

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #: 02-13-001450

ACTIVITY NAME: Manville Forest Products

PROPERTY ADDRESS: 4201 Lien Rd

MUNICIPALITY: Madison

PARCEL ID #: 251/0810-331-0099-2

CLOSURE DATE: Aug 15, 2008

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: 575893 Y: 294439

** 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 (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 N/A

** 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 #: 1 **Title: Vicinity Diagram**
- 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 #: 2 **Title: Site Features and Sample Location Diagram**
- 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 #: 4 **Title: Toluene in Soil Iso-Concentration Diagram**

BRRTS #: 02-13-001450

ACTIVITY NAME: Manville Forest Products

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 #: 3 **Title: Cross Section AA**

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 #: 5 **Title: Toluene in Groundwater Iso-Concentration Diagram**

- 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 #: 6 **Title: Groundwater Elevation Contour Diagram**

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 #: 1 **Title: PVOC Analytical Results**

- 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 #: 3 **Title: VOC Analytical Results**

- 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 #: 2 **Title: Groundwater Elevations**

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 #: 02-13-001450

ACTIVITY NAME: Manville Forest Products

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:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Lloyd L. Eagan, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY Access via relay - 711

August 15, 2008

File Ref: 02-13-001450
Dane County

Ms Sandra Mayer
HP Holdings LLC
43 South Water Street East
Fort Atkinson, WI 53538

Subject: Final Site Closure: Manville Forest Products, 4201 Lien Road, Madison

Dear Ms Mayer:

On August 14, 2008 the South Central Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier
- Groundwater contamination is present above Chapter NR 140 enforcement standards

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other

conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the soil cover that currently exists in the location shown on the attached map shall be maintained in compliance with **the attached maintenance plan** in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where a soil cover 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; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Remaining Residual Groundwater Contamination

Groundwater impacted by toluene contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on the contaminated property. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

If you have any questions regarding this closure decision or anything outlined in this letter, please contact .

Sincerely,



Patrick McCutcheon

South Central Region Remediation & Redevelopment Team Supervisor

cc: Trenton Ott, Environmental and Development Solutions, Inc, 6637 North Sidney Place, Milwaukee, WI 53209

CAP MAINTENANCE PLAN
4201 Lien Road,
Madison, Wisconsin
DNR BRRTS # 02-13-001450
July 31, 2008

This Cap Maintenance Plan (“Plan”) has been prepared in accordance with ch. NR 724.13(2) Wis. Adm. Code, and shall be applicable to the property located at 4201 Lien Road in Madison, Wisconsin (the “Property”).

A copy of this Plan shall be kept on file with the current Property owner and its successors. This Plan has been developed for the existing post-remediation surface at the Property that is serving as a direct contact barrier (“Cap”) for residual soil impacts at the Property.

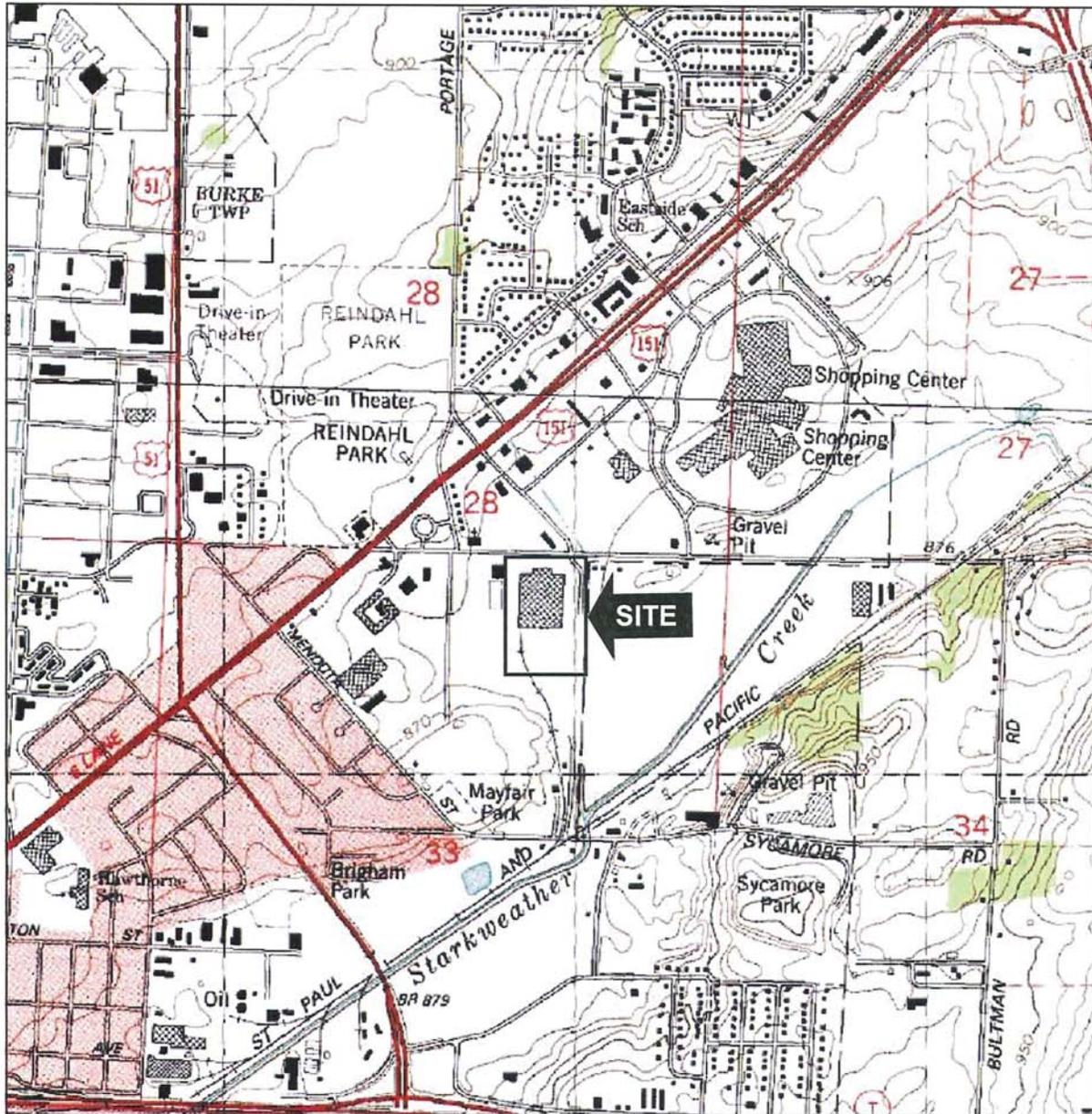
1. Property Information. 4201 Lien Road, Madison, Wisconsin. The Property location and features are illustrated on the attached Exhibits A and B.
2. Property Owner. HP Holdings LLC, 43 South Water Street East, Fort Atkinson, Wisconsin, 53538. Ms. Sandra Mayer - (920) 568-0550
3. Consultant. Environmental & Development Solutions, Inc., 6637 North Sidney Place, Milwaukee, Wisconsin 53209. Trenton J. Ott, Project Manager - (414) 228-9810.
4. Nature and Extent of Contamination. The Property formerly utilized four aboveground storage tanks (ASTs) at the northwestern corner of the building. Site investigation (SI) activities have been conducted at the Property. The SI results indicated that the soil impacts have been defined, that toluene was present at concentrations above the DNR NR 746 Table 1 value (38,000 ppb) in soils within the top 4 feet and that the impacts are limited to an area at the northwestern corner of the building (Exhibit B). Imported soil has been placed and a concrete apron and walkway have been constructed in the area of remaining impacts. The imported soil and concrete are acting as a cap over the shallow soil impacts to mitigate

potential direct contact issues. The DNR has reviewed the SI and as a requirement of closure included maintaining a Cap over the soil impacts.

