

GIS Registry Disclaimer

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

GIS REGISTRY

Cover Sheet

May, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

** 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)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Soil Contamination > *RCL or **SSRCL
or Direct Contact > 4 ft (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between residential and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic
development corporation)*

Monitoring wells properly abandoned? (234)

Yes

No

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: PARCEL ID #:

ACTIVITY NAME: WTM COORDINATES: X: Y:

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

- Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.
- 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 parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: **Title:**
 - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, 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) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: **Title:**
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all 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) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: **Title:**

BRRTS #: 02-13-001186

ACTIVITY NAME: Meriter Park Hospital

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: **Title:**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: **Title:**

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: **Title:**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: **Title:**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: **Title:**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-13-001186

ACTIVITY NAME: Meriter Park Hospital

NOTIFICATIONS

Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.
Number of "Off-Source" Letters:
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
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.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
Number of "Governmental Unit/Right-Of-Way Owner" Letters:



George E. Meyer
Secretary

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Southern District Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711
TELEPHONE 608-275-3266
TELEFAX 608-275-3338

January 4, 1994

File Ref: 1186
(Spill Dane Co.)

ABT

Mr. Al Meyer
Meriter Park Hospital
202 South Park Street
Madison, WI 53715

SUBJECT: Closure at Meriter Park Hospital, 202 South Park Street,
Madison.

Dear Mr. Meyer:

On January 14, 1993, the Southern District Closure Committee reviewed all pertinent site information regarding the investigation activities conducted at the above named site. Although, some soil contamination remains around underground utilities, removal and/or treatment of that contamination does not appear to be feasible due to site restrictions.

Permanent documentation describing the remaining contamination and its relation to the future of this site was attached to the property deed on September 21, 1993. Therefore, the site is considered "closed" and the Department is not requiring further action with respect to the contamination still present at this site. If in the future, the Department receives information which demonstrates that the contamination is accessible or that additional work is necessary, the Department reserves the right to require further action.

If you have any questions regarding this determination, contact me at the number shown below.

Sincerely,

Michael S. Halsted
Waste Management Specialist
Telephone: (608) 275-3240

cc: Mr. Robert Trefz, Eder Associates, 8025 Excelsior Drive,
Madison, WI 53717-1900
Mr. Larry Libman, Axley Brynelson, P.O. Box 1767,
Madison, WI 53701-1767

2522240

DECLARATION OF RESTRICTIONS

This Declaration of Restrictions is made this 21 day of September, 1993, by Meriter Hospital, Inc. (the "Owner").

WHEREAS, the Owner is the owner of the following described parcel (the "Property") located in the City of Madison, Dane County, Wisconsin:

Lot 2, Block 2, Triangle Plat

V24694P 32

and

Greenbush addition to Madison, Block 8 and vacated alley and part of vacated Mound Street as follows, Beginning northwest corner Block 8, thence east 325 feet along north line said block, thence north 80.1 feet parallel to Park Street to north line of Mound Street 320.1 feet to east line of south Brooks Street, thence south along said east line 80 feet to point of beginning. Except beginning in the northeast corner lot 1, thence west 43.4 feet north line of Block, thence South 20 degrees 56 minutes east to a point 40 feet south of north line, thence east 21.0 feet on a line parallel to north line, thence south 5 degrees 33 minutes 52 seconds east 30.12 feet to a point in east line Block 8, thence north 65 feet along east line of Block 8 to a point of beginning.

WHEREAS, a small portion of the Property (the "Spill Site," defined below) experienced some level of soil contamination due to a spill of fuel oil in August of 1991; and

WHEREAS, contaminated soil at the Spill Site was removed and properly disposed of, however complete remediation of the Spill Site was not practical because of existing structural impediments consisting of underground utilities, and therefore contaminated soil may remain; and

WHEREAS, it is the Owner's desire and intention to impose on the Property restrictions which will make it unnecessary to conduct further soil remediation activities on the Property at the present time.

