

## GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Percy's Service Station/Wright's Auto		
<b>BRRTS #:</b>	03-13-001613	<b>FID #</b>	
<b>COMMERCE #</b> (if appropriate):	53711-1704-00	(if appropriate):	
<b>CLOSURE DATE:</b>	October 24, 2003		
<b>STREET ADDRESS:</b>	3600 Monroe St		
<b>CITY:</b>	Madison		
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	X = 565885	Y = 286739	
<b>CONTAMINATED MEDIA:</b>	Groundwater <input checked="" type="checkbox"/>	Soil <input type="checkbox"/>	Both <input type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes <input type="checkbox"/>	X <input checked="" type="checkbox"/>	No <input type="checkbox"/>
• <b>IF YES, STREET ADDRESS:</b>			
• <b>GPS COORDINATES</b> (meters in WTM91 projection):	X = 565906	Y = 286710	
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	X <input type="checkbox"/>
• <b>IF YES, STREET ADDRESS 1:</b>			
• <b>GPS COORDINATES</b> (meters in WTM91 projection):	X =	Y =	
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<b>DOCUMENTS NEEDED</b>			
Closure Letter, and any conditional closure letter issued			<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties			<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties			<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties			<input checked="" type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.			<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.			<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)			<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)			NR
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.			<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present			<input checked="" type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)			<input checked="" type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour			NR
Geologic cross-sections, if required for SI. (8.5x14' if paper copy)			<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate			<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)			<input checked="" type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)			<input checked="" type="checkbox"/>
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure			<input checked="" type="checkbox"/>



May 15, 2003

Mr. Stanley Wright  
501 Jefferson Street  
Oregon, WI 53575-1322

**RE: Conditional Case Closure**

**Commerce # 53711-1704-00; WDNR BRRS: 03-13-001613**  
Percy's Service Station/Wright's Auto, 3600 Monroe Street, Madison, WI

Dear Mr. Wright:

The Wisconsin Department of Commerce (Commerce) PECFA Site Review has reviewed the case file for the above referenced site for case closure. Commerce received additional information for case closure prepared by your consultant Shaw Environmental and Infrastructure, Inc. (Shaw), formerly Envirogen, Inc., in correspondence, *Notification of Groundwater Contamination*, dated March 24, 2003. In addition, Commerce has received the information for the Wisconsin Department of Natural Resources (DNR) Geographic Information Systems Registry of Closed Remediation Sites for the site with groundwater contamination above the groundwater quality standards. According to the documents reviewed, it is understood that residual soil and groundwater petroleum contamination remains at the source property and extends beyond the source property. Commerce has determined that the petroleum contamination at this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

According to the documents reviewed, soil containing elevated concentrations of petroleum compounds above NR 720.09 residual contaminant levels remains at this site, primarily in the area surrounding the remedial excavation of the former UST area at depths of 5 feet or less to at least 9 feet below land surface. Gasoline Range Organic (GRO) compound levels as high as 320 mg/kg, Diesel Range Organic (DRO) compound levels as high as 310 mg/kg, benzene levels as high as 2,100 µg/kg, ethylbenzene levels as high as 7,700 µg/kg, toluene levels as high as 11,000 µg/kg, total xylene levels as high as 28,600 µg/kg and naphthalene levels as high as 2,900 µg/kg remain at this site.

Groundwater is at depth of approximately 3 to 5 feet. Petroleum contaminated groundwater above NR 140 groundwater quality enforcement standards exist at this site. Groundwater contaminant concentrations appear to be declining or stable with the greatest concentrations detected in the groundwater sample collected from monitoring wells MW-22 and MW-23. During the last groundwater sampling event conducted on December 5, 2001, the greatest concentrations above the enforcement standards were for benzene at 1,700 µg/l, ethylbenzene at 1,800 µg/l, and toluene at 5,600 µg/l at monitoring well MW-23 and for total trimethylbenzene at 2,230 µg/l at monitoring well MW-22.

The area of the site with soil containing concentrations of petroleum compounds above NR 720.09 residual contaminant levels is predominately covered by an asphalt and concrete barrier cap. Based on the groundwater monitoring, it has been shown that these levels are protective of health and the environment with a barrier cap. In the event that any petroleum-impacted media is encountered in the future, it would have to be managed according to all applicable regulations and standards. In addition, if the media is encountered, the media may pose a direct contact risk.

**The following conditions must be satisfied to obtain final closure:**

- 1) A deed notice of contamination to property for soil contamination must be placed on the above referenced property. The deed notice, to be signed and recorded by the responsible party, must contain a soil affidavit to address the residual soil contamination.

**Please note:** As of August 1, 2002, sites with soil contaminant concentrations above regulatory standards must be listed on the Wisconsin Department of Natural Resources' (WDNR) GIS Registry of Closed Remediation Sites for case closure. Closure requests received before August 1, 2002 have two options for sites with soil contamination. This site has the option of a deed notice for soil contamination or the option of the WDNR Soil GIS Registry. A \$200.00 GIS registry fee must be paid

to the WDNR Redevelopment and Remediation for the Soil GIS Registry. Before August 1, 2002, the responsible party was required to record a deed affidavit at the county Register of Deeds' office to close a site with soil contamination that exceeded ch. 720 residual contaminant levels (RCLs). The GIS Registry is a database listing all closed remediation sites and is available to the public via the Internet. For more information regarding the registration process, including fee and documentation requirements, refer to the enclosed GIS Registry information. The Registry replaces the requirement for recording deed affidavits.

- 2) A deed restriction must be placed on the above referenced property for a cap for protection of groundwater from residual petroleum contaminated soil. The deed restriction, to be signed and recorded by the responsible party, must contain a soil restriction for maintenance of a barrier cap to address protection of groundwater from residual contamination. In order to document that the deed notifications have been met, please submit a copy of the "Notice of Contamination to Property" that contains the County Register of Deeds' recording information to Commerce. An example of a "Notice of Contamination to Property" is enclosed for your use. This document serves to provide the deed notice and deed restriction. If you wish to modify the language, a copy must be submitted to this office for approval prior to recording with the county Register of Deeds. If an electronic copy of the "Notice of Contamination to Property" is desired, you may contact Commerce and a copy will be forwarded to you.
- 3) Include with the deed notification:
  - Table 3.1, Pre excavation Soil Laboratory Analytical Results, *Closure Assessment Report*, April 16, 2002,
  - Table 4.1, Excavation Soil Laboratory Analytical Results, *Closure Assessment Report*, April 16, 2002, and
  - A site map indicating where the remaining contamination exists or Figure 3.1, Pre excavation Extent of Soil Contamination, *Site Investigation Report*, November, 1995.
- 4) In order to document that the deed notifications have been met, please submit a copy of the "Notice of Contamination to Property" that contains the County Register of Deeds' recording information to Commerce. An example of a "Notice of Contamination to Property" is enclosed for your use. This document serves to provide the deed notice and deed restriction. If you wish to modify the language, a copy must be submitted to this office for approval prior to recording with the county Register of Deeds. If an electronic copy of the "Notice of Contamination to Property" is desired, you may contact Commerce and a copy will be forwarded to you.
- 5) All Monitoring wells must be properly abandoned. The appropriate documentation must be submitted to Commerce.

This letter serves as your written notice of "no further action". PECFA claimants seeking reimbursement of interest costs are encouraged to submit, if applicable, a final reimbursement claim within 120 days after they receive written notification that no further action is required with respect to the discharge at their site. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Costs associated with recording deed notices or other restrictions are not eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-5405.

Sincerely,



Jon Heberer  
Hydrogeologist

Enclosure

cc: Charles J. Zimney, Shaw  
Case File

DOCUMENT NO.

1532531

W.T. 7276

01109 J 82

STATE BAR OF WISCONSIN - FORM 2  
WARRANTY DEED  
THIS SPACE RESERVED FOR RECORDING DATA

Office of Register of Deeds } ss  
Dane County, Wisconsin

BY THIS DEED, Richard A. Moore and Shirley N. Moore, his wife and in her own right

Received for Record Aug. 10 1977 at 3:05 o'clock P.M.

Grantor conveys and warrants to Stanley W. Wright and Catherine C. Wright, husband and wife

Recorded in vol. 844 of Records on page 209

Stanley W. Wright Register

for a valuable consideration  
the following described real estate in Dane County, State of Wisconsin:

RETURN TO Stanley W. Wright  
1813 S Park St  
Madison

Tax Key # \_\_\_\_\_  
This is \_\_\_\_\_ homestead property.

Lots Twelve (12) and Thirteen (13), Block Two (2), Briar Hill, in the City of Madison, Dane County, Wisconsin.

Exception to warranties: Easements and restrictions of record and municipal and zoning ordinances, if any.

Executed at Madison, Wisconsin this 28<sup>th</sup> day of July, 19 77.

SIGNED AND SEALED IN PRESENCE OF

Richard A. Moore (SEAL)

Richard A. Moore

Shirley N. Moore (SEAL)

Shirley N. Moore

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

**TRANSFER**  
**\$272**  
**FEE PAID**

Signatures of Richard A. Moore and Shirley N. Moore

authenticated this \_\_\_\_\_ day of July, 19 77

Title: Member State Bar of Wisconsin or Other Party  
Authorized under Sec. 706.06 viz. \_\_\_\_\_

STATE OF WISCONSIN

Dane County, } ss.

Personally came before me, this 28<sup>th</sup> day of July, 19 77  
the above named Richard A. Moore and Shirley N. Moore

to me known to be the person S who executed the foregoing instrument and acknowledged the same.

This instrument was drafted by

Attorney Roger W. Boettcher

Eric J. Leggett  
Notary Public Dane County, Wisconsin  
My Commission (Expires) (EX) 2-23-81

The use of witnesses is optional.

Names of persons signing in any capacity should be typed or printed below their signatures.

