State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921

GIS REGISTRY (Cover Sheet)
Form 4400-280 (R 04/16)

Source Property Information

BRRTS #: 02-13-562649 CLOSURE DATE: 07/06/2016

ACTIVITY NAME: MADISON KIPP RAIN GARDEN FID #: 113125320

PROPERTY ADDRESS: 201 WAUBESA ST DATCP #:

MUNICIPALITY: MADISON PECFA#: NA

PARCEL ID #: 0710-053-0801-2 0710-053-0503-4

***WTM COORDINATES:**

X: **573540** Y: **291794**

** 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-Site Contamination
- ☒ Soil Contamination > *RCL or **SSRCL *(232)*
  - ☐ Contamination in ROW
  - ☒ Off-Site Contamination

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)*

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

○ Yes ○ No ◉ N/A

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

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

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

July 6, 2016

Ms Alina Satkoski
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 Rain Garden/Bike Path, Madison, Wisconsin
DNR BRRTS Activity Number: 02-13-562649

Dear Ms. Satkoski:

The Department of Natural Resources (DNR) considers the Madison Kipp Rain Garden/Bike Path site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read 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. Certain continuing obligations also apply to affected property owners or rights-of-way holders. These are identified within each continuing obligation.

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 June 2, 2016. The Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases.

The rain garden/bike path is adjacent to the north side of the Kipp property and in the past received contaminated stormwater runoff. The primary contaminants of concern were polychlorinated biphenyls (PCBs). PCB contaminated soil was identified and excavated in several mobilizations to the site. The conditions of closure and continuing obligations required were based on the property being used for recreational and stormwater management purposes. Site specific residual contaminant screening levels (RCLs) were used to guide soil clean-up.

Continuing Obligations

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

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- A pavement or soil cover must be maintained over certain contaminated soil and the DNR must be notified and approve any changes to this barrier.
- Site specific soil criteria were applied for closure at the bike path and rain garden properties, and maintaining the current Traditional Employment District zoning for both the City of Madison and MKC parcels is required. Before the land use may be changed, additional environmental work may be required.
- If changes in property use or land use that lead to a different contaminant exposure setting are planned, an assessment must be made of whether this closure will be protective of the proposed use.

- Structural impediments to a complete investigation and remediation exist on site. Should these impediments be removed in the future additional investigation and maybe remediation will be required.

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

Geographic Information System (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 GIS Registry layer, at the same web address.

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

All site information is also on file at the South Central Regional DNR office, at 3911 Fish Hatchery Road, Fitchburg, Wisconsin. 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) file in BRRTS on the Web.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where the pavement or soil cap 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; or
- 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 will 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.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains on and off site as shown on the **attached map:** "Madison Kipp Corporation…, Location Map, Figure D.2, Arcadis". If this contaminated soil 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. This closure condition also applies to the City of Madison, owner of rain garden/bike path property.

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.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)
The pavement or soil cover that exists in the location shown on the **attached map: "**Madison Kipp Corporation…, Location Map, Figure D.2, Arcadis", shall be maintained in compliance with **the attached maintenance plan** in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A request may be made to modify or replace a cover or barrier. Before removing or replacing the cover, you must notify the DNR at least 45 days before taking an action. 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. 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.

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 annually in accordance with the attached maintenance plan. Submit the inspection log to the DNR only on request.

This closure condition also applies to the City of Madison, owner of rain garden/bike path property.

Structural Impediments (s. 292.12 (2) (b), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)
The paved bike path and utility lines as shown in the attached maintenance plan made complete investigation and/or remediation of the soil contamination impracticable. If the structural impediment is to be removed, Madison Kipp or the property owner, City of Madison, shall notify the DNR at least 45 days before removal, and conduct an investigation of the degree and extent of the contamination below the structural impediment. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules. This closure condition also applies to the City of Madison, owner of rain garden/bike path property.

Site Specific Soil Criteria (s. NR 726.15, s. NR 727.07, Wis. Adm. Code)
Soil contamination remains at various locations, as shown on the **attached map:** "Madison Kipp Corporation…, Location Map, Figure D.2, Arcadis". Samples contained PCBs that met, and in some cases exceeded, the site-specific soil critieria developed for this site.

This property may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless prior written approval has been obtained from the DNR. The property owner shall notify the DNR at least 45 days before changing the use. An investigation and remedial action to meet applicable soil cleanup criteria may

be required at that time. This closure condition also applies to the City of Madison, owner of rain garden/bike path property.

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
South Central Team Supervisor
Remediation & Redevelopment Program

Attachments: Maintenance Plan (containing referenced map)

cc: Mayor Paul Soglin, City of Madison

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

Case Closure - GIS Registry

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. 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.). Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided.

Site Information

BRRTS No. 02-13-562649	VPLE No.		
Parcel ID No. 0710-053-0801-2, 0710-053-0503-4			
FID No.	WTM Coordinates X 573491	Y 291765	
BRRTS Activity (Site) Name Madison-Kipp Rain Garden	WTM Coordinates Represent: ☐ Source Area ☒ Parcel Center		
Site Address 201 Waubesa St.	City Madison	State WI	ZIP Code 53704
Acres Ready For Use 0.5			

Responsible Party (RP) Name Alina Satkoski			
Company Name Madison-Kipp Corporation			
Mailing Address 201 Waubesa St.	City Madison	State WI	ZIP Code 53704
Phone Number (608) 242-5200	Email asatkoski@madison-kipp.com		

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

Environmental Consultant Name Christopher Kubacki			
Consulting Firm Arcadis, U.S., Inc.			
Mailing Address 126 N Jefferson St., Ste. 400	City Milwaukee	State WI	ZIP Code 53202
Phone Number (414) 276-7742	Email chris.kubacki@arcadis.com		

Fees and Mailing of Closure Request

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 EPA (Environmental Program Associate) at **http://dnr.wi.gov/topic/Brownfields/Contact.html**. Check all fees that apply:

   ☐ $1,050 Closure Fee

   ☐ $350 Database Fee for Groundwater or Monitoring Wells (Not Abandoned)

   ☐ $300 Database Fee for Soil

   Total Amount of Payment $ _____

   ☒ Resubmittal, Fees Previously Paid

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 portion of the Site Summary Section is not relevant to the case closure request, you must fully explain the reasons why in the relevant section of the form. All information submitted shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

A. Site Location: Describe the physical location of the site, both generally and specific to its immediate surroundings.
The site is on City of Madison property located at 176 South Fair Oaks Avenue in Madison, Wisconsin, between the northern boundary of the Madison-Kipp property (201 Waubesa Street, Madison, Wisconsin) and the Capital City Bike Path. The site consists of a rain garden, asphalt driveway, and landscaped area adjacent to the Capital City Bike Path. The rain garden is a narrow vegatated swale roughly 200 feet long, 11 feet wide, and approximately 0.05 acres in area. The landscaped area and asphalt driveway represents approximately 0.45 acres, and consists of grassy, landscaped land and an asphalt driveway between the Capital City Bike Path and the Madison-Kipp parking lot.

B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.
The site is located on City of Madison property between the northern boundary of the Madison-Kipp property and the Capitol City Bike Path. The City of Madison constructed the rain garden in 2006 in order to serve as a storm water management structure and function to promote the infiltration of runoff from the adjoining bike path, the north parking lot of the Madison-Kipp property, and additional properties west (upgradient) of the rain garden. A landscaped area is located adjacent to the bike path, and an asphalt driveway serves as a vehicle entrance/exit to the Madison-Kipp property. Prior to the construction of the rain garden and landscaped area, the area served as a rail corridor.

C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
The site (rain garden, landscaped area, asphalt driveway) consists of two parcels zoned as TE-Traditional Employment District as verified by the City of Madison Assessor's Office and assessed as G1-Residential as verified by the Dane County Land Information Office.

The Madison-Kipp parcel is zoned as TE-Traditional Employment District as verified by the City of Madison Assessor's Office and assessed as G3-Manufacturing as verified by the Dane County Land Information Office.

D. Describe how and when site contamination was discovered.
On June 21, 2012, ARCADIS advanced one hand auger soil boring (B-23) to 4 feet below land surface (bls) through the base of the rain garden. Two soil samples collected from this soil boring contained polychlorinated biphenyl (PCB) concentrations above the WDNR industrial direct contact residual contaminant level (RCL). Investigation activities were documented in the ARCADIS "Site Investigation and Interim Actions Report" dated March 15, 2013, and submitted to the WDNR.

On June 1, 2015, the City of Madison took seven additional hand auger soil borings (HA-1 through HA-7) at an approximate depth of 1 foot bls within the landscaped area between the Capital City Bike Path and Madison-Kipp property. Six of the seven samples had detections for PCBs, and two had PCB concentrations exceeding the WDNR industrial direct contact RCL. Investigation activities were documented in the ARCADIS "Capital City Bike Path Excavation Work Plan" dated August 4, 2015, and submitted to the WDNR.

E. Describe the type(s) and source(s) or suspected source(s) of contamination.
The suspected source of contamination is the use of historic hydraulic oils containing PCBs used at the Madison-Kipp property.

F. Other relevant site description information (or enter Not Applicable).
Not Applicable

G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.
02-13-558625: Madison Kipp Corp (open ERP); 02-13-576860: Madison Kipp Soil ; 04-13-576409: Madison-Kipp Spill (closed spill); 03-13-559600: Madison-Kipp Fuel Oil Tank (closed LUST); 10-13-001569: Madison Kipp (removed- is now referred to as 02-13-558625); 04-13-047387: 201 Waubesa St. (closed spill); 04-13-050991: 201 Waubesa St. (closed spill); 04-13-260538: Madison Kipp Corp (closed spill); 04-13-281251: Madison Kipp Corp (closed spill); 04-13-562058: Madison Kipp Spill (closed spill); 04-13-563143: Madison Kipp Corp Spill (closed spill).

H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.
02-13-552584: Goodman Community Center (closed site); 02-13-262205 Atwood Community Center (closed site); 03-13-001683: Madison Brass Works (closed site), 03-13-113339: Clark Oil #456 (open site).

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.
Soils collected from the area were described as sand and silt to a depth of approximately 2 feet bls, and clay with little

silt and sand to a depth of 6 feet bls.

In 2005, prior to construction of the rain garden, CGC, Inc. (CGC) of Madison, Wisconsin was contracted by the City of Madison to complete the advancement of three direct push soil borings (B-1 through B-3) to 12 feet bls at the location of the proposed rain garden and estimate infiltration potentials. Clayey soils were observed in the soil borings with estimated infiltration potentials ranging from 0.24 to 0.5 inches per hour.

ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
According to the Geotechnical Exploration Report prepared by CGC, a construction report was not prepared to document the final construction of the rain garden or surrounding landscaped area. Reportedly, the rain garden was constructed and backfilled with the existing soils.

iii. Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.
Bedrock was not encountered during the investigation.

iv. Describe the nature and locations of current surface cover(s) across the site (e.g., natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).
The current surface cover of the rain garden is landscaped and planted with vegetation associated with a rain garden in accordance with the City of Madison specifications. Topsoil and grass is present in the landscaped areas, and the driveway is paved with 6 inches of asphalt.

B. Groundwater

i. Discuss depth to groundwater and piezometric elevations. Describe and explain depth variations, including high and low water table elevation and whether free product affects measurement of water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.
Groundwater is addressed separately under BRRTS # 02-13-558625.

ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
Groundwater is addressed separately under BRRTS # 02-13-558625.

iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
Groundwater is addressed separately under BRRTS # 02-13-558625.

iv. Identify and describe locations/distance of potable and/or municipal wells within 1200 feet of the site. Include general summary of well construction (geology, depth of casing, depth of screened or open interval).
Groundwater is addressed separately under BRRTS # 02-13-558625.

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.
The rain garden area was first investigated by ARCADIS in 2012 as a part of a separate site-wide investigation at Madison-Kipp. Subsequent documentation focused on the rain garden area as described in the ARCADIS "Rain Garden Investigation and Remedial Strategy" dated August 1, 2013, and the ARCADIS "Rain Garden Soil Removal Work Plan" dated December 18, 2013.

Follow up investigations in the bike path area conducted by the City of Madison and Madison-Kipp in June 2015 are described in the "Capital City Bike Path Excavation Work Plan" dated August 4, 2015. Based on results of the initial bike path excavation, additional soil removal activities took place and are detailed in the "Additional Soil Investigation Activities along the Bike Path" submittal dated November 3, 2015 and the "Work Plan for Additional Soil Removal Activities along the Capital City Bike Path" dated December 14, 2015.

ii. Identify whether contamination extends beyond the source property boundary, and if so describe the media affected (e.g., soil, groundwater, vapors and/or sediment, etc.), and the vertical and horizontal extent of impacts.
Soils impacted with PCBs were present in the rain garden at depths of 0 to 4 ft bls, and soils impacted with PCBs were present in landscaped areas adjacent to the bike path at depths of 0 to 6 ft bls.

Groundwater, soil vapor, and surface water are addressed separately under BRRTS # 02-13-558625.

Any potential impacted groundwater or soil vapor at this site will be treated by treatment systems on the adjacent Madison-Kipp property, which include an existing soil vapor extraction system and a groundwater treatment system.

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.

The dimensions of the rain garden and bike path excavations were influenced by utility setback zones as dictated by Madison Gas & Electric around overhead utility poles and the associated guide wires that were situated directly within the excavation areas, and a high-capacity underground fiber optic line running parallel to the Capital City Bike Path (refer to Attachment B.5).

B. Soil

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

Soil borings advanced in 2012 reported exceedances of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbon (PAHs), and resource conservation and recovery act (RCRA) metals above the Soil to Groundwater Pathway RCL at depths of 0-4 feet bls. WDNR industrial direct contact RCL exceedances were found for PAHs, PCBs, and RCRA Metals at depths of 0-11.5 feet bls.

As shown on figure B.2.a.1, twenty-three of the forty-two rain garden samples from depths ranging 0-4 feet bls contained concentrations of PCBs above the WDNR industrial direct contact residual contaminant level (RCL) of 0.744 milligrams per kilogram (mg/kg). Two rain garden samples reported total PCB concentrations above the Toxic Substance Control Act (TSCA) of 50 mg/kg. Rain garden soils were excavated in April, May, and August 2014 to a depth of approximately 4 feet bls.

Follow up investigations were performed in 2015 by the City of Madison and Madison-Kipp. Eight of the fourteen hand-auger samples contain concentrations of PCBs above the WDNR industrial contact RCL. Two of the eight samples reported total PCB concentrations above the Toxic Substance Control Act (TSCA) of 50 mg/kg. These were primarily located in the bike path area, shown on figures B.2.a.1 and B.2.a.2.

Figure B.2.a.2 shows the soil contamination of the bike path area. Fifty-three of the one hundred and thirty bike path area samples contained concentrations of PCBs above the WDNR industrial direct contact RCL. Ten bike path area samples reported total PCB concentrations above the Toxic Substance Control Act (TSCA) of 50 mg/kg. Bike path soils were excavated in October 2015 and February to March 2016 to depths ranging approximately 1-6 feet bls.

Surface water flows into the rain garden, with subsequent flow through a drainage ditch to the northeast. The drainage ditch ultimately connects to Starkweather Creek.

ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column.

Table A.2.a shows the PCB concentration results for the rain garden samples. PCB Aroclor 1016 was detected at depths of 0-4 feet bls with concentrations up to 2.5 mg/kg. PCB Aroclor 1248 was detected at depths of 0-4 feet bls with concentrations up to 600 mg/kg. PCB Aroclor 1260 was detected at depths of 0-4 feet bls with concentrations up to 420 mg/kg.

Table A.2.b shows the PCB concentration results for the City of Madison, MKC, and bike path samples. PCB Aroclor 1248 was detected at depths of 0-4 feet bls with concentrations up to 680 mg/kg. PCB Aroclor 1254 was detected at depths of 0-4 feet bls with concentrations up to 99 mg/kg. PCB Aroclor 1260 was detected at depths of 0-4 feet bls with concentrations up to 1.5 mg/kg.

Detailed in Table A.2.c, soil analytical results at soil borings taken in 2012 showed PCB concentrations exceeding the WDNR industrial direct contact RCL at soil borings B-23 and B-50 from depths of 0-4 feet bls. VOC concentrations were reported above the Soil to Groundwater Pathway RCL at B-42, B-50, and B-83 from 0-4 feet bls. PAHs were reported above the Soil to Groundwater Pathway RCL at B-23, B-42, B-50, and B-83, and were reported above the Industrial Direct Contact RCL at B-50 and B-83 from 0-4 feet bls. A PAH background study was conducted in August 2013, and summarized in the Polynuclear Aromatic Hydrocarbon Background Study report prepared by Arcadis, dated February 7, 2014. In a letter dated March 7, 2014 the WDNR approved this study and concluded that the PAHs detected in off-site samples were background.

