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

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

Source Property Information

CLOSURE DATE: 09/24/2014

BRRTS #: **02-13-561440**

FID #: 113205180

ACTIVITY NAME: RICES FILL & FIX EM FORMER

DATCP #: NA

PROPERTY ADDRESS: 2620 MONROE ST

PECFA#: NA

MUNICIPALITY: MADISON

PARCEL ID #: 251/0709-281-0618-1

***WTM COORDINATES:**

X: **566520** Y: **287372**

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

WTM COORDINATES REPRESENT:

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

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

☐ Groundwater Contamination > ES *(236)*

- ☐ Contamination in ROW
- ☐ Off-Source Contamination

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

☒ Soil Contamination > *RCL or **SSRCL *(232)*

- ☐ Contamination in ROW
- ☐ Off-Source Contamination

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

Site Specific Obligations:

☐ Soil: maintain industrial zoning *(220)*

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

☐ Structural Impediment *(224)*

☐ Site Specific Condition *(228)*

☒ Cover or Barrier *(222)*

- ☐ Direct Contact
- ☐ Soil to GW Pathway

☐ Vapor Mitigation *(226)*

☐ Maintain Liability Exemption *(230)*

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

Monitoring Wells:

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

(●) Yes ( ) No ( ) N/A

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

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

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

September 24, 2014

Mr. Fred Rouse
Rouse Management Company
2428 Perry Street
Madison WI 53713

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure: Rice's Fill and Fix'em
2620 Monroe Street, Madison
02-13-561440

Dear Mr. Rouse:

The Department of Natural Resources (DNR) considers the Rice's Fill and Fix'em site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The South Central Region Closure Committee reviewed the request for closure on September 4, 2014. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

This property is a former service station that has been redeveloped in an apartment complex. The conditions of closure and continuing obligations required were based on the property being used for residential purposes.

Continuing Obligations

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

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- A portion of the onsite building will remain as a direct contact barrier as shown in the attached cap maintenance plan.

The WDNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained at http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at http://dnr.wi.gov/topic/Brownfields/clean.html, to provide public notice of residual contamination and of

any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at http://dnr.wi.gov/topic/wells/documents/3300254.pdf.

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

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where a building foundation is required as a direct contact barrier, as shown on the **attached map**, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff may conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plan are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to:
Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
3911 Fish Hatchery Road
Fitchburg, WI 53711

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)
Soil contamination remains as indicated on the **attached maintenance plan map**. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)
The building foundation that exists 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. A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation. The **attached maintenance plan and inspection log** are to be kept up-to-date and on site. Inspections shall be conducted annually.

In Closing

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats, or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Michael Schmoller at 608-275-3303.

Sincerely,

Linda Hanefeld, Team Supervisor
South Central Region Remediation & Redevelopment Program

cc: Rob Langdon SCS Engineers, 2830 Dairy Drive, Madison, WI 53718

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

Case Closure - GIS Registry

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided. Any section of the form not relevant to the case closure request must be fully filled out or explained on a separate page and attached to the relevant section of this form. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.).

Site Information

BRRTS No. 02-13-561440	Parcel ID No. 251/0709-281-0618-1		
BRRTS Activity (Site) Name Former Rice's Fill & Fix 'Em	WTM Coordinates X 566526.5	Y 287358.2	
Street Address 2620 Monroe Street	City Madison	State WI	ZIP Code 53711
Responsible Party (RP) Name Fred Rouse			
Company Name Rouse Management Company			
Street Address 2428 Perry Street	City Madison	State WI	ZIP Code 53713
Phone Number (608) 251-7471	Email fred@rousemgmt.com		

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

Environmental Consultant Name Robert Langdon			
Consulting Firm SCS Engineers			
Street Address 2830 Dairy Drive	City Madison	State WI	ZIP Code 53718
Phone Number (608) 224-2830	Email rlangdon@scsengineers.com		
Acres Ready For Use 1.07	Voluntary Party Liability Exemption Site? ○ Yes ◉ No		

Fees and Mailing of Closure Request

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

1. **Send a copy of page one** of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR regional Environmental Program Associate at **http://dnr.wi.gov/topic/Brownfields/Contact.html**. Check all fees that apply:

   ☒ $1,050 Closure Fee

   ☒ $300 Database Fee for Soil

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

   Total Amount of Payment $ $1,350.00

2. **Send one paper copy and one e-copy on compact disk of the entire closure package** to the Regional Project Manager assigned to your site. Submit as *unbound, separate documents* in the order and with the titles prescribed by this form. For electronic document submittal requirements, see **http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf.**

Site Summary

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

1. General Site Information and Site History

A. **Site Location**: Describe the physical location of the site, both generally and specific to its immediate surroundings.
The site is located at 2620 Monroe Street, Madison, Wisconsin, near the intersection of Monroe Street and Knickerbocker Street. It is located approximately 1,000 feet north of Lake Wingra.

B. **Prior and current site usage**: Specifically describe the current and historic occupancy and types of use.
The site was formerly operated as an automotive service and gas station. The property is being redeveloped as apartments (21 units) with commercial space on the first floor, called "The Monroe."

C. Describe how and when site contamination was discovered.
Soil contamination was discovered during Phase 2 Environmental Site Assessment (ESA).

D. Describe the type(s) and source(s) or suspected source(s) of contamination.
Volatile organic compounds (VOCs) and polynuclear aromatic hydrocarbons (PAHs) were identified during the Phase 2 ESA. The suspected source of the soil contamination was a leaking floor drain within the former automotive service station.

E. Other relevant site description information (or enter Not Applicable).
The site was previously investigated, cleaned up, and closed out under BRRTS # 03-13-000670. That old BRRTS case was related to petroleum contamination which resulted from the former underground storage tank (UST) system. The case was closed with no restrictions. There were no NR 720 soil residual contaminant level (RCL) exceedances or NR 140 groundwater enforcement standard (ES) exceedances.

F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.
Rice's Fill & Fix 'Em, BRRTS # 03-13-000670

G. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to this site, and those impacted by contamination from this site.
Fiore Coal & OilCo, BRRTS # 03-13-000392

H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
Commercial and mixed use district.

2. General Site Conditions

A. Soil/Geology

i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.
Site soils include up to approximately 5 feet of silt, clay, and sand soils overlying weathered sandstone bedrock.

ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
No fill materials were observed during this investigation.

iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.
Weathered sandstone bedrock was encountered at a depth of approximately 5 feet below ground surface (bgs).

iv. Describe the nature and locations of current surface cover(s) across the site (e.g. natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).
The site is currently under redevelopment. The former service station and pavement have been removed. The redeveloped site will be covered by building foundation and pavement.

B. Groundwater

i. **Discuss depth to groundwater and piezometric elevations**. Describe and explain depth variations, and whether free product affects measurement or water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.
Groundwater is present at a depth of approximately 9.5 feet bgs. Piezometers were not installed.

ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
The estimated groundwater flow direction is south. This direction is consistent with historic flow directions observed

Save...

during the prior UST investigation and cleanup under BRRTS # 03-13-000670.

iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.

This information was not obtained for this investigation as it was not necessary. The prior UST case closed with no ES exceedances, and no NR 140 exceedances were observed under recent investigation.

iv. Identify and describe locations/distance of potable and/or municipal Wells within 1200 feet of the site.

There do not appear to be any potable and/or municipal wells within 1,200 feet of the site.

3. Site Investigation Summary

A. General

i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.

Phase 2 ESA work included tracing the shop floor drain and direct-push soil sampling. Results are summarized in the SCS Engineers Phase 2 ESA dated June 27, 2013, which was received by the Wisconsin Department of Natural Resources (WDNR) on November 27, 2013.

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

Contamination does not appear to extend beyond the property boundary.

iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.

Thee were no structural impediments to investigation or remediation.

B. Soil

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

VOC and PAH soil contamination exceeding NR 720 RCLs was identified in the vicinity of the former shop floor drain and appeared to be limited to within the immediate vicinity of the floor drain system and extending to a depth of at least 6 feet bgs. Shallow PAH soil contamination was identified in the vicinity of the former waste oil UST near the west corner of the building. This soil contamination was thought to be limited to a few square feet and to within a foot bgs.

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

PAH contaminants were detected within 4 feet bgs at levels exceeding non-industrial direct contact and groundwater pathway RCLs. VOCs were detected within 4 feet bgs at levels exceeding groundwater pathway RCLs, but at concentrations less than non-industrial direct contact RCLs.

iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/ information in Attachment C.

Not-to-exceed non-industrial direct contact RCLs and default groundwater pathway RCLs from the WDNR's Soil RCL Worksheets were used for this site.

C. Groundwater

i. Describe degree and extent of groundwater contamination at or from this site. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

Only 1,2,4-trimethylbenzene was detected in groundwater and the concentration did not exceed an NR 140 PAL. 1,2,4-Trimethylbenzene was detected in the groundwater sample from monitoring well MW-102 at a concentration of 1.4 micrograms per liter. The suspected source is the former UST system, which was previously investigated and closed out by the WDNR.

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

Free product is not present.

D. Vapor

Save...

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

A vapor barrier/vent system was constructed for the new building as a precaution due to the presence of VOCs detected in soil. Petroleum VOCs and tetrachloroethene (PCE) were detected in soil prior to remediation (soil excavation). Excavation confirmation samples indicate that only petroleum VOCs (trimethylbenzenes) remain in soil at levels in excess of NR 720 RCLs.

ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).

Not applicable. Vapor barrier/vent system installed as a precaution.

E. Surface Water and Sediment

i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.

Surface water and sediment were not assessed due to lack of surface water features at or immediately adjacent to the site.

ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.

Not applicable.

4. Remedial Actions Implemented and Residual Levels at Closure

A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.

Remedial action included excavation and disposal of contaminated soil from two excavations. Approximately 180 tons of contaminated soil was excavated in December 2013 and hauled to Advanced Disposal's Mallard Ridge Landfill in Delavan, Wisconsin, for disposal.

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

Not applicable.

C. Describe the *active* remedial actions taken at the site, including: type of remedial system(s) used for each media impacted; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

Active remedial action included soil excavation as noted above. The excavations removed the majority of soil contamination. Groundwater did not require remedial action.

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

There is no residual groundwater contamination in excess of NR 140 standards. Only trimethylbenzenes remain in soil at levels in excess of NR 720 RCLs. This area of residual soil contamination is near the former service station floor sump and covers an area of approximately 35 square feet.

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

Soil exceeding direct contact standards was excavated for disposal.

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

A small area of trimethylbenzene-contaminated soil remains in the vicinity of the former floor sump at levels in excess of the groundwater pathway RCL.

G. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.

The residual soil contamination now lies under the newly constructed building, which has a vapor barrier/vent system in place. A maintenance plan (Attachment D) summarizes the building cap and vapor barrier/vent system.

H. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration, (e.g. stable or receding groundwater plume).

Not applicable. Groundwater does not exceed NR 140 standards.

Save...

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

The majority of contaminated soil was excavated and residual soil contamination lies under the newly constructed building. The building was constructed with a vapor barrier/vent system. A maintenance plan will be implemented to maintain the building cap and vapor barrier/vent system.

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

Not applicable.

K. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.

Not applicable.

L. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.

Not applicable.

M. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.

Not applicable.

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

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

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

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

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

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

Save...

7. Underground Storage Tanks

A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action? ○ Yes ◉ No

B. Do any upgraded tanks meeting the requirements of ch. SPS 310, Wis. Adm. Code, exist on the property? ○ Yes ◉ No

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

Data Tables (Attachment A)

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

General directions for Data Tables:

- Use bold and italics font on information of importance on tables and figures. Use **bold font** for ch. NR 140, Wis. Adm. Code, groundwater enforcement standard (ES) attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, groundwater preventive action limit (PAL) standard attainments or exceedances.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e. do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15 (3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Pre-remedial Soil Analytical Table, etc).
- For required documents, each table (e.g., A.1., A.2., etc.,) should be a separate PDF.

A. Data Tables

A.1. **Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates, for all groundwater sampling points e.g. monitoring wells, temporary wells, sumps, extraction wells, any potable wells and any other wells, extraction wells and any potable wells for which samples have been collected.

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

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

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

A.5. **Vapor Analytical Table**: Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.

A.6. **Other Media of Concern (e.g., sediment or surface water)**: Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, time period for sample collection, method and results sampling.

A.7. **Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.

A.8. **Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps and Figures (Attachment B)

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

General Directions for all Maps and Figures:

- If any map or figure is not relevant to the case closure request, you must fully explain the reason(s) why and attach that explanation (properly labeled with the map/ figure title) in Attachment B.
- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11x17 inches, in a portable document format (pdf) readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions

Save...

of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis Adm. Code.

- Do not use shading or highlights on any of the analytical tables.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.

B.1. Location Maps

B.1.a. **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all impacted and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.

B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for on-site and applicable off-site properties, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code.

B.1.c. **RR Site Map:** From RR Sites Map (http://dnrmaps.wi.gov/sl/?Viewer=RR Sites) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

B.2.a. **Pre-remedial Soil Contamination:** Figure(s) showing the sample location of all pre-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeded a Residual Contaminant Level (RCL) established in accordance with the provisions contained in s. NR 720.10 or s. NR 720.12, Wis. Adm. Code.

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

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

B.3. Groundwater Figures

B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:

- Source location(s) and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
- Source location(s) and lateral and vertical extent if groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES)
- Surface features, including buildings and basements, and show surface elevation changes.
- Any areas of active remediation within the cross section path, such as excavations or treatment zones.
- Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1b)

B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, Preventive Action Limit (PAL) and/or an Enforcement Standard (ES). Indicate the date and direction of groundwater flow based on the most recent sampling data.

B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.

B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been previously abandoned.

B.4. Vapor Maps and Other Media

B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway, in relation to remaining soil and groundwater contamination, including sub-slab, indoor air, soil vapor,

Save...

ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.

B.4.b. **Other media of concern (e.g., sediment or surface water**): Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.

B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank)

Documentation of Remedial Action (Attachment C)

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

General Directions:

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc).
- If the documentation requested below is "not applicable" to the site-specific circumstances, include a brief explanation to support that conclusion.
- If the documentation requested below has already been submitted to the Department, please note the title and date of the report for that particular document requested.

