State of Wisconsin
Department of Natural Resources
P.O. Box 7921, Madison, WI 53707-7921

GIS REGISTRY (Cover Sheet)
Form 4400-280 (R 6/13)

Source Property Information

CLOSURE DATE: 07/24/2015

BRRTS #: 02-13-561937

FID #:

ACTIVITY NAME: Jims Monroe Street Cleaners

DATCP #:

PROPERTY ADDRESS: 2530 Monroe Street

PECFA#:

MUNICIPALITY: Madison

PARCEL ID #: 070928103153

***WTM COORDINATES:**

X: 566579 Y: 287422

** Coordinates are in WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- (•) Approximate Center Of Contaminant Source
- ( ) Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

- [ ] Groundwater Contamination > ES *(236)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  *(**note:** for list of off-source properties see "Impacted Off-Source Property Information, Form 4400-246")*
- [x] Soil Contamination > *RCL or **SSRCL *(232)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  *(**note:** for list of off-source properties see "Impacted Off-Source Property Information, Form 4400-246")*

Site Specific Obligations:

- [ ] Soil: maintain industrial zoning *(220)*

  *(**note:** soil contamination concentrations between non-industrial and industrial levels)*
- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [ ] Cover or Barrier *(222)*
  - [ ] Direct Contact
  - [ ] Soil to GW Pathway
- [x] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

  *(**note:** local government unit or economic development corporation was directed to take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? *(234)*

(•) Yes ( ) No ( ) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

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

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

July 24, 2015

Mr. Sean Phelan
Hang Dog LLC
2999 North Humboldt Avenue
Milwaukee WI 53212

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure: Jim's Monroe Street Cleaners, 2530 – 2536 Monroe Street, Madison, Wisconsin
DNR BRRTS Activity #: 02-13-561937

Dear Mr. Phelan:

The Department of Natural Resources (DNR) considers Jim's Monroe Street Cleaners closed, with continuing obligations. 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 any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you.

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 July 2, 2015. The Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases. Based on the site investigation there is limited chlorinated chemical soil contamination. No remedial efforts were required. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

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

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- A vapor mitigation system must be operated and maintained, and inspections must be documented.

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 at http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf.

Geographic Information System (GIS) Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at http://dnr.wi.gov/topic/Brownfields/clean.html, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the GIS Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on 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. To obtain 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 http://dnr.wi.gov/topic/wells/documents/3300254.pdf.

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

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter 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 Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)
Soil contamination remains on site as described in the site investigation report and and as shown on the attached map. If soil in the 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.

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.

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 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 January 2015, must be operated, maintained and inspected in accordance with the **attached** maintenance plan. 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. Inspections shall be conducted in accordance with the attached maintenance plan.

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.

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 Michael Schmoller at 608-275-3303.

Sincerely,

Linda Hanefeld
South Central Region Team Supervisor
Remediation & Redevelopment Program

Attachments:

-

cc: Ken Ebbott, Fehr Graham Engineering & Environmental, 1237 Pilgrim Road, Plymouth, WI 53073

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

Attachment D.2-5

CAP
MAINTENANCE PLAN

March 25, 2015

Property Located at:

2530-2536 Monroe Street, Madison, WI 53711

WDNR BRRTS #: 02-13-561937

Legal Description of Parcel:
All of Lots One (1) and Two (2), Block One (1), Wingra, in the City of Madison, EXCEPT the following described parcel: Beginning on the Northwesterly line of Monroe Street at the Southeasterly corner of said Lot 1, Block 1, Wingra; thence North along the East or rear lines of said Lots 1 and 2 to the North line of Lot 2; thence West along said North line of Lot 2 for 54.7 feet; thence Southeasterly in a straight line to the place of beginning.

Parcel ID #: 070928103153

City of Madison, Dane County, Wisconsin

Introduction

This document is the Maintenance Plan for a Subslab Depressurization System (SSDS) and soil cap 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 SSDS (also identified as a vapor mitigation system) addressing subslab vapor contamination and the concrete basement floor surface over contaminated soil on-site (Figure D.1).

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

- The case file in the DNR South Central Region Service Center office
- BRRTS on the Web (DNR's internet-based data base of contaminated sites at http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do
- GIS Registry PDF file for further information on the nature and extent of contamination: http://dnrmaps.wisconsin.gov/imf/imfApplyTheme.jsp?index=1 and

- The DNR Project Manager for this site in Dane County, currently Mr. Michael Schmoller at (608) 275-3303

Description of Contamination

Soil contamination containing Tetrachloroethene (PCE) is present beneath the concrete slab floor of the basement at two locations (HA-A and HA-B) at levels above the groundwater pathway RCL (Table A.2 and Figure D.1).

Vapor contamination of Trichloroethene (TCE) is present above the WDNR / WDHFS Non-Residential Subslab standard at one location, VP-B (Table A.5.).

Description of the Soil Cap and SSDS to be Maintained

The locations of the building cap surface and vapor mitigation system to be maintained in accordance with this Maintenance Plan are identified on Figure D.1. The floor barrier over the contaminated soil (2534 and 2536 address) serves as a barrier to prevent direct human contact with residual soil contamination. The impervious cap over contaminated soil serves as an infiltration barrier to minimize future soil-to-groundwater contaminant migration that could violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

The SSDS is comprised of two fan systems installed to mitigate vapor contamination beneath the concrete floor at three addresses, 2532, 3524, and 2536 Monroe Street. Each system has a high vacuum fan mounted on the roof of the building to exhaust the subslab vapors. The fans should operate on a continual basis. One fan is located on the 2536 address roof, with two suction points in the 2536 basement and one suction point in the 2534 basement. The other fan is located on the 2532 address roof, with two suction points in the 2532 basement.

Three U-Tube manometers are installed at three of the five suction points (See D.6 Photographs). The West U-Tube is installed in the 2536 basement, the Central U-Tube is installed in the 2534 basement, and the East U-Tube is installed in the 2532 basement.

Annual Inspections

The cap overlying the contaminated soil is depicted on Figure D.1. It will be inspected once a year for deterioration, cracks, and other potential problems that may allow direct contact or infiltration through the underlying contaminated material. The inspections will be performed by the property owner to evaluate any damage due to settling, wear from traffic, increasing age, or other factors. Any area where soils have become or are likely to become exposed will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit A, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log shall be kept on-site and presented to the Wisconsin Department of Natural Resources ("WDNR") upon request, unless otherwise directed in the case closure letter.

Inspection of the SSDS is required to verify that the fans are operating. Post installation testing documented subslab communication, as shown by the measured pressure differentials on Figure D.1. Each of the three U-Tube manometer gauges must be visually inspected on a monthly basis to verify operation. The liquid levels in each U-Tube limb should not be equal if the fan is operating. Record the height of the elevated limb on the U-Tube to the nearest 0.1 inches of water column on Exhibit B, the Subslab Depressurization System Inspection Log. It is recommended that the log be kept on a clipboard mounted on a pipe near each U-Tube.

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 to the cap may include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the potential for 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 cap area of 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 cap overlying the contaminated soil is removed or replaced, the replacement barrier must be at least as 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.

SSDS repairs may include resurfacing or filling in any cracks or holes in the basement floor, replacing any cracked or broken PVC piping, and/or replacing a fan.

The property owner, in order to maintain the integrity of the cap and SSDS, 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 DNR Prior to Actions Affecting a Cap or SSDS

The following activities are prohibited on any portion of the property where a cap or SSDS is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier or SSDS; 2) replacement with another barrier or SSDS; 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

Current as of May 2015

Site Owner: Hang Dog LLC
2999 N. Humboldt Avenue
Milwaukee, WI 53212
(414) 385-9200

Consultant: Fehr Graham
1237 Pilgrim Road
Plymouth, WI 53073
(920) 892-2444
Attn: Mr. Kendrick Ebbott

WDNR: Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53711
(608) 275-3303
Attn: Michael Schmoller, WDNR

Attachments: Exhibit A: Barrier Inspection and Maintenance Log
Exhibit B: Subslab Depressurization System Inspection Log
Figure D.1: Location Map
Table A.1: Groundwater Analytical Results
Table A.2: Soil Chemistry Analytical Results
Photographs of Cap and SSDS

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.

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

BRRTS No. _____ 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:

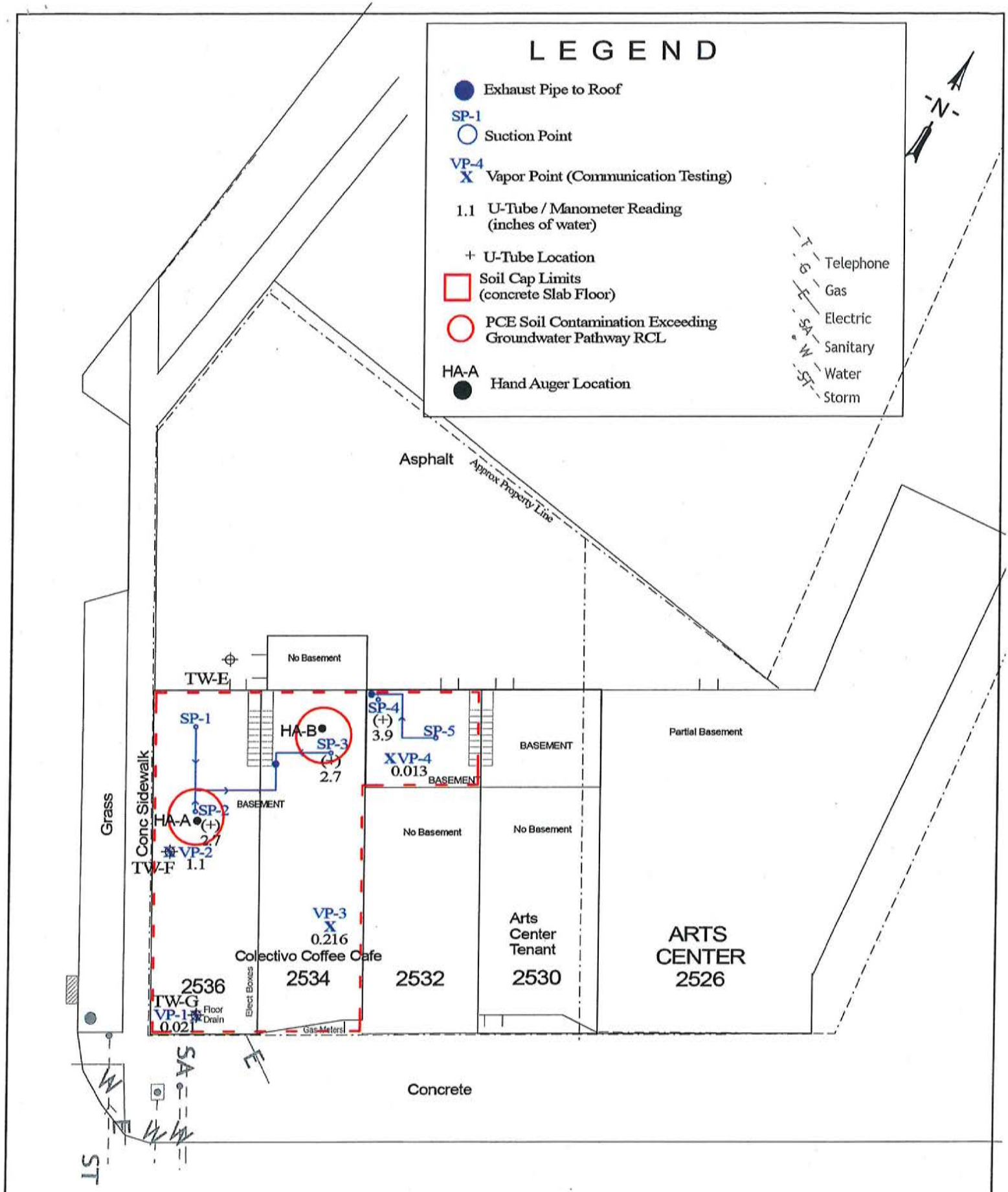
Subslab Depressurization System Inspection Log

Site Name JIMS MONROE ST CLEANERS FORMER
Address 2530-2536 Monroe Street
Madison, WI
BRRTS# 02-13-561937

Contacts: Ken Ebbott or Mark Gibeault - Fehr Graham
920-892-2444 (Environmental Consulant)

Date / Time	Building Unit #	Sample ID (Fan #/ Vapor Probe #)	Measured Media (ambient air / In Pipe / subfloor/ other)	Reading (inches H2O / PID in ppm or ppb)	Meters Used	Comments

F:_pen\Phelan Acquisitions\PHE-2013-01\Phelon Devlop Madison Vapors\Field notes\Vapor Reading LogField log



Title: Location Map

Site: Jims Monroe St Cleaners Former
2530-2536 Monroe St.
Madison, WI 53711

Job # 14-1349
BRRTS# 02-13-561937

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

Description:	Appvd:	Date: 4/15/14	File: F: Base Map-Site Phalen-14.1349.skf
Rev: Date:		Drawn: MKH	Appvd: Figure: D.1

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

Case Closure – GIS Registry

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. Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided. Any section of the form not relevant to the case closure request must be fully filled out or explained on a separate page and attached to the relevant section of this form. 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.).

Site Information

BRRTS No.	Parcel ID No.		
02-13-561937	070928103153		
BRRTS Activity (Site) Name	**WTM Coordinates**		
	X	Y	
JIMS MONROE ST CLEANERS FORMER	566579	287422	
Street Address	**City**	**State**	**ZIP Code**
2530 - 2536 Monroe Street	Madison	WI	53711

Responsible Party (RP) Name			
Mr. Sean Phelan			
Company Name			
Hang Dog LLC			
Street Address	**City**	**State**	**ZIP Code**
2999 N. Humboldt Avenue	Milwaukee	WI	53212
Phone Number	**Email**		
(414) 385-9200	spp@phelandevelopment.com		

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

Environmental Consultant Name			
Ken Ebbott			
Consulting Firm			
Fehr Graham			
Street Address	**City**	**State**	**ZIP Code**
1237 Pilgrim Road	Plymouth	WI	53073
Phone Number	**Email**		
(920) 892-2444	kebbott@fehr-graham.com		
Acres Ready For Use	**Voluntary Party Liability Exemption Site?** ○ Yes ◉ No		
0.17			

Fees and Mailing of Closure Request

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

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 Environmental Program Associate at **http://dnr.wi.gov/topic/Brownfields/Contact.html**. Check all fees that apply:

   ☒ $1,050 Closure Fee

   ☒ $300 Database Fee for Soil

   ☒ $350 Database Fee for Groundwater or Other Condition (MW Not Abandoned)

   Total Amount of Payment $ $1,700.00

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 section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may 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 subject site is a commercial property located on a 0.17 acre parcel with an approximately 3,800 square foot building and an adjoining asphalt parking lot. The property consists of a brick single story structure with a partial poured concrete basement, which extends to approximately seven feet below grade. Historic addresses for the property include: 2530, 2532, 2534, and 2536 Monroe Street.

B. **Prior and current site usage**: Specifically describe the current and historic occupancy and types of use.
The tax assessment information from the City of Madison indicates the building was constructed in 1926. Historically there have been up to four separate tenants in the building. More recently, a restaurant has occupied the building space for the past 20 years. Other former property businesses include grocery, clothing, retail gifts, television sales and service, and restaurant use. Based on a review of city directory records, the former operation of Jim's Monroe Street Cleaners from 1972 to 1983 on the west portion of the building (2536 address) presented a potential environmental concern.

The building was recently sold and has been renovated as Colectivo Coffee shop (2532-2536 addresses) and Monroe Street Arts Center (2530 address).

C. Describe how and when site contamination was discovered.
The DNR was notified in April 2014 by Fehr Graham, following subslab vapor testing and soil sampling within the basement at the subject site.

D. Describe the type(s) and source(s) or suspected source(s) of contamination.
Drycleaner operations. A minor release appears to have occurred at the property based on the presence of low concentrations of PCE and TCE in subslab vapors and low concentrations of PCE in sand fill beneath the building floor.

E. Other relevant site description information (or enter Not Applicable).
Details on the nature of the operations for the Monroe Street Cleaners have not been obtained, in particular whether there was ever an actual operating drycleaning machine on the premises that utilized drycleaning solvent (tetrachloroethene or Stoddard Solvent). It is quite likely due to the small size of the space and the building layout that drycleaning was not performed in the building, and it likely only served as a drop off facility.