Also shown in Table A.2.c, Arsenic concentrations were reported above the WDNR industrial direct contact RCL of 1.59 mg/kg in soil borings B-23, B-34, B-42, B-50 and B-83 from 0 to 4 foot bls. As presented in the ARCADIS "Site Investigation and Interim Actions Report, February 2012-January 2013" dated March 15, 2013, arsenic concentrations were found widespread on- and off-site within a narrow range of concentrations. The presence of arsenic in soil samples appears to represent naturally occurring background conditions.

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

Wisconsin Administrative Code Chapter NR 720 residual contaminant levels for the industrial direct contact pathway and the EPA 40 CFR Part 761 Toxic Substances Control Act PCB regulations were used and approved of by the WDNR.

C. Groundwater

i. Describe degree and extent of groundwater contamination. 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.

Groundwater is addressed separately under BRRTS # 02-13-558625.

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

No free product has been observed at the site. Groundwater is addressed separately under BRRTS # 02-13-558625.

D. Vapor

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

Soil vapor is addressed separately under BRRTS # 02-13-558625.

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).

Soil vapor is addressed separately under BRRTS # 02-13-558625.

E. Surface Water and Sediment

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

Surface water is addressed separately under BRRTS # 02-13-558625.

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.

Surface water is addressed separately under BRRTS # 02-13-558625.

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.

Soil excavation and backfill activities were completed at the rain garden to a depth of approximately 4 feet bls in accordance with the ARCADIS "Rain Garden Soil Removal Work Plan" dated December 18, 2013. Soil excavation and backfill activities were completed between April and August 2014 and were documented in the ARCADIS "Summary of Rain Garden Soil Removal Activities" dated August 6, 2014 and the ARCADIS "Summary of Soil Removal Activities" dated October 13, 2014. A total of 362.92 tons of soil was disposed as non-hazardous material at Advanced Disposal Glacier Ridge Landfill located in Horicon, Wisconsin, and 56.37 tons of soil were disposed as TSCA hazardous material at Environmental Quality Wayne Disposal Landfill located in Belleville, Michigan. The rain garden area was backfilled with sand to a depth of 1 foot bls followed by 1 foot of Purple Cow topsoil mix and was re-vegetated by the City of Madison. A small area of the driveway was backfilled with gravel to a depth of 0.5 foot bls followed by 6 inches of asphalt.

Soil excavation and backfill activities were completed along the bike path to depths of approximately 1-6 feet bls in accordance with the ARCADIS "Capital City Bike Path Excavation Work Plan" dated August 4, 2015; the "Additional Soil Investigation Activities along the Bike Path" dated November 3, 2015; and, the "Work Plan for Additional Soil Removal Activities along the Capital City Bike Path" dated December 14, 2015. Soil excavation and backfill activities were completed in October 2015 and February to March 2016. A total of 156.29 tons of soil was disposed as non-hazardous material at the Advanced Waste Landfill located in Menomonee Falls, Wisconsin, and a total of 333 tons of soil was disposed as TSCA hazardous material at Environmental Quality Wayne Disposal Landfill located in Belleville, Michigan. Landscaped areas were backfilled with sand to a depth of 0.5 feet followed by 6 inches of topsoil. The landscaped area will be seeded with grass. The asphalt areas were backfilled with gravel to a depth of 0.5 feet, and will be completed with 6 inches of asphalt.

B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.
None.

C. Describe the *active* remedial actions taken at the source property, including: type of remedial system(s) used for each media affected; 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.

No active remedial actions are taking place for this site.

D. Describe the alternatives considered during the Green and Sustainable Remediation evaluation in accordance with NR 722.09 and any practices implemented as a result of the evaluation.

The most effective alternative was determined to be removal of the impacted soils in order to restore the area and protect public health and the environment. Removing the source from the site also addressed the long-term care and management of the property.

E. Describe the nature, degree and extent of residual contamination that will remain at the source property or on other affected properties after case closure.

Soil excavation and backfill activities were completed between April and August 2014 at the rain garden and in October 2015 and February to March 2016 along the bike path area and consisted of removing soils to the extent practicable to either below the WDNR industrial direct contact residual contaminant level for PCBs (at the rain garden and landscaped areas) or below the Toxic Substance Control Act disposal limit for PCBs (beneath the asphalt driveway), or safely excavated to Madison Gas and Electric utility setback zones. Residual contamination of PCBs above the WDNR's industrial direct contact RCL in the rain garden area is shown on figure B.2.b.1. Locations were in utility buffer zones that were unable to be excavated or will be capped under an asphalt cap.

Residual contamination along the bike path area is shown on figure B.2.b.2. Samples with RCL exceedances of PCBs remaining in place were in utility buffer zones that were unable to be excavated further, or are located beneath an asphalt cap.

Soil borings B-34, B-42, B-50, and B-83 contain concentrations of arsenic and/or PAHs above the WDNR's soil to groundwater RCL or industrial direct contact RCL. The presence of arsenic and PAHs in the soil samples represent background conditions. Soil boring B-42 contains benzene, tetrachloroethene, lead, mercury, and selenium above the WDNR's soil to groundwater RCL. Soil boring B-50 contains selenium above the WDNR's soil to groundwater RCL. Soil boring B-83 contains tetrachloroethene, trichloroethene, and lead above the WDNR's soil to groundwater RCL. Analytical results for the residual soil boring samples can be found in Table A.3.b.

F. Describe the residual soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds RCLs established under s. NR 720.12, Wis. Adm. Code, for protection of human health from direct contact.

Areas within the rain garden portion of the parcel parcel containing residual confirmation soil samples with concentrations of PCBs above the WDNR industrial direct contact residual contaminant level include soil sample locations HA-1, RG-13, RG-26, RG-28, RG-31, RG-32, RG-34, RG-37, RG-39, RG-40, and RG-42.

Areas within the bike path portion of the site containing residual confirmation soil samples with concentrations of PCBs above the WDNR industrial direct contact residual contaminant level include soil sample locations SB-BP-7, SB-BP-9, SB-BP-10, SB-BP-11, BP-SIDE-14, BP-SIDE-15, BP-SIDE-17, BP-SIDE-18, BP-SIDE-20, BP-SIDE-21, BP-SIDE-41, BP-SIDE-43, BP-SIDE-47, and BP-SIDE-52.

Analytical results for residual rain garden and bike path samples can be found in Table A.3.a.

G. Describe the residual soil contamination that is above the observed low water table that attains or exceeds the soil standard(s) for the groundwater pathway.

Soil borings B-34, B-42, B-50, and B-83 contain concentrations of arsenic and/or PAHs above the WDNR's soil to groundwater RCL. The presence of arsenic and PAHs in the soil samples represent background conditions. Soil boring B-42 contains benzene, tetrachloroethene, lead, mercury, and selenium above the WDNR's soil to groundwater RCL. Pre-remedial soil boring B-50 contains selenium above the WDNR's soil to groundwater RCL. Soil boring B-83 contains tetrachloroethene, trichloroethene, and lead above the WDNR's soil to groundwater RCL. Analytical results for the residual soil boring samples can be found in Table A.3.b.

H. 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.

Residual impacted soil will be addressed through the Cover or Maintenance Plan attached as Appendix D (soil cover over landscaped areas and asphalt cap over the driveway), the WDNR's Soil GIS Registry, and the WDNR Form 4400-286 Notification of Continuing Obligations and Residual Contamination. The soil cover consists of 1 to 3 -feet of clean, imported soil above samples with industrial direct contact RCL exceedances located adjacent to utilities in the rain garden and adjacent to the bike path. The cap also consists of 6-in of asphalt for samples with industrial direct contact RCL

exceedances located in the driveway utilized by Madison-Kipp.

I. 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).
Groundwater is addressed separately under BRRTS # 02-13-558625.

J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).
Soil exposure pathways were removed and addressed as described in the Maintenance Plan through excavation and the use of barriers.

Groundwater is addressed separately under BRRTS # 02-13-558625.
Soil vapor is addressed separately under BRRTS # 02-13-558625.

K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.
There is no system hardware left at the site currently or in the future.

L. 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.
Groundwater is addressed separately under BRRTS # 02-13-558625.

M. 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.
Soil vapor is addressed separately under BRRTS # 02-13-558625.

N. 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.
Surface water is addressed separately under BRRTS # 02-13-558625.

5. **Continuing Obligations: Situations where sites, including all affected properties and rights-of-way (ROWs), are included on the DNR's GIS Registry. In certain situations, maintenance plans are also required, and must be included in Attachment D.**
Directions: For each of the 3 property types below, check all situations that apply to this closure request.
(NOTE: Monitoring wells to be transferred to another site are addressed in Attachment E.)

	This situation applies to the following property or Right of Way (ROW):			Case Closure Situation - Continuing Obligation Inclusion on the GIS Registry is Required (ii. - xiv.)	Maintenance Plan Required
	Property Type:				
	Source Property	Affected Property (Off-Source)	ROW		
i.	☐	☐	☐	None of the following situations apply to this case closure request.	NA
ii.	☐	☐	☐	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	☒	☒	☐	Residual soil contamination exceeds ch. NR 720 RCLs.	NA
iv.				Monitoring Wells Remain:	
	☐	☐	☐	• Not Abandoned (filled and sealed)	NA
	☐	☐	☐	• Continued Monitoring (requested or required)	Yes
v.	☐	☒	☐	Cover/Barrier/Engineered Cover or Control for (soil) direct contact pathways (includes vapor barriers)	Yes
vi.	☐	☐	☐	Cover/Barrier/Engineered Cover or Control for (soil) groundwater infiltration pathway	Yes
vii.	☐	☒	☐	Structural Impediment: impedes completion of investigation or remedial action (not as a performance standard cover)	NA
viii.	☐	☐	☐	Residual soil contamination meets NR 720 industrial soil RCLs, land use is classified as industrial	NA
ix.	☐	☐	NA	Vapor Mitigation System (VMS) required due to exceedances of vapor risk screening levels or other health based concern	Yes
x.	☐	☐	NA	Vapor: Dewatering System needed for VMS to work effectively	Yes
xi.	☐	☐	NA	Vapor: Compounds of Concern in use: full vapor assessment could not be completed	NA
xii	☐	☐	NA	Vapor: Commercial/industrial exposure assumptions used.	NA
xiii.	☐	☐	☐	Vapor: Residual volatile contamination poses future risk of vapor intrusion	NA
xiv.	☐	☐	☐	Site-specific situation: (e. g., fencing, methane monitoring, other) (*discuss with project manager before submitting the closure request*)	Site specific

6. **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. ATCP 93, Wis. Adm. Code, exist on the property? ○ Yes ◉ No
   C. If the answer to question 6.B. is yes, is the leak detection system currently being monitored? ○ Yes ○ No

General Instructions

All information shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected. For each attachment (A-G), provide a Table of Contents page, listing all 'applicable' and 'not applicable' items by Closure Form titles (e.g., A.1. Groundwater Analytical Table, A.2. Soil Analytical Results Table, etc.). If any item is 'not applicable' to the case closure request, you must fully explain the reasons why.

Data Tables (Attachment A)

Directions for Data Tables:

- Use **bold** and italics font for information of importance on tables and figures. Use **bold** font for ch. NR 140, Wis. Adm. Code ES attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, PAL attainments or exceedances.
- Use **bold** font to identify individual ch. NR 720 Wis. Adm. Code RCL exceedances. Tables should also include the corresponding groundwater pathway and direct contact pathway RCLs for comparison purposes. Cumulative hazard index and cumulative cancer risk exceedances should also be tabulated and identified on Tables A.2 and A.3.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e., do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15 (3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Soil Analytical Results Table, etc.).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate Portable Document Format (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, potable wells) for which samples have been collected.

A.2. **Soil Analytical Results Table(s):** Table(s) showing **all** soil analytical results and collection dates. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated).

A.3. **Residual Soil Contamination Table(s):** Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.

A.4. **Vapor Analytical Table(s)**: 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.5. **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, and time period for sample collection.

A.6. **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.7. **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, Figures and Photos (Attachment B)

Directions for Maps, Figures and Photos:

- 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 11 x 17 inches, in a 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(4), 726.09(2) and 726.11(3), (5) and (6), Wis. Adm. Code.
- 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.
- Maps, figures and photos should be dated to reflect the most recent revision.

B.1. Location Maps

B.1.a. **Location Map:** A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected 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 all affected 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 attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding a RCL. Provide parcel identification numbers for all affected properties.

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

B.2. Soil Figures

B.2.a. **Soil Contamination:** Figure(s) showing the location of **all** identified unsaturated soil contamination. Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720.Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedances (0-4 foot depth).

B.2.b. **Residual Soil Contamination:** Figure(s) showing only the locations of soil samples where unsaturated soil contamination remains at the time of closure (locations represented in Table A.3). Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedence (0-4 foot depth).

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 an RCL. Distinguish between direct contact and the groundwater pathway RCLs.
- Source location(s) and lateral and vertical extent if groundwater contamination exceeds ch. NR 140 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.1.b.)

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, PAL and/or an 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 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 residual soil and groundwater contamination, including sub-slab, indoor air, soil vapor, soil gas, 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).

B.5. Structural Impediment Photos: One or more photographs documenting the structural impediment feature(s) which precluded a complete site investigation or remediation at the time of the closure request. The photographs should document the area that could not be investigated or remediated due to a structural impediment. The structural impediment should be indicated on Figures B.2.a and B.2.b.

Documentation of Remedial Action (Attachment C)

Directions for Documentation of Remedial Action:

- 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 has already been submitted to the DNR, please note the title and date of the report for that particular document requested.

C.1. **Site investigation documentation,** that has not otherwise been submitted with the Site Investigation Report.

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

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

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

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

C.6. **Other**. Include any other relevant documentation not otherwise noted above (This section may remain blank).

Maintenance Plan(s) and Photographs (Attachment D)

Directions for Maintenance Plans and Photographs:

Attach a maintenance plan for each affected property (source property, each off-source affected property) with continuing obligations requiring future maintenance (e.g., direct contact, groundwater protection, vapor intrusion). See Site Summary section 5 for all affected property(s) requiring a maintenance plan. Maintenance plan guidance and/or templates for: 1) Cover/barrier systems; 2) Vapor intrusion; and 3) Monitoring wells, can be found at: http://dnr.wi.gov/topic/Brownfields/Professionals.html#tabx3

D.1. **Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required:**

- Provide brief descriptions of the type, depth and location of residual contamination.

- Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
- Provide a description of the maintenance actions required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
- Provide contact information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.

D.2. **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) all property boundaries.

D.3. **Photographs** for site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.

D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf.

Monitoring Well Information (Attachment E)

Directions for Monitoring Well Information:
For all wells that will remain in use, be transferred to another party, or that could not be located; 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)

Select One:

◉ No monitoring wells were installed 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 a description of efforts made to locate the wells.

☐ 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. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.

☐ One or more monitoring 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). Provide documentation from the party accepting future responsibility for monitoring well(s).

Source Legal Documents (Attachment F)

Directions for Source Legal Documents:
Label documents with the specific closure form titles (e.g., F.1. Deed, F.2. Certified Survey Map, etc.). Include all of the following documents, in the order listed:

F.1. **Deed:** The most recent deed with legal description clearly listed.

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.*

F.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. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.

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

F.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. This section applies to the source property only. Signed statements for Other Affected Properties should be included in Attachment G.

Notifications to Owners of Affected Properties (Attachment G)

Directions for Notifications to Owners of Affected Properties:
Complete the table on the following page for sites which require notification to owners of affected properties pursuant to ch. 292, Wis. Stats. and ch. NR 725 and 726, Wis. Adm. Code. 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.]. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) lists specific notification requirements http://dnr.wi.gov/files/PDF/pubs/rr/RR606.pdf.

State law requires that the responsible party provide a 30-day, written advance notification to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned. Use form 4400-286, Notification of Continuing Obligations and Residual Contamination, at http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf

Include a copy of each notification sent and accompanying proof of delivery, i.e., return receipt or signature confirmation. (These items will not be placed on the GIS Registry.)