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

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

C.3. **Provide a description of the methodology used along with all supporting documentation if the Residual Contaminant Levels are different than those contained in the Department's RCL Spreadsheet available at: http://dnr.wi.gov/topic/Brownfields/Professionals.html.**

C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.

C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment upon receiving conditional closure.

C.6. **Photos.** For sites or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system. Include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features should be visible and discernible. Photographs must be labeled with the site name, the features shown, location and the date on which the photograph was taken.

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

Maintenance Plan(s) and Photographs (Attachment D)

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

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

D.1. **Location map(s)** which show(s): (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) and all property boundaries.

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

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

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

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

D.6 Photographs

D.6.a. For site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible.

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

Save...

Monitoring Well Information (Attachment E)

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

General Directions:

Attach monitoring well construction and development forms (DNR FORM 4400-113 A and B: http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf) for all wells that will remain in-use, be transferred to another party or that could not be located. A figure of these wells should be included in Attachment B.3.d.

Select One:

○ No monitoring wells were required as part of this response action.

◉ All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site

○ ***Select One or More:***

☐ Not all monitoring wells can be located, despite good faith efforts. Attachment E must include description of efforts made to locate the "lost" wells.

☐ One or more wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s).

☐ One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason(s) the well(s) will remain in use.

Notifications to Owners of Impacted Properties (Attachment F)

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

General Directions:

- State law requires that the responsible party provide a 30-day, written advance notice (i.e., a letter) to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned.
- Use of Form 4400-286, Notification of Residual Contamination and Continuing Obligations, is required under ch. NR 725 for notifying property owners and right-of-way holders about residual contamination affecting their properties, and of continuing obligations which may be imposed. This form can be downloaded at http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf.

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

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

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

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

Save...

Source Legal Documents (Attachment G)

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

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

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

Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

G.2. ***Certified Survey Map:*** *A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.* (Lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

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

G.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Signatures and Findings for Closure Determination

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

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

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

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

Engineering Certification

I _____ hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A−E 4, Wis. Adm. Code; that this case closure request has been prepared by me or prepared under my supervision in accordance with the Rules of Professional Conduct in ch. A−E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Printed Name	Title

Signature	Date	P.E. Stamp and Number

Save...

Hydrogeologist Certification

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

John B. Tweddale — Printed Name

Vice President — Title

John B. Tweddale — Signature

August 15, 2014 — Date

WISCONSIN PROFESSIONAL GEOLOGIST
JOHN D. TWEDDALE
G-161
MADISON
WI

Save...

Table A.1. Groundwater Analytical Table
2620 Monroe Street, Madison, WI / SCS Engineers Project #25213084.01
(Results are in µg/L)

Sample	Date	Lab Notes	Benzene	Ethylbenzene	Toluene	Xylenes	TMBs	MTBE	Other VOCs
MW-101	1/3/2014	(1)	<0.50	<0.50	<0.44	<1.3	<1.00	<0.49	ND
Dup	1/3/2014	(1)	<0.50	<0.50	<0.44	<1.3	<1.00	<0.49	ND
MW-102	1/3/2014	(1)	<0.50	<0.50	<0.44	<1.3	1.4	<0.49	ND
Trip Blank	1/3/2014	(2)	<0.50	<0.50	<0.44	<1.3	<1.00	<0.49	ND
NR 140 Enforcement Standards (ESs)			5	700	800	2,000	480	60	
NR 140 Preventive Action Limits (PALs)			0.5	140	160	400	96	12	

Abbreviations:
µg/L = micrograms per liter or parts per billion (ppb)
TMBs = 1,2,4- and 1,3,5-trimethylbenzenes
ND = Not Detected
MTBE = Methyl-tert-butyl ether
VOCs = Volatile Organic Compounds
(Dup) = Duplicate Sample

Notes:
NR 140 ESs - Wisconsin Administrative Code (WAC), Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.
NR 140 PALs - WAC, Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.
Bold+underlined values meet or exceed NR 140 enforcement standards.
Italic+underlined values meet or exceed NR 140 preventive action limits.

Laboratory Notes/Qualifiers:
(1) Surrogate - Post-analysis pH measurement indicates insufficient VOA sample preservation.
(2) Surrogate - Results are from sample aliquot taken from VOA vial with headspace (air bubble greater than 6 mm diameter).

Created by: TLC Date: 1/9/2014
Last revision by: TLC Date: 4/1/2014
Checked by: REL Date: 4/25/2014

I:\25213084\Reports\Closure\Attachment A Data Tables\[A.1. Groundwater Analytical Table.xls]GW VOCs

Table A.2.1. Pre-remedial Soil Analytical Table - VOCs
2620 Monroe Street, Madison, WI / SCS Engineers Project #25213084.00
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	PID (ppm)	Lab Notes	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	Combined 1,2,4- and 1,3-5-TMB	MTBE	Other VOCs	
GP-1	5/6/2013	0-2.5	0	(1)	<23	<23	<23	<69	<23	<23	ND	<23	n-Hexane	36
	5/6/2013	5-7.5	0	(1)	<23	<23	<23	<69	<23	<23	ND	<23	ND	
GP-2	5/6/2013	2.5-5	1.6	(1)	<23	<23	<23	<69	<23	<23	ND	<23	ND	
	5/6/2013	7.5-10	1.6	(1)	<23	<23	<23	<69	<23	<23	ND	<23	ND	
GP-3	5/6/2013	2.5-5	1.6	(1)	<22	<22	<22	<67	<22	<22	ND	<22	ND	
	5/6/213	7.5-10	1.6	(1)	<25	<25	<25	<75	<25	<25	ND	<25	ND	
GP-4	5/6/2013	0-2	6	(1)	<23	<23	<23	<69	<23	<23	ND	<23	ND	
GP-5	5/6/2013	0-2	1	(1)	<22	<22	<22	<66	<22	<22	ND	<22	ND	
GP-6	5/6/2013	2-4	1.4	(1)	<22	<22	<22	<66	<22	<22	ND	<22	ND	
	5/6/2013	5.5-7	1.4	(1)	<22	<22	<22	<66	<22	<22	ND	<22	ND	
GP-7	5/6/2013	1.75-3.5	147	(1)	<25	<25	<25	<76	<25	<25	ND	<25	Tetrachloroethene	**240**
GP-8	5/6/2013	2-4	529	(1)(2)	<220	900 D	**1,200** D	**7,100** D	34,000 D	19,000 D	**53,000**	<220	Isopropylbenzene	1,800 D
													p-Isopropyltoluene	830 D
													Naphthalene	**4,000** D
													n-Propyl Benzene	6,300 D
													Tetrachloroethene	**2,000** D
	5/6/2013	4-6	397	(1)	<220	<220	220 D	1,550 D	9,300 D	5,200 D	**14,500**	<220	Isopropylbenzene	420 D
													p-Isopropyltoluene	290 D
													n-Propyl Benzene	1,500 D
													Tetrachloroethene	**850** D
GP-9	5/6/2013	4-6	0	(1)	<23	<23	<23	<68	<23	<23	ND	<23	ND	
GP-10	5/6/2013	4-6	0	(1)	<23	<23	<23	<69	<23	<23	ND	<23	ND	
MeOH Blank	5/6/2013	--	--	(1)	<25	<25	<25	<75	<25	<25	ND	<25	n-Hexane	38

Table A.2.1. Pre-remedial Soil Analytical Table - VOCs
2620 Monroe Street, Madison, WI / SCS Engineers Project #25213084.00
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	PID (ppm)	Lab Notes	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	Combined 1,2,4- and 1,3-5-TMB	MTBE	Other VOCs	
NR 720 Non-Industrial Not-To-Exceed Direct Contact RCLs					1,490	7,470	818,000	258,000	89,800	182,000	--	59,400	Isopropylbenzene	268,000
													p-Isopropyltoluene	162,000
													Naphthalene	5,150
													n-Propyl Benzene	264,000
													Tetrachloroethene	30,700
													n-Hexane	141,000
NR 720 Industrial Direct Contact RCLs					7,410	37,000	818,000	258,000	219,000	182,000	--	293,000	Isopropylbenzene	268,000
													p-Isopropyltoluene	162,000
													Naphthalene	26,000
													n-Propyl Benzene	264,000
													Tetrachloroethene	153,000
													n-Hexane	141,000
NR 720 Groundwater Pathway RCLs with a Wisconsin-Default Dilution Factor of 2					5.1	1,570	1,107.20	3,940	(a)		1,379.30	27	Naphthalene	658.7
													Tetrachloroethene	4.5
													n-Hexane	8,442.70

Abbreviations:
µg/kg = micrograms per kilogram or parts per billion (ppb)
TMB = Trimethylbenzene
ND = Not Detected
VOCs = Volatile Organic Compounds
MTBE = Methyl-tert-butyl ether
NE = Not Established
PID = Photo-Ionization Detector
ppm = PID measured in ppm as isobutylene
-- = Not Applicable

Notes:
Bold+underlined values meet or exceed NR 720 RCLs, as of November 2013.
(a) NR 720 Groundwater Pathway RCLs for 1,2,4 and 1,3,5 Trimethylbenzene Combined = 1,379.30
NR 720 RCL - Wisconsin Administrative Code (WAC), Chapter NR 720 Residual Contaminant Level.
NR 746 Table 1 - WAC, Chapter NR 746.06(2)(b) Table 1 - Indicators of Residual Petroleum Product in Soil Pores.
NR 746 Table 2 - WAC, Chapter NR 746.06(2)(b) Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil.
All samples collected above the low water table.

Laboratory Notes/Qualifiers:
D = Data reported from a dilution.
(1) Bromomethane and chloroethane - Estimated value because of quality control sample exceedances.
(2) Surrogate: 4-Bromofluorobenzene - Surrogate recovery was outside of laboratory control limits due to an apparent matrix effect.

Created by: LMH Date: 5/14/2013
Last revision by: TLC Date: 4/1/2014
Checked by: REL Date: 4/25/2014

I:\25213084\Reports\Closure\Attachment A Data Tables\[A.2.1. Pre-remedial Soil Analytical Table-VOCs.xls]Soil VOCs

Table A.2.2. Pre-remedial Soil Analytical Table - PAHs
2620 Monroe Street, Madison, WI / SCS Engineers Project #25213084.00
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	Lab Notes	PID (ppm)	Acenaph-thene	Acenaph-thylene	Anthracene	Benzo(a) anthracene	Benzo(a) pyrene	Benzo(b) fluoranthene	Benzo(e) pyrene	Benzo(ghi) perylene	Benzo(k) fluoranthene	Chrysene	Dibenzo(a,h) anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd) pyrene	Naphthalene	Phenanthrene	Pyrene
GP-1	5/6/2013	0-2.5	--	0	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12
	5/6/2013	5-7.5	--	0	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12
GP-2	5/6/2013	2.5-5	--	1.6	<12	<12	<12	12	15	14	<12	<12	13	14	<12	22	<12	13	<12	<12	19
	5/6/2013	7.5-10	--	1.6	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12
GP-3	5/6/2013	2.5-5	--	1.6	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12
	5/6/2013	7.5-10	--	1.6	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11
GP-4	5/6/2013	0-2	--	6	22	<12	39	**150**	140	160	**120**	100	140	**180**	**32**	340	32	130	<12	210	260
GP-5	5/6/2013	0-2	--	1	<12	<12	<12	13	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12
GP-6	5/6/2013	2-4	--	1.4	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	13	<12	<12	<12	<12	12
	5/6/2013	5.5-7	--	1.4	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12	<12
GP-7	5/6/2013	1.75-3.5	--	147	<12	390	640	73 HC	**160** HC	140 HC	**92**	1,100 HC	370 HC	41	<12	36	<12	**890** HC	23	37	110
GP-8	5/6/2013	2-4	--	529	46	84	76	130 HC	98 HC	120 HC	**250**	270 HC	66 HC	**310**	**31**	170	84	140 HC	**1,800**	280	560
	5/6/2013	4-6	--	397	25	51	65	23 HC	63 HC	78 HC	**220**	220 HC	27 HC	**170**	<11	25	19	130 HC	250	34	270
GP-9	5/6/2013	4-6	--	0	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11
GP-10	5/6/2013	4-6	--	0	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11
NR 720 Non-Industrial Not-To-Exceed Direct Contact RCLs					3,440,000	NE	17,200,000	148	148	1,480	15	NE	NE	14,800	15	2,290,000	2,290,000	148	5,150	NE	1,720,000
NR 720 Industrial Direct Contact RCLs					33,000,000	NE	100,000,000	2,110	2,110	21,100	211	NE	NE	211,000	211	22,000,000	22,000,000	2,110	26,000	NE	16,500,000
NR 720 Groundwater Pathway RCLs with a Wisconsin-Default Dilution Factor of 2					NE	NE	196,744.2	NE	480	NE	470	NE	NE	145.1	NE	88,817.9	14,814.8	NE	658.7	NE	54,472.5

Abbreviations:
µg/kg = micrograms per kilogram or parts per billion (ppb)
PAHs = Polynuclear Aromatic Hydrocarbons
-- = Not Applicable
WDNR = Wisconsin Department of Natural Resources
NE = Not established

Notes:
Bold+underlined values meet or exceed any of the NR 720 RCLs, as of November 2013.

Laboratory Notes/Qualifiers:
HC = Results may be biased high because of high continuing calibration verification (CCV).
All samples collected above the low water table.

