

**GIS REGISTRY INFORMATION**

SITE NAME: FARWELL PARK  
 BRRTS #: 02-13-543 FID # (if appropriate): \_\_\_\_\_  
 COMMERCE # (if appropriate): — 02-13-546624  
 CLOSURE DATE: 6/20/06  
 STREET ADDRESS: 201 SOUTH INGEROL ST  
 CITY: MADISON

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 571444 Y= 290337

CONTAMINATED MEDIA: Groundwater  Soil  Both

OFF-SOURCE GW CONTAMINATION >ES:  Yes  No

IF YES, STREET ADDRESS 1: \_\_\_\_\_

GPS COORDINATES (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):  Yes  No

IF YES, STREET ADDRESS 1: \_\_\_\_\_

GPS COORDINATES (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

CONTAMINATION IN RIGHT OF WAY:  Yes  No

**DOCUMENTS NEEDED:**

Closure Letter, and any conditional closure letter or denial letter issued

Copy of most recent deed, including legal description, for all affected properties

Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties  
 County Parcel ID number, if used for county, for all affected properties

Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.

Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.

Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)

Tables of Latest Soil Analytical Results (no shading or cross-hatching)

Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.

GW: Table of water level elevations, with sampling dates, and free product noted if present

GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)

SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour

Geologic cross-sections, if required for SI. (8.5x14" if paper copy)

RP certified statement that legal descriptions are complete and accurate

Copies of off-source notification letters (if applicable)

Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)

Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure

Copy of any maintenance plan ~~referenced in the deed restriction.~~





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, 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

June 20, 2006

File Ref: 07-13-543703  
Dane County

Heather Mann  
Urban Open Space Foundation  
200 North Blount Street  
Madison, WI 53703

SUBJECT: Final Case Closure  
Farwell Park, 201 South Ingersol Street, Madison, WI

Dear Ms Mann:

On June 20, 2006 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.

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.

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 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.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. 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 <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://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

The Department 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,



Patrick McCutcheon, South Central Region  
Remediation & Redevelopment Team Supervisor

cc: Kris Krause, RMT, Inc, 744 Heartland Trail, Madison, WI 53717

STATE BAR OF WISCONSIN FORM 13 - 2000  
SATISFACTION OF MORTGAGE AND ASSIGNMENT  
OF RENTS AND SECURITY AGREEMENT

Document Number

DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
3730752

06/10/2003 08:47:49AM

Trans. Fee:  
Exempt #:

Rec. Fee: 15.00  
Pages: 3

001258

Recording Area

Name and Return Address  
Foley & Lardner  
Attn: John Michael Murphy  
777 East Wisconsin Avenue  
Milwaukee, Wisconsin 53202-5306

0709-131-2302-5 (f/k/a 60-0709-131-2302-5)  
Parcel Identification Number (PIN)

The undersigned certifies that it is the present owner of a mortgage and assignment of rents and security agreement executed by Urban Open Space Foundation, Inc., a Wisconsin non-stock corporation

to The Evjue Foundation, Inc., a Wisconsin non-stock corporation

to secure payment of \$611,823.00, dated February 20, 2001, recorded in the office of the Register of Deeds of Dane County, Wisconsin, on March 7, 2001, as Document Number 3294450, in (Reel)(Vol.) \_\_\_\_\_ of (Records)(Mortg's) on (Image)(Page) \_\_\_\_\_, has a right to satisfy the same, and hereby satisfies the above described mortgage and assignment of rents and security agreement. The real estate which is subject to the mortgage and assignment of rents and security agreement is described as follows (if more space is needed, please attach addendum):  
See Exhibit A attached hereto.

Dated this 22 day of May 2003

THE EVJUE FOUNDATION, INC.

By: Frederick W. Miller (SEAL)  
\* Frederick W. Miller

ACKNOWLEDGMENT

State of Wisconsin, }  
County. } ss.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2003, the above named

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

\* \_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission is permanent. (If not, state expiration date: \_\_\_\_\_)

AUTHENTICATION  
Signature(s) of Frederick W. Miller

authenticated this 22<sup>nd</sup> day of May, 2003

Howard A. Sweet  
\* Howard A. Sweet

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

THIS INSTRUMENT WAS DRAFTED BY

John Michael Murphy of Foley & Lardner - Milwaukee

(Signatures may be authenticated or acknowledged. Both are not necessary.)

