

## **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

July, 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 (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 #:**                      **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 #: 02-13-001590

ACTIVITY NAME: Tom McGann Inc

**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 #: 02-13-001590

ACTIVITY NAME: Tom McGann Inc

## 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**

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
Ruthe E. Badger, Regional Director

South Central Region Headquarters  
and Madison Fish Hatchery Office  
3911 Fish Hatchery Road  
Fitchburg, Wisconsin 53711  
TELEPHONE 608-275-3266  
FAX 608-275-3338  
TDD 608-275-3231

May 30, 1997

FILE REF: 02-13-001590

Mr. and Mrs. Thomas and Sharon McGann  
Tom McGann, Inc.  
7761 West Mineral Point Road  
Verona, WI 53593

SUBJECT: Site closure, Tom McGann Property, 6509 Odana Road, Madison

Dear Mr. and Mrs. McGann:

On April 7, 1997, the above mentioned site's review by the South Central Regional Closure Committee was completed. This committee reviews environmental remediation cases for compliance with state laws, standards, and guidelines to maintain consistency in the closeout of cases.

The committee decided to grant closure with the use of a deed affidavit. On May 29, 1997, the Department received a copy of the signed deed affidavit which was received by the Dane County Register of Deeds on May 27, 1997. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards and the necessary paperwork has been finished. No further investigation, remediation, or other action is required at this time.

Please be aware that this letter does not absolve the current or any future owner of this property from future decisions regarding this site or impacts which may be discovered and/or traced back to past or future activities at this site. If in the future the Department receives information which demonstrates that additional work is necessary, the Department has the authority to require further action.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at the number shown below.

Sincerely,

Aaron Walters  
Remediation & Redevelopment Hydrogeologist  
Phone: (608) 275-3323

cc: Drake Environmental, Inc., N80 W14824 Appleton Avenue, Menomonee Falls, WI 53051-3879  
John Van Lieshout, Reinhart-Boerner, 1000 N. Water Street, Suite 1900, Milwaukee, WI 53202



**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

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3911 Fish Hatchery Road  
Fitchburg, Wisconsin 53711  
TELEPHONE 608-275-3266  
FAX 608-275-3338  
TDD 608-275-3231

April 8, 1997

FILE REF: 02-13-001590

Mr. and Mrs. Thomas and Sharon McGann  
Tom McGann, Inc.  
1412 Manor Drive  
Mt. Horeb, WI 53572

SUBJECT: Site closure with deed affidavit, Tom McGann Property, 6509 Odana Road, Madison

Dear Mr. and Mrs. McGann:

On April 7, 1997, the Southern District Closeout Committee met to discuss various sites. The committee has agreed to close this site pending a deed affidavit. This deed affidavit will state that inaccessible soil contamination may remain at this site and that additional remedial action is not feasible at this time. The document would be placed in the file with the deed running with the property.

Only when the deed affidavit has been finalized and filed with Dane county can this site be closed. To complete the deed affidavit, the Department requires that a copy of the most recent property deed (including the complete, unabbreviated legal description) be provided. This may be obtained from the Dane County Register of Deeds.

As soon as this is submitted, the Department will send you a draft copy of the deed affidavit, containing language regarding the remaining petroleum contamination. A revised copy will be sent for your review and signature. If it is acceptable, you are to sign it and return a signed copy with proof of filing for our files. At that time, the site may be closed.

This deed affidavit is an option which the Department can offer in order to close this site. If you choose not to accept this option, you may perform additional investigation and cleanup of the remaining contamination.

If you have any questions, please contact me at the number shown below.

Sincerely,

Aaron Walters  
Remediation & Redevelopment Hydrogeologist  
Phone: (608) 275-3323

cc: Drake Environmental, Inc., N80 W14824 Appleton Avenue, Menomonee Falls, WI 53051-3879





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MADISON, WEST - WISCONSIN  
 SW 1/4 NE 1/4 SEC 25 T7N R8E