Created by: LMH Date: 5/14/2013
Last revision by: TLC Date: 4/1/2014
Checked by: REL Date: 4/24/2014

I:\25213084\Reports\Closure\Attachment A Data Tables\[A.2.2. Pre-remedial Soil Analytical Table-PAHs.xls]Soil PAHs

Table A.3.1. Post-remedial Soil Analytical Table - VOCs
2620 Monroe Street, Madison, WI / SCS Engineers Project #25213084.01
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	PID (ppm)	Lab Notes	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	1,2,4- & 1,3,5-TMB Combined	MTBE	Other VOCs	
S-1*	12/26/2013	5	450	--	NC	NC	NC	NC	NC	NC	NC	NC	NC	
S-2*	12/26/2013	8	50	--	NC	NC	NC	NC	NC	NC	NC	NC	NC	
S-3*	12/26/2013	9	735	--	NC	NC	NC	NC	NC	NC	NC	NC	NC	
S-4*	12/26/2013	9	1,200	--	NC	NC	NC	NC	NC	NC	NC	NC	NC	
S-5*	12/26/2013	9	1,455	--	NC	NC	NC	NC	NC	NC	NC	NC	NC	
S-6	12/26/2013	7	580	(1)(2)	<500	<500	<500	<1,500	9,420	3,510	**12,930**	<500	n-Propylbenzene	727 J
S-7	12/26/2013	8	12.7	(1)	<25.0	<25.0	<25.0	<75.0	<25.0	<25.0	ND	<25.0	ND	
S-8	12/26/2013	8	0.5	(1)	<25.0	<25.0	<25.0	<75.0	<25.0	<25.0	ND	<25.0	ND	
S-9	12/26/2013	8.5	217	(1)(3)	<100	<100	<100	436 J	6,690	2,510	**9,200**	<100	sec-Butylbenzene	268 J
													Isopropylbenzene (cumene)	176 J
													p-Isopropyltoluene	316
													Naphthalene	553
													n-Propylbenzene	598
NR 720 Groundwater Pathway RCLs with a Wisconsin-Default Dilution Factor of 2					5.1	1,570	1,107.20	3,940	(a)		1,379.30	27	Naphthalene	658.7
NR 720 Non-Industrial Not-To-Exceed Direct Contact RCLs					1,490	7,470	818,000	258,000	89,800	182,000	--	59,400	sec-Butylbenzene	145,000
													Isopropylbenzene (cumene)	268,000
													p-Isopropyltoluene	162,000
													Naphthalene	5,150
													n-Propylbenzene	264,000
NR 720 Industrial Direct Contact RCLs					7,410	37,000	818,000	258,000	219,000	182,000	--	293,000	sec-Butylbenzene	145,000
													Isopropylbenzene (cumene)	268,000
													p-Isopropyltoluene	162,000
													Naphthalene	26,000
													n-Propylbenzene	264,000

Abbreviations:
µg/kg = micrograms per kilogram or parts per billion (ppb)
PID = Photo-Ionization Detector
ND = Not Detected
MTBE = Methyl-tert-butyl ether
ppm = PID measured in ppm as isobutylene
NE = Not Established
RCLs = Residual Contaminant Levels
TMB = Trimethylbenzene
-- = Not Applicable
VOCs = Volatile Organic Compounds
NC = No Sample Collected

Notes:
Bold+underlined values exceed NR 720 RCLs, as of November 2013.
(a) NR 720 Groundwater Pathway RCLs for 1,2,4 and 1,3,5 Trimethylbenzene Combined = 1,379.30
All samples collected above the low water table.
*Soil at this sample location was excavated.

Laboratory Notes/Qualifiers:
J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.
(1) Non-detect results are reported on a wet weight basis.
(2) Surrogate analysis = Sample was diluted due to the presence of high levels of non-target analytes or other matrix interference. Surrogate recovery not evaluated against control limits due to sample dilution.
(3) Surrogate analysis = Sample was diluted due to the presence of high levels of non-target analytes or other matrix interference.

Created by: TLC Date: 1/8/2014
Last revision by: TLC Date: 4/1/2014
Checked by: REL Date: 4/25/2014

I:\25213084\Reports\Closure\Attachment A Data Tables\[A.3.1. Post-remedial Soil Analytical Table-VOCs.xls]Soil VOCs

Table A.3.2. Post-remedial Soil Analytical Table - PAHs
2620 Monroe Street, Madison, WI / SCS Engineers Project #25213084.01
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	PID (ppm)	Lab Notes	Acenaph-thene	Acenaph-thylene	Anthracene	Benzo(a) anthracene	Benzo(b) fluoranthene	Benzo(k) fluoranthene	Benzo(a) pyrene	Benzo(ghi) perylene	Chrysene	Dibenzo(a,h) anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd) pyrene	1-Methyl-naphthalene	2-Methyl-naphthalene	Naphthalene	Phenanthrene	Pyrene
S-1*	12/26/2013	5	450	--	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
S-2*	12/26/2013	8	50	--	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
S-3*	12/26/2013	9	735	--	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
S-4*	12/26/2013	9	1,200	--	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
S-5*	12/26/2013	9	1,455	--	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
S-6	12/26/2013	7	580	--	<9.2	<9.2	<9.2	<9.2	<9.2	<3.2	5.4 J	13.1 J	23.9	<9.2	<9.2	<9.2	<9.2	148	218	344	10.1 J	25.3
S-7	12/26/2013	8	12.7	--	<9.2	<9.2	<9.2	<9.2	<9.2	<3.2	<3.3	<9.2	<9.2	<9.2	<9.2	<9.2	<9.2	<3.2	<9.2	<9.2	<9.2	<9.2
S-8	12/26/2013	8	0.5	--	<9.1	<9.1	<9.1	<9.1	<9.1	<3.2	<3.3	<9.1	<9.1	<9.1	<9.1	<9.1	<9.1	12.5 J	19.0	<9.1	<9.1	<9.1
S-9	12/26/2013	8.5	217	--	<9.4	<9.4	<9.4	<9.4	<9.4	<3.3	<3.3	<9.4	<9.4	<9.4	<9.4	<9.4	<9.4	133	235	389	11.4 J	12.2 J
S-10	12/26/2013	3	0.0	--	<9.9	<9.9	<9.9	<9.9	<9.9	<3.5	<3.5	<9.9	<9.9	<9.9	<9.9	<9.9	<9.9	<3.5	<9.9	<9.9	<9.9	<9.9
NR 720 Groundwater Pathway RCLs with a Wisconsin-Default Dilution Factor of 2					NE	NE	196,744.2	NA	480	NE	470	NE	145.1	NE	88,817.9	14,814.8	NE	NE	NE	658.7	NE	54,472.5
NR 720 Non-Industrial Not-To-Exceed Direct Contact RCLs					3,440,000	NE	17,200,000	148	148	1,480	15	NE	14,800	15	2,290,000	2,290,000	148	15,600	229,000	5,150	NE	1,720,000
NR 720 Industrial Direct Contact RCLs					33,000,000	NE	100,000,000	2,110	2,110	21,100	211	NE	211,000	211	22,000,000	22,000,000	2,110	53,100	2,200,000	26,000	NE	16,500,000

Abbreviations:
µg/kg = micrograms per kilogram or parts per billion (ppb)
PAHs = Polynuclear Aromatic Hydrocarbons
PID = Photo-Ionization Detector
-- = Not Applicable
WDNR = Wisconsin Department of Natural Resources
ppm = PID measured in ppm as isobutylene
NC = No Sample Collected
NE = Not Established

Notes:
Bold+underlined values meet or exceed any of the WDNR PAH Soil Generic RCLs.
All samples collected above the low water table.
*Soil at this sample location was excavated.

Laboratory Notes/Qualifiers:
J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

Created by: TLC Date: 1/8/2014
Last revision by: TLC Date: 4/1/2014
Checked by: REL Date: 4/25/2014

I:\25213084\Reports\Closure\Attachment A Data Tables\[A.3.2. Post-remedial Soil Analytical Table-PAHs.xls]Soil PAHs

Table A.4. Pre- and Post-Remaining Soil Contamination Soil Analytical Table - VOCs
2620 Monroe Street, Madison, WI / SCS Engineers Project #25213084.01
(Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	PID (ppm)	Lab Notes	Toluene	Xylenes	1,2,4- & 1,3,5-TMB Combined	Other VOCs
S-6	12/26/2013	7	580	(1)(2)	<500	<1,500	**12,930**	ND
S-9	12/26/2013	8.5	217	(2)(3)	<100	436 J	**9,200**	ND
NR 720 Groundwater Pathway RCLs with a Wisconsin-Default Dilution Factor of 2					1,107.20	3,940	1,379.30	
NR 720 Non-Industrial Not-To-Exceed Direct Contact RCLs					818,000	258,000	--	
NR 720 Industrial Direct Contact RCLs					818,000	258,000	--	

Abbreviations:
µg/kg = micrograms per kilogram or parts per billion (ppb)
ppm = PID measured in ppm as isobutylene
TMB = Trimethylbenzene
ND = Not Detected
PID = Photo-Ionization Detector
RCLs = Residual Contaminant Levels
VOCs = Volatile Organic Compounds
-- = Not Applicable

Notes:
Bold+underlined values exceed NR 720 RCLs, as of November 2013.
(a) NR 720 Groundwater Pathway RCLs for 1,2,4 and 1,3,5 Trimethylbenzene Combined = 1,379.30
All samples collected above the low water table.

Laboratory Notes/Qualifiers:
J = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.
(1) Non-detect results are reported on a wet weight basis.
(2) Surrogate analysis = Sample was diluted due to the presence of high levels of non-target analytes or other matrix interference. Surrogate recovery not evaluated against control limits due to sample dilution.
(3) Surrogate analysis = Sample was diluted due to the presence of high levels of non-target analytes or other matrix interference.

Created by: TLC Date: 4/1/2014
Last revision by: TLC Date: 4/1/2014
Checked by: REL Date: 4/25/2014

I:\25213084\Reports\Closure\Attachment A Data Tables\[A.4. Pre and Post Remaining Soil Contamination Soil Analytical Table.xls]Soil VOCs

ATTACHMENT A
Data Tables

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

A.5. **Vapor Analytical Table – Not Applicable**

Vapor samples were not collected. A vapor barrier/vent system was installed in the new building.

ATTACHMENT A
Data Tables

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

A.6. **Other Media of Concern – Not Applicable**

No other media were sampled.

Table A.7. Water Level Elevations
2620 Monroe Street - Madison, WI / SCS Engineers Project #25213084.01

Raw Data	Depth to Water in feet below top of well casing	
	MW101	MW102
Measurement Date		
December 24, 2013	9.20	9.57
January 3, 2014	9.15	9.54

	Ground Water Elevation in feet above mean sea level (amsl)	
Well Number	**MW101**	**MW102**
Top of Casing Elevation (feet amsl)	861.25	861.48
Screen Length (ft)	7.0	5.0
Total Depth (ft from top of casing)	11.30	10.30
Top of Well Screen Elevation (ft)	856.95	856.18
Measurement Date		
December 24, 2013	852.05	851.91
January 3, 2014	852.10	851.94
Bottom of Well Elevation (ft)	849.95	851.18

Notes:
NM = not measured

Created by:	MDB	Date:	1/7/2014
Last revision by:	MDB	Date:	1/7/2014
Checked by:	TBM	Date:	1/7/2014

I:\25213084\Reports\Closure\Attachment A Data Tables\[A.7. Water Level Elevations.xlsx]levels

ATTACHMENT A
Data Tables

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

A.8. **Other – Not Applicable**

Natural attenuation of groundwater is not applicable as there were no groundwater exceedances. There are no engineered remedial systems or other data relevant to site closure.

N

MADISON WEST QUADRANGLE
WISCONSIN–DANE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
SW/4 MADISON 15' QUADRANGLE
1983
SCALE: 1" = 2,000'

CLIENT	ROUSE MANAGEMENT COMPANY 2428 PERRY STREET MADISON, WI 53713	SITE	2620 MONROE STREET MADISON, WISCONSIN
			SITE LOCATION MAP

PROJECT NO.	25213084.01	DRAWN BY:	AHB
DRAWN:	05/08/13	CHECKED BY:	AWH
REVISED:	05/08/13	APPROVED BY:	REL 08/08/14

ENGINEER: SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718–6751
PHONE: (608) 224–2830

FIGURE
B.1.a

APPROXIMATE LOCATION
FORMER WASTE
OIL UST

ASPHALT

CONCRETE

FORMER WASTE OIL AST

GRAVEL

FORMER
SHED

FORMER
SERVICE STATION

ASPHALT

APPROXIMATE LOCATION
FORMER GAS USTS

CONCRETE

CONCRETE

LEGEND

E	BURIED ELECTRIC
G	GAS MAIN
OU	OVERHEAD UTILITY
SA	SANITARY SEWER
ST	STORM SEWER
T	BURIED TELEPHONE
W	WATER
	APPROXIMATE PROPERTY LINE
	SUMP
	FLOOR DRAIN

NOTE

1. MAP BASED ON TOPOGRAPHIC PLOT OF SURVEY DATED APRIL 3, 2013 REPARED BY VIERBICHER.
2. UTILITY LOCATIONS SHOWN ARE APPROXIMATE.