Names of persons signing in any capacity must be typed or printed below their signature.  
Note: Only one mortgage may be described in this document.

SATISFACTION OF MORTGAGE

STATE BAR OF WISCONSIN  
FORM No. 13 - 2000

3/15

**EXHIBIT A**  
(Page 1 of 2)

001259

The Property

**PARCEL A:** A parcel of land being part of Block 185, Madison according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, to-wit:

Commencing at the most Westerly corner of said Block 185; thence S44°57'27"E, 13.40 feet to the point of beginning; thence N44°58'38"E, 594.83 feet; thence S45°04'40"E, 105.61 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 2834.04 feet and a chord which bears S37°40'21"W, 600.01 feet; thence N44°57'26"W, 181.90 feet to the point of beginning.

**PARCEL B:** A parcel of land being part of Block 199 and 200, Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, to-wit:

Beginning at the most Westerly corner of said Block 199 and 200; thence N44°58'38"E, 311.42 feet to a point on a curve; thence Southwesterly along a curve to the right which has a radius of 2441.67 feet and a chord which bears S25°03'27"W, 172.93 feet to a point of compound curve; thence continuing Southwesterly along a curve to the right which has a radius of 2834.04 feet and a chord which bears S28°39'14"W, 154.99 feet; thence N45°04'40"W, 102.48 feet to the point of beginning.

**PARCEL C:** Part of vacated South Few Street, Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the North corner of Lot 9, Block 185, of the Original Plat of the City of Madison, said North corner being the intersection of the Southeast right-of-way line of Railroad Street as platted in said Original Plat and the Southwest right-of-way line of South Few Street as platted in said Original Plat; thence S45°04'40"E, 13.40 feet on said Southwest right-of-way line to the point of beginning; thence N44°58'38"E, 33.00 feet to the centerline of said South Few Street; thence N45°04'40"W, 13.40 feet on said centerline to said Southeast right-of-way line of Railroad Street; thence N44°58'38"E, 33.00 feet on said Southeast right-of-way line to the West corner of Lot 1, Block 199-200, of said Original Plat and the Northeast right-of-way line of said South Few Street; thence S45°04'40"E, 102.48 feet on said Northeast right-of-way line to the point of intersection with the Northwest right-of-way line of the Chicago & Northwestern Railroad and a point of curve; thence on a curve to the right convex to the Southeast, having a radius of 2834.04 feet and a long chord that bears S30°57'49"W, 68.02 feet on said Northwest right-of-way line of said railroad to the Southwest right-of-way line of said South Few Street at the point of intersection with said Northwest right-of-way line of said railroad; thence N45°04'40"W, 105.61 feet on said Southwest right-of-way line of said South Few Street to the point of beginning.

**PARCEL D:** A parcel of land being part of Block 185, Original Plat, City of Madison, Dane County, Wisconsin, to-wit:

Beginning at the most Westerly corner of said Block 185; thence N44°58'38"E, 594.83 feet to the most Northerly corner of Block 185; thence along the Southwest right-of-way line of South Few Street S45°04'40"E, 13.40 feet; thence S44°58'38"W, 594.83 feet to the Northeast right-of-way line of South Ingersoll Street; thence along the Northeast right-of-way line of said street N44°57'26"W, 13.40 feet to the point of beginning. This parcel contains 7,974.00 square feet, 0.183 acres.



City of Madison, Wis. - GeoSpatial Information System (MADMAPS)

Create Map	Parcel Number	All Addresses on a Parcel	Owner's Name	Create Report
<a href="#">Map</a>	0709-131-2302-5	201 S INGERSOLL ST	URBAN OPEN SPACE FOUNDATION INC	<a href="#">Report</a>

Parcel ID: 0709-131-2302-5

Geographic Position (WTM): 571444, 290337

Sources:

City of Madison Website: <http://gis.ci.madison.wi.us/MADMAPS/GISHome.html>

WDNR RR GIS Registry

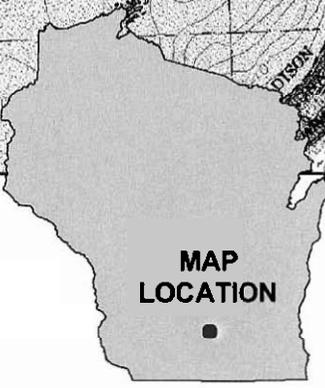
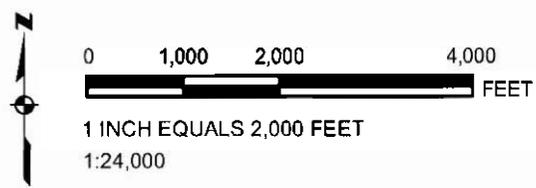
1/25/06



LEGEND

NOTES

SITE LOCATION



BASE MAP FROM USGS 7.5' QUADRANGLES (MADISON WEST AND MADISON EAST), PUBLISH DATE 1983.



744 Heartland Trail  
Madison, WI 53717 - 1934  
P.O. Box 8923  
Madison, WI 53708 - 8923  
Phone: 608-831-4444  
Fax: 608-831-3021

SITE LOCATOR MAP  
  
UOSF CLOSURE  
FARWELL PARK

DRAWN BY:	HANKLEY C
APPROVED BY:	AAS
PROJ. NO.:	00-06384.02
FILE NO.:	63840201.mxd
DATE:	APRIL 2006

**Table 1**  
**Soil Sample Results - Metals**  
**201 South Ingersoll - Madison, Wisconsin**  
**November 21, 2000 (Pre-Cap)**  
**(mg/kg)**

Compound	WDNR RCLs		Sample									
	Non-Industrial	Industrial	B-1	B-2	B-3	B-4	B-5	B-6	B-7	B-8	B-9	B-10
			Depth (inches)									
			26-30	20-24	18-22	26-30	23-27	28-32	30-34	25-29	24-28	21-25
Cadmium	8	510	0.22	<0.033	<0.031	<0.026	<0.025	<0.035	<0.037	<0.027	<0.037	<0.040
Lead	50	500	<b>55.8</b>	<b>65.9</b>	11.6	18.7	29.9	3.2	2.1	25.6	39.9	28.7

Prepared By: A. Sellwood 1/26/06

Checked By: M. Chan 1/26/06

**Notes**

Data reproduced and reformatted from Soil and Engineering Services' summary tables

RCLs = Residual Contaminant Levels

**BOLD** = Concentration exceeds the RCL for non-industrial sites

RCLs for metals are from Wisconsin Administrative Code NR 720.

**Table 2**  
**Soil Sample Results - PAHs**  
**201 South Ingersoll - Madison, Wisconsin**  
**November 21, 2000 (Pre-Cap)**  
**(mg/kg)**