5. Normal Inspection and Maintenance – Ch. NR 724.13(2)(b). Per a condition of closure, the Cap must be maintained at the Property. The Cap shall be inspected once a year, normally in the spring after the snow and ice are melted. The inspection shall be documented on the attached inspection log (Exhibit C). Any disturbances of the Cap noted during the inspection, such as significant rutting or significant erosion, burrowing or other damage shall be repaired within a reasonable period of time after discovery. Any alterations or repairs to the Cap shall be documented on the attached inspection log, and the documentation shall be kept on file by the Property owner with a copy of this Plan. A copy of this Plan and any additions to the Plan shall be made available for inspection by representatives of the DNR upon reasonable requests during normal business hours of the Property owner.

6. Cap Removal and Replacement. If it becomes necessary or desirable to remove or alter the existing cap, the cap so removed or altered shall be replaced with another equivalent barrier, and shall be maintained on the Property in compliance with this Plan. If impacted materials are excavated from the Property during the cap removal/alteration, they will require proper handling and/or disposal in accordance with applicable State of Wisconsin regulations.

7. O&M Plan Amendment or Withdrawal. This Plan can be amended or withdrawn by the property owner or its successors with the written approval of the DNR.



<p>Approximate Scale 1" = 1,565'</p>	<p>United States Geological Survey Topographic Map Madison East Quadrangle NW 1/4 of NE 1/4 of Sec 33, T8N, R10E</p>	
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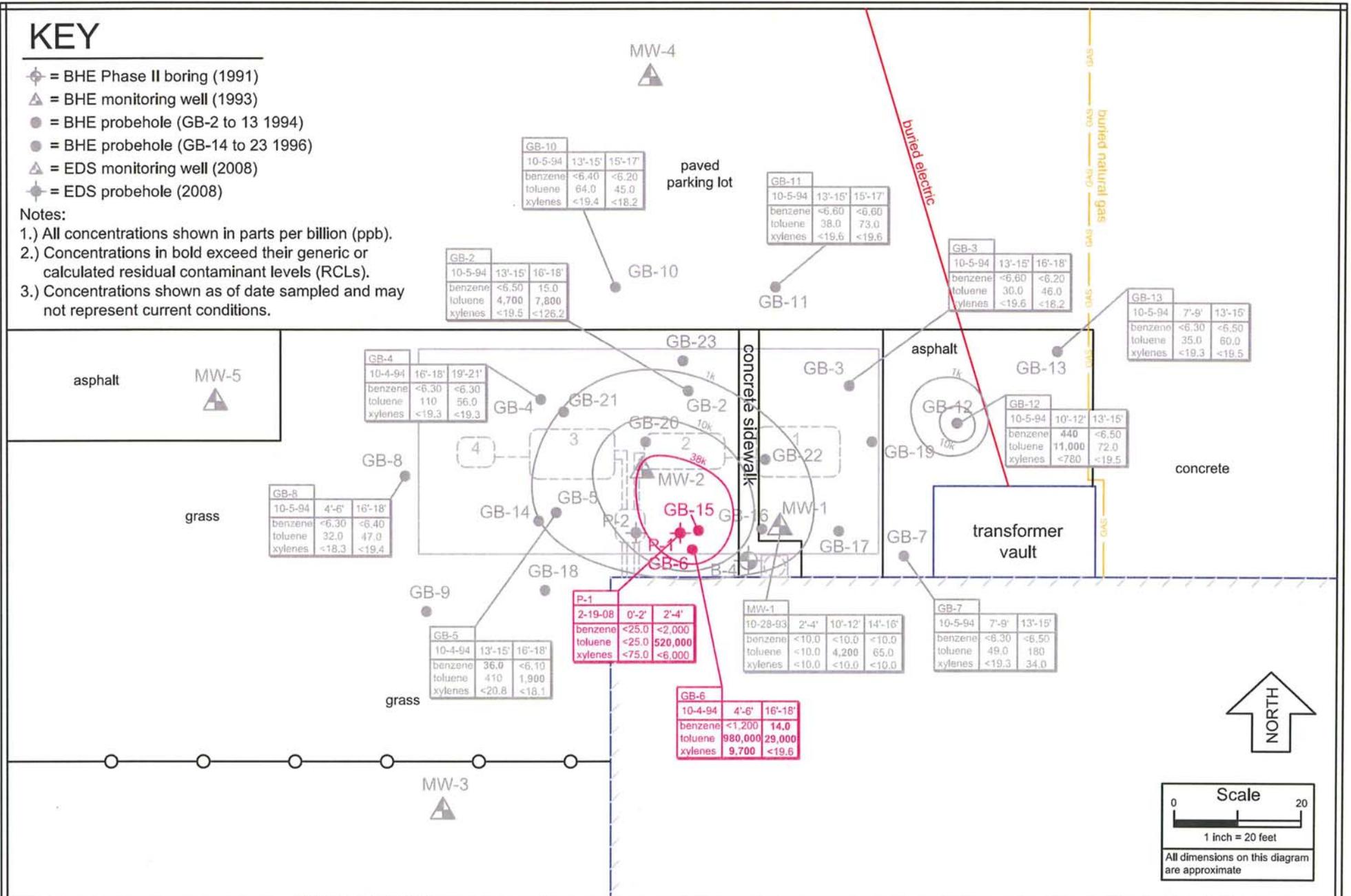
	<p>Vicinity Diagram 4201 Lien Road Madison, Wisconsin</p>	<p>Figure 1</p>
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KEY

- ◆ = BHE Phase II boring (1991)
- ▲ = BHE monitoring well (1993)
- = BHE probehole (GB-2 to 13 1994)
- = BHE probehole (GB-14 to 23 1996)
- ▲ = EDS monitoring well (2008)
- ◆ = EDS probehole (2008)

Notes:

- 1.) All concentrations shown in parts per billion (ppb).
- 2.) Concentrations in bold exceed their generic or calculated residual contaminant levels (RCLs).
- 3.) Concentrations shown as of date sampled and may not represent current conditions.



File No.: 071202d
 DWG Date: 4-3-08
 Rev Date: 8-1-08
 Drawn By: JEB
 Checked By (PM): TJO

Cap Maintenance Plan Diagram
 4201 Lien Road Property
 Madison, Wisconsin

Figure
 2

EXHIBIT A

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION, 754 FEET; THENCE SOUTH $0^{\circ} 32' 37''$ WEST, 1490.62 FEET RECORDED AS SOUTH $1^{\circ} 25' 00''$ WEST, 1,490.00 FEET; THENCE NORTH $61^{\circ} 59' 24''$ EAST, 858.18 FEET RECORDED AS NORTH $63^{\circ} 00' 00''$ EAST, 857.00 FEET; THENCE NORTH $0^{\circ} 32' 37''$ EAST, 1,098.60 FEET TO THE POINT OF BEGINNING RECORDED AS NORTH $1^{\circ} 25' 00''$ EAST, EXCEPT THOSE LANDS CONVEYED TO JANESVILLE SAND & GRAVEL CO. IN AN INSTRUMENT DATED NOVEMBER 24, 1997 AND RECORDED JANUARY 28, 1998 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN AS DOCUMENT NUMBER 2927989; RE-RECORDED ON JULY 2, 1998 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN AS DOCUMENT NUMBER 2988844.