NOW, THEREFORE, the Owner hereby declares that the Property shall be held, conveyed, encumbered, leased, rented, used, occupied and improved subject to the following restrictions:

1. Pursuant to the requirements of Section 144.76, Wisconsin Statutes, any future subsurface work in the location described on Exhibit A, attached hereto and made part hereof (the "Spill Site"), which removes the underground utilities shown on Exhibit A, shall provide for investigation of the degree and extent of petroleum contamination. To the extent petroleum contamination is found at that time, the Wisconsin Department of Natural

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Resources ("WDNR") shall be promptly notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

2. This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the Property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the WDNR, its successor or assign. The WDNR, its successor or assign, may initiate proceedings at law or in equity against any person or persons violating or proposing to violate this covenant to prevent the proposed violation or to recover damages for such violation.

This Declaration of Restrictions is hereby executed as of the date first above written.

Meriter Hospital, Inc.

By: Robert Coats
Robert Coats, Chief Executive Officer -
operating officer

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 21 day of September, 1993, the above named Robert Coats, Chief ^{Operating} Executive Officer, to me known to be the person who executed the above instrument and acknowledged the same.

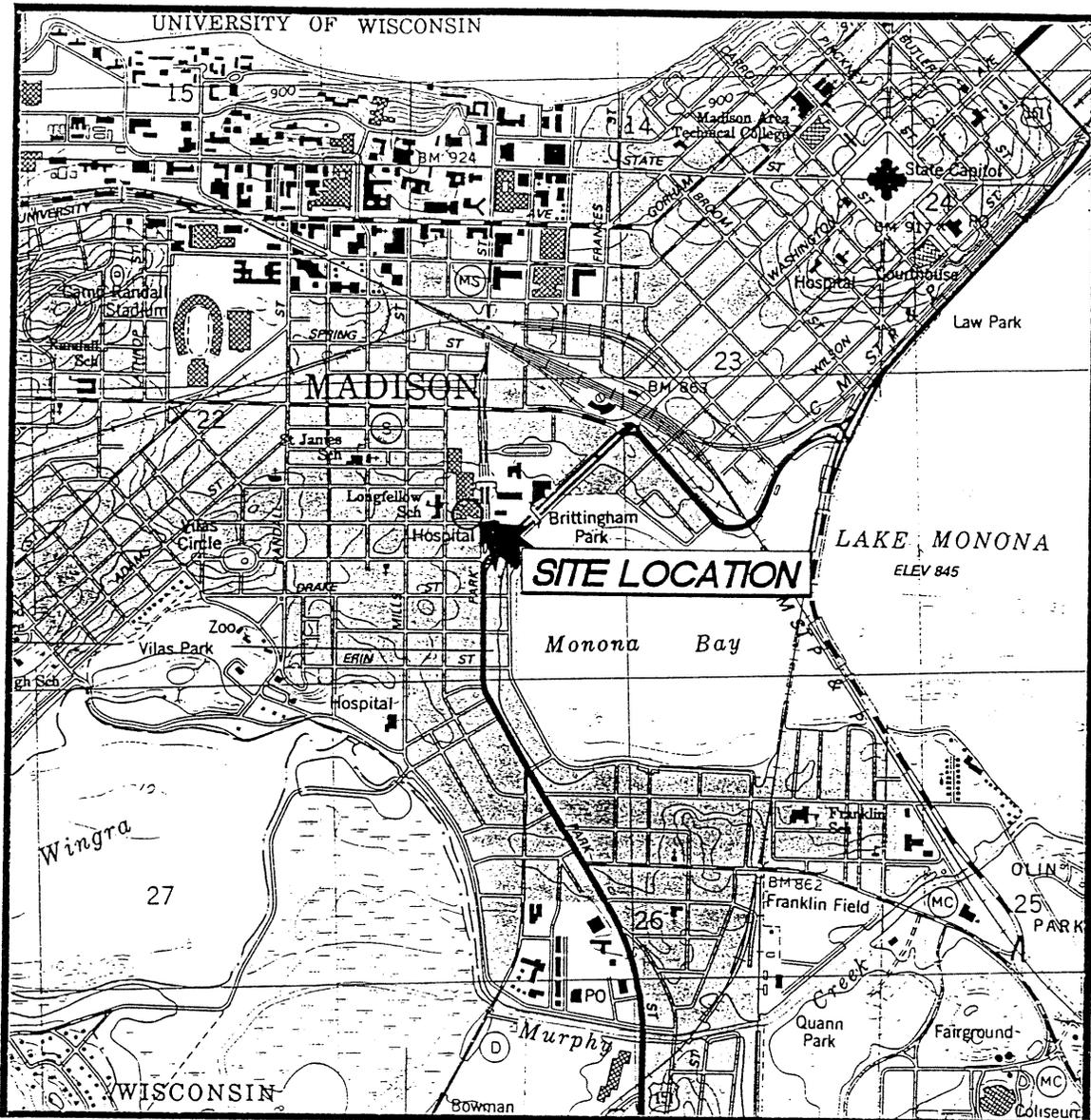
Peggy T. Ford
Name: PEGGY T. FORD
Notary Public, Dane County, Wisconsin
My commission expires: 10-31-93