Compound	WDNR Suggested RCLs		Sample									
	Non-Industrial	Industrial	B-1	B-2	B-3	B-4	B-5	B-6	B-7	B-8	B-9	B-10
			Depth (inches)									
			26-30	20-24	18-22	26-30	23-27	28-32	30-34	25-29	24-28	21-25
1-Methyl Naphthalene	1,100	70,000	<0.18	<1.8	<0.17	<0.35	<0.17	<0.018	<0.018	<0.18	<0.36	<0.36
2-Methyl Naphthalene	600	40,000	<0.20	<0.20	<0.19	<0.39	<0.19	<0.021	<0.020	<0.20	<0.40	<0.40
Acenaphthene	900	60,000	<0.79	<7.9	<0.75	<1.5	<0.75	<0.080	<0.077	<0.78	<1.6	<1.6
Acenaphthylene	18	360	0.36	<2.0	<0.19	<0.39	<0.19	<0.021	0.031	<0.20	0.6	<0.40
Anthracene	5,000	300,000	<0.030	<0.31	<0.029	<0.058	<0.029	<0.0031	<0.0030	<0.030	<0.060	<0.060
Benzo (a) anthracene	0.088	3.9	0.038	<b>2</b>	<b>0.21</b>	<b>0.69</b>	<0.017	<0.0018	0.014	0.018	0.051	<0.036
Benzo (b) fluoranthene	0.088	3.9	<b>0.26</b>	<b>11</b>	<b>0.47</b>	<b>2.6</b>	0.042	0.0029	0.041	0.039	<b>0.13</b>	0.074
Benzo (k) fluoroanthene	0.88	39	0.094	<b>3</b>	0.17	<b>0.83</b>	0.017	<0.00082	0.015	0.018	0.10	<0.016
Benzo (g,h,i) perylene	1.8	39	0.22	<b>7.2</b>	0.41	<b>2.1</b>	<0.034	0.019	0.041	0.050	0.10	<0.071
Benzo (a) pyrene	0.0088	0.039	<b>0.14</b>	<b>3.5</b>	<b>0.29</b>	<b>1.5</b>	<0.043	0.0073	<b>0.025</b>	<0.045	<b>0.091</b>	<0.089
Chrysene	8.8	390	<0.034	<0.34	<0.032	<0.065	<0.032	<0.0034	<0.0033	<0.034	<0.067	<0.067
Dibenzo (a,h) anthracene	0.0018	0.078	<0.19	<b>6.3</b>	<b>0.27</b>	<b>1.6</b>	<0.18	<0.019	<0.019	<0.19	<0.38	<0.38
Fluoranthene	600	40,000	<0.027	<0.27	<0.026	<0.052	<0.026	<0.0027	<0.0026	<0.027	<0.053	<0.053
Fluorene	600	40,000	<0.90	<0.90	<0.086	<0.17	<0.086	<0.0091	<0.0088	<0.089	<0.18	<0.18
Ideno (1,2,3-cd) pyrene	0.088	3.9	<0.052	<0.52	<0.049	<0.099	<0.049	<0.0053	<0.0050	<0.051	<0.10	<0.10
Naphthalene	20	110	<0.18	<1.8	<0.17	<0.35	<0.17	<0.018	<0.018	<0.18	<0.36	<0.36
Phenanthrene	18	390	0.24	<0.29	<0.028	<0.056	0.050	<0.0030	0.02	0.045	0.55	0.25
Pyrene	500	30,000	<0.10	<1.0	<0.098	<0.20	<0.098	<0.010	<0.010	<0.10	<0.20	<0.20

Prepared By: A. Sellwood 1/26/06

Checked By: M. Chan 1/26/06

Notes

Data reproduced and reformatted from Soil and Engineering Services' summary tables

RCLs = Residual Contaminant Levels

PAHs = polycyclic aromatic hydrocarbons

Suggested RCLs for PAHs taken from Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAHs) Interim Guidance - WDNR Publication RR-519-97, April 1997

**BOLD** = concentration exceeds the RCL for non-industrial sites

**Table 3**  
**Soil Sample Results - VOCs**  
**201 South Ingersoll - Madison, Wisconsin**  
**November 21, 2000 (Pre-Cap)**  
**(mg/kg)**

Compound	WDNR RCLs		Sample										
	Direct Contact	Groundwater	B-1	B-2	B-3	B-4	B-5		B-6	B-7	B-8	B-9	B-10
			Depth (inches)										
			26-30	20-24	18-22	26-30	23-27	28-32	30-34	25-29	24-28	21-25	
1,1,1-Trichloroethane			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.040	
1,1,2,2-Tetrachloroethane			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.026	
1,1,2-Trichloroethane			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	
1,1-Dichloroethane			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.042	
1,1-Dichloroethylene			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.030	
1,2,3-Trichlorobenzene			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.048	
1,2,4-Trichlorobenzene			0.036	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.032	
1,2,4-Trimethylbenzene			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.047	
1,2-Dibromo-3-chloropropane			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.034	
1,2-Dibromoethane			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.042	
1,2-Dichlorobenzene			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	
1,2-Dichloroethane	0.54	0.0049	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.038	
cis-1,2-Dichloroethane			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050	
trans-1,2-Dichloroethylene			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.038	
1,2-Dichloropropane			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.038	
1,3,5-Trimethylbenzene			0.026	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.028	0.76	
1,3-Dichlorobenzene			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	
1,3-Dichloropropane			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.044	
1,4-Dichlorobenzene			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	
2,2-Dichloropropane			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.042	
2-Chlorotoluene			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	
4-Chlorotoluene			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	
Benzene	1.10	0.0055	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.250	
Bromobenzene			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.030	
Bromodichloromethane			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.026	
n-Butylbenzene			0.093	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.087	1.1	
sec-Butylbenzene			0.034	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.10	
tert-Butylbenzene			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	2.2	