Include the following documents for each property, keeping each property's documents grouped together and labeled with the letter G and the corresponding ID number from the table on the following page. (Source Property documents should only be included in Attachment F):

- **Deed:** The most recent deed with legal descriptions clearly listed for all affected properties.
  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.
- **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. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Notifications to Owners of Affected Properties (Attachment G)

ID	Address of Affected Property	Parcel ID No.	Date of Receipt of Letter	Type of Property Owner	WTMX	WTMY	Reasons Notification Letter Sent: Residual Groundwater Contamination = or > ES	Residual Soil Contamination Exceeds RCLs	Monitoring Wells: Not Abandoned	Monitoring Wells: Continued Monitoring	Cover/Barrier/Engineered Control	Structural Impediment	Industrial RCLs Met/Applied	Vapor Mitigation System(VMS)	Dewatering System Needed for VMS	Compounds of Concern in Use	Commercial/Industrial Vapor Exposure Assumptions Applied	Residual Volatile Contamination Poses Future Risk of Vapor Intrusion	Site Specification Situation
A	176 South Fair Oaks Avenue, Madison, WI 53704	071005305034	10/31/2014	APO	573491	291765		X			X								
B																			
C																			
D																			

Signatures and Findings for Closure Determination

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

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

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

Engineering Certification

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

Christopher Kubacki	Senior Engineer
Printed Name	Title

	4/22/16	WISCONSIN CHRISTOPHER D. KUBACKI E-37734 WAUWATOSA WI PROFESSIONAL ENGINEER
Signature	Date	P.E. Stamp and Number E-37734

Hydrogeologist Certification

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

Printed Name	Title
Signature	Date

Attachment A

Attachments:

- A.1 Groundwater Analytical Table – Not included. Groundwater is addressed separately under BRRTS #02-13-558625.
- A.2.a Rain Garden Area Soil Analytical Results Table – Included.
- A.2.b Bike Path Area Soil Analytical Results Table – Included.
- A.2.c Soil Borings Analytical Results Table – Included.
- A.3.a Rain Garden and Bike Path Residual Soil Contamination Table – Included.
- A.3.b Soil Borings Residual Soil Contamination Table – Included.
- A.4 Vapor Analytical Table - Not included. Groundwater is addressed separately under BRRTS #02-13-558625.
- A.5 Other Media of Concern Table - Not included. Surface water and sediment is addressed separately under BRRTS #02-13-558625.
- A.6 Water Level Elevations Table – Not Included. Groundwater is addressed separately under BRRTS #02-13-558625.
- A.7 Other – Not included. There is no calculated natural attenuation data needed for the Site. There are no historical system operations at the Site or any other relevant data tables.

Attachment A.1

Attachment:

A.1 Groundwater Analytical Table – Not included. Groundwater is addressed separately under BRRTS #02-13-558625.

Table A.2.a
Rain Garden Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample Location	Industrial Direct Contact RCL	TSCA Disposal Limit	RG-1	RG-2	RG-3	RG-4	RG-5	RG-6	RG-7	RG-8
Sample Interval (feet bls)			2	2	4	2	2	2	2	2
Sample Date			4/9/2014	4/9/2014	4/9/2014	4/9/2014	4/9/2014	4/9/2014	4/9/2014	4/9/2014
PCBs										
Aroclor 1016	21.2	NE	<0.82	<0.0070	<0.041	<0.0073	<0.14	<0.0075	<0.0076	<1.6
Aroclor 1221	0.744	NE	<1	<0.0087	<0.051	<0.0090	<0.18	<0.0094	<0.0094	<2
Aroclor 1232	0.744	NE	<1	<0.0086	<0.051	<0.0089	<0.18	<0.0093	<0.0093	<2
Aroclor 1242	0.744	NE	<0.76	<0.0065	<0.038	<0.0067	<0.13	<0.0070	<0.0070	<1.5
Aroclor 1248	0.744	NE	<0.91	<0.0078	<0.046	<0.0081	<0.16	<0.0084	<0.0084	<1.8
Aroclor 1254	0.744	NE	**12**	0.019 J	0.35	0.08	**2.2**	0.1	0.048	**31**
Aroclor 1260	0.744	NE	<1.1	<0.0097	<0.057	<0.01	<0.2	<0.01	<0.011	<2.3
Total Detected PCBs	NE	50	12	0.019	0.35	0.08	2.2	0.1	0.048	31

General Note:

Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:

Concentrations presented in milligrams per kilogram (mg/kg).

100 = Exceeds the WDNR's industrial direct contact residual contaminant level.

100 = Exceeds the Toxic Substance Control Act disposal limit.

< = Constituent not detected above noted laboratory detection limit.

J = Constituent concentration is an approximate value.

NE = Criteria not established.

PCBs = Polychlorinated biphenyls.

RCL = Residual contaminant level.

TSCA = Toxic Substance Control Act.

Table A.2.a
Rain Garden Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample Location	RG-9	RG-10	RG-11	RG-12	RG-13	RG-14	RG-15	RG-16	RG-17	RG-18
Sample Interval (feet bls)	4	2	2	4	2	2	4	2	2	2
Sample Date	4/9/2014	4/9/2014	4/9/2014	4/9/2014	4/9/2014	4/9/2014	4/9/2014	4/9/2014	4/9/2014	4/9/2014
PCBs										
Aroclor 1016	<0.0074	<0.0071	<0.15	<0.0077	<0.14	<0.0068	<0.0074	<0.19	<0.035	<4.2
Aroclor 1221	<0.0092	<0.0088	<0.19	<0.0095	<0.17	<0.0085	<0.0092	<0.24	<0.044	<5.2
Aroclor 1232	<0.0091	<0.0087	<0.18	<0.0095	<0.17	<0.0084	<0.0091	<0.24	<0.044	<5.2
Aroclor 1242	<0.0069	<0.0066	<0.14	<0.0071	<0.13	<0.0063	<0.0069	<0.18	<0.033	<3.9
Aroclor 1248	<0.0082	<0.0079	<0.17	<0.0085	<0.15	<0.0076	<0.0082	<0.21	<0.04	<4.7
Aroclor 1254	0.011 J	<0.0043	**0.91**	0.11	**5.3**	<0.0042	0.016 J	**11**	<0.022	**85**
Aroclor 1260	<0.01	<0.0098	<0.21	<0.011	<0.19	<0.0095	<0.01	<0.26	<0.049	<5.8
Total Detected PCBs	0.011	0	0.91	0.11	5.3	0	0.016	11	0	***85***

General Note:

Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:

Concentrations presented in milligrams per kilogram (mg/kg).

100 = Exceeds the WDNR's industrial direct contact residual contaminant level.

100 = Exceeds the Toxic Substance Control Act disposal limit.

< = Constituent not detected above noted laboratory detection limit.

J = Constituent concentration is an approximate value.

NE = Criteria not established.

PCBs = Polychlorinated biphenyls.

RCL = Residual contaminant level.

TSCA = Toxic Substance Control Act.

Table A.2.a
Rain Garden Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample Location	RG-19	RG-20	RG-21	RG-22	RG-23	RG-24	RG-25	RG-26	RG-27	RG-28
Sample Interval (feet bls)	2	2	2	4	2	2	2	2	2	2
Sample Date	4/9/2014	4/9/2014	4/9/2014	4/9/2014	4/9/2014	4/9/2014	5/6/2014	5/6/2014	5/6/2014	5/6/2014
PCBs										
Aroclor 1016	<0.16	<0.17	<0.0082	<0.0074	<0.83	<0.0075	<17	<0.038	<0.0076	<0.04
Aroclor 1221	<0.2	<0.22	<0.01	<0.0092	<1	<0.0093	<21	<0.047	<0.0095	<0.05
Aroclor 1232	<0.19	<0.21	<0.01	<0.0092	<1	<0.0092	<20	<0.046	<0.0094	<0.049
Aroclor 1242	<0.15	<0.16	<0.0076	<0.0069	<0.77	<0.0070	<15	<0.035	<0.0071	<0.037
Aroclor 1248	<0.18	<0.19	<0.0092	<0.0083	<0.92	<0.0083	**420**	0.65	0.18	0.56
Aroclor 1254	**4.3**	**0.88**	0.035	0.13	**20**	0.057	**130**	**0.89**	0.38	**0.78**
Aroclor 1260	<0.22	<0.24	<0.011	<0.01	<1.2	<0.01	<23	<0.052	<0.011	<0.055
Total Detected PCBs	4.3	0.88	0.035	0.13	20	0.057	***550***	1.54	0.56	1.34

General Note:

Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:

Concentrations presented in milligrams per kilogram (mg/kg).

100 = Exceeds the WDNR's industrial direct contact residual contaminant level.

100 = Exceeds the Toxic Substance Control Act disposal limit.

< = Constituent not detected above noted laboratory detection limit.

J = Constituent concentration is an approximate value.

NE = Criteria not established.

PCBs = Polychlorinated biphenyls.

RCL = Residual contaminant level.

TSCA = Toxic Substance Control Act.

Table A.2.a
Rain Garden Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample Location	RG-29	RG-30	RG-31	RG-32	RG-33	RG-34	RG-35	RG-36	RG-37	RG-38
Sample Interval (feet bls)	2	2	2	2	2	2	2	2	2	2
Sample Date	5/6/2014	5/6/2014	5/6/2014	5/6/2014	5/6/2014	5/22/2014	5/22/2014	8/12/2014	8/12/2014	8/12/2014
PCBs										
Aroclor 1016	<0.0074	<0.085	<0.041	<0.41	<0.0068	<0.037	<21	<0.018	0.70	0.080
Aroclor 1221	<0.0092	<0.11	<0.052	<0.51	<0.0085	<0.046	<27	<0.0099	<0.0090	<0.0089
Aroclor 1232	<0.0091	<0.1	<0.051	<0.5	<0.0084	<0.046	<26	<0.0068	<0.0061	<0.0061
Aroclor 1242	<0.0069	<0.079	<0.039	<0.38	<0.0063	<0.035	<20	<0.011	<0.0096	<0.0095
Aroclor 1248	0.11	**1.7**	**0.82**	<0.45	<0.0076	**0.85**	**600**	<0.013	<0.012	<0.011
Aroclor 1254	0.11	**1**	0.62	**11**	0.016 J	0.44	**420**	0.026	**1.1**	0.24
Aroclor 1260	<0.01	<0.12	<0.058	<0.57	<0.0095	<0.052	<30	<0.0058	<0.0053	<0.0052
Total Detected PCBs	0.22	2.7	1.44	11	0.016	1.29	***1,020***	0.026	1.8	0.32

General Note:

Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:

Concentrations presented in milligrams per kilogram (mg/kg).

100 = Exceeds the WDNR's industrial direct contact residual contaminant level.

100 = Exceeds the Toxic Substance Control Act disposal limit.

< = Constituent not detected above noted laboratory detection limit.

J = Constituent concentration is an approximate value.

NE = Criteria not established.

PCBs = Polychlorinated biphenyls.

RCL = Residual contaminant level.

TSCA = Toxic Substance Control Act.

Table A.2.a
Rain Garden Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample Location	RG-39	RG-40	RG-41	RG-42
Sample Interval (feet bls)	4	1	1	1
Sample Date	8/12/2014	3/26/2015	3/26/2015	3/26/2015
PCBs				
Aroclor 1016	1.3	<0.150	<0.0072	<0.079
Aroclor 1221	<0.0092	<0.190	<0.0089	<0.099
Aroclor 1232	<0.0063	<0.190	<0.0089	<0.098
Aroclor 1242	<0.0099	<0.140	<0.0067	<0.074
Aroclor 1248	<0.012	<0.170	<0.0080	<0.088
Aroclor 1254	**4.4**	**6.7**	0.35	**2.0**
Aroclor 1260	<0.0054	<0.210	<0.010	<0.110
Total Detected PCBs	5.7	6.7	0.35	2.0

General Note:

Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:

Concentrations presented in milligrams per kilogram (mg/kg).

100 = Exceeds the WDNR's industrial direct contact residual contaminant level.

100 = Exceeds the Toxic Substance Control Act disposal limit.

< = Constituent not detected above noted laboratory detection limit.

J = Constituent concentration is an approximate value.

NE = Criteria not established.

PCBs = Polychlorinated biphenyls.

RCL = Residual contaminant level.

TSCA = Toxic Substance Control Act.

Table A.2.b
Bike Path Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample ID	Industrial Direct Contact RCL	TSCA Disposal Limit	HA-1	HA-2	HA-3	HA-4	HA-5	HA-6	HA-7	HA-4a
Sample Interval (feet bls)			0-1	0-1	0-1	0-1	0-1	0-1	0-1	0-1
Sample Date			6/1/2015	6/1/2015	6/1/2015	6/1/2015	6/1/2015	6/1/2015	6/1/2015	6/30/2015
PCBs										
Aroclor-1016	21.2	NE	<0.0894	<0.0284	<0.0291	<8.820	<0.0274	<0.0267	<0.0286	<0.032
Aroclor-1221	0.744	NE	<0.0894	<0.0284	<0.0291	<8.820	<0.0274	<0.0267	<0.0286	<0.040
Aroclor-1232	0.744	NE	<0.0894	<0.0284	<0.0291	<8.820	<0.0274	<0.0267	<0.0286	<0.040
Aroclor-1242	0.744	NE	<0.0894	<0.0284	<0.0291	<8.820	<0.0274	<0.0267	<0.0286	<0.030
Aroclor-1248	0.744	NE	0.345	0.249	0.319	**212**	0.0907	<0.0267	0.113	0.680
Aroclor-1254	0.744	NE	**1.16**	0.283	0.330	<8.820	0.0316	<0.0267	0.121	<0.020
Aroclor-1260	0.744	NE	<0.0894	<0.0284	<0.0291	<8.820	<0.0274	<0.0267	<0.0286	<0.045
Total Detected PCBs	NE	50	1.505	0.532	0.650	***212***	0.122	<0.0267	0.234	0.680

General Note:
Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:
100 = Exceeds the WDNR's industrial direct contact residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
< = Constituent not detected above noted laboratory detection limit.
NE = Criteria not established.
D = Data reported from a dilution
J = Constituent concentration is an approximate value.
PCBs = Polychlorinated biphenyls.
RCL = Residual contaminant level.
WDNR = Wisconsin Department of Natural Resources.
TSCA = Toxic Substance Control Act.

Table A.2.b
Bike Path Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample ID	HA-4b	HA-4c	HA-4d	HA-4d	HA-4e	HA-4f	SB-BP-1			SB-BP-2
Sample Interval (feet bls)	0-1	0-1	0-1	2-2.5	0-1	0-1	2'-4'	4'-6'	6'-8'	2'-4'
Sample Date	6/30/2015	6/30/2015	6/30/2015	6/30/2015	6/30/2015	6/30/2015	11/5/2015	11/5/2015	11/5/2015	11/5/2015
PCBs										
Aroclor-1016	<0.033	<0.140	<17	<0.75	<0.67	<0.17	<0.0092	<0.0094	<0.0093	<0.0092
Aroclor-1221	<0.041	<0.170	<21	<0.93	<0.83	<0.21	<0.0051	<0.0052	<0.0052	<0.0051
Aroclor-1232	<0.041	<0.170	<20	<0.92	<0.82	<0.21	<0.0035	<0.0036	<0.0035	<0.0035
Aroclor-1242	<0.031	<0.130	<15	<0.69	<0.62	<0.16	<0.0055	<0.0056	<0.0055	<0.0055
Aroclor-1248	**0.930**	**7.5**	**680**	**38**	**18**	<0.19	<0.0066	0.058 J	<0.0067	<0.0066
Aroclor-1254	<0.020	<0.083	<10	<0.46	<0.41	**2.2**	<0.0055	<0.0056	<0.0055	<0.0055
Aroclor-1260	<0.046	<0.190	<23	<1.0	<0.93	<0.23	<0.0030	<0.0031	<0.0030	<0.0030
Total Detected PCBs	0.930	7.5	***680***	38	18	2.2	<0.0092	0.058 J	<0.0093	<0.0092

General Note:
Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:
100 = Exceeds the WDNR's industrial direct contact residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
< = Constituent not detected above noted laboratory detection limit.
NE = Criteria not established.
D = Data reported from a dilution
J = Constituent concentration is an approximate value.
PCBs = Polychlorinated biphenyls.
RCL = Residual contaminant level.
WDNR = Wisconsin Department of Natural Resources.
TSCA = Toxic Substance Control Act.