N

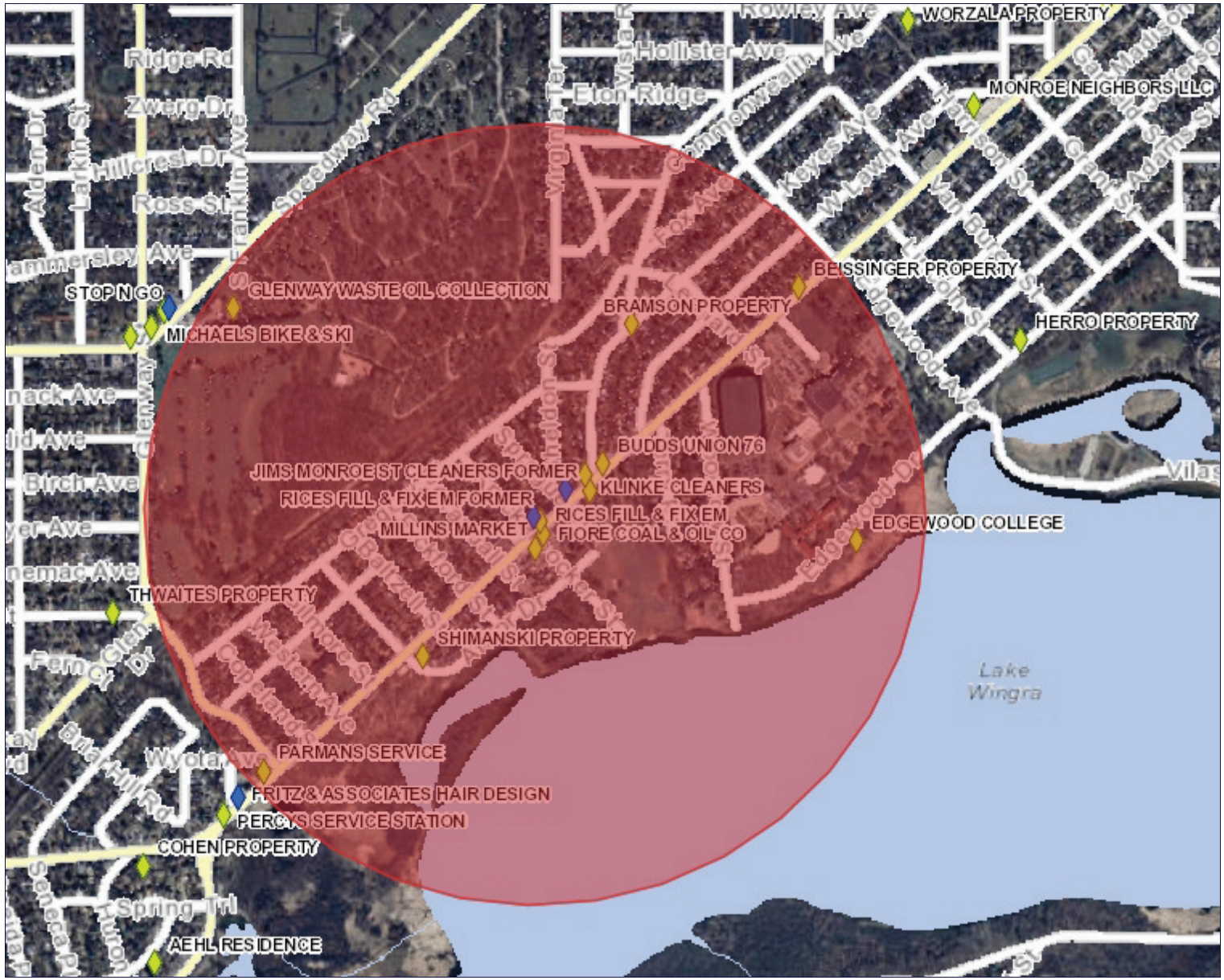
10 0 10

SCALE: 1" = 10'

PROJECT NO.	25213084.01	DRAWN BY:	AHB	ENGINEER		CLIENT	ROUSE MANAGEMENT COMPANY 2428 PERRY STREET MADISON, WI 53713	SITE	2620 MONROE STREET MADISON, WISCONSIN	DETAILED SITE MAP	FIGURE
DRAWN:	05/14/13	CHECKED BY:	AWH								B.1.b
REVISED:	05/29/14	APPROVED BY:	REL 08/08/14								

I:\25213084\Drawings-General\Closure\Site Plan.dwg, 8/7/2014 2:54:03 PM

B.1.c - RR Site Map



Legend

- Open Site (ongoing cleanup)
- Open Site Boundary
- Closed Site (completed cleanup)
- Closed Site Boundary
- Airport
- 2010 Air Photos (WROC)
- Cities
- Villages

0.4 0 0.20 0.4 Miles

NAD_1983_HARN_Wisconsin_TM

1: 12,547

© Latitude Geographics Group Ltd.

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made aregarding accuracy, applicability for a particular use, completemess, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: http://dnr.wi.gov/org/legal/

Note: Not all sites are mapped.

Notes

Red circle showing approximate 1/2-mile radius

APPROXIMATE LOCATION
FORMER WASTE
OIL UST

GP-4

ASPHALT

GP-5

FORMER WASTE OIL AST

CONCRETE

GRAVEL

FORMER
SHED

GP-1

FORMER
SERVICE STATION

GP-8

GP-7

GP-9

GP-10

ASPHALT

ESTIMATED PRE-REMEDIAL EXTENT
OF SOIL EXCEEDING NR720 RESIDUAL
CONTAMINANT LEVELS

APPROXIMATE LOCATION
FORMER GAS USTS

GP-6

GP-3

CONCRETE

CONCRETE

GP-2

MW-101

MW-102

LEGEND

E	BURIED ELECTRIC
G	GAS MAIN
OU	OVERHEAD UTILITY
SA	SANITARY SEWER
ST	STORM SEWER
T	BURIED TELEPHONE
W	WATER
	APPROXIMATE PROPERTY LINE
	SUMP
	FLOOR DRAIN
	GEOPROBE BORING
	ABANDONED MONITORING WELL

NOTE

1. MAP BASED ON TOPOGRAPHIC PLOT OF SURVEY DATED APRIL 3, 2013 REPARED BY VIERBICHER.
2. UTILITY LOCATIONS SHOWN ARE APPROXIMATE.

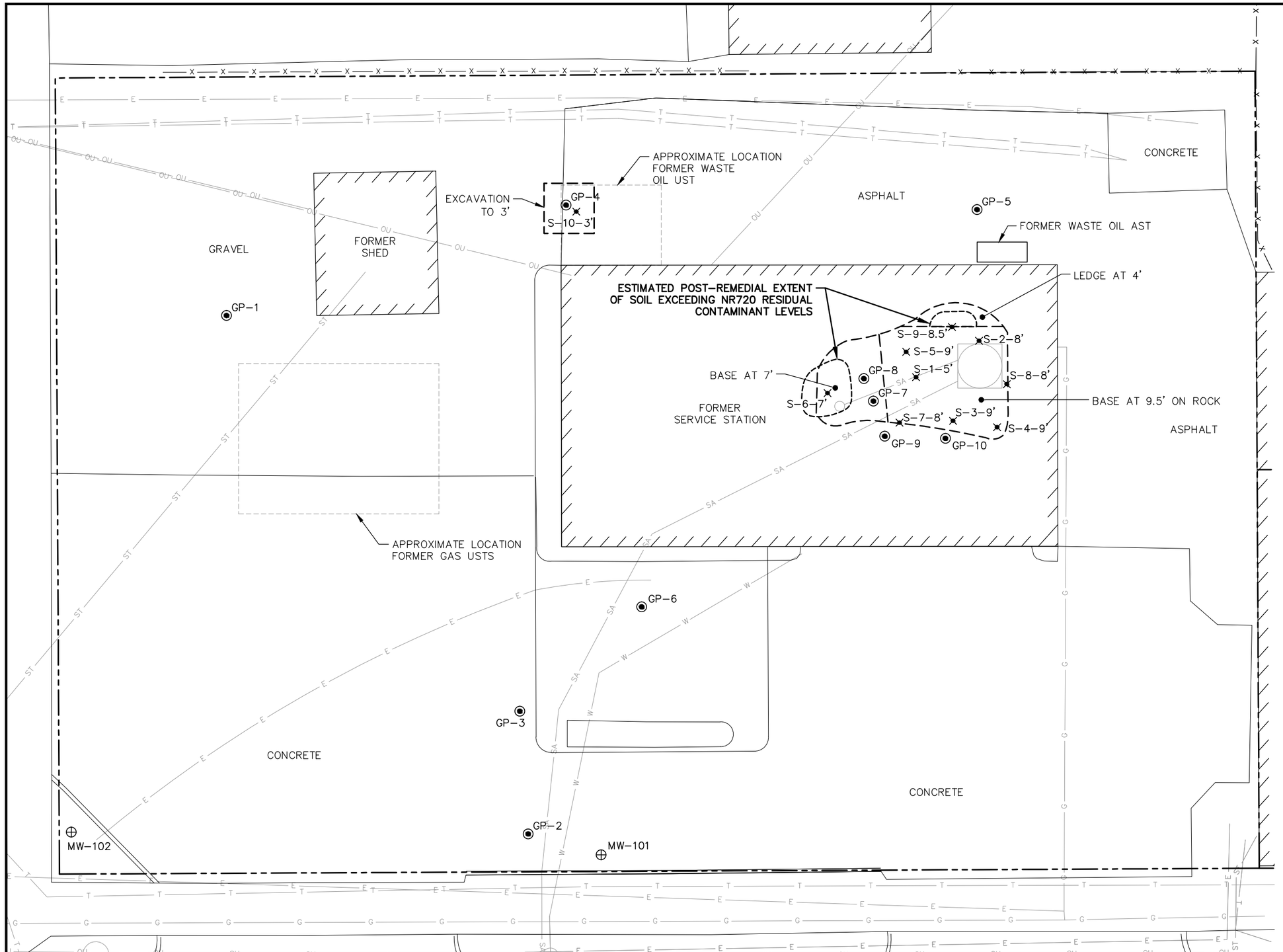
N

10 0 10

SCALE: 1" = 10'

PROJECT NO.	25213084.01	DRAWN BY:	AHB/BJM	ENGINEER	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT	ROUSE MANAGEMENT COMPANY 2428 PERRY STREET MADISON, WI 53713	SITE	2620 MONROE STREET MADISON, WISCONSIN	PRE-REMEDIAL SOIL CONTAMINATION	FIGURE B.2.a
DRAWN:	05/14/13	CHECKED BY:	RL								
REVISED:	05/30/14	APPROVED BY:	RL 08/08/14								

I:\25213084\Drawings-General\Closure\Soils.dwg, 8/7/2014 2:57:45 PM



LEGEND

- BURIED ELECTRIC
- GAS MAIN
- OVERHEAD UTILITY
- SANITARY SEWER
- STORM SEWER
- BURIED TELEPHONE
- WATER
- APPROXIMATE PROPERTY LINE
- APPROXIMATE EXCAVATION EXTENT
- SUMP
- FLOOR DRAIN
- GEOPROBE BORING
- ABANDONED MONITORING WELL
- EXCAVATION SAMPLE

NOTE

1. MAP BASED ON TOPOGRAPHIC PLOT OF SURVEY DATED APRIL 3, 2013 REPARED BY VIERBICHER.
2. UTILITY LOCATIONS SHOWN ARE APPROXIMATE.

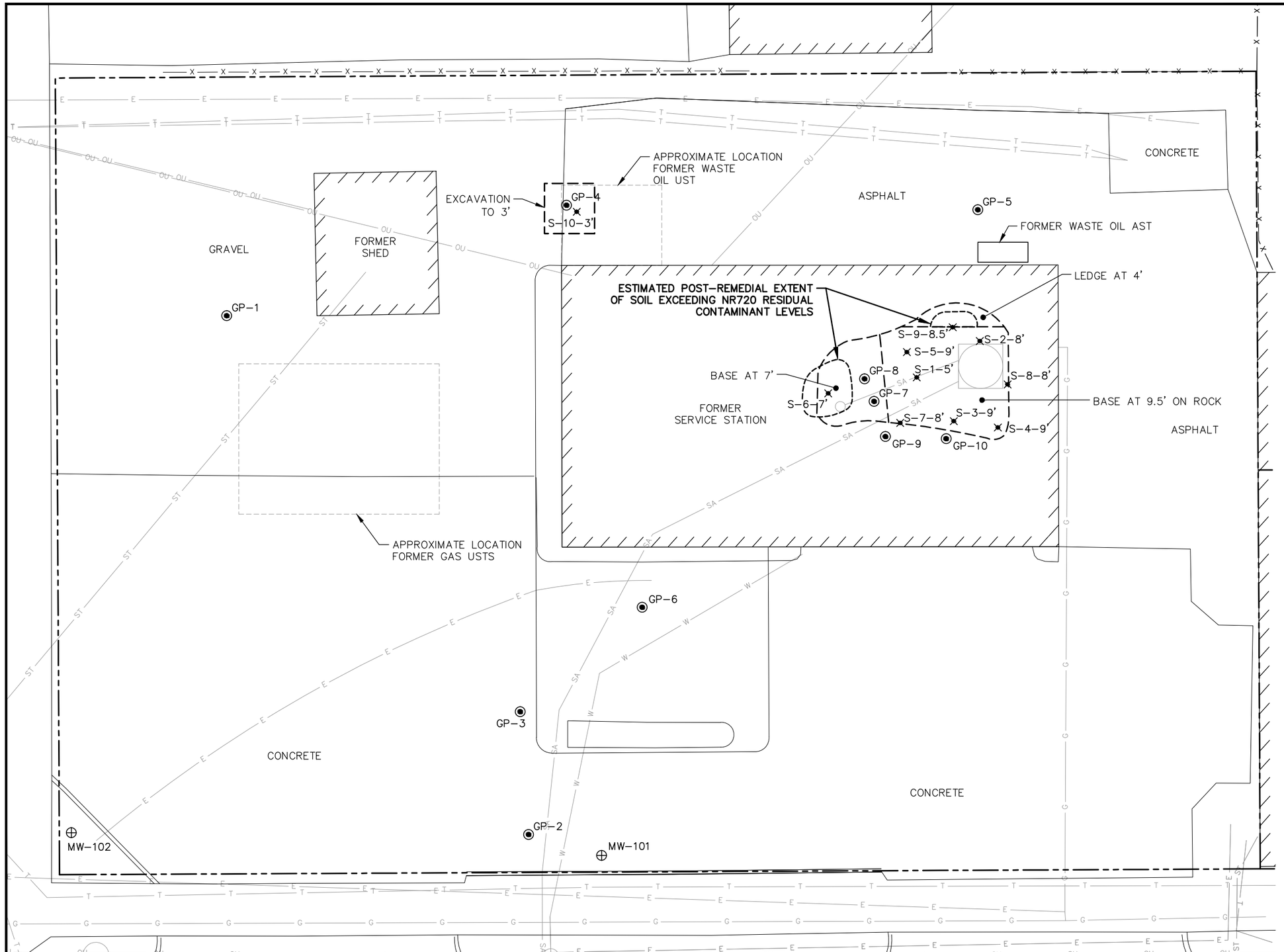
N

10 0 10

SCALE: 1" = 10'

PROJECT NO.	25213084.01	DRAWN BY:	AHB/BJM	ENGINEER	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT	ROUSE MANAGEMENT COMPANY 2428 PERRY STREET MADISON, WI 53713	SITE	2620 MONROE STREET MADISON, WISCONSIN	POST-REMEDIAL SOIL CONTAMINATION	FIGURE B.2.b
DRAWN:	05/14/13	CHECKED BY:	RL								
REVISED:	05/30/14	APPROVED BY:	RL 08/11/14								

I:\25213084\Drawings-General\Closure\Soils.dwg, 8/11/2014 1:20:10 PM



LEGEND

- BURIED ELECTRIC
- GAS MAIN
- OVERHEAD UTILITY
- SANITARY SEWER
- STORM SEWER
- BURIED TELEPHONE
- WATER
- APPROXIMATE PROPERTY LINE
- APPROXIMATE EXCAVATION EXTENT
- SUMP
- FLOOR DRAIN
- GEOPROBE BORING
- ABANDONED MONITORING WELL
- EXCAVATION SAMPLE

NOTE

1. MAP BASED ON TOPOGRAPHIC PLOT OF SURVEY DATED APRIL 3, 2013 REPARED BY VIERBICHER.
2. UTILITY LOCATIONS SHOWN ARE APPROXIMATE.