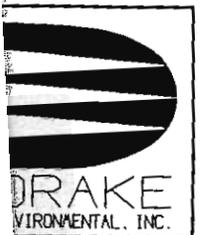


McGANN PROPERTY  
 REMEDIATION

PROJECT NO. J96296 | PM TRT  
 TOPO COPIED DATE: 04/12/95  
 CHKD BY TRT DATE 1-9-97  
 APRVD BY TRT DATE 1-16-97

VICINITY  
 DIAGRAM

FIGURE  
 1



B  
 C  
 D  
 E

CAR SALES

TOA McGANN PROPERTY  
6529 COANA RD. MADISON, VI

CAR SALES

AREA ENLARGED  
IN FIGURE 3

SERVICE AREA

CAR WASH

FLOOR  
DRAIN

B25  
FLOOR  
DRAIN

CENTRAL  
FLOOR  
DRAIN

BODY SHOP

FLOOR  
DRAIN

FLOOR  
DRAIN

SOUTH  
FLOOR  
DRAIN

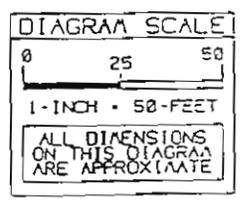
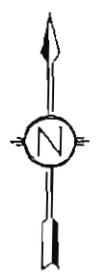
HOIST  
B24

TRANSFORMER

• BORINGS NOT INCLUDED  
ON OTHER DIAGRAMS

COMPUTERS

ASPHALT  
PARKING  
LOT



GRASS



McGANN PROPERTY  
REMEDATION

PROJECT NO. J96296 PA TRT  
DRAWN BY JAM DATE: 01/08/97  
CHKD BY TCI DATE 1-9-97  
APRVD BY TR DATE 1-16-97

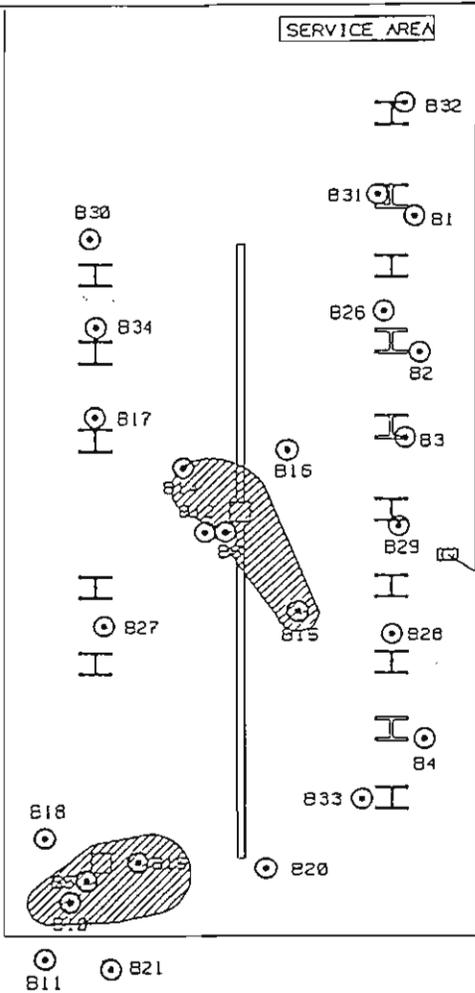
SITE  
DIAGRAM

FIGURE  
2

TOA McGANN PROPERTY  
6509 COANA RD. MADISON, VI

- I - FORMER HOIST LOCATION
- I - HOIST LOCATION
- ⊙ - BORING LOCATION
- ◐ - ESTIMATED EXTENT OF SOIL CONTAMINATION

SERVICE AREA

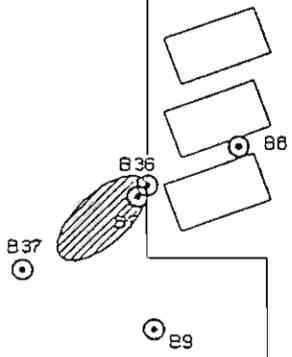


NEW  
1000-GALLON  
WASTE OIL  
LST

FORMER  
AST

GRASS

ASPHALT  
PARKING  
LOT



GRASS



McGANN PROPERTY  
REMEDATION

PROJECT NO. J96296	PA DWF
DRAWN BY JAA	DATE: 01/08/97
CHECKED BY TRJ	DATE: 1-9-97
APPROVED BY TRJ	DATE: 1-16-97

BORING LOCATIONS  
DIAGRAM

FIGURE  
3

DIAGRAM SCALE  
 0 5 10  
 1-INCH = 10-FEET  
 ALL DIMENSIONS ON THIS DIAGRAM ARE APPROXIMATE



☒ = SAMPLE LOCATION

SAMPLE NUMBER	SAMPLE DEPTH	PID READING
3	4.0'	2
5	4.0'	<1
6	4.0'	<1
7	3.0'	<1
8	2.5'	5
10	3.5'	<1

DIAGRAM ILLUSTRATES ONLY THE SAMPLES OF SOILS LEFT IN PLACE

SCALE IN ASPHALT FOR SURFACE RUN-OFF

LF-1 (LANDFILL APPROVAL SOIL SAMPLE)