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geographic and land information

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Thursday, April 3, 2008

Parcel information updated on Thursday, April 03, 2008 unless otherwise noted.

Parcel Number - 251/0810-331-0099-2

[Return to Previous Page](#)

This Parcel is in the City of Madison. City of Madison parcel information is updated every Friday. Please view the [Assessor's website](#) for the most up-to-date City of Madison information



Parcel Status: Active Parcel

[Show Map](#)

Parcel Information

Municipality	CITY OF MADISON
State Municipality Code	251
Township	
Township Direction	
Range	
Range Direction	
Section	
Quarter	
Quarter-Quarter	
Plat Name	Plat Unknown - CITY OF MADISON
Lot/Outlot/Unit	NA
Block/Building	

Assessment Information

Assessment Year	2007
Valuation Classification	G3
Assessment Acres	0
Land Value	\$1,191,600.00
Improved Value	\$2,613,900.00
Total Value	\$3,805,500.00
Valuation Date	01/01/0100

[About Annual Assessments](#)

Tax Information



Delinquent taxes have been found for this parcel.

WARNING: The figures listed below and on the linked pages do not reflect interest and penalty charges. To obtain the exact total due and the breakdown, please e-mail the [Treasurer's Office](#). Our goal is to respond within 4 hours (In times of heavy demand response times could be up to 48 hours).

2007 Tax Values

Zoning Information

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

Owner Name

Owner Status	CURRENT OWNER
--------------	---------------

Name WELLINGTON HOLDINGS LLC
 - Show Name? Click here to opt-out.

Parcel Address

Primary Address  4201 LIEN RD

Additional Addresses: 4202 LIEN RD

Billing Address

Attention
Street 43 S WATER ST E
City State Zip FORT ATKINSON, WI 53538
Country USA

Category	Assessed Value	Average Assessment Ratio	Estimated Fair Market Value
Land	\$1,191,600.00 /	0.9758	\$1,221,152.00
Improvement	\$2,613,900.00 /	0.9758	\$2,678,726.00
Total	\$3,805,500.00 /	0.9758	\$3,899,878.00

2007 Taxes:	\$74,763.61
2007 Lottery Credit(-):	\$0.00
2007 Specials(+):	\$9,028.97
2007 Amount Due:	\$83,792.58

[Show Tax Information Details](#)

[Show Tax Payment History](#)

District Information

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

Tax Property Description

For a complete legal description, see the recorded documents
T8N R10E, SEC 33, PRT NE 1/4, DESC AS FOL: COM NW COR NE 1/4, TH N 89 DEG 09 MIN 46 SEC E 562.05 FT, TH S 00 DEG 32 MIN 37 SEC W 33 FT TO POB, TH CONT SD BRG 1074.41 FT, TH S 89 DEG 26 MIN 12 SEC E 704.03 FT, TH N 61 DEG 59 MIN 24 SEC E 56.66 FT, TH N 00 DEG 32 MIN 37 SEC E 1065.65 FT, TH S 89 DEG 10 MIN 09 SEC W 754.01 FT TO POB. ASSESSED BY THE STATE OF WISCONSIN.

Recorded Documents

No document references available.

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)

- For questions on property and assessment information, contact [Real Property Listing](#)
- For questions on zoning information, contact the [Division of Zoning](#)
- For questions on tax information, contact the [Treasurer's Office](#)
- For questions on real property transactions and

Recordings, contact the [Register of Deeds Office](#)

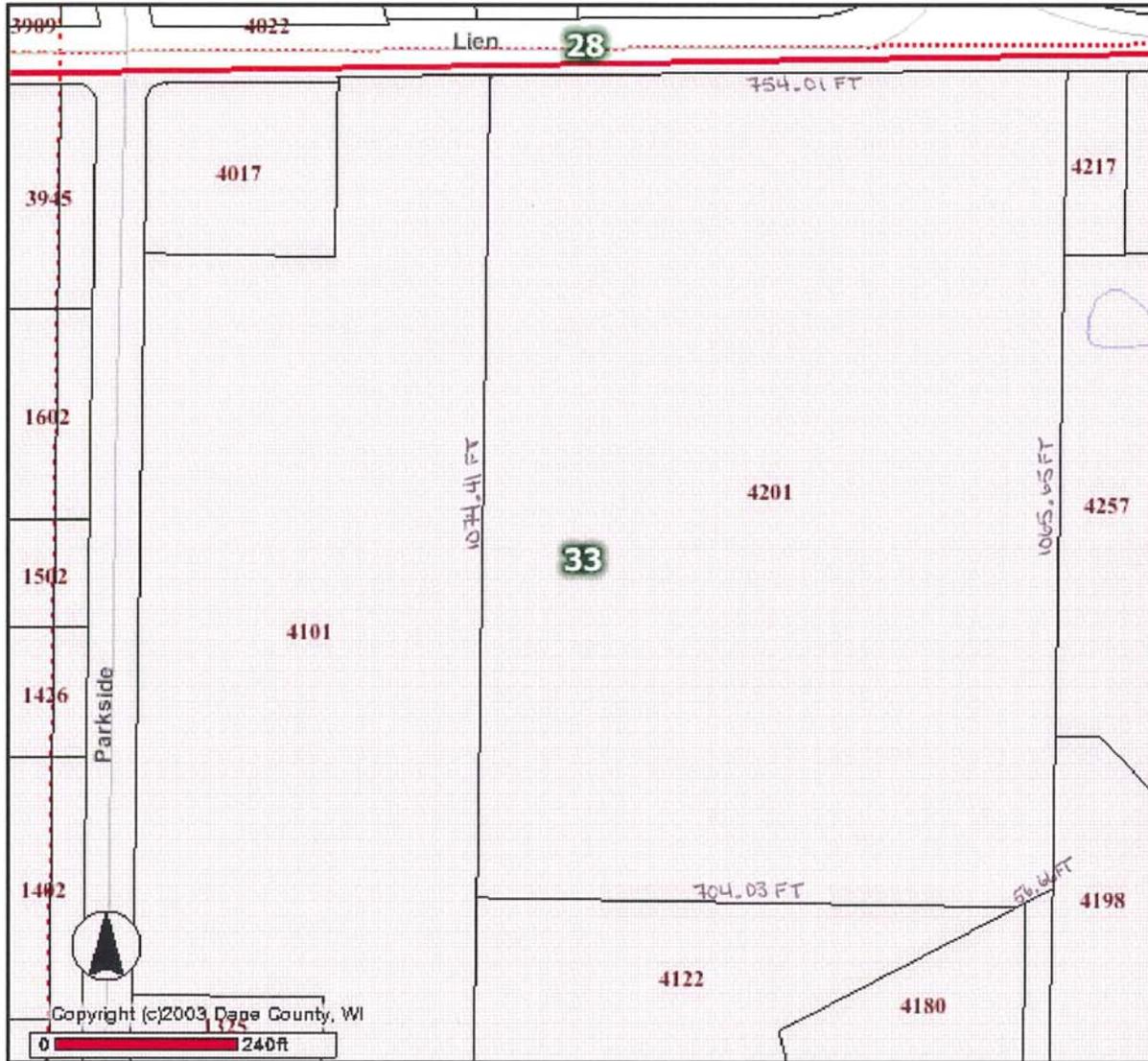
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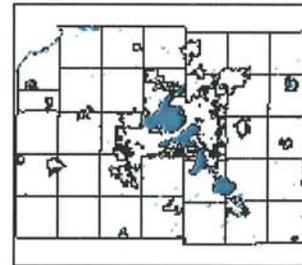
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210 Martin Luther King Jr. Blvd
City-County Bldg, Room 360
Madison, WI 53703
Email - accessdane@co.dane.wi.us

Dane County DCiMap

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- _SELECTION_**
- Road Centerlines**
- Local Roads**
- County Highways**
- State Highways**
- Interstate**
- US Highways**
- On/Off Ramps**
- Parcels**
- Ownership Boundaries**
- Plat Text**
- Acreage Text**
- Hydrology (lines)**
- Lot Number Text**



DISCLAIMER
 This map was prepared using the Dane County DCiMap online geographic information system. All information is believed accurate but is NOT guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site-specific analysis. Dane County GIS datasets used to produce this map are copyrighted.