Table A.2.b
Bike Path Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample ID	SB-BP-2 (continued)		SB-BP-3			SB-BP-4			SB-BP-5		
Sample Depth (feet bls)	4'-6'	6'-8'	2'-4'	4'-6'	6'-8'	2'-4'	4'-6'	6'-8'	2'-4'	4'-6'	6'-8'
Sample Date	11/5/2015	11/5/2015	11/5/2015	11/5/2015	11/5/2015	11/5/2015	11/5/2015	11/5/2015	11/5/2015	11/5/2015	11/5/2015
PCBs											
Aroclor-1016	<0.0095	<0.0090	<0.0096	<0.0095	<0.0091	<0.0099	<0.0097	<0.0088	<0.0094	<0.0094	<0.0095
Aroclor-1221	<0.0052	<0.0050	<0.0053	<0.0053	<0.0050	<0.0055	<0.0054	<0.0049	<0.0052	<0.0052	<0.0053
Aroclor-1232	<0.0036	<0.0034	<0.0036	<0.0036	<0.0034	<0.0037	<0.0037	<0.0033	<0.0036	<0.0036	<0.0036
Aroclor-1242	<0.0056	<0.0054	<0.0057	<0.0057	<0.0054	<0.0059	<0.0057	<0.0052	<0.0056	<0.0056	<0.0056
Aroclor-1248	<0.0068	<0.0065	<0.0069	<0.0068	<0.0065	**21 D**	<0.0069	<0.0063	<0.0067	<0.0067	<0.0068
Aroclor-1254	<0.0056	<0.0054	<0.0057	<0.0057	<0.0054	**31 D**	0.22	<0.0052	**22 D**	0.63	<0.0056
Aroclor-1260	<0.0031	<0.0029	<0.0031	<0.0031	<0.0029	<0.0032	<0.0031	<0.0029	<0.0030	<0.0030	<0.0031
Total Detected PCBs	<0.0095	<0.0090	<0.0096	<0.0095	<0.0091	***52***	0.22	<0.0088	22	0.63	<0.0095

General Note:
Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:
100 = Exceeds the WDNR's industrial direct contact residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
< = Constituent not detected above noted laboratory detection limit.
NE = Criteria not established.
D = Data reported from a dilution
J = Constituent concentration is an approximate value.
PCBs = Polychlorinated biphenyls.
RCL = Residual contaminant level.
WDNR = Wisconsin Department of Natural Resources.
TSCA = Toxic Substance Control Act.

Table A.2.b
Bike Path Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample ID	SB-BP-6				SB-BP-7				SB-BP-8	
Sample Depth (feet bls)	0-2'	2'-4'	4'-6'	6'-8'	0-2'	2'-4'	4'-6'	6'-8'	0-2'	2'-4'
Sample Date	11/5/2015	11/5/2015	11/5/2015	11/5/2015	11/5/2015	11/5/2015	11/5/2015	11/5/2015	11/4/2015	11/4/2015
PCBs										
Aroclor-1016	<0.0080	<0.0080	<0.0093	<0.0093	<0.0083	<0.0096	<0.0094	<0.0095	<0.0090	<0.0094
Aroclor-1221	<0.0045	<0.0045	<0.0052	<0.0052	<0.0046	<0.0053	<0.0052	<0.0053	<0.0050	<0.0052
Aroclor-1232	<0.0030	<0.0030	<0.0035	<0.0035	<0.0031	<0.0036	<0.0036	<0.0036	<0.0034	<0.0036
Aroclor-1242	<0.0048	<0.0048	<0.0056	<0.0055	<0.0049	<0.0057	<0.0056	<0.0057	<0.0054	<0.0056
Aroclor-1248	<0.0058	**13 D**	<0.0067	<0.0067	**2.9**	<0.0069	<0.0067	<0.0068	**8.7**	<0.0068
Aroclor-1254	0.25	<0.0048	<0.0055	<0.0055	**1.6**	<0.0057	<0.0056	<0.0057	<0.0054	<0.0056
Aroclor-1260	<0.0026	<0.0026	0.013 J	<0.0030	<0.0027	<0.0031	<0.0031	<0.0031	<0.0029	<0.0031
Total Detected PCBs	0.25	13	0.013 J	<0.0093	4.5	<0.0096	<0.0094	<0.0095	8.7	<0.0094

General Note:
Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:
100 = Exceeds the WDNR's industrial direct contact residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
< = Constituent not detected above noted laboratory detection limit.
NE = Criteria not established.
D = Data reported from a dilution
J = Constituent concentration is an approximate value.
PCBs = Polychlorinated biphenyls.
RCL = Residual contaminant level.
WDNR = Wisconsin Department of Natural Resources.
TSCA = Toxic Substance Control Act.

Table A.2.b
Bike Path Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample ID	SB-BP-8 (continued)		SB-BP-9				SB-BP-10			
Sample Depth (feet bls)	4'-6'	6'-8'	0-2'	2'-4'	4'-6'	6'-8'	0-2'	2'-4'	4'-6'	6'-8'
Sample Date	11/4/2015	11/4/2015	11/4/2015	11/4/2015	11/4/2015	11/4/2015	11/4/2015	11/4/2015	11/4/2015	11/4/2015
PCBs										
Aroclor-1016	<0.0095	<0.0091	<0.0091	<0.0093	<0.0097	<0.0092	<0.0093	<0.0093	<0.0094	<0.0092
Aroclor-1221	<0.0053	<0.0050	<0.0051	<0.0052	<0.0054	<0.0051	<0.0051	<0.0051	<0.0052	<0.0051
Aroclor-1232	<0.0036	<0.0034	<0.0035	<0.0035	<0.0037	<0.0035	<0.0035	<0.0035	<0.0036	<0.0035
Aroclor-1242	<0.0057	<0.0054	<0.0054	<0.0056	<0.0057	<0.0055	<0.0055	<0.0055	<0.0056	<0.0055
Aroclor-1248	0.11 J	0.27	**8.8**	<0.0067	<0.0069	<0.0066	**3.4**	<0.0067	<0.0067	<0.0066
Aroclor-1254	<0.0057	<0.0054	**4.9**	<0.0056	<0.0057	<0.0055	**2.9**	<0.0055	<0.0056	<0.0055
Aroclor-1260	<0.0031	<0.0030	<0.0030	<0.0030	<0.0031	<0.0030	<0.0030	<0.0030	<0.0031	<0.0030
Total Detected PCBs	0.11 J	0.27	14	<0.0093	<0.0097	<0.0092	6.3	<0.0093	<0.0094	<0.0092

General Note:
Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:
100 = Exceeds the WDNR's industrial direct contact residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
< = Constituent not detected above noted laboratory detection limit.
NE = Criteria not established.
D = Data reported from a dilution
J = Constituent concentration is an approximate value.
PCBs = Polychlorinated biphenyls.
RCL = Residual contaminant level.
WDNR = Wisconsin Department of Natural Resources.
TSCA = Toxic Substance Control Act.

Table A.2.b
Bike Path Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample ID	SB-BP-11				SB-BP-12				SB-BP-19	
Sample Depth (feet bls)	0-2'	2'-4'	4'-6'	6'-8'	0-2'	2'-4'	4'-6'	6'-8'	0-2'	2'-4'
Sample Date	11/4/2015	11/4/2015	11/4/2015	11/4/2015	11/5/2015	11/5/2015	11/5/2015	11/5/2015	11/5/2015	11/5/2015
PCBs										
Aroclor-1016	<0.0088	<0.0090	<0.0095	<0.0090	<0.0091	<0.0096	<0.0094	<0.0091	<0.0078	<0.0078
Aroclor-1221	<0.0049	<0.0050	<0.0053	<0.0050	<0.0050	<0.0053	<0.0052	<0.0050	<0.0043	<0.0043
Aroclor-1232	<0.0033	<0.0034	<0.0036	<0.0034	<0.0034	<0.0036	<0.0036	<0.0034	<0.0030	<0.0029
Aroclor-1242	<0.0052	<0.0053	<0.0057	<0.0053	<0.0054	<0.0057	<0.0056	<0.0054	<0.0047	<0.0046
Aroclor-1248	**7**	<0.0064	<0.0068	<0.0064	0.25	<0.0068	<0.0067	<0.0065	**2.3**	<0.0056
Aroclor-1254	**15 D**	<0.0053	<0.0057	<0.0053	0.16	<0.0057	<0.0056	<0.0054	<0.0047	**3**
Aroclor-1260	<0.0029	<0.0029	<0.0031	<0.0029	<0.0029	<0.0031	<0.0031	<0.0030	<0.0025	<0.0025
Total Detected PCBs	22 D	<0.0090	<0.0095	<0.0090	0.4	<0.0096	<0.0094	<0.0091	2.3	3

General Note:
Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:
100 = Exceeds the WDNR's industrial direct contact residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
< = Constituent not detected above noted laboratory detection limit.
NE = Criteria not established.
D = Data reported from a dilution
J = Constituent concentration is an approximate value.
PCBs = Polychlorinated biphenyls.
RCL = Residual contaminant level.
WDNR = Wisconsin Department of Natural Resources.
TSCA = Toxic Substance Control Act.

Table A.2.b
Bike Path Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample ID	SB-BP-20-1'	SB-BP-21		SB-BP-22			SB-BP-23		SB-BP-24	
Sample Depth (feet bls)	0-1'	0-1'	1'-3'	0-1'	1'-3'	3'-6'	1'-3'	3'-6'	0-3'	3'-6'
Sample Date	1/29/2016	1/29/2016	1/29/2016	1/29/2016	1/29/2016	1/29/2016	1/29/2016	1/29/2016	1/29/2016	1/29/2016
PCBs										
Aroclor-1016	<0.0079	<0.0080	<0.0095	<0.0081	<0.010	<0.0095	<0.0094	<0.0095	<0.0091	<0.0093
Aroclor-1221	<0.0044	<0.0044	<0.0053	<0.0045	<0.0056	<0.0053	<0.0052	<0.0053	<0.0050	<0.0052
Aroclor-1232	<0.0030	<0.0030	<0.0036	<0.0030	<0.0038	<0.0036	<0.0036	<0.0036	<0.0034	<0.0035
Aroclor-1242	<0.0047	<0.0047	<0.0056	<0.0048	<0.0060	<0.0057	<0.0056	<0.0057	<0.0054	<0.0055
Aroclor-1248	**0.79**	**2.6**	<0.0068	**6.3**	<0.0072	0.13	<0.0067	<0.0068	<0.0065	<0.0067
Aroclor-1254	<0.0047	<0.0047	<0.0056	<0.24*	<0.0060	<0.0057	0.022 J	0.22	<0.0054	<0.0055
Aroclor-1260	<0.0026	<0.0026	<0.0031	<0.13*	<0.0033	<0.0031	<0.0031	<0.0031	<0.0030	<0.0030
Total Detected PCBs	0.79	2.6	<0.0095	6.3	<0.010	0.13	0.022 J	0.22	<0.0091	<0.0093

General Note:
Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:
100 = Exceeds the WDNR's industrial direct contact residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
< = Constituent not detected above noted laboratory detection limit.
NE = Criteria not established.
D = Data reported from a dilution
J = Constituent concentration is an approximate value.
PCBs = Polychlorinated biphenyls.
RCL = Residual contaminant level.
WDNR = Wisconsin Department of Natural Resources.
TSCA = Toxic Substance Control Act.

Table A.2.b
Bike Path Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample ID	BP-SIDE-1	BP-SIDE-2	BP-BOT-3	BP-SIDE-4	BP-SIDE-5	BP-BOT-6	BP-SIDE-7	BP-SIDE-8	BP-BOT-9	BP-SIDE-10
Sample Depth (feet bls)	1.5	1.5	3	1.5	1.5	3	1.5	1.5	3	1.5
Sample Date	10/7/2015	10/7/2015	10/7/2015	10/7/2015	10/7/2015	10/7/2015	10/7/2015	10/8/2015	10/8/2015	10/8/2015
PCBs										
Aroclor-1016	<0.350	<0.0071	<0.075	<6.9	<0.069	<7.4	<7.1	<0.034	<3.6	<3.7
Aroclor-1221	<0.440	<0.0088	<0.093	<8.6	<0.086	<9.3	<8.8	<0.042	<4.5	<4.6
Aroclor-1232	<0.440	<0.0088	<0.092	<8.6	<0.086	<9.2	<8.7	<0.042	<4.5	<4.5
Aroclor-1242	<0.330	<0.0066	<0.070	<6.4	<0.064	<6.9	<6.6	<0.032	<3.4	<3.4
Aroclor-1248	**6.9**	0.05	0.68	**220**	0.62	**120**	**420**	0.7	<4.1	**54**
Aroclor-1254	**1.9**	<0.0043	0.34	**60**	0.160 J	**53**	**99**	0.24	**29**	**47**
Aroclor-1260	<0.490	<0.0099	<0.100	<9.6	<0.096	<10	<9.8	<0.047	<5.1	<5.1
Total Detected PCBs	8.8	0.05	1.02	***280***	0.78	***173***	***519***	0.94	29	***101***

General Note:
Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:
100 = Exceeds the WDNR's industrial direct contact residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
< = Constituent not detected above noted laboratory detection limit.
NE = Criteria not established.
D = Data reported from a dilution
J = Constituent concentration is an approximate value.
PCBs = Polychlorinated biphenyls.
RCL = Residual contaminant level.
WDNR = Wisconsin Department of Natural Resources.
TSCA = Toxic Substance Control Act.

Table A.2.b
Bike Path Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample ID	BP-SIDE-11	BP-SIDE-12	BP-BOT-13	BP-SIDE-14	BP-BOT-15	BP-BOT-16	BP-SIDE-17	BP-SIDE-15	BP-SIDE-18	BP-BOT-19
Sample Depth (feet bls)	1.5	2	4	2	4	4	2	2.5	4	6
Sample Date	10/8/2015	1/6/2016	1/6/2016	1/6/2016	1/6/2016	1/6/2016	1/6/2016	1/6/2016	1/6/2016	1/6/2016
PCBs										
Aroclor-1016	<7.7	<1	<0.44	<0.012	<0.0084	<0.010	<0.0097	<0.0095	<0.0093	<0.0095
Aroclor-1221	<9.5	<0.55	<0.25	<0.0068	<0.0046	<0.0056	<0.0054	<0.0052	<0.0052	<0.0053
Aroclor-1232	<9.4	<0.38	<0.17	<0.0046	<0.0032	<0.0038	<0.0037	<0.0036	<0.0035	<0.0036
Aroclor-1242	<7.1	<0.59	<0.26	<0.0072	<0.0050	<0.0060	<0.0058	<0.0056	<0.0056	<0.0057
Aroclor-1248	**280**	**320 D**	**120 D**	**5.4**	<0.0060	**13 D**	**5.7**	**1**	0.59	<0.0068
Aroclor-1254	**82**	<0.59	<0.26	**34 D**	<0.0050	<0.0060	**4.3**	**0.75**	0.53	<0.0057
Aroclor-1260	<11	<0.32	<0.14	<0.0040	<0.0027	<0.0033	<0.0031	<0.0031	<0.0030	<0.0031
Total Detected PCBs	***362***	320	120	39	ND	13	10	1.8	1.1	ND

General Note:
Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:
100 = Exceeds the WDNR's industrial direct contact residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
< = Constituent not detected above noted laboratory detection limit.
NE = Criteria not established.
D = Data reported from a dilution
J = Constituent concentration is an approximate value.
PCBs = Polychlorinated biphenyls.
RCL = Residual contaminant level.
WDNR = Wisconsin Department of Natural Resources.
TSCA = Toxic Substance Control Act.

