

Source Property Information

CLOSURE DATE: 03/06/2014

BRRTS #: 03-13-559600
ACTIVITY NAME: MADISON KIPP FUEL OIL TANK
PROPERTY ADDRESS: 201 WAUBESA ST
MUNICIPALITY: MADISON
PARCEL ID #: 071005308012

FID #: 113125320

DATCP #: NA

PECFA#: 53704572801

***WTM COORDINATES:**

X: 573566 Y: 291480

** 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:

MW-24

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

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*



February 18, 2014

Mr. Mark Meunier
Madison Kipp Corporation
201 Waubesa Street
Madison WI 53704

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Madison Kipp Corporation UST Location, Madison, WI
DNR BRRTS Activity #: 03-13-359600

Dear Mr. Meunier

The Department of Natural Resources (DNR) considers the Madison Kipp Corporation UST Location 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 January 7, 2014. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

The tank was identified during a ground penetrating radar survey of the property to locate groundwater monitoring wells to be used for a separate investigation. The tank served a gas station that was located on site in the 1940's. The 1000 gallon waste oil UST was removed in November 2012. At the time of removal excavation soil samples showed elevated readings for Diesel and Gasoline Range Organics.

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.
- Pavement must be maintained over contaminated soil and the DNR must approve any changes to this barrier.
- Industrial soil standards were applied for closure, and industrial zoning is required. Before the land use may be changed from industrial to non-industrial, additional environmental work may need to be completed.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)

The pavement that exists in the location shown in the **attached maintenance plan** shall be maintained in compliance with the **maintenance plan** in order to minimize the infiltration of water.

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 Region DNR office, at 3911 Fish Hatchery Road, Fitchburg, WI 53711. This letter and information that was submitted with your closure request application, including any maintenance plans 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 infiltration. 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 pavement is required 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;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

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 in scattered locations on site near the former tank location as shown in Exhibit A of the Cap Maintenance Plan dated December 18, 2013. There were no identified contiguous areas of soil contamination. If soil in the general 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 pavement that exists in the location shown on Exhibit A 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 cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single family residence

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 (DNR form 4400-305)** are to be kept up-to-date and on site. Inspections shall be conducted in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

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

Attachments:

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. 03-13-559600	Parcel ID No. 071005308012		
BRRTS Activity (Site) Name Madison Kipp Corp	WTM Coordinates		
Street Address 201 Waubesa Street	X 573558	Y 291472	
Responsible Party (RP) Name	City Madison	State WI	ZIP Code 53704

Company Name Madison-Kipp Corporation			
Street Address 201 Waubesa Street	City Madison	State WI	ZIP Code 53704
Phone Number (608) 244-3511	Email		

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

Environmental Consultant Name Robert Nauta			
Consulting Firm RJN Environmental Services, LLC			
Street Address 4631 County Road A	City Oregon	State WI	ZIP Code 53575
Phone Number (608) 576-3001	Email rjnesllc@charter.net		
Acres Ready For Use	Voluntary Party Liability Exemption Site? <input type="radio"/> Yes <input checked="" type="radio"/> 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:

- \$750 Closure Fee \$200 GIS Registry Fee for Soil
 \$250 GIS Registry Fee for Groundwater Lost Well(s) Total Amount of Payment \$ \$950.00

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.
201 Waubesa Street, Madison, Wisconsin. The tank site is a parking lot at the northwest corner of Atwood Avenue and South Marquette Street.
- B. **Prior and current site usage:** Specifically describe the current and historic occupancy and types of use.
The site is currently a parking lot for Madison-Kipp employees. The earliest known use was a gasoline service station, followed by a sheet metal fabricator for HVAC.
- C. Describe how and when site contamination was discovered.
A ground penetrating radar survey in the fall of 2012 located an underground storage tank. The tank was removed in November 2012, and impacted soil was detected at the tank base.
- D. Describe the type(s) and source(s) or suspected source(s) of contamination.
Contaminants are all petroleum-based. The potential sources include the storage tank, underground piping and the dispenser islands.
- E. Other relevant site description information (or enter Not Applicable).
Not applicable.
- F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.
02-13-001569 - On-going chlorinated solvent investigation.
02-13-558625 - PCB investigation and remediation
02-13-260538 - Spill; open and closed on 09/08/2000
02-13-281251 - Spill; open and closed on 09/09/2001
- 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.
None.
- H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
Subject property: Traditional Employment District
Adjacent properties: Traditional Residential Varied District 1

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.
Interbedded silty sand and clay - typical at all locations investigated.
 - ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
3 to 4 inches of black gravelly sand at all locations.
 - iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.
Sandstone bedrock was encountered at a depth of approximately 24 feet below ground surface.
 - 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).
Approximately 2 feet of vegetation (grass and shrubs) are present along the south and east property boundaries. The rest of the site is paved with asphalt.
- 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 occurs in the sandstone bedrock, and no free product was observed. The depth to groundwater on the UST property was 26 to 27 feet during the investigation, and groundwater flow was in an easterly direction.

- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
Piezometers were not installed for this investigation, so deep groundwater flow was not evaluated.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
No testing was done for this investigation; however, testing done on the larger VOC investigation has indicated hydraulic conductivity values in the Upper Lone Rock formation ranging from 0.84 to 13.2 feet per day. The groundwater gradient in the UST area was measured to be approximately 0.0027; assuming a porosity of 0.2, this translates into an advective groundwater flow velocity of 0.01 to 0.2 foot per day.
- iv. Identify and describe locations/distance of potable and/or municipal Wells within 1200 feet of the site.
No potable or municipal wells are located within 1200 feet of the project 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.
A single site investigation has been completed relating to the UST site. A report was submitted to the WDNR from RJN Environmental Services, LLC on August 5, 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.
No contamination extends beyond the source property boundary that can be traced to the activities relating to the former gasoline service station.
- 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.
There are no structural impediments; however, paving is in place above the soil that yielded exceedances of Wisconsin Standards.

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.
Several PVOCs were detected at various locations, but no detections exceeded the Industrial Direct Contact Residual Contaminant Levels. Wis. Admin. Code ch. NR 720.19(4)(a)1. exceedances of diesel range organics and gasoline range organics were detected in soil boring UST-7, which is in an area where soil beneath the pavement is disturbed.
- ii. Describe the level and types of **soil contaminants** found in the upper four feet of the soil column.
Based on head space screening, only a single sample was submitted for analysis shallower than 4 feet below ground surface. Sample location UST-17, which was advanced in an area of former storage tanks (based on a 1942 Sanborn map) yielded 7.5 mg/kg at a depth of 0 to 2 feet.
- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site: for example, a Residual Contaminant Level (RCL), a Site-Specific Residual Contaminant Level (SSRCL), or a Performance Standard as determined under ss NR 720.09, 720.11 and 720.19, Wis. Adm. Code. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.
VOC RCLs were taken from the WDNR website spreadsheet in section for environmental professionals. DRO and GRO RCLs are listed in Wis. Admin. Code ch. NR 720.19(4)(a)1.

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.
No exceedances of Wisconsin Preventive Action Limits or Enforcement Standards were detected in the well installed for this investigation.
- ii. Describe the presence of free product at the site, including the thickness, depth, and locations.
None.

D. Vapor

- 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.
As part of the overall site investigation, vapor monitoring probes were installed and sampled at locations on the perimeter of the tank site, and no petroleum compounds were detected.
- 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).
No petroleum compounds were detected in soil vapor, so no action levels are applicable.

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.
No surface water or sediment are located near the UST 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.
No 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.
No remedial actions have been taken with respect to the UST site.
- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.
None taken.
- 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.
None.
- 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.
A single boring (UST-7) had GRO and DRO concentrations in excess of applicable generic RCLs. This location is capped with asphalt.
- E. Describe the remaining soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds the ch. NR720, Wis. Adm. Code, standard(s) for direct contact.
None.
- F. Describe the remaining soil contamination in the vadose zone that attains or exceeds the soil standard(s) for the groundwater pathway.
Based on the WDNR website spreadsheet, petroleum volatile organic compounds (PVOCs) will remain in place that exceed several groundwater pathway RCLs. These will include benzene (UST-7); ethylbenzene (UST-7); MTBE (UST-7); naphthalene (UST-7); toluene (UST-7); total xylenes (UST-7); and 1,2,4- and 1,3,5-trimethylbenzenes (UST-3 and UST-7).
- 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 site is capped, preventing transport of contaminants. Additionally, the aquifer below the impacted soil does not have any receptors in a location that could be affected by the residual contaminants.
- 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.
- 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 only potential exposure pathway is by direct contact. No RCL exceedances were found within the upper 4 feet of the soil column, and the site is capped.

- J. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.
None.
- 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.
None.
- 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.	<input type="checkbox"/>	<input type="checkbox"/>	Engineering Control/Barrier for Direct Contact	✓	✓
ii.	<input type="checkbox"/>	<input type="checkbox"/>	Engineering Control/Barrier for Groundwater Infiltration	✓	✓
iii.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor Mitigation - post closure passive system	✓	✓
iv.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor Mitigation - post closure active system	✓	✓
v.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 generic or site-specific RCLs	✓
ii.	<input type="checkbox"/>	<input type="checkbox"/>	Sites with groundwater contamination equal to or greater than the ch. NR 140, enforcement standards (ES)	✓
iii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Monitoring wells: lost, transferred or remaining in use	✓
iv.	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment (not as a performance standard)	✓
v.	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination remaining at ch. NR 720 Industrial Use levels	✓
vi.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor intrusion may be future, post-closure issue if building use or land use changes	✓
vii.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None of the above scenarios apply to this case closure	NA

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(2)(g)3, Wis. Adm. Code, in the format required in s. NR 716.15(2)(h)3, 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 of ss. NR 716.15(2)(h)1 and 726.05(3)(a)4.d, 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) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, Wis. Adm. Code.
- B.1.c. **RR Site Map:** From RR Sites Map (<http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>) 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) or a Site-Specific Residual Contaminant Level (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, 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) or a Site-Specific Residual Contaminant Level (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, 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 Contaminant Level (RCL) or a Site-Specific Residual Level (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, Wis. Admin. 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, 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. **NR 720.19 analysis**, assumptions and calculations for site specific RCLs (SSRCLs), with justification, including EPA Soil Screening Level Model Calculations and results.
 - 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) (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 in sections D.1. through D.5. 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.

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.
- A model "template letter" for these mandatory notifications can be downloaded at: <http://dnr.wi.gov/files/PDF/pubs/rr/RR919.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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual groundwater contamination exceeds Ch. NR 140 Wis. Administrative Code enforcement standards.
2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An engineered cover or a soil barrier (e.g. pavement) must be maintained over contaminated soil for direct contact or groundwater infiltration concerns.
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Industrial land use soil standards were used for the clean-up standard.
5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A vapor mitigation system (or other specific vapor protection) must be operated and maintained.
6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor assessment needed if use changes.
7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural impediment.
8.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lost, transferred or open monitoring wells.
9.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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, 0 (number) property (ies) has/have been impacted, the owners have been notified, and copies of the letters and receipts are included in Attachment F.

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 signature block below for this case closure request, and have the proper environmental professional(s) sign this document, in accordance with the ch. NR 700 Wis. Adm. Code rule series. Both boxes may be checked if applicable to this case closure.

A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies). In this situation, the closure request must be prepared by, or under the supervision of, a professional engineer and a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code. Include both signatures provided below with the submittal.

The response action(s) for this site addresses media other than groundwater. In this situation, the case closure request must be prepared by, or under the supervision of, a professional engineer, as defined in ch. NR 712, Wis. Adm. Code. The "engineering certification" language below, at a minimum, must be signed.

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 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. All phases of work necessary to obtain data, develop conclusions, recommendations and prepare submittals for this case closure request have been prepared by me, or their preparation has been supervised by me. 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

03-13-559600

Madison Kipp Corp

BRRTS No.

Activity (Site) Name

Hydrogeologist Certification

I Robert Nauta 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 in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. All phases of work necessary to address groundwater contamination including obtaining data, developing conclusions, recommendations and preparing submittals for this case closure request have been prepared by me, or their preparation has been supervised by me. 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.”