**Table 3**  
**Soil Sample Results - VOCs**  
**201 South Ingersoll - Madison, Wisconsin**  
**November 21, 2000 (Pre-Cap)**  
**(mg/kg)**

Compound	WDNR RCLs		Sample									
	Direct Contact	Groundwater	B-1	B-2	B-3	B-4	B-5	B-6	B-7	B-8	B-9	B-10
			Depth (inches)									
			26-30	20-24	18-22	26-30	23-27	28-32	30-34	25-29	24-28	21-25
Carbon Tetrachloride			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.046
Chlorobenzene			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Chlorodibromomethane			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025
Chloroethane			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.044
Chloroform			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.050
Chloromethane			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.040
Dichlorodifluoromethane			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.038
Diisopropyl ether			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.040
Ethylbenzene		2.9	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.32
Hexachlorobutadiene			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.040
Isopropylbenzene			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.12
p-Isopropyltoluene			<0.025	0.033	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.082
Methyl tert-butyl ether			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.038
Methylene chloride			<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	<0.038	0.36
Naphthalene			0.11	0.097	0.10	0.10	0.055	<0.025	<0.025	0.050	0.067	1.0
n-Propylbenzene			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.025	0.2
Tetrachloroethylene			0.15	0.050	<0.025	<0.025	0.057	<0.025	<0.025	<0.025	<0.025	<0.025
Toluene		1.5	0.091	0.028	<0.025	0.034	<0.025	<0.025	<0.025	<0.025	0.046	1.7
Trichloroethylene			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.044
Trichlorofluoromethane			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.044
Vinyl chloride			<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.028
Total xylenes		4.1	0.088	0.034	<0.025	0.033	<0.025	<0.025	<0.025	<0.025	<0.025	3.5

Prepared By: A. Sellwood 1/26/06

Checked By: M. Chan 1/26/06

**Notes**

Data reproduced and reformatted from Soil and Engineering Services' summary tables

RCLs = Residual Contaminant Levels

**BOLD** = Concentration exceeds the lowest RCL

**PARCEL E:** A parcel of land being part of Block 185, Original Plat, City of Madison, Dane County, Wisconsin, to-wit:

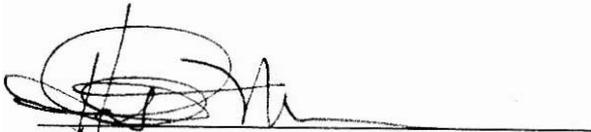
Commencing at the most Westerly corner of said Block 185 of the Original Plat; thence S44°57'26"E, 195.30 feet to a point on a curve and the point of beginning; thence Northeasterly along a curve to the left which has a radius of 2,834.04 feet and a chord which bears N37°40'21"E, 600.01 feet to the Southwest right-of-way line of South Few Street; thence along said right-of-way line S45°04'40"E, 11.34 feet to a point on a curve; thence Southwesterly along a curve to the right which has a radius of 2,845.04 feet and a chord which bears S37°42'05"W, 600.00 feet to the Northeast right-of-way line of South Ingersoll Street; thence along said right-of-way line N44°57'26"W, 11.00 feet to the point of beginning. This parcel contains 6,637.52 square feet, 0.152 acres.

**PARCEL F:** parcel of land being part of Block 199-200, Original Plat, City of Madison, Dane County, Wisconsin, to-wit:

Commencing at the most Westerly corner of said Block 199-200 of the Original Plat; thence S45°04'40"E, 102.48 feet to a point on a curve and the point of beginning; thence Northeasterly along a curve to the left which has a radius of 2,834.04 feet and a chord which bears N28°39'14"E, 154.99 feet to a point of compound curve; thence continuing Northeasterly along a curve to the left which has a radius of 2,441.67 feet and a chord which bears N25°03'27"E, 172.93 feet to the Southeast right-of-way of Railroad Street; thence along said line which bears N44°58'38"E, 29.59 feet to a point on a curve; thence Southwesterly along a curve to the right which has a radius of 2,452.67 feet and a chord which bears S24°44'35"W, 200.62 feet to a point of compound curve; thence continuing Southwesterly along a curve to the right which has a radius of 2,845.04 feet and a chord which bears S28°40'58"W, 158.47 feet to the Northeast right-of-way line of South Few Street; thence along said right-of-way line N45°04'40"W, 11.37 feet to the point of beginning. This parcel contains 3,674.89 square feet, 0.084 acres.