Table A.2.b
Bike Path Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample ID	BP-SIDE-20	BP-SIDE-21	BP-BOT-22	BP-SIDE-23	BP-BOT-24	BP-SIDE-25	BP-SIDE-26	BP-SIDE-27	BP-SIDE-28	BP-SIDE-29
Sample Depth (feet bls)	3	4	6	3	6	3	3	3	3	3
Sample Date	1/6/2016	1/6/2016	1/6/2016	1/6/2016	1/6/2016	1/6/2016	1/6/2016	1/8/2016	1/11/2016	1/11/2016
PCBs										
Aroclor-1016	<0.0097	<0.0096	<0.0095	<0.0098	<0.0098	<0.0092	<0.0099	<0.010	<0.0097	<0.0093
Aroclor-1221	<0.0054	<0.0053	<0.0053	<0.0054	<0.0054	<0.0051	<0.0055	<0.0056	<0.0054	<0.0052
Aroclor-1232	<0.0037	<0.0036	<0.0036	<0.0037	<0.0037	<0.0035	<0.0038	<0.0038	<0.0037	<0.0035
Aroclor-1242	<0.0058	<0.0057	<0.0057	<0.0058	<0.0058	<0.0055	<0.0059	<0.0060	<0.0058	<0.0055
Aroclor-1248	**1.8**	**1.1**	0.047 J	<0.0070	0.25	<0.0066	0.65	**20 D**	<0.0070	**4.9**
Aroclor-1254	**1.9**	**1.2**	<0.0057	<0.0058	<0.0058	<0.0055	**5.5**	**15 D**	0.095 J	**1.8**
Aroclor-1260	<0.0032	<0.0031	<0.0031	<0.0032	<0.0032	<0.0030	<0.0032	<0.0033	<0.0032	<0.0030
Total Detected PCBs	3.7	2.3	0.047 J	ND	0.25	ND	6.1	35	0.095 J	6.8

General Note:
Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:
100 = Exceeds the WDNR's industrial direct contact residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
< = Constituent not detected above noted laboratory detection limit.
NE = Criteria not established.
D = Data reported from a dilution
J = Constituent concentration is an approximate value.
PCBs = Polychlorinated biphenyls.
RCL = Residual contaminant level.
WDNR = Wisconsin Department of Natural Resources.
TSCA = Toxic Substance Control Act.

Table A.2.b
Bike Path Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample ID	BP-SIDE-30	BP-BOT-31	BP-BOT-32	BP-SIDE-33	BP-BOT-34	BP-SIDE-35	BP-SIDE-36	BP-SIDE-37	BP-SIDE-38	BP-SIDE-39
Sample Depth (feet bls)	3	6	6	3	6	3	3	3	3	3
Sample Date	1/11/2016	1/11/2016	1/11/2016	1/13/2016	1/13/2016	1/13/2016	1/13/2016	1/13/2016	1/15/2016	1/15/2016
PCBs										
Aroclor-1016	<0.010	<0.0097	<0.0094	<0.0095	<0.0094	<0.0092	<0.0099	<0.010	<0.0099	<0.0097
Aroclor-1221	<0.0057	<0.0054	<0.0052	<0.0052	<0.0052	<0.0051	<0.0055	<0.0056	<0.0055	<0.0054
Aroclor-1232	<0.0039	<0.0037	<0.0036	<0.0036	<0.0036	<0.0035	<0.0037	<0.0038	<0.0037	<0.0037
Aroclor-1242	<0.0061	<0.0058	<0.0056	<0.0056	<0.0056	<0.0055	<0.0059	<0.0060	<0.0059	<0.0058
Aroclor-1248	<0.0074	<0.0069	0.15	**3.6**	<0.0068	0.12	**1.5**	<0.0073	<0.0071	<0.0070
Aroclor-1254	**22 D**	0.12 J	<0.0056	**19 D**	<0.0056	0.19	**9**	<0.0060	**6**	0.16
Aroclor-1260	<0.0034	<0.0031	<0.0031	<0.0031	<0.0031	<0.0030	<0.0032	<0.0033	<0.0032	<0.0032
Total Detected PCBs	22	0.12 J	0.15	23	ND	0.32	10	ND	6	0.16

General Note:
Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:
100 = Exceeds the WDNR's industrial direct contact residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
< = Constituent not detected above noted laboratory detection limit.
NE = Criteria not established.
D = Data reported from a dilution
J = Constituent concentration is an approximate value.
PCBs = Polychlorinated biphenyls.
RCL = Residual contaminant level.
WDNR = Wisconsin Department of Natural Resources.
TSCA = Toxic Substance Control Act.

Table A.2.b
Bike Path Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample ID	BP-BOT-40	BP-SIDE-41	BP-BOT-42	BP-SIDE-43	BP-SIDE-44	BP-SIDE-45	BP-BOT-46	BP-SIDE-47	BP-SIDE-48	BP-SIDE-49
Sample Depth (feet bls)	6	3	6	3	3	3	6	3	3	0 - 1
Sample Date	1/15/2016	1/20/2016	1/20/2016	1/20/2016	1/20/2016	1/21/2016	1/21/2016	1/21/2016	1/21/2016	1/22/2016
PCBs										
Aroclor-1016	<0.0095	<0.0092	<0.0096	<0.0095	<0.0096	<0.0099	<0.0097	<0.51	<0.0094	<0.0078
Aroclor-1221	<0.0053	<0.0051	<0.0053	<0.0053	<0.0053	<0.0055	<0.0053	<0.28	<0.0052	<0.0043
Aroclor-1232	<0.0036	<0.0035	<0.0036	<0.0036	<0.0036	<0.0038	<0.0037	<0.19	<0.0036	<0.0029
Aroclor-1242	<0.0056	<0.0055	<0.0057	<0.0057	<0.0057	<0.0059	<0.0057	<0.30	<0.0056	<0.0046
Aroclor-1248	<0.0068	0.28	<0.0069	**1.2**	**12 D**	<0.0071	<0.0069	<0.36	<0.0068	<0.0056
Aroclor-1254	0.042	**1.2**	0.066	**1.9**	**10**	**11**	<0.0057	**69 D**	**30 D**	0.15
Aroclor-1260	<0.0031	<0.0030	<0.0031	<0.0031	<0.0031	<0.0032	<0.0031	<0.16	<0.0031	<0.0025
Total Detected PCBs	0.042	1.4	0.066	3.1	22	11	ND	***69***	30	0.15

General Note:
Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:
100 = Exceeds the WDNR's industrial direct contact residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
< = Constituent not detected above noted laboratory detection limit.
NE = Criteria not established.
D = Data reported from a dilution
J = Constituent concentration is an approximate value.
PCBs = Polychlorinated biphenyls.
RCL = Residual contaminant level.
WDNR = Wisconsin Department of Natural Resources.
TSCA = Toxic Substance Control Act.

Table A.2.b
Bike Path Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample ID	BP-SIDE-50	BP-SIDE-51	BP-SIDE-52	BP-SIDE-53	BP-BOT-54	BP-SIDE-55	BP-SIDE-56	BP-SIDE-57	BP-BOT-58	BP-SIDE-59
Sample Depth (feet bls)	0 - 1	3	1.5	1.5	3	1.5	1.5	1.5	3	1.5
Sample Date	1/22/2016	2/22/2016	2/22/2016	2/22/2016	2/22/2016	2/22/2016	2/25/2016	2/29/2016	2/29/2016	2/29/2016
PCBs										
Aroclor-1016	<0.0078	<0.0097	<0.0099	<0.0096	<0.011	<0.010	<0.0093	<0.0096	<0.025	<0.0094
Aroclor-1221	<0.0043	<0.0054	<0.0055	<0.0053	<0.0059	<0.0057	<0.0051	<0.0053	<0.014	<0.0052
Aroclor-1232	<0.0030	<0.0037	<0.0038	<0.0036	<0.0040	<0.0039	<0.0035	<0.0036	<0.0096	<0.0036
Aroclor-1242	<0.0047	<0.0058	<0.0059	<0.0057	<0.0063	<0.0062	<0.0055	<0.0057	<0.015	<0.0056
Aroclor-1248	<0.0056	<0.0070	<0.0071	<0.0068	<0.0076	<0.0074	<0.0066	0.11 J	<0.018	<0.0067
Aroclor-1254	0.46	<0.0058	**2.9**	0.48	<0.0063	**2.5**	**4.2**	0.13	<0.015	0.033 J
Aroclor-1260	<0.0025	<0.0032	**1.5**	<0.0031	<0.0035	**1.2**	**1.2**	0.0049 J	<0.0082	<0.0030
Total Detected PCBs	0.46	ND	4.4	0.48	ND	3.7	5.4	0.24	ND	0.033 J

General Note:
Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:
100 = Exceeds the WDNR's industrial direct contact residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
< = Constituent not detected above noted laboratory detection limit.
NE = Criteria not established.
D = Data reported from a dilution
J = Constituent concentration is an approximate value.
PCBs = Polychlorinated biphenyls.
RCL = Residual contaminant level.
WDNR = Wisconsin Department of Natural Resources.
TSCA = Toxic Substance Control Act.

Table A.2.b
Bike Path Area Soil Analytical Results
Madison-Kipp Corporation
Madison, Wisconsin

Sample ID	BP-SIDE-60	BP-SIDE-61
Sample Depth (feet bls)	1.5	1.5
Sample Date	2/29/2016	3/1/2016
PCBs		
Aroclor-1016	<0.010	<0.0097
Aroclor-1221	<0.0057	<0.0054
Aroclor-1232	<0.0039	<0.0037
Aroclor-1242	<0.0061	<0.0058
Aroclor-1248	<0.0073	<0.0070
Aroclor-1254	**5.6**	<0.0058
Aroclor-1260	<0.0033	<0.0032
Total Detected PCBs	5.6	ND

General Note:
Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:
100 = Exceeds the WDNR's industrial direct contact residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
< = Constituent not detected above noted laboratory detection limit.
NE = Criteria not established.
D = Data reported from a dilution
J = Constituent concentration is an approximate value.
PCBs = Polychlorinated biphenyls.
RCL = Residual contaminant level.
WDNR = Wisconsin Department of Natural Resources.
TSCA = Toxic Substance Control Act.

Table A.2.c
Soil Borings Analytical Results
Madison-Kipp Corporation
Waubesa Street, Madison, Wisconsin

Boring ID	Soil to Groundwater Pathway RCL	Industrial Direct Contact RCL	TSCA Disposal Limit	B-23		B-34		B-42		B-50				B-83	
Sample Interval (feet bls)				0-1	2-4	0-1	2-4	0-1	2-4	0-1	2-4	7-9	9.5-11.5	0-1	2-4
Sample Date				6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012
VOCs (mg/kg)															
1,1-Dichloroethene	0.00502	1,190	NE	<0.023	<0.02	<0.018	<0.019	<0.017	<0.019	<0.016	<0.02	<0.019	<0.019	<0.017	<0.019
1,2,3-Trichlorobenzene	NE	151	NE	<0.026 *	<0.023 *	<0.021 *	<0.022 *	<0.019 *	<0.022 *	<0.018 *	<0.023 *	<0.022	<0.021 *	<0.019 *	<0.022 *
1,2,4-Trichlorobenzene	0.408	98.7	NE	<0.028 *	<0.025	<0.023 *	<0.024 *	<0.02 *	<0.024 *	<0.019 *	<0.024	<0.024	<0.023 *	<0.021 *	<0.023 *
1,2,4-Trimethylbenzene	NE	219	NE	<0.016	<0.014	<0.013	<0.013	0.13	<0.013	<0.011	0.31	0.71	<0.013	<0.012	<0.013
1,2-Dichlorobenzene	1.168	376	NE	<0.015	<0.013	<0.012	<0.013	<0.011	<0.013	<0.011	<0.013	<0.013	<0.012	<0.011	<0.013
1,3,5-Trimethylbenzene	NE	182	NE	<0.016	<0.014	<0.012	<0.013	<0.011	<0.013	<0.011	<0.013	<0.013	<0.012	<0.011	<0.013
Benzene	0.00512	7.41	NE	<0.0056	<0.0049	<0.0045	<0.0047	0.033	<0.0046	<0.0038	<0.0048	<0.0047	<0.0045	<0.004	<0.0046
Carbon tetrachloride	0.00388	4.25	NE	<0.019	<0.017	<0.015	<0.016	<0.014	<0.016	<0.013	<0.017	<0.016	<0.016	<0.014	<0.016
cis-1,2-Dichloroethene	0.0412	2,040	NE	<0.0093	<0.0081	<0.0074	<0.0077	<0.0067	<0.0077	<0.0063	0.12	<0.0078	<0.0074	<0.0067	<0.0076
Ethylbenzene	1.57	37	NE	<0.0095	<0.0083	<0.0076	<0.0079	0.07	<0.0079	<0.0065	0.067	1.2	<0.0076	<0.0069	<0.0078
Isopropylbenzene	NE	268	NE	<0.019	<0.016	<0.015	<0.016	<0.014	<0.016	<0.013	0.12 J	0.94	<0.015	<0.014	<0.016
Naphthalene	0.6587	26	NE	<0.037	<0.032 *	<0.03	<0.031	0.29	<0.031	<0.025	<0.032 *	0.29	<0.03	0.071 J	<0.031
n-Butylbenzene	NE	108	NE	<0.0097	<0.0085	<0.0078	<0.0081	<0.007	<0.0081	<0.0066	<0.0083	<0.0082	<0.0078	<0.007	<0.008
N-Propylbenzene	NE	264	NE	<0.013	<0.011	<0.011	<0.011	<0.0095	<0.011	<0.009	0.2	1.6	<0.011	<0.0095	<0.011
p-Isopropyltoluene	NE	162	NE	<0.014	<0.012	<0.011	<0.012	<0.01	<0.012	<0.0095	0.11 J	1.2	<0.011	<0.01	<0.011
sec-Butylbenzene	NE	145	NE	<0.012	<0.01	<0.0093	<0.0097	<0.0083	<0.0096	<0.0079	0.18	0.71	<0.0093	<0.0084	<0.0096
tert-Butylbenzene	NE	183	NE	<0.01	<0.0089	<0.0082	<0.0085	<0.0074	<0.0085	<0.007	<0.0088	<0.0086	<0.0082	<0.0074	<0.0084
Tetrachloroethene	0.00454	153	NE	<0.013	<0.011	<0.01	<0.01	0.17	<0.01	0.12	1.7	<0.011	<0.01	1.2	<0.01
Toluene	1.1072	818	NE	<0.0087	<0.0076	<0.0069	<0.0072	0.19	<0.0072	<0.0059	0.031	<0.0073	<0.007	0.026	<0.0071
trans-1,2-Dichloroethene	0.0588	976	NE	<0.019	<0.016	<0.015	<0.016	<0.014	<0.016	<0.013	<0.016	<0.016	<0.015	<0.014	<0.016
Trichloroethene	0.00358	8.81	NE	<0.014	<0.012	<0.011	<0.012	<0.01	<0.012	0.024 J	0.14	<0.012	<0.011	0.035	<0.012
Vinyl chloride	0.000138	2.03	NE	<0.0078	<0.0068	<0.0063	<0.0065	<0.0056	<0.0065	<0.0054	<0.0067	<0.0066	<0.0063	<0.0057	<0.0065
Xylenes, Total	3.94	258	NE	<0.0052	<0.0045	<0.0041	<0.0043	0.44	<0.0043	<0.0035	0.079	0.52	<0.0041	0.069	<0.0042
Total Detected VOCs	NE	NE	NE	ND	ND	ND	ND	1.323	ND	0.144	3.057	7.17	ND	1.401	ND
PAHs (mg/kg)															
1-Methylnaphthalene	NE	NE	NE	<0.12	<0.021	<0.019	<0.019	0.41	<0.02	<0.017	0.6	0.56	<0.02	<0.088	<0.02
2-Methylnaphthalene	NE	368	NE	<0.31	<0.054	<0.05	<0.05	0.47 J	<0.053	<0.044	<0.28	0.09 J	<0.051	<0.23	<0.053
Acenaphthene	NE	33,000	NE	<0.071	<0.013	<0.012	<0.012	<0.054	<0.012	<0.01	<0.063	0.016 J	<0.012	<0.053	<0.012
Acenaphthylene	NE	487	NE	<0.054	<0.0096	<0.0089	<0.0089	0.047 J	<0.0094	<0.0078	<0.049	<0.0092	<0.0091	0.077 J	<0.0093
Anthracene	196.74	100,000	NE	<0.055	0.017 J	0.019 J	<0.0091	0.11 J	<0.0096	0.017 J	<0.05	0.012 J	<0.0093	0.082 J	<0.0095
Benzo(a)anthracene	NE	2.11	NE	0.1 J	0.072	0.097	0.019 J	0.19	<0.0085	0.091	0.29	0.032 J	<0.0083	0.43	<0.0085
Benzo(a)pyrene	0.47	0.211	NE	0.18 J	0.061	0.096	0.029 J	0.2	0.011 J	0.15	**0.35**	0.013 J	<0.0072	**0.52**	<0.0074
Benzo(b)fluoranthene	0.48	2.11	NE	0.31	0.085	0.15	0.04	0.33	<0.0079	0.13	0.4	<0.0078	<0.0077	0.67	<0.0079
Benzo(g,h,i)perylene	NE	NE	NE	0.15 J	0.038 J	0.094	0.013 J	0.23	<0.014	0.18	0.6	<0.014	<0.013	0.53	<0.014
Benzo(k)fluoranthene	NE	21.1	NE	<0.056	0.033 J	0.054	0.017 J	0.15 J	<0.0097	0.084	0.31	<0.0096	<0.0095	0.32	<0.0097
Chrysene	0.1451	211	NE	0.17 J	0.073	0.12	0.025 J	0.26	<0.0092	0.14	0.5	0.065	<0.009	0.53	<0.0091
Dibenz(a,h)anthracene	NE	0.211	NE	<0.066	<0.012	0.027 J	<0.011	0.065 J	<0.011	0.047	0.13 J	<0.011	<0.011	0.13 J	<0.011
Fluoranthene	88.82	22,000	NE	0.18 J	0.14	0.14	0.02 J	0.37	<0.017	0.14	0.42	0.045	<0.016	0.65	<0.017
Fluorene	14.81	22,000	NE	<0.054	<0.0095	<0.0088	<0.0088	<0.041	<0.0093	<0.0078	<0.048	0.036 J	<0.009	<0.04	<0.0092
Indeno(1,2,3-cd)pyrene	NE	2.11	NE	0.11 J	0.032 J	0.071	<0.013	0.16 J	<0.014	0.089	0.46	<0.014	<0.013	0.36	<0.014
Naphthalene	0.6587	26	NE	<0.045	<0.0081	<0.0075	<0.0075	0.31	<0.0079	0.0079 J	0.19 J	0.11	<0.0076	0.047 J	<0.0078
Phenanthrene	NE	115	NE	0.13 J	0.085	0.09	<0.016	0.78	<0.017	0.074	<0.089	0.16	<0.017	0.34	<0.017
Pyrene	54.47	16,500	NE	0.19 J	0.11	0.14	0.022 J	0.35	<0.015	0.17	0.37	0.086	<0.014	0.66	<0.015
Total Detected PAHs	NE	NE	NE	1.52	0.746	1.098	0.185	4.432	0.011	1.3199	4.62	1.225	ND	5.346	--

Notes on Page 2.

