

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #: 03-13-551723

ACTIVITY NAME: JOHN ERICKSON CHEVROLET

PROPERTY ADDRESS: 513 W Verona Ave

MUNICIPALITY: Verona

PARCEL ID #: 286/0608-164-9830-3

CLOSURE DATE: Sep 25, 2008

FID #: 113149080

DATCP #:

COMM #:

*WTM COORDINATES:

X: 557164 Y: 279576

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

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

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

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Land Use Controls:

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic
development corporation)*

Monitoring wells properly abandoned? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

BRRTS #: 03-13-551723

ACTIVITY NAME: JOHN ERICKSON CHEVROLET

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: 4 Title: North-South Cross-Section

Figure #: Title:

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: Title:

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: Title:

Figure #: Title:

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 Title: Geoprobe Soil Analytical Summary (04/23/2008)

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: Title:

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-13-551723

ACTIVITY NAME: JOHN ERICKSON CHEVROLET

NOTIFICATIONS

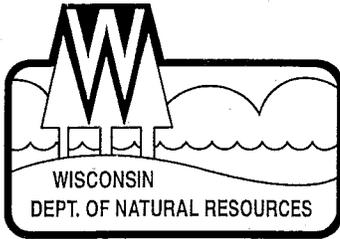
Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.
Number of "Off-Source" Letters:
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

September 25, 2008

File Ref: 03-13-551723

Mr. John Erickson
John Erickson Chevrolet
7602 Riverside Road
Verona, WI 53593

Subject: Final Closure, John Erickson Chevrolet, 513 West Verona Road, Verona, WI

Dear Mr. Erickson:

On September 17, 2008, the South Central Region Closure Committee reviewed your request for closure of the case described above. The South Central Region Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Registry

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

- Residual soil contamination exists that must be properly managed should it be excavated or removed in the former underground storage tank area as identified in soil boring B-2 at a depth of 12 feet below ground surface.

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

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wisconsin Administrative Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact at the telephone number shown below.

Sincerely,

A handwritten signature in black ink, appearing to read "Dino Tsoris". The signature is fluid and cursive, with a large initial "D" and a long horizontal stroke at the end.

Dino Tsoris, P.G.
Hydrogeologist
Remediation & Redevelopment Program
South Central Region
Wisconsin Department of Natural Resources
Telephone: (608) 275-3299

cc: Ms. Robyn Seymour, Seymour Environmental, 2531 Dyerson Road, P.O. Box 938,
McFarland, WI 53558

Document Number

QUIT CLAIM DEED

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
352116

01/07/2003 10:02:18AM

Trans. Fee:
Exempt #: 16

Rec. Fee: 11.00
Pages: 1

003521

Recording Area

Name and Return Address

John T. Erickson
7602 Riverside Road
Verona, WI 53593

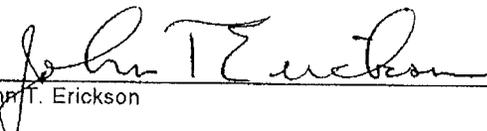
286/0608-164-9830-3
(Parcel Identification Number)

John T. Erickson and Geraldine M. Erickson quit-claims to John T. Erickson and Geraldine M. Erickson, trustees of the John and Geraldine Erickson Revocable Trust the following described real estate in Dane/ County, State of Wisconsin:

Part of the SE 1/4 of Section 16, Town 6N, Range 8E (Township of Verona) Dane County Wisconsin, to-wit: Commencing at the SE corner of said Section 16; thence N 0 degrees 00' 00" E, 3.21 feet to the point of beginning of this description; thence continuing Ns 0 degrees 00' 00" E 270.79 feet; thence S 79 degrees 30' 00" W, 209.44 feet; thence north 0 degrees 00' 00" E, 200 feet; thence S 60 degrees 00' 00" W, 214.23 feet; thence South 0 degrees 00' 00" W 355.85 feet; thence North 90 degrees 00' 00" E, 405.93 feet to the point of beginning.

This is not homestead property.

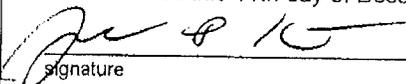
Dated this 11th day of December, 2002.


John T. Erickson


Geraldine M. Erickson

AUTHENTICATION

Signatures of
John T. Erickson
authenticated this 11th day of December, 2002.


signature

John P. Koberstein

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,

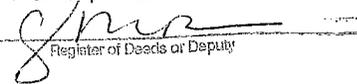
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
John P. Koberstein

STATE OF WISCONSIN - COUNTY OF DANE
I certify this is a true and correct copy of
the instrument of record in my office.

Date 01/29/08 No. of Pages 1

By


Register of Deeds or Deputy

ACKNOWLEDGMENT

STATE OF //
// COUNTY

Personally came before me this // day of //, // the above
named // to me known to be the person(s) who executed
the foregoing instrument and acknowledged the same.

signature

type or print name _____

Notary Public // County, //

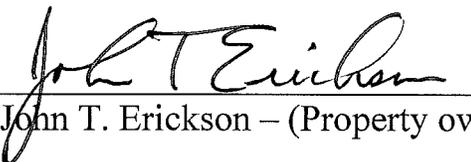
My commission is permanent. (If not, state expiration date:
_____, 19__.)

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

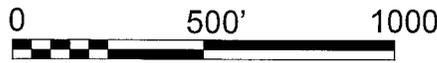
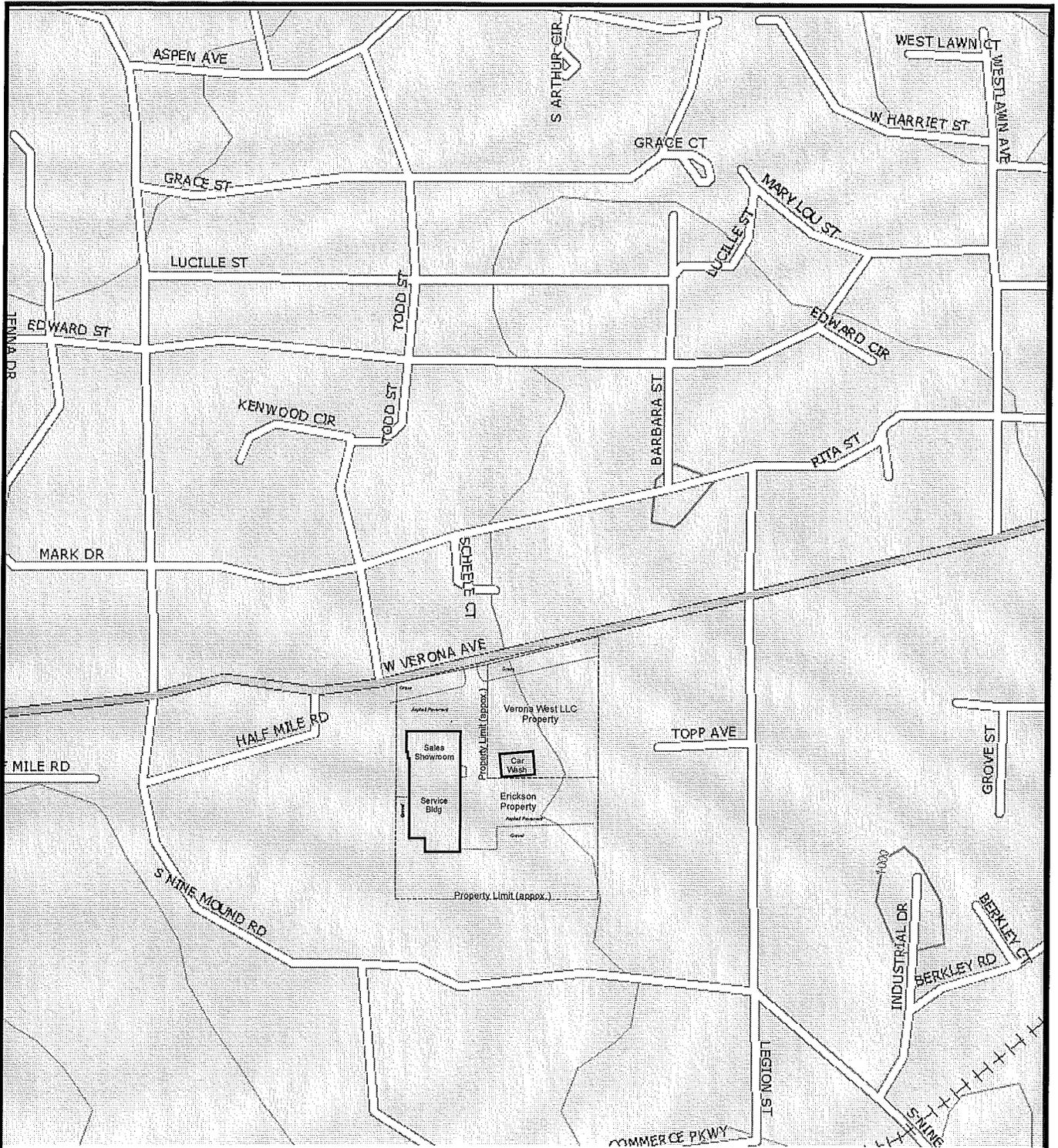
1
11

SIGNED STATEMENT

To the best of my knowledge the legal description and parcel information attached to this package are accurate. The contamination does not extend onto any neighboring properties including public street right-of-ways.



Mr. John T. Erickson – (Property owner)



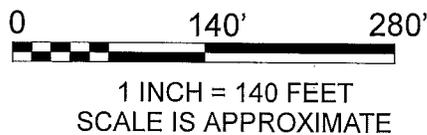
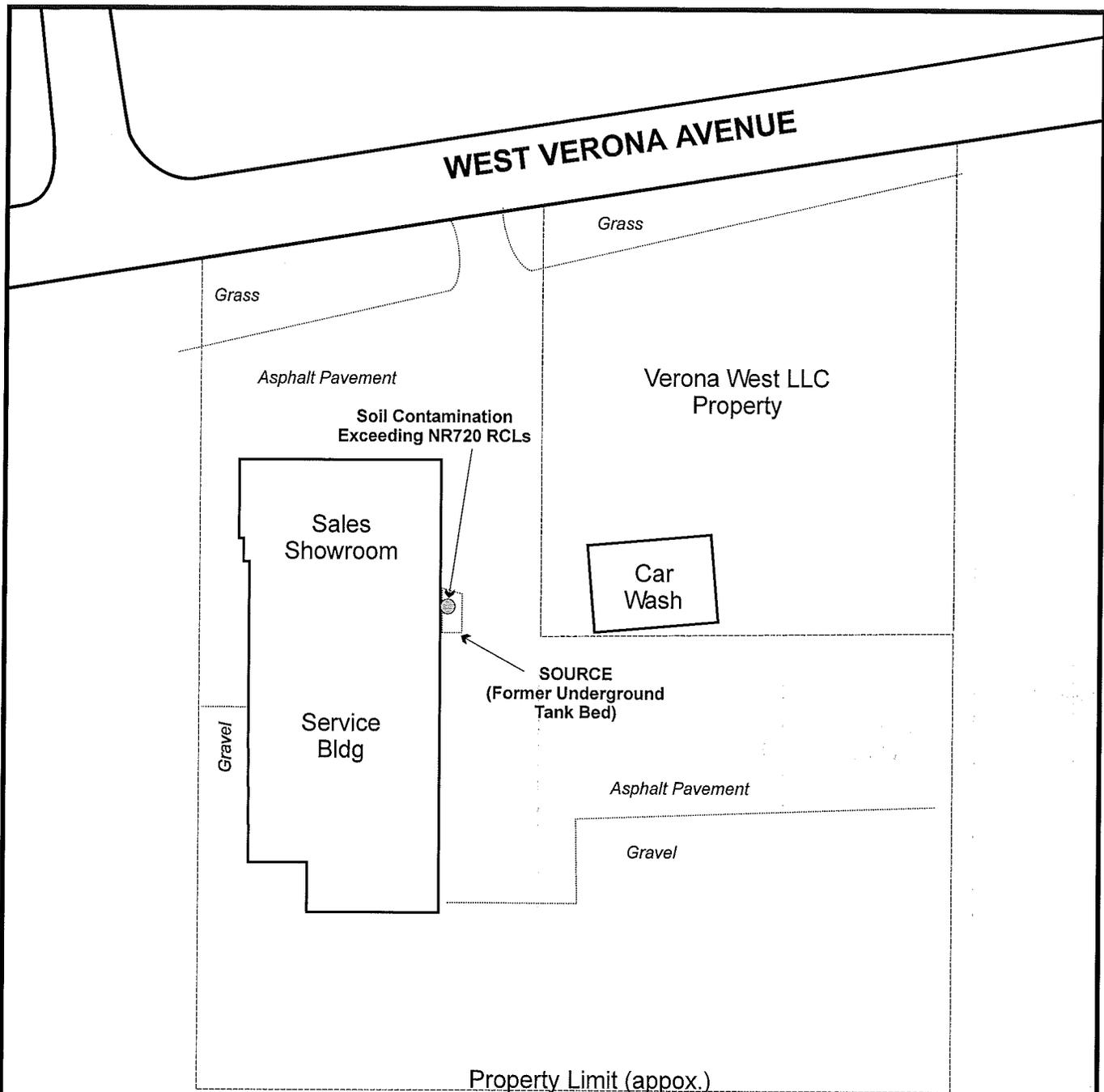
1 INCH = 500 FEET
SCALE IS APPROXIMATE

FILE/PATH: D:\PROJECTS\ERICKSON\ Fig1-Location.cdr
 DATE: 07/09/2008
 PREPARED: MDF APPROVED:
 SOURCE:
 DeLORME TOPO USA / Dane County Mapping

SEYMOUR
ENVIRONMENTAL
SERVICES, INC.

SITE LOCATION
John Erickson Chevrolet
513 West Verona Avenue
Verona, Wisconsin

FIGURE
1

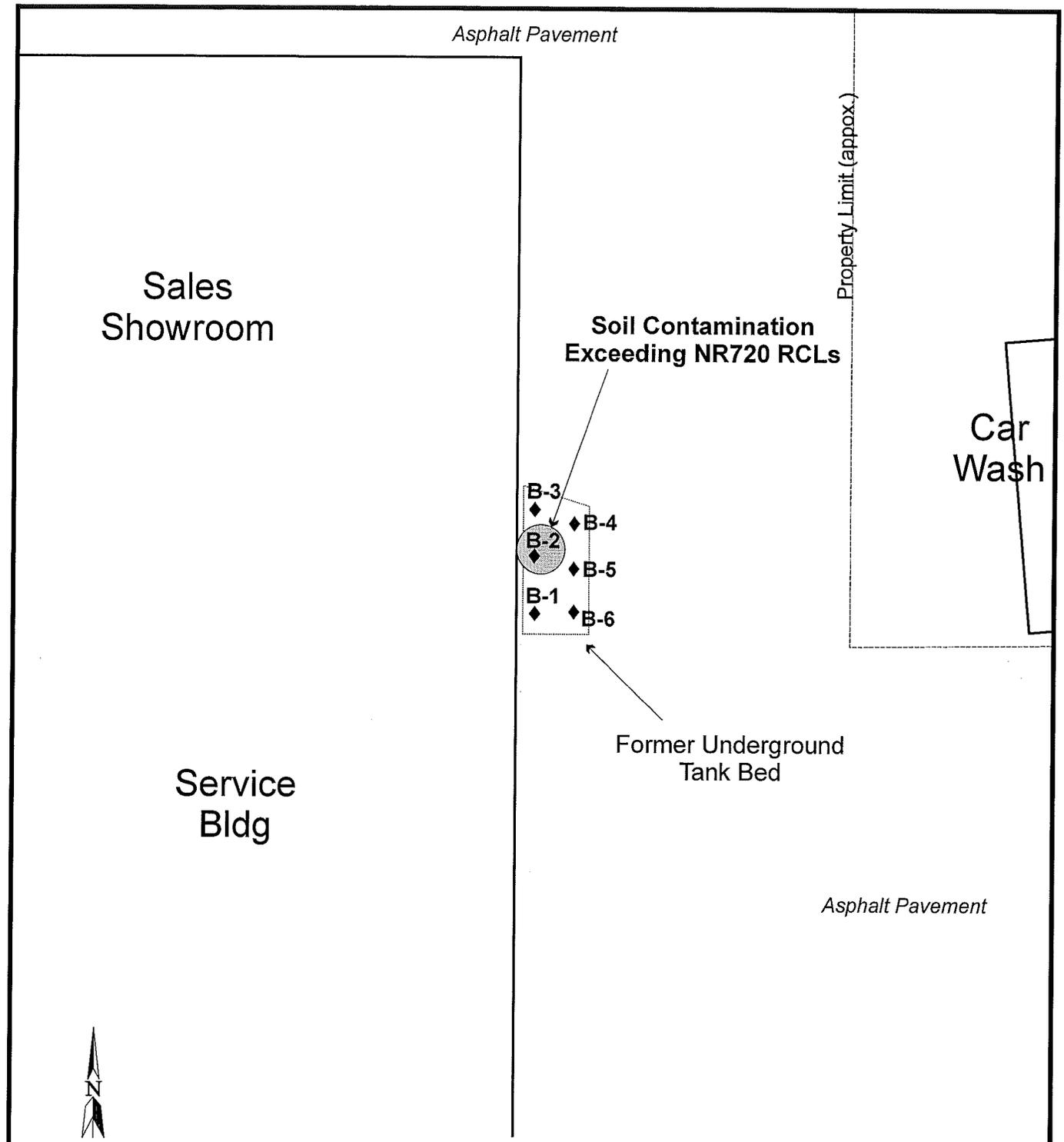


FILE/PATH: D:\PROJECTS\ERICKSON\ Fig2-Layout.cdr
 DATE: 01/31/2008
 PREPARED: MDF APPROVED:
 SOURCE: Dane County Mapping / Field Measurements

SEYMOUR ENVIRONMENTAL SERVICES, INC.

SITE LAYOUT
 John Erickson Chevrolet
 513 West Verona Avenue
 Verona, Wisconsin

FIGURE
 2



LEGEND

B-1
◆ - Sampling Location

0 40' 80'

1 INCH = 40 FEET
SCALE IS APPROXIMATE

FILE/PATH: D:\PROJECTS\ERICKSON\
Fig3-Soilcont.cdr

DATE: 07/09/2008

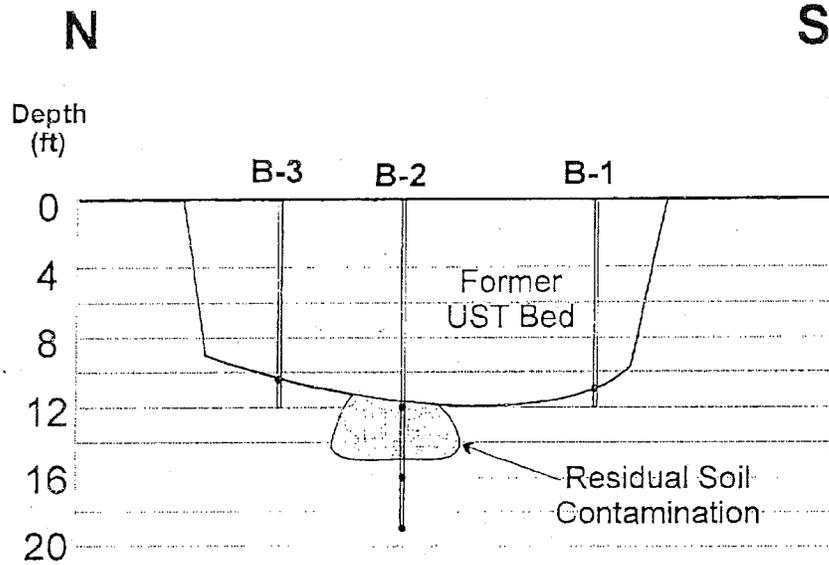
PREPARED: MDF APPROVED:

SOURCE: Dane County Mapping /
Field Measurements

SEYMOUR
ENVIRONMENTAL
SERVICES, INC.

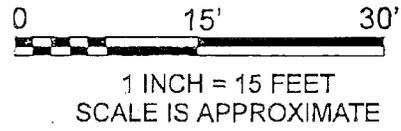
SOIL CONTAMINATION
John Erickson Chevrolet
513 West Verona Avenue
Verona, Wisconsin

FIGURE
3



LEGEND

• - Analytical Sample Location



FILE/PATH: D:\PROJECTS\ERICKSON\ Fig4-Section.cdr
 DATE: 07/09/2008
 PREPARED: MDF APPROVED:
 SOURCE: Dana County Mapping / Field Measurements

SEYMOUR
 ENVIRONMENTAL
 SERVICES, INC.

NORTH-SOUTH CROSS-SECTION
 John Erickson Chevrolet
 513 West Verona Avenue
 Verona, Wisconsin

FIGURE
4

TABLE 1
 GEOPROBE SOIL ANALYTICAL SUMMARY (04/03/2008)
 John Erickson Chevrolet
 513 West Verona Avenue - Verona, WI

Sample I.D.	B-1	B-2	B-2	B-2	B-3	B-4	B-5	B-6	NR720	NR746	
Depth (ft)	10-12	12	16	19.5	8-12	16	12	16	RCLs	Table 2	Table 1
GRO	<3.2	1390	<2.9	<2.7	<3.1	<2.7	<3.2	<2.7	100	ns	ns
PVOCs											
Benzene	<25	<312	<25	<25	<25	<25	<25	<25	5.5	1100	8500
1,2 Dichloroethane	na	na	na	na	na	na	na	na	ns	540	600
Ethylbenzene	<25	22700	28.8	<25	<25	<25	<25	<25	2900	ns	4600
Methyl-tert-butyl ether	<25	<312	<25	<25	<25	<25	<25	<25	ns	ns	ns
Toluene	<25	2390	<25	<25	<25	<25	<25	<25	1500	ns	38000
1,3,5 Trimethylbenzenes	<25	<i>57100</i>	71.8	<25	<25	<25	<25	<25	ns	ns	11000
1,2,4 Trimethylbenzenes	<25	<i>163000</i>	191	<25	<25	<25	<25	<25	ns	ns	83000
Total Trimethylbenzenes	<50	220100	262.8	<50	<50	<50	<50	<50	ns	ns	ns
Xylenes, -m, -p	<50	78200	120	<50	<50	<50	<50	<50	ns	ns	ns
Xylene, -o	<25	20100	31.3	<25	<25	<25	<25	<25	ns	ns	ns
Total Xylenes	<75	98300	151.3	<75	<75	<75	<75	<75	4100	ns	42000
Naphthalene	na	na	na	na	na	na	na	na	400	20000	2700

- GRO values are listed in mg/kg; PVOCs are in ug/kg
 -na = not analyzed
 -ns = no standard established

- NR720 RCL = Residual Contaminant Level (exceedances bold)
 - NR746 Table 1 = Indicator of saturated soil pores (exceedances italicized)
 - NR746 Table 2 = Direct contact hazard level