### Owner Certification Statement

I, Heather Mann, of the Urban Open Space Foundation, believe that a legal description for each property that is within, or partially within, the contaminated site boundary, as defined by the November 21, 2000, soil investigation, has been attached within this submittal for Case Closure for 201 South Ingersoll Street, Madison, Wisconsin, WDNR BRRTs Case 07-13-543256.



3/31/02

# **Soil Cover Maintenance Plan**

## **March 2006**

**Property Located At:**  
**201 South Ingersoll Street, Madison, Wisconsin**  
**WNDR BRRTS Case # 07-13-543256**  
**Parcel # 0703-131-2302-5**

### **Introduction**

This document is the Maintenance Plan for a soil cover at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing soil cover occupying the area over the contaminated soil on-site. The contaminated soil is impacted by polycyclic aromatic hydrocarbons (PAHs) and lead. The location of the soil cover to be maintained in accordance with this Maintenance Plan as well as the location of the impacted soil are identified in the attached map (Exhibit A).

### **Cover and Building Barrier Purpose**

The soil cover over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended, unless disturbed.

### **Annual Inspection**

The soil cover overlying the contaminated soil and as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks, and other potential problems that can cause exposure to underlying soil. The inspections will be performed to evaluate damage due to settling, exposure to the weather, increasing age, and other factors. Any area in which soil has become, or is 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 B, Cap Inspection Log. The log will include recommendations for the necessary repair of any areas in which underlying soil is exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept on-site and will be available to be sent to the Wisconsin Department of Natural Resources ("WDNR") at their request.

### **Maintenance Activities**

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or larger construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact

exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal law.

In the event that the soil cover overlying the contaminated soil is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor. The property owner, in order to maintain the integrity of the soil cap and/or the building, will maintain a copy of this Maintenance Plan on-site and will make it available to all interested parties (*i.e.* on-site employees, contractors, future property owners, etc.) for viewing.