HP Holdings, LLC

High Pointe Properties, LLC

March 31, 2008

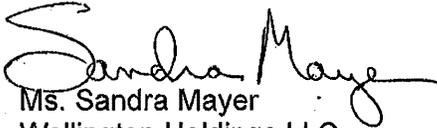
Mr. Mike Schmoller
Wisconsin DNR
3911 Fish Hatchery Road
Madison, WI 53711-5397

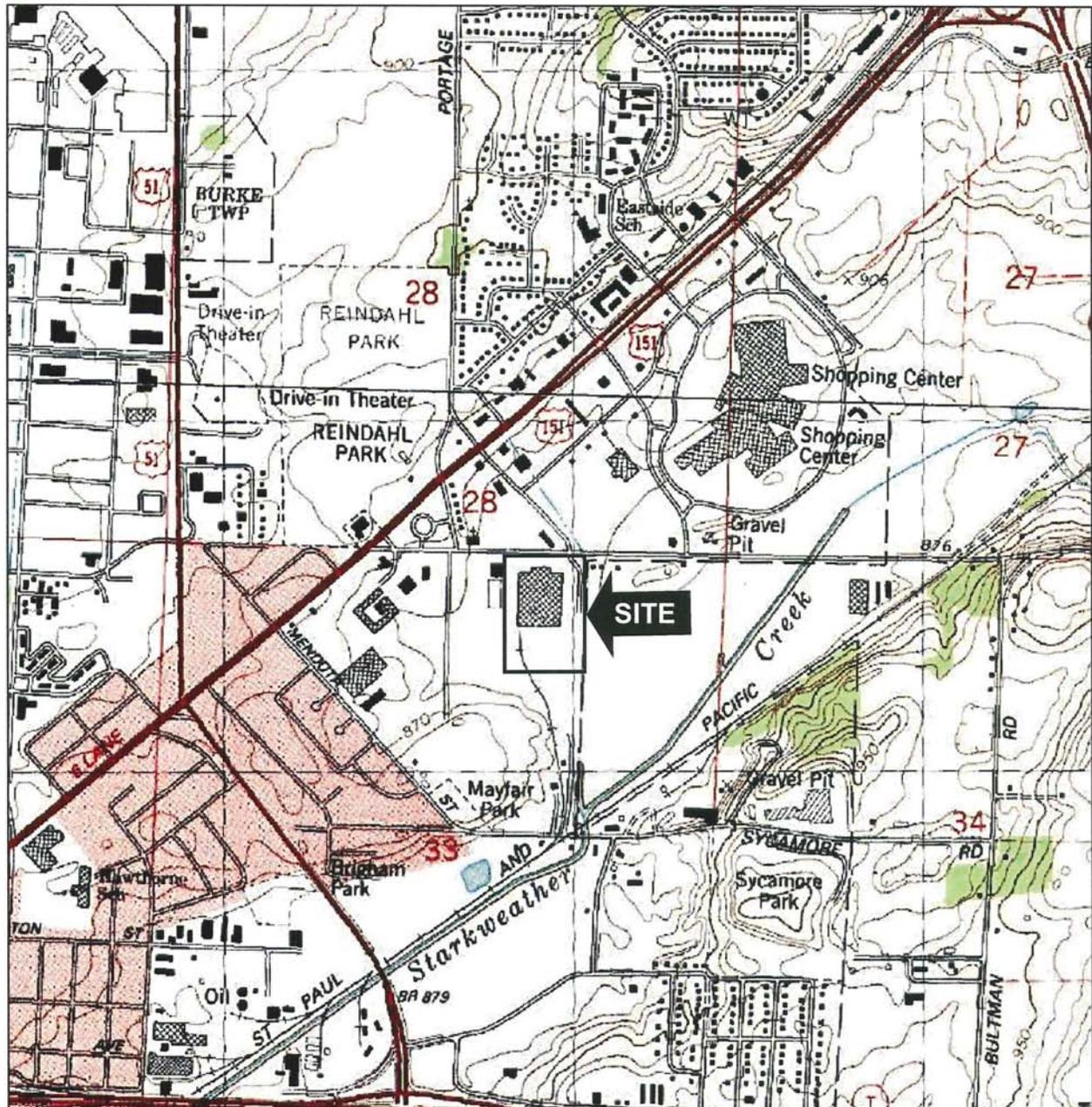
RE: Site Closure with GIS Registry for the Former Manville Forest Products (former Rock-Tenn Co.) Property, Located at 4201 Lien Road in Madison, Wisconsin — EDS Project No. 071202; DNR BRRTS # 02-13-001450, FID # 113063060

Dear Mr. Schmoller:

The former Manville Forest Products (former Rock-Tenn Co.) site is located at 4201 Lien Road in Madison, Wisconsin. I have provided the necessary information in order to obtain site closure with placement of the property on the DNR's soil and groundwater GIS registries. To the best of my knowledge, I believe that the legal descriptions attached to this statement are complete and accurate.

Respectfully,


Ms. Sandra Mayer
Wellington Holdings LLC



Approximate Scale

1" = 1,565'