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FURNISHED BY WISCONSIN LAND TITLE CORPORATION

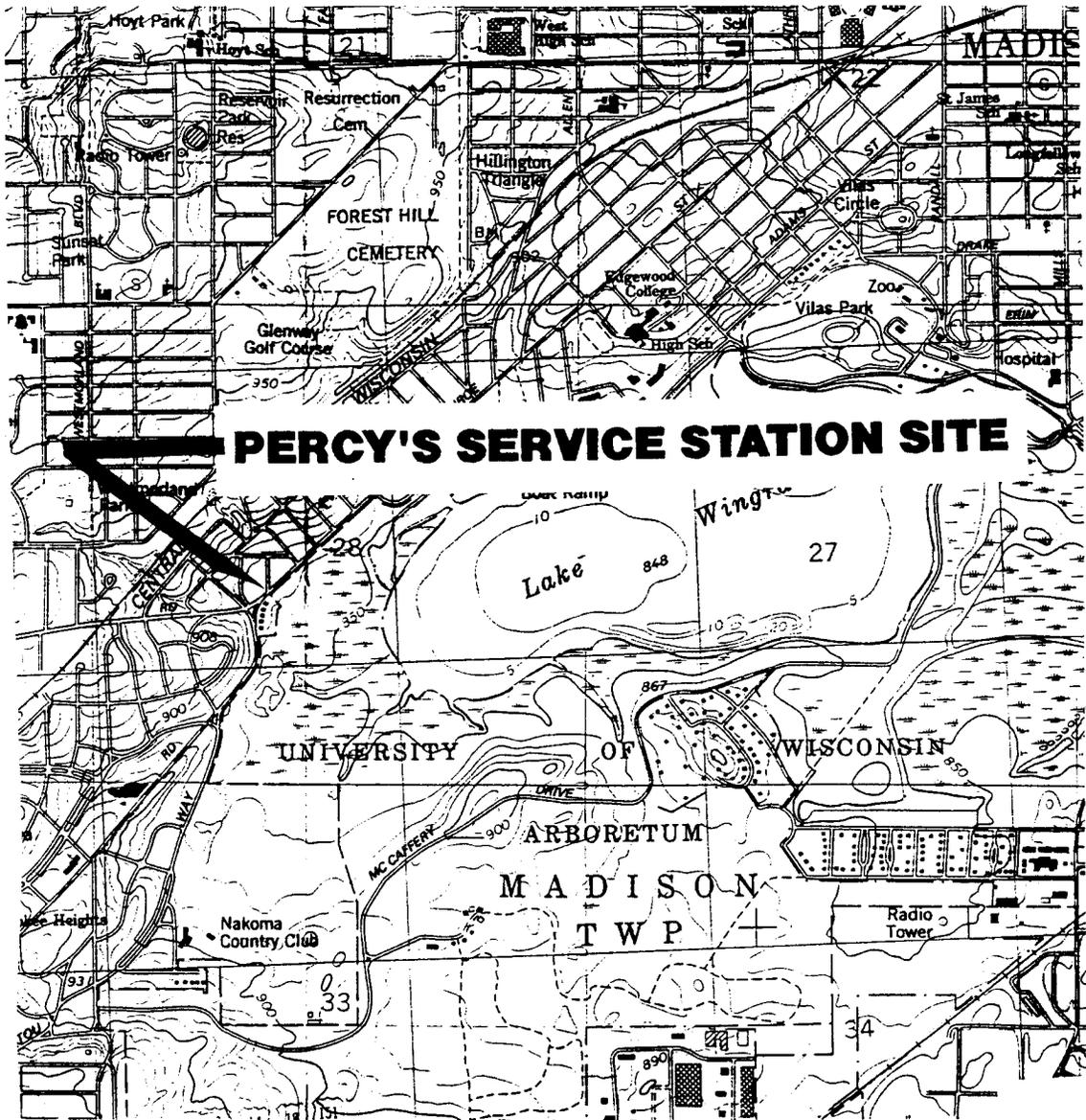
ABSTRACTS TITLE INSURANCE

51 AUG 10 1977

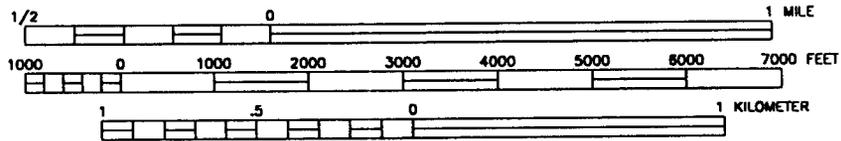


**Parcel Identification Number:**

**251-0709-283-0911-5**



(USGS 1983) SCALE  
 MADISON WEST QUADRANGLE 1:24000



CONTOUR INTERVAL 10 FEET



LOCATION



**ENVIROGEN**

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

2835 North Grandnew Blvd.  
 Pewaukee, Wisconsin 53072-0090

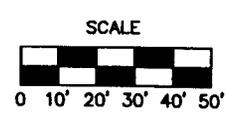
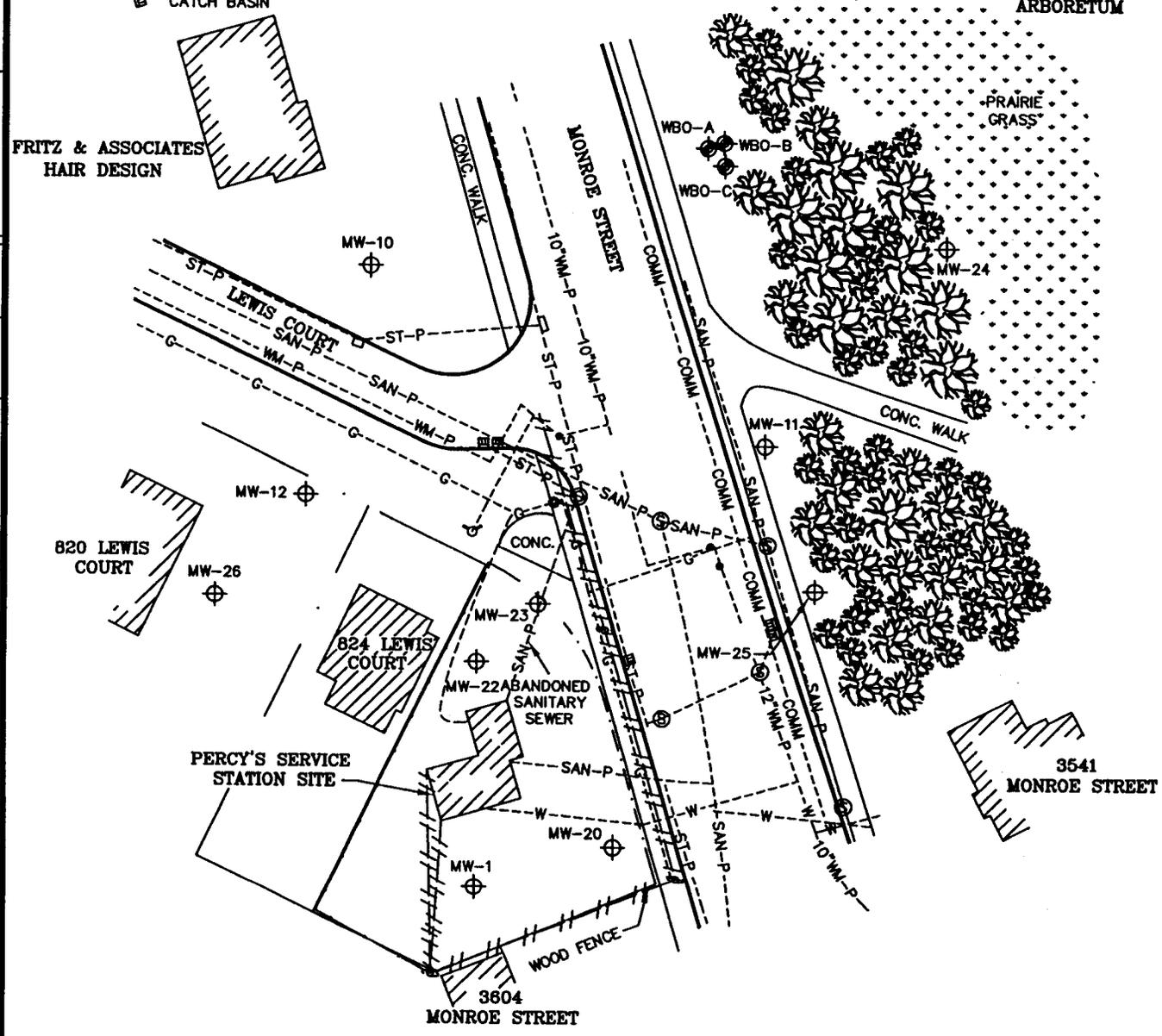
SITE LOCATION MAP	FIGURE NO.  1
PERCY'S SERVICE STATION SITE MADISON, WISCONSIN	

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY: <i>Spm</i>	
CHECKED BY:	
RRT	7/07/99
DRAWN BY:	
DRAWING NO.	90.2531

DRAWING NO. 090253-02  
 DRAWN BY: KMA  
 CHECKED BY: 3/3/97  
 APPROVED BY:

**LEGEND**

- |   |                  |             |                        |   |                       |
|---|------------------|-------------|------------------------|---|-----------------------|
| ⊕ | HYDRANT          | ---W---     | WATER MAIN             | ⊕ | FMI MONITORING WELL   |
| ● | GAS VALVE        | ---SAN-P--- | SANITARY               | ◆ | UW-MADISON PIEZOMETER |
| ● | WATER VALVE      | ---WM-P---  | WATER MAIN             |   |                       |
| ⊙ | SANITARY MANHOLE | ---G---     | GAS LINE               |   |                       |
| ⊕ | UTILITY POLE     | ---ST-P---  | STORM SEWER            |   |                       |
| ⊕ | CATCH BASIN      | ---COMM---  | COMMUNICATIONS         |   |                       |
|   |                  | ///         | OVERHEAD UTILITY WIRES |   |                       |