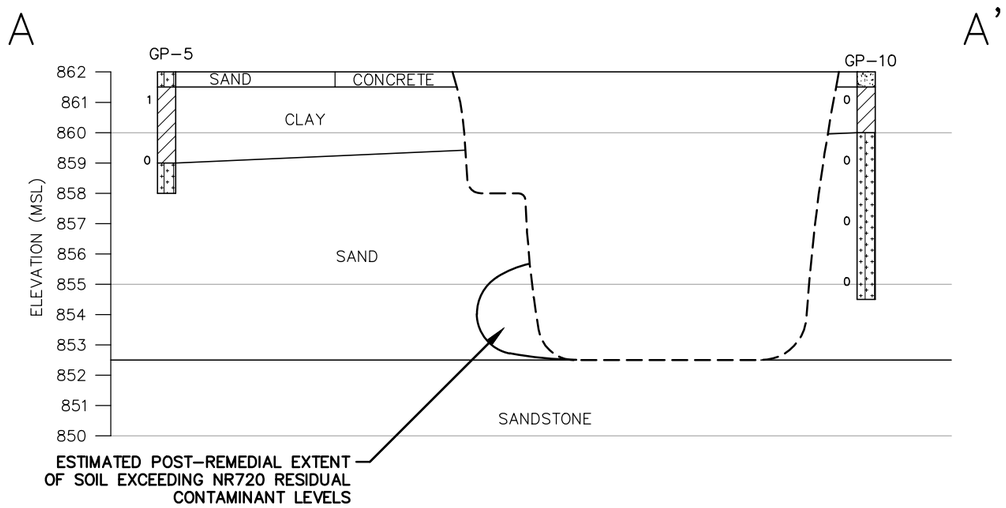
N

10 0 10

SCALE: 1" = 10'

PROJECT NO.	25213084.01	DRAWN BY:	AHB/BJM	ENGINEER	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT	ROUSE MANAGEMENT COMPANY 2428 PERRY STREET MADISON, WI 53713	SITE	2620 MONROE STREET MADISON, WISCONSIN	PRE/POST REMAINING SOIL CONTAMINATION	FIGURE B.2.c
DRAWN:	05/14/13	CHECKED BY:	RL								
REVISED:	05/30/14	APPROVED BY:	RL 08/11/14								

I:\25213084\Drawings-General\Closure\Soils.dwg, 8/11/2014 1:21:36 PM

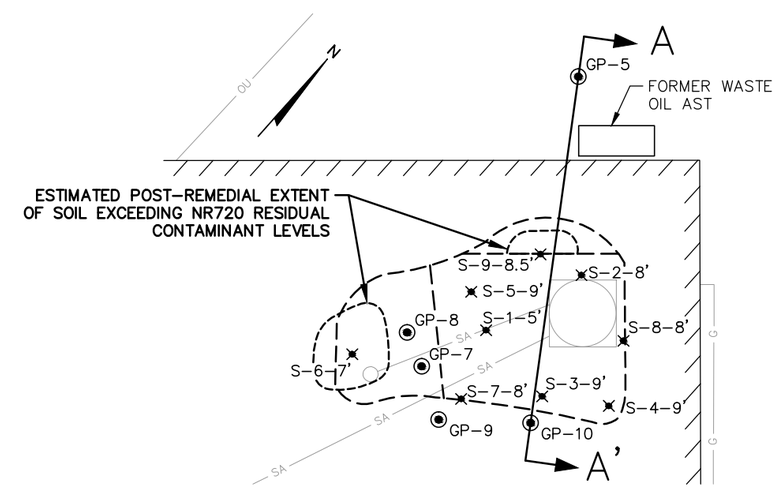


GEOLOGIC CROSS SECTION A–A'

SCALE: 1" = 5'

LEGEND

- DEMOLITION MATERIAL
- LEAN CLAY (CL)
- SILTY SAND (SM)
- 0 PHOTO-IONIZATION DETECTOR READING
- APPROXIMATE EXCAVATION EXTENT



CROSS SECTION LOCATION

SCALE: 1" = 10'

PROJECT NO.	25213084.01	DRAWN BY:	AHB/BJM	ENGINEER	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT	ROUSE MANAGEMENT COMPANY 2428 PERRY STREET MADISON, WI 53713	SITE	2620 MONROE STREET MADISON, WISCONSIN	GEOLOGIC CROSS SECTION	FIGURE B.3.a
DRAWN:	05/14/13	CHECKED BY:	RL								
REVISED:	05/30/14	APPROVED BY:	RL 08/11/14								

I:\25213084\Drawings-General\Closure\Soils.dwg, 8/11/2014 1:24:24 PM

ATTACHMENT B
Maps and Figures

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

B.3.b. **Groundwater Isoconcentration – Not Applicable**

There are no groundwater NR 140 exceedances.

ATTACHMENT B
Maps and Figures

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

B.3.c. **Groundwater Flow Direction – Not Applicable**

Flow cannot be measured with less than three wells. Two wells were installed downgradient of the source area. Samples from these wells confirm there are no NR 140 standard exceedances for groundwater.

APPROXIMATE LOCATION
FORMER WASTE
OIL UST

ASPHALT

CONCRETE

FORMER WASTE OIL AST

GRAVEL

FORMER
SHED

FORMER
SERVICE STATION

ASPHALT

APPROXIMATE LOCATION
FORMER GAS USTS

CONCRETE

CONCRETE

MW–102

MW–101

LEGEND

E	BURIED ELECTRIC
G	GAS MAIN
OU	OVERHEAD UTILITY
SA	SANITARY SEWER
ST	STORM SEWER
T	BURIED TELEPHONE
W	WATER
	APPROXIMATE PROPERTY LINE
	SUMP
	FLOOR DRAIN
	ABANDONED MONITORING WELL

NOTE

1. MAP BASED ON TOPOGRAPHIC PLOT OF SURVEY DATED APRIL 3, 2013 REPARED BY VIERBICHER.
2. UTILITY LOCATIONS SHOWN ARE APPROXIMATE.

N

10 0 10

SCALE: 1" = 10'

PROJECT NO.	25213084.01	DRAWN BY:	AHB/BJM	ENGINEER	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718–6751 PHONE: (608) 224–2830	CLIENT	ROUSE MANAGEMENT COMPANY 2428 PERRY STREET MADISON, WI 53713	SITE	2620 MONROE STREET MADISON, WISCONSIN	MONITORING WELLS	FIGURE B.3.d
DRAWN:	05/14/13	CHECKED BY:	RL								
REVISED:	05/30/14	APPROVED BY:	RL 08/08/14								

I:\25213084\Drawings-General\Closure\Soils.dwg, 8/7/2014 3:06:55 PM

ATTACHMENT B
Maps and Figures

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

B.4.a. **Vapor Intrusion Map – Not Applicable**

Vapor sampling was not performed. A vapor barrier/vent system was installed in the new building to prevent potential vapors from residual soil contamination from entering the building.

ATTACHMENT B
Maps and Figures

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

B.4.b. **Other Media of Concern – Not Applicable**

There are no other media of concern.

ATTACHMENT B
Maps and Figures

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

B.4.c. **Other – Not Applicable**

There is no other applicable information.

Documentation of Remedial Action (Attachment C)

DISCLAIMER

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

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

WISCONSIN
DEPT. OF NATURAL RESOURCES

ATTACHMENT D

Maintenance Plan and Photographs

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

D.1 Through D.6 **Location Map, Brief Descriptions, Description of Maintenance Action, Inspection Log, Contact Information, and Photographs**

D.1 through D.6 are located in the Soil Cap and Vapor Venting System Maintenance Plan following this page.

SCS ENGINEERS

Soil Cap and Vapor Venting System Maintenance Plan

The Monroe
Madison, Wisconsin

Prepared for:

Rouse Management Company
2428 Perry Street
Madison, Wisconsin 53713
(608) 251-7471

Prepared by:

SCS ENGINEERS
2830 Dairy Drive
Madison, Wisconsin 53718-6751
(608) 224-2830

August 2014
File No. 25213084.01

Offices Nationwide
www.scsengineers.com

Soil Cap and Vapor Venting System Maintenance Plan
The Monroe
Madison, Wisconsin

Prepared for:

Rouse Management Company
2428 Perry Street
Madison, Wisconsin 53713
(608) 251-7471

Prepared by:

SCS ENGINEERS
2830 Dairy Drive
Madison, Wisconsin 53718-6751
(608) 224-2830

August 2014
File No. 25213084.01

Table of Contents

Section **Page**

1.0 Introduction 1
2.0 Description of Soil Contamination 1
3.0 Description of Soil Cap and Vapor Venting System 1
4.0 Purpose 1
5.0 Soil Cap and Vapor Venting Systems Inspection 2
6.0 Maintenance Activities 2
7.0 Prohibited Activities 3
8.0 Amendment or Withdrawal of Cap and Vapor Venting Maintenance Plan 3
8.1 Contact Information 3

Figures

1 Site Plan

Appendices

A Property Deed and Certified Survey Map
B Site Photos and Vapor Control System Design Details
C Cap Inspection Log

I:\25213084\Reports\Closure\Attachment D Maintenance Plan and Photographs\Maintenance_Plan_1408.doc

[This page left blank intentionally.]

1.0 INTRODUCTION

Property Location: 2630 and 2636 (Formerly 2620) Monroe Street, Madison, Wisconsin

FID #: NA

WDNR BRRTS/Activity #: 02-13-561440

Legal Description: See **Appendix A**

This document is the Soil Cap and Vapor Venting System Maintenance Plan for a soil cap and vapor control system 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 building on site (**Figure 1**).

2.0 DESCRIPTION OF SOIL CONTAMINATION

Soil contaminated by trimethylbenzene at levels exceeding the groundwater pathway standard is located at a depth of 7 to 8.5 feet on the north side of the property underneath building foundation as shown on **Figure 1**.

3.0 DESCRIPTION OF SOIL CAP AND VAPOR VENTING SYSTEM

The soil cap consists of building foundation within a parking garage. It is located on the north side of the property as shown **Figure 1**. The first floor of the building consists of commercial space and parking. A passive vapor control system was constructed for the commercial space. Photos of the cap and vapor control system, and vapor control system design details are included in **Appendix B**.

4.0 PURPOSE

The cap over the contaminated soil serves as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

The above-noted vapor control system serves to prevent migration of soil vapors into the building.

5.0 SOIL CAP AND VAPOR VENTING SYSTEMS INSPECTION

The cap overlying the contaminated soil and as depicted on **Figure 1** 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 additional infiltration into underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as **Appendix C**, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (WDNR) representatives upon their request.

The passive venting system does not require inspection.

6.0 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 or larger resurfacing or 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 the cap 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.

Repairs to the vapor control system can include repairing or replacement of ventilation equipment, cleaning, repair or replacement of ventilation lines, and sealing penetrations or damaged areas which disturb the underlying vapor barrier.

The property owner, in order to maintain the integrity of the cap and vapor control system, will maintain a copy of this Maintenance Plan on site and make it available to all interested parties (i.e., on-site employees, contractors, future property owners, etc.) for viewing.

7.0 PROHIBITED ACTIVITIES

The following activities are prohibited on any portion of the property where the cap or venting control system is required, unless prior written approval has been obtained from the WDNR:

- Removal of the existing barrier or venting control system
- Obstruction of the vapor vent lines
- Replacement with another barrier or venting control system
- Excavating or grading of the land surface
- Filling on capped or paved areas
- Plowing for agricultural cultivation
- Construction or placement of a building or other structure.

8.0 AMENDMENT OR WITHDRAWAL OF CAP AND VAPOR VENTING MAINTENANCE PLAN

This Soil Cap and Vapor Venting System Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of the WDNR.