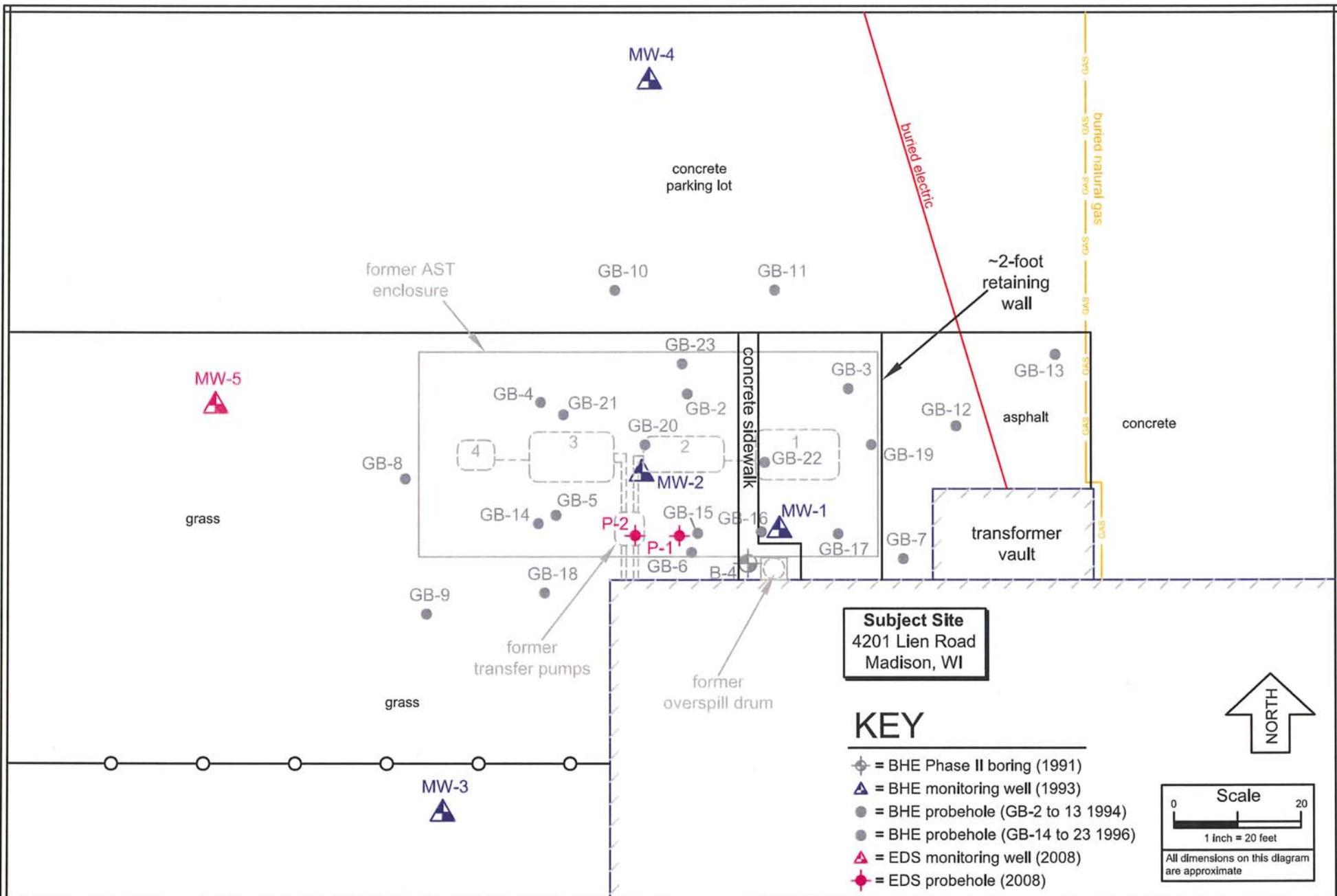
United States Geological Survey Topographic Map
Madison East Quadrangle

NW 1/4 of NE 1/4 of Sec 33, T8N, R10E



Vicinity Diagram
4201 Lien Road
Madison, Wisconsin

Figure
1

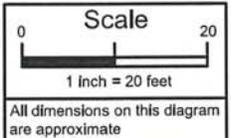
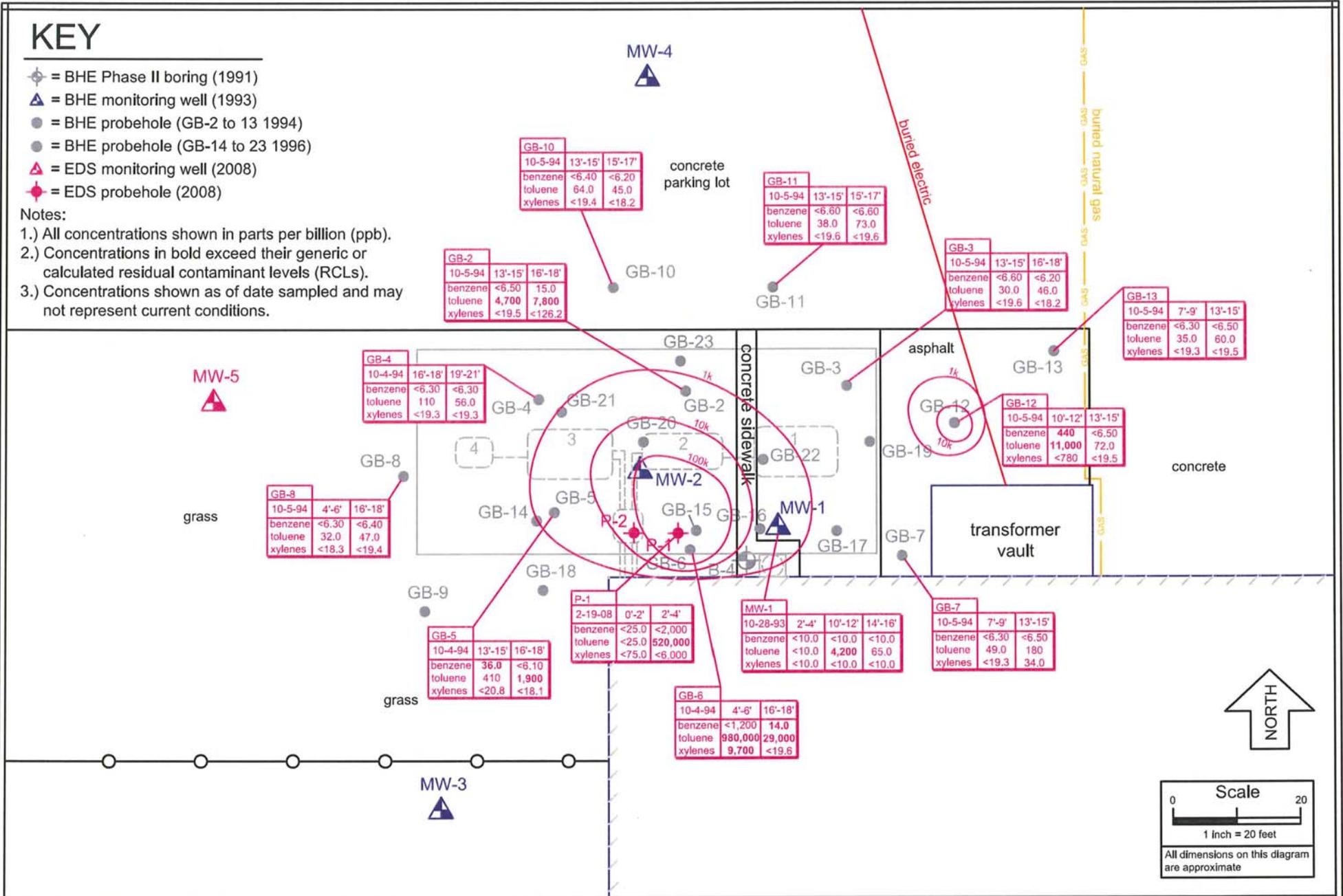


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Notes:

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- 2.) Concentrations in bold exceed their generic or calculated residual contaminant levels (RCLs).
- 3.) Concentrations shown as of date sampled and may not represent current conditions.