Table A.2.c
Soil Borings Analytical Results
Madison-Kipp Corporation
Waubesa Street, Madison, Wisconsin

Boring ID	Soil to Groundwater Pathway RCL	Industrial Direct Contact RCL	TSCA Disposal Limit	B-23		B-34		B-42		B-50				B-83	
Sample Interval (feet bls)				0-1	2-4	0-1	2-4	0-1	2-4	0-1	2-4	7-9	9.5-11.5	0-1	2-4
Sample Date				6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012
PCBs (mg/kg)															
Aroclor-1242	NE	0.744	NE	<0.039	<0.07	<0.0066	<0.0067	<0.012	<0.0066	<0.029	<1.4	<0.0065	<0.0063	<0.0056	<0.0068
Aroclor-1248	NE	0.744	NE	**0.82**	**2.5**	0.23	0.065	0.32	<0.0079	0.5	**13**	<0.0077	<0.0076	0.059	<0.0081
Aroclor-1254	NE	0.744	NE	<0.026	<0.046	0.25 B	0.054 B	0.23 B	<0.0043	0.47 B	**6.9 B**	0.017 J B	0.015 J B	0.043 B	<0.0045
Aroclor-1260	NE	0.744	NE	<0.059	<0.1	<0.0098	<0.01	<0.018	<0.0099	<0.043	<2.1	<0.0096	<0.0095	<0.0084	<0.01
Total Detected PCBs	NE	NE	50	0.82	2.5	0.48	0.119	0.55	ND	0.97	19.9	0.017	0.015	0.102	ND
PCB Homolog (mg/kg)															
Dichlorobiphenyl	NE	NE	NE	NA	NA	NA	NA	NA	NA	NA	<0.46	NA	NA	NA	NA
Heptachlorobiphenyl	NE	NE	NE	NA	NA	NA	NA	NA	NA	NA	<0.66	NA	NA	NA	NA
Hexachlorobiphenyl	NE	NE	NE	NA	NA	NA	NA	NA	NA	NA	<0.44	NA	NA	NA	NA
Monochlorobiphenyl	NE	NE	NE	NA	NA	NA	NA	NA	NA	NA	<0.25	NA	NA	NA	NA
Pentachlorobiphenyl	NE	NE	NE	NA	NA	NA	NA	NA	NA	NA	0.49 J	NA	NA	NA	NA
Tetrachlorobiphenyl	NE	NE	NE	NA	NA	NA	NA	NA	NA	NA	<0.49	NA	NA	NA	NA
Trichlorobiphenyl	NE	NE	NE	NA	NA	NA	NA	NA	NA	NA	<0.22	NA	NA	NA	NA
RCRA Metals (mg/kg)															
Arsenic	0.584	1.59	NE	**3.8**	**8.7**	**8.2**	**5.7**	**17**	**8.1**	**8.9**	**15**	**4.8**	**2.2**	**7**	**7.9**
Barium	164.8	100,000	NE	90	96	110	84	52	110	22	110	130	79	62	120
Cadmium	0.752	803	NE	0.85	<0.06	0.36	<0.059	1.2	<0.054	1.3	36	<0.053	0.081 J	1.4	<0.059
RCRA Metals (mg/kg) (continued)															
Chromium	360,000	NE	NE	15	24	46	22	12	20	7.7	24	17	9.8	41	17
Lead	27	800	NE	24	22	26	8.9	160	12	250	**1,300**	9.9	5.3	330	12
Mercury	0.208	3.13	NE	0.052	0.056	0.13	0.028	0.25	0.035	0.039	0.23	0.024	<0.0061	0.21	<0.0054
Selenium	0.52	5,110	NE	<0.41	0.80 J	0.39 J	<0.34	0.67 J	0.50 J	<0.3	1,700	0.59 J	<0.33	0.36 J	<0.34
Silver	0.8497	5,110	NE	<0.086	<0.073	0.20 J	<0.072	0.14 J	<0.066	0.25 J	1.3	<0.065	0.087 J	0.18 J	<0.072
Cyanide, Total (mg/kg)	4.04	613	NE	0.47 J B ^	<0.21	0.46 J B ^	0.56 B ^	<0.16	<0.19	<0.17	0.55 J B	<0.15	<0.19	<0.17	<0.2

General Note:
Only detected constituents are noted. Please refer to laboratory reports for a complete list of constituents and results.

Acronyms and Abbreviations:
100 = Exceeds the WDNR's non-industrial direct contact residual contaminant level.
100 = Exceeds the WDNR's soil to groundwater pathway residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
* = Laboratory control spike or laboratory control spike duplicate exceeds the control limits.
< = Constituent not detected above noted laboratory detection limit.
^ = Laboratory instrument related quality control limits exceeded.
B = Compound was found in the blank and sample.
bls = Below land surface.
H = Sample was prepped or analyzed beyond the specified holding time.
J = Constituent concentration is an approximate value.
mg/kg = Milligrams per kilogram.
NA = Not analyzed.
ND = Detected total PCBs were reported less than the laboratory detection limit.
NE = Criteria not established.
PAHs = Polycyclic Aromatic Hydrocarbons.
PCBs = Polychlorinated Biphenyls
RCL = Residual contaminant level.
RCRA = Resource Conservation Recovery Act.
TSCA = Toxic Substance Control Act.
EPA = United States Environmental Protection Agency.
VOCs = Volatile Organic Compounds.

A.3.a
Rain Garden and Bike Path Residual Soil Contamination Table
Madison-Kipp Corporation
Madison, Wisconsin

Sample Location	Industrial Direct Contact RCL	TSCA Disposal Limit	HA-1	RG-13	RG-26	RG-28	RG-31	RG-32	RG-34	RG-37
Sample Interval (feet bls)			0-1	2	2	2	2	2	2	2
Sample Date			6/1/2015	4/9/2014	5/6/2014	5/6/2014	5/6/2014	5/6/2014	5/22/2014	8/12/2014
PCBs										
Aroclor 1016	21.2	NE	<0.0894	<0.14	<0.038	<0.04	<0.041	<0.41	<0.037	0.70
Aroclor 1221	0.744	NE	<0.0894	<0.17	<0.047	<0.05	<0.052	<0.51	<0.046	<0.0090
Aroclor 1232	0.744	NE	<0.0894	<0.17	<0.046	<0.049	<0.051	<0.5	<0.046	<0.0061
Aroclor 1242	0.744	NE	<0.0894	<0.13	<0.035	<0.037	<0.039	<0.38	<0.035	<0.0096
Aroclor 1248	0.744	NE	0.345	<0.15	0.65	0.56	**0.82**	<0.45	**0.85**	<0.012
Aroclor 1254	0.744	NE	**1.16**	**5.3**	**0.89**	**0.78**	0.62	**11**	0.44	**1.1**
Aroclor 1260	0.744	NE	<0.0894	<0.19	<0.052	<0.055	<0.058	<0.57	<0.052	<0.0053
Total Detected PCBs	NE	50	1.505	5.3	1.54	1.34	1.44	11	1.29	1.8

General Note:

Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:

100 =Exceeds the WDNR's industrial direct contact residual contaminant level.

100 = Exceeds the Toxic Substance Control Act disposal limit.

< = Constituent not detected above noted laboratory detection limit.

bls = Below land surface.

J = Constituent concentration is an approximate value.

NE = Criteria not established.

PCBs = Polychlorinated biphenyls.

RCL = Residual contaminant level.

TSCA = Toxic Substance Control Act.

A.3.a
Rain Garden and Bike Path Residual Soil Contamination Table
Madison-Kipp Corporation
Madison, Wisconsin

Sample Location	RG-39	RG-40	RG-42	SB-BP-7	SB-BP-9	SB-BP-10	SB-BP-11	BP-SIDE-14	BP-SIDE-15	BP-SIDE-17
Sample Interval (feet bls)	4	1	1	0-2	0-2	0-2	0-2	2	2.5	2
Sample Date	8/12/2014	3/26/2015	3/26/2015	11/5/2015	11/4/2015	11/4/2015	11/4/2015	1/6/2016	1/6/2016	1/6/2016
PCBs										
Aroclor 1016	1.3	<0.150	<0.079	<0.0083	<0.0091	<0.0093	<0.0088	<0.012	<0.0095	<0.0097
Aroclor 1221	<0.0092	<0.190	<0.099	<0.0046	<0.0051	<0.0051	<0.0049	<0.0068	<0.0052	<0.0054
Aroclor 1232	<0.0063	<0.190	<0.098	<0.0031	<0.0035	<0.0035	<0.0033	<0.0046	<0.0036	<0.0037
Aroclor 1242	<0.0099	<0.140	<0.074	<0.0049	<0.0054	<0.0055	<0.0052	<0.0072	<0.0056	<0.0058
Aroclor 1248	<0.012	<0.170	<0.088	**2.9**	**8.8**	**3.4**	**7**	**5.4**	**1**	**5.7**
Aroclor 1254	**4.4**	**6.7**	**2.0**	**1.6**	**4.9**	**2.9**	**15 D**	**34 D**	**0.75**	**4.3**
Aroclor 1260	<0.0054	<0.210	<0.110	<0.0027	<0.0030	<0.0030	<0.0029	<0.0040	<0.0031	<0.0031
Total Detected PCBs	5.7	6.7	2.0	4.5	14	6.3	22 D	39	1.8	10

General Note:

Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:

100 =Exceeds the WDNR's industrial direct contact residual contaminant level.

100 = Exceeds the Toxic Substance Control Act disposal limit.

< = Constituent not detected above noted laboratory detection limit.

bls = Below land surface.

J = Constituent concentration is an approximate value.

NE = Criteria not established.

PCBs = Polychlorinated biphenyls.

RCL = Residual contaminant level.

TSCA = Toxic Substance Control Act.

A.3.a
Rain Garden and Bike Path Residual Soil Contamination Table
Madison-Kipp Corporation
Madison, Wisconsin

Sample Location	BP-SIDE-20	BP-SIDE-21	BP-SIDE-41	BP-SIDE-43	BP-SIDE-45	BP-SIDE-52
Sample Interval (feet bls)	3	4	3	3	3	1.5
Sample Date	1/6/2016	1/6/2016	1/20/2016	1/20/2016	1/21/2016	2/22/2016
PCBs						
Aroclor 1016	<0.0097	<0.0096	<0.0092	<0.0095	<0.0099	<0.0099
Aroclor 1221	<0.0054	<0.0053	<0.0051	<0.0053	<0.0055	<0.0055
Aroclor 1232	<0.0037	<0.0036	<0.0035	<0.0036	<0.0038	<0.0038
Aroclor 1242	<0.0058	<0.0057	<0.0055	<0.0057	<0.0059	<0.0059
Aroclor 1248	**1.8**	**1.1**	0.28	**1.2**	<0.0071	<0.0071
Aroclor 1254	**1.9**	**1.2**	**1.2**	**1.9**	**11**	**2.9**
Aroclor 1260	<0.0032	<0.0031	<0.0030	<0.0031	<0.0032	1.5
Total Detected PCBs	3.7	2.3	1.4	3.1	11	4.4

General Note:

Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:

100 =Exceeds the WDNR's industrial direct contact residual contaminant level.

100 = Exceeds the Toxic Substance Control Act disposal limit.

< = Constituent not detected above noted laboratory detection limit.

bls = Below land surface.

J = Constituent concentration is an approximate value.

NE = Criteria not established.

PCBs = Polychlorinated biphenyls.

RCL = Residual contaminant level.

TSCA = Toxic Substance Control Act.

Table A.3.b
Soil Borings Residual Soil Contamination
Madison-Kipp Corporation
201 Waubesa Street, Madison, Wisconsin

Boring ID	Soil to Groundwater Pathway RCL	Industrial Direct Contact Limit	TSCA Disposal Limit	B-34		B-42		B-50		B-83	
Sample Interval (feet bls)				0-1	2-4	0-1	2-4	7-9	9.5-11.5	0-1	2-4
Sample Date				6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012
VOCs (mg/kg)											
1,1-Dichloroethene	0.00502	1,190	NE	<0.018	<0.019	<0.017	<0.019	<0.019	<0.019	<0.017	<0.019
1,2,3-Trichlorobenzene	NE	151	NE	<0.021 *	<0.022 *	<0.019 *	<0.022 *	<0.022	<0.021 *	<0.019 *	<0.022 *
1,2,4-Trichlorobenzene	0.408	98.7	NE	<0.023 *	<0.024 *	<0.02 *	<0.024 *	<0.024	<0.023 *	<0.021 *	<0.023 *
1,2,4-Trimethylbenzene	NE	219	NE	<0.013	<0.013	0.13	<0.013	0.71	<0.013	<0.012	<0.013
1,2-Dichlorobenzene	1.168	376	NE	<0.012	<0.013	<0.011	<0.013	<0.013	<0.012	<0.011	<0.013
1,3,5-Trimethylbenzene	NE	182	NE	<0.012	<0.013	<0.011	<0.013	<0.013	<0.012	<0.011	<0.013
Benzene	0.00512	7.41	NE	<0.0045	<0.0047	0.033	<0.0046	<0.0047	<0.0045	<0.004	<0.0046
Carbon tetrachloride	0.00388	4.25	NE	<0.015	<0.016	<0.014	<0.016	<0.016	<0.016	<0.014	<0.016
cis-1,2-Dichloroethene	0.0412	2,040	NE	<0.0074	<0.0077	<0.0067	<0.0077	<0.0078	<0.0074	<0.0067	<0.0076
Ethylbenzene	1.57	37	NE	<0.0076	<0.0079	0.07	<0.0079	1.2	<0.0076	<0.0069	<0.0078
Isopropylbenzene	NE	268	NE	<0.015	<0.016	<0.014	<0.016	0.94	<0.015	<0.014	<0.016
Naphthalene	0.6587	26	NE	<0.03	<0.031	0.29	<0.031	0.29	<0.03	0.071 J	<0.031
n-Butylbenzene	NE	108	NE	<0.0078	<0.0081	<0.007	<0.0081	<0.0082	<0.0078	<0.007	<0.008
N-Propylbenzene	NE	264	NE	<0.011	<0.011	<0.0095	<0.011	1.6	<0.011	<0.0095	<0.011
p-Isopropyltoluene	NE	162	NE	<0.011	<0.012	<0.01	<0.012	1.2	<0.011	<0.01	<0.011
sec-Butylbenzene	NE	145	NE	<0.0093	<0.0097	<0.0083	<0.0096	0.71	<0.0093	<0.0084	<0.0096
tert-Butylbenzene	NE	183	NE	<0.0082	<0.0085	<0.0074	<0.0085	<0.0086	<0.0082	<0.0074	<0.0084
Tetrachloroethene	0.00454	153	NE	<0.01	<0.01	0.17	<0.01	<0.011	<0.01	1.2	<0.01
Toluene	1.1072	818	NE	<0.0069	<0.0072	0.19	<0.0072	<0.0073	<0.007	0.026	<0.0071
trans-1,2-Dichloroethene	0.0588	976	NE	<0.015	<0.016	<0.014	<0.016	<0.016	<0.015	<0.014	<0.016
Trichloroethene	0.00358	8.81	NE	<0.011	<0.012	<0.01	<0.012	<0.012	<0.011	0.035	<0.012
Vinyl chloride	0.000138	2.03	NE	<0.0063	<0.0065	<0.0056	<0.0065	<0.0066	<0.0063	<0.0057	<0.0065
Xylenes, Total	3.94	258	NE	<0.0041	<0.0043	0.44	<0.0043	0.52	<0.0041	0.069	<0.0042
Total Detected VOCs	NE	NE	NE	ND	ND	1.323	ND	7.17	ND	1.401	ND
PAHs (mg/kg)											
1-Methylnaphthalene	NE	NE	NE	<0.019	<0.019	0.41	<0.02	0.56	<0.02	<0.088	<0.02
2-Methylnaphthalene	NE	368	NE	<0.05	<0.05	0.47 J	<0.053	0.09 J	<0.051	<0.23	<0.053
Acenaphthene	NE	33,000	NE	<0.012	<0.012	<0.054	<0.012	0.016 J	<0.012	<0.053	<0.012
Acenaphthylene	NE	487	NE	<0.0089	<0.0089	0.047 J	<0.0094	<0.0092	<0.0091	0.077 J	<0.0093
Anthracene	196.74	100,000	NE	0.019 J	<0.0091	0.11 J	<0.0096	0.012 J	<0.0093	0.082 J	<0.0095
Benzo(a)anthracene	NE	2.11	NE	0.097	0.019 J	0.19	<0.0085	0.032 J	<0.0083	0.43	<0.0085
Benzo(a)pyrene	0.47	0.211	NE	0.096	0.029 J	0.2	0.011 J	0.013 J	<0.0072	**0.52**	<0.0074

Footnotes on Page 3.