Site Plan View  
 Percy's Service Station Site  
 Madison, Wisconsin

FIGURE NO.  
 2

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

**TABLE 1**

**Groundwater Analytical Results  
Percy=s Service Station Site  
Madison, Wisconsin**

Sampling Location	Sample Date	Parameters						
		Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE
MW-1	02/03/93	<1.0	<1.0	<1.0	<3.0	1.6	<1.0	<1.0
	09/16/93	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0
	09/16/94	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0
	06/03/96	<0.50	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0
	08/27/96	<0.50	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0
	12/17/96	<0.50	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0
	03/20/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16
	05/29/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16
	08/15/97	<0.31	<0.38	<0.39	<1.1	<0.32	<0.33	<0.14
	12/02/97	<0.10	<0.25	<0.10	<0.25	<0.10	<0.10	<0.25
	03/19/98	<0.10	<0.25	<0.10	<0.25	<0.10	<0.10	<0.25
	06/22/98	<0.31	<0.26	<0.48	<1.0	<0.27	<0.18	<0.66
	09/25/98	<0.31	<0.38	<0.39	<1.1	<0.32	<0.33	<0.14
	01/04/99	<0.10	<0.25	<0.73	<0.25	<0.10	<0.10	<0.25
04/01/99	<0.27	<0.32	<0.27	<0.43	<0.22	<0.27	<0.32	
MW-2	02/03/93	<b>1,900</b>	<b>1,200</b>	<b>6,500</b>	<b>5,300</b>	<b>1,000</b>	<b>360</b>	<50
	09/16/93	<b>920</b>	<b>940</b>	<b>3,700</b>	<b>3,500</b>	<b>750</b>	<b>840</b>	<50
	09/16/94	<b>1,400</b>	<b>1,600</b>	<b>7,500</b>	<b>6,600</b>	<b>1,300</b>	<b>280</b>	<100
	06/03/96	<b>640</b>	<b>1,900</b>	<b>7,000</b>	<b>7,900</b>	<b>1,600</b>	<b>400</b>	<50
	08/27/96	<b>690</b>	<b>1,400</b>	<b>5,500</b>	<b>5,600</b>	<b>1,100</b>	<b>290</b>	<20
NR 140 ES	5.0	700	1,000	10,000	480		60	
NR 140 PAL	0.5	140	200	1,000	96		12	

(Continued)

Notes: Results in micrograms per liter (µg/L) unless otherwise noted

**BOLD** indicates value equals or exceeds the NR 140 Enforcement Standard (ES)

*Italics* indicates value equals or exceeds the NR 140 Preventive Action Limit (PAL)

TMB: Trimethylbenzene

MTBE: Methyl t-butyl ether

MW-2, MW-3, and MW-4 were removed during excavation. MW-20, MW-22, and MW-23, were installed to replace MW-2, MW-3, and MW-4.

Checked by: \_\_\_\_\_

Approved by: \_\_\_\_\_

**TABLE 1  
(Continued)**

**Groundwater Analytical Results  
Percy's Service Station Site  
Madison, Wisconsin**

Sampling Location	Sample Date	Parameters						
		Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE
MW-3	02/03/93	<b>4,300</b>	<b>2,000</b>	<b>13,000</b>	<i>6,200</i>	<b>1,200</b>	<b>380</b>	<b>82</b>
	09/16/93	<b>7,000</b>	<b>3,200</b>	<b>19,100</b>	<b>11,000</b>	<b>2,700</b>	<b>3,000</b>	<100
	09/16/94	<b>2,200</b>	<b>1,200</b>	<b>6,700</b>	<i>3,500</i>	<b>840</b>	<b>190</b>	<100
	06/03/96	<b>6,100</b>	<b>2,300</b>	<b>15,000</b>	<i>7,700</i>	<b>1,300</b>	<b>280</b>	<200
MW-4	02/03/93	<b>8,600</b>	<200	<b>20,000</b>	<b>14,000</b>	<b>3,700</b>	<b>1,300</b>	<b>920</b>
	09/16/93	<b>3,600</b>	<b>2,600</b>	<b>10,000</b>	<i>8,500</i>	<b>1,700</b>	<b>1,900</b>	<b>900</b>
	09/16/94	<b>3,400</b>	<b>2,000</b>	<b>9,100</b>	<i>6,600</i>	<b>1,300</b>	<b>260</b>	<100
	06/03/96	<b>3,400</b>	<b>2,300</b>	<b>9,400</b>	<i>7,200</i>	<b>1,300</b>	<b>290</b>	<210
	08/27/96	<b>4,400</b>	<b>2,300</b>	<b>11,000</b>	<i>8,000</i>	<b>1,300</b>	<b>290</b>	<50
MW-10	09/16/93	<5.0	30	<5.0	80	<i>99</i>	<i>120</i>	<5.0
	09/16/94	<b>33</b>	<i>200</i>	9.4	320	<i>300</i>	<20	<1.0
	06/03/96	<23	<i>220</i>	6.4	260	<i>330</i>	<i>250</i>	<16
	08/27/96	<7.0	63	3.3	66	94	<76	<1.0
	12/17/96	<i>2.8</i>	<i>160</i>	<2.0	200	<i>240</i>	<i>59</i>	<i>13</i>
	03/20/97	<i>0.83</i>	26	<0.20	47	63	20	1
	05/29/97	<i>4.2</i>	80	1.2	120	<i>200</i>	<i>39</i>	<0.32
NR 140 ES		5.0	700	1,000	10,000	480		60
NR 140 PAL		0.5	140	200	1,000	96		12

(Continued)

Notes: Results in micrograms per liter (µg/L) unless otherwise noted

**BOLD** indicates value equals or exceeds the NR 140 Enforcement Standard (ES)

*Italics* indicates value equals or exceeds the NR 140 Preventive Action Limit (PAL)

TMB: Trimethylbenzene

MTBE: Methyl t-butyl ether

MW-2, MW-3, and MW-4 were removed during excavation. MW-20, MW-22, and MW-23, were installed to replace MW-2, MW-3, and MW-4.

Checked by: \_\_\_\_\_

Approved by: \_\_\_\_\_

TABLE 1

**Groundwater Analytical Results  
Percy=s Service Station Site  
Madison, Wisconsin**

Sampling Location	Sample Date	Parameters						
		Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE
MW-11	09/16/93	1,200	500	300	990	280	230	<20
	09/16/94	4,300	840	730	1,900	430	<20	<20
	06/03/96	3,600	590	250	1,200	330	59	990
	08/27/96	4,800	910	620	2,000	550	<360	920
	12/17/96	1,900	270	140	510	190	31	290
	03/20/97	2,200	350	130	610	220	28	240
	05/29/97	3,300	520	270	1,000	340	40	<3.2
	08/15/97	4,400	710	460	1,600	450	430	870
	12/02/97	2,300	240	130	530	230	140	460
	03/19/98	3,100	410	160	950	300	38	450
	06/22/98	4,500	680	480	1,600	510	63	470
	09/25/98	3,500	450	400	1,200	400	30	420
	01/04/99	2,800	360	140	680	270	5.5	280
	04/01/99	2,700	360	120	480	250	16	240
	08/01/00	4,860	743	11.6	24.3	6.29	<5	93.7
	10/26/00	2,670	284	195	724	298	<100	181
09/13/01	3,700	410	300	1,400	500	77	181	
12/05/01	3,100	240	160	760	280	23	<4.6	
NR 140 ES		5.0	700	1,000	10,000	480		60
NR 140 PAL		0.5	140	200	1,000	96		12

(Continued)

Notes: Results in micrograms per liter ( $\mu\text{g/L}$ ) unless otherwise noted**BOLD** indicates value equals or exceeds the NR 140 Enforcement Standard (ES)*Italics* indicates value equals or exceeds the NR 140 Preventive Action Limit (PAL)

TMB: Trimethylbenzene

MTBE: Methyl t-butyl ether

MW-2, MW-3, and MW-4 were removed during excavation. MW-20, MW-22, and MW-23, were installed to replace MW-2, MW-3, and MW-4.

Checked by: \_\_\_\_\_

Approved by: \_\_\_\_\_

**TABLE 1  
(Continued)**

**Groundwater Analytical Results  
Percy's Service Station Site  
Madison, Wisconsin**

Sampling Location	Sample Date	Parameters						
		Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE
MW-22	12/17/96	<b>4,900</b>	<b>3,300</b>	<b>17,000</b>	<b>13,000</b>	<b>2,400</b>	<b>580</b>	<200
	03/20/97	<b>3,600</b>	<b>1,700</b>	<b>4,700</b>	<b>6,600</b>	<b>1,400</b>	<b>370</b>	<b>110</b>
	05/29/97	<b>2,600</b>	<b>1,400</b>	<b>2,700</b>	<b>5,200</b>	<b>1,100</b>	<b>300</b>	<6.4
	08/15/97	<b>1,800</b>	<b>1,100</b>	<b>850</b>	<b>3,600</b>	<b>1,000</b>	<b>270</b>	5.8
	12/02/97	<b>3,700</b>	<b>1,800</b>	<b>8,500</b>	<b>5,400</b>	<b>1,400</b>	<b>410</b>	<i>12</i>
	03/19/98	<b>3,100</b>	<b>1,600</b>	<b>3,200</b>	<b>4,700</b>	<b>1,200</b>	<b>350</b>	10
	06/22/98	<b>1,300</b>	<b>1,400</b>	<b>2,200</b>	<b>3,900</b>	<b>1,300</b>	<b>360</b>	<33
	09/25/98	<b>1,300</b>	<b>1,200</b>	<b>1,700</b>	<b>3,000</b>	<b>960</b>	<b>140</b>	<2.8
	01/04/99	<b>2,500</b>	<b>2,000</b>	<b>4,200</b>	<b>6,100</b>	<b>1,400</b>	<b>290</b>	<10
	04/01/99	<b>2,200</b>	<b>1,700</b>	<b>3,200</b>	<b>3,800</b>	<b>1,300</b>	<b>340</b>	<8.0
	08/01/00	<b>864</b>	<b>1,510</b>	<50	<b>4,960</b>	<b>1,270</b>	<500	<50
	10/26/00	<b>922</b>	<b>1,370</b>	<i>339</i>	<b>4,260</b>	<b>1,240</b>	<i>351</i>	<5.0
	09/13/01	<b>710</b>	<b>1,300</b>	83	<b>3,400</b>	<b>1,200</b>	<b>360</b>	<9.2
	12/05/01	<b>1,200</b>	<b>1,800</b>	590	<b>5,100</b>	<b>1,700</b>	<b>530</b>	<9.2
NR 140 ES		5.0	700	1,000	10,000	480		60
NR 140 PAL		0.5	140	200	1,000	96		12

(Continued)

Notes: Results in micrograms per liter (µg/L) unless otherwise noted

**BOLD** indicates value equals or exceeds the NR 140 Enforcement Standard (ES)

*Italics* indicates value equals or exceeds the NR 140 Preventive Action Limit (PAL)

TMB: Trimethylbenzene

MTBE: Methyl t-butyl ether

MW-2, MW-3, and MW-4 were removed during excavation. MW-20, MW-22, and MW-23, were installed to replace MW-2, MW-3, and MW-4.