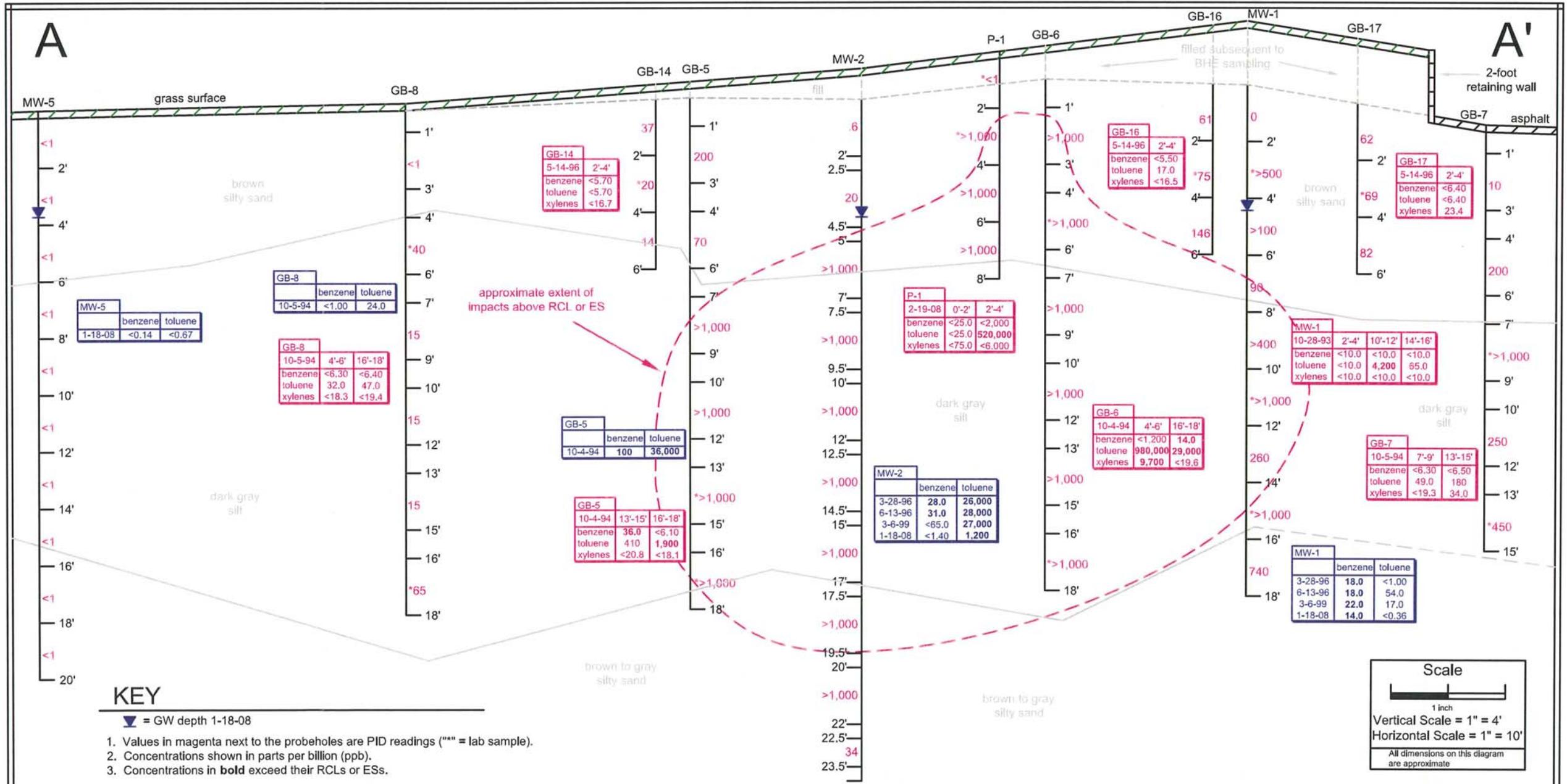


File No.: 071202d
 DWG Date: 4-3-08
 Rev Date:
 Drawn By: JEB
 Checked By (PM): TJO

Toluene in Soil Iso-Concentration Diagram

4201 Lien Road Property
 Madison, Wisconsin

Figure
 4



File No.: 071202c
 DWG Date: 4-3-08
 Rev Date:
 Drawn By: JEB
 Checked By (PM): TJO

Cross Section Diagram (A - A')
 4201 Lien Road Property
 Madison, Wisconsin

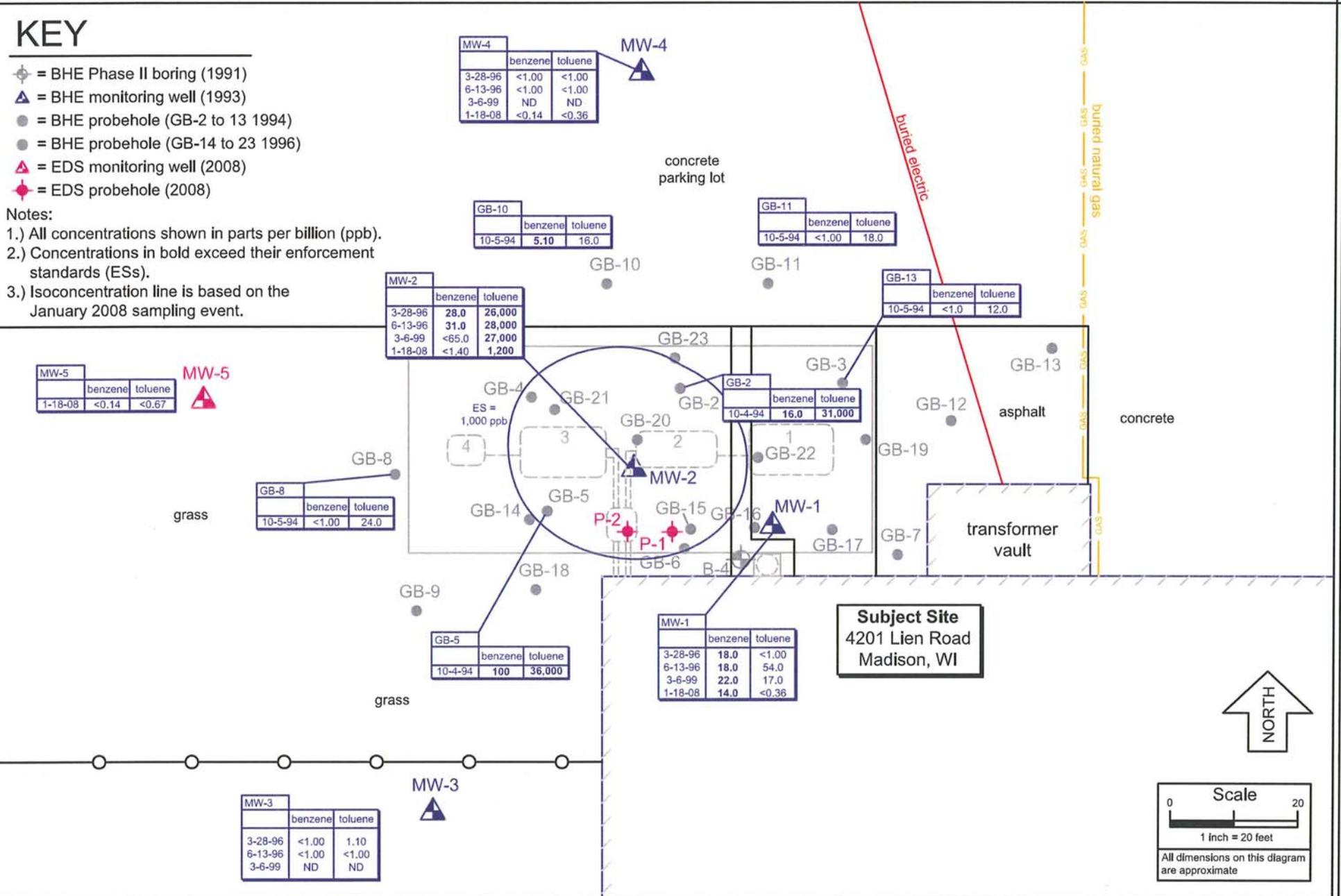
Figure
 3

KEY

- ⊕ = BHE Phase II boring (1991)
- △ = BHE monitoring well (1993)
- = BHE probehole (GB-2 to 13 1994)
- = BHE probehole (GB-14 to 23 1996)
- △ = EDS monitoring well (2008)
- ◆ = EDS probehole (2008)

Notes:

- 1.) All concentrations shown in parts per billion (ppb).
- 2.) Concentrations in bold exceed their enforcement standards (ESs).
- 3.) Isoconcentration line is based on the January 2008 sampling event.