Robert J. Nauta

WI Professional Geologist No. G-035

Printed Name

Title

Signature

Date

TABLE A.1
GROUNDWATER ANALYTICAL TABLE
MADISON-KIPP CORPORATION
All concentrations in µg/L

PARAMETER	PAL	ES	MW-24
1,1,1,2-Tetrachloroethane			<0.25
1,1,1-Trichloroethane	40	200	<0.20
1,1,2,2-Tetrachloroethane			<0.23
1,1,2-Trichloroethane	0.5	5	<0.28
1,1-Dichloroethane	85	850	<0.19
1,1-Dichloroethene	0.7	7	<0.31
1,1-Dichloropropene			<0.34
1,2,3-Trichlorobenzene			<0.24
1,2,3-Trichloropropane	12	60	<0.45
1,2,4-Trichlorobenzene	96	480	<0.31
1,2,4-Trimethylbenzene	14	70	<0.14
1,2-Dibromo-3-chloropropane			<0.87
1,2-Dibromomethane	0.005	0.05	<0.36
1,2-Dichlorobenzene	60	600	<0.27
1,2-Dichloroethane	0.5	5	<0.28
1,2-Dichloropropane	0.5	5	<0.20
1,3,5-Trimethylbenzene	96	480	<0.18
1,3-Dichlorobenzene	120	600	<0.15
1,3-Dichloropropane			<0.13
1,4-Dichlorobenzene	15	75	<0.15
2,2-Dichloropropane			<0.32
2-Chlorotoluene			<0.21
4-Chlorotoluene			<0.20
Benzene	0.5	5	<0.074
Bromobenzene			<0.25
Bromochloromethane			<0.40
Bromodichloromethane	0.06	0.6	<0.17
Bromoform	0.44	4.4	<0.28
Bromomethane	1	10	<0.31
Carbon tetrachloride	0.5	5	<0.26
Chlorobenzene			<0.14
Chloroethane	80	400	<0.34
Chloroform	0.6	6	<0.20
Chloromethane	3	30	<0.18
cis-1,2-Dichloroethene	7	70	<0.12
cis-1,2-Dichloropropene	0.04	0.4	<0.18
Dibromochloromethane	6	60	<0.32

PAL: Prventive Action Limit.

ES: Enforcement Standard.

Italics - PAL exceedance.

TABLE A.1
GROUNDWATER ANALYTICAL TABLE
MADISON-KIPP CORPORATION
All concentrations in µg/L

PARAMETER	PAL	ES	MW-24
Dibromomethane			<0.33
Dichlorodifluoromethane	200	1000	<0.20
Ethylbenzene	140	700	<0.13
Hexachlorobutadiene			<0.26
Isopropyl ether			<0.15
Isopropylbenzene			<0.14
Methyl-tert-butyl-ether	12	60	<0.24
Methylene chloride	0.5	5	<0.68
Naphthalene	10	100	<0.16
n-Butylbenzene			<0.13
N-propylbenzene			<0.13
p-Isopropyltoluene			<0.17
sec-Butylbenzene			<0.15
Styrene	10	100	<0.10
tert-Butylbenzene			<0.14
Tetrachloroethene	0.5	5	<i>3.0</i>
Toluene	160	800	<0.11
trans-1,2-Dichloroethene	20	100	<0.25
trans-1,3-Dichloropropene	0.04	0.4	<0.21
Trichloroethene	0.5	5	<0.19
Trichlorofluoromethane			<0.19
Vinyl chloride	0.02	0.2	<0.10
Xylenes, total	400	2000	<0.68

PAL: Prventive Action Limit.

ES: Enforcement Standard.

Italics - PAL exceedance.

TABLE A.2
 PRE-REMEDIAL SOIL ANALYTICAL TABLE
 MADISON-KIPP CORPORATION
 MADISON, WISCONSIN
 UST INVESTIGATION

Sample	IND. DIR. CONTACT	GW PATH	UST-1	Flag	UST-1	Flag	UST-2	Flag	UST-2	Flag	UST-3	Flag
Sample depth (feet)	RCL		6 - 7		22 - 23		6 - 7		23 24		6 - 7	
Benzene	7.41	0.026	<0.0048		<0.0039		<0.0045		<0.0037		<0.0047	
Ethylbenzene	37	0.785	<0.0081		<0.0066		<0.0076		<0.0062		<0.0079	
Methyl tert-butyl ether	293	0.0135	<0.028		<0.023		<0.026		<0.021		<0.027	
Naphthalene	26	0.3294	<0.032		<0.026		<0.030		<0.025		<0.031	
Toluene	818	0.5536	<0.0074		<0.0061		<0.0069		<0.0057		<0.0073	
Total xylenes	258	1.97	<0.0044		<0.0036		<0.0041		<0.0034		<0.0043	
1,2,4-Trimethylbenzene	219	0.6897	<0.014		<0.011		<0.013		<0.010		<0.013	
1,3,5-Trimethylbenzene	182		<0.013		<0.011		<0.012		<0.010		<0.013	
Gasoline range organics	100 ¹		<0.57		<0.47		<0.53		<0.44		<0.56	
Diesel range organics	100 ¹		2.4	J	<1.7		<2.0		<1.7		7.2	

IND. DIR. CONTACT RCL: Industrial direct contact residual contaminant level.

GW PATH: Soil to groundwater pathway RCL.

IND. DIR. CONTACT RCL exceedances are bold.

GW Path RCL exceedances are in italics.

All concentrations are in mg/kg.

"J" Flag: Result is less than reporting level but greater than or equal to the minimum detection level and the concentration is an approximate value.

¹ RCL for GRO and DRO is based on limits in Wisconsin Administrative Code ch. NR 720.09(4)(a)1.

TABLE A.2
 PRE-REMEDIAL SOIL ANALYTICAL TABLE
 MADISON-KIPP CORPORATION
 MADISON, WISCONSIN
 UST INVESTIGATION

Sample	IND. DIR. CONTACT	GW PATH	UST-3	Flag	UST-4	Flag	UST-4	Flag	UST-5	Flag	UST-6	Flag
Sample depth (feet)	RCL		24 - 25		6 - 7		21 - 22		4 - 5		4 - 5	
Benzene	7.41	0.026	<0.0039		<0.0047		<0.0038		<0.0047		<0.0046	
Ethylbenzene	37	0.785	<0.0066		<0.0079		<0.0065		<0.0081		<0.0079	
Methyl tert-butyl ether	293	0.0135	<0.023		<0.027		<0.022		<0.028		<0.027	
Naphthalene	26	0.3294	<0.026		<0.031		<0.025		<0.032		<0.031	
Toluene	818	0.5536	<0.0060		<0.0073		<0.0059		<0.0074		<0.0072	
Total xylenes	258	1.97	<0.0036		<0.0043		<0.0035		<0.0044		<0.0043	
1,2,4-Trimethylbenzene	219	0.6897	61	J	<0.013		<0.011		<0.014		<0.013	
1,3,5-Trimethylbenzene	182		<0.011		<0.013		<0.011		<0.013		<0.013	
Gasoline range organics	100 ¹		0.68	J	<0.56		<0.45		<0.57		<0.55	
Diesel range organics	100 ¹		1.9	J	21		2.3	J	44		2.1	J

IND. DIR. CONTACT RCL: Industrial direct contact residual contaminant level.

GW PATH: Soil to groundwater pathway RCL.

IND. DIR. CONTACT RCL exceedances are bold.

GW Path RCL exceedances are in italics.

All concentrations are in mg/kg.

"J" Flag: Result is less than reporting level but greater than or equal to the minimum detection level and the concentration is an approximate value.

¹ RCL for GRO and DRO is based on limits in Wisconsin Administrative Code ch. NR 720.09(4)(a)1.

TABLE A.2
 PRE-REMEDIAL SOIL ANALYTICAL TABLE
 MADISON-KIPP CORPORATION
 MADISON, WISCONSIN
 UST INVESTIGATION

Sample	IND. DIR. CONTACT	GW PATH	UST-7	Flag	UST-7	UST-8	Flag	UST-8	Flag	UST-9	Flag
Sample depth (feet)	RCL		5 - 6		15 - 16	8 - 10		14 - 15		4 - 5	
Benzene	7.41	0.026	<0.004		<i>0.035</i>	<0.0036		<0.0037		<0.0045	
Ethylbenzene	37	0.785	0.70		20	<0.0061		<0.0063		<0.0076	
Methyl tert-butyl ether	293	0.0135	<0.023		<0.022	<0.021		<0.021		<0.026	
Naphthalene	26	0.3294	15		18	<0.024		<0.025		0.31	
Toluene	818	0.5536	0.31		12	<0.0056		<0.0057		<0.0069	
Total xylenes	258	1.97	10		200	<0.0033		<0.0034		<0.0041	
1,2,4-Trimethylbenzene	219	0.6897	45		100	<0.010		<0.010		0.036	J
1,3,5-Trimethylbenzene	182		10		32	<0.010		<0.010		0.11	J
Gasoline range organics	100 ¹		650		1700	<0.43		<0.44		95	
Diesel range organics	100 ¹		440		720	4.9		2.9	J	35	

IND. DIR. CONTACT RCL: Industrial direct contact residual contaminant level.

GW PATH: Soil to groundwater pathway RCL.

IND. DIR. CONTACT RCL exceedances are bold.

GW Path RCL exceedances are in italics.

All concentrations are in mg/kg.

"J" Flag: Result is less than reporting level but greater than or equal to the minimum detection level and the concentration is an approximate value.

¹ RCL for GRO and DRO is based on limits in Wisconsin Administrative Code ch. NR 720.09(4)(a)1.

TABLE A.2
 PRE-REMEDIAL SOIL ANALYTICAL TABLE
 MADISON-KIPP CORPORATION
 MADISON, WISCONSIN
 UST INVESTIGATION

Sample	IND. DIR. CONTACT	GW PATH	UST-10	Flag	UST-11	Flag	UST-12	UST-13	Flag	UST-14	Flag
Sample depth (feet)	RCL		4 - 5		4 - 5		4 - 5	4 - 5		4 - 5	
Benzene	7.41	0.026	<0.045		<0.0046		<0.0041	<0.0044		<0.0046	
Ethylbenzene	37	0.785	<0.0076		<0.0079		<0.0070	0.011	J	<0.0078	
Methyl tert-butyl ether	293	0.0135	<0.026		<0.027		<0.024	<0.026		<0.027	
Naphthalene	26	0.3294	<0.030		<0.031		<0.027	0.081	J	<0.030	
Toluene	818	0.5536	<0.0069		<0.0072		<0.0064	<0.0069		<0.0071	
Total xylenes	258	1.97	<0.0041		<0.0043		0.017	0.040	J	<0.0042	
1,2,4-Trimethylbenzene	219	0.6897	<0.013		<0.013		<0.012	0.057	J	<0.013	
1,3,5-Trimethylbenzene	182		<0.012		<0.013		<0.011	<0.012		<0.013	
Gasoline range organics	100 ¹		0.67	J	<0.55		<0.49	3.8		<0.55	
Diesel range organics	100 ¹		<1.9		6.1		2.8	2.5	J	<2.0	

IND. DIR. CONTACT RCL: Industrial direct contact residual contaminant level.

GW PATH: Soil to groundwater pathway RCL.

IND. DIR. CONTACT RCL exceedances are bold.

GW Path RCL exceedances are in italics.

All concentrations are in mg/kg.

"J" Flag: Result is less than reporting level but greater than or equal to the minimum detection level and the concentration is an approximate value.

¹ RCL for GRO and DRO is based on limits in Wisconsin Administrative Code ch. NR 720.09(4)(a)1.

TABLE A.2
 PRE-REMEDIAL SOIL ANALYTICAL TABLE
 MADISON-KIPP CORPORATION
 MADISON, WISCONSIN
 UST INVESTIGATION

Sample	IND. DIR. CONTACT	GW PATH	UST-15	Flag	UST-16	Flag	UST-17	Flag	UST-17	Flag
Sample depth (feet)	RCL		4 - 5		4 - 5		0 - 2		10 - 11	
Benzene	7.41	0.026	<0.0042		<0.000096		<0.0042		<0.0042	
Ethylbenzene	37	0.785	<0.0071		<0.00016		<0.0071		<0.0072	
Methyl tert-butyl ether	293	0.0135	<0.024		<0.00056		<0.024		<0.025	
Naphthalene	26	0.3294	<0.028		<0.00064		<0.028		<0.028	
Toluene	818	0.5536	<0.0065		<0.00015		<0.0065		<0.0066	
Total xylenes	258	1.97	<0.0039		<0.000015		<0.0039		<0.0039	
1,2,4-Trimethylbenzene	219	<i>0.6897</i>	<0.012		<0.00027		<0.012		<0.012	
1,3,5-Trimethylbenzene	182		<0.012		<0.00027		<0.012		<0.012	
Gasoline range organics	100 ¹		<0.50		<0.57		<0.50		2.2	
Diesel range organics	100 ¹		<1.6		<2.0		7.5		3.6	J

IND. DIR. CONTACT RCL: Industrial direct contact residual contaminant level.

GW PATH: Soil to groundwater pathway RCL.

IND. DIR. CONTACT RCL exceedances are bold.

GW Path RCL exceedances are in italics.

All concentrations are in mg/kg.

"J" Flag: Result is less than reporting level but greater than or equal to the minimum detection level and the concentration is an approximate value.

¹ RCL for GRO and DRO is based on limits in Wisconsin Administrative Code ch. NR 720.09(4)(a)1.

TABLE A.3

POST-REMEDIATION SOIL ANALYTICAL TABLE

No soil remediation was completed, so no post-remedial soil sampling was conducted.

