT

2725 MARSHALL COURT

SHACKLETON SQUARE CONDOS

PARKING LOT

UNIVERSITY AVENUE

MARSHALL COURT

SHEPARD TERRACE

FRANKLIN CT

FRANKLIN AVENUE

U-PUMP

MW1R

MW2P

MW2

MW4P

MW4 (U-PUMP)

MW5 (U-PUMP)

MW6 (U-PUMP)

MW3 (U-PUMP)

PZ1 (U-PUMP)

PZ2

MW2 (U-PUMP)

MW1 (U-PUMP)

MW6

MW5

MW3

MW7

MW8

MADISON WATER UTILITY WELL #6

LEGEND

- APPROXIMATE PROPERTY LINE
- RAILROAD TRACKS
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SANITARY SEWER
- ST — STORM SEWER
- SEWER MANHOLE
- STORM INLET
- UTILITY POLE
- TRANSFORMER
- MONITORING WELL
- PIEZOMETER
- ABANDONED MONITORING WELL
- ABANDONED PIEZOMETER

N

60 0 60

SCALE: 1" = 60'

PROJECT NO.	25211228.70	DRAWN BY:	KP
DRAWN:	05/09/19	CHECKED BY:	REL
REVISED:	06/12/19	APPROVED BY:	REL 06/14/19

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

CLIENT: MOM PARTNERSHIP

SITE: 2803–2809 UNIVERSITY AVENUE MADISON, WISCONSIN

MONITORING WELLS

FIGURE B.3.d

I:\25211228.72\Drawings\ClosureWells.dwg, 6/14/2019 12:06:56 PM

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Road
Fitchburg WI 53711-5397

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

AFFECTED
F
PROPERTY

April 2, 2020

Marshall Court Investors
9034 Settlers Road
Madison WI 53717

Subject: Notice of Completion of Environmental Work at McGettigan Property,
2803-2825 University Avenue, Madison WI 53705
DNR BRRTS Activity #: 02-13-321347

Dear Marshall Court Investors:

The Department of Natural Resources (DNR) recently approved the completion of the environmental work done at the McGettigan Property site. This letter describes how that approval affects your property; you are not required to take any action.

State law directs parties responsible for environmental contamination to take actions to restore the environment and minimize harmful effects. The law allows some contamination to remain in soil and groundwater if it does not pose a threat to public health, safety, welfare or to the environment.

On July 8, 2019, you received information from SCS Engineers about the contamination at the McGettigan Property (or MOM Partnership property). Contaminants remain in groundwater beneath your property, 2801 Marshall Court. Over time, this contamination will clean up on its own. You are not responsible for cleaning up the contamination that has migrated beneath your property (Wis. Stat. § 292.13).

Please note that your drinking water is not affected by the contamination. Your drinking water is provided by the municipal water supply system, which is routinely tested to ensure the water meets federal and state drinking water standards.

If you construct or reconstruct a well on your property in the future, prior approval is required by Wis. Admin. § NR 812, to help ensure a safe well (use DNR form 3300-254 located at dnr.wi.gov and search "3300-254"). Local ordinances may also apply.

Additional information about this case is available in the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) at dnr.wi.gov and search "BOTW". Enter 02-13-321347 in the **activity number** field in the initial screen, then click on **search**. Scroll down and click on the **CO Packet** link for information about the completion of the environmental work.

If you cannot access the BOTW website, or have additional concerns or questions regarding this case, please contact Cindy Koepke at 608-662-6741 (temporary number while working at home), 608-275-3257 (voice mail only during the pandemic) or cynthia.koepke@wisconsin.gov.

Sincerely,

C Koepke

for

Steven L. Martin, P.G.
South Central Region Team Supervisor
Remediation & Redevelopment Program

Copies: Dennis O'Loughlin – MOM Partnership, R. Langdon – SCS Engineers