File No.: 071202e
 DWG Date: 4-4-08
 Rev Date:
 Drawn By: JEB
 Checked By (PM): TJO

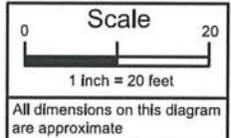
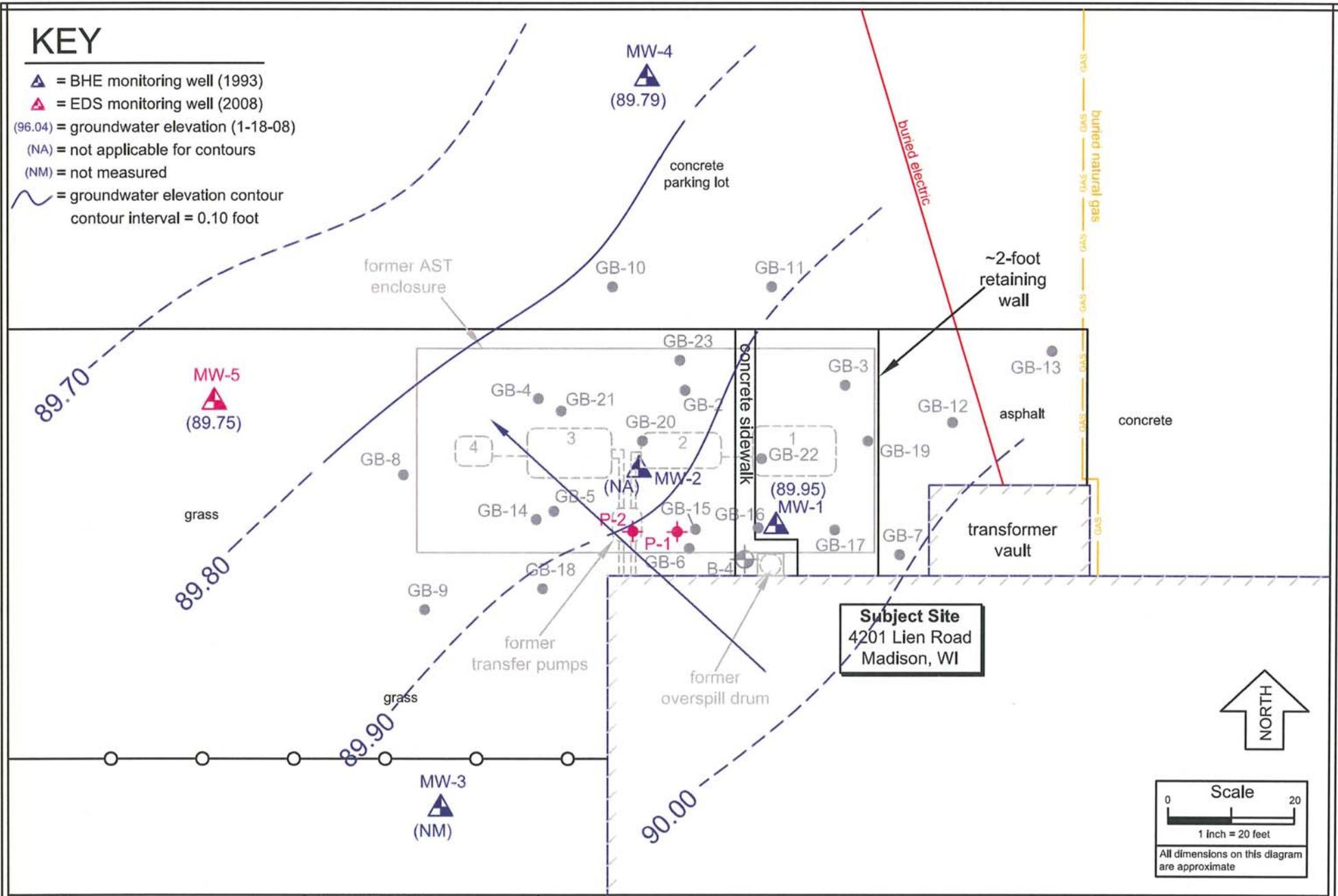
Toluene in Groundwater Iso-Concentration Diagram
 4201 Lien Road Property
 Madison, Wisconsin

Figure

5

KEY

-  = BHE monitoring well (1993)
-  = EDS monitoring well (2008)
- (96.04) = groundwater elevation (1-18-08)
- (NA) = not applicable for contours
- (NM) = not measured
-  = groundwater elevation contour
contour interval = 0.10 foot



File No.: 071202f
DWG Date: 4-4-08
Rev Date:
Drawn By: JEB
Checked By (PM): TJO

Groundwater Elevation Contour Diagram (1-18-08)
4201 Lien Road Property
Madison, Wisconsin

Table 1
PVOC Analytical Results - Soil Samples
4201 Lien Road Property
Madison, Wisconsin

Sample Location:Depth	Sample Date	PID (iu)	Benzene (ppb)	Ethyl benzene (ppb)	Toluene (ppb)	Total Xylenes (ppb)
MP B-4:6-7 FT	5/3/1991	480	<0.50	<0.60	130	<0.50
BHE MW-1:2-4 FT	10/28/1993	>500	<10.0	<10.0	<10.0	<10.0
BHE MW-1:10-12 FT		>1,000	<10.0	<10.0	4,200	<10.0
BHE MW-1:14-16 FT		>1,000	<10.0	<10.0	65.0	<10.0
BHE GB-2:13-15 FT	10/4/1994	>1,000	<6.50	<6.50	4,700	<19.5
BHE GB-2:16-18 FT		>1,000	15.0	<6.20	7,800	<126.2
BHE GB-3:13-15 FT	10/4/1994	>1,000	<6.60	<6.60	30.0	<19.6
BHE GB-3:16-18 FT		500	<6.20	<6.20	46.0	<18.2
BHE GB-4:16-18 FT	10/4/1994	1,000	<6.30	<6.30	110	<19.3
BHE GB-4:19-21 FT		>1,000	<6.30	<6.30	56.0	<19.3
BHE GB-5:13-15 FT	10/4/1994	>1,000	36.0	<6.80	410	<20.8
BHE GB-5:16-18 FT		>1,000	<6.10	<6.10	1,900	<18.1
BHE GB-6:4-6 FT	10/4/1994	>1,000	<1,200	2,100	980,000	9,700
BHE GB-6:16-18 FT		>1,000	14.0	<6.60	29,000	<19.6
BHE GB-7:7-9 FT	10/5/1994	>1,000	<6.30	<6.30	49.0	<19.3
BHE GB-7:13-15 FT		450	<6.50	13.0	180	34.0
BHE GB-8:4-6 FT	10/5/1994	40	<6.30	<6.30	32.0	<18.3
BHE GB-8:16-18 FT		65	<6.40	<6.40	47.0	<19.4
BHE GB-9:7-9 FT	10/5/1994	20	<6.30	<6.30	37.0	<19.3
BHE GB-9:16-18 FT		5	<6.50	<6.50	22.0	<19.5
BHE GB-10:13-15 FT	10/5/1994	300	<6.40	<6.40	64.0	<19.4
BHE GB-10:15-17 FT		250	<6.20	<6.20	45.0	<18.2
BHE GB-11:13-15 FT	10/5/1994	>1,000	<6.60	<6.60	38.0	<19.6
BHE GB-11:15-17 FT		>1,000	<6.60	<6.60	73.0	<19.6
BHE GB-12:10-12 FT	10/5/1994	>1,000	440	<260	11,000	<780
BHE GB-12:13-15 FT		>1,000	<6.50	<6.50	72.0	<19.5
BHE GB-13:7-9 FT	10/5/1994	>1,000	<6.30	<6.30	35.0	<19.3
BHE GB-13:13-15 FT		>1,000	<6.50	<6.50	60.0	<19.5
BHE GB-14:2-4 FT	5/14/1996	20	<5.70	<5.70	<5.70	<16.7
BHE GB-15:2-4 FT	5/14/1996	685	<540	1,900	490,000	9,000
BHE GB-16:2-4 FT	5/14/1996	75	<5.50	<5.50	17.0	<16.5
BHE GB-17:2-4 FT	5/14/1996	69	<6.40	9.10	<6.40	23.4
BHE GB-18:2-4 FT	5/14/1996	2.2	<5.70	<5.70	<5.70	<16.7
BHE GB-19:2-4 FT	5/14/1996	4.3	<5.50	<5.50	<5.50	<16.5
BHE GB-20:2-4 FT	5/14/1996	6.2	<5.40	<5.40	<5.40	<16.4
BHE GB-21:2-4 FT	5/14/1996	3.8	<5.40	<5.40	<5.40	<16.4
BHE GB-22:2-4 FT	5/14/1996	3.6	<5.50	<5.50	<5.50	<16.5
BHE GB-23:2-4 FT	5/14/1996	3.5	<5.50	<5.50	<5.50	<16.5
EDS P-1:0-2 FT	2/19/2008	<1	<25.0	<25.0	<25.0	<75.0
EDS P-1:2-4 FT		>1,000	<2,000	<2,000	520,000	<6,000
<i>NR 720 GW RCL</i>	-	-	5.5	2,900	1,500	4,100
<i>EPA Calculated SSL</i>	-	-	170	1,560,000	1,250,000	280,000
<i>RBC Values</i>	-	-	12,000	7,800,000	6,300,000	16,000,000