Contact with Mr. Richard Klinke, of the nearby (2502 Monroe Street) Klinke's Cleaners was made to see if he was familiar with the possible operations at Jim's Monroe Street Cleaners. Mr. Klinke was not aware of the company, and he contacted his father, who was operating the Klinke Cleaners store just around the corner on Monroe Street during that time period. The senior Mr. Klinke also did not recall an operating drycleaning facility at this location. It seems likely if there were a competing wet drycleaning store adjacent to the Klinke Cleaners site, they would have remembered it.

F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.
Not Applicable, no other BRRTS activities exist at this property.

G. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to this site, and those impacted by contamination from this site.
None of the following properties are impacted by the site. Adjacent to the south: MICHAELS FROZEN CUSTARD: 02-13-198865. Nearby sites: BUDDS UNION 76: 03-13-002196, KLINKE CLEANERS: 02-13-198861, , RICES FILL & FIX EM: 03-13-000670, RICES FILL & FIX EM FORMER: 02-13-561440

H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
C2 - General Commercial District

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.
The soil at the subject site consists of sand and gravel fill in the top few feet, underlain by native soils consisting of fine to medium-grained, brownish gray, clayey silt to depths of approximately 8 feet below ground surface (bgs) overlying gray and brown, gravelly sand to 15 feet bgs. Bedrock was not encountered during the outdoor boring TW-E, however basement borings TW-F and TW-G experienced refusal at approximately 9 and 11 feet bgs, presumably sandstone bedrock.

ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
Soil boring TW-E indicated surficial fill consisting of sand and gravel to 2 feet bgs directly north (rear) of the building. A one foot layer of fill consisting of brick, clay tile, sand, and gravel was noted in the basement beneath the concrete

Save...

slab floor.

iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.
Bedrock was encountered during the investigative borings that were advanced in the basement at approximately 9 to 11 feet bgs. The bedrock was also observed in the basement during construction of the new support footings for the coffee shop at approximately 2 to 4 feet below the basement floor (9 to 11 feet bgs). Monitoring well data from the nearby closed BRRTS site Michael's Frozen Custard (across Monroe Street to the south), noted bedrock from 7.5 to 11 feet below grade. The bedrock is Cambrian-age Sandstone.

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 subject site is improved by one building and an asphalt parking lot. A concrete sidewalk is located southwest (along Sprague Street) and southeast (along Monroe Street) of the building. In effect, all surfaces are asphalt or concrete covered.

B. Groundwater

i. **Discuss depth to groundwater and piezometric elevations**. Describe and explain depth variations, and whether free product affects measurement or water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.
Depth to groundwater was measured from the temporary well, TW-E. Groundwater depth ranged between 12 to 14 feet bgs and occurs within the sandstone bedrock.

ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
Groundwater flow data from the nearby closed BRRTS sites: Michael's Frozen Custard, Rice's Fill & Fix Em, and Budd's Union 76 indicate groundwater flow to the south-southwest. Similarly, groundwater flow was was determined to flow southwest at the closed BRRTS site Klinke Cleaners.

iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
Groundwater flow characteristics were estimated based on data obtained from the site investigation and the nearby Rice's Fill & Fix Em site to the southwest. At the Rice site, the average hydraulic conductivity (k) was determined to equal 1.9 ft/day (7 x 10-4 cm/sec) obtained by slug tests. The groundwater flow rate was determined to equal 0.0125 ft/day (4.5 ft/year), assuming 0.15 porosity in bedrock and a hydraulic gradient of 0.001 ft/ft. Also noteworthy, the Rice site had a pump and treat system that operated continuously at 6 gpm, indicating the shallow groundwater within the bedrock is able to provide a sustained yield. Similarly, the temporary well located on-site (TW-E) did not purge dry using a peristaltic pump.

iv. Identify and describe locations/distance of potable and/or municipal Wells within 1200 feet of the site.
There are no known potable or municipal wells located within 1,200 feet of the site. The nearest permitted low capacity (pumpage less than 70 gpm) well is located approximately 4,200 feet to the northwest on Sylvan Avenue. The nearest high capacity well is located approximately 6,000 feet to the southwest at the Nakoma County Club; there is also a permitted low capacity well at this location. The nearest municipal well is located approximately 6,200 feet to the northeast.

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.
In October 2013, two subslab vapor samples were collected beneath the concrete basement floor of the 2534 and 2536 Monroe Street properties. An outdoor ambient air sample was also collected during the investigation. One sample (2534 address) contained TCE at a concentration above the calculated DNR standards.

In April 2014, two hand auger soil borings (HA-A and HA-B) were advanced in the basement near the location of the subslab vapor samples. Samples were submitted for VOC analysis at two depths from each boring, the sand fill immediately beneath the concrete floor and at the base of the boring. The results indicated PCE soil contamination in the shallow sand fill from each of the two borings above the Groundwater Pathway RCL. A release was reported to the WDNR based on the TCE exceedance in the subslab vapor sample and PCE exceedance in sand fill samples beneath the building floor.

In May 2014, three temporary wells (TW-E north of building, TW-F and TW-G in basement) were installed at the Site. One groundwater sample from TW-E was collected and submitted for VOC lab analysis, no detections were reported. The basement wells, TW-F and TW-G, were dry (installed above the shallow bedrock). Soil samples were submitted from the three locations with no VOC detections from the samples.

In June 2014, two additional subslab vapor samples were collected from the 2532 address. The samples were collected from beneath the concrete floor of the basement and from beneath the concrete floor of the ground level (southeast

portion without a basement). No exceedances were reported above regulatory standards.

ii. Identify whether contamination extends beyond the source property boundary, describe the off-site media (e.g., soil, groundwater, etc.) impacted, and the vertical and horizontal extent of off-site impacts.

Based on the investigation results and data obtained from nearby closed BRRTS sites, contamination does not extend beyond the source property boundary. Extensive work has already been completed on four nearby sites from 1990's to 2014 to evaluate potential groundwater plumes. The important point to be made from the previous work is that if there had been a significant release of contamination from Jim's Monroe Street Cleaners operations from 1972 to 1983, given the site hydrogeologic setting, it would have already been detected in investigation sampling activities that have been conducted on off-site properties and in the right of way

There are two closed sites located upgradient and within approximately 1000 feet or less of the Property, Budd's Union 76 and Klinke Cleaners; and two closed sites downgradient, Michael's Frozen Custard and Rice's Fill & Fix Em. The two upgradient cases were closed by the DNR before April 2004, with a geographic information system (GIS) listing filed. The Michael's property, located directly south-southwest of the Site across Monroe Street, was closed in July 2006. Groundwater sampling from six monitoring wells at the Michael's site (most recently in 2001) did not detect PCE or any breakdown compounds. Similarly, three grab water samples collected in 1997 along Monroe Street, investigating the sanitary sewer lateral in front of the Michael's site, detected petroleum constituents. The Rice's Fill and Fix Em property (located southwest of the Site) was closed in 1999, but recent redevelopment activities resulted in completion of a Phase II investigation in 2013, with groundwater samples retained in January 2014. Testing from the Rice's Fill and Fix Em site completed in January 2014 from wells MW-101 and MW-102 indicate no contamination in groundwater at these locations which demonstrates the absence of a contaminant release from the former Jim's Monroe Street Cleaners property. Figure B.3.b. illustrates groundwater chemistry results from the Site and the other nearby closed sites and associated wells.

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.

No structures impeded the investigation.

B. Soil

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

Soil samples were collected from two hand auger soil borings (HA-A and HA-B) advanced in the 2536 and 2534 address basements until refusal at depths of 3.2 feet and 0.8 feet, respectively. The results indicated detections of 205 and 232 ug/kg of PCE in the shallow sand fill soil samples from the two borings. The deeper soil samples located just a short distance below the sand fill samples contain no detectable VOCs. No degradation products of PCE, including the compound TCE, which was present in the subslab vapors at elevated levels, was noted in any of the four soil samples.

Four soil samples were collected from three temporary well locations TW-E, TW-F, and TW-G. Two samples were collected from outdoor boring TW-E, one shallow (2-3 ft) and one directly above the groundwater table (8-9 ft). One shallow sample was collected from the two basement borings. No contaminants were detected at any of the temporary well locations.

ii. Describe the level and types of **soil contaminants** found in the upper four feet of the soil column.

No soil contaminants were detected in the shallow soil sample collected from TW-E (2-3 ft bgs). The remaining soil samples were collected at a depths greater than four feet or from the basement.

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.

The default values in NR720 for the leach to groundwater and direct contact values were used as the soil standards for this site. The property is zoned commercial, and non-industrial standards were utilized.

C. Groundwater

i. Describe degree and extent of groundwater contamination at or from this site. 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.

A groundwater sample was collected from TW-E, directly north of the building. No contaminants were detected at the temporary well. See the off-site groundwater discussion in Section 3.A.i. above and Figure B.3.b.

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

No free product was observed at the site well.

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D. Vapor

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

Subslab vapor samples were collected from three basement locations and one ground level floor location. Sample VP-A was collected from the basement at the 2536 address, Sample VP-B at the 2534 address, Sample VP-C at the 2532 address, and Sample VP-D from the ground level at the 2532 address.

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).

The WDNR / WDHFS Non-Residential Sub-slab and Indoor Air values were used as vapor standards for this site. One exceedance at Sample VP-B for TCE of 401 ug/cubic meter was reported in the subslab vapors beneath the 2534 address at a concentration that is above calculated DNR standards that pose a potential risk to human health (88 ug/ cubic meter). The sample was collected in the northern portion of the basement. TCE was also detected at subslab samples VP-A and VP-C, but at levels below the standard. All other detected concentrations, including PCE, were below the calculated WDNR standards.

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, no surface water or sediment is present at 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, surface water was not assessed.

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.

Landfill disposal of 2.25 tons of soil and concrete waste from the basement was performed in October 2014. The solid waste was generated during the installation of seven support footings (each approximately 24" by 24" by 20" deep). The footings were installed to support the new coffee shop on the ground level floor.

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

Not Applicable, no immediate or interim actions were taken.

C. Describe the *active* remedial actions taken at the site, including: type of remedial system(s) used for each media impacted; 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.

In January 2015, a subslab depressurization system (SSDS) was installed to mitigate vapor contamination beneath the concrete floor at three addresses, 2532, 2534, and 2536 Monroe Street. The system is comprised of two high vacuum fans (RadonAway GP501) mounted on the roof of the building to exhaust the captured the subslab vapors. One fan is located on the 2536 address roof, with two suction points in the 2536 basement and one suction point in the 2534 basement. The other fan is located on the 2532 address roof, with two suction points in the 2532 basement. The system's effectiveness was measured in February 2015 by confirming a vacuum was present at three manometer U-Tube locations and four test points that tap the fill through the basement concrete floor (Figure B.4.b).

D. Provide a discussion of the nature, degree and extent of residual contamination that will remain at the site or on off-site affected properties after case closure.

Low levels of soil and vapor contamination remain on-site beneath the concrete floor of the basement. Contaminant vapors are addressed by the SSDS and remaining soil contamination is capped by the impermeable surface of the basement floor.

E. Describe the remaining soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds Residual Contaminant Levels established under s. NR 720. 12 , the ch. NR720, Wis. Adm. Code, for protection of human health from direct contact.

No contamination was discovered within four feet of the outside ground surface.

F. Describe the remaining soil contamination in the vadose zone that attains or exceeds the soil standard(s) for the groundwater pathway.

The low levels of remaining shallow contamination exists beneath the concrete floor of the basement. Contaminant vapors are addressed by the SSDS and remaining soil contamination is capped by the impermeable surface of the basement floor. The limited vertical extent of soil contamination indicates groundwater contamination is not present beneath the site.

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G. 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.

See answers for C, D and F above.

H. 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).

Not Applicable, no groundwater contamination was discovered at the site.

I. Identify how all exposure pathways were removed and/or adequately addressed by immediate and/or remedial action(s) described above in paragraphs, B, C, D, E and F.

The exposure pathways of subslab vapors and indoor air are addressed by the SSDS. A vacuum was been verified beneath the entire basement floor verifying that all contaminant vapors are removed by the mitigation system.

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

The SSDS will continue to operate after site closure. A field log for monitoring the system's operation (fan operation, U-Tube manometer reading, etc.) is currently set-up at the site and will be monitored per the closure maintenance plan.

K. 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.

Not Applicable, no groundwater contamination was discovered at the site.

L. 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.

The subslab sample VP-B contained TCE above calculated DNR standards that pose a potential risk to human health. The contaminant is being addressed by the SSDS.

M. 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, no surface water or sediment contaminants are present at the site.

5. Continuing Obligations: Situations where a maintenance plan(s) and inclusion on DNR's GIS Registry are required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: Maintenance Plans and GIS Registry	Maintenance Plan (s) Required in Attachment D	GIS Registry Listing
	A. On-Site	B. Off-Site			
i.	☐	☐	Engineering Control/Barrier for Direct Contact	✓	✓
ii.	☒	☐	Engineering Control/Barrier for Groundwater Infiltration	✓	✓
iii.	☐	☐	Vapor Mitigation - post closure passive system	✓	✓
iv.	☒	☐	Vapor Mitigation - post closure active system	✓	✓
v.	☐	☒	None of the above scenarios apply to this case closure	NA	NA

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6. Continuing Obligations: Situations where inclusion on DNR's GIS Registry is required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: GIS Registry Only	GIS Registry Listing
	A. On-Site	B. Off-Site		
i.	☒	☐	Residual soil contamination exceeds ch. NR 720 generic or site-specific RCLs	✓
ii.	☐	☐	Sites with groundwater contamination equal to or greater than the ch. NR 140, enforcement standards (ES)	✓
iii.	☐	☐	Monitoring wells: lost, transferred or remaining in use	✓
iv.	☐	☐	Structural Impediment (not as a performance standard)	✓
v.	☐	☐	Residual soil contamination remaining at ch. NR 720 Industrial Use levels	✓
vi.	☒	☐	Vapor intrusion may be future, post-closure issue if building use or land use changes	✓
vii.	☐	☒	None of the above scenarios apply to this case closure	NA

7. 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. SPS 310, Wis. Adm. Code, exist on the property? ○ Yes ◉ No

C. If the answer to question 7b is yes, is the leak detection system currently being monitored? ○ Yes ○ No

Data Tables (Attachment A)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form.All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General directions for Data Tables:

- Use bold and italics font on information of importance on tables and figures. Use **bold font** for ch. NR 140, Wis. Adm. Code, groundwater enforcement standard (ES) attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, groundwater preventive action limit (PAL) standard attainments or exceedances.
- 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. Pre-remedial Soil Analytical Table, etc).
- For required documents, each table (e.g., A.1., A.2., etc.,) should be a separate 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, any potable wells and any other wells, extraction wells and any potable wells for which samples have been collected.

A.2. **Pre-remedial Soil Analytical Table(s):** Table(s) showing the soil analytical results and collection dates - prior to conducting the interim and/or remedial action. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).

A.3. **Post-remedial Soil Analytical Table(s):** Table(s) showing the post-remedial action soil analytical results and collection dates. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).

A.4. **Pre and Post Remaining Soil Contamination Soil Analytical Table(s):** Table(s) showing only the pre and post remedial action soil analytical results that exceed a Residual Contaminate Level (RCL) or a Site-Specific Residual Level (SSRCL).

A.5. **Vapor Analytical Table**: 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

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and results of communication testing.

A.6. **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, time period for sample collection, method and results sampling.

A.7. **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.8. **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 and Figures (Attachment B)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions for all Maps and Figures:

- If any map or figure is not relevant to the case closure request, you must fully explain the reason(s) why and attach that explanation (properly labeled with the map/ figure title) in Attachment B.
- 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 11x17 inches, in a portable document format (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.
- Do not use shading or highlights on any of the analytical tables.
- 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.

B.1. Location Maps

B.1.a. **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all impacted 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 on-site and applicable off-site 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 exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code.

B.1.c. **RR Site 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. **Pre-remedial Soil Contamination:** Figure(s) showing the sample location of all pre-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeded a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code.

B.2.b. **Post-remedial Soil Contamination :** Figure(s) showing the sample location of all post-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

B.2.c. **Pre/Post Remaining Soil Contamination:** Figure(s) showing the only location of all pre and post remedial residual soil sample location(s) where unsaturated contaminated soil remains after remediation and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminate Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

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.