8.1 CONTACT INFORMATION

As of July 2014:

Site Owner and Operator: Rouse Management Company
2428 Perry Street
Madison, WI 53713
(608) 251-7471

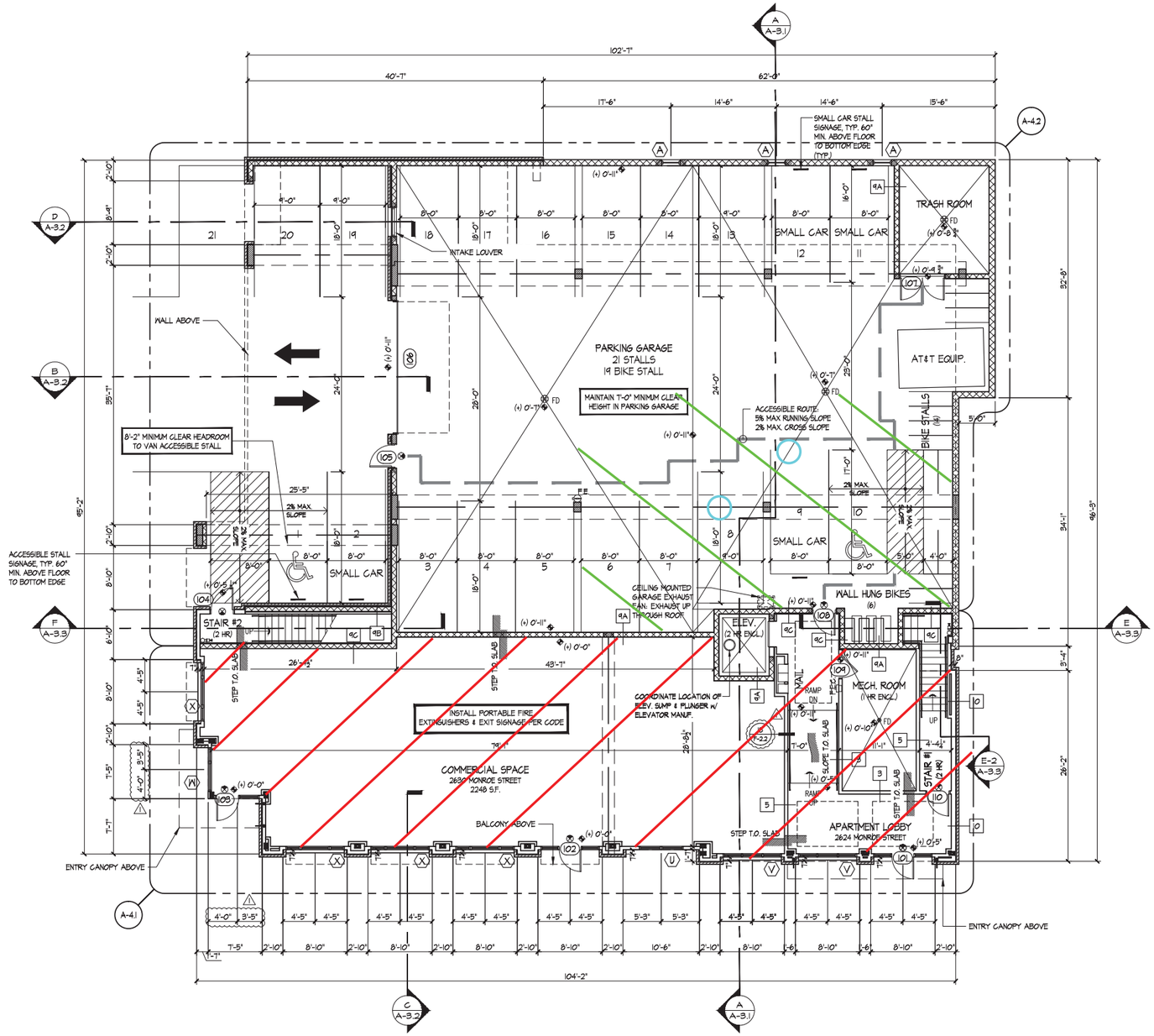
Consultant: SCS Engineers
2830 Dairy Drive
Madison, WI 53718
(608) 224-2830

WDNR: Wendell Wojner
3911 Fish Hatchery Road
Fitchburg, WI 53711
(608) 275-3338

[This page left blank intentionally.]

FIGURE 1

Site Plan



FIRST FLOOR PLAN

1/8" = 1'-0"

PLAN NORTH

TRUE NORTH

FIGURE 1
Site Plan

Commercial Space with Sub-Slab Vent

Cap Maintenance Area

Approximate Location of Soil Exceeding NR 720 Residual Contaminant Levels

KNOTHE & BRUCE ARCHITECTS
7601 University Avenue Suite 201
Middleton, Wisconsin 53562
608-836-3690 Fax 836-6934

Consultant

Notes

1. SEE TITLE SHEET T-1.1 FOR BUILDING CODE REQUIREMENTS AND ADDITIONAL INFORMATION.
2. TYPICAL AT ALL TUB / SHOWERS AND CONCEALED SPACES ADJACENT TO FIRE RATED CONSTRUCTION (i.e. BEARING WALLS, PARTY WALLS, CORRIDOR WALLS,..). PROVIDE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD ON THE RATED WALL SEGMENT BEHIND TUB / SHOWER UNIT AND IN CONCEALED SPACES, AS INDICATED ON PLANS BY BOLD DASHED LINE. -
3. SEE SHEET A-5.1 FOR ADDITIONAL NOTES REGARDING ALL ACCESSIBILITY REQUIREMENTS.
4. ALL BATHROOMS TO BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION
5. PROVIDE OFFSET CONTROLS ON ALL TUB / SHOWER UNITS.
6. PROVIDE ARCHITECT WITH BATHROOM & KITCHEN CABINET SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR FABRICATION & INSTALLATION.
7. DIMENSIONS ARE TO FACE OF STUD FRAMING AND CENTERLINE OF STRUCTURAL COLUMNS, TYP.
8. UNLESS NOTED OTHERWISE, ALL INTERIOR WALL PARTITIONS ARE TO BE CONSIDERED PARTITION TYPE # 1 PER SCHEDULE ON SHEET A-3.4
9. = WALL TYPE IDENTIFICATION, SEE SHEETS A-3.4 FOR CONSTRUCTION DETAILS.
10. FOR DOOR, AND WINDOW SCHEDULES REFER TO SHEET A-7.1

Revisions
Issued - Parking Lot Submittal - September 25, 2013
Issued - Bid Set - September 27, 2013
Issued - Plan Approval - October 21, 2013
Issued - Construction - October 21, 2013

1 Revised - November 19, 2013 - Construction Addendum

Project Title
The Monroe

21 Unit Apartment Building, Madison, WI
Apartment Address: 2624 Monroe St.
Commercial Address: 2630 Monroe St.

Drawing Title
First Floor Plan

Project No. 1320
Drawing No. A-1.1

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.

APPENDIX A

Property Deed and Certified Survey Map

8 6 3 8 1 1 1
Tx:8505888

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5044538
12/18/2013 3:29 PM
Trans. Fee:
Exempt #: 15S
Rec. Fee: 30.00
Pages: 1

WARRANTY DEED

This Deed, made between
Fred Rouse, Grantor

and **2620 Monroe Street, LLC, a Wisconsin limited liability company,** Grantee

Grantor, for a valuable consideration, conveys to

Grantee the following described real estate in **Dane** County, State of Wisconsin:

Lot One (1), Certified Survey Map No. 13601 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on October 9, 2013, in Volume 89 of Certified Survey Maps, Page 102, as Document No. 5030675, located in the City of Madison, Dane County, Wisconsin.

RETURN TO:
2620 Monroe St LLC
2416 Perry St
Madison WI 53713

Tax Parcel No. **251/0709-281-0618-1 and 251/0709-281-0617-3**

Together with all and singular the hereditaments and appurtenances thereunto belonging; and warrant that the title is good, indefeasible in fee simple and free and clear of encumbrances except recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated: **December 13, 2013**

Fred Rouse

NOTARY PUBLIC
DIANE GREENE
STATE OF WISCONSIN

THIS INSTRUMENT WAS DRAFTED BY
D. Greene/First American Title Ins Co. as directed by Fred Rouse

ACKNOWLEDGEMENT

State of **Wisconsin**
SS:
Dane County
Personally came before me this 13 day of December, 2013 the above named Fred Rouse, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Diane Greene

Notary Public Dane County, Wisconsin
My Commission expiration date: 8-30 2015

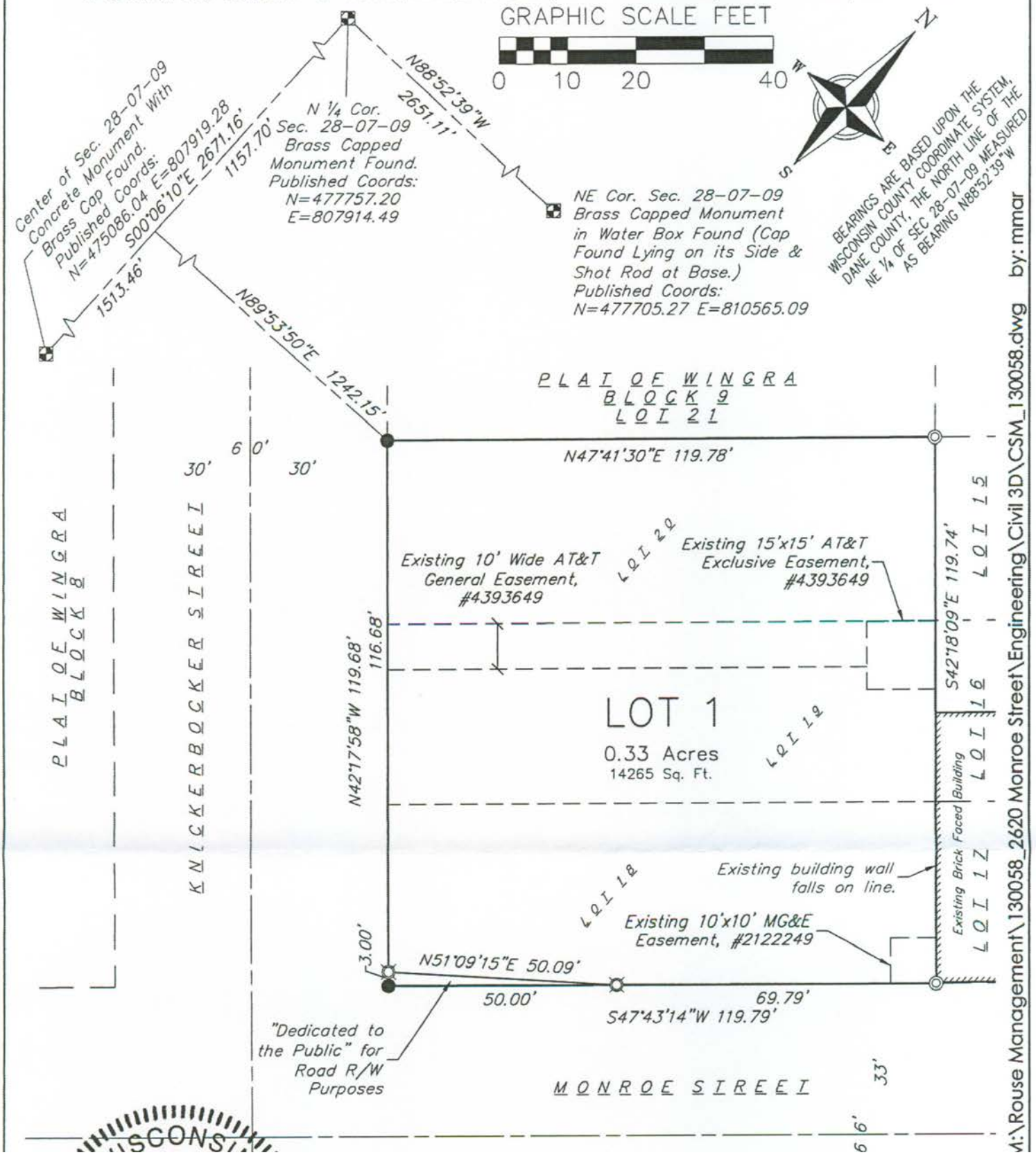
E
15s

1

File No.: NCS-638391-MAD

CERTIFIED SURVEY MAP No.

LOTS 18, 19 & 20, BLOCK 9, PLAT OF WINGRA, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE38, AS DOCUMENT NUMBER 295618, DANE COUNTY REGISTRY, LOCATED IN THE NE ¼–NE ¼ AND THE NW ¼–NE ¼, ALL IN SECTION 28, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



M:\Rouse Management\130058_2620 Monroe Street\Engineering\Civil 3D\CSM_130058.dwg by: mmar

CERTIFIED SURVEY MAP No.

LOTS 18, 19 & 20, PLAT OF WINGRA, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE38, AS DOCUMENT NUMBER 295618, DANE COUNTY REGISTRY, LOCATED IN THE NE ¼–NE ¼ AND THE NW ¼–NE ¼, ALL IN SECTION 28, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEY LEGEND

◎ FOUND 1 1/2" ø IRON PIPE

● FOUND 3/4" ø IRON ROD

⊕ SET 3/4"ø x 24" SOLID IRON RE–ROD, WT. 1.50 lbs/ft Min.

( ) RECORDED AS INFORMATION

NOTES:

1. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
2. No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.
3. Distances are ground and are measured to the nearest hundredth of a foot (0.01').
4. The boundary for this Certified Survey Map is based upon a Topographic Plat of Survey prepared by Vierbicher Associates, Inc., drawing number S–487, dated April 3, 2013 on file with the Dane County Surveyor's Office.
5. This Certified Survey Map subject to Plat of Wingra recorded in Volume 4 of Plats, on Page 38, as Document Number 295618.
6. This Certified Survey Map is subject to Maintenance Easement recorded as Document Number 4129107.
7. This Certified Survey Map is subject to Right–of–Way Grant Underground Electric to Madison Gas and Electric Company (MG&E) recorded as Document Number 2060300 and re–recorded as Document Number 2122249.
8. This Certified Survey Map is subject to AT&T–Wisconsin Exclusive Easemenet recorded as Document Number 4393649.
9. Existing structures and improvements located within this Certified Survey Map will be demolished or removed as a part of the re–development of this Lot and therefore have not been shown.

WISCONSIN
MICHAEL S. MARTY
S-2452
NEW GLARUS, WI

M:\Rouse Management\130058_2620 Monroe Street\Engineering\Civil 3D\CSM_130058.dwg by: mmar

APPENDIX B

Site Photos and Vapor Control System Design Details

ATTACHMENT D
Maintenance Plan(s) and Photographs

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

D.6. **Photos**

- Photos of site and building cover
- Photos of vapor barrier/vent system

Photo 1: The Monroe building looking north from Monroe Street (July 8, 2014).

Photo 2: The Monroe building looking northeast from Knickerbocker Street (July 8, 2014).

ATTACHMENT D
Maintenance Plan(s) and Photographs

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

Photo 3: Typical vapor control system perforated vent line. Buried within sub-slab of commercial space of building. View looking northeast. Line temporarily exposed for photo (May 28, 2014).

Photo 4: Typical vent line within sub-slab of commercial space. View looking northeast. Line temporarily exposed for photo (May 28, 2014).

ATTACHMENT D
Maintenance Plan(s) and Photographs

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

Photo 5: Construction of sub-slab vapor barrier within commercial space of building. View looking east (July 8, 2014).

Photo 6: Vapor barrier at northeast side of commercial space (July 8, 2014).