THIS DOCUMENT WAS DRAFT BY
AND SHOULD BE RETURNED TO:

Axley Brynson
Attorney Larry K. Libman
Two East Mifflin Street, Suite 200
Post Office Box 1767
Madison, WI 53701-1767
(608) 257-5661

c:\774\REALESTATE\93060113.30

SEP 30 11 09 AM '93
RECORDED & INDEXED
JANE COURTY, WI
REGISTERED OFFICE
REC'D FOR 2/25/93



SCALE: 1 INCH = 2000 FEET

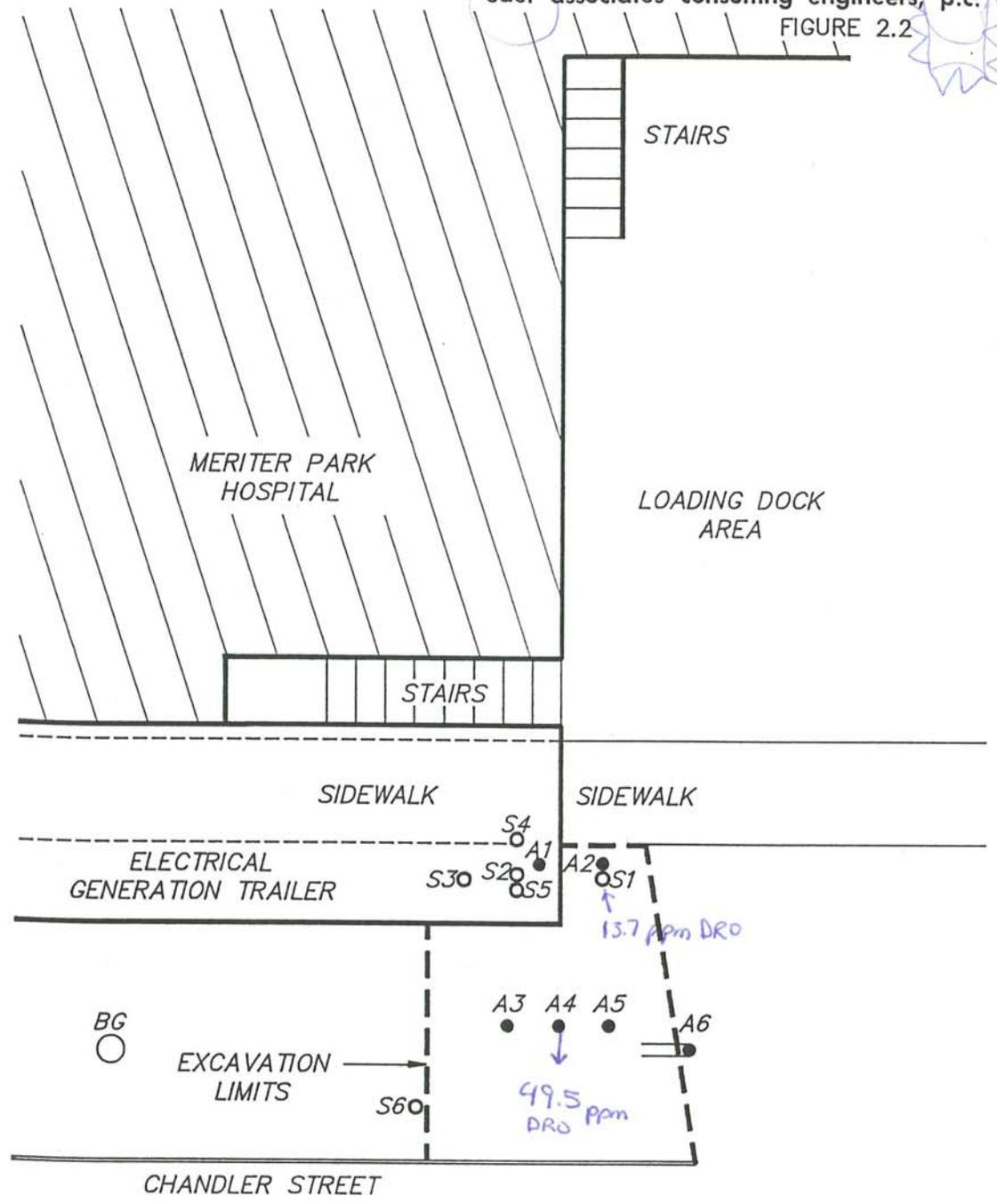
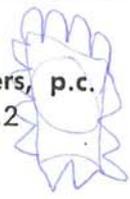
7.5 MIN TOPOGRAPHIC MAP
MADISON WEST, WISCONSIN
1983