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Display on one or more figures all of the following:

- Source location(s) and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
- Source location(s) and lateral and vertical extent if groundwater contamination exceeds a ch. NR 140 Enforcement Standard (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.1b)

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, Preventive Action Limit (PAL) and/or an Enforcement Standard (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 previously 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 remaining soil and groundwater contamination, including sub-slab, indoor air, soil vapor, 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)

Documentation of Remedial Action (Attachment C)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- 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 is "not applicable" to the site-specific circumstances, include a brief explanation to support that conclusion.
- If the documentation requested below has already been submitted to the Department, please note the title and date of the report for that particular document requested.

C.1. **Site investigation documentation,** that has not otherwise been previously submitted.

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

C.3. **Provide a description of the methodology used along with all supporting documentation if the Residual Contaminant Levels 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. I**nclude plans to properly abandon any systems or equipment upon receiving conditional closure.

C.6. **Photos. F**or sites 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 should be visible and discernible. Photographs must be labeled with the site name, the features shown, location and the date on which the photograph was taken.

C.7. **Other**. Include any other relevant documentation not otherwise noted above. (This section may remain blank)

Maintenance Plan(s) and Photographs (Attachment D)

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If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

When one or more "maintenance plans" are required for a site closure, include in each maintenance plan all required information listed below, and attach the plan(s) in Attachment D. The following "model" maintenance plans can be located at: (1) Maintenance plan for a engineering control or cover: http://dnr.wi.gov/topic/Brownfields/documents/maintenance-plan.pdf; and (2) Maintenance plan for vapor intrusion: http://dnr.wi.gov/topic/Brownfields/documents/appendix5_606.pdf.

D.1. **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) and all property boundaries.

D.2. **Brief descriptions** of the type, depth and location of residual contamination.

D.3. **Description of maintenance action(s)** required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.

D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter.

D.5. **Contact information,** including the name, address and phone number of the individual or facility who will be conducting the maintenance.

D.6 Photographs

D.6.a. 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.

D.6.b. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.

Monitoring Well Information (Attachment E)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

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) for all wells that will remain in-use, be transferred to another party or that could not be located. A figure of these wells should be included in Attachment B.3.d.

Select One:

○ No monitoring wells were required 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 description of efforts made to locate the "lost" wells.

☐ One or more 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).

☐ 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.

Save...

Notifications to Owners of Impacted Properties (Attachment F)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- State law requires that the responsible party provide a 30-day, written advance notice (i.e., a letter) 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 of Form 4400-286, Notification of Residual Contamination and Continuing Obligations, is required under ch. NR 725 for notifying property owners and right-of-way holders about residual contamination affecting their properties, and of continuing obligations which may be imposed. This form can be downloaded at http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf.

Check all that apply to the site-specific circumstances of this case closure:

	A. Impacted Source Property and Owner is not Conducting Cleanup	B. Impacted Right of Way	C. Impacted Off-Site Property Owner	Impacted Property Notification Situations: Ch. NR 726 Appendix A Letter
1.	☐	☐	☐	Residual groundwater contamination exceeds Ch. NR 140 Wis. Administrative Code enforcement standards.
2.	☐	☐	☐	Residual soil contamination that attains or exceeds standards is present after the remedial action is complete, and must be properly managed should it be excavated or removed.
3.	☐	☐	☐	An engineered cover or a soil barrier (e.g. pavement) must be maintained over contaminated soil for direct contact or groundwater infiltration concerns.
4.	☐	☐	☐	Industrial land use soil standards were used for the clean-up standard.
5.	☐	☐	☐	A vapor mitigation system (or other specific vapor protection) must be operated and maintained.
6.	☐	☐	☐	Vapor assessment needed if use changes.
7.	☐	☐	☐	Structural impediment.
8.	☐	☐	☐	Lost, transferred or open monitoring wells.
9.	☒	☒	☒	Not Applicable.

If any of the previous boxes in rows 1 thru 8 were checked, include the following as part of Attachment F:

- FORM 4400-246;
- Copy of each letter sent, 30 days or more prior to requesting closure; and
- Proof of receipt for each letter.
- For this site closure, _____ (number) property (ies) has/have been impacted, the owners have been notified, and copies of the letters and receipts are included in Attachment F.

Source Legal Documents (Attachment G)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form.All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Include all of the following documents, in this order, in Attachment G:

G.1. **Deeds - Source Property and Other Impacted Properties:** The most recent deed with legal descriptions clearly labeled for (1) the **Source Property** (where the contamination originated) and (2) all **off-source** (off-site) properties where letters were required to be sent per the ch. NR 700, Wis. Adm. Code, rule series (e.g., off-site cover maintenance required, lost monitoring well, off-site cover property impacts to groundwater exceeding the ch. NR 140, Wis. Adm. Code.

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.*

G.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.* (Lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

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

G.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.

Save...

Signatures and Findings for Closure Determination

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Check the correct box for this case closure request, and have either a professional engineer or a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code, sign this document.

☐ A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies).

☒ The response action(s) for this site addresses media other than groundwater.

Engineering Certification

I _____ 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 case closure request has been prepared by me or prepared under my supervision 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 case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Printed Name | Title

Signature | Date | P.E. Stamp and Number

Hydrogeologist Certification

I Kendrick A. Ebbott hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared by me or prepared by me or prepared under my supervision and, in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Kendrick A. Ebbott | Senior Hydrogeologist
Printed Name | Title

Kendrick A. Ebbott | May 12, 2015
Signature | Date

Save...

Attachment A

Data Tables

Attachment A: Data Tables

A.1 Groundwater Analytical Table - VOC

A.2 Pre-Remedial Soil Analytical Table - VOC

A.3 Post-Remedial Soil Analytical Table – No Applicable, No excavation took place as part of this investigation.

A.4 Pre and Post Remaining Soil Contamination Analytical Table - VOC

A.5 Vapor Analytical Table – VOC

A.6 Other Media of Concern – Not Applicable, No other media assessment was identified as part of this investigation.

A.7 Water Level Elevations – Not Applicable, A monitoring well network was not installed as part of this investigation.

A.8 Other – Not Applicable

A.1
Groundwater Analytical Table - VOC

Jims Monroe St Cleaners Former
2530-2536 Monroe St., Madison, WI 53711
BRRTS# 02-13-561937

Sample ID		NR 140.10 Preventive Action Limit	NR 140.10 Enforcement Standard	TW-E
Date				5/23/14
Groundwater Elevation				NA
Benzene	(ug/L)	*0.5*	**5**	<0.50
Ethylbenzene	(ug/L)	*140*	**700**	<0.50
Toluene	(ug/L)	*160*	**800**	<0.50
Xylenes (TOTAL)	(ug/L)	*400*	**2,000**	<1.5
m&p-Xylene	(ug/L)	NS	NS	<1.0
o-Xylene	(ug/L)	NS	NS	<0.50
Naphthalene	(ug/L)	*10*	**100**	<2.5
MTBE	(ug/L)	*12*	**60**	<0.17
1,2,4-Trimethylbenzene	(ug/L)	NS	NS	<0.50
1,3,5-Trimethylbenzene	(ug/L)	NS	NS	<0.50
Trimethylbenzene Total (1,2,4- & 1,3,5-)	(ug/L)	*96*	**480**	<1.0
Tetrachloroethene (PCE)	(ug/L)	*0.5*	**5**	<0.50
Trichloroethene (TCE)	(ug/L)	*0.5*	**5**	<0.33
cis-1,2-Dichloroethene	(ug/L)	*7*	**70**	<0.26
trans-1,2-Dichloroethene	(ug/L)	*20*	**100**	<0.24
Vinyl Chloride	(ug/L)	*0.02*	**0.2**	<0.18
Methylene Chloride	(ug/L)	*0.5*	**5**	<0.23
Bromobenzene	(ug/L)	NS	NS	<0.23
Bromochloromethane	(ug/L)	NS	NS	<0.34
Bromodichloromethane	(ug/L)	*0.06*	**0.6**	<0.50
Bromoform	(ug/L)	*0.44*	**4.4**	<0.50
Bromomethane	(ug/L)	*1*	**10**	<2.4
n-Butylbenzene	(ug/L)	NS	NS	<0.50
sec-Butylbenzene	(ug/L)	NS	NS	<2.2
tert-Butylbenzene	(ug/L)	NS	NS	<0.18
Carbon Tetrachloride	(ug/L)	*0.5*	**5**	<0.50
Chlorobenzene	(ug/L)	NS	NS	<0.50
Chloroethane	(ug/L)	*80*	**400**	<0.37
Chloroform	(ug/L)	*0.6*	**6**	<2.5
Chloromethane	(ug/L)	*3*	**30**	<0.50
2-Chlorotoluene	(ug/L)	NS	NS	<0.50
4-Chlorotoluene	(ug/L)	NS	NS	<0.21
1,2-Dibromo-3-chloropropane	(ug/L)	*0.02*	**0.2**	<2.2
Dibromochloromethane	(ug/L)	*6*	**60**	<0.32
1,2-Dibromoethane (EDB)	(ug/L)	*0.005*	**0.05**	<0.16
Dibromomethane	(ug/L)	NS	NS	<0.43
1,2-Dichlorobenzene	(ug/L)	*60*	**600**	<0.50
1,3-Dichlorobenzene	(ug/L)	*120*	**600**	<0.50
1,4-Dichlorobenzene	(ug/L)	*15*	**75**	<0.50
Dichlorodifluoromethane	(ug/L)	*200*	**1,000**	<0.16
1,1-Dichloroethane	(ug/L)	*85*	**850**	<0.18
1,2-Dichloroethane	(ug/L)	*0.5*	**5**	<0.17
1,1-Dichloroethene	(ug/L)	*0.7*	**7**	<0.41
1,2-Dichloropropane	(ug/L)	*0.5*	**5**	<0.23
1,3-Dichloropropane	(ug/L)	NS	NS	<0.50
2,2-Dichloropropane	(ug/L)	NS	NS	<0.48
1,1-Dichloropropene	(ug/L)	NS	NS	<0.44
cis-1,3-Dichloropropene	(ug/L)	*0.04*	**0.4**	<0.50
trans-1,3Dichloropropene	(ug/L)	*0.04*	**0.4**	<0.23
Diisopropyl ether	(ug/L)	NS	NS	<0.50
Hexachloro-1,3-butadiene	(ug/L)	NS	NS	<2.1
Isopropylbenzene	(ug/L)	NS	NS	<0.12
p-Isopropyltoluene	(ug/L)	NS	NS	<0.50
n-Propylbenzene	(ug/L)	NS	NS	<0.50
Styrene	(ug/L)	*10*	**100**	<0.50
1,1,1,2-Tetrachloroethane	(ug/L)	*7*	**70**	<0.18
1,1,2,2-Tetrachloroethane	(ug/L)	*0.02*	**0.2**	<0.25
1,2,3-Trichlorobenzene	(ug/L)	NS	NS	<2.1
1,2,4-Trichlorobenzene	(ug/L)	*14*	**70**	<2.2
1,1,1-Trichlorethane	(ug/L)	*40*	**200**	<0.50
1,1,2-Trichlorethane	(ug/L)	*0.5*	**5**	<0.16
Trichlorofluoromethane	(ug/L)	NS	NS	<0.17
1,2,3-Trichloropropane	(ug/L)	*12*	**60**	<0.50

Notes:
Total Xylenes reported as total of m-, o-, p-xylenes
NS = No standard established
-- (NA) = Not analyzed for parameter

ITALICS indicates exceedance of NR 140.10 Preventive Action Limit
BOLD indicates exceedance of NR 140.10 Enforcement Standard

TABLE A.2
Pre-Remedial Soil Analytical Table - VOC

Jims Monroe St Cleaners Former
2530-2536 Monroe St., Madison, WI 53711
BRRTS# 02-13-561937

Sample ID		Groundwater Pathway RCL	Non-Industrial Direct-Contact RCL	HA-A		HA-B		TW-E		TW-F	TW-G	MeOH Blank
Date				4/2/14	4/2/14	4/2/14	4/2/14	5/23/14	5/23/14	5/23/14	5/23/14	4/2/14
Depth				0.2 - 0.5'	2.8 - 3.2'	0.1-0.4'	0.4-0.8'	2-3'	8-9'	1-1.5'	0.5-1'	
Description				Sand Fill	Silty Sd /Grvl	Sand Fill	Silty clay	Clayey Silt	Gravelly Sand	Silty Sand	Gravelly Sand	Lab Methanol
DEPTH to Seasonal Low Water Table (ft BGS)				6	6	6	6	12'	12'	6	6	
Saturated (S) or Unsaturated (U)				U	U	U	U	U	U	U	U	
PID Reading				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
Notes				(1)	(1)	(1)	(1)			(1)	(1)	
Benzene	(ug/kg)	*5.1*	**1,490**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Ethylbenzene	(ug/kg)	*1570*	**7,470**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Toluene	(ug/kg)	*1107.2*	**818,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Xylenes (TOTAL)	(ug/kg)	*3940*	**258,000**	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0
m&p-Xylene	(ug/kg)	NS	**778,000**	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0
o-Xylene	(ug/kg)	NS	**434,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Naphthalene	(ug/kg)	*658.2*	**5,150**	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0
MTBE	(ug/kg)	*27*	**59,400**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,4-Trimethylbenzene	(ug/kg)	*408*	**89,800**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3,5-Trimethylbenzene	(ug/kg)	NS	**182,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Trimethylbenzene Total (1,2,4- & 1,3,5-)	(ug/kg)	*1382.1*	NS	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0
Tetrachloroethene (PCE)	(ug/kg)	*4.5*	**30,700**	*205*	<25.0	*232*	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Trichloroethene (TCE)	(ug/kg)	*3.6*	**1,260**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
cis-1,2-Dichloroethene	(ug/kg)	*41.2*	**156,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
trans-1,2-Dichloroethene	(ug/kg)	*58.8*	**1,560,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Vinyl Chloride	(ug/kg)	*0.1*	**67**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Methylene Chloride	(ug/kg)	*2.6*	**60,700**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromobenzene	(ug/kg)	NS	**354,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromochloromethane	(ug/kg)	NS	**232,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromodichloromethane	(ug/kg)	*0.3*	**390**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromoform	(ug/kg)	*2.3*	**61,500**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromomethane	(ug/kg)	*5.1*	**10,300**	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9
n-Butylbenzene	(ug/kg)	NS	**108,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
sec-Butylbenzene	(ug/kg)	NS	**145,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
tert-Butylbenzene	(ug/kg)	NS	**183,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Carbon Tetrachloride	(ug/kg)	*3.9*	**854**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Chlorobenzene	(ug/kg)	NS	**392,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Chloroethane	(ug/kg)	*226.6*	NS	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0
Chloroform	(ug/kg)	*3.3*	**423**	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4
Chloromethane	(ug/kg)	15.5	**171,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
2-Chlorotoluene	(ug/kg)	NS	**907,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
4-Chlorotoluene	(ug/kg)	NS	**253,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dibromo-3-chloropropane	(ug/kg)	*0.2*	**8**	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2
Dibromochloromethane	(ug/kg)	*32*	**933**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dibromoethane (EDB)	(ug/kg)	*0.0282*	**47**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Dibromomethane	(ug/kg)	NS	**35,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dichlorobenzene	(ug/kg)	*1168*	**376,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3-Dichlorobenzene	(ug/kg)	*1152.8*	**297,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,4-Dichlorobenzene	(ug/kg)	*144*	**3,480**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Dichlorodifluoromethane	(ug/kg)	*3086.3*	**135,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloroethane	(ug/kg)	*482.8*	**4,720**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dichloroethane	(ug/kg)	*2.8*	**608**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloroethene	(ug/kg)	*5*	**4,720**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dichloropropane	(ug/kg)	*3.3*	**1,330**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3-Dichloropropane	(ug/kg)	NS	**1,490,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
2,2-Dichloropropane	(ug/kg)	NS	**527,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloropropene	(ug/kg)	NS	**NS**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
cis-1,3-Dichloropropene	(ug/kg)	*0.3*	**1,220,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
trans-1,3-Dichloropropene	(ug/kg)	*0.3*	**1,570,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Diisopropyl ether	(ug/kg)	NS	**2,260,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Hexachloro-1,3-butadiene	(ug/kg)	NS	**6,220**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Isopropylbenzene	(ug/kg)	NS	**268,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
p-Isopropyltoluene	(ug/kg)	NS	**162,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
n-Propylbenzene	(ug/kg)	NS	**264,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Styrene	(ug/kg)	*220*	**867,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,1,2-Tetrachloroethane	(ug/kg)	*53.4*	**2,590**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,2,2-Tetrachloroethane	(ug/kg)	*0.2*	**753**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,3-Trichlorobenzene	(ug/kg)	NS	**48,900**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,4-Trichlorobenzene	(ug/kg)	*408*	**22,000**	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6
1,1,1-Trichlorethane	(ug/kg)	*140.2*	**640,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,2-Trichlorethane	(ug/kg)	*3.2*	**1,480**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Trichlorofluoromethane	(ug/kg)	NS	**1,120,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,3-Trichloropropane	(ug/kg)	*51.9*	**5**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
No. of Individual Exceedances (DC)				0	0	0	0	0	0	0	0	
Cumulative Hazard Index (DC)				0.0018	0.	0.002	0.	0.	0.	0.	0.	
Cumulative Cancer Risk (DC)				6.7E-09	0.0E+00	7.6E-09	0.0E+00	0.0E+00	0.0E+00	0.0E+00	0.0E+00	

Exceedance Highlights:

BOLD Red font indicates DC RCL exceedance per DNR RCL calculator 7/14/14, and BTV exceedance for metals. **B1** : Cumulative exceedance (HI > 1), eventhough no individual DC RCL was exceeded.