Checked by: \_\_\_\_\_

Approved by: \_\_\_\_\_

**TABLE 1  
(Continued)**

**Groundwater Analytical Results  
Percy's Service Station Site  
Madison, Wisconsin**

Sampling Location	Sample Date	Parameters						
		Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE
MW-23	12/17/96	<b>10,000</b>	<b>2,300</b>	<b>18,000</b>	<i>9,500</i>	<b>1,500</b>	<b>340</b>	<b>190</b>
	03/20/97	<b>4,600</b>	<b>1,900</b>	<b>10,000</b>	<i>9,000</i>	<b>1,800</b>	<b>500</b>	<b>110</b>
	05/29/97	<b>2,900</b>	<b>950</b>	<b>3,400</b>	<i>4,100</i>	<b>990</b>	<b>270</b>	<6.4
	08/15/97	<b>3,200</b>	<b>1,400</b>	<b>4,800</b>	<i>4,200</i>	<b>1,100</b>	<b>65</b>	<b>6,400</b>
	12/02/97	<b>3,000</b>	<b>880</b>	<b>4,600</b>	<i>2,600</i>	<b>670</b>	<b>200</b>	<i>40</i>
	03/19/98	<b>1,400</b>	<b>1,400</b>	<b>3,400</b>	<i>4,600</i>	<b>1,400</b>	<b>420</b>	<i>23</i>
	06/22/98	<b>1,600</b>	<b>950</b>	<b>2,200</b>	<i>2,800</i>	<b>890</b>	<b>250</b>	<33
	09/25/98	<b>3,400</b>	<b>1,100</b>	<b>3,900</b>	<i>2,800</i>	<b>940</b>	<b>170</b>	<7.0
	01/04/99	<b>3,300</b>	<b>1,500</b>	<b>6,400</b>	<i>3,800</i>	<b>950</b>	<b>83</b>	<20
	04/01/99	<b>3,200</b>	<b>1,700</b>	<b>6,800</b>	<i>3,800</i>	<b>1,000</b>	<b>210</b>	<16
	08/01/00	<b>1,290</b>	<b>2,240</b>	<b>5,810</b>	<i>7,120</i>	<b>1,700</b>	<b>&lt;1250</b>	<125
	10/26/00	<b>2,500</b>	<b>2,360</b>	<b>11,300</b>	<i>7,490</i>	<b>1,710</b>	<b>428</b>	<10
	09/13/01	<b>2,200</b>	<b>1,700</b>	<b>6,200</b>	<i>4,800</i>	<b>1,600</b>	<b>360</b>	<9.2
	12/05/01	<b>1,700</b>	<b>1,800</b>	<b>5,600</b>	<i>5,300</i>	<b>1,600</b>	<b>360</b>	<9.2
NR 140 ES		5.0	700	1,000	10,000	480		60
NR 140 PAL		0.5	140	200	1,000	96		12

(Continued)

Notes: Results in micrograms per liter (µg/L) unless otherwise noted

**BOLD** indicates value equals or exceeds the NR 140 Enforcement Standard (ES)

*Italics* indicates value equals or exceeds the NR 140 Preventive Action Limit (PAL)

TMB: Trimethylbenzene

MTBE: Methyl t-butyl ether

MW-2, MW-3, and MW-4 were removed during excavation. MW-20, MW-22, and MW-23, were installed to replace MW-2, MW-3, and MW-4.

Checked by: \_\_\_\_\_

Approved by: \_\_\_\_\_

**TABLE 1  
(Continued)**

**Groundwater Analytical Results  
Percy's Service Station Site  
Madison, Wisconsin**

Sampling Location	Sample Date	Parameters						
		Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE
MW-24	12/17/96	<0.50	<1.0	1.6	<3.0	<1.0	<1.0	23
	03/20/97	<0.13	<0.22	0.32	<0.23	<0.22	<0.29	21
	05/29/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	15
	08/15/97	0.44	<0.38	0.59	<1.1	<0.32	<0.33	15
	12/02/97	<0.10	<0.25	<0.10	<0.25	<0.10	<0.10	58
	03/19/98	0.13	<0.25	0.72	0.45	0.1	<0.10	18
	06/22/98	<0.31	<0.26	<0.48	<1.0	<0.27	<0.18	8.8
	09/25/98	<0.31	<0.38	<0.39	<1.1	<0.32	<0.33	3.9
	02/16/99	<0.10	<0.25	<0.10	<0.25	<0.10	<0.10	2.2
	04/01/99	<0.27	<0.32	<0.27	<0.43	<0.22	<0.27	3
	08/01/00	<b>211</b>	<5.0	<5.0	6.09	<5.0	<5.0	<b>135</b>
	10/26/00	<b>55.4</b>	<5.0	<5.0	<5.0	<5.0	<5.0	<b>115</b>
	09/13/01	<0.21	<0.22	<0.41	<0.69	<0.26	<0.34	18
12/05/01	<0.21	<0.22	<0.41	<0.69	<0.26	<0.34	12	
NR 140 ES		5.0	700	1,000	10,000	480	60	
NR 140 PAL		0.5	140	200	1,000	96	12	

Notes: Results in micrograms per liter (µg/L) unless otherwise noted

**BOLD** indicates value equals or exceeds the NR 140 Enforcement Standard (ES)

*Italics* indicates value equals or exceeds the NR 140 Preventive Action Limit (PAL)

TMB: Trimethylbenzene

MTBE: Methyl t-butyl ether

MW-2, MW-3, and MW-4 were removed during excavation. MW-20, MW-22, and MW-23, were installed to replace MW-2, MW-3, and MW-4.

Checked by: \_\_\_\_\_

Approved by: \_\_\_\_\_

**TABLE 1  
(Continued)**

**Groundwater Analytical Results  
Percy's Service Station Site  
Madison, Wisconsin**

Sampling Location	Sample Date	Parameters						
		Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE
MW-25	12/17/96	<0.50	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0
	03/20/97	0.21	<0.22	0.38	0.3	<0.22	<0.29	<0.16
	05/29/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16
	08/15/97	<i>1.5</i>	0.4	1.8	1.7	<0.32	<0.33	0.42
	12/02/97	<0.10	<0.25	<0.10	<0.25	0.17	<0.10	<0.25
	03/19/98	0.14	<0.25	0.51	<0.25	<0.10	<0.10	<0.25
	06/22/98	<0.31	<0.26	<0.48	<1.0	<0.27	<0.18	<0.66
	09/25/98	<0.31	<0.68	<0.39	<1.1	0.34	<0.33	<0.14
	02/03/99	<0.10	<0.25	<0.10	<0.25	<0.10	<0.10	<0.25
	04/01/99	<0.27	<0.32	<0.27	<0.43	<0.22	<0.27	<0.32
MW-26	12/17/96	<b>110</b>	<b>2,400</b>	<b>9,400</b>	<b>11,000</b>	<b>2,100</b>	<b>480</b>	<b>78</b>
	03/20/97	<0.5	130	270	920	320	92	15
	05/29/97	<b>14</b>	61	370	440	140	45	<0.32
	08/15/97	<i>0.79</i>	53	68	290	150	38	<0.14
	03/19/98	0.28	24	31	120	56	20	<0.25
	06/22/98	<0.31	<0.55	0.49	8.7	11	3.8	<0.66
	09/25/98	<b>33</b>	120	<b>1,100</b>	520	150	20	<2.8
	02/03/99	<i>0.67</i>	19	18	55	58	13	<0.25
	04/01/99	2.5	61	200	190	91	24	<0.64
NR 140 ES	5.0	700	1,000	10,000	480	60		
NR 140 PAL	0.5	140	200	1,000	96	12		

Notes: Results in micrograms per liter (µg/L) unless otherwise noted

**BOLD** indicates value equals or exceeds the NR 140 Enforcement Standard (ES)

*Italics* indicates value equals or exceeds the NR 140 Preventive Action Limit (PAL)

TMB: Trimethylbenzene

MTBE: Methyl t-butyl ether

MW-2, MW-3, and MW-4 were removed during excavation. MW-20, MW-22, and MW-23, were installed to replace MW-2, MW-3, and MW-4.

Checked by: \_\_\_\_\_

Approved by: \_\_\_\_\_

**NOTES**

THE NR140 ES FOR BENZENE IS 5.0ug/L  
ug/L - MICROGRAMS PER LITER

**LEGEND**

-  FMI MONITORING WELL
-  UW-MADISON PIEZOMETER
- ( ) BENZENE CONCENTRATION IN ug/L
-  5.0 ISOCONCENTRATION CONTOUR

APPROVED BY:

CHECKED BY:

1/26/98

LME

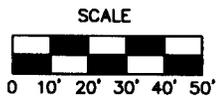
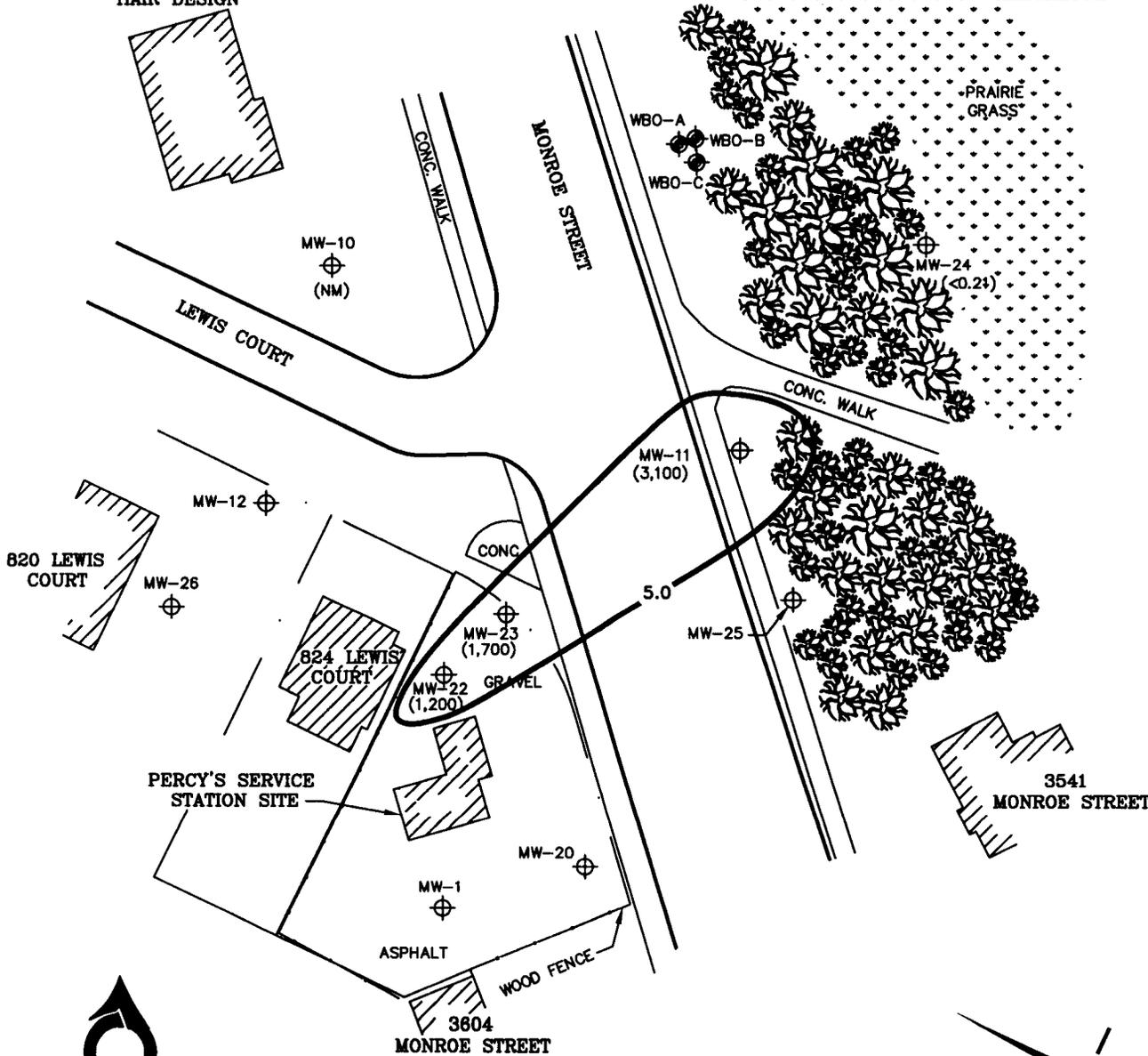
DRAWN BY:

090253-04

DRAWING NO.

FRITZ & ASSOCIATES  
HAIR DESIGN

UW-MADISON  
ARBORETUM



**Groundwater Benzene Distribution  
(12/05/01)**

**Percy's Service Station Site  
Madison, Wisconsin**

FIGURE NO.

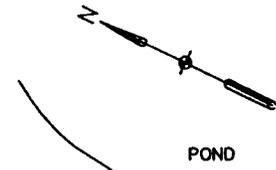
**4**

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

NOTE: HYDRAULIC GRADIENT= 0.007 ft/ft

LEGEND

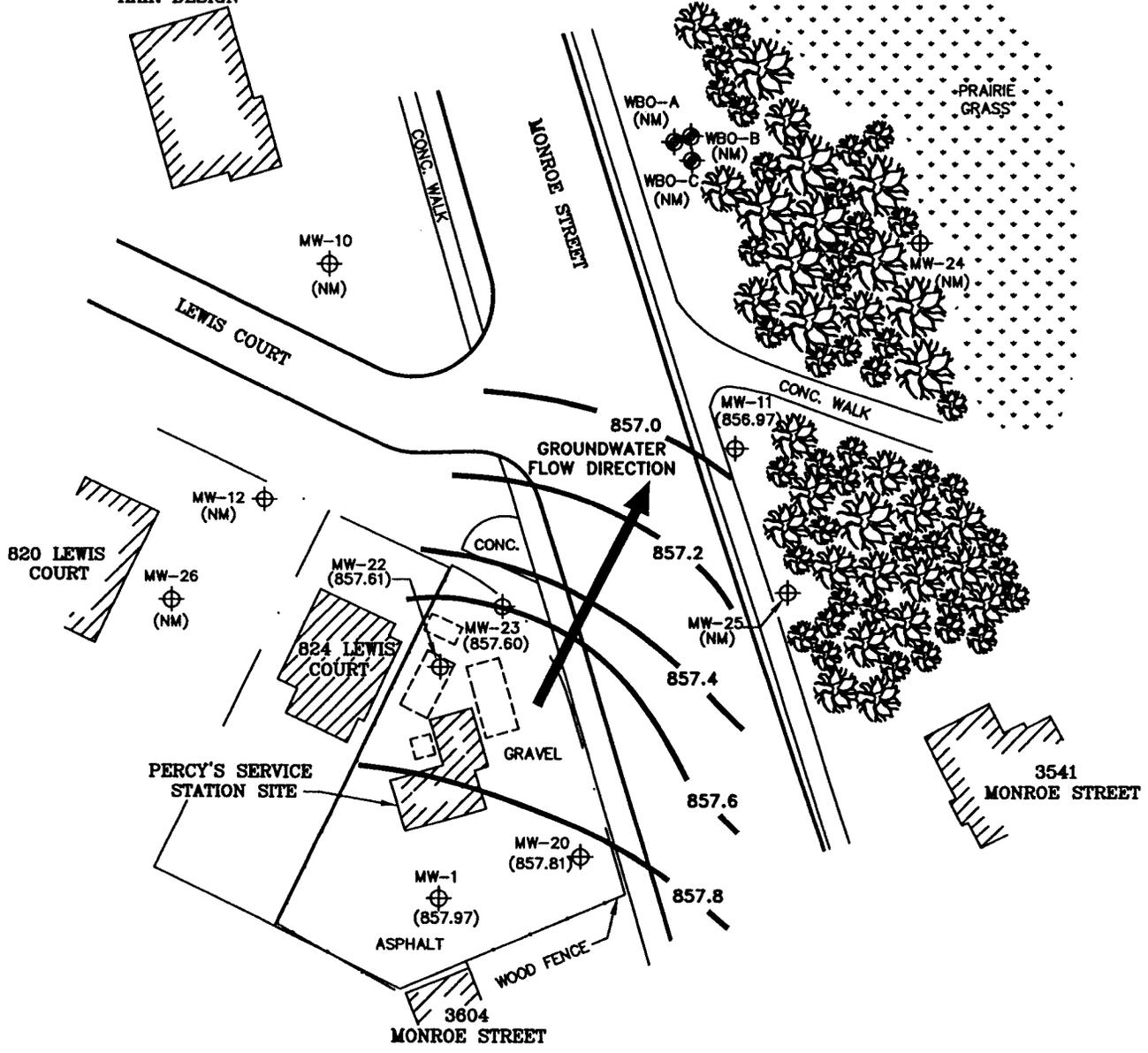
- FMI MONITORING WELL
- UW-MADISON PIEZOMETER
- ( ) ELEVATION IN FEET (MSL)
- (NM) NOT MEASURED
- 857.2 ISOELEVATION CONTOUR
- FORMER UST



DATE	
ENGINEER	
DATE	
ENGINEER	
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
7/07/99	
RRT	
DRAWN BY:	
090253-03	
DRAWING NO.	

FRITZ & ASSOCIATES  
HAIR DESIGN

UW-MADISON  
ARBORETUM

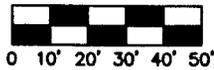


**ENVIROGEN**

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

2835 North Grandview Blvd.  
Pewaukee, Wisconsin 53072-0090

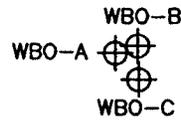
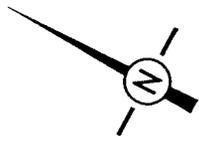
SCALE



POTENTIOMETRIC SURFACE (12/02/97)	FIGURE NO. <b>3</b>
PERCY'S SERVICE STATION SITE MADISON, WISCONSIN	

LEGEND

- ⊕ MONITORING WELL
- ⊙ TEST BORING



APPROVED BY:

CHECKED BY:

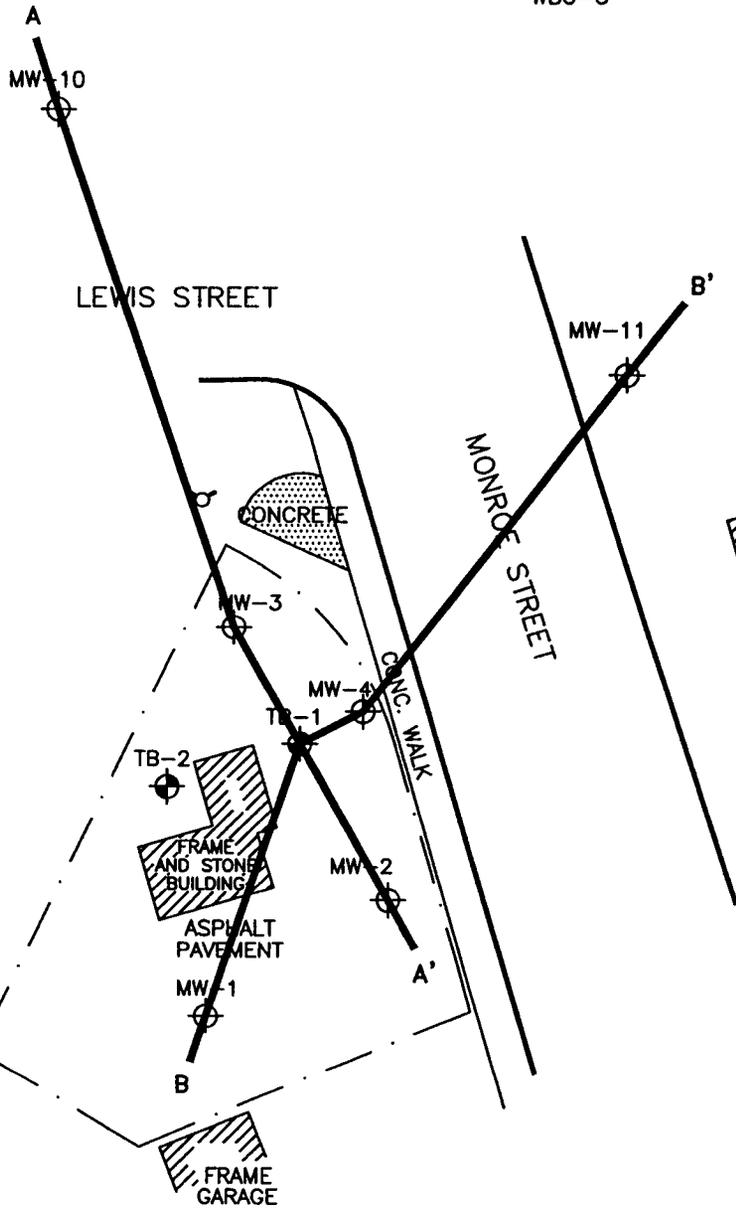
12/2/93

DLA

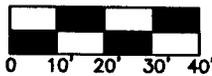
DRAWN BY:

090253-05

DRAWING NO.