Table A.3.b
Soil Borings Residual Soil Contamination
Madison-Kipp Corporation
201 Waubesa Street, Madison, Wisconsin

Boring ID	Soil to Groundwater Pathway RCL	Industrial Direct Contact Limit	TSCA Disposal Limit	B-34		B-42		B-50		B-83	
Sample Interval (feet bls)				0-1	2-4	0-1	2-4	7-9	9.5-11.5	0-1	2-4
Sample Date				6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012
PAHs (mg/kg) (continued)											
Benzo(b)fluoranthene	0.48	2.11	NE	0.15	0.04	0.33	<0.0079	<0.0078	<0.0077	0.67	<0.0079
Benzo(g,h,i)perylene	NE	NE	NE	0.094	0.013 J	0.23	<0.014	<0.014	<0.013	0.53	<0.014
Benzo(k)fluoranthene	NE	21.1	NE	0.054	0.017 J	0.15 J	<0.0097	<0.0096	<0.0095	0.32	<0.0097
Chrysene	0.1451	211	NE	0.12	0.025 J	0.26	<0.0092	0.065	<0.009	0.53	<0.0091
Dibenz(a,h)anthracene	NE	0.211	NE	0.027 J	<0.011	0.065 J	<0.011	<0.011	<0.011	0.13 J	<0.011
Fluoranthene	88.82	22,000	NE	0.14	0.02 J	0.37	<0.017	0.045	<0.016	0.65	<0.017
Fluorene	14.81	22,000	NE	<0.0088	<0.0088	<0.041	<0.0093	0.036 J	<0.009	<0.04	<0.0092
Indeno(1,2,3-cd)pyrene	NE	2.11	NE	0.071	<0.013	0.16 J	<0.014	<0.014	<0.013	0.36	<0.014
Naphthalene	0.6587	26	NE	<0.0075	<0.0075	0.31	<0.0079	0.11	<0.0076	0.047 J	<0.0078
Phenanthrene	NE	115	NE	0.09	<0.016	0.78	<0.017	0.16	<0.017	0.34	<0.017
Pyrene	54.47	16,500	NE	0.14	0.022 J	0.35	<0.015	0.086	<0.014	0.66	<0.015
Total Detected PAHs	NE	NE	NE	1.098	0.185	4.432	0.011	1.225	ND	5.346	--
PCBs (mg/kg)											
Aroclor-1242	NE	0.744	NE	<0.0066	<0.0067	<0.012	<0.0066	<0.0065	<0.0063	<0.0056	<0.0068
Aroclor-1248	NE	0.744	NE	0.23	0.065	0.32	<0.0079	<0.0077	<0.0076	0.059	<0.0081
Aroclor-1254	NE	0.744	NE	0.25 B	0.054 B	0.23 B	<0.0043	0.017 J B	0.015 J B	0.043 B	<0.0045
Aroclor-1260	NE	0.744	NE	<0.0098	<0.01	<0.018	<0.0099	<0.0096	<0.0095	<0.0084	<0.01
Total Detected PCBs	NE	NE	50	0.48	0.119	0.55	ND	0.017	0.015	0.102	ND
PCB Homolog (mg/kg)											
Dichlorobiphenyl	NE	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA
Heptachlorobiphenyl	NE	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA
Hexachlorobiphenyl	NE	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA
Monochlorobiphenyl	NE	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA
Pentachlorobiphenyl	NE	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA
Tetrachlorobiphenyl	NE	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA
Trichlorobiphenyl	NE	NE	NE	NA	NA	NA	NA	NA	NA	NA	NA
RCRA Metals (mg/kg)											
Arsenic	0.584	1.59	NE	**8.2**	**5.7**	**17**	**8.1**	**4.8**	**2.2**	**7**	**7.9**
Barium	164.8	100,000	NE	110	84	52	110	130	79	62	120
Cadmium	0.752	803	NE	0.36	<0.059	1.2	<0.054	<0.053	0.081 J	1.4	<0.059

Footnotes on Page 3.

Table A.3.b
Soil Borings Residual Soil Contamination
Madison-Kipp Corporation
201 Waubesa Street, Madison, Wisconsin

Boring ID	Soil to Groundwater Pathway RCL	Industrial Direct Contact Limit	TSCA Disposal Limit	B-34		B-42		B-50		B-83	
Sample Interval (feet bls)				0-1	2-4	0-1	2-4	7-9	9.5-11.5	0-1	2-4
Sample Date				6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012	6/21/2012
RCRA Metals (mg/kg) (continued)											
Chromium	360,000	NE	NE	46	22	12	20	17	9.8	41	17
Lead	27	800	NE	26	8.9	160	12	9.9	5.3	330	12
Mercury	0.208	3.13	NE	0.13	0.028	0.25	0.035	0.024	<0.0061	0.21	<0.0054
Selenium	0.52	5,110	NE	0.39 J	<0.34	0.67 J	0.50 J	0.59 J	<0.33	0.36 J	<0.34
Silver	0.8497	5,110	NE	0.20 J	<0.072	0.14 J	<0.066	<0.065	0.087 J	0.18 J	<0.072
Cyanide, Total (mg/kg)	4.04	613	NE	0.46 J B ^	0.56 B ^	<0.16	<0.19	<0.15	<0.19	<0.17	<0.2

Only detected constituents are noted. Please refer to laboratory reports for a complete list of constituents and results.

100 = Exceeds the WDNR's industrial direct contact residual contaminant level.
100 = Exceeds the WDNR's soil to groundwater pathway residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
* = Laboratory control spike or laboratory control spike duplicate exceeds the control limits.
< = Constituent not detected above noted laboratory detection limit.
^ = Laboratory instrument related quality control limits exceeded.
B = Compound was found in the blank and sample.
bls = Below land surface.
H = Sample was prepped or analyzed beyond the specified holding time.
J = Constituent concentration is an approximate value.
mg/kg = Milligrams per kilogram.
NA = Not analyzed.
NE = Criteria not established.
ND = Detected total PCBs were reported less than the laboratory detection limit.
PAHs = Polycyclic Aromatic Hydrocarbons.
PCBs = Polychlorinated Biphenyls
RCL = Residual contaminant level.
RCRA = Resource Conservation Recovery Act.
TSCA = Toxic Substance Control Act.
EPA = United States Environmental Protection Agency.
VOCs = Volatile Organic Compounds.

Attachment A.4

Attachment:

A.4 Vapor Analytical Table – Not included. Vapor is addressed separately under BRRTS #02-13-558625.

Attachment A.5

Attachment:

A.5 Other Media of Concern – Not included. Surface water is addressed separately under BRRTS #02-13-558625.

Attachment A.6

Attachment:

A.6 Water Level Elevations – Not included. Groundwater is addressed separately under BRRTS #02-13-558625.

Attachment A.7

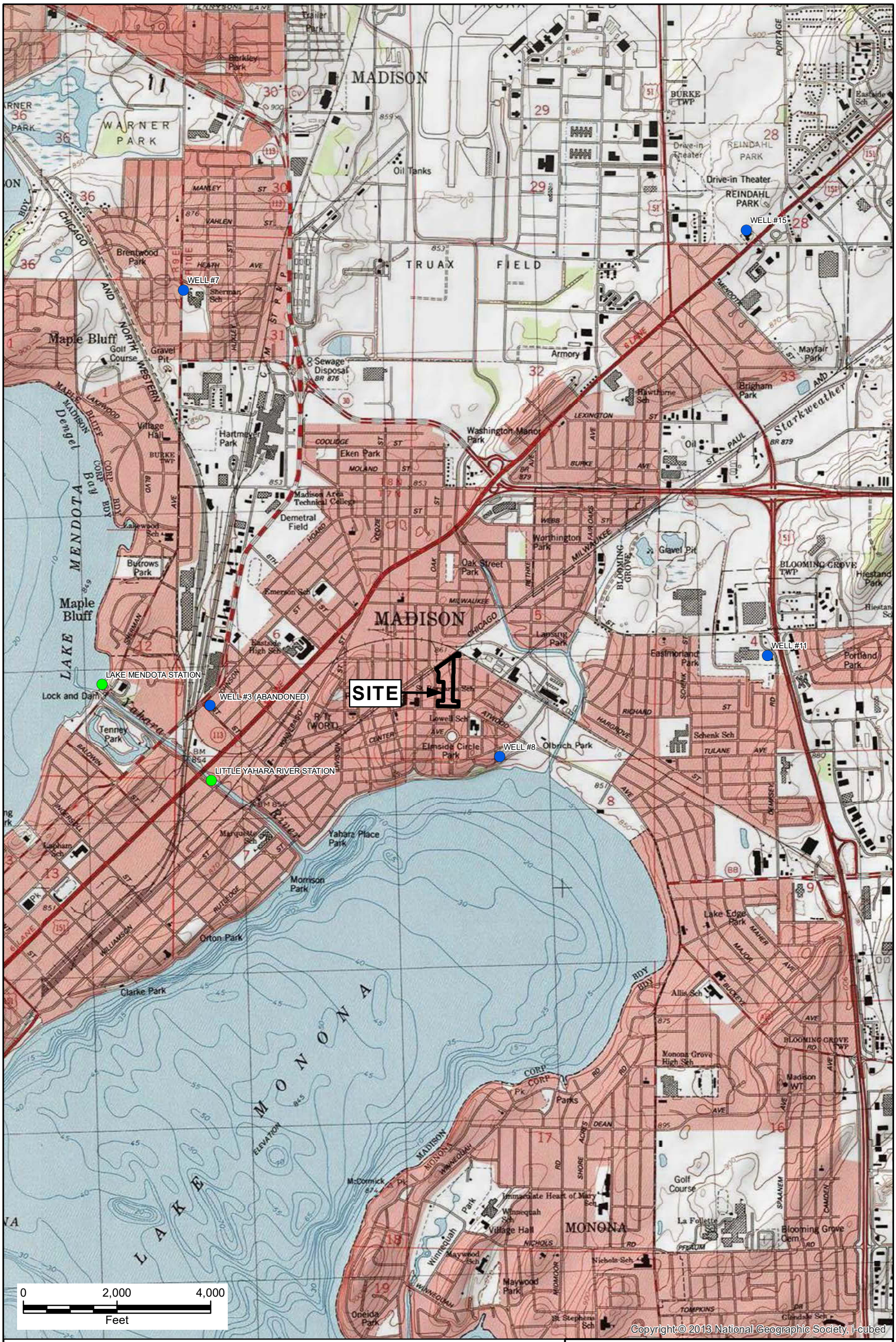
Attachment:

A.7 Other – Not included. There is no calculated natural attenuation data needed for the Site. There are no historical system operations at the Site or any other relevant data tables.

Attachment B
Maps, Figures and Photos

Attachments:

- B.1.a Location Map – Included.
- B.1.b Detailed Site Map – Included.
- B.1.c RR Site Map – Included.
- B.2.a.1 Rain Garden Soil Contamination – Included.
- B.2.a.2 Bike Path Area Soil Contamination – Included.
- B.2.b.1 Rain Garden Residual Soil Contamination – Included.
- B.2.b.2 Bike Path Area Residual Soil Contamination – Included.
- B.3.a Geologic Cross Section Figure – Not included. Geologic Cross Section figure(s) will be presented in the Request for Closure under BRRTS #02-13-558625.
- B.3.b Groundwater Isoconcentration – Not included. Groundwater is addressed separately under BRRTS #02-13-558625.
- B.3.c Groundwater Flow Direction – Not included. Groundwater is addressed separately under BRRTS #02-13-558625.
- B.3.d Monitoring Wells – Not included. Groundwater is addressed separately under BRRTS #02-13-558625.
- B.4.a Vapor Intrusion Map – Not included. Vapor is addressed separately under BRRTS #02-13-558625.
- B.4.b Other Media of Concern – Not included. Surface water is addressed separately under BRRTS #02-13-558625.
- B.4.c Other– Not included. Additional maps and figures are not required.
- B.5 Structural Impediment Photos – Included.



LEGEND

- GAUGING STATION
- MUNICIPAL WATER SUPPLY WELL
- PROJECT BOUNDARY

NOTE:
TOPO BASE MAP OBTAINED FROM ESRI ONLINE MAPPING, USING ARCMAP 10, ACCESSED 11/10/2014
USGS 15' QUADRANGLE, MADISON EAST, WISCONSIN, 1983.