Italic font indicates GW RCL Exceedance per DNR RCL calculator 7/14/14. Groundwater quality (> NR 140 ES) may be affected when GW RCLs are exceeded.

Notes:

Xylenes reported as total of m-, o-, p-xylenes
NS = No standard established
-- = Not analyzed for parameter
NR = Not Reported
(1) : Soil Boring In Approx. 7' Deep Basement, Depths below basement floor

TABLE A.5
Vapor Analytical Table - VOC

Jims Monroe St Cleaners Former
2530-2536 Monroe St., Madison, WI 53711
BRRTS# 02-13-561937

Sample ID		N-Non C-Carcinogen Carcinogen	WDNR / WDHFS **Non-Residential** Subslab	WDNR / WDHFS **Non-Residential** Indoor Air	1: Outside Ambient	VP-A: South Wall	VP-B: NW Corner	VP-C: Basement	VP-D: Ground Floor
Sample Date					10/31/13	10/31/13	10/31/13	6/3/2014	6/3/2014
Sample Location					Outside West	2536 S Wall Center Basement	2534 NW Corner Basement	2532 West Center Basement	2532 East Center Ground Floor
Type of Sample					Ambient - 30 min	Subslab - 30 min	Subslab - 30 min	Subslab - 30 min	Subslab - 30 min
Collection Method					6 L Summa	6 L Summa	6 L Summa	6 L Summa	6 L Summa
Time Period of Collection					15:50 - 17:20	16:30 - 17:50	16:20 - 17:25	11:40 - 12:20	10:40 - 11:15
Analytical Method					NIOSH TO-15	NIOSH TO-15	NIOSH TO-15	NIOSH TO-15	NIOSH TO-15
Method/Result Leak Detection					Shut In, Water Dam, Pass	Shut In, Water Dam, Pass	Shut In, Water Dam, Pass	Shut In, Water Dam, Pass	Shut In, Water Dam, Pass
PCE	µg/m^3	N	*1800*	**180**	<0.92	815	616	52.9	5.9
TCE	µg/m^3	C	*88*	**8.8**	<0.74	11.2	*401+*	64.7	<0.76
cis-1,2 Dichloroethene	µg/m^3		NS	NS	<1.1	<3.6	<1.1	<1.1	<1.1
trans-1,2 Dichloroethene	µg/m^3	N	NS	NS	<1.1	<3.6	<1.1	<1.1	<1.1
Vinyl Chloride	µg/m^3	C	*280*	**28**	<0.35	<1.2	<0.35	<0.35	<0.35
Benzene	µg/m^3	C	*160*	**16**	0.46	<1.5	<0.44	--	--
Toluene	µg/m^3	N	*220,000*	**22,000**	1.2	5.4	2.5	--	--
Xylenes	µg/m^3	N	*4,400*	**440**	<3.6	<11.9	4.7	--	--
1,2,4-Trimethylbenzene	µg/m^3	N	*310*	**31**	<1.3	<4.5	4.5	--	--
Chloroform	µg/m^3	C	*53*	**5.3**	<1.3	<4.4	12.1	--	--
Naphthalene	µg/m^3	C	*36*	**3.6**	<1.4	<4.8	4.3	--	--
Acetone	µg/m^3	N	*14,000,000*	**140,000**	6.1	10.7	10.1	--	--
Methyl Ethyl Ketone	µg/m^3	N	*220,000*	**22,000**	1.1	3.7	8.0	--	--
Methyl Isobutyl Ketone	µg/m^3	N	*130,000*	**13,000**	<1.1	<3.7	1.6	--	--
Ethanol	µg/m^3		NS	NS	4.5	3.1	12.9	--	--
n-Hexane	µg/m^3	N	*31,000*	**3,100**	3.1	<3.2	<0.96	--	--
2-Hexanone	µg/m^4	N	*1,300*	**130**	<1.1	<3.7	1.3	--	--
Dichlorodifluoromethane	µg/m^3	N	*4,400*	**440**	2.4	<4.5	3.3	--	--
Methylene Chloride	µg/m^3	C	*26,000*	**2,600**	64.9	27.2	<0.95	--	--
Carbon Disulfide	µg/m^3	N	*31,000*	**3,100**	<0.84	<2.8	9.1	--	--
1,4-Dichlorobenzene	µg/m^3	C	*110*	**11**	<1.6	<5.5	3.1	--	--
Chloromethane (Methyl Chloride)	µg/m^3	N	*3,900*	**390**	0.80	<1.9	<0.56	--	--
Tetrahydrofuran	µg/m^3	N	*88,000*	**8,800**	<0.80	<2.7	6.0	--	--
2-Propanol (Isopropanol)	µg/m^4	N	*880*	**88**	1.6	<2.2	4.2	--	--
Carbon Tetrachloride	µg/m^3	C	*200*	**20**	<0.86	<2.9	<0.86	--	--
Ethyl Benzene	µg/m^3	C	*490*	**49**	<1.2	<4.0	<1.2	--	--
1,3,5-Trimethylbenzene	µg/m^3	N	NS	NS	<1.3	<4.5	<1.3	--	--
Trichlorofluoromethane		N	*31,000*	**3,100**	<1.5	<5.1	<1.5	--	--
1,1,1-Trichloroethane	µg/m^3	N	*220,000*	**22,000**	<1.5	<5.0	<1.5	--	--
Methyl-tert-butyl-ether (MTBE)	µg/m^3	C	*4,700*	**470**	<0.98	<3.3	<0.98	--	--
1,1-Dichloroethane	µg/m^3	C	*770*	**77**	<1.1	<3.7	<1.1	--	--
1,2-Dichloroethane	µg/m^3	C	*47*	**4.7**	<0.55	<1.8	<0.55	--	--
1,1-Dichloroethylene	µg/m^3	N	*8,800*	**880**	<1.1	<3.6	<1.1	--	--
Vinyl Acetate	µg/m^3	N	*8,800*	**880**	<0.96	<3.2	<0.96	--	--
Chlorobenzene	µg/m^3	N	*2,200*	**220**	<1.3	<4.2	<1.3	--	--
Ethyl Acetate	µg/m^3	N	*3,100*	**310**	<0.98	<3.3	<0.98	--	--
Styrene	µg/m^3	N	*44,000*	**4,400**	<1.2	<3.9	<1.2	--	--
1,2-Dichloropropane	µg/m^3	C	*120*	**12**	<1.3	<4.2	<1.3	--	--
1,3-Dichlorobenzene	µg/m^3		NS	NS	<1.6	<5.5	<1.6	--	--
1,1,2-Trichloro-1,2,2-trifluoroethane	µg/m^3	N	*1,300,000*	**130,000**	<1.6	<5.5	<1.6	--	--
Heptane	µg/m^3		NS	NS	<2.1	<7.2	<2.1	--	--
1,2-Dichlorotetrafluoroethane	µg/m^3		NS	NS	<1.1	<3.7	<1.1	--	--
Halo Carbon 11	µg/m^3		NS	NS	<1.9	<6.4	<1.9	--	--
Cyclo hexane	µg/m^3	N	*260,000*	**26,000**	<0.94	<3.1	<0.94	--	--

Notes:
* = 40 degrees F used in conversion factor based on estimated sample temperature (November)
* =68 degrees F (20 C) used in conversion factor based on estimated sample temperature (July)
N = Noncarcinogen; C = Carcinogen
ITALICS+ : Exceeds Subslab Vapor Standard
BOLD Exceeds Non-Residential Indoor Air Standard
-- = Not Analyzed
NS = No Standards
Standards from DNR Quick look-Up Table based on November 2014 EPA Screening Levels

Attachment B

Maps and Figures

Attachment B: Maps & Figures

B.1.a Location Map

B.1.b Detailed Site Map

B.1.c RR Site Map

B.2.a Pre-Remedial Soil Contamination

B.2.b Post-Remedial Soil Contamination – Not Applicable, No excavation was performed as part of this investigation.

B.2.c Pre/Post Remaining Soil Contamination – Not Applicable, Remaining soil was not present above the Non-Industrial Direct Contact Level.

B.3.a Geologic Cross Section

B.3.b Groundwater Isoconcentration

B.3.c Groundwater Flow Direction

B.3.d Monitoring Wells – Not Applicable, Only one Temporary Well installed. Shown as abandoned in Figure B.1.b

B.4.a Vapor Intrusion Map

B.4.b Vapor Mitigation System Map

Universal Transverse Mercator (UTM) Projection Zone 16
North American Datum of 1983
1000 meter UTM / USNG / MGRS
Grid Zone Designation: 16T
100,000-m Squares:CN

1:24000 scale

0 0.2 0.4 0.6 0.8 1 Miles

0 0.2 0.4 0.6 0.8 1 Kilometer

Magnetic declination of 4W at center of map on March 17, 2011

Figure: B.1.a
Location Map

Jims Monroe St Cleaners Former
2530-2536 Monroe St, Madison,
WI 53711 BRRTS# 02-13-561937

LEGEND

MW-4 Abandoned Monitoring Well

Approximate Property Lines

HA-B Hand Auger Boring Soil Sample

Soil Boring / Temp Well Water Sample

VP-A Subslab Vapor Sampling Point

Ambient / Outdoor Air Sample

T Telephone

G Gas

E Electric

SA Sanitary

W Water

ST Storm

N

MW-4
Budds
Union 76
2422 Monroe
MW-12
Commonwealth Ave.
MW-3
MW-16
Klinke
Cleaners
2502 Monroe
MW-6
MW-15
MW-5
Monroe St.
MW-9
MW-11
Former
Jim's Monroe
Street Cleaners
2536-2530 Monroe
MW-14
VP-B
VP-C
TW-E
HA-B
HA-A
VP-D
MW-7
Sprague St.
MW-19
TW-F
TW-G
VP-A
MW-2
SGP-1
MW-1
Michael's
Custard
2531 Monroe
MW-18
MW-6
New Commercial
Residential Structure
Planned
MW-2
SGP-2
MW-5
MW-4
MW-3
MW-5
Rice's Fill &
Fix 'Em
2620 Monroe
MW-101
Monroe St.
SGP-3
MW-3
MW-102
JMW-1
MW-13

25 0 25 50 Feet

Scale

Title: Detailed Site Map

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

Site: Jims Monroe St Cleaners Former
2530-2536 Monroe St.
Madison, WI 53711

Job # 14-1349
BRRTS# 02-13-561937

Description:

Appvd:

Rev: Date:

Date: 4/15/14

File: F: Base Map-Phalen-14.1349.skf

Drawn: MKH

Appvd:

Figure: B.1.b

Figure B.1.c
RR Site Map

Legend

- Open Site (ongoing cleanup)
- Open Site Boundary
- Closed Site (completed cleanup)
- Rivers and Streams
- Open Water
- Cities
- Villages

0.2 0 0.08 0.2 Miles

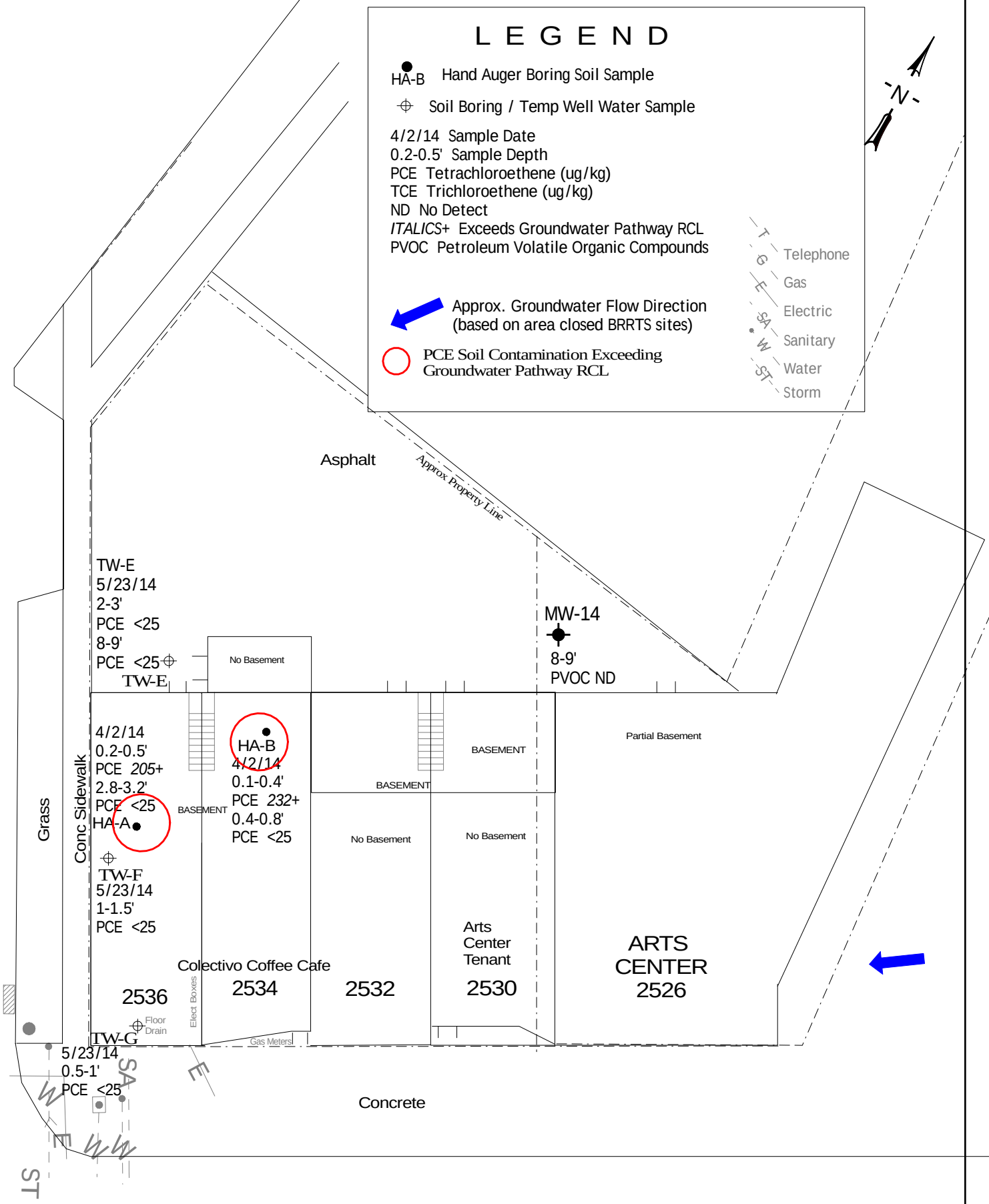
NAD_1983_HARN_Wisconsin_TM

1: 5,000

Note: Not all sites are mapped.