SCALE



THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

**FIGURE 5**  
**GEOLOGIC CROSS-SECTION**  
**PLAN VIEW**  
**PERCY'S SERVICE**  
**MADISON, WISCONSIN**



A

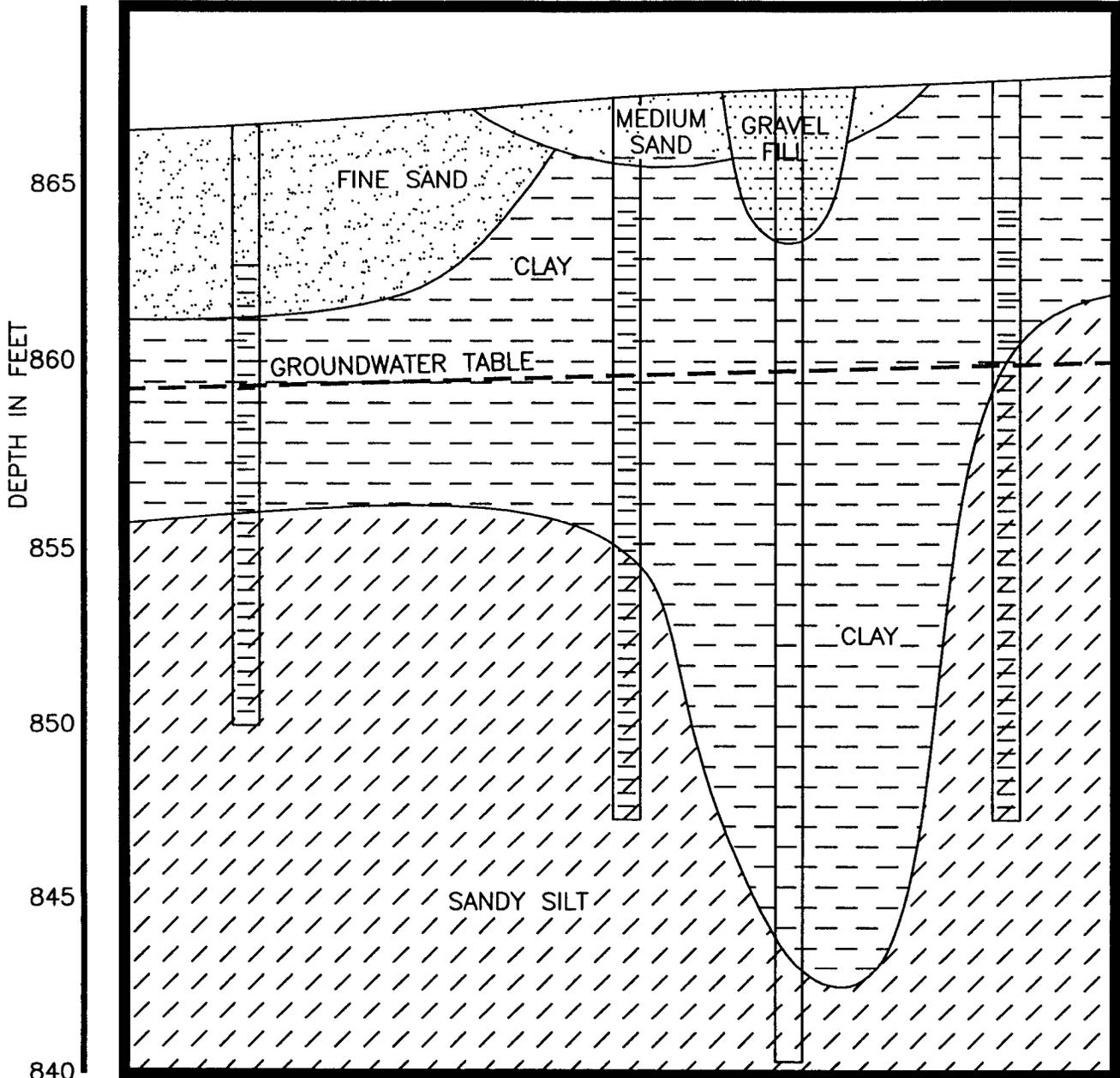
A'

MW-10

MW-3

TB-1

MW-2



WEATHERED BEDROCK LOCATED AT APPROXIMATELY 40 FEET BELOW GRADE BOUNDARIES ARE INFERRED.

HORIZONTAL DISTANCES NOT TO SCALE

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

**FIGURE 5a**  
**GEOLOGIC**  
**CROSS-SECTION A-A'**  
**PERCY'S SERVICE**  
**MADISON, WISCONSIN**

APPROVED BY:

CHECKED BY:

12/2/93

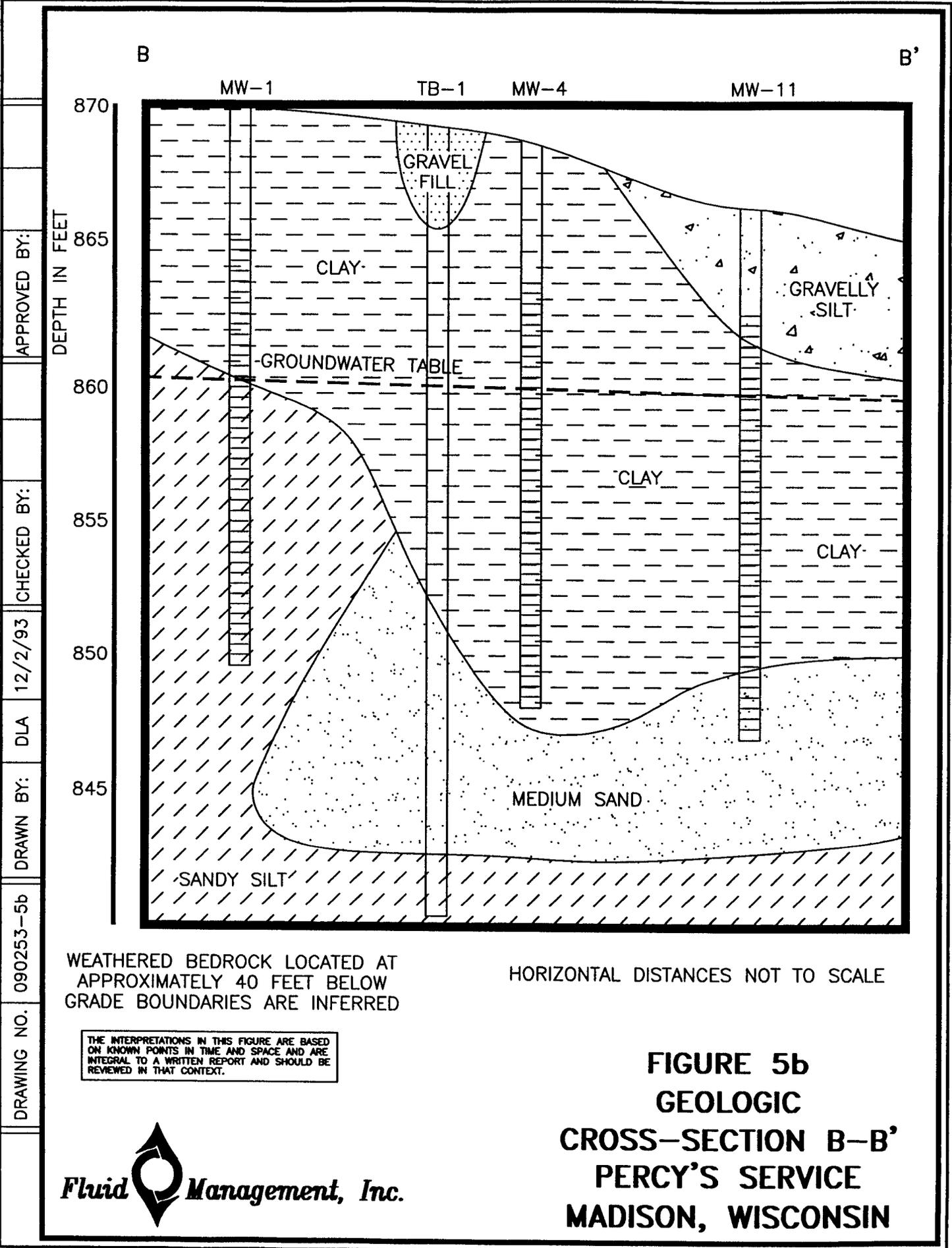
DLA

DRAWN BY:

090253-05a

DRAWING NO.





APPROVED BY:

CHECKED BY:

12/2/93

DLA

DRAWN BY:

090253-5b

DRAWING NO.

WEATHERED BEDROCK LOCATED AT APPROXIMATELY 40 FEET BELOW GRADE BOUNDARIES ARE INFERRED

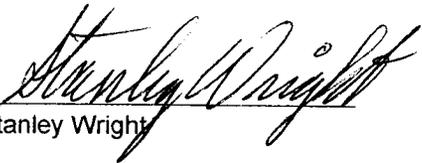
HORIZONTAL DISTANCES NOT TO SCALE

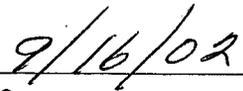
THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

**FIGURE 5b**  
**GEOLOGIC**  
**CROSS-SECTION B-B'**  
**PERCY'S SERVICE**  
**MADISON, WISCONSIN**



I Stanley Wright, Responsible Party for the Percy's Service Station site located at 3600 Monroe Street in Madison, Wisconsin, do hereby certify that to the best of my knowledge the legal descriptions included within this report are complete and accurate.

  
Stanley Wright

  
Date



53711-1784-00  
Percy's Service Station/Wisconsin

RECEIVED

MAR 26 2003

PERMITS DIVISION

2835 N. Grandview Blvd.  
Post Office Box 90  
Pewaukee, Wisconsin 53072-0090

Tel: (262) 549-6898  
Fax: (262) 549-6938  
www.envirogen.com

March 24, 2003

Mr. Greg Armstrong  
UW-Madison Arboretum  
1207 Seminole Highway  
Madison, Wisconsin 53711

**Re: Notification of Groundwater Contamination  
WDNR GIS Registry  
Envirogen Project No. P90253**

Dear Mr. Armstrong:

This letter is intended to notify the UW-Madison Arboretum that groundwater contamination from the Percy's Service Station, located at 3600 Monroe Street, has migrated onto the Arboretum property. As a condition of case closure, the responsible party for this groundwater contamination is required to notify all properties affected by off-site contamination. On behalf of our client, Mr. Stanley Wright, Envirogen, Inc. has provided you with groundwater data tables, site figures, and information about the Wisconsin Department of Natural Resources' (WDNR) Groundwater GIS Registry.