SE 1/4, SW 1/4 Sec 23 T7N - R9E

LOCATION MAP
MERITER PARK HOSPITAL
MADISON, WISCONSIN

042292
SKW631-3



LEGEND

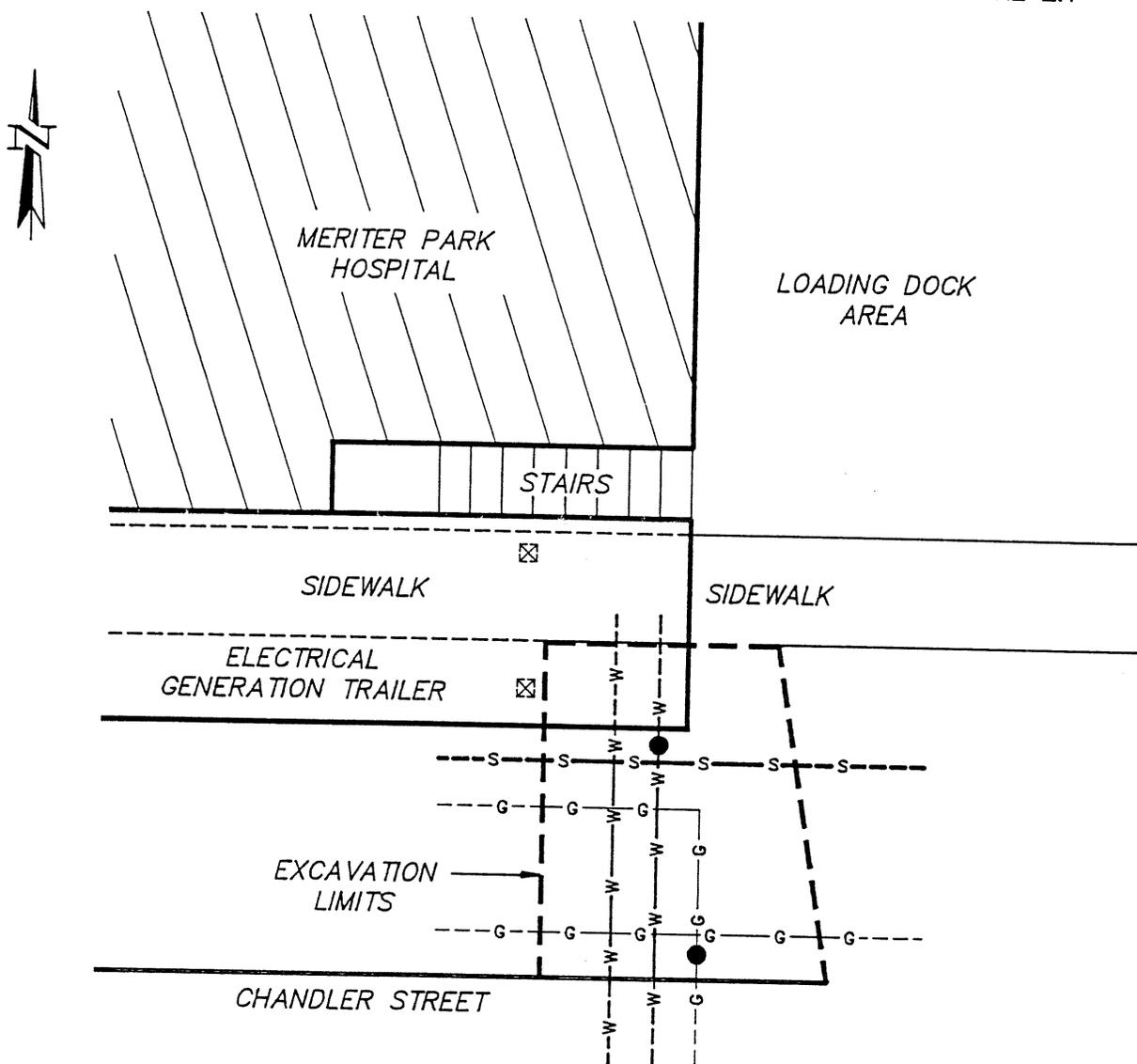
- S30 SAMPLE FROM EXCAVATION WALL OR FLOOR
- A4 ● HAND AUGERED SAMPLE
- BG ○ BACKGROUND SAMPLE
- A6 ≡ AUGER BORING 3ft. INTO EXCAVATION WALL