Notes

Jims Monroe St Cleaners Former
2530-2536 Monroe St.
Madison, WI 53711
BRRTS# 02-13-561937



Title: Pre-Remedial Soil Contamination - VOC			FEHR GRAHAM ENGINEERING & ENVIRONMENTAL
Site: Jims Monroe St Cleaners Former 2530-2536 Monroe St. Madison, WI 53711	Job # 14-1349 BRRTS# 02-13-561937		
Description:		Appvd:	Date: 4/15/14 File: F: Base Map-Site Phalen-14.1349.skf
Rev: Date:			Drawn: MKH Appvd: Figure: B.2.a

North
A

South
A'

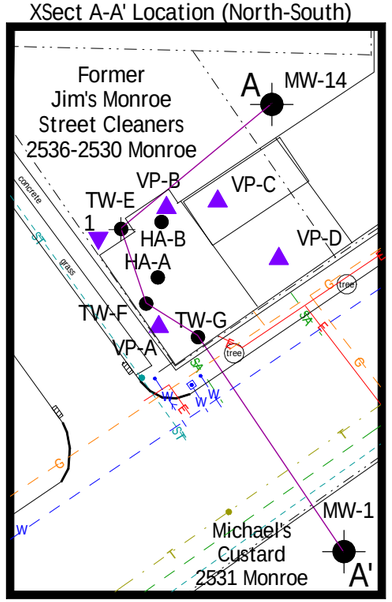
MW-14 | Property Line | TW-E | Building | Property Line | MW-1 | Elevation (ft. msl)

865
860
855
850
845

asphalt
fill
2-3'
VOC ND
silty clay
basement
(depth estimated
at 7')
sidewalk
Monroe Street
sidewalk
asphalt
gas
electric
phone
sandy
clay
sand
HA-A
TW-F
TW-G
water lateral
san lateral
water
(estimated)
sanitary
storm
8-9'
PVOC ND
silty sand
8-9'
VOC ND
0.2-0.5'
PCE *205+*
fill
1-1.5'
VOC ND
0.5-1'
VOC ND
2.8-3.2'
VOC ND
H2O
Dry
bedrock
(weathered sandstone)
854
(brl)
854.5
H2O
5/23/14
VOC ND
bedrock
(weathered sandstone)
H2O
12/28/01
CVOC ND
H2O
7/23/03
CVOC ND

Vertical Scale
5
4
3
2
1
0
10 0 10 20 Feet
Horizontal Scale

XSect A-A' Location (North-South)



LEGEND

Monitoring / Temporary Well
Screened Interval

Soil Sample Interval
8-9' Sample Depth
ND No Detect
ITALICS+ Exceeds Groundwater Pathway RCL

▼854 Estimated Groundwater Elevation

Title: **Geologic Cross Section North-South (A-A')**

Site: Jims Monroe St Cleaners Former
2530-2536 Monroe St.
Madison, WI 53711

Job # 14-1349
BRRTS# 02-13-561937

Description:

Appvd:

Rev: | Date:

Date: 4/15/14

File: F: Phelon-XSectA-A' N-S.skf

Drawn: MKH

Appvd:

Figure: B.3.a

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LEGEND

MW-4 Abandoned Monitoring Well

Approximate Property Lines

HA-B Hand Auger Boring Soil Sample

Soil Boring / Temp Well Water Sample

Approx. Groundwater Flow Direction (based on area closed BRRTS sites)

T Telephone
G Gas
E Electric
SA Sanitary
W Water
ST Storm

MW-12
PCE, TCE, cis-DCE in 1997 (4.1, 3.5, 3.8)
PCE in 2001 (1.5)

2004 PCE in GW above NR140 ES

No detected PCE or related Compounds in GW in all testing 1995 to 2003

Former Jim's Monroe Street Cleaners 2536-2530 Monroe

Klinke Cleaners 2502 Monroe

Budds Union 76 2422 Monroe

2004 Extent of Free Phase Petroleum in GW

TW-E 5/23/14 VOCs ND

MW-7
PCE in 1997 (14)
cis-DCE in 1997, 2001 (14,6)
No CVOCs in June 2001

MW-19
No detected PCE or related Compounds in GW in all testing 1997 to 1998

MW-2 to MW-6
No detected PCE or related Compounds in GW testing Feb 1994

New Commercial Residential Structure Planned

Soil Excavation to Bedrock 2013

Rice's Fill & Fix 'Em 2620 Monroe

MW-101, MW-102
No detected PCE or related compounds in GW in testing Jan 2014

SGP-1 to SGP-3
Detected Petroleum Constituents in Grab Water Samples from Sanitary Sewer Backfill March 1997

Michael's Custard 2531 Monroe

MW-1 to MW-5, MW-18
No detected PCE or related Compounds in GW in all testing 2001

Sprague St.

Monroe St.

Commonwealth Ave.

MW-4, MW-12, MW-3, MW-6, MW-16, MW-15, MW-14, MW-5, MW-7, MW-9, MW-11, MW-19, TW-E, HA-B, HA-A, TW-F, TW-G, MW-2, SGP-1, MW-1, MW-17, SGP-2, MW-18, MW-5, MW-4, MW-3, MW-13, MW-6, MW-2, MW-5, MW-3, MW-101, SGP-3, MW-102, JMW-1

N

25 0 25 50 Feet
Scale

Title: Groundwater Isoconcentration

Site: Jims Monroe St Cleaners Former
2530-2536 Monroe St.
Madison, WI 53711

Job # 14-1349
BRRTS# 02-13-561937

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

Description:

Appvd:

Rev: Date:

Date: 4/15/14

File: F: Base Map-Phalen-14.1349.skf

Drawn: MKH

Appvd:

Figure: B.3.b

LEGEND

MW-4 Abandoned Monitoring Well

Approximate Property Lines

HA-B Hand Auger Boring Soil Sample

Soil Boring / Temp Well Water Sample

Approx. Groundwater Flow Direction
(based on area closed BRRTS sites)

T Telephone
G Gas
E Electric
SA Sanitary
W Water
ST Storm

N

MW-4
Budds
Union 76
2422 Monroe
MW-12
Commonwealth Ave.
MW-3
MW-16
MW-6
Klinke
Cleaners
2502 Monroe
MW-15
Former
Jim's Monroe
Street Cleaners
2536-2530 Monroe
MW-14
MW-5
Monroe St.
MW-7
Sprague St.
TW-E
HA-B
HA-A
MW-9
MW-11
MW-19
TW-F
TW-G
MW-2
MW-17
SGP-1
MW-1
MW-6
New Commercial
Residential Structure
Planned
Michael's
Custard
2531 Monroe
SGP-2
MW-18
MW-2
MW-5
MW-13
MW-3
Rice's Fill &
Fix 'Em
2620 Monroe
MW-101
Monroe St.
SGP-3
MW-4
MW-102
MW-3
JMW-1

25 0 25 50 Feet
Scale

Title:
Groundwater Flow Direction

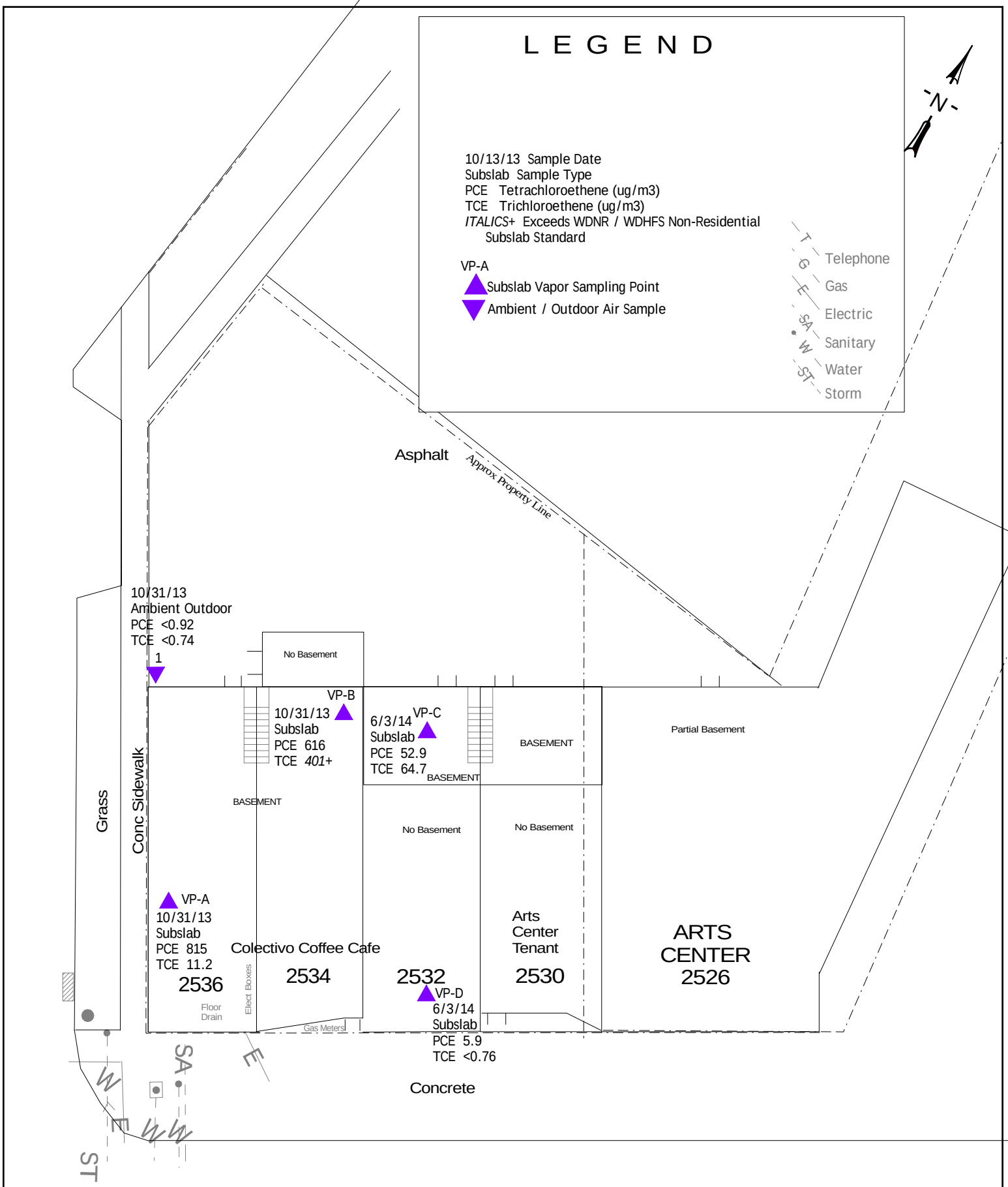
FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

Site: Jims Monroe St Cleaners Former
2530-2536 Monroe St.
Madison, WI 53711

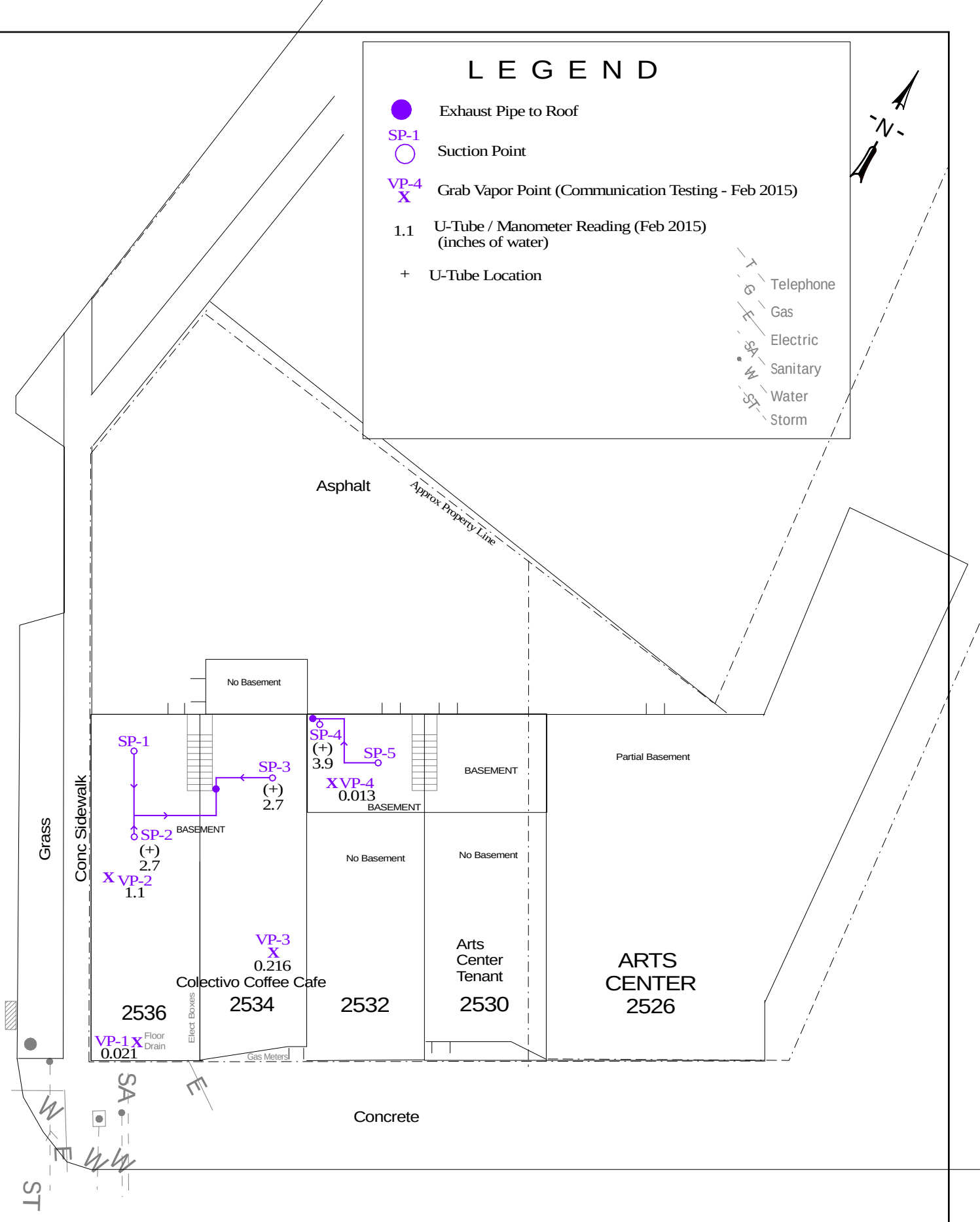
Job # 14-1349
BRRTS# 02-13-561937

Description:			Appvd:	Date: 4/15/14	File: F: Base Map-Phalen-14.1349.skf
Rev:	Date:			Drawn: MKH	Appvd:

Figure: B.3.c



Title: Vapor Intrusion Map			FEHR GRAHAM ENGINEERING & ENVIRONMENTAL
Site: Jims Monroe St Cleaners Former 2530-2536 Monroe St. Madison, WI 53711	Job # 14-1349 BRRTS# 02-13-561937		
Description:		Appvd:	Date: 4/15/14
Rev: Date:			File: F: Base Map-Site Phalen-14.1349.skf
			Drawn: MKH Appvd: Figure: B.4.a



Title:	Vapor Mitigation System & Field Pressure Test Results
Site:	Jims Monroe St Cleaners Former 2530-2536 Monroe St. Madison, WI 53711
Job #	14-1349
BRRTS#	02-13-561937
Description:	
Appvd:	
Rev:	
Date:	
Date:	4/15/14
File:	F: Base Map-Site Phalen-14.1349.skf
Drawn:	MKH
Appvd:	
Figure:	B.4.b

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

Documentation of Remedial Action (Attachment C)

DISCLAIMER

Documents contained in Attachment C of the Case Closure – GIS Registry (Form 4400-202) are not included in the electronic version (GIS Registry Packet) available on RR Sites Map to limit file size.

For information on how to obtain a copy or to review the file, please contact the Remediation & Redevelopment (RR) Environmental Program Associate (EPA) at dnr.wi.gov/topic/Brownfields/Contact.html

WISCONSIN
DEPT. OF NATURAL RESOURCES

Attachment C

Documentation of Remedial Action

Attachment C: Documentation of Remedial Action

C.1 Site Investigation Documentation – Not Applicable, all documents have already been submitted.

C.2 Investigative Waste

C.3 Description of Methodology - Not Applicable, Residual Contamination Levels (RCLs) are the same as DNR RCLs.