Please review the enclosed Appendix A document, which details the groundwater contamination at the site and the conditions of case closure. This appendix comes directly from Chapter NR 726 of the Wisconsin Administrative Code. If you have any questions regarding this matter, please contact me at 262-549-6898, extension 413.

Sincerely,  
ENVIROGEN, INC.

Charles J. Zimney  
Project Scientist

CJZ:dmk

Enclosures

cc: Mr. Jon Heberer



2835 N. Grandview Blvd.  
Post Office Box 90  
Pewaukee, Wisconsin 53072-0090

Tel: (262) 549-6898  
Fax: (262) 549-6938  
www.envirogen.com

October 4, 2002

Mr. Larry Nelson  
City of Madison Engineering Department  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703

**Re: Case Closure for the former Percy's Service Station site:  
3600 Monroe Street  
Madison, Wisconsin 53711**

Dear Mr. Nelson:

On behalf of Mr. Stan Wright, owner / responsible party of the above listed site, the Wisconsin Department of Commerce (COMM) is requiring Envirogen Inc. (Envirogen) to notify the City of Madison that inaccessible contaminated soil and groundwater may remain in the right-of-way (sidewalk and road) of Monroe Street, directly south of the property boundary in order to attain 'case closure' for remedial activities conducted at the site. The attached Figure 1 shows the site location and Figures 3.1 and 4 show the extent of soil and groundwater contamination respectively. Tables 3.1 and 1 outline the soil and groundwater sample analytical results respectively.

The COMM contact person is Mr. Jon Heberer who can be reached at (608) 261-5405. A copy of Envirogen's closure report for the site can be obtained from the COMM. Please call me at (262) 549-6898 ext. 215 if you should have any questions.

Sincerely,  
**ENVIROGEN, INC.**

A handwritten signature in cursive script that reads "Travis W. Peterson".

Travis W. Peterson  
Project Environmental Specialist

TWP:lrc

Attachments

cc: Mr. Stan Wright – owner / RP  
cc: Mr. Jon Heberer - COMM

DOCUMENT #  
3726761

06/03/2003 04:04:20PM

Trans. Fee:  
Exempt #:

Rec. Fee: 13.00  
Pages: 2

Document Number

NOTICE OF CONTAMINATION TO  
PROPERTY

Legal Description of the Property: In re:

(as it appears on the most recent deed)

LOTS Twelve (12) AND Thirteen (13),  
Block Two (2), Briar Hill, in the  
CITY OF MADISON, DANE COUNTY,  
WISCONSIN

Recording Area

Name and Return Address

STANLEY WRIGHT  
501 JEFFERSON ST.  
Oregon, WI. 53572

STATE OF WISCONSIN

COUNTY OF

)  
) ss  
)

COPY

251-0709-2830911-5  
Parcel Identification Number (PIN)

Section 1. Stanley Wright is the owner of the above-described property (File Reference Commerce Number 53711-1704-00, WDNR Activity Number: 03-13-001613).

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated soils above NR 720.09 residual contaminant levels exist on this property in the area of the former underground storage tank system and in an area extending beyond the area of the underground storage tank system to the north and south beyond the property boundary.

Section 3. It is the desire and intention of the property owner to impose restrictions on the property which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Soil containing concentrations of petroleum compounds above the regulatory residual contaminant levels may be present primarily in the area of the former underground storage tank system and in an area extending to the east beyond the area of the underground storage tank system. Refer to the attached Table 3.1, Pre excavation Soil Laboratory Analytical Results, Closure Assessment Report, April 16, 2002, Table 4.1, Excavation Soil Laboratory Analytical Results, Closure Assessment Report, April 16, 2002, and figure indicating where the remaining contamination exists. Soil containing elevated concentrations of petroleum compounds above NR 720.09 residual contaminant levels remain on the property at depths of 5 feet or less to at least 9 feet below land surface. Gasoline Range Organic (GRO) compound levels as high as 320 mg/kg, Diesel Range Organic (DRO) compound levels as high as 310 mg/kg, benzene levels as high as 2,100 µg/kg, ethylbenzene levels as high as 7,700 µg/kg, toluene levels as high as 11,000 µg/kg, total xylene levels as high as 28,600 µg/kg and naphthalene levels as high as 2,900 µg/kg remain.

It has been shown that these levels are protective of health and the environment with a barrier cap. In the event that any petroleum-impacted soil is exposed, it will have to be managed in accordance with all applicable regulations and standards and may be considered a solid waste. In addition, if this contaminated soil is encountered, it may pose a direct contact risk.

An impermeable cap or cover is the selected remedial action to address residual soil contamination on the property and shall be maintained for protection of groundwater and protection of human health from

direct contact until: 1) The soil is actively remediated or removed. or; 2) Contamination is demonstrated to have degraded to concentrations protective of the environment and human health.

The property owner shall maintain the integrity of the barrier cap in the following manner. A protective cap in the form of a barrier, such as concrete or asphalt, is maintained over areas on the property where soil contamination exists. The protective cap or an alternative cap approved by the Wisconsin Department of Commerce, or its successor or assign, must be maintained by Mr. Wright or future owners.

The following activities are prohibited on that portion of the property where a cap has been placed, unless prior approval has been obtained from the Wisconsin Department of Commerce, or successor or assign: (1) removal of the cap; (2) excavating or grading of the land surface; (3) filling on the capped area; (4) construction or installation of a building or other structure with a foundation that would be place on or within the cap; and (5) major excavation and installation of utilities. However, in the event of minor cap disturbance such as utility repair or installation of new utilities, the property owner will provide notification within 60 days thereafter to the Wisconsin Department of Commerce, or its successor or assign. The notification shall include information regarding the nature, location and date of work, management, including screening, sampling, analyses, storage and disposal, of any disturbed soil and restoration of the cap.

The following includes a description of the cap maintenance activities and site contacts. The property owner or the property owner's designated representative will inspect the condition of the cap on an annual basis and maintain a record of the date of inspection, inspector's name and association with the property owner, and comments as to the inspection results. The property owner will make the inspection record available to the Wisconsin Department of Commerce, or its successor or assign, upon request.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 3 day of June, 2003.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of

Signature: Stanley Wright Stanley Wright  
Printed Name: STANLEY WRIGHT  
Title: OWNER

Subscribed and sworn to before me  
this 3<sup>rd</sup> day of JUNE, 2003.

Martha L. Rustad  
Notary Public, State of WISCONSIN  
My commission exp. 3/5/06

This document was drafted by the Wisconsin Department of Commerce.

## ATTACHMENTS

Table 3.1	Pre-Excavation Soil Laboratory Analytical Results
Table 4.1	Excavation Soil Laboratory Analytical Results
Figure 3.1	Pre-Excavation Extent of Soil Contamination
O&M Plan	Surface Cap Operation & Maintenance Plan

TABLE 3.1

**Preexcavation Soil Laboratory Analytical Results  
Percy's Service Station Site  
Madison, Wisconsin**

Sampling Location	Date	Depth (feet)	GRO (ppm)	DRO (ppm)	Benzene (ppb)	Ethylbenzene (ppb)	Toluene (ppb)	Xylenes (ppb)
TB-1	1/4/93	5-6.5	12,000	490	10,100	37,000	81,000	290,000
	1/4/93	7.5-9	1,300	700	14,000	48,000	110,000	360,000
TB-2	1/4/93	5-6.5	82	150	<50.0	<50.0	<50.0	800
	1/4/93	7.5-9	590	1,020	3,300	3,300	38,000	140,000
MW-1	1/4/93	2.5-4	<10.0	<10.0	<50.0	<50.0	<50.0	<150.0
	1/4/93	7.5-9	<10.0	<10.0	<50.0	<50.0	<50.0	<150.0
MW-2	1/4/93	2.5-4	<10.0	<10.0	<50.0	<50.0	<50.0	<150.0
	1/4/93	7.5-9	960	72	920	32,000	32,000	210,000
MW-3	1/4/93	5-6.5	510	136	430	7,600	8,900	55,000
	1/4/93	7.5-9	230	17	420	2,800	4,900	21,000
MW-4	1/4/93	5-6.5	720	128	9,300	22,000	54,100	150,000
	1/4/93	7.5-9	160	<10.0	3,200	6,800	16,000	49,000
MW-10	5/19/93	8.5-10	100	<10.0	<50.0	450	<100.0	1,200
	5/19/93	13.5-15	<10.0	<10.0	<50.0	<50.0	<100.0	<250.0
MW-11	6/8/93	8.5-10	<10.0	<10.0	<50.0	<50.0	<50.0	<250.0
	6/8/93	18.5-20	<10.0	<10.0	<50.0	<50.0	<50.0	<250.0
MW-12	6/8/93	6-7.5	<10.0	<10.0	<50.0	<50.0	<50.0	<250.0
	6/8/93	13.5-15	<10.0	<10.0	<50.0	<50.0	250	710
GP-1	6/18/96	5-7	12	<4.4	<25	<25	<25	34
	6/18/96	7-9	23	<4.3	<25	150	<25	400
GP-2	6/18/96	5-7	190	<7.1	2,800	4,000	3,200	16,700
GP-3	6/18/96	7-9	16	<5.3	<25	140	74	430
GP-4	6/18/96	7-9	<3.0	<4.2	<25	<25	<25	<25
GP-5	6/18/96	5-7	4.0	9.2	<25	36	<25	120
	6/18/96	7-9	1,000	430	2,200	24,000	23,000	94,000
GP-6	6/18/96	7-9	620	20	1,200	15,000	17,000	55,000
GP-7	6/18/96	5-7	<3.2	<4.5	<25	<25	<25	<25
	6/18/96	7-9	4.1	<4.8	58	110	50	92
NR 720 Generic Soil Standard			100	100	5.5	2,900	1,500	4,100

Notes:

Shading indicates value equals or exceeds the NR 720 generic soil standard  
 (\*): The official WDNR reporting limit for VOC results provided after March 1, 1996 is 25 ppb.  
 GRO: gasoline range organics  
 DRO: diesel range organics

Checked by: *DJB*  
 Approved by: *Tom*

TABLE 4.1

**Excavation Soil Laboratory Analytical Results  
Percy's Service Station Site  
Madison, Wisconsin**

Sampling Location	Date	Depth (feet)	GRO (ppm)	DRO (ppm)	Benzene	Ethyl-benzene	Toluene	Xylenes	Naphthalene
SW-1 (S-2)	11/04/96	7-8	320	200	750	5,700	4,100	22,900	2,900
SW-2 (S-3)	11/04/96	6-7	18	310	<25	130	<25	189	330
SW-3 (S-4)	11/04/96	7-8	<3.2	<4.7	<25	<25	<25	<50	<25
SW-4 (S-5)	11/04/96	7-8	280	66	980	7,700	11,000	28,600	2,900
SW-5 (S-7)	11/05/96	7-8	36	<4.6	<25	<25	<25	64	<25
SW-6 (S-8)	11/05/96	7-8	<3.1	<4.7	<25	<25	<25	<50	<25
SW-7 (S-9)	11/05/96	7-8	10.0	<6.1	74	69	36	530	<25
SW-8 (S-10)	11/06/96	7-8	180	35	2,100	2,700	7,300	12,400	1,300
SW-9 (S-11)	11/07/96	7-8	14	<4.7	93	67	130	293	88
SW-10 (S-12)	11/07/96	7-8	<3.2	<5.7	<25	<25	<25	89	46
SW-11 (S-13)	11/07/96	7-8	<3.2	<5.6	<25	<25	<25	<50	<25
CV-1 (S-1)	11/04/96	NA	8,300	7,000	1,400	26,000	36,000	109,000	12,000
CV-2 (S-6)	11/05/96	NA	17	36	47	1,300	830	7,500	660
NR 720 Generic Soil Cleanup Standard*			100	100	5.5	2,900	1,500	4,100	NS

## Notes:

All results in ppb unless otherwise noted

Shading indicates value exceeds the NR 720 soil standards

Samples CV-1 and CV-2 were collected from excavated material

( ): Sample designation in laboratory analytical report

(\*): All VOC samples were methanol-preserved. The official WDNR reporting limit for these samples is 25 ppb

DRO: Diesel range organics

GRO: Gasoline range organics

NA: Not applicable

NS: No standard

VOC: Volatile organic compound

WDNR: Wisconsin Department of Natural Resources

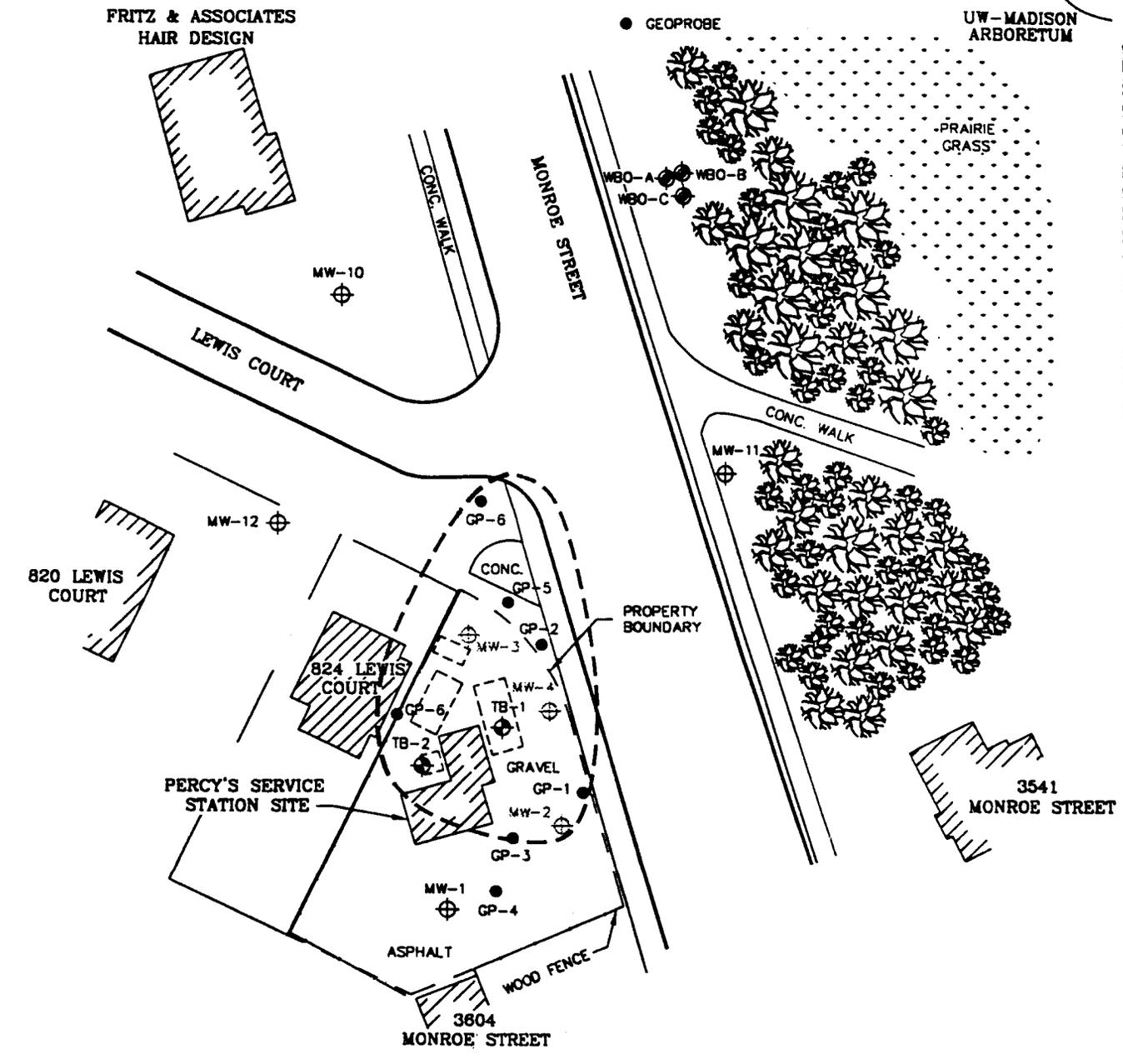
Checked by: Dub

Approved by: J.M.M.

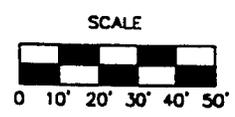
DRAWING NO. 90.253V12  
 DRAWN BY: JPH  
 CHECKED BY: PLS  
 APPROVED BY: Tmm  
 4/24/97  
 4/24/97  
 4/24/97

EXTENT OF SOIL CONTAMINATION EXCEEDING NR720 GENERIC SOIL STANDARDS  
 FORMER UST

LEGEND  
 ⊕ CURRENT FMI MONITORING WELL  
 ⊕ UW-MADISON PIEZOMETER  
 ⊕ REMOVED FMI MONITORING WELL  
 ⊕ TEST BORING  
 ● GEOPROBE



**Fluid Management, Inc.**



*Preexcavation Extent of  
 Soil Contamination  
 Percy's Service Station Site  
 Madison, Wisconsin*

FIGURE NO.  
**3.1**

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

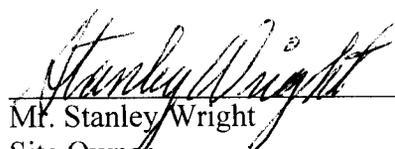
## SURFACE CAP OPERATION AND MAINTENANCE PLAN

**PERCY'S SERVICE STATION / WRIGHT'S AUTO SITE  
3600 MONROE STREET  
MADISON, WISCONSIN 53711  
JUNE 2003**

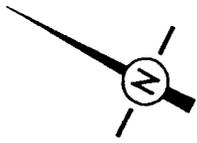
The purpose of this operation and maintenance plan is to implement the chosen performance standard in order to complete a remedial action at the Percy's Service Station / Wright's Auto site located at 3600 Monroe Street, Madison, Wisconsin. The chosen performance standard is an asphalt and/or concrete cap (or similar material that will prevent direct contact with impacted soils) or permanent structure over the locations of soil contamination. The cap may also function as parking areas and for site access.

The entire cap will be inspected on an annual basis for the presence of cracks, gaps, holes, or other defects that would allow access to the underlying soils. If any of these defects are discovered they will be repaired in such a way as to prevent direct contact and be relatively permanent. Repair activities may include one or more, but not limited to, the following: caulking, sealing, and replacement of the defective portion of the cap. If defects are discovered in the cap during the time between the annual inspections, the same repair activities will be initiated in a reasonable time frame. Maintenance activities will continue until it can be shown that residual soil contaminant concentrations have decreased below Direct Contact Pathway Standards. Figure 1 shows the location of the cap maintenance area, which overlies the area of impacted soil.

Every annual inspection will be documented in writing by the use of inspection review forms which will document the condition of the cap, the presence and location of any significant defects and explanation of any repair activities. A separate incident form will be used to document defects that are discovered at times between the annual inspections and will record the same information as that acquired during the annual inspections for the specific defect. The inspection review forms and incident forms will be filed and stored at the Percy's Service Station / Wright's Auto site.

  
\_\_\_\_\_  
Mr. Stanley Wright  
Site Owner

  
\_\_\_\_\_  
Date



LEWIS STREET

STORM SEWER  
CATCH BASIN

GAS VALVES

HYDRANT

CONCRETE

CAP  
MAINTENANCE  
AREA

FORMER FUEL OIL  
UST EXCAVATION

(Asphalt)

FRAME AND  
STONE BLDG.  
#3600

ASPHALT  
PAVEMENT

OVHD. UTIL.  
WIRES

WOOD FENCE

WOOD FENCE

FRAME  
GARAGE

UTILITY POLE

OVHD. UTIL. WIRES

UTILITY POLE

UTILITY POLE

MONROE STREET

STORM SEWER  
CATCH BASIN

MANHOLE

CONC. WALK

CONC. CURB

CONC. CURB

BUILDING

SCALE



THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

FIGURE 1  
SITE PLAN VIEW  
PERCY'S SERVICE  
MADISON, WISCONSIN



APPROVED BY:

CHECKED BY:

10/15/93

SAJ

DRAWN BY:

90.253R22

DRAWING NO.