ATTACHMENT D
Maintenance Plan(s) and Photographs

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

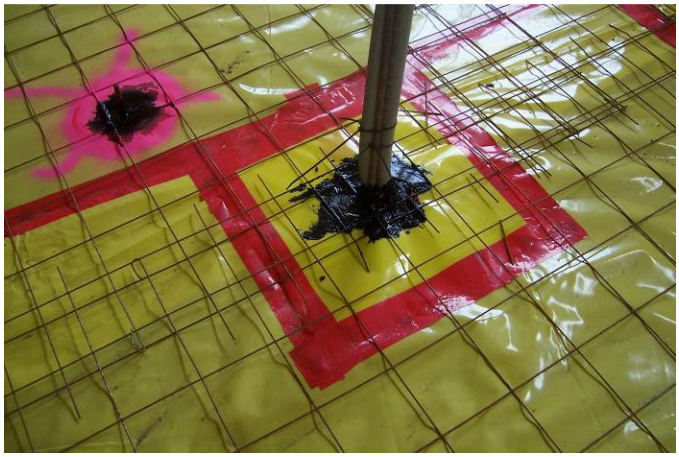


Photo 7: View of vapor barrier tape used to join sections and sealant around fittings (July 8, 2014).

Photo 8: Vapor barrier tape and seals (June 9, 2014).

ATTACHMENT D
Maintenance Plan(s) and Photographs

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

Photo 9: Commercial space floor, looking east (July 16, 2014).

Photo 10: Commercial space floor, looking southwest (July 16, 2014).

ATTACHMENT D
Maintenance Plan(s) and Photographs

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

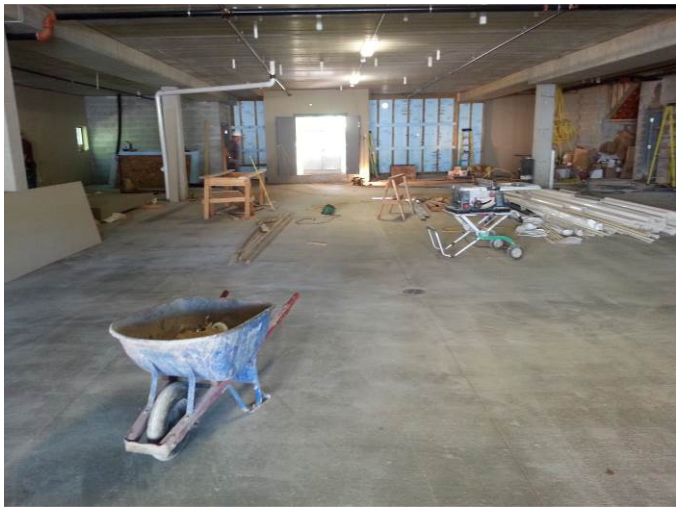


Photo 11: Parking garage floor, looking northeast (July 16, 2014).

Photo 12: Parking garage, looking northwest (July 16, 2014).

ATTACHMENT D
Maintenance Plan(s) and Photographs

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

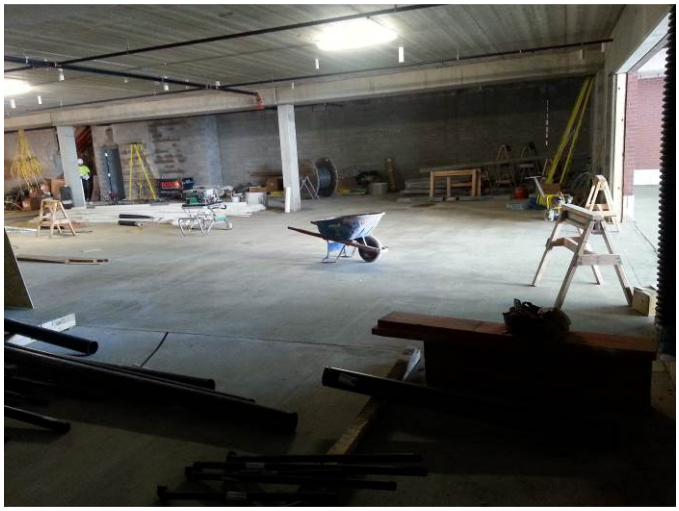


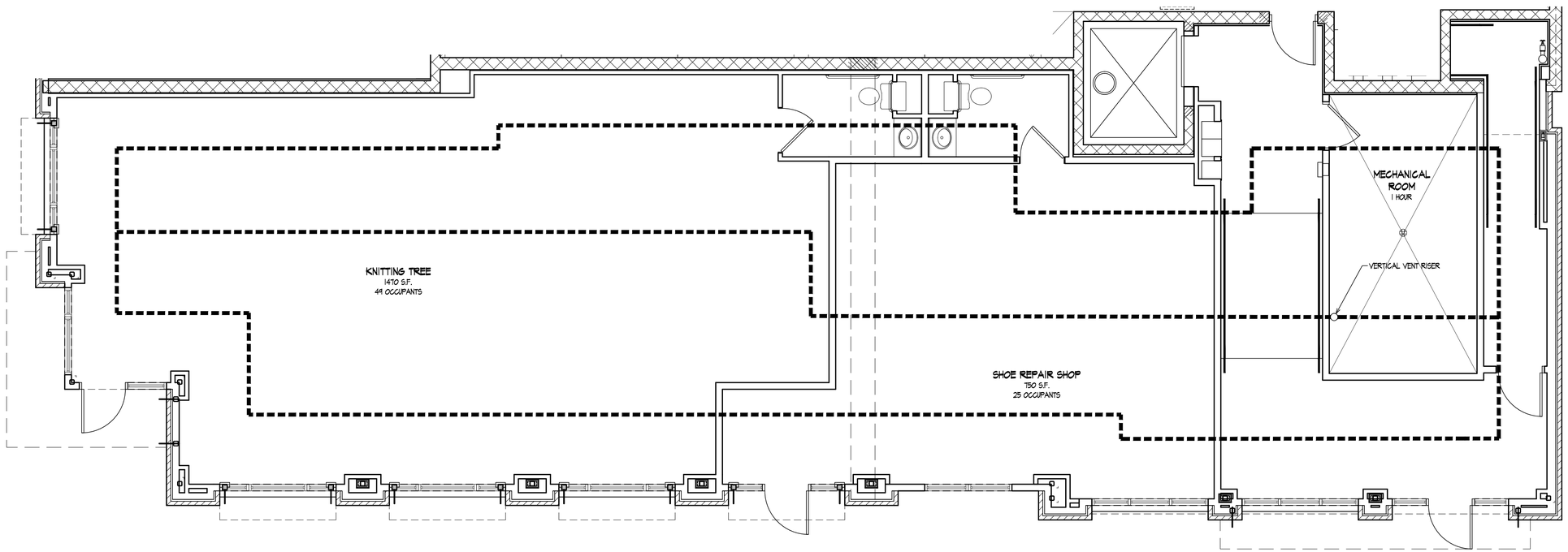
Photo 13: Parking garage, looking east.

Photo 14: Parking garage floor, looking southeast.

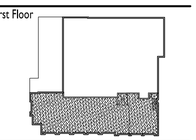
KNOTHE & BRUCE ARCHITECTS
7601 University Avenue Suite 201
Middleton, Wisconsin 53562
608-836-3690 Fax 836-6934

Consultant

Notes



Key Plan - First Floor



Revisions
Issued - Parking Lot Submittal - September 25, 2013
Issued - Bid Set - September 27, 2013
Issued - Plan Approval - October 21, 2013
Issued - Construction - October 21, 2013

1 Revised - November 19, 2013 - Construction Addendum

Project Title
The Monroe

21 Unit Apartment Building, Madison, WI
Apartment Address: 2624 Monroe St.
Commercial Address: 2630 Monroe St.

Drawing Title
Partial
Vapor Control Plan

Project No. 1320
Drawing No. A-4.x

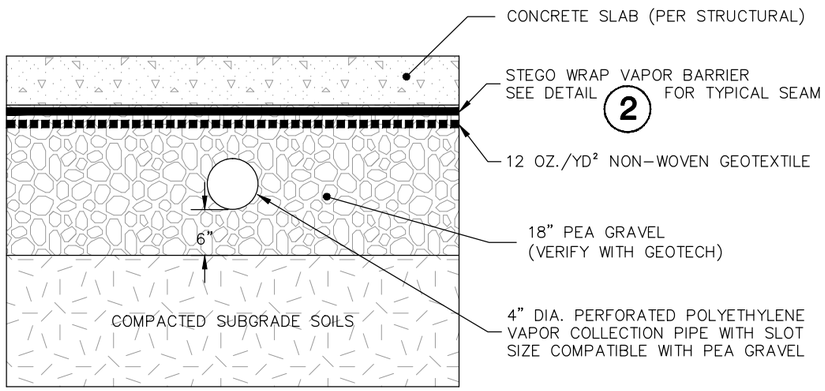
This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.

VAPOR CONTROL PLAN
1/4" = 1'-0"

NORTH

TRUE NORTH

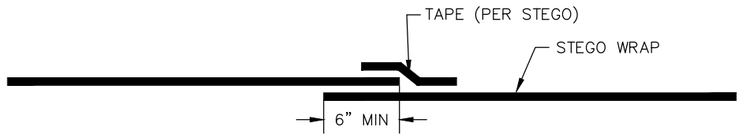
NOTE:
SEE BUILDING CONSTRUCTION PLANS FOR VAPOR BARRIER AND VENT PIPE LOCATIONS.



1 VAPOR CONTROL SYSTEM

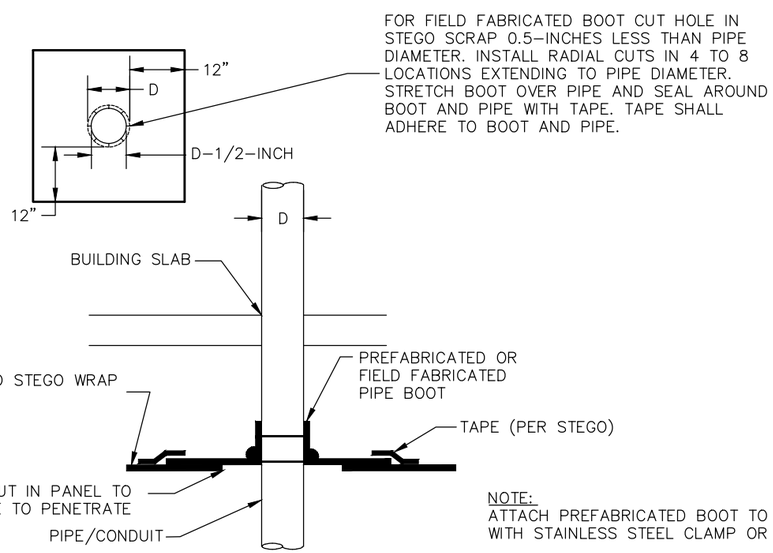
(NOT TO SCALE)

NOTE:
ADHERE STEGO WRAP TO FOUNDATION WALLS/FOOTINGS WITH STEGO MASTIC.



2 TYPICAL VAPOR BARRIER SEAM

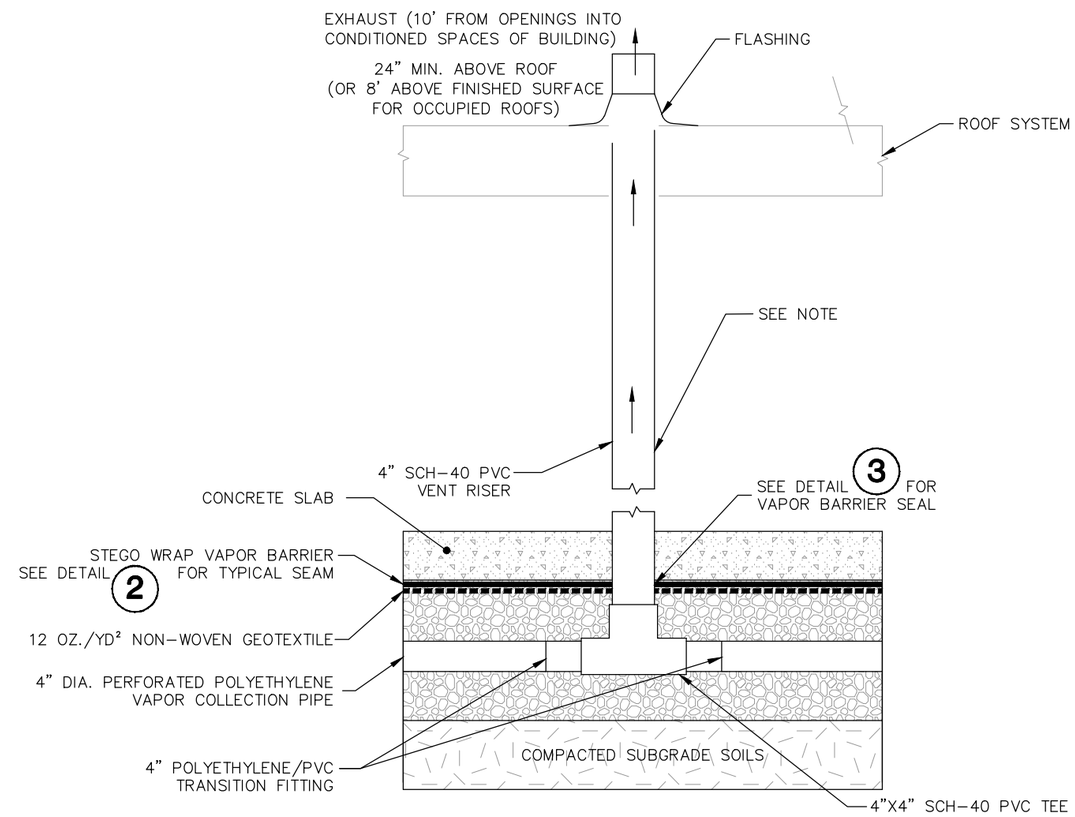
SCALE 1"=1'



NOTE:
ATTACH PREFABRICATED BOOT TO PIPE WITH STAINLESS STEEL CLAMP OR BAND.

3 VAPOR BARRIER PENETRATION

(NOT TO SCALE)



4 VAPOR CONTROL SYSTEM RISER

(NOT TO SCALE)

NOTE:
ROUTE VAPOR CONTROL RISER IN AN ACCESSIBLE LOCATION FOR POSSIBLE FUTURE IN-LINE BLOWER INSTALLATION AND OPERATION.

PROJECT NO.	25213084.00	DRAWN BY:	AHB	ENGINEER	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT	ROUSE MANAGEMENT COMPANY 2428 PERRY STREET MADISON, WI 53713	SITE	THE MONROE 2620 MONROE STREET MADISON, WISCONSIN	DETAILS	FIGURE X OF X
DRAWN:	12/12/13	CHECKED BY:	MH								
REVISED:	12/12/13	APPROVED BY:									

I:\25213084\Drawings-General\Vapor Barrier Details.dwg, 12/12/2013 2:23:45 PM

APPENDIX C

Cap Inspection Log

Cap Inspection Log

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations From Previous Inspection Been Implemented?