### **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 the WDNR.

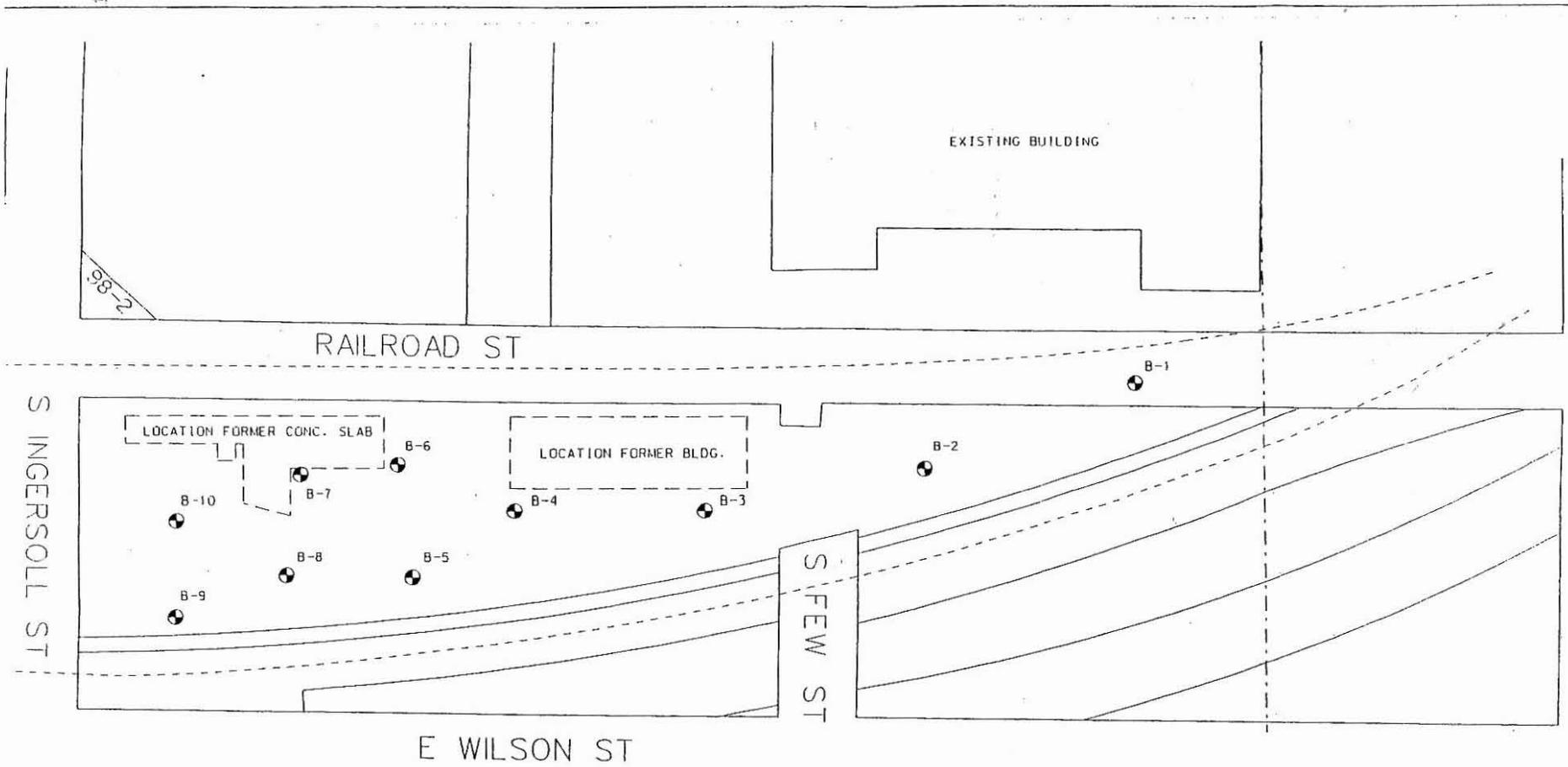
### **Contact Information**

March 2006

**Site Owner and Operator:** Urban Open Space Foundation  
200 North Blount Street, Madison, WI 53703  
608-255-9877

**Consultant:** RMT, Inc  
744 Heartland Trail, Madison, WI 53717  
608-831-4444

**WDNR:** Mike Schmoller  
3911 Fish Hatchery Road, Fitchburg, WI 53711  
608-275-3303



98-2

EXISTING BUILDING

RAILROAD ST

S INGERSOLL ST

LOCATION FORMER CONC. SLAB

LOCATION FORMER BLDG.