Notes:

Concentrations that exceed their respective NR 720 RCLs for protection of groundwater are in **bold type**.
Concentrations that exceed their calculated non-industrial SSL for direct contact are underlined (only top 4').
Concentrations that exceed their respective EPA Residential RBC Table values for direct contact are in *italics*.

Table 3
VOC Analytical Results - Groundwater Samples
4201 Lien Road Property
Madison, Wisconsin

Sample Location	Sampling Date	Acetone (ppb)	Benzene (ppb)	Ethyl-benzene (ppb)	Toluene (ppb)	Total Xylenes (ppb)
BHE MW-1	10/28/93	14.0	<5.00	<5.00	190	<5.00
	12/14/93	<10.0	<10.0	<10.0	<10.0	<10.0
	3/22/94	<5.00	20.0	<5.00	370	<5.00
	3/2/95	NA	21.0	<1.00	<1.00	<3.00
	9/29/95	NA	24.0	<1.00	84.0	<3.00
	12/29/95	NA	20.0	<1.00	4.10	<3.00
	3/28/96	NA	18.0	<1.00	<1.00	<3.00
	6/13/96	NA	18.0	<1.00	54.0	<3.00
	3/6/99	NA	22.0	ND	17.0	ND
1/18/08	NA	14.0	<0.40	<0.36	<1.10	
BHE GB-2	10/4/94	NA	16.0	5.40	31,000	11.8
BHE GB-5	10/4/94	NA	100	4.90	36,000	7.90
BHE GB-8	10/5/94	NA	<1.00	<1.00	24.0	<3.00
BHE GB-10	10/5/94	NA	5.10	<1.00	16.0	<3.00
BHE GB-11	10/5/94	NA	<1.00	<1.00	18.0	<3.00
BHE GB-13	10/5/94	NA	<1.00	<1.00	12.0	<3.00
BHE MW-2	3/2/95	NA	7.50	1.20	10,000	<3.00
	9/29/95	NA	22.0	1.30	18,000	<3.00
	12/29/95	NA	13.0	1.50	8,100	3.10
	3/28/96	NA	28.0	2.60	26,000	4.40
	6/13/96	NA	31.0	3.00	28,000	4.50
	3/6/99	NA	<65.0	ND	27,000	ND
	1/18/08	NA	<1.40	<4.00	1,200	<1.10
BHE MW-3	3/2/95	NA	<1.00	<1.00	<1.00	<3.00
	9/29/95	NA	<1.00	<1.00	<1.00	<3.00
	12/29/95	NA	<1.00	<1.00	<1.00	<3.00
	3/28/96	NA	<1.00	<1.00	1.10	<3.00
	6/13/96	NA	<1.00	<1.00	<1.00	<3.00
	3/6/99	NA	ND	ND	ND	ND
BHE MW-4	3/2/95	NA	<1.00	<1.00	<1.00	<3.00
	9/29/95	NA	<1.00	<1.00	<1.00	<3.00
	12/29/95	NA	<1.00	<1.00	<1.00	<3.00
	3/28/96	NA	<1.00	<1.00	<1.00	<3.00
	6/13/96	NA	<1.00	<1.00	<1.00	<3.00
	3/6/99	NA	ND	ND	ND	ND
	1/18/08	NA	<0.14	<0.40	<0.36	<1.10
EDS MW-5	1/18/08	NA	<0.41	<0.54	<0.67	<2.63
<i>ES (ppb)</i>	-	<i>1,000</i>	<i>5</i>	<i>700</i>	<i>1,000</i>	<i>10,000</i>
<i>PAL (ppb)</i>	-	<i>200</i>	<i>0.5</i>	<i>140</i>	<i>200</i>	<i>1,000</i>

Notes:

Only the detected compounds are presented.

Concentrations that exceed their respective PALs are in *italics*.

Concentrations that exceed their respective ESs are in **bold** type.

TABLE 2
Groundwater Elevations
4201 Lien Road Property
Madison, Wisconsin

Well Number	Date	*Total Well Depth	Top of Casing Elevation	Ground Surface Elevation	*Depth to Water Below Casing	Depth to Water Below Ground	Groundwater Elevation
MW-1	12/14/93	16.20	93.99	94.37	4.70	5.08	89.29
	3/22/94				4.59	4.97	89.40
	3/2/95				7.69	8.07	86.30
	9/29/95				6.45	6.83	87.54
	12/29/95				6.66	7.04	87.33
	3/28/96				6.64	7.02	87.35
	6/13/96				5.40	5.78	88.59
	1/18/08				4.04	4.42	89.95
MW-2	3/2/95	22.70	93.54	93.86	7.40	7.72	86.14
	9/29/95				6.22	6.54	87.32
	12/29/95				6.35	6.67	87.19
	3/28/96				6.55	6.87	86.99
	6/13/96				5.28	5.60	88.26
	1/18/08				3.82	4.14	89.72
MW-3	3/2/95	18.00	95.87	96.23	9.54	9.90	86.33
	9/29/95				8.30	8.66	87.57
	12/29/95				8.87	9.23	87.00
	3/28/96				8.59	8.95	87.28
	6/13/96				8.70	9.06	87.17
MW-4	3/2/95	18.30	92.81	92.91	6.35	6.45	86.46
	9/29/95				5.13	5.23	87.68
	12/29/95				5.48	5.58	87.33
	3/28/96				5.45	5.55	87.36
	6/13/96				4.16	4.26	88.65
	1/18/08				3.02	3.12	89.79
MW-5	1/18/08	14.00	93.36	93.48	3.61	3.73	89.75

*Measured from the north rim of the top of well casing. Total depth measured from ground surface.
All measurements are presented in feet.
Benchmark: Elevations referenced to a benchmark assigned an arbitrary elevation of 100.00 feet.