TABLE A.4
PRE AND POST REMAINING SOIL
CONTAMINATION SOIL ANALYTICAL TABLE
MADISON-KIPP CORPORATION
MADISON, WISCONSIN
UST INVESTIGATION

PARAMETER	UST-7	UST-7
	5-6 FT	15-16 FT
Gasoline range organics	650 mg/kg	1700 mg/kg
Diesel range organics	440 mg/kg	720 mg/kg

TABLE A.5

VAPOR ANALYTICAL TABLE

No soil vapor sampling was conducted, so no table was prepared.

TABLE A.6

OTHER MEDIA OF CONCERN

No other media of concern is present on the site.

TABLE A.7
WATER LEVEL ELEVATIONS
11-Jun-13

WELL	TOC	DTW	GW ELEV
MW-4S	880.31	29.19	851.12
MW-6S	876.41	26.99	849.42
MW-11S	873.47	23.66	849.81
MW-23S	874.20	23.70	850.5
MW-24	876.41	29.19	847.22

TOC: Top of casing elevation, feet, MSL.

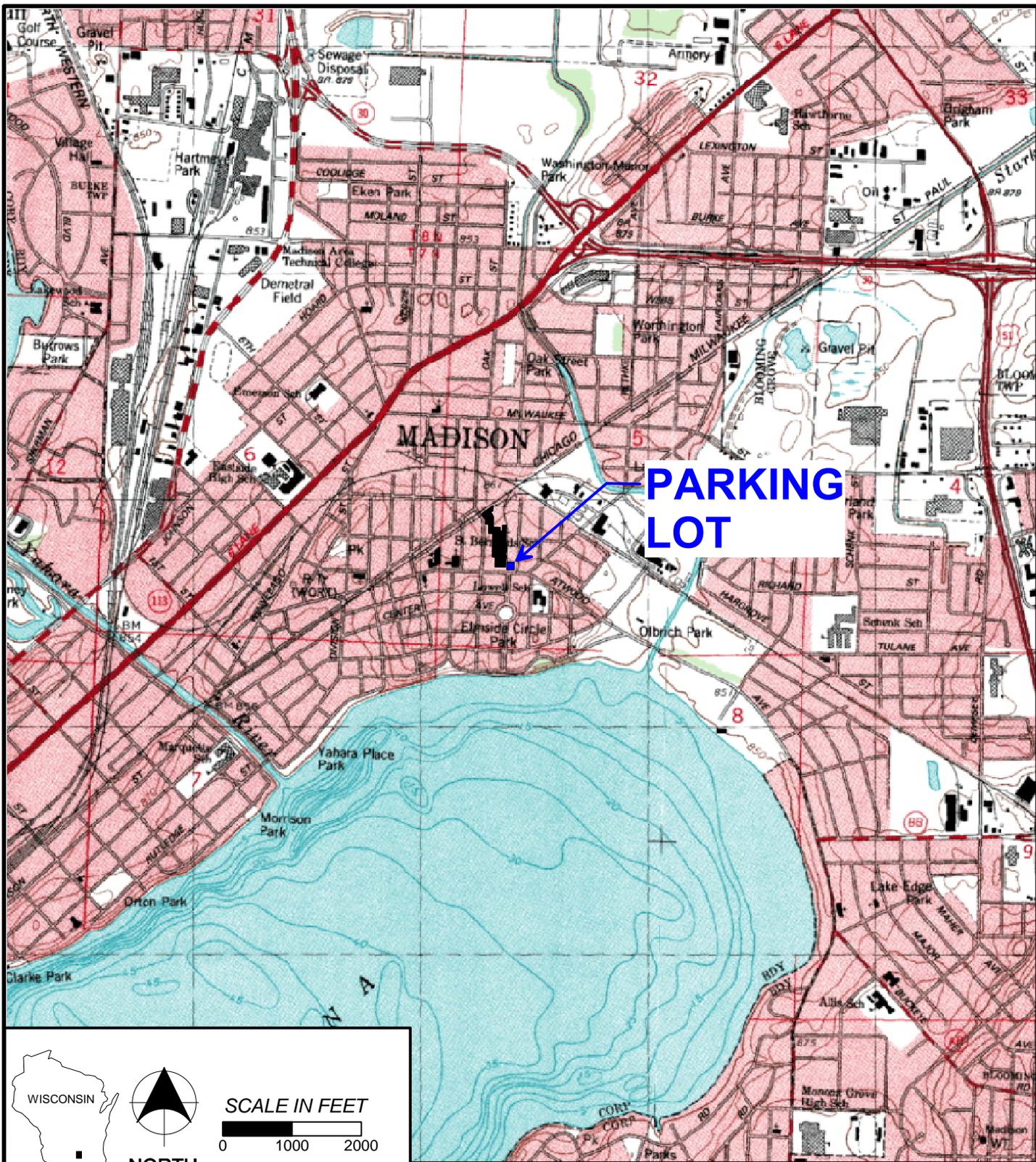
DTW: Depth to water from top of casing, feet.

GW ELEV: Groundwater elevation, feet, MSL.

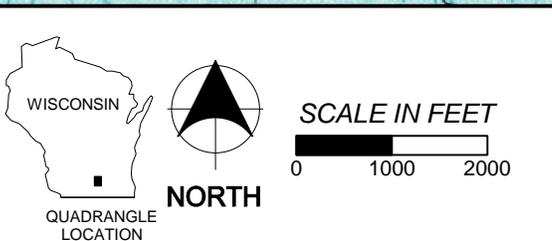
TABLE A.8

OTHER

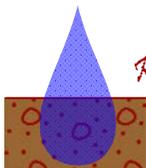
No other data are available for tabulation for this site.



PARKING LOT



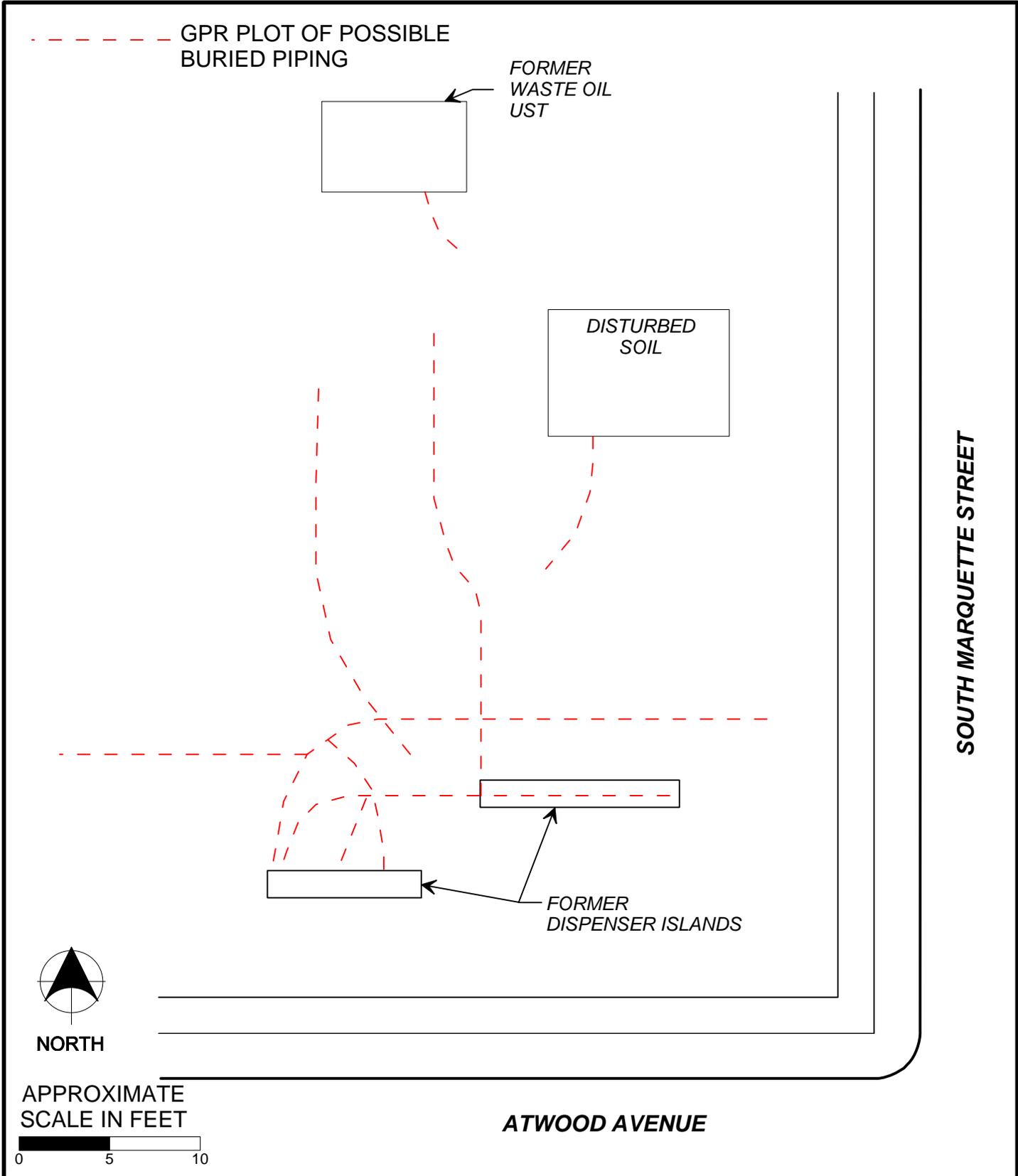
MAP SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE, MADISON EAST, WISCONSIN.



R/N Environmental Services, LLC
 Surface Water Studies
 Groundwater Studies
 Site Investigations

4631 COUNTY ROAD A OREGON, WISCONSIN 53575 (608) 576-3001

MADISON-KIPP CORPORATION MADISON, WISCONSIN LOCATION MAP			FIGURE B.1.a
DRAWN BY	PROJ. No.	DATE	FILE NAME
RN	09-101	16 NOV 12	SITE LOC



R/N Environmental Services, LLC

Surface Water Studies
Groundwater Studies
Site Investigations

4631 COUNTY ROAD A OREGON, WISCONSIN 53575 (608) 576-3001

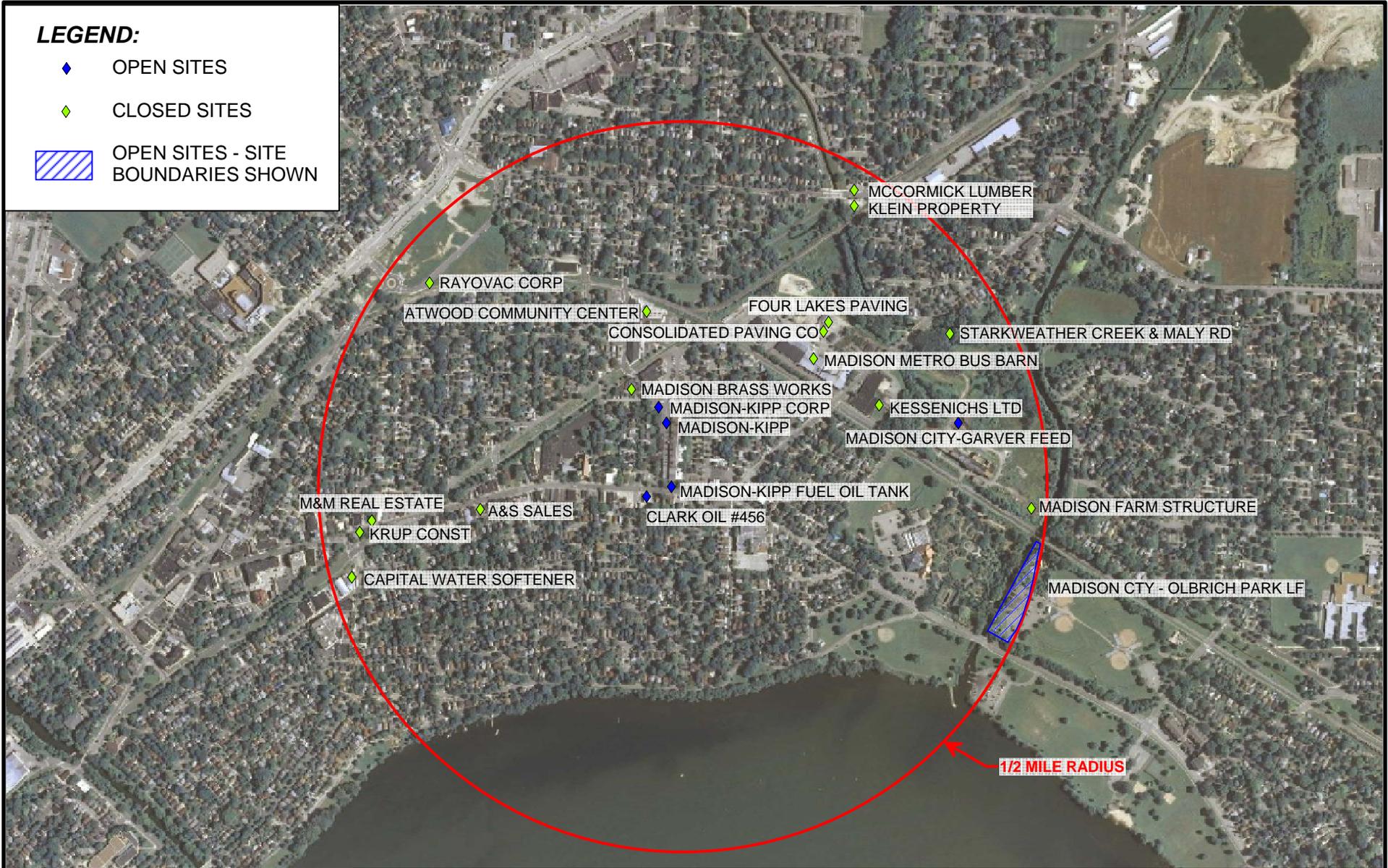
MADISON-KIPP CORPORATION
MADISON, WISCONSIN
DETAILED SITE MAP

**FIGURE
B.1.b**

DRAWN BY	PROJ. No.	DATE	FILE NAME
RN	09-101	06 JUN 13	BORINGS

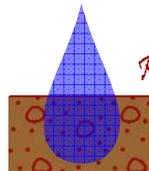
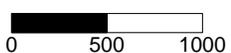
LEGEND:

- ◆ OPEN SITES
- ◇ CLOSED SITES
-  OPEN SITES - SITE BOUNDARIES SHOWN



NORTH

SCALE IN FEET



R/N Environmental Services, LLC

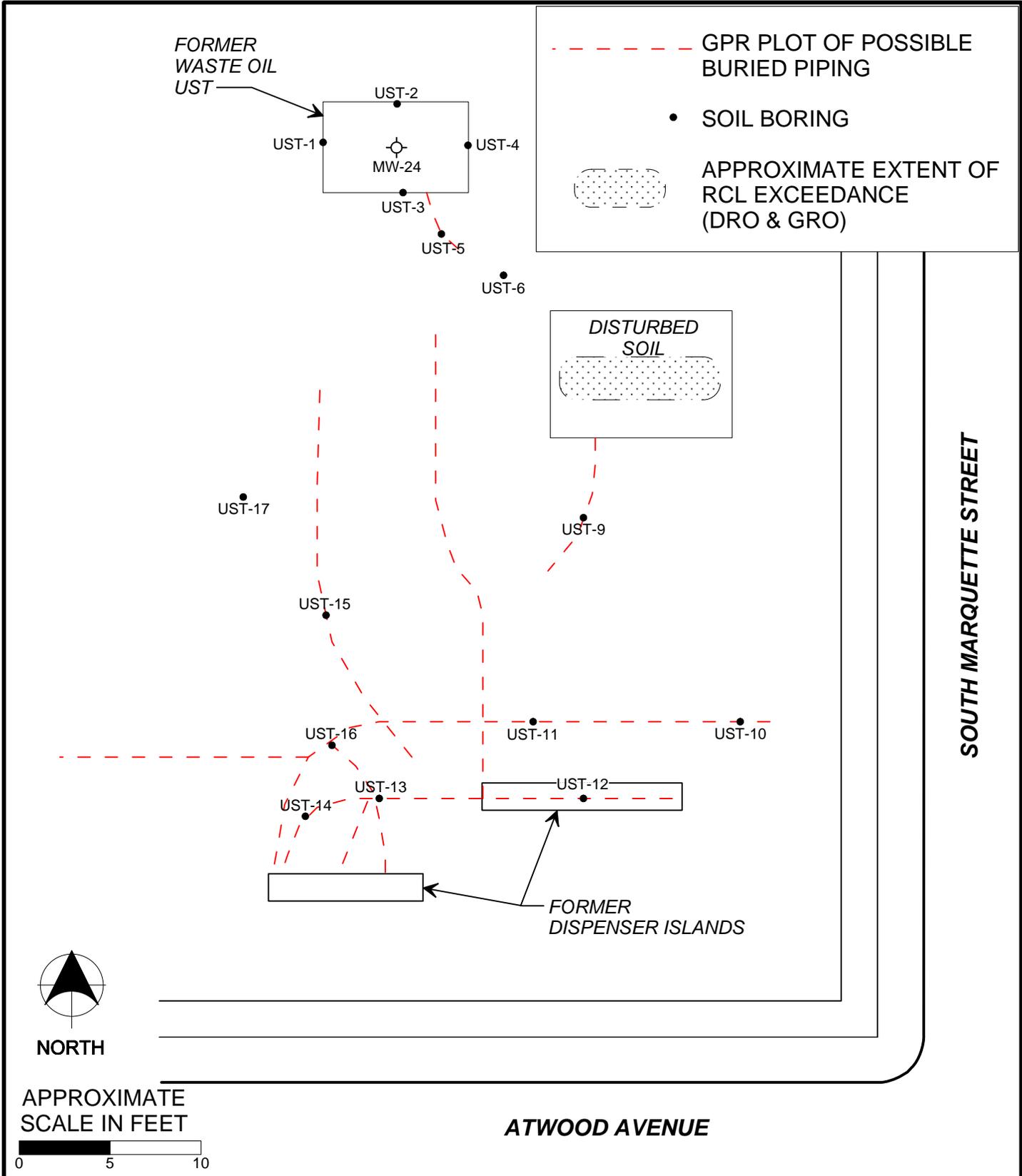
Surface Water Studies
Groundwater Studies
Site Investigations

4631 COUNTY ROAD A OREGON, WISCONSIN 53575 (608) 576-3001

MADISON-KIPP CORPORATION
MADISON, WISCONSIN
RR SITE MAP

DRAWN BY	PROJ. No.	DATE	FILE
RN	09-101	22 AUG 13	BRRTS

FIGURE
B.1.c.



RN Environmental Services, LLC

Surface Water Studies
Groundwater Studies
Site Investigations

4631 COUNTY ROAD A OREGON, WISCONSIN 53575 (608) 576-3001

MADISON-KIPP CORPORATION
MADISON, WISCONSIN
PRE-REMEDIAL SOIL
CONTAMINATION

DRAWN BY	PROJ. No.	DATE
RN	09-101	16 SEP 13

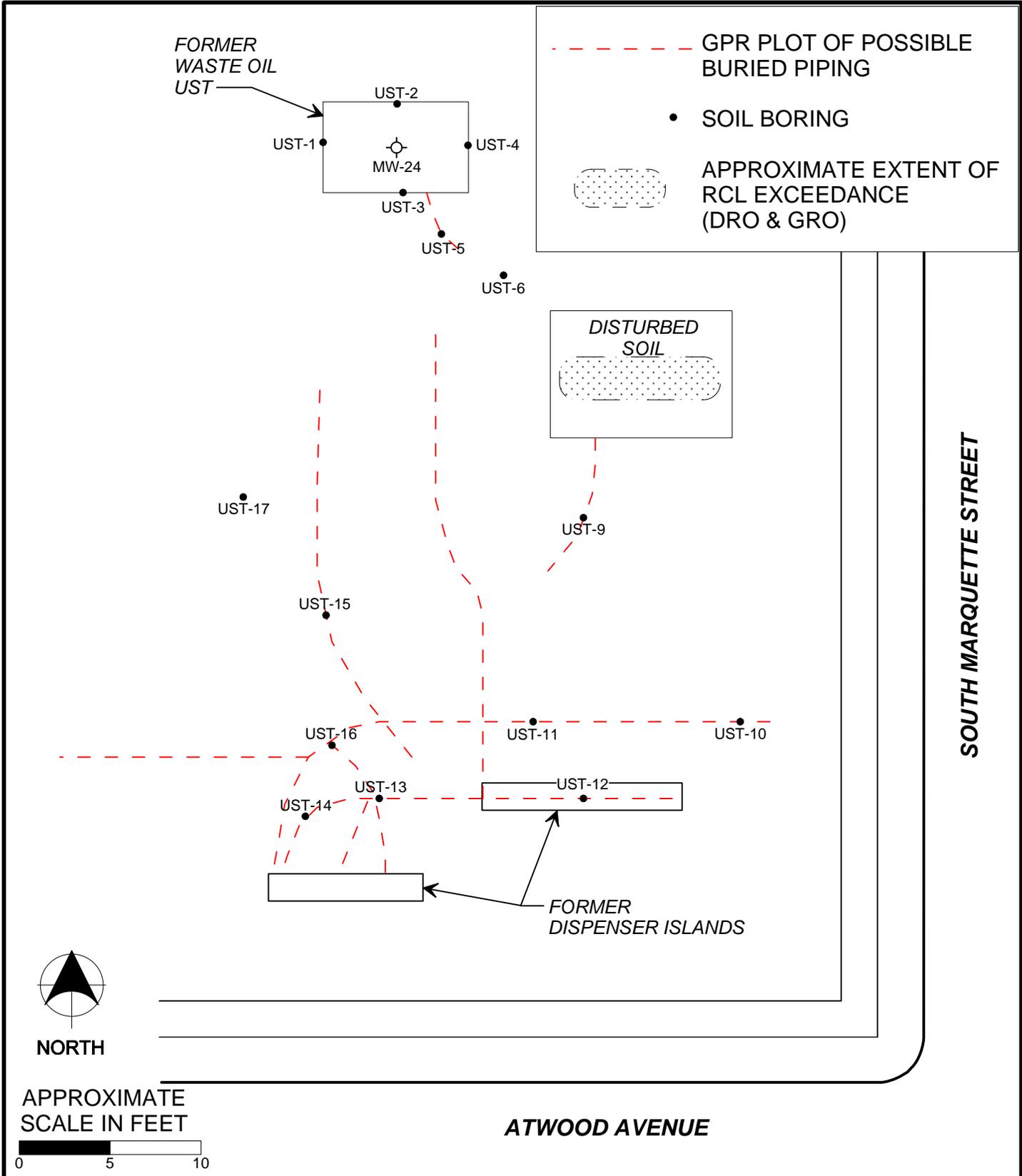
FIGURE B.2.a

FILE NAME
FIG B2A

FIGURE B.2.b

POST-REMEDIAL SOIL CONTAMINATION

No remediation was completed, so no post-remedial soil contamination figure has been prepared.



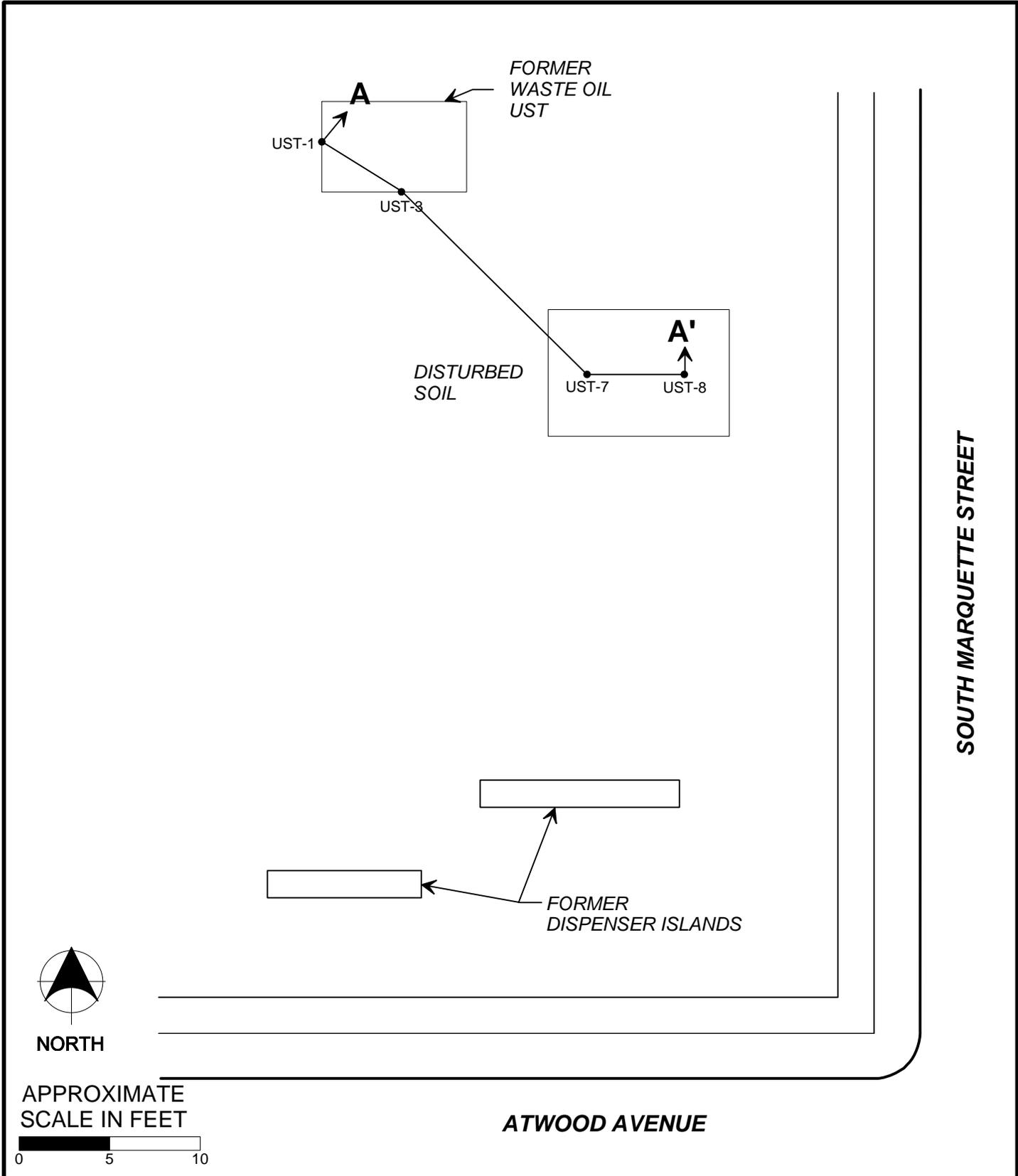
RN Environmental Services, LLC

Surface Water Studies
Groundwater Studies
Site Investigations

4631 COUNTY ROAD A OREGON, WISCONSIN 53575 (608) 576-3001

MADISON-KIPP CORPORATION MADISON, WISCONSIN PRE/POST REMAINING SOIL CONTAMINATION		
DRAWN BY	PROJ. No.	DATE
RN	09-101	16 SEP 13