C.4 Construction Documentation - Not Applicable, see Attachment D for documentation regarding the Subslab Depressurization System (SSDS).

C.5 Decommissioning of Remedial Systems - Not Applicable, SSDS will continue operating after closure.

C.6 Photos - Not Applicable, see Attachment D for photos.

C.7 Other - Not Applicable

Attachment D

Maintenance Plan and Photographs

Attachment D: Maintenance Plan and Photographs

D.1 Location Map

D.2 Brief Descriptions

D.3 Description of Maintenance Actions

D.4 Inspection Log

D.5 Contact Information

D.6 Photographs

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

Attachment D.2-5

CAP
MAINTENANCE PLAN

March 25, 2015

Property Located at:

2530-2536 Monroe Street, Madison, WI 53711

WDNR BRRTS #: 02-13-561937

Legal Description of Parcel:
All of Lots One (1) and Two (2), Block One (1), Wingra, in the City of Madison, EXCEPT the following described parcel: Beginning on the Northwesterly line of Monroe Street at the Southeasterly corner of said Lot 1, Block 1, Wingra; thence North along the East or rear lines of said Lots 1 and 2 to the North line of Lot 2; thence West along said North line of Lot 2 for 54.7 feet; thence Southeasterly in a straight line to the place of beginning.

Parcel ID #: 070928103153

City of Madison, Dane County, Wisconsin

Introduction

This document is the Maintenance Plan for a Subslab Depressurization System (SSDS) and soil cap 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 SSDS (also identified as a vapor mitigation system) addressing subslab vapor contamination and the concrete basement floor surface over contaminated soil on-site (Figure D.1).

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

- The case file in the DNR South Central Region Service Center office
- BRRTS on the Web (DNR's internet-based data base of contaminated sites at http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do
- GIS Registry PDF file for further information on the nature and extent of contamination: http://dnrmaps.wisconsin.gov/imf/imfApplyTheme.jsp?index=1 and

- The DNR Project Manager for this site in Dane County, currently Mr. Michael Schmoller at (608) 275-3303

Description of Contamination

Soil contamination containing Tetrachloroethene (PCE) is present beneath the concrete slab floor of the basement at two locations (HA-A and HA-B) at levels above the groundwater pathway RCL (Table A.2 and Figure D.1).

Vapor contamination of Trichloroethene (TCE) is present above the WDNR / WDHFS Non-Residential Subslab standard at one location, VP-B (Table A.5.).

Description of the Soil Cap and SSDS to be Maintained

The locations of the building cap surface and vapor mitigation system to be maintained in accordance with this Maintenance Plan are identified on Figure D.1. The floor barrier over the contaminated soil (2534 and 2536 address) serves as a barrier to prevent direct human contact with residual soil contamination. The impervious cap over contaminated soil serves as an infiltration barrier to minimize future soil-to-groundwater contaminant migration that could violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

The SSDS is comprised of two fan systems installed to mitigate vapor contamination beneath the concrete floor at three addresses, 2532, 3524, and 2536 Monroe Street. Each system has a high vacuum fan mounted on the roof of the building to exhaust the subslab vapors. The fans should operate on a continual basis. One fan is located on the 2536 address roof, with two suction points in the 2536 basement and one suction point in the 2534 basement. The other fan is located on the 2532 address roof, with two suction points in the 2532 basement.

Three U-Tube manometers are installed at three of the five suction points (See D.6 Photographs). The West U-Tube is installed in the 2536 basement, the Central U-Tube is installed in the 2534 basement, and the East U-Tube is installed in the 2532 basement.

Annual Inspections

The cap overlying the contaminated soil is depicted on Figure D.1. It will be inspected once a year for deterioration, cracks, and other potential problems that may allow direct contact or infiltration through the underlying contaminated material. The inspections will be performed by the property owner to evaluate any damage due to settling, wear from traffic, increasing age, or other factors. Any area where soils have become or are likely to become exposed will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit A, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log shall be kept on-site and presented to the Wisconsin Department of Natural Resources ("WDNR") upon request, unless otherwise directed in the case closure letter.

Inspection of the SSDS is required to verify that the fans are operating. Post installation testing documented subslab communication, as shown by the measured pressure differentials on Figure D.1. Each of the three U-Tube manometer gauges must be visually inspected on a monthly basis to verify operation. The liquid levels in each U-Tube limb should not be equal if the fan is operating. Record the height of the elevated limb on the U-Tube to the nearest 0.1 inches of water column on Exhibit B, the Subslab Depressurization System Inspection Log. It is recommended that the log be kept on a clipboard mounted on a pipe near each U-Tube.

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 to the cap may include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the potential for 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 cap area of 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 cap overlying the contaminated soil is removed or replaced, the replacement barrier must be at least as 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.

SSDS repairs may include resurfacing or filling in any cracks or holes in the basement floor, replacing any cracked or broken PVC piping, and/or replacing a fan.

The property owner, in order to maintain the integrity of the cap and SSDS, 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 DNR Prior to Actions Affecting a Cap or SSDS

The following activities are prohibited on any portion of the property where a cap or SSDS is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier or SSDS; 2) replacement with another barrier or SSDS; 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

Current as of May 2015

Site Owner: Hang Dog LLC
2999 N. Humboldt Avenue
Milwaukee, WI 53212
(414) 385-9200

Consultant: Fehr Graham
1237 Pilgrim Road
Plymouth, WI 53073
(920) 892-2444
Attn: Mr. Kendrick Ebbott

WDNR: Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53711
(608) 275-3303
Attn: Michael Schmoller, WDNR

Attachments: Exhibit A: Barrier Inspection and Maintenance Log
Exhibit B: Subslab Depressurization System Inspection Log
Figure D.1: Location Map
Table A.1: Groundwater Analytical Results
Table A.2: Soil Chemistry Analytical Results
Photographs of Cap and SSDS

JIMS MONROE ST CLEANERS FORMER, MADISON, WI
WDNR BRRTS #: 02-13-561937

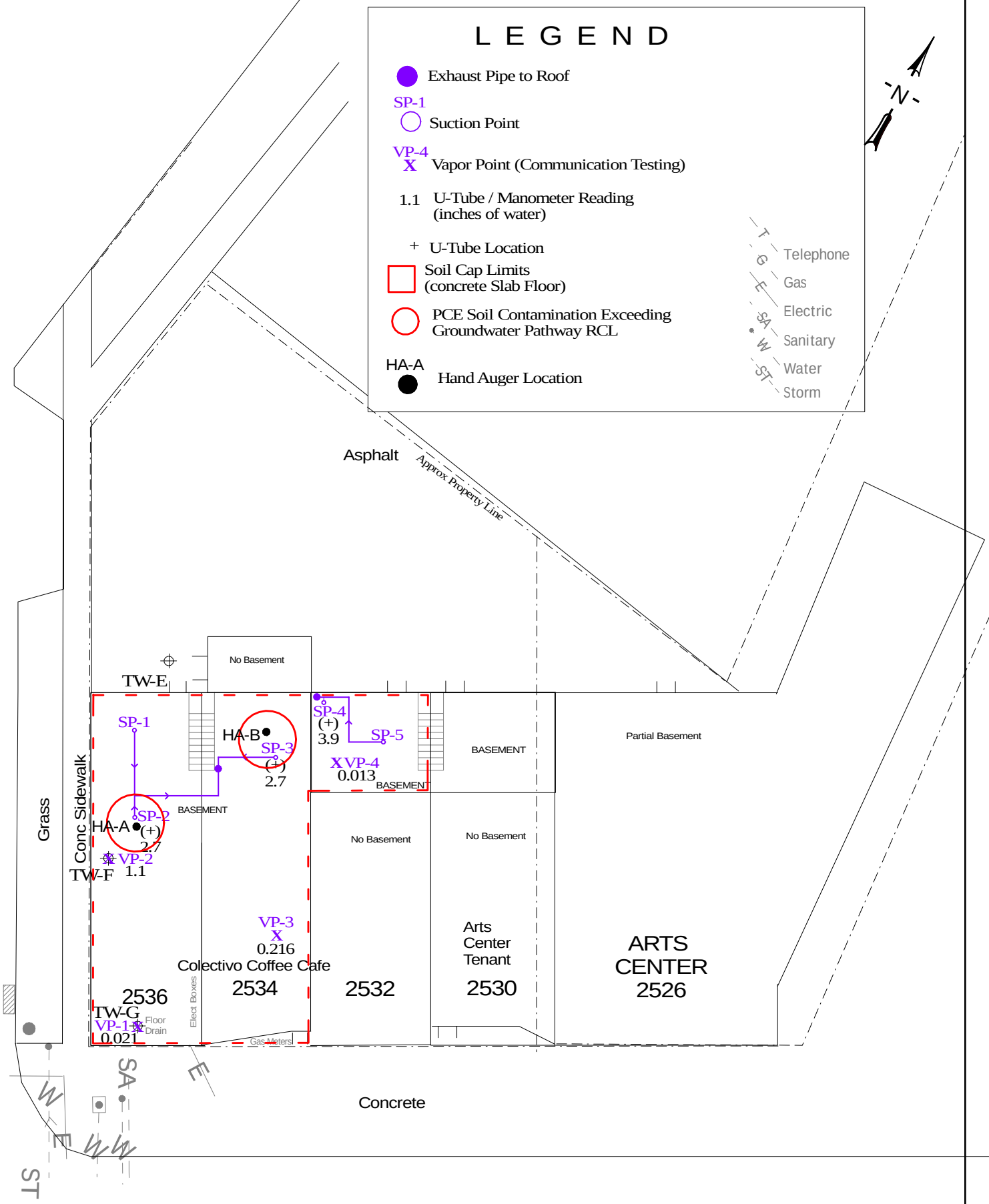
PHOTOGRAPHS OF VAPOR MITIGATION SYSTEMS & SOIL CAP

Vapor Mitigation System and Soil Cap in basement at the 2536 address. Two floor penetrations are installed at this address (West U-Tube location). Looking southeast, photo taken 2/5/15.

Vapor Mitigation System and Soil Cap in basement at the 2534 address. One floor penetration is installed at this address (Central U-Tube location). Looking north, photo taken 2/5/15.
Note: The U-Tube should look as pictured in photo, with one side of the fluid higher than the other if fan is functioning properly. If fluid levels are equal, fan is not operating.

Vapor Mitigation System and Soil Cap in basement at the 2532 address. Two floor penetrations are installed at this address (East U-Tube location). Looking west, photo taken 2/5/15.

One of two high vacuum fans (RadonAway GP501) located on building roof (2536 Monroe St.). This fan exhausts subslab vapors from the 2534 and 2536 address. The other fan exhausts vapors from the 2532 address. Looking southeast, photo taken 2/5/15.



Title: Location Map

Site: Jims Monroe St Cleaners Former
2530-2536 Monroe St.
Madison, WI 53711

Job # 14-1349
BRRTS# 02-13-561937

Description:

Appvd:

Rev: Date:

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

Date: 4/15/14

File: F: Base Map-Site Phalen-14.1349.skf

Drawn: MKH

Appvd:

Figure: D.1

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.

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

BRRTS No. _____ 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:

Subslab Depressurization System Inspection Log

Site Name JIMS MONROE ST CLEANERS FORMER
Address 2530-2536 Monroe Street
Madison, WI
BRRTS# 02-13-561937

Contacts: Ken Ebbott or Mark Gibeault - Fehr Graham
920-892-2444 (Environmental Consulant)

Date / Time	Building Unit #	Sample ID (Fan #/ Vapor Probe #)	Measured Media (ambient air / In Pipe / subfloor/ other)	Reading (inches H2O / PID in ppm or ppb)	Meters Used	Comments

A.1
Groundwater Analytical Table - VOC

Jims Monroe St Cleaners Former
2530-2536 Monroe St., Madison, WI 53711
BRRTS# 02-13-561937

Sample ID		NR 140.10 Preventive Action Limit	NR 140.10 Enforcement Standard	TW-E
Date				5/23/14
Groundwater Elevation				NA
Benzene	(ug/L)	*0.5*	**5**	<0.50
Ethylbenzene	(ug/L)	*140*	**700**	<0.50
Toluene	(ug/L)	*160*	**800**	<0.50
Xylenes (TOTAL)	(ug/L)	*400*	**2,000**	<1.5
m&p-Xylene	(ug/L)	NS	NS	<1.0
o-Xylene	(ug/L)	NS	NS	<0.50
Naphthalene	(ug/L)	*10*	**100**	<2.5
MTBE	(ug/L)	*12*	**60**	<0.17
1,2,4-Trimethylbenzene	(ug/L)	NS	NS	<0.50
1,3,5-Trimethylbenzene	(ug/L)	NS	NS	<0.50
Trimethylbenzene Total (1,2,4- & 1,3,5-)	(ug/L)	*96*	**480**	<1.0
Tetrachloroethene (PCE)	(ug/L)	*0.5*	**5**	<0.50
Trichloroethene (TCE)	(ug/L)	*0.5*	**5**	<0.33
cis-1,2-Dichloroethene	(ug/L)	*7*	**70**	<0.26
trans-1,2-Dichloroethene	(ug/L)	*20*	**100**	<0.24
Vinyl Chloride	(ug/L)	*0.02*	**0.2**	<0.18
Methylene Chloride	(ug/L)	*0.5*	**5**	<0.23
Bromobenzene	(ug/L)	NS	NS	<0.23
Bromochloromethane	(ug/L)	NS	NS	<0.34
Bromodichloromethane	(ug/L)	*0.06*	**0.6**	<0.50
Bromoform	(ug/L)	*0.44*	**4.4**	<0.50
Bromomethane	(ug/L)	*1*	**10**	<2.4
n-Butylbenzene	(ug/L)	NS	NS	<0.50
sec-Butylbenzene	(ug/L)	NS	NS	<2.2
tert-Butylbenzene	(ug/L)	NS	NS	<0.18
Carbon Tetrachloride	(ug/L)	*0.5*	**5**	<0.50
Chlorobenzene	(ug/L)	NS	NS	<0.50
Chloroethane	(ug/L)	*80*	**400**	<0.37
Chloroform	(ug/L)	*0.6*	**6**	<2.5
Chloromethane	(ug/L)	*3*	**30**	<0.50
2-Chlorotoluene	(ug/L)	NS	NS	<0.50
4-Chlorotoluene	(ug/L)	NS	NS	<0.21
1,2-Dibromo-3-chloropropane	(ug/L)	*0.02*	**0.2**	<2.2
Dibromochloromethane	(ug/L)	*6*	**60**	<0.32
1,2-Dibromoethane (EDB)	(ug/L)	*0.005*	**0.05**	<0.16
Dibromomethane	(ug/L)	NS	NS	<0.43
1,2-Dichlorobenzene	(ug/L)	*60*	**600**	<0.50
1,3-Dichlorobenzene	(ug/L)	*120*	**600**	<0.50
1,4-Dichlorobenzene	(ug/L)	*15*	**75**	<0.50
Dichlorodifluoromethane	(ug/L)	*200*	**1,000**	<0.16
1,1-Dichloroethane	(ug/L)	*85*	**850**	<0.18
1,2-Dichloroethane	(ug/L)	*0.5*	**5**	<0.17
1,1-Dichloroethene	(ug/L)	*0.7*	**7**	<0.41
1,2-Dichloropropane	(ug/L)	*0.5*	**5**	<0.23
1,3-Dichloropropane	(ug/L)	NS	NS	<0.50
2,2-Dichloropropane	(ug/L)	NS	NS	<0.48
1,1-Dichloropropene	(ug/L)	NS	NS	<0.44
cis-1,3-Dichloropropene	(ug/L)	*0.04*	**0.4**	<0.50
trans-1,3Dichloropropene	(ug/L)	*0.04*	**0.4**	<0.23
Diisopropyl ether	(ug/L)	NS	NS	<0.50
Hexachloro-1,3-butadiene	(ug/L)	NS	NS	<2.1
Isopropylbenzene	(ug/L)	NS	NS	<0.12
p-Isopropyltoluene	(ug/L)	NS	NS	<0.50
n-Propylbenzene	(ug/L)	NS	NS	<0.50
Styrene	(ug/L)	*10*	**100**	<0.50
1,1,1,2-Tetrachloroethane	(ug/L)	*7*	**70**	<0.18
1,1,2,2-Tetrachloroethane	(ug/L)	*0.02*	**0.2**	<0.25
1,2,3-Trichlorobenzene	(ug/L)	NS	NS	<2.1
1,2,4-Trichlorobenzene	(ug/L)	*14*	**70**	<2.2
1,1,1-Trichlorethane	(ug/L)	*40*	**200**	<0.50
1,1,2-Trichlorethane	(ug/L)	*0.5*	**5**	<0.16
Trichlorofluoromethane	(ug/L)	NS	NS	<0.17
1,2,3-Trichloropropane	(ug/L)	*12*	**60**	<0.50