MADISON-KIPP CORPORATION
201 WAUBESA STREET
MADISON, WISCONSIN

LOCATION MAP

ARCADIS

FIGURE
B.1.a

CITY: MKE DIV/GROUP: IM DB: GM LD: CK MADISON-KIPP
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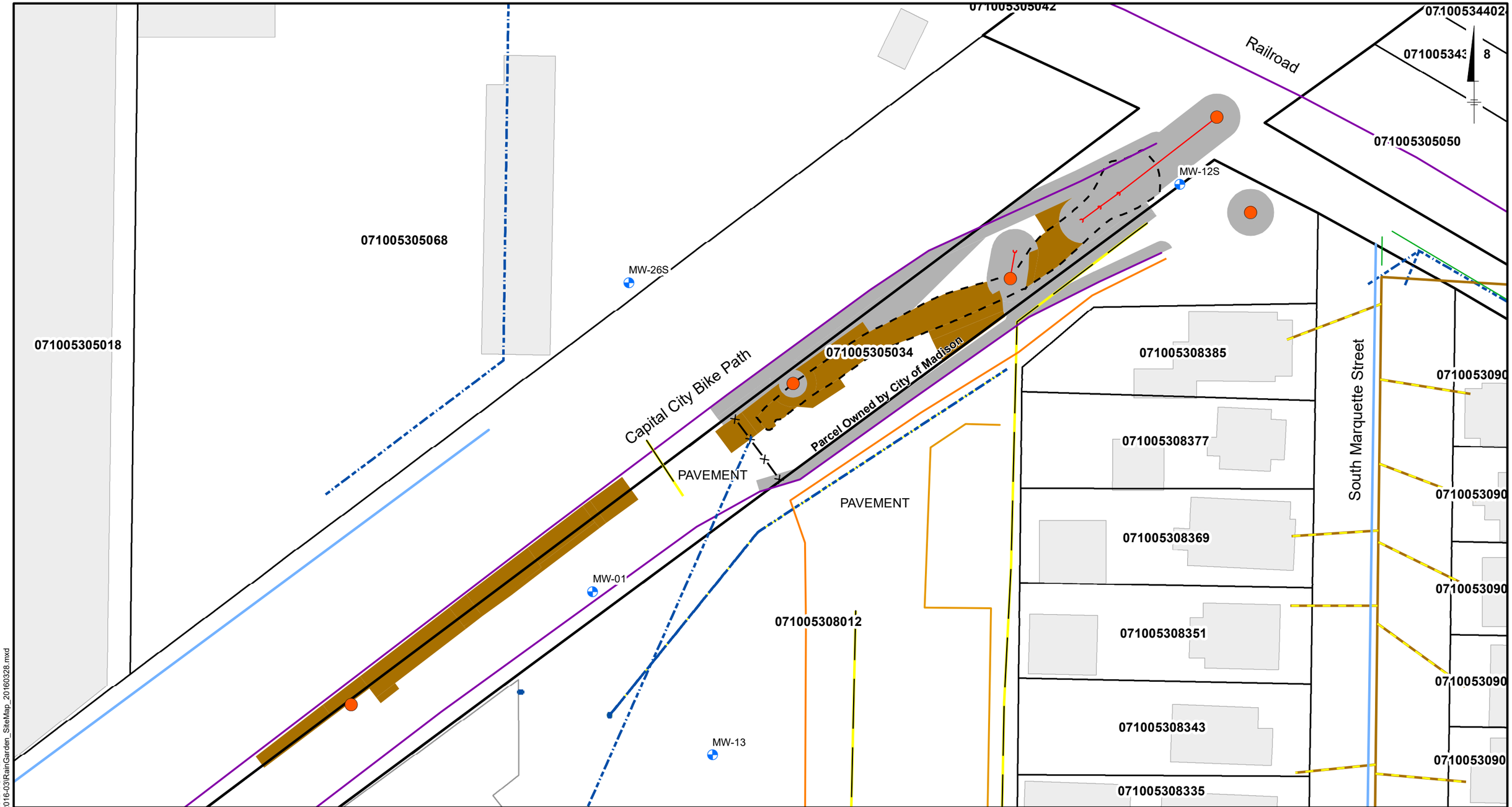

LEGEND

- MONITORING WELL
- UTILITY POLE
- PARCELS
- BUILDING FOOTPRINTS
- WATER MAIN
- ABANDONED SANITARY MAIN
- SANITARY LATERALS
- SANITARY MAINS
- ONSITE STORM WATER DISCHARGE
- ELECTRIC
- GROUND TENSION WIRE
- GAS
- SVE TRENCH
- COMMUNICATIONS
- STORM WATER
- FENCE
- EXCAVATION AREA
- UTILITY BUFFER
- PERIMETER OF RAIN GARDEN

0 40 80

SCALE IN FEET

ALL LOCATIONS ARE APPROXIMATE

MADISON-KIPP CORPORATION
201 WAUBESA STREET
MADISON, WISCONSIN

DETAILED SITE MAP

ARCADIS

FIGURE
B.1.b

CITY: MKE DIV/GROUP: IM DB: MG LD: CK MADISON-KIPP
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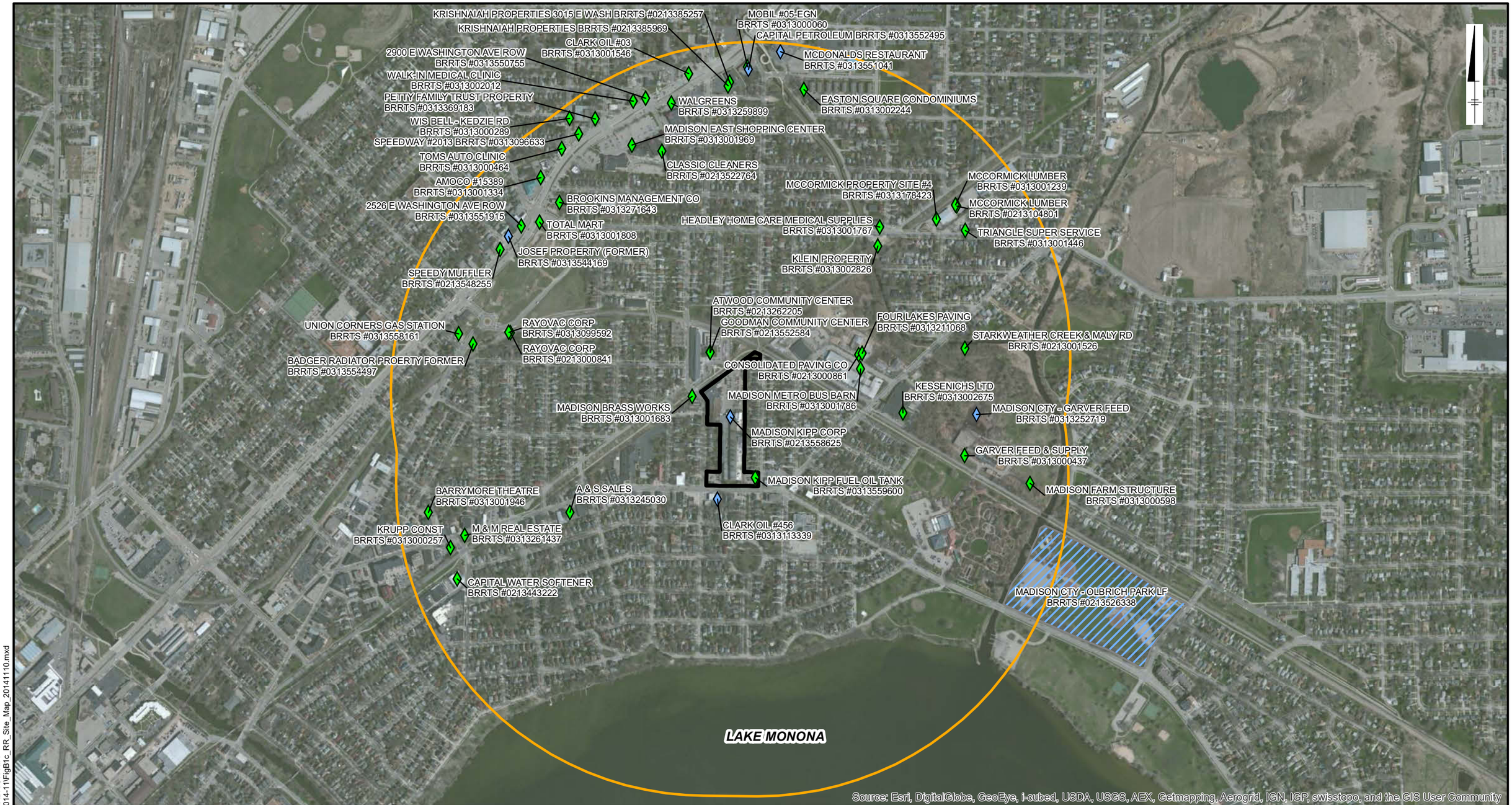

LEGEND

- OPEN SITE (ONGOING CLEANUP)
- OPEN SITE - SITE BOUNDARIES
- CLOSED SITE (COMPLETED CLEANUP)
- CLOSED SITE - SITE BOUNDARIES
- PROJECT BOUNDARY
- 1/2 MILE RADIUS

0 800 1,600

SCALE IN FEET

ALL LOCATIONS ARE APPROXIMATE
REMEDIATION & REDEVELOPMENT (RR) SITE DATA
DOWNLOADED FROM WISCONSIN DNR WEBSITE 11/10/2014

MADISON-KIPP CORPORATION
201 WAUBESA STREET
MADISON, WISCONSIN

RR SITE MAP

ARCADIS

FIGURE
B.1.c

CITY: MKE DIV/GROUP: IM DB: MG LD: CK MADISON-KIPP
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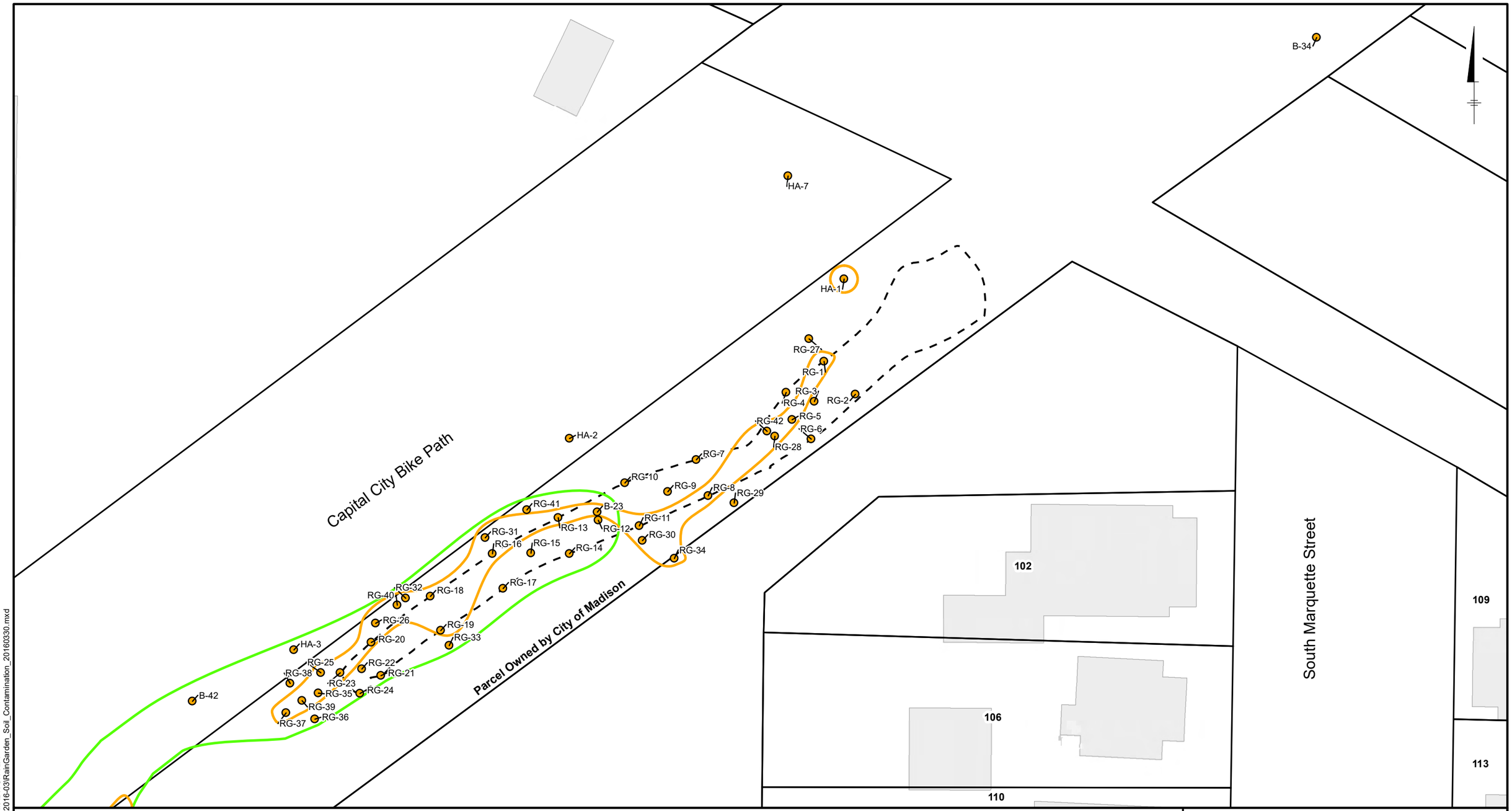

LEGEND

- SOIL SAMPLE
- INDUSTRIAL DIRECT CONTACT EXCEEDANCES
- SOIL TO GROUNDWATER RCL EXCEEDANCES
- PARCELS
- BUILDING FOOTPRINTS

0 30 60

SCALE IN FEET

MADISON-KIPP CORPORATION
201 WAUBESA STREET
MADISON, WISCONSIN

RAIN GARDEN SOIL CONTAMINATION

ARCADIS

FIGURE

B.2.a.1

CITY: MKE DIV/GROUP: IM DB: MG LD: CK MADISON-KIPP
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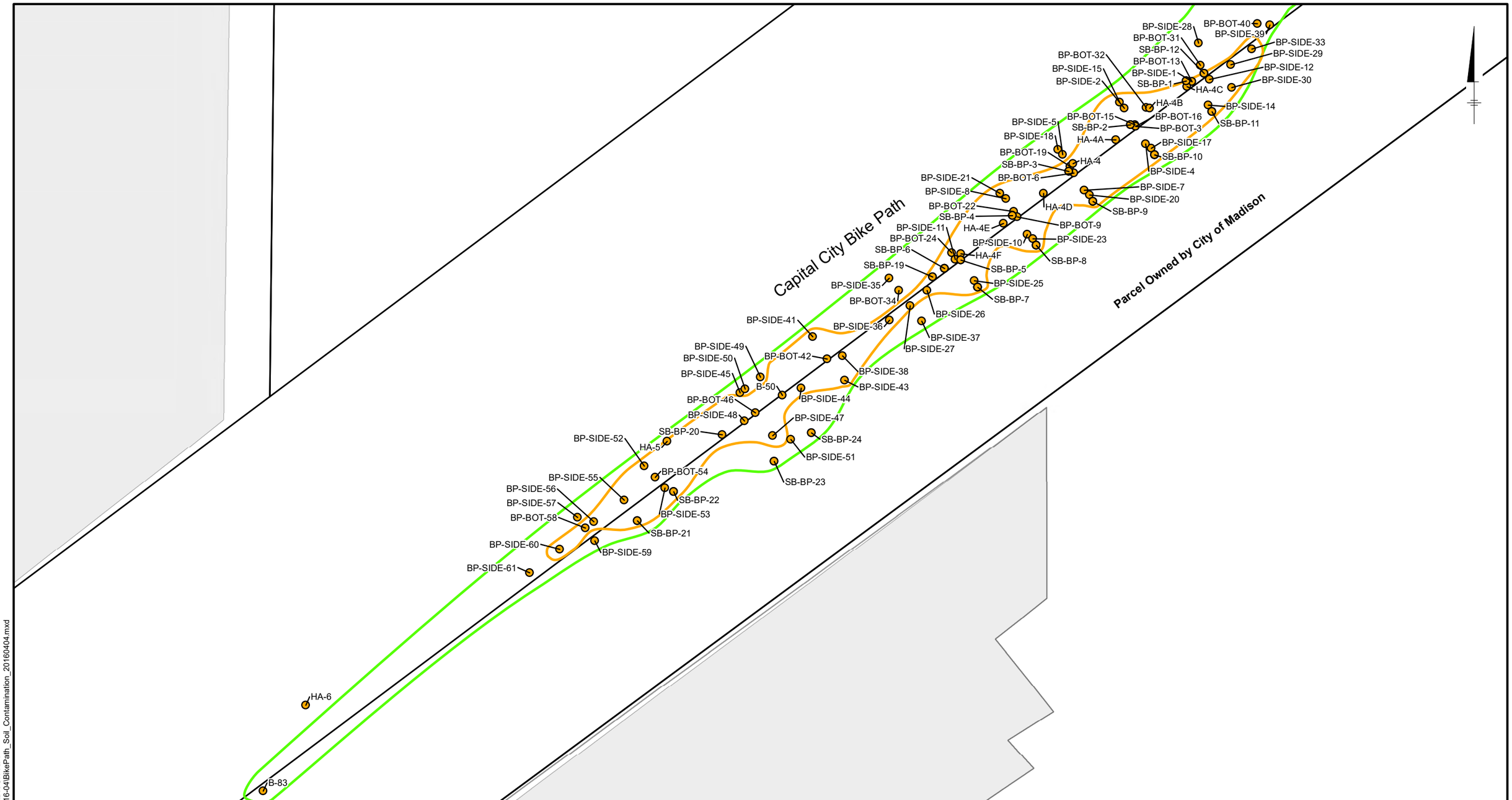

LEGEND

- SOIL SAMPLE
- INDUSTRIAL DIRECT CONTACT EXCEEDANCES
- SOIL TO GROUNDWATER RCL EXCEEDANCES
- PARCELS
- BUILDING FOOTPRINTS

0 20 40

SCALE IN FEET

MADISON-KIPP CORPORATION
201 WAUBESA STREET
MADISON, WISCONSIN

BIKE PATH AREA SOIL CONTAMINATION

ARCADIS

FIGURE
B.2.a.2

CITY: MKE DIV/GROUP: IM DB: MG LD: CK MADISON-KIPP
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