FIGURE B.2.c
FILE NAME
FIG B2C



SOUTH MARQUETTE STREET

ATWOOD AVENUE



APPROXIMATE SCALE IN FEET



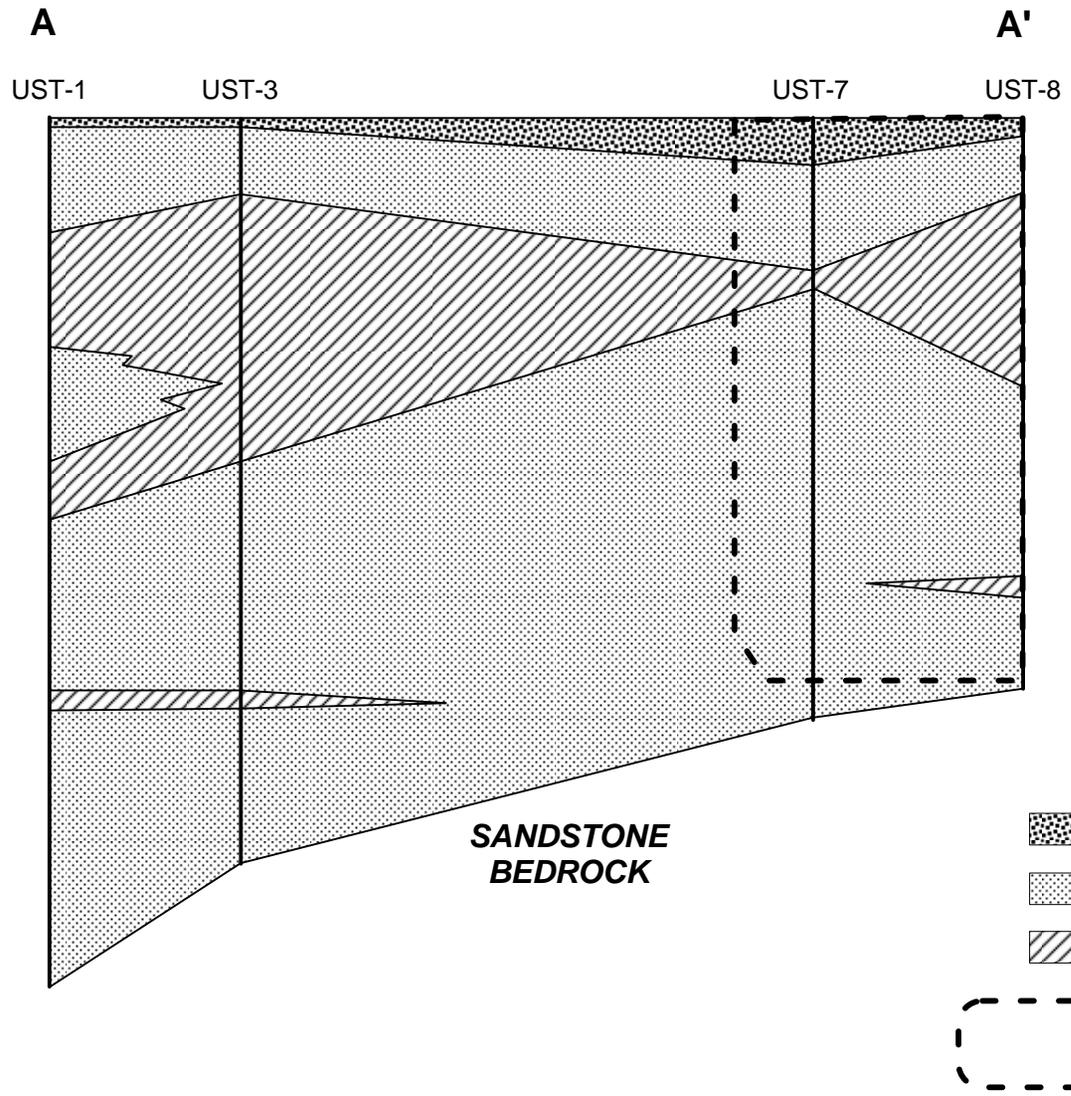
R/N Environmental Services, LLC
 Surface Water Studies
 Groundwater Studies
 Site Investigations

4631 COUNTY ROAD A OREGON, WISCONSIN 53575 (608) 576-3001

MADISON-KIPP CORPORATION
 MADISON, WISCONSIN
 GEOLOGIC CROSS-SECTION LOCATION

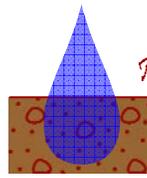
FIGURE
B.3.a.1

DRAWN BY	PROJ. No.	DATE	FILE NAME
RN	09-101	06 JUN 13	BORINGS



NOTE: GROUNDWATER NOT ENCOUNTERED.

SCALE IN FEET
(VERTICAL AND HORIZONTAL)



R/N Environmental Services, LLC

**Surface Water Studies
Groundwater Studies
Site Investigations**

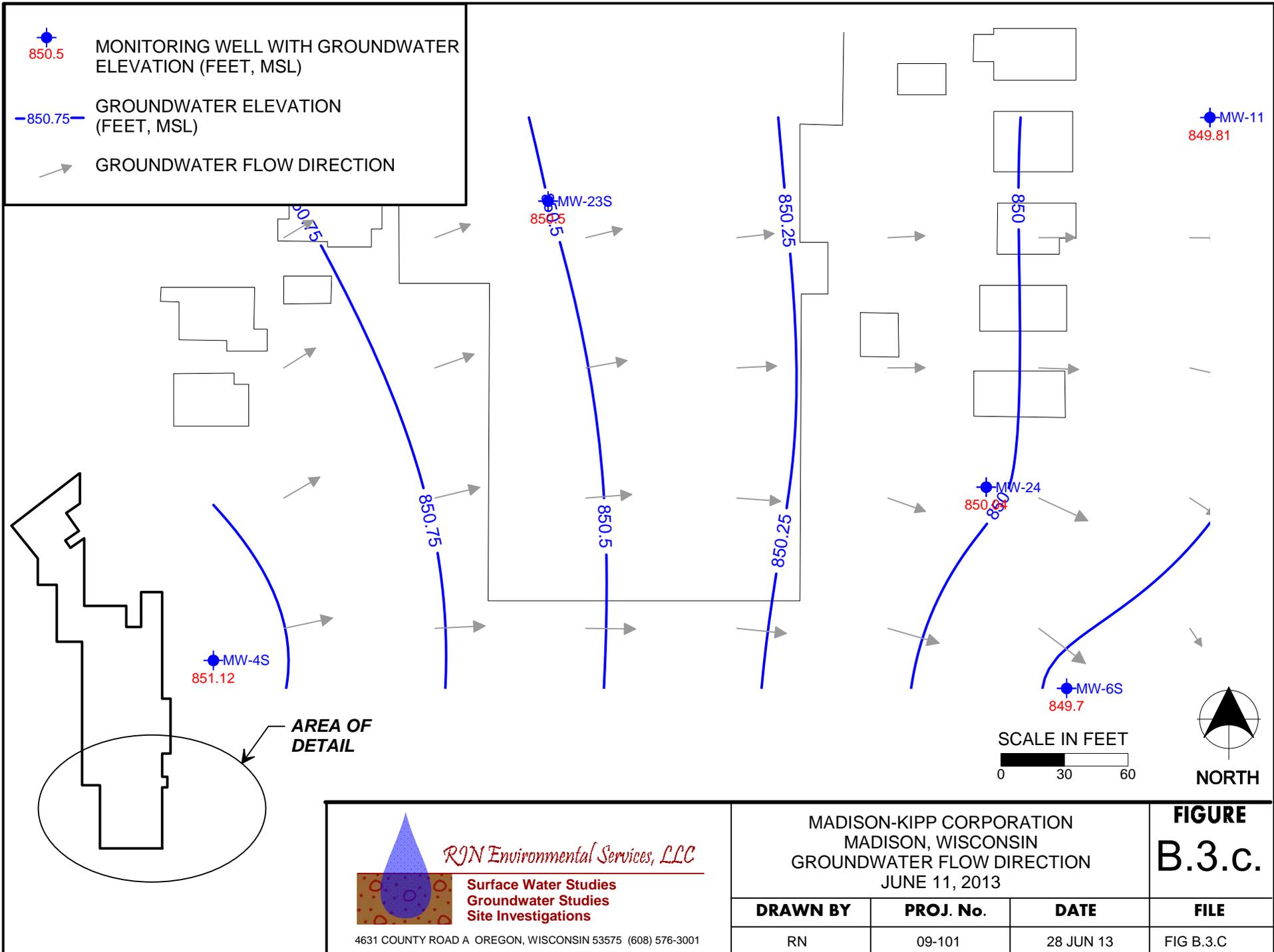
4631 COUNTY ROAD A OREGON, WISCONSIN 53575 (608) 576-3001

MADISON-KIPP CORPORATION MADISON, WISCONSIN GEOLOGIC CROSS-SECTION			FIGURE B.3.a.2
DRAWN BY	PROJ. No.	DATE	FILE
RN	09-101	21 AUG 13	SEC A-A'

FIGURE B.3.b

GROUNDWATER ISOCONCENTRATION

Only a single well was sampled, so no isoconcentration map was prepared.



R/N Environmental Services, LLC
 Surface Water Studies
 Groundwater Studies
 Site Investigations

4631 COUNTY ROAD A OREGON, WISCONSIN 53575 (608) 576-3001

MADISON-KIPP CORPORATION
 MADISON, WISCONSIN
 GROUNDWATER FLOW DIRECTION
 JUNE 11, 2013

DRAWN BY	PROJ. No.	DATE
RN	09-101	28 JUN 13

FIGURE
B.3.c.
 FILE
 FIG B.3.C



MONITORING WELL TO REMAIN IN PLACE FOR OVERALL MKC INVESTIGATION

MW-23S

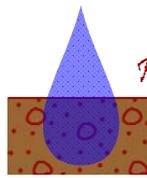
MW-11

MW-24

MW-4S

MW-6S

AREA OF DETAIL



RIN Environmental Services, LLC

Surface Water Studies
Groundwater Studies
Site Investigations

4631 COUNTY ROAD A OREGON, WISCONSIN 53575 (608) 576-3001

MADISON-KIPP CORPORATION
MADISON, WISCONSIN
MONITORING WELLS

FIGURE
B.3.d.

DRAWN BY	PROJ. No.	DATE	FILE
RN	09-101	16 SEP 13	FIG B.3.D

FIGURE B.4.a

VAPOR INTRUSION MAP

Vapor intrusion was not evaluated, so no map was prepared.

FIGURE B.4.b

OTHER MEDIA OF CONCERN

No other media of concern are present at the site, so no map was prepared.

FIGURE B.4.c

OTHER

No other conditions are present, so no map was prepared.

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



Cap Maintenance Plan

Madison-Kipp - Southeast
Parking Lot UST
Milwaukee, Wisconsin

Cap Maintenance Plan

December 18, 2013

Property Located at:

201 Waubesa Street, Madison, Wisconsin
WDNR BRRTS/Activity No. 03-13-559600, PECFA No. 53704572801, FID
No. 113125320

EAST SIDE LAND CO ADDITION TO FAIR OAKS LOTS 1 THRU 8 AND 19 & 20, BLOCK 21, & 2ND ADD TO FAIR OAKS, LOTS 1, 2, & 3, BLOCK 23, & UNPLATTED LANDS IN SEC 5, T7N R10E, BEG ON N LN OF ATWOOD AVE AT SE COR OF BLK 21 FAIR OAKS, TH N ALG E LN OF SD BLK TO R/W OF C M ST P & P RR, TH NE ALG SD R/W TO W LN OF BLK 23, TH S TO N LN OF ATWOOD AVE, TH W ALG SD AVE TO BEG, LOT 28 & THAT PRT OF LOT 27, BLK 23, 2ND ADD TO FAIR OAKS DESC AS FOL, BEG AT THE NW COR OF LOT 27, TH E ALG N LN OF LOT, 30 FT, TH SWLY IN A ST LN TO A PT ON W LN OF SD LOT, TH 25 FT TO POB. ASSESSED BY THE STATE OF WISCONSIN

PARCEL ID: 071005308012

Introduction

This document is the Maintenance Plan for an asphalt cap 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 asphalt cap occupying the area over the contaminated soil on-site in the southeast parking lot (former underground storage tank (UST) location). More site-specific information about this property may be found in:

- The case file in the DNR Northeast Regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wi.gov/sl/?Viewer=RR%20Sites>; and
- The DNR project manager for Dane County.

Cap Maintenance Plan

Madison-Kipp - Southeast
Parking Lot UST
Milwaukee, Wisconsin

Description of Contamination

Soil is contaminated by diesel range organics and gasoline range organics above the respective industrial direct contact residual contaminant levels in the vadose zone at depths between 5 and 16 feet below ground surface within the area of the former waste oil underground storage tank (UST) in the southeast parking lot at 201 Waubesa Street, Madison, Wisconsin. The extent of the soil contamination is shown on the attached:

- Exhibit A: Location Map

Description of the Cap to be Maintained

The Cap consists of the asphalt covering the Site. It is located within the southeast parking lot at 201 Waubesa Street, Madison, Wisconsin.

Cover Barrier Purpose

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

Annual Inspection

The asphalt cap overlying the soil will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration and other potential problems that can cause exposure to 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 will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B: Barrier Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. 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.

Cap Maintenance Plan

Madison-Kipp - Southeast
Parking Lot UST
Milwaukee, Wisconsin

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 asphalt cap overlying the soil is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the asphalt cap, 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.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where the cap is required as shown on the attached map, unless prior written approval has been obtained from the WDNR: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

Amendment or Withdrawal of Maintenance Plan

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

**Cap Maintenance
Plan**

Madison-Kipp - Southeast
Parking Lot UST
Milwaukee, Wisconsin

**Contact Information
December 2013**

Site Owner and Operator Representative:

Mark Meunier
Madison-Kipp Corporation
201 Waubesa Street
Madison, WI 53704
(608) 242-5270

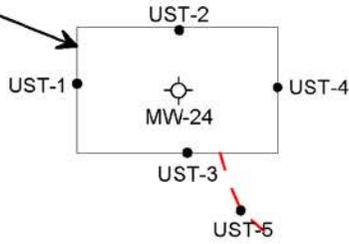
Signature:

A handwritten signature in black ink, appearing to read 'Mark Meunier', is written over a horizontal line. The signature is cursive and somewhat stylized.

Consultant:
ARCADIS U.S., Inc.
126 North Jefferson Street
Suite 400
Milwaukee, Wisconsin 53202
414-276-7742

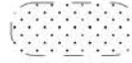
WDNR:
Michael Schmoller
South Central Region
3911 Fish Hatchery Road
Fitchburg, WI 53711
(608) 275-3303

FORMER
WASTE OIL
UST



--- GPR PLOT OF POSSIBLE BURIED PIPING

• SOIL BORING



APPROXIMATE EXTENT OF RCL EXCEEDANCE (DRO & GRO)

AREA OF CAP TO BE MAINTAINED



UST-17

UST-6

UST-9

UST-15

UST-16

UST-11

UST-10

UST-14

UST-13

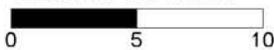
UST-12

FORMER
DISPENSER ISLANDS



NORTH

APPROXIMATE
SCALE IN FEET



ATWOOD AVENUE

SOUTH MARQUETTE STREET

NOTE:

1. ORIGINAL FIGURE B.2.C PROVIDED BY RJN ENVIRONMENTAL SERVICES, LLC

MADISON-KIPP CORPORATION
201 WAUBESA STREET
MADISON, WISCONSIN

LOCATION MAP



EXHIBIT
A

CITY: MIKE DIV/GROUP: IM DB: GM LD: CK MADISON-KIPP
G:\GIS\Projects\MadisonKipp\ArcMap\2013-12\Exhibit_A_Map_20131204.mxd

Exhibit B
Barrier INSPECTION and MAINTENANCE LOG
(Form 4400-202, Attachment D. Part 4.)

Inspection Date	Inspector	Condition of Cap	Recommendations	Has recommended maintenance from previous inspection been implemented?

Facility/Project Name MHC	Local Grid Location of Well ft. <input type="checkbox"/> N. <input type="checkbox"/> E. <input type="checkbox"/> S. <input type="checkbox"/> W.	Well Name MW-24
Facility License, Permit or Monitoring No.	Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/>) or Well Location <input type="checkbox"/> Lat. " Long. " or	Wis. Unique Well No. DNR Well ID No.
Facility ID	St. Plane _____ ft. N. _____ ft. E. S/C/N	Date Well Installed 03/28/13 m m d d y y v v y
Type of Well Well Code /	Section Location of Waste/Source 1/4 of _____ 1/4 of Sec. _____ T. _____ N. R. <input type="checkbox"/> E <input type="checkbox"/> W	Well Installed By: Name (first, last) and Firm Badger State Drilling Alex Plummer
Distance from Waste/Source _____ ft.	Location of Well Relative to Waste/Source u <input type="checkbox"/> Upgradient s <input type="checkbox"/> Sidegradient d <input type="checkbox"/> Downgradient n <input type="checkbox"/> Not Known	
Enf. Stds. Apply <input type="checkbox"/>	Gov. Lot Number	

A. Protective pipe, top elevation **Flush** ft. MSL

B. Well casing, top elevation **-3** ft. MSL

C. Land surface elevation **00** ft. MSL

D. Surface seal, bottom _____ ft. MSL or _____ ft.

12. USCS classification of soil near screen:
GP GM GC GW SW SP
SM SC ML MH CL CH
Bedrock

13. Sieve analysis performed? Yes No

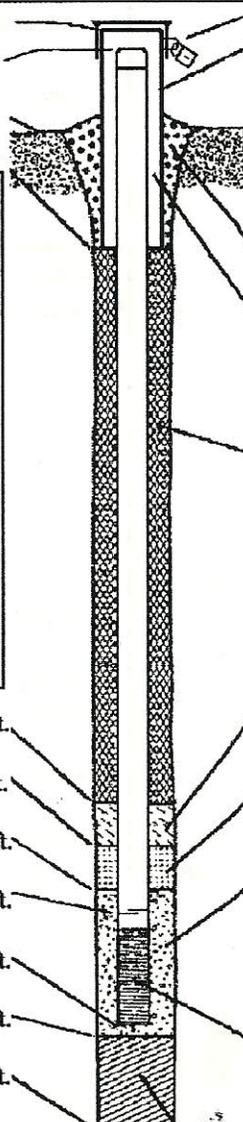
14. Drilling method used: Rotary 50
Hollow Stem Auger 41
Other

15. Drilling fluid used: Water 02 Air 01
Drilling Mud 03 None 99

16. Drilling additives used? Yes No

Describe _____

17. Source of water (attach analysis, if required): _____



1. Cap and lock? Yes No

2. Protective cover pipe:
a. Inside diameter: **9** in.
b. Length: **1** ft.
c. Material: Steel 04
Other

d. Additional protection? Yes No
If yes, describe: _____

3. Surface seal: Bentonite 30
Concrete 01
Other

4. Material between well casing and protective pipe: Bentonite 30
Other

5. Annular space seal:
a. Granular/Chipped Bentonite 33
b. _____ Lbs/gal mud weight... Bentonite-sand slurry 35
c. _____ Lbs/gal mud weight... Bentonite slurry 31
d. _____ % Bentonite... Bentonite-cement grout 50
e. **7.5** Ft³ volume added for any of the above
f. How installed: Tremie 01
Tremie pumped 02
Gravity 08

6. Bentonite seal:
a. Bentonite granules 33
b. 1/4 in. 3/8 in. 1/2 in. Bentonite chips 32
c. _____ Other

7. Fine sand material: Manufacturer, product name & mesh size
a. **OHIO 40-60**
b. Volume added **.6** ft³

8. Filter pack material: Manufacturer, product name & mesh size
a. **OHIO #15**
b. Volume added **4.5** ft³

9. Well casing: Flush threaded PVC schedule 40 23
Flush threaded PVC schedule 80 24
Other

10. Screen material: **sch 40 PVC**
a. Screen type: Factory cut 11
Continuous slot 01
Other

b. Manufacturer **MONO PLEX**
c. Slot size: **0.010** in.
d. Slotted length: **10** ft.

11. Backfill material (below filter pack): None 14
Other

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature **M. Plummer** Firm **Badger State Drilling, Inc.**

Please complete both Forms 4400-113A and 4400-113B and return them to the appropriate DNR office and bureau. Completion of these reports is required by chs. 160, 281, 283, 289, 291, 292, 293, 295, and 299, Wis. Stats., and ch. NR 141, Wis. Adm. Code. In accordance with chs. 281, 289, 291, 292, 293, 295, and 299, Wis. Stats., failure to file these forms may result in a forfeiture of between \$10 and \$25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on these forms is not intended to be used for any other purpose. NOTE: See the instructions for more information, including where the completed forms should be sent.

Route to: Watershed/Wastewater Waste Management
Remediation/Redevelopment Other

Facility/Project Name Madison-Kipp Corporation	County Name Dane	Well Name MW-24	
Facility License, Permit or Monitoring Number	County Code 13	Wis. Unique Well Number	DNR Well ID Number

1. Can this well be purged dry? Yes No

2. Well development method
- surged with bailer and bailed 41
 - surged with bailer and pumped 61
 - surged with block and bailed 42
 - surged with block and pumped 62
 - surged with block, bailed and pumped 70
 - compressed air 20
 - bailed only 10
 - pumped only 51
 - pumped slowly 50
 - Other

3. Time spent developing well 220 min.

4. Depth of well (from top of well casing) 40.0 ft.

5. Inside diameter of well 2.00 in.

6. Volume of water in filter pack and well casing 10.7 gal.

7. Volume of water removed from well 110.0 gal.

8. Volume of water added (if any) _____ gal.

9. Source of water added _____

10. Analysis performed on water added? Yes No
(If yes, attach results)

	Before Development	After Development
11. Depth to Water (from top of well casing)	a. <u>24.60</u> ft.	<u>40.00</u> ft.
Date	b. <u>04/22/2013</u> m m d d y y y y	<u>04/22/2013</u> m m d d y y y y
Time	c. <u>08:45</u> <input checked="" type="checkbox"/> a.m. <input type="checkbox"/> p.m.	<u>12:25</u> <input type="checkbox"/> a.m. <input checked="" type="checkbox"/> p.m.
12. Sediment in well bottom	<u>6.0</u> inches	<u>1.0</u> inches
13. Water clarity	Clear <input type="checkbox"/> 10 Turbid <input checked="" type="checkbox"/> 15 (Describe) <u>Brown silt</u>	Clear <input type="checkbox"/> 20 Turbid <input checked="" type="checkbox"/> 25 (Describe) <u>Improved</u>
Fill in if drilling fluids were used and well is at solid waste facility:		
14. Total suspended solids	_____ mg/l	_____ mg/l
15. COD	_____ mg/l	_____ mg/l

16. Well developed by: Name (first, last) and Firm
 First Name: Robert Last Name: Nauta
 Firm: RJN Environmental Services, LLC

17. Additional comments on development:
Additional water purged by Arcadis at time of sampling.

Name and Address of Facility Contact/Owner/Responsible Party
 First Name: Mark Last Name: Meunier
 Facility/Firm: Madison-Kipp Corp.
 Street: P.O. Box 8043
 City/State/Zip: Madison, WI 57308-8043

I hereby certify that the above information is true and correct to the best of my knowledge.

Signature: _____
 Print Name: Robert Nauta
 Firm: RJN Environmental Services, LLC

No other properties have been impacted.

G.1 DEEDS

STATE OF WISCONSIN
FORM No. 4

WARRANTY DEED—To Corporation

H. RIEDEGHEN COMPANY, MFG. STATISTICALS, MILWAUKEE

Section 235.16 Revised Statutes

768452

This Indenture, Made this 15th day of July, A. D., 19 48

between Harvey M. Lang and Pearl H. Lang, husband and wife, individually and as joint tenants part i es of the first part, and

- The Texas Company, a Corporation

duly organized and existing under and by virtue of the laws of the State of Delaware, with offices at
~~located at 322 S. Michigan Avenue, Chicago, Illinois~~ 322 S. Michigan Avenue, Chicago, Illinois, party of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of - One Dollar and other good and valuable consideration.

to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate, situated in the County of Dane and State of Wisconsin, to-wit:

Lot 1, Block 23, Second Addition to Fair Oaks in the City of Madison and the North 40 feet of Lots 2 and 3, Block 23, Second Addition to Fair Oaks in the City of Madison



Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors and assigns FOREVER.

And the said Harvey M. Lang and Pearl H. Lang

for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals this 15th day of July, 1948, A. D. 1948

SIGNED AND SEALED IN PRESENCE OF

Olga E. Weinbrecht }
Olga E. Weinbrecht }
Donald J. Whitman }
Donald J. Whitman

Harvey M. Lang (SEAL)
Harvey M. Lang (SEAL)
Pearl H. Lang (SEAL)
Pearl H. Lang (SEAL)

INDIANA

State of ~~Wisconsin~~

Marion County, } ss.

Personally came before me, this 15 day of July, A. D., 1948 the above named Harvey M. Lang and Pearl H. Lang

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

RECORDED

AUG 5 1948

10 45
AUG 9 1948

John A. Weinbrecht
John A. Weinbrecht
Notary Public Marion County, INDIANA
My commission expires April 2, A. D., 1957

1452298

VOL. 636 PAGE 522

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That TEXACO INC., a Delaware corporation, formerly known as The Texas Company, Grantor, for valuable consideration paid, grants with special warranty covenants to BOY BLUE STORES, INC., a Wisconsin corporation, Grantee, the following real estate in the City of Madison, County of Dane, State of Wisconsin:

Lot 1, Block 23, Second Addition to Fair Oaks in the City of Madison and the North forty (40) feet of Lots 2 and 3, Block 23, Second Addition to Fair Oaks in the City of Madison;

TRANSFER
\$ 26.50
FEE PAID

Also, the South eighty (80) feet of Lots 2 and 3, Block 23, Second Addition to Fair Oaks, City of Madison, County of Dane, State of Wisconsin, more particularly described as follows: Beginning at a point formed by the northwest corner of the intersection of Atwood Avenue and Marquette Street, thence north along the west line of Marquette Street a distance of eighty (80) feet, thence at right angles and west a distance of eighty (80) feet to a point, thence at right angles and south a distance of eighty (80) feet to a point, thence at right angles and east along the north line of Atwood Avenue a distance of eighty (80) feet to the point or place of beginning.

The Grantor covenants with the Grantee, its successors and assigns, that the granted premises are free from all encumbrances made by the Grantor, except as provided for herein.

SUBJECT to general taxes and assessments for the year 1974 and thereafter, building lines, covenants, conditions, easements and restrictions of record, party wall rights or agreements, if any, roads and highways, zoning and building ordinances, and subject to the following covenant which shall run with the land and bind the Grantee, its successors and assigns, for a period of fifteen (15) years from the date hereof:

"No petroleum products shall be stored on or sold at retail or dispensed to the public from the premises hereby conveyed."

And that it does warrant and will defend the same to the Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

IN WITNESS WHEREOF, said corporation sets its hand and corporate seal by T. L. Thompson, its Vice President, and Samuel M. Jones, its Assistant Secretary, this 26th day of November, 1975.

Signed and Sealed in the Presence of:

TEXACO INC.

D. E. Wagner
D. E. Wagner

By T. L. Thompson
T. L. Thompson
Vice President

ATTEST:

Emily V. Morrison
Emily V. Morrison

Samuel M. Jones
Samuel M. Jones
Assistant Secretary

STATE OF ILLINOIS }
COUNTY OF C O O K } SS.

FORMS APPROVED
T. J. Goodwin
T. J. GOODWIN

Personally came before me, this 26th day of November, 1975, T. L. Thompson, Vice President, and Samuel M. Jones, Assistant Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice President and Assistant Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Emily V. Morrison
Notary Public, Cook County, Illinois
Emily V. Morrison

My Commission Expires:
October 31, 1976

This instrument was drafted by Thomas J. Goodwin, Attorney, Texaco Inc.

Office of Register of Deeds }
Dane County, Wisconsin } ss.

Recorded Dec 10 1975
At 12:25 o'clock P.M.

Harold K. Hill, Register

VOL. 636 PAGE 523

DOCUMENT NO.

1467338

WARRANTY DEED
STATE OF WISCONSIN - FORM 2

THIS SPACE RESERVED FOR RECORDING DATA

Office of Register of Deeds }
Dane County, Wisconsin } ss

This indenture, Made this 30th day of April
A. D., 1976, between BOY BLUE STORES, INC.

a Corporation duly organized and existing under and by
virtue of the laws of the State of Wisconsin, located at Hales Corners
Wisconsin, party of the first part, and William O. Brabender and
Shirley M. Brabender, his wife, as tenants in com-
mon.

part Y of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum
of one Dollar and other good and valuable consideration

to it paid by the said part Y of the second part, the receipt whereof is hereby confessed and
acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and con-
firmed, and by these presents does give, grant, bargain, sell, remise, alien, convey, and confirm unto
the said part Y of the second part, his heirs and assigns forever, the following described real estate, situated in
the County of Dane State of Wisconsin, to-wit:

Received for Record May 4 1976 at 4:00 o'clock P.M.
and recorded in vol. 675
Records on page 331
Harold K. Dilla
Register

RETURN TO
William O. Brabender
2332 Hwy AB
McFarland, Wis 53558

Lot One(1), Two(2), and Three(3), Block Twenty-three(23), Second
Addition to Fair Oaks, in the City of Madison, Dane County,
Wisconsin

Tax Roll Parcel Number - 0710-053-0814-5

TRANSFER
\$32.00
FEE PAID

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the
estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or
expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances, unto the said part Y
of the second part, and to his heirs and assigns FOREVER.

And the said BOY BLUE STORES, INC.

party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said part Y of the
second part, his heirs and assigns, that at the time of the ensembling and delivery of these presents it is well
seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple,
and that the same are free and clear from all incumbrances whatever, excepting Municipal and Zoning
Ordinances and Recorded Building Restrictions and also: Restrictions set
forth in Warranty Deed No. 266162, stating: That said premises shall not be
used for the sale of malt or intoxicating liquors, and any person owning any
land in this addition may insist on the enforcement (see reverse side)...

and that the above bargained premises in the quiet and peaceable possession of the said part Y of the second part, his
heirs, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and
DEFEND.

500 7 3 3 8 MAY 4 76

300

Vol. 675 Page 331

VOL- 675-PAGE-332

In Witness Whereof, the said BOY BLUE STORES, INC.
party of the first part, has caused these presents to be signed by Earl J. Phillips
its President, and countersigned by Samuel J. Sturino, its Secretary,
at Hales Corners, Wisconsin, and its corporate seal to be hereunto affixed, this
30th day of April, A. D., 19 76.

SIGNED AND SEALED IN PRESENCE OF
Earl J. Phillips, Jr.

BOY BLUE STORES, INC.
Corporate Name
Earl J. Phillips
President
COUNTERSIGNED
Samuel J. Sturino
Secretary

STATE OF WISCONSIN
Milwaukee County, } ss.
Personally came before me, this 30th day of April, A. D., 19 76
Earl J. Phillips, President, and Samuel J. Sturino, Secretary
of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such
President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers of the deed of
said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY
Earl J. Phillips, Jr.
Notary Public, Milwaukee County, Wis.
My commission (expires) ~~XX~~ November 13th, 1977

(Section 39.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon
the names of the grantors, grantees, witnesses and notary. Section 39.513 similarly requires that the name of the person who, or govern-
mental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

WARRANTY DEED - By Corporation
STATE OF WISCONSIN FORM No. 2
Wisconsin Legal Blank Company
Milwaukee, Wis. (Job 29117)

Return to _____

Office of Register of Deeds
Dane County, Wisconsin } ss

Received for Record May 4
19 76 at 4:00 o'clock P.M.
and recorded in vol. 675 page 332
of Wisconsin on page 332
Samuel J. Sturino Register

This instrument should be immediately placed on file to avoid
double and litigation.

Warranty Deed

AP Bo-15
ED Bo-15
IT Bo-15
JMP Bo-15
TED Bo-15
No. 1467338
-39

(Restrictions continued)... of these restrictions, and with the further
restriction that unless said premises are used for business purposes
no building shall be erected thereon nearer than fifteen feet from the
front line of said lots, excepting that on the site or corner lots there
shall be no such building restrictions.
Also: Restriction contained in Warranty Deed recorded on December 10, 1975
as Document No. 1452298, stating: Subject to the following covenant which
shall run with the land and bind the Grantee, its successors and assigns, for
a period of fifteen (15) years from the date hereof: "No petroleum products
shall be stored on or sold at retail or dispensed to the public from the
premises hereby conveyed."

1821843

REGISTER'S OFFICE
DANE COUNTY, WIS. SS
RECORDED ON

FEB 28 2 07 PM '84

CAROL R. MAINKE
REGISTER OF DEEDS

VOL 5398 PAGE 22

SHIRLEY M. BRABENDER

quit-claims to KIPPCAST CORPORATION, a
Delaware Corporation

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

Lots One (1), Two (2) and Three (3),
Block Twenty-three (23), Second
Addition to Fair Oaks, in the City
of Madison, Dane County, Wisconsin

RETURN TO

Atty Steve Ponto
PO Box 1497

Mad WI 53701

Tax Parcel No:

FEE
10 -
EXEMPT

This is not homestead property.
(is) (is not)

Dated this 27th day of February, 1984.

X Shirley M. Brabender (SEAL)

Shirley M. Brabender (SEAL)

AUTHENTICATION

Signature(s) Shirley M. Brabender

authenticated this 27th day of February, 1984.

John Kasimatis
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Attorney John Kasimatis

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

Personally came before me this

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

Notary Public

4.00 cl

1821844

WARRANTY DEED
STATE BAR OF WISCONSIN FORM 2 - 1982

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
DANE COUNTY, WIS. 53
RECORDED ON

FEB 20 2 08 PM '84

CAROL R. HANNKE
REGISTER OF DEEDS

VOL 5398 PAGE 23

William O. Brabender, Shirley M. Brabender,
husband and wife, and Max Miller

conveys and warrants to Kippcast Corporation, a
Delaware corporation

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

RETURN TO Atty. Steven V. Ponto
Foley & Lardner
Post Office Box 1497
Madison, Wisconsin 53701

Tax Parcel No:

Lots One (1), Two (2) and Three (3), Block Twenty-three (23),
Second Addition to Fair Oaks, in the City of Madison, Dane
County, Wisconsin.

TRANSFER

\$ 172.50
FEE PAID

This is not homestead property.
(is) (is not)

Exception to warranties: municipal and zoning ordinances, recorded
easements for public utilities, building and use restrictions
and covenants, if any.

Dated this 28th day of February, 1984

[Signature] (SEAL)
William O. Brabender, Grantor
[Signature] (SEAL)

[Signature] (SEAL)
Shirley M. Brabender, Grantor
[Signature] (SEAL)
Max Miller, Grantor

AUTHENTICATION

Signature of [Signature]

authenticated this 28th day of Feb, 1984

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Daniel G. Mathews
103 North Hamilton Street
Madison, Wisconsin 53703

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

County, ss.

Personally came before me this day of
19 the above named

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

Notary Public County, Wis.
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.

This instrument was drafted in
Chicago, Illinois by:

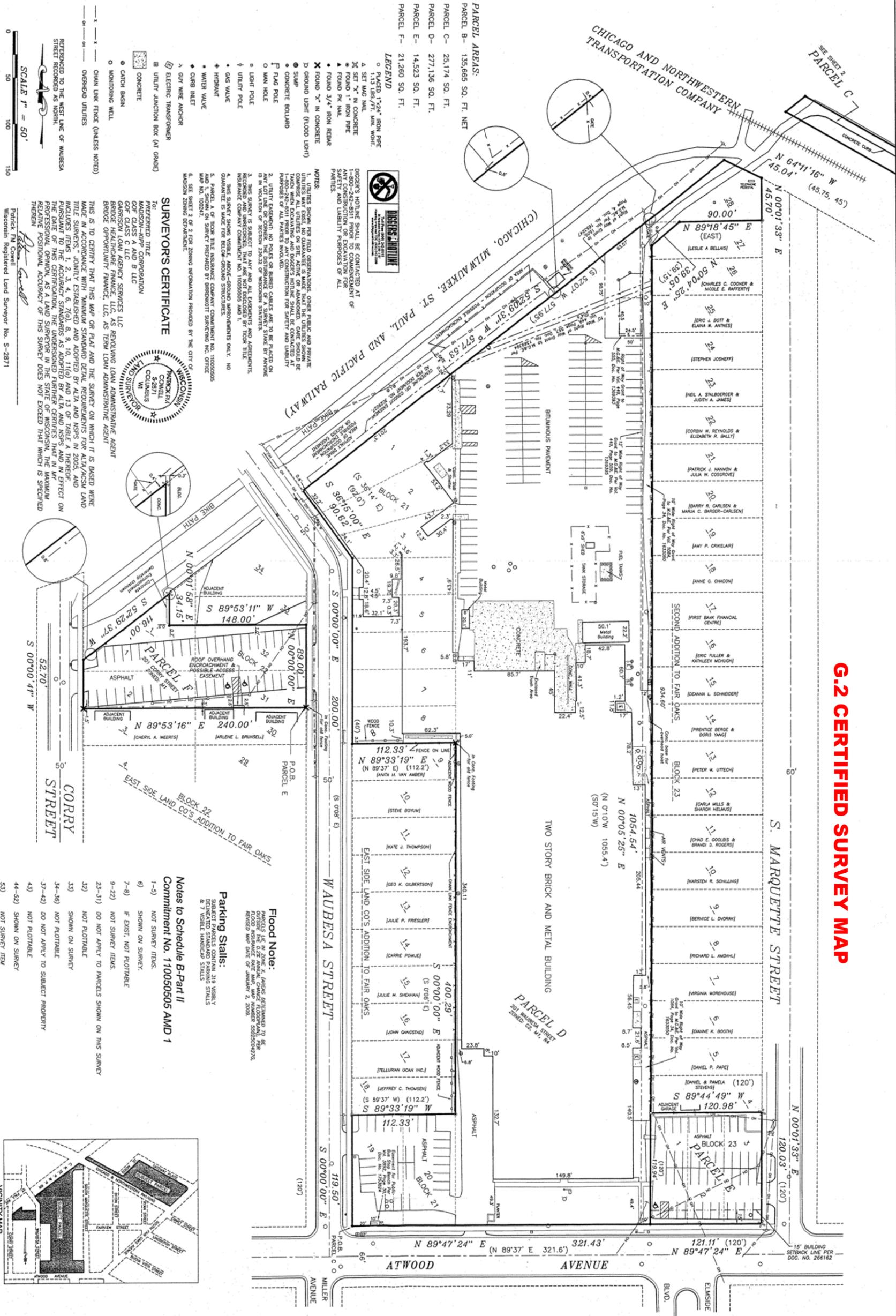
Beverly S. Suber
McDermott, Will & Emery
111 West Monroe Street
Chicago, Illinois 60603

Return →

After recording, return to:

Madison-Kipp Corporation
201 Waubesa
P.O. Box 3037
Madison, Wisconsin

G.2 CERTIFIED SURVEY MAP



DESCRIPTIONS AS PER TITICOR TITLE INSURANCE COMPANY
COMMITMENT NO. 110050505 Amd 1

Parcel B:
 A strip of land 25 feet in width being part of the Southwest 1/4 of Section 5, Township 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, being the Northwesterly 25 feet of the Chicago and North Western Transportation Company's right of way located between the Northwesterly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railway and the Southerly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railway.

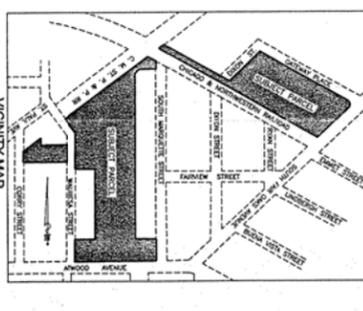
Parcel C:
 A strip of land 25 feet in width being part of the Southwest 1/4 of Section 5, Township 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, being the Northwesterly 25 feet of the Chicago and North Western Transportation Company's right of way located between the Northwesterly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railway and the Southerly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railway.

Parcel D:
 Lots 1, 2, 3, 4, 5, 6, 7, 8, 19, and 20, Block 21, East Side Land Co.'s Add. to Fair Oaks, and Lots 28 and part of Lot 27, Block 23, Second Addition to Fair Oaks, and part of the Northwesterly 1/4 of Section 5 of Township 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, more fully described as follows: Beginning at on iron stake at the Southwest corner of Lot 19, said Block 21; thence North 89°37' East, 112.2 feet to an iron stake at the Northeast corner of Lot 19, said Block 21; thence North 89°37' East, 112.2 feet to an iron stake at the Northeast corner of Lot 20, said Block 21; thence South 89°37' West, 112.2 feet to the Northwest corner of said Lot 19; thence South 89°37' East, 112.2 feet to the point of beginning.

Parcel E:
 Lots 1, 2, and 3, Block 23, Second Addition to Fair Oaks, in the City of Madison, Dane County, Wisconsin.

Parcel F:
 All of Lots 2, 31, and 32, and part of Lots 1 and 33, Block 22, East Side Land Co.'s Add. to Fair Oaks, in the City of Madison, Dane County, Wisconsin, more fully described as follows: Beginning at on iron fence corner post at the East corner of said Lot 31, said Block 22; thence North 89°37' East, 116.00 feet to an iron stake at the Northwest corner of said Lot 1; thence South 89°37' West, 116.00 feet to an iron stake at the Northwest corner of said Lot 1; thence South along the Northwest line of said Lot 1, 52.15 feet to an iron stake at the Southwest corner of said Lot 1; thence South along the South line of said Lot 1, 240.00 feet to an iron stake at the South line of said Lot 2 and 31, 240.3 feet to the point of beginning.

- Notes to Schedule B-Part II**
Commitment No. 110050505 Amd 1
- 1-5) NOT SURVEY ITEMS
 - 6) SHOWN ON SURVEY
 - 7-8) IF EXIST, NOT PLOTTABLE
 - 9-22) NOT SURVEY ITEMS
 - 23-31) DO NOT APPLY TO PARCELS SHOWN ON THIS SURVEY
 - 32) NOT PLOTTABLE
 - 33) SHOWN ON SURVEY
 - 34-36) NOT PLOTTABLE
 - 37-42) DO NOT APPLY TO SUBJECT PROPERTY
 - 43) NOT PLOTTABLE
 - 44-432) SHOWN ON SURVEY
 - 53) NOT SURVEY ITEM



Parking Stalls:
 PARCELS B, C, D, E, AND F ARE ZONED R-1.5. THE CITY OF MADISON HAS A STANDARD PARKING STALLS PLAN WHICH IS DESCRIBED IN THE CITY OF MADISON ZONING ORDINANCE, CHAPTER Z-10. THE CITY OF MADISON HAS A STANDARD PARKING STALLS PLAN WHICH IS DESCRIBED IN THE CITY OF MADISON ZONING ORDINANCE, CHAPTER Z-10.

Flood Note:
 PARCELS B, C, D, E, AND F ARE ZONED R-1.5. THE CITY OF MADISON HAS A STANDARD FLOOD INSURANCE RATE MAP, MAP NUMBER S20000276, REVISED MAP DATE OF JANUARY 2, 2009.

BIRENKOTT SURVEYING INC.
 LAND SURVEYING & PERC TESTING

P.O. BOX 237
 1677 N. BRISTOL ST.
 SUN PRAIRIE, WIS. 53590

(608) 837-7463
 FAX (608) 837-1061

ALTA/ACSM LAND TITLE SURVEY

JUNE 3, 2010

PREPARED FOR:
 MADISON-KIPP CORPORATION
 201 WAUBESA STREET
 MADISON, WI 53704
 (608) 242-5290

SURVEYED BY: CKC/TAS
DRAWN BY: MK/PTMC
CHECKED BY: DVB
APPR'D BY:

JOB NO.: 100251-P1
SHEET 1 OF 2
FB 264/46

G.3 VERIFICATION OF ZONING

ZONING DISTRICTS

Who to contact:

Zoning, (608) 266-4551

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-V1 Traditional Residential - Varied District 1
TR-V2 Traditional Residential - Varied District 2
TR-U1 Traditional Residential - Urban District 1
TR-U2 Traditional Residential - Urban District 2
TR-R Traditional Residential - Rustic District
TR-P Traditional Residential - Planned District

* When other Chapters of the Madison General Ordinances refer to residential districts, the Downtown Residential Districts, DR1 and DR2, shall be included.

Commercial and Mixed-Use Districts

LMX Limited Mixed-Use
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

UOR Urban Office Residential

UMX Urban Mixed-Use

DR1 Downtown Residential 1

DR2 Downtown Residential 2

Special Districts

A Agricultural District

UA Urban Agricultural District

CN Conservancy District

PR Parks and Recreation

AP Airport District

CI Campus Institutional District

PD Planned Development District

PMHP Planned Mobile Home Park District

Overlay Districts

WP Wellhead Protection Overlay Districts

W Wetland Overlay District

TOD Transit Oriented Development Overlay District

NC Neighborhood Conservation Overlay Districts

F1 Floodway District

F2 Flood Fringe District

F3 General Floodplain District

F4 Flood Storage District

SUBJECT PROPERTY**PROPERTY SEARCH RESULTS: PROPERTY DETAILS****OWNER(S)**

MADISON KIPP CORP
 PO BOX 8043
 MADISON, WI 53704-8043

PROPERTY ADDRESS: 201 Waubesa St
Parcel Number: 071005308012
Information current as of 8/26/13 11:00PM

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2012	\$373,500	\$447,200	\$820,700
2013	\$0	\$0	\$0

RELATED DETAILS

- [Pay Taxes Online](#)
- [Sales for this Area](#)
- **Refuse Collection**
 - District: 03A
 - [Schedule](#)

2012 TAX INFORMATION [2012 Tax Details](#) [Pay Property Taxes](#)

Net Taxes:	\$19,785.42
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$19,785.42

SCHOOL DETAILS

District: [Madison](#)

- Lowell
- O'Keefe
- East

PROPERTY INFORMATION

Property Use:	Manufacturing	Property Class:	Industrial
Zoning:	TE	Lot Size:	284,350 sq ft
Frontage:	412 - Waubesa St	Water Frontage:	NO
TIF District:	37	Assessment Area:	9980

CITY HALL

Aldermanic District: 6
 Ald. Marsha Rummel

- [Who are my elected officials?](#)
- [Where do I vote?](#)

No Building record is available online for this parcel. Please [contact the Assessor's Office](#) for additional information.

ADJACENT PROPERTY**PROPERTY SEARCH RESULTS: PROPERTY DETAILS****OWNER(S)**

D & P STEVENS LLC
5314 KNIGHTSBRIDGE
RD
MADISON, WI 53714-
3422

PROPERTY ADDRESS: 230 S Marquette St**Parcel Number:** 071005308153**Information current as of 8/26/13 11:00PM****PROPERTY VALUE**

Assessment Year	Land	Improvements	Total
2012	\$37,800	\$126,700	\$164,500
2013	\$37,800	\$126,700	\$164,500

RELATED DETAILS

- [Pay Taxes Online](#)
- [Assessment Area Map](#) (PDF)
- [Sales for this Area](#)
- **Refuse Collection**
 - District: 03A
 - [Schedule](#)

2012 TAX INFORMATION [2012 Tax Details](#) [Pay Property Taxes](#)

Net Taxes:	\$3,904.99
Special Assessment:	\$106.00
Other:	\$0.00
Total:	\$4,010.99

SCHOOL DETAILSDistrict: [Madison](#)

- Lowell
- O'Keefe
- East

PROPERTY INFORMATION

Property Use:	2 Unit	Property Class:	Residential
Zoning:	TR-V1	Lot Size:	4,480 sq ft
Frontage:	40 - S Marquette St	Water Frontage:	NO
TIF District:	0	Assessment Area:	2038

CITY HALL

Aldermanic District: 6
Ald. Marsha Rummel

- [Who are my elected officials?](#)
- [Where do I vote?](#)

RESIDENTIAL BUILDING INFORMATION**EXTERIOR CONSTRUCTION**

Home Style:	Flat	Dwelling Units:	2
Stories:	2.0	Year Built:	1895
Exterior Wall:	Aluminum/Vinyl		
Foundation:	Concrete		
Roof:	Asphalt	Roof Replaced:	2011
Garage 1:	Detached	Stalls:	1.0
Driveway:	Concrete	Shared Drive:	NO

INTERIOR INFORMATION

Bedrooms:	3	Full Baths:	2
Fireplace:	0	Half Baths:	0

LIVING AREAS (Size in sq ft)

Description:	Living Area:	Total Living Area:	1,576
1st Floor:	816		
2nd Floor:	760		
3rd Floor:	0		

Above 3rd Floor:	0	
Attic Area:	Finished: 0	
Basement:	Finished: 0	Total Basement: 816
Crawl Space:	0	

OTHER STRUCTURES (Size in sq ft)

Open Porch:	112
-------------	-----

MECHANICALS

Central A/C:	NO
--------------	----

SIGNED STATEMENT



**Madison-Kipp
Corporation**

Post Office Box 8043
Madison, WI 53708-8043

201 Waubesa Street
Madison, WI 53704-5728

Telephone
608-244-3511

Website
www.Madison-Kipp.com

August 30, 2013

Closure Committee
c/o Mr. Michael Schmoller
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397

**RE: Legal Description
Madison-Kipp Corporation UST Site
Madison, Wisconsin
DNR BRRTS Number 03-13-559600**

Pursuant to the requirements of item G.4 of Form 4400-202, "Case Closure – GIS Registry," this letter is to notify you that it is my belief that the attached legal description accurately describes the correct contaminated property for the above site.

The closure fees for BRRTS # 03-13-559600 were electronically sent on 8.27.13.

Sincerely,

MADISON-KIPP CORPORATION

A handwritten signature in black ink, appearing to read 'Mark W. Meunier', written over the printed name.

Mark W. Meunier, SPHR
Vice President-Human Resources

Attach.