Notes:
Total Xylenes reported as total of m-, o-, p-xylenes
NS = No standard established
-- (NA) = Not analyzed for parameter

ITALICS indicates exceedance of NR 140.10 Preventive Action Limit
BOLD indicates exceedance of NR 140.10 Enforcement Standard

TABLE A.2
Pre-Remedial Soil Analytical Table - VOC

Jims Monroe St Cleaners Former
2530-2536 Monroe St., Madison, WI 53711
BRRTS# 02-13-561937

Sample ID		Groundwater Pathway RCL	Non-Industrial Direct-Contact RCL	HA-A		HA-B		TW-E		TW-F	TW-G	MeOH Blank
Date				4/2/14	4/2/14	4/2/14	4/2/14	5/23/14	5/23/14	5/23/14	5/23/14	4/2/14
Depth				0.2 - 0.5'	2.8 - 3.2'	0.1-0.4'	0.4-0.8'	2-3'	8-9'	1-1.5'	0.5-1'	
Description				Sand Fill	Silty Sd /Grvl	Sand Fill	Silty clay	Clayey Silt	Gravelly Sand	Silty Sand	Gravelly Sand	Lab Methanol
DEPTH to Seasonal Low Water Table (ft BGS)				6	6	6	6	12'	12'	6	6	
Saturated (S) or Unsaturated (U)				U	U	U	U	U	U	U	U	
PID Reading				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
Notes				(1)	(1)	(1)	(1)			(1)	(1)	
Benzene	(ug/kg)	*5.1*	**1,490**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Ethylbenzene	(ug/kg)	*1570*	**7,470**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Toluene	(ug/kg)	*1107.2*	**818,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Xylenes (TOTAL)	(ug/kg)	*3940*	**258,000**	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0	<75.0
m&p-Xylene	(ug/kg)	NS	**778,000**	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0
o-Xylene	(ug/kg)	NS	**434,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Naphthalene	(ug/kg)	*658.2*	**5,150**	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0
MTBE	(ug/kg)	*27*	**59,400**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,4-Trimethylbenzene	(ug/kg)	*408*	**89,800**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3,5-Trimethylbenzene	(ug/kg)	NS	**182,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Trimethylbenzene Total (1,2,4- & 1,3,5-)	(ug/kg)	*1382.1*	NS	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0
Tetrachloroethene (PCE)	(ug/kg)	*4.5*	**30,700**	*205*	<25.0	*232*	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Trichloroethene (TCE)	(ug/kg)	*3.6*	**1,260**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
cis-1,2-Dichloroethene	(ug/kg)	*41.2*	**156,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
trans-1,2-Dichloroethene	(ug/kg)	*58.8*	**1,560,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Vinyl Chloride	(ug/kg)	*0.1*	**67**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Methylene Chloride	(ug/kg)	*2.6*	**60,700**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromobenzene	(ug/kg)	NS	**354,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromochloromethane	(ug/kg)	NS	**232,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromodichloromethane	(ug/kg)	*0.3*	**390**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromoform	(ug/kg)	*2.3*	**61,500**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromomethane	(ug/kg)	*5.1*	**10,300**	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9
n-Butylbenzene	(ug/kg)	NS	**108,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
sec-Butylbenzene	(ug/kg)	NS	**145,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
tert-Butylbenzene	(ug/kg)	NS	**183,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Carbon Tetrachloride	(ug/kg)	*3.9*	**854**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Chlorobenzene	(ug/kg)	NS	**392,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Chloroethane	(ug/kg)	*226.6*	NS	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0
Chloroform	(ug/kg)	*3.3*	**423**	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4
Chloromethane	(ug/kg)	15.5	**171,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
2-Chlorotoluene	(ug/kg)	NS	**907,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
4-Chlorotoluene	(ug/kg)	NS	**253,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dibromo-3-chloropropane	(ug/kg)	*0.2*	**8**	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2
Dibromochloromethane	(ug/kg)	*32*	**933**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dibromoethane (EDB)	(ug/kg)	*0.0282*	**47**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Dibromomethane	(ug/kg)	NS	**35,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dichlorobenzene	(ug/kg)	*1168*	**376,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3-Dichlorobenzene	(ug/kg)	*1152.8*	**297,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,4-Dichlorobenzene	(ug/kg)	*144*	**3,480**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Dichlorodifluoromethane	(ug/kg)	*3086.3*	**135,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloroethane	(ug/kg)	*482.8*	**4,720**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dichloroethane	(ug/kg)	*2.8*	**608**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloroethene	(ug/kg)	*5*	**4,720**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dichloropropane	(ug/kg)	*3.3*	**1,330**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3-Dichloropropane	(ug/kg)	NS	**1,490,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
2,2-Dichloropropane	(ug/kg)	NS	**527,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloropropene	(ug/kg)	NS	**NS**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
cis-1,3-Dichloropropene	(ug/kg)	*0.3*	**1,220,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
trans-1,3-Dichloropropene	(ug/kg)	*0.3*	**1,570,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Diisopropyl ether	(ug/kg)	NS	**2,260,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Hexachloro-1,3-butadiene	(ug/kg)	NS	**6,220**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Isopropylbenzene	(ug/kg)	NS	**268,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
p-Isopropyltoluene	(ug/kg)	NS	**162,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
n-Propylbenzene	(ug/kg)	NS	**264,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Styrene	(ug/kg)	*220*	**867,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,1,2-Tetrachloroethane	(ug/kg)	*53.4*	**2,590**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,2,2-Tetrachloroethane	(ug/kg)	*0.2*	**753**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,3-Trichlorobenzene	(ug/kg)	NS	**48,900**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,4-Trichlorobenzene	(ug/kg)	*408*	**22,000**	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6
1,1,1-Trichlorethane	(ug/kg)	*140.2*	**640,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,2-Trichlorethane	(ug/kg)	*3.2*	**1,480**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Trichlorofluoromethane	(ug/kg)	NS	**1,120,000**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,3-Trichloropropane	(ug/kg)	*51.9*	**5**	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
No. of Individual Exceedances (DC)				0	0	0	0	0	0	0	0	
Cumulative Hazard Index (DC)				0.0018	0.	0.002	0.	0.	0.	0.	0.	
Cumulative Cancer Risk (DC)				6.7E-09	0.0E+00	7.6E-09	0.0E+00	0.0E+00	0.0E+00	0.0E+00	0.0E+00	

Exceedance Highlights:

BOLD Red font indicates DC RCL exceedance per DNR RCL calculator 7/14/14, and BTV exceedance for metals. **B1** : Cumulative exceedance (HI > 1), eventhough no individual DC RCL was exceeded.

Italic font indicates GW RCL Exceedance per DNR RCL calculator 7/14/14. Groundwater quality (> NR 140 ES) may be affected when GW RCLs are exceeded.

Notes:

Xylenes reported as total of m-, o-, p-xylenes
NS = No standard established
-- = Not analyzed for parameter
NR = Not Reported
(1) : Soil Boring In Approx. 7' Deep Basement, Depths below basement floor

Attachment E

Monitoring Well Information

Attachment E: Monitoring Well Information

Documentation of temporary well development and abandonment forms.

State of Wis., Dept. of Natural Resources
dnr.wi.gov

Well / Drillhole / Borehole Filling & Sealing

Form 3300-005 (R 4/08)

Notice: Completion of this report is required by chs. 160, 281, 283, 289, 291-293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291-293, 295, and 299, Wis. Stats., failure to file this form may result in a forfeiture of between $10-25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. Return form to the appropriate DNR office and bureau. See instructions on reverse for more information.

☐ **Verification Only of Fill and Seal**

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

1. Well Location Information

County	WI Unique Well # of Removed Well	~~Hicap#~~ Well Name
Dane	_ _ _ _ _ _	TW-E

Latitude / Longitude (Degrees and Minutes) — Method Code (see instructions)

__ __ ° __ __ . __ __ __ 'N
__ __ ° __ __ . __ __ __ 'W

¼ ¼	¼	Section	Township	Range
NE	NE	28	7 N	9 ☒ E ☐ W

or Gov't Lot #

Well Street Address: 2536 Monroe Street

Well City, Village or Town: Madison — Well ZIP Code: 53711

Subdivision Name — Lot #

Reason For Removal From Service: Site Closure — WI Unique Well # of Replacement Well: _ _ _ _ _ _

2. Facility / Owner Information

Facility Name: Jims Monroe St Cleaners Former

Facility ID (FID or PWS)

License/Permit/Monitoring #: BRRTS #02-13-561937

Original Well Owner: Hang Dog LLC

Present Well Owner: Same

Mailing Address of Present Owner: 2999 N. Humboldt Ave.

City of Present Owner: Milwaukee — State: WI — ZIP Code: 53212

3. Well / Drillhole / Borehole Information

☒ Monitoring Well ☐ Water Well ☐ Borehole / Drillhole

Original Construction Date (mm/dd/yyyy): 05/23/2014

If a Well Construction Report is available, please attach.

Construction Type:
☐ Drilled ☐ Driven (Sandpoint) ☐ Dug ☒ Other (specify): Geoprobe

Formation Type:
☒ Unconsolidated Formation ☐ Bedrock

Total Well Depth From Ground Surface (ft.)	Casing Diameter (in.)
14.9'	1"
Lower Drillhole Diameter (in.)	**Casing Depth (ft.)**
2"	14.9

Was well annular space grouted? ☒ Yes ☐ No ☐ Unknown

If yes, to what depth (feet)? — Depth to Water (feet): 11.74'

4. Pump, Liner, Screen, Casing & Sealing Material

Pump and piping removed?	☐ Yes	☐ No	☒ N/A
Liner(s) removed?	☐ Yes	☐ No	☒ N/A
Screen removed?	☒ Yes	☐ No	☐ N/A
Casing left in place?	☐ Yes	☒ No	☐ N/A
Was casing cut off below surface?	☐ Yes	☒ No	☐ N/A
Did sealing material rise to surface?	☒ Yes	☐ No	☐ N/A
Did material settle after 24 hours?	☐ Yes	☒ No	☐ N/A
If yes, was hole retopped?	☐ Yes	☐ No	☒ N/A
If bentonite chips were used, were they hydrated with water from a known safe source?	☒ Yes	☐ No	☐ N/A

Required Method of Placing Sealing Material
☐ Conductor Pipe-Gravity ☐ Conductor Pipe-Pumped
☒ Screened & Poured (Bentonite Chips) ☐ Other (Explain): _____

Sealing Materials
☐ Neat Cement Grout ☐ Clay-Sand Slurry (11 lb./gal. wt.)
☐ Sand-Cement (Concrete) Grout ☐ Bentonite-Sand Slurry " "
☐ Concrete ☐ Bentonite Chips

For Monitoring Wells and Monitoring Well Boreholes Only:
☒ Bentonite Chips ☐ Bentonite - Cement Grout
☐ Granular Bentonite ☐ Bentonite - Sand Slurry

5. Material Used To Fill Well / Drillhole

From (ft.)	To (ft.)	No. Yards, Sacks Sealant or Volume (circle one)	Mix Ratio or Mud Weight
Surface	11.74	0.4 bags	

3/8" Bentonite Chips

6. Comments

7. Supervision of Work

Name of Person or Firm Doing Filling & Sealing	License #	Date of Filling & Sealing (mm/dd/yyyy)
Fehr Graham		09/24/2014

Street or Route: 1237 Pilgrim Road — Telephone Number: (920) 892-2444

City: Plymouth — State: WI — ZIP Code: 53073

Signature of Person Doing Work: Mal R. Graham — Date Signed: 3/11/15

DNR Use Only

Date Received	Noted By

Comments

State of Wis., Dept. of Natural Resources
dnr.wi.gov

Well / Drillhole / Borehole Filling & Sealing

Form 3300-005 (R 4/08)

Notice: Completion of this report is required by chs. 160, 281, 283, 289, 291-293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291-293, 295, and 299, Wis. Stats., failure to file this form may result in a forfeiture of between $10-25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. Return form to the appropriate DNR office and bureau. See instructions on reverse for more information.

☐ **Verification Only of Fill and Seal**

Route to: ☐ Drinking Water ☐ Waste Management ☐ Watershed/Wastewater ☐ Other: ____ ☒ Remediation/Redevelopment

1. Well Location Information

County	WI Unique Well # of Removed Well	~~Hicap#~~ Well Name
Dane	______	TW-F

Latitude / Longitude (Degrees and Minutes): __ ° __ . ___ 'N; __ ° __ . ___ 'W

Method Code (see instructions): ________

¼/¼	¼	Section	Township	Range
NE	NE	28	7 N	9 ☒ E ☐ W

or Gov't Lot #

Well Street Address: 2536 Monroe Street

Well City, Village or Town: Madison — Well ZIP Code: 53711

Subdivision Name: — Lot #:

Reason For Removal From Service: Site Closure — WI Unique Well # of Replacement Well: ______

2. Facility / Owner Information

Facility Name: Jims Monroe St Cleaners Former

Facility ID (FID or PWS):

License/Permit/Monitoring #: BRRTS #02-13-561937

Original Well Owner: Hang Dog LLC

Present Well Owner: same

Mailing Address of Present Owner: 2999 N. Humboldt Ave.

City of Present Owner: Milwaukee — State: WI — ZIP Code: 53212

3. Well / Drillhole / Borehole Information

☒ Monitoring Well ☐ Water Well ☐ Borehole / Drillhole

Original Construction Date (mm/dd/yyyy): 05/23/2014

If a Well Construction Report is available, please attach.

Construction Type: ☐ Drilled ☐ Driven (Sandpoint) ☐ Dug ☒ Other (specify): Geoprobe

Formation Type: ☒ Unconsolidated Formation ☐ Bedrock

Total Well Depth From ~~Ground~~ Basement Surface (ft.)	Casing Diameter (in.)
4.5'	1"
Lower Drillhole Diameter (in.)	**Casing Depth (ft.)**
2"	4.5'

Was well annular space grouted? ☒ Yes ☐ No ☐ Unknown

If yes, to what depth (feet)? — Depth to Water (feet): Dry

4. Pump, Liner, Screen, Casing & Sealing Material

	Yes	No	N/A
Pump and piping removed?	☐	☐	☒
Liner(s) removed?	☐	☐	☒
Screen removed?	☒	☐	☐
Casing left in place?	☐	☒	☐
Was casing cut off below surface?	☐	☒	☐
Did sealing material rise to surface?	☒	☐	☐
Did material settle after 24 hours?	☐	☒	☐
If yes, was hole retopped?	☐	☐	☒
If bentonite chips were used, were they hydrated with water from a known safe source?	☒	☐	☐

Required Method of Placing Sealing Material: ☐ Conductor Pipe-Gravity ☐ Conductor Pipe-Pumped ☒ Screened & Poured (Bentonite Chips) ☐ Other (Explain): ____

Sealing Materials: ☐ Neat Cement Grout ☐ Sand-Cement (Concrete) Grout ☐ Concrete ☐ Clay-Sand Slurry (11 lb./gal. wt.) ☐ Bentonite-Sand Slurry " " ☐ Bentonite Chips

For Monitoring Wells and Monitoring Well Boreholes Only: ☒ Bentonite Chips ☐ Granular Bentonite ☐ Bentonite - Cement Grout ☐ Bentonite - Sand Slurry

5. Material Used To Fill Well / Drillhole

Material	From (ft.)	To (ft.)	No. Yards, Sacks Sealant or Volume (circle one)	Mix Ratio or Mud Weight
3/8" Bentonite Chips	Surface	4.5	0.2 bags	

6. Comments

7. Supervision of Work

Name of Person or Firm Doing Filling & Sealing	License #	Date of Filling & Sealing (mm/dd/yyyy)
Fehr Graham		02/05/2015

Street or Route: 1237 Pilgrim Road — Telephone Number: (920) 892-2444

City: Plymouth — State: WI — ZIP Code: 53073 — Signature of Person Doing Work: [signature] — Date Signed: 3/11/15

DNR Use Only

Date Received: — Noted By: — Comments:

State of Wis., Dept. of Natural Resources
dnr.wi.gov

Well / Drillhole / Borehole Filling & Sealing

Form 3300-005 (R 4/08)

Notice: Completion of this report is required by chs. 160, 281, 283, 289, 291-293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291-293, 295, and 299, Wis. Stats., failure to file this form may result in a forfeiture of between $10-25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. Return form to the appropriate DNR office and bureau. See instructions on reverse for more information.