**EXCAVATION
 SAMPLE LOCATIONS**

MERITER PARK HOSPITAL
 MADISON, WISCONSIN

FIGURE 2.1



LEGEND

- W— WATER PIPE, ESTIMATED DEPTH 7ft.
- G— GAS LINE, ESTIMATED DEPTH 5ft. 6in.
- S— 3ft. DEEP, 1ft. DIAMETER SEWER PIPE
- VALVE BOX
- ⊠ TRAILER SUPPORT LEG

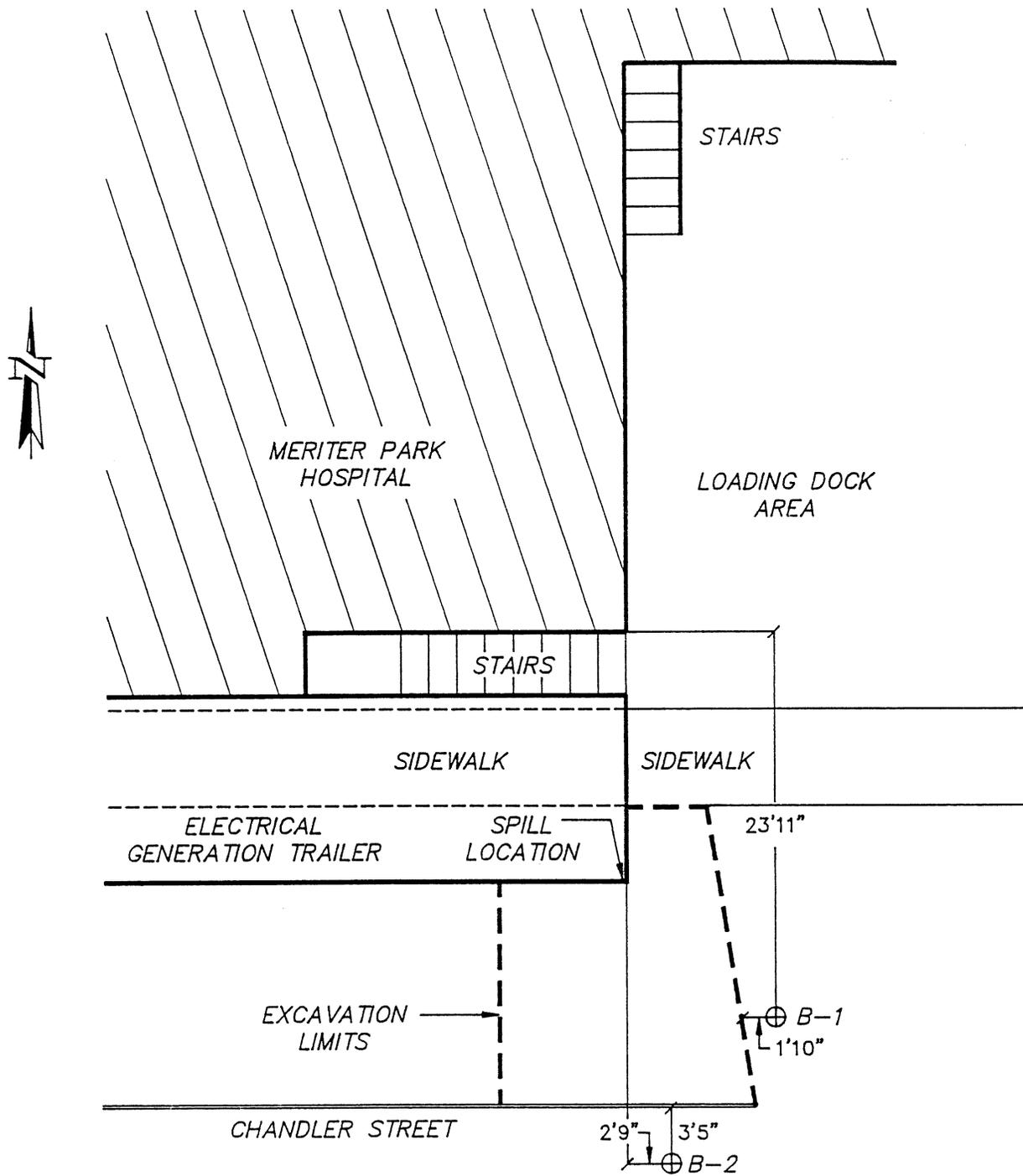


UNDERGROUND PIPE LOCATIONS

MERITER PARK HOSPITAL
MADISON, WISCONSIN

051992
SKW631-3D

FIGURE 2.3



LEGEND

⊕ SOIL BORING
B-1

LOCATIONS OF BORINGS B1 AND B2

MERITER PARK HOSPITAL
MADISON, WISCONSIN

051992
SKW631-3C

MERITER PARK HOSPITAL
MADISON, WISCONSIN

TABLE 2.1

SOIL SAMPLES EXCAVATION
OVA HEADSPACE FIELD SCREENING RESULTS

Sample I.D.	Depth (ft)	Location	OVA (ppm)
1 S1 ⁽¹⁾	5.5	Base	10 → 13.7 ppm DRO
2 S2	5.5	Base	10
3 S3	5.5	West Wall	30
4 S4	5.5	North Wall	30
5 S5	6.5	Base	200
6 S6	3.0	West Wall	55
1 A1	7.5	Base	70
2 A2	7.5	Base	15
3 A3	8.0	Base	300
4 A4 ⁽¹⁾	8.0	Base	40 → 49.5 ppm DRO
5 A5	8.5	Base	100
6 A6	3.0 ⁽²⁾	East Wall	40
BG ⁽³⁾	0.5	20 Ft West of Pit	3

Footnotes:

- (1) Sample sent to Enviroscan for TPH analyses using the California Method.
- (2) Sample collected three feet into the east wall from a point five feet below grade.
- (3) Background soil sample collected approximately 20 feet west of the spill site.