E WILSON ST

S FEW ST

B-10

B-7

B-6

B-9

B-8

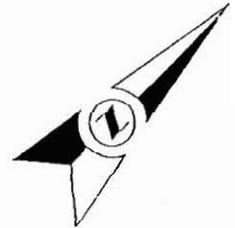
B-5

B-4

B-3

B-2

B-1



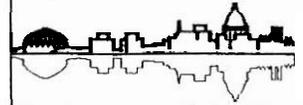
B-1

BORING LOCATIONS

PROJECT: CITY OF MADISON  
201 SOUTH INGERSOLL STREET

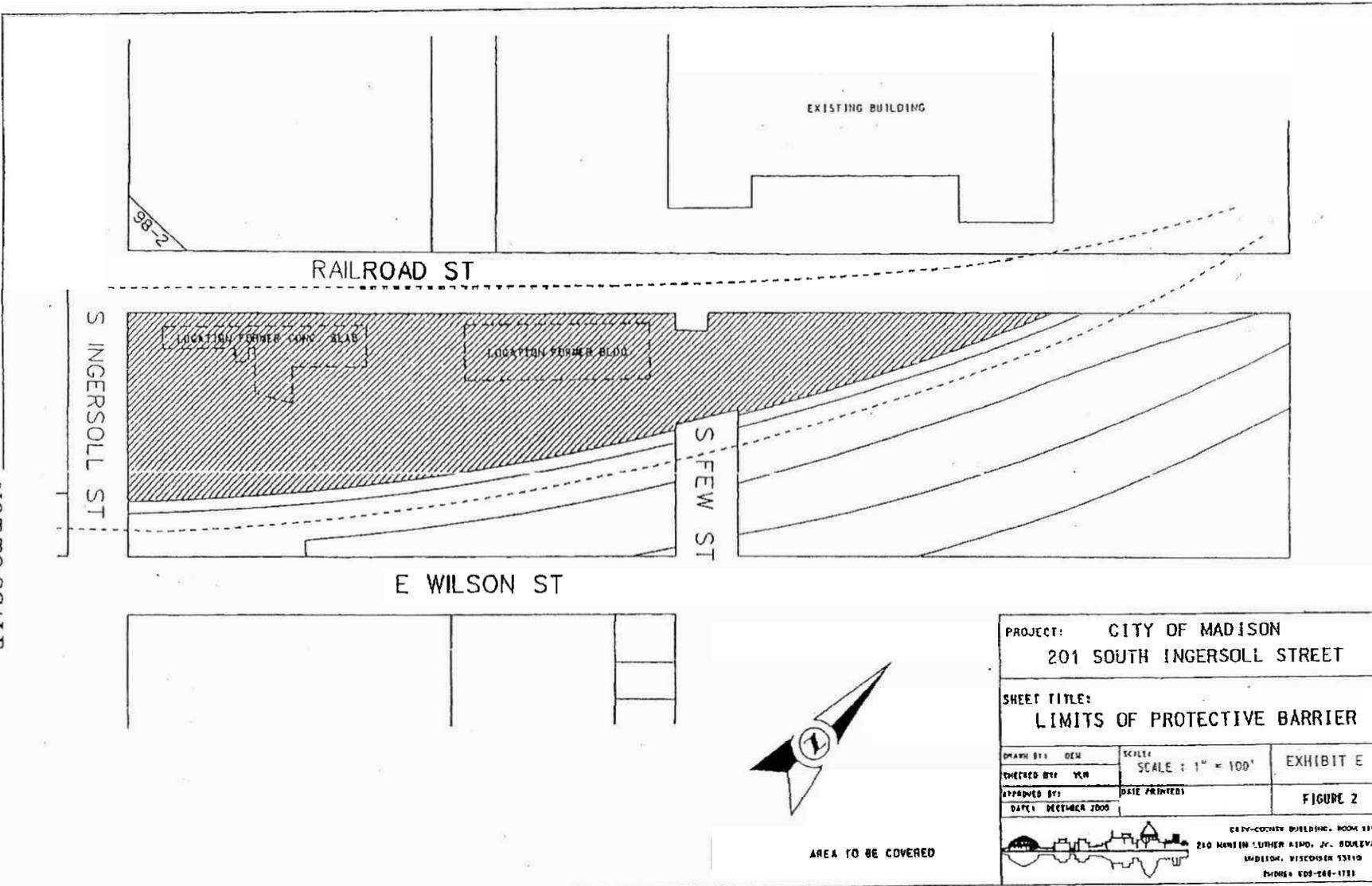
SHEET TITLE:  
SOIL SAMPLE LOCATIONS

DRAWN BY: DEM	SCALE: 1" = 100'	FILE NO.:
CHECKED BY: WLR	DATE PRINTED:	FIGURE 1
APPROVED BY:		
DATE: DECEMBER 2000		



CITY-COUNTY BUILDING, ROOM 115  
210 MARTIN LUTHER KING, JR. BOULEVARD  
MADISON, WISCONSIN 53710  
PHONE: 608-266-3151

NOT TO SCALE



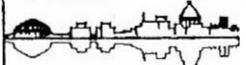
PROJECT:		CITY OF MADISON	
		201 SOUTH INGERSOLL STREET	
SHEET TITLE:		LIMITS OF PROTECTIVE BARRIER	
DRAWN BY:	DEM	SCALE:	EXHIBIT E
CHECKED BY:	YLM	SCALE: 1" = 100'	
APPROVED BY:		DATE PRINTED:	FIGURE 2
DATE:	DECEMBER 2000		
			
<small>CITY-COUNTY BUILDING, ROOM 119          210 MARTIN LUTHER KING, JR. BOULEVARD          MADISON, WISCONSIN 53719          PHONE: 608-265-1723</small>			

Exhibit A