☐ **Verification Only of Fill and Seal**

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

1. Well Location Information

County	WI Unique Well # of Removed Well	~~Hicap #~~ Well Name
Dane	_ _ _ _ _ _	TW-G

Latitude / Longitude (Degrees and Minutes) — Method Code (see instructions)

__ __ ° __ __ . __ __ __ 'N
__ __ ° __ __ . __ __ __ 'W

¼ ¼	¼	Section	Township	Range
NE	NE	28	7 N	9 ☒ E ☐ W

or Gov't Lot #

Well Street Address: 2536 Monroe Street

Well City, Village or Town: Madison — Well ZIP Code: 53711

Subdivision Name — Lot #

Reason For Removal From Service: Site Closure — WI Unique Well # of Replacement Well: _ _ _ _ _ _

2. Facility / Owner Information

Facility Name: Jims Monroe St Cleaners Former

Facility ID (FID or PWS)

License/Permit/Monitoring #: BRRTS #02-13-561937

Original Well Owner: Hang Dog LLC

Present Well Owner: Same

Mailing Address of Present Owner: 2999 N. Humboldt Ave.

City of Present Owner: Milwaukee — State: WI — ZIP Code: 53212

3. Well / Drillhole / Borehole Information

☒ Monitoring Well ☐ Water Well ☐ Borehole / Drillhole

Original Construction Date (mm/dd/yyyy): 05/23/2014

If a Well Construction Report is available, please attach.

Construction Type:
☐ Drilled ☐ Driven (Sandpoint) ☐ Dug ☒ Other (specify): Geoprobe

Formation Type:
☒ Unconsolidated Formation ☐ Bedrock

Total Well Depth From ~~Ground~~ Surface (ft.)	Casing Diameter (in.)
1.5' Basement	1"
Lower Drillhole Diameter (in.)	**Casing Depth (ft.)**
2"	1.5

Was well annular space grouted? ☒ Yes ☐ No ☐ Unknown

If yes, to what depth (feet)? — Depth to Water (feet): Dry

4. Pump, Liner, Screen, Casing & Sealing Material

Pump and piping removed?	☐ Yes	☐ No	☒ N/A
Liner(s) removed?	☐ Yes	☐ No	☒ N/A
Screen removed?	☒ Yes	☐ No	☐ N/A
Casing left in place?	☐ Yes	☒ No	☐ N/A
Was casing cut off below surface?	☐ Yes	☒ No	☐ N/A
Did sealing material rise to surface?	☒ Yes	☐ No	☐ N/A
Did material settle after 24 hours?	☐ Yes	☒ No	☐ N/A
If yes, was hole retopped?	☐ Yes	☐ No	☒ N/A
If bentonite chips were used, were they hydrated with water from a known safe source?	☒ Yes	☐ No	☐ N/A

Required Method of Placing Sealing Material
☐ Conductor Pipe-Gravity ☐ Conductor Pipe-Pumped
☒ Screened & Poured (Bentonite Chips) ☐ Other (Explain): _____

Sealing Materials
☐ Neat Cement Grout ☐ Clay-Sand Slurry (11 lb./gal. wt.)
☐ Sand-Cement (Concrete) Grout ☐ Bentonite-Sand Slurry " "
☐ Concrete ☐ Bentonite Chips

For Monitoring Wells and Monitoring Well Boreholes Only:
☒ Bentonite Chips ☐ Bentonite - Cement Grout
☐ Granular Bentonite ☐ Bentonite - Sand Slurry

5. Material Used To Fill Well / Drillhole

From (ft.)	To (ft.)	No. Yards, Sacks Sealant or Volume (circle one)	Mix Ratio or Mud Weight
Surface	1.5	0.1 bags	

3/8" Bentonite Chips

6. Comments

7. Supervision of Work

Name of Person or Firm Doing Filling & Sealing	License #	Date of Filling & Sealing (mm/dd/yyyy)
Fehr Graham		02/05/2015

Street or Route: 1237 Pilgrim Road — Telephone Number: (920) 892-2444

City: Plymouth — State: WI — ZIP Code: 53073

Signature of Person Doing Work: Mal R. Graham — Date Signed: 3/11/15

DNR Use Only

Date Received	Noted By

Comments

State of Wisconsin
Department of Natural Resources

MONITORING WELL DEVELOPMENT

Form 4400-113B Rev. 7-98

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

Facility/Project Name	County Name	Well Name
Jim's Monroe St. Cleaners, former	Dane	TW-E
Facility License, Permit or Monitoring Number	**County Code**	**Wis. Unique Well Number**	**DNR Well ID Number**
	__	_____	___

1. Can this well be purged dry? ☐ Yes ☒ No

2. Well development method

surged with bailer and bailed	☐ 41
surged with bailer and pumped	☐ 61
surged with block and bailed	☐ 42
surged with block and pumped	☐ 62
surged with block, bailed and pumped	☐ 70
compressed air	☐ 20
bailed only	☐ 10
pumped only	☒ 51
pumped slowly	☐ 50
Other _____	☐

3. Time spent developing well __60 min.

4. Depth of well (from top of well casisng) __14.9 ft.

5. Inside diameter of well __1.0 in.

6. Volume of water in filter pack and well casing __0.3 gal.

7. Volume of water removed from well __3.0 gal.

8. Volume of water added (if any) __0.0 gal.

9. Source of water added NA

10. Analysis performed on water added? (If yes, attach results) ☐ Yes ☒ No

	Before Development	After Development
11. Depth to Water (from top of well casing)	a. 11.74 ft.	11.85 ft.
Date	b. 05/23/2014 (m m d d y y y y)	05/23/2014
Time	c. 11:00 ☒ a.m. ☐ p.m.	12:00 ☐ a.m. ☒ p.m.
12. Sediment in well bottom	1.0 inches	0.0 inches
13. Water clarity	Clear ☐ 10 Turbid ☒ 15 (Describe) Slightly Turbid	Clear ☒ 20 Turbid ☐ 25 (Describe)

Fill in if drilling fluids were used and well is at solid waste facility:

14. Total suspended solids	____.__ mg/l	____.__ mg/l
15. COD	____.__ mg/l	____.__ mg/l

16. Well developed by: Name (first, last) and Firm
First Name: Mark Last Name: Gibeault
Firm: Fehr Graham

17. Additional comments on development:

Name and Address of Facility Contact /Owner/Responsible Party
First Name: _____ Last Name: _____
Facility/Firm: _____
Street: _____
City/State/Zip: _____

I hereby certify that the above information is true and correct to the best of my knowledge.
Signature: Mark R Gibeault
Print Name: Mark R. Gibeault
Firm: Fehr Graham

NOTE: See instructions for more information including a list of county codes and well type codes.

Attachment F

Notifications to Owners of Impacted Properties

Attachment F: Notifications to Owners of Impacted Properties

Not Applicable - Contamination does not extend beyond the source property boundary.

Attachment G

Source Legal Documents

Attachment G: Source Legal Documents

G.1 Deed

G.2 Recorded Plat Map

G.3 Verification of Zoning

G.4 Signed Statement

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5054267
02/18/2014 11:19 AM
Trans. Fee: 2235.00
Exempt #:
Rec. Fee: 30.00
Pages: 1

WARRANTY DEED

This Deed, made between **Franklin A. Rimmert**
Grantor
and **Hang Dog 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:

All of Lots One (1) and Two (2), Block One (1), Wingra, in the City of Madison, EXCEPT the following described parcel: Beginning on the Northwesterly line of Monroe Street at the Southeasterly corner of said Lot 1, Block 1, Wingra; thence North along the East or rear lines of said Lots 1 and 2 to the North line of Lot 2; thence West along said North line of Lot 2 for 54.7 feet; thence Southeasterly in a straight line to the place of beginning.

RETURN TO:
Hang Dog LLC
% Colectivo Coffee
2999 N. Humboldt
Milwaukee, WI 53212

Tax Parcel: **251/0709-281-0315-3**

This **is not** a homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; and **Franklin A. Rimmert** warrants 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, and rights of tenants, if any, in possession under unrecorded leases.

Dated **February 14, 2014**

Franklin A. Rimmert

NOTARY PUBLIC PATRICIA P. KATTE STATE OF WISCONSIN

ACKNOWLEDGEMENT
State of **Wisconsin**
SS:
Dane County
Personally came before me this **February 14, 2014** the above named **Franklin A. Rimmert** to me known to be the person who executed the foregoing instrument and acknowledge the same.

Patricia P. Katte
PATRICIA P. KATTE EXP. 09/08/2017
Notary Public **Dane** County, **Wisconsin**

THIS INSTRUMENT WAS DRAFTED BY
P. Katte/First American Title Co. as directed by
Franklin A. Rimmert

File No.: NCS-647755-MAD

295618.

PLAT

OF

Mingra

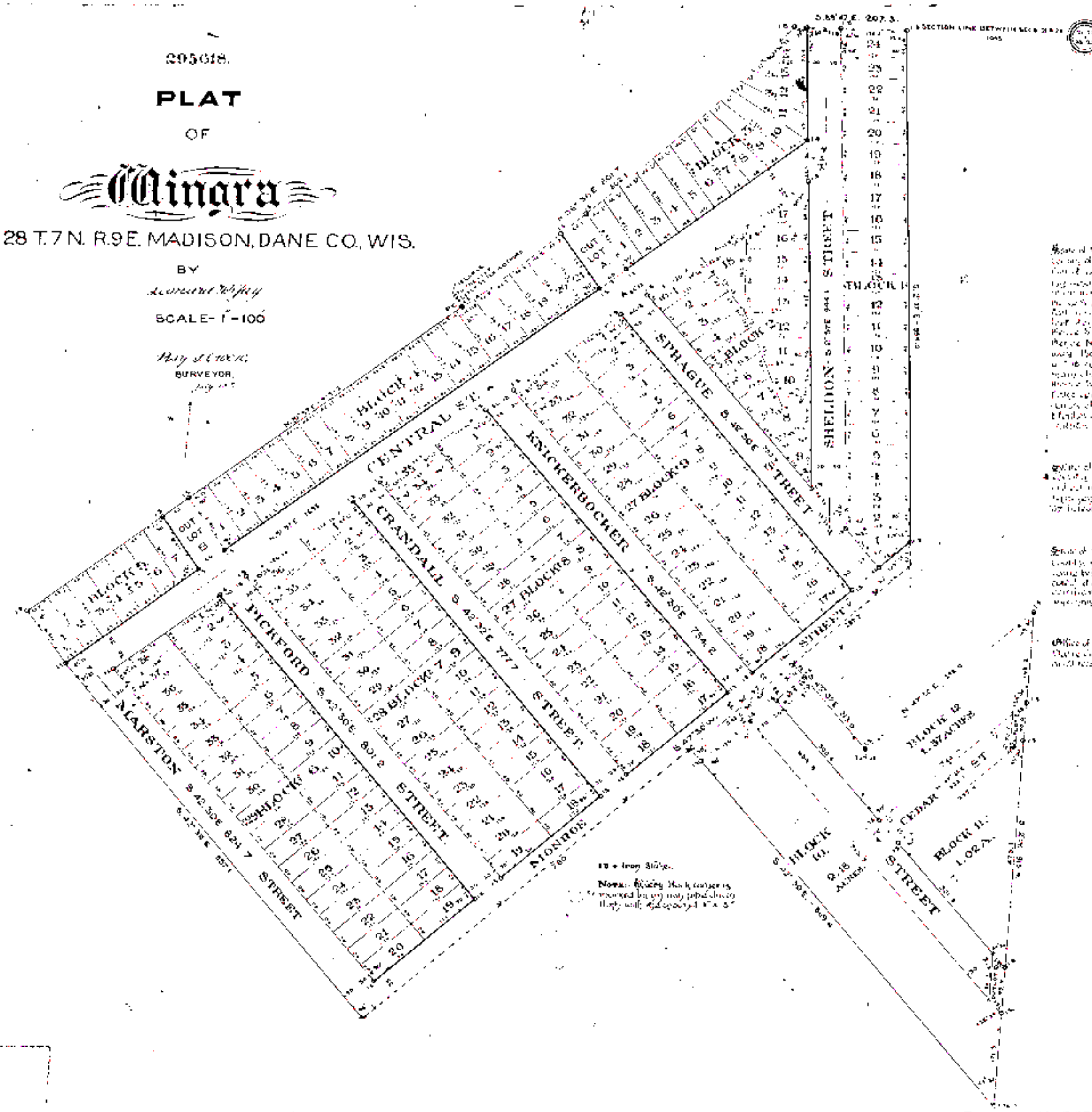
SEC. 28 T. 7 N. R. 9 E. MADISON, DANE CO., WIS.

BY

SCALE - 1" = 100'

SURVEYOR.

(38)



Office of Register of Deeds } ss. Received for record June 22 A.D. 1909 at 4:25 o'clock P.M. and recorded in Vol. 4 of Plats on page 58.

S. F. Borgers,
Register

City of Madison Zoning Districts

July 2011

N

0 1 2

Miles

City of Madison Zoning Districts

- R1 - Single-Family Residence District
- R1-R - Rustic Residence District
- R2 - Single-Family Residence District
- R2S - Single-Family Residence District
- R2T - Single-Family Residence District
- R2Y - Single-Family Residence District
- R2Z - Single-Family Residence District
- R3 - Single- and Two-Family Residence District
- R4 - General Residence District
- R4A - Limited General Residence District
- R4L - Limited General Residence District
- R5 - General Residence District
- R6 - General Residence District
- R6H - General Residence District
- OR - Office Residence District
- PCDGDP - Planned Community Development - General Development Plan
- PCDMHPGDP - Planned Community Mobile Home Park District - General Development Plan
- PUDGDP - Planned Unit Development - General Development Plan
- PUDSIP - Planned Unit Development - Specific Implementation Plan
- PCDMHPSIP - Planned Community Mobile Home Park District - Specific Implementation Plan
- PCDSIP - Planned Community Development - Specific Implementation Plan
- O-1 - Limited Office-Residence District
- O-2 - Business & Professional Office District
- O-3 - Administrative Office District
- O-4 - Administrative Office & Research & Development District
- C1 - Limited Commercial District
- C2 - General Commercial District
- C3 - Highway Commercial District
- C3L - Commercial Service and Distribution District
- C4 - Central Commercial District
- RPSM Research Park - Specialized Manufacturing District
- RDC - Research & Development Center District Specialized Research & Manufacturing District
- M1 - Limited Manufacturing District
- SM - Specific Manufacturing District
- M2 - General Manufacturing District
- A - Agriculture District
- C - Conservancy District
- W - Wetland Overlay District
- TBD - To Be Determined

Site Location

Maps & data are for illustration purposes only.
The City of Madison disclaims all warranties, expressed or implied, including but not limited to implied warranties of merchantability and fitness for a particular purpose. In no event shall the City of Madison, and/or its officers, officials, employees, and agents be liable for any loss of profit or any other commercial or personal damage, including but not limited to, special, incidental, consequential, or other damages.

City of Madison Planning Division

City of Madison Zoning Districts – July 2011

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STATEMENT

I believe the legal description provided below accurately describes the correct contaminated property.

Signature

Curtis Ward Fowler

Printed Name

Hang Dog, LLC, member

Company and Position

Legal Description:

All of Lots One (1) and Two (2), Block One (1), Wingra, in the City of Madison, EXCEPT the following described parcel: Beginning on the Northwesterly line of Monroe Street at the Southeasterly corner of said Lot 1, Block 1, Wingra; thence North along the East or rear lines of said Lots 1 and 2 to the North line of Lot 2; thence West along said North line of Lot 2 for 54.7 feet; thence Southeasterly in a straight line to the place of beginning.