ASPHALT PARKING LOT

EXTENT OF EXCAVATION

FENCE

UNDERGROUND ELECTRIC UTILITY

OTHER UNDERGROUND UTILITIES

GRASS



McGANN PROPERTY REMEDATION	PROJECT NO. J96296 PA TRT	EXTENT OF EXCAVATION DIAGRAM	FIGURE
	DRAWN BY JAM DATE: 01/08/97		4
	CHKD BY TRJ DATE 1-9-97		
	APRVD BY TRJ DATE 1-14-97		

**TABLE A**  
**DRO Results from Keil Environmental Engineering**  
**Phase II Environmental Assessment — Soil Samples**  
**Tom McGann, Inc. Company**  
**Madison, Wisconsin**

<u>Boring</u>	<u>Sample Depth (ft.)</u>	<u>Sample Location (ft.)</u>	<u>Maximum PID</u>	<u>DRO (ppm)</u>
B1	4-5	Hydraulic hoist	0.0	< 10
B2	4-5	Hydraulic hoist	0.0	< 10
B3	4-5	Hydraulic hoist	0.7	< 10
B4	7-8	Hydraulic hoist	1.5	< 10
B7	0-1	Dumpster area	14	<b>350</b>
B9	7-8	Dumpster area	0.0	< 10
B10	2-3	South floor drain	685	<b>1,100</b>
B11	5-6	South floor drain	0.0	< 10
B12	2-4	Center floor drain	16.3	< 10
B12	12-14	Center floor drain	1.4	< 10
B13	4-6	Center floor drain	3.5	< 10
B14	6-8	Center floor drain	126	100
B15	2-4	Center floor drain	59.1	<b>130</b>
B16	6-8	Center floor drain	24.2	< 10
B17	6-8	Hydraulic hoist	2.1	< 10
B18	10-12	South floor drain	54.2	< 10
B19	8-10	South floor drain	972	<b>3,900</b>
B19	18-20	South floor drain	5.4	< 10
B20	10-12	South floor drain	1.3	< 10
B21	10-12	South floor drain	1.3	< 10
B22	8-10	Waste oil UST	2.5	< 10
B23	10-12	Waste oil UST	1.9	< 10
B24	8-10	Location unknown	0.8	< 10
B25	8-10	Location unknown	0.2	< 10
B26	8-10	Hydraulic hoist	1.3	< 10
B27	8-10	Hydraulic hoist	1.3	< 10
B28	8-10	Hydraulic hoist	2.5	< 10
B29	8-10	Hydraulic hoist	1.6	< 10
B30	8-10	Hydraulic hoist	1.6	< 10
B31	8-10	Hydraulic hoist	1.2	< 10
B32	8-10	Hydraulic hoist	2.4	<b>390</b>
B33	8-10	Hydraulic hoist	1.8	3.1
B34	8-10	Hydraulic hoist	1.6	< 10
B36	6-8	Dumpster area	4.0	< 10
B37	3-4	Dumpster area	1.6	< 10

DRO = diesel range organics

ppm = parts per million

UST = underground storage tank

Note: Concentrations in bold exceed the DNR's generic soil residual contaminant level (RCL) for the respective parameter.

**TABLE 2**  
**DRO and PVOC Analytical Results — Soil Samples**

Location	<u>Sample No. 2</u>	<u>Sample No. 3</u>	<u>Sample No. 6</u>	<u>Sample No. 7</u>	<u>Sample No. 8</u>	<u>Sample No. 10</u>	<u>*NR 720 Standard</u>
<u>Parameter</u>	Landfilled soils	Base	West wall	South wall	East wall	North wall	—
DRO (ppm)	8.0	<5.7	<6.0	8.4	<5.8	11.0	100
PVOCs (ppb)							
Benzene	<2.3	<2.3	<2.4	<b>12.0</b>	<2.3	<2.4	5.5
Ethylbenzene	<5.8	<5.8	<6.0	<6.0	<5.8	<6.0	2,900
Methyl tert-butyl ether	<58	<58	<60	<60	<58	<60	—
Toluene	<5.8	<5.8	8.6	6.2	<5.8	<6.0	1,500
1,2,4-Trimethylbenzene	<12	<12	<12	<12	<12	19	—
1,3,5-Trimethylbenzene	<12	<12	<12	<12	<12	<12	—
Total xylenes	<17	<17	<18	<18	<17	<18	4,100

ppm = parts per million

ppb = parts per billion

Note: Concentrations which exceed their respective DNR NR 720 standards are indicated in bold type.

\*At the time of soil remediation, the NR 720 standards were proposed standards.