ATTACHMENT E

Monitoring Well Information

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

Not Applicable

All monitoring wells have been abandoned.

ATTACHMENT F

Notifications to Owners of Impacted Properties

Former Rice's Fill & Fix 'Em
2620 Monroe Street, Madison, Wisconsin 53711
BRRTS #02-13-561440

Not Applicable

There are no off-site impacts.

G.1. Deeds

8 6 3 8 1 1 1
Tx:8505888

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5044538
12/18/2013 3:29 PM
Trans. Fee:
Exempt #: 15S
Rec. Fee: 30.00
Pages: 1

WARRANTY DEED

This Deed, made between
Fred Rouse, Grantor

and **2620 Monroe Street, LLC, a Wisconsin limited liability company,** Grantee

Grantor, for a valuable consideration, conveys to

Grantee the following described real estate in **Dane** County, State of Wisconsin:

Lot One (1), Certified Survey Map No. 13601 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on October 9, 2013, in Volume 89 of Certified Survey Maps, Page 102, as Document No. 5030675, located in the City of Madison, Dane County, Wisconsin.

RETURN TO:
2620 Monroe St LLC
2416 Perry St
Madison WI 53713

Tax Parcel No. **251/0709-281-0618-1 and 251/0709-281-0617-3**

Together with all and singular the hereditaments and appurtenances thereunto belonging; and warrant that the title is good, indefeasible in fee simple and free and clear of encumbrances except recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated: **December 13, 2013**

Fred Rouse

NOTARY PUBLIC
DIANE GREENE
STATE OF WISCONSIN

THIS INSTRUMENT WAS DRAFTED BY
D. Greene/First American Title Ins Co. as directed by Fred Rouse

ACKNOWLEDGEMENT

State of **Wisconsin**
SS:
Dane County
Personally came before me this 13 day of December, 2013 the above named Fred Rouse, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Diane Greene

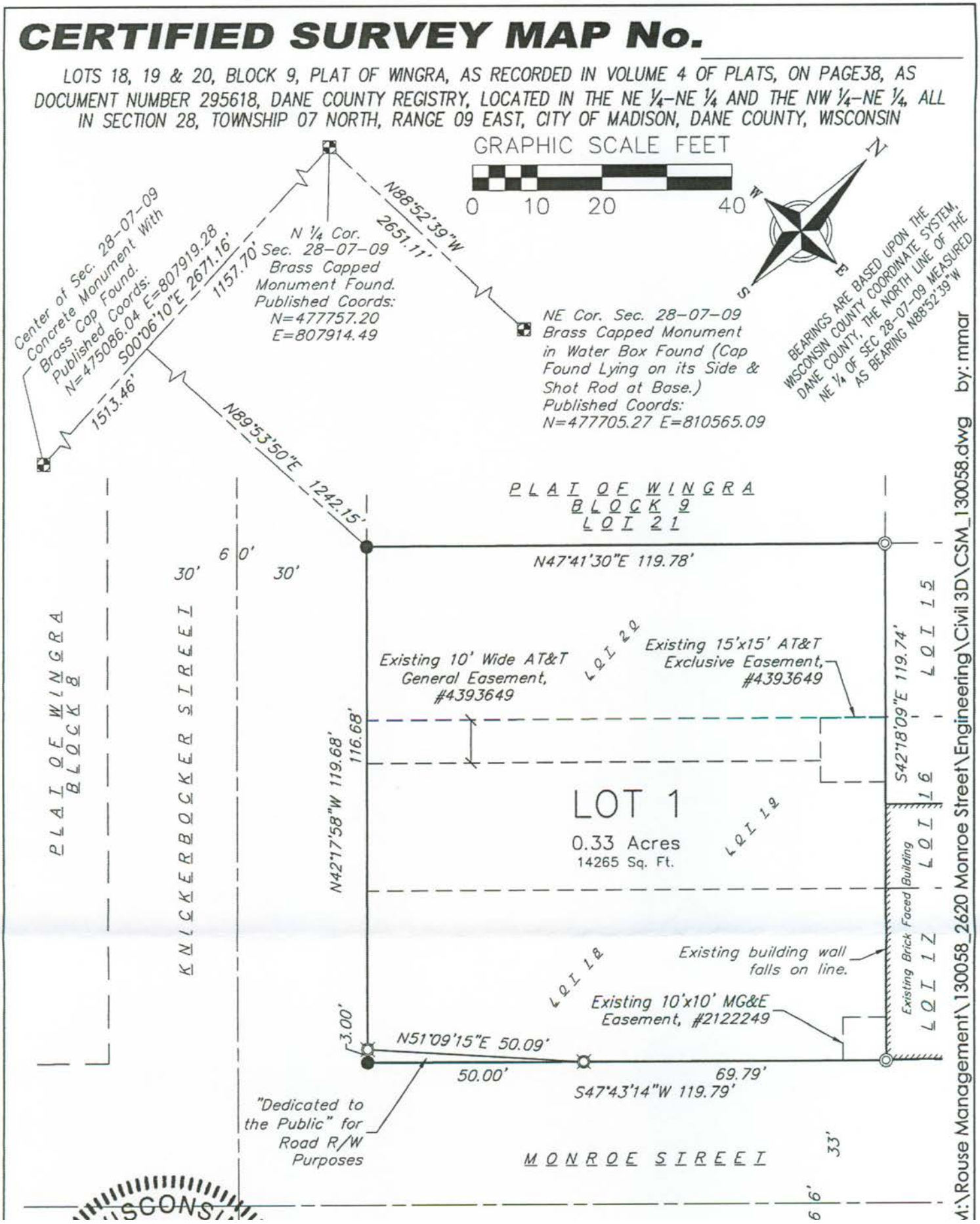
Notary Public Dane County, Wisconsin
My Commission expiration date: 8-30 2015

E
15s

1

File No.: NCS-638391-MAD

G.2. Certified Survey Map



CERTIFIED SURVEY MAP No.

LOTS 18, 19 & 20, PLAT OF WINGRA, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE38, AS DOCUMENT NUMBER 295618, DANE COUNTY REGISTRY, LOCATED IN THE NE ¼–NE ¼ AND THE NW ¼–NE ¼, ALL IN SECTION 28, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEY LEGEND

◎ FOUND 1 1/2" ø IRON PIPE

● FOUND 3/4" ø IRON ROD

⊕ SET 3/4"ø x 24" SOLID IRON RE–ROD, WT. 1.50 lbs/ft Min.

( ) RECORDED AS INFORMATION

NOTES:

1. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
2. No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.
3. Distances are ground and are measured to the nearest hundredth of a foot (0.01').
4. The boundary for this Certified Survey Map is based upon a Topographic Plat of Survey prepared by Vierbicher Associates, Inc., drawing number S–487, dated April 3, 2013 on file with the Dane County Surveyor's Office.
5. This Certified Survey Map subject to Plat of Wingra recorded in Volume 4 of Plats, on Page 38, as Document Number 295618.
6. This Certified Survey Map is subject to Maintenance Easement recorded as Document Number 4129107.
7. This Certified Survey Map is subject to Right–of–Way Grant Underground Electric to Madison Gas and Electric Company (MG&E) recorded as Document Number 2060300 and re–recorded as Document Number 2122249.
8. This Certified Survey Map is subject to AT&T–Wisconsin Exclusive Easemenet recorded as Document Number 4393649.
9. Existing structures and improvements located within this Certified Survey Map will be demolished or removed as a part of the re–development of this Lot and therefore have not been shown.

WISCONSIN
MICHAEL S. MARTY
S-2452
NEW GLARUS, WI

M:\Rouse Management\130058_2620 Monroe Street\Engineering\Civil 3D\CSM_130058.dwg by: mmar

Zoning Districts

G.3. Verification of Zoning

Residential Districts

- SR-C1 Suburban Residential - Consistent District 1
- SR-C2 Suburban Residential - Consistent District 2
- SR-C3 Suburban Residential - Consistent District 3
- SR-V1 Suburban Residential - Varied District 1
- SR-V2 Suburban Residential - Varied District 2
- TR-C1 Traditional Residential - Consistent District 1
- TR-C2 Traditional Residential - Consistent District 2
- TR-C3 Traditional Residential - Consistent District 3
- TR-C4 Traditional Residential - Consistent District 4
- TR-U1 Traditional Residential - Urban District 1
- TR-U2 Traditional Residential - Urban District 2
- TR-V1 Traditional Residential - Varied District 1
- TR-V2 Traditional Residential - Varied District 2
- TR-R Traditional Residential - Rustic District
- TR-P Traditional Residential - Planned District

Commercial and Mixed-Use Districts

- LMX Limited Mixed Use District
- NMX Neighborhood Mixed Use District
- TSS Traditional Shopping Street District
- MXC Mixed-Use Center District
- CC-T Commercial Corridor - Transitional District
- CC Commercial Center District

Employment Districts

- TE Traditional Employment District
- SE Suburban Employment District
- SEC Suburban Employment Center District
- EC Employment Campus District
- IL Industrial - Limited District
- IG Industrial - General District

Downtown and Urban Districts

- DC Downtown Core District
- UOR Urban Office Residential District
- UMX Urban Mixed Use District
- DRI Downtown Residential 1
- DR2 Downtown Residential 2

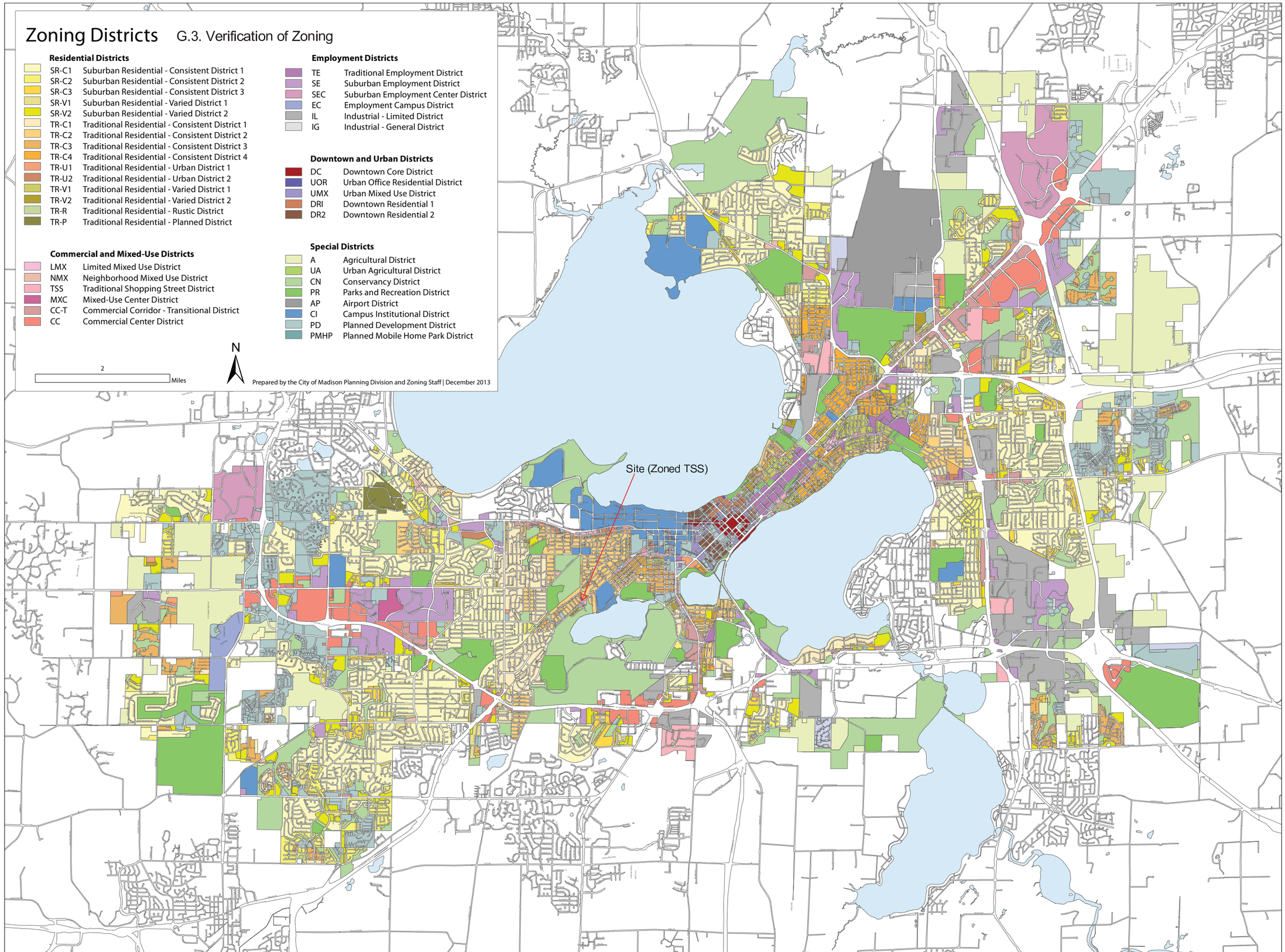
Special Districts

- A Agricultural District
- UA Urban Agricultural District
- CN Conservancy District
- PR Parks and Recreation District
- AP Airport District
- CI Campus Institutional District
- PD Planned Development District
- PMHP Planned Mobile Home Park District

2 Miles

N

Prepared by the City of Madison Planning Division and Zoning Staff | December 2013



G.4. Signed Statement

March 7, 2014

To: Wisconsin Department of Natural Resources

Subject: Statement that the Attached Legal Description Accurately Describes the Correct Contaminated Property
Former Rice's Fill & Fix 'Em
2620 Monroe Street
Madison, Wisconsin
BRRTS #02-13-561440

To Whom it May Concern:

To the best of my knowledge, I believe that the attached legal description accurately describes the correct contaminated property related to the Former Rice's Fill & Fix 'Em, BRRTS #02-13-561440.

Sincerely,

Fred Rouse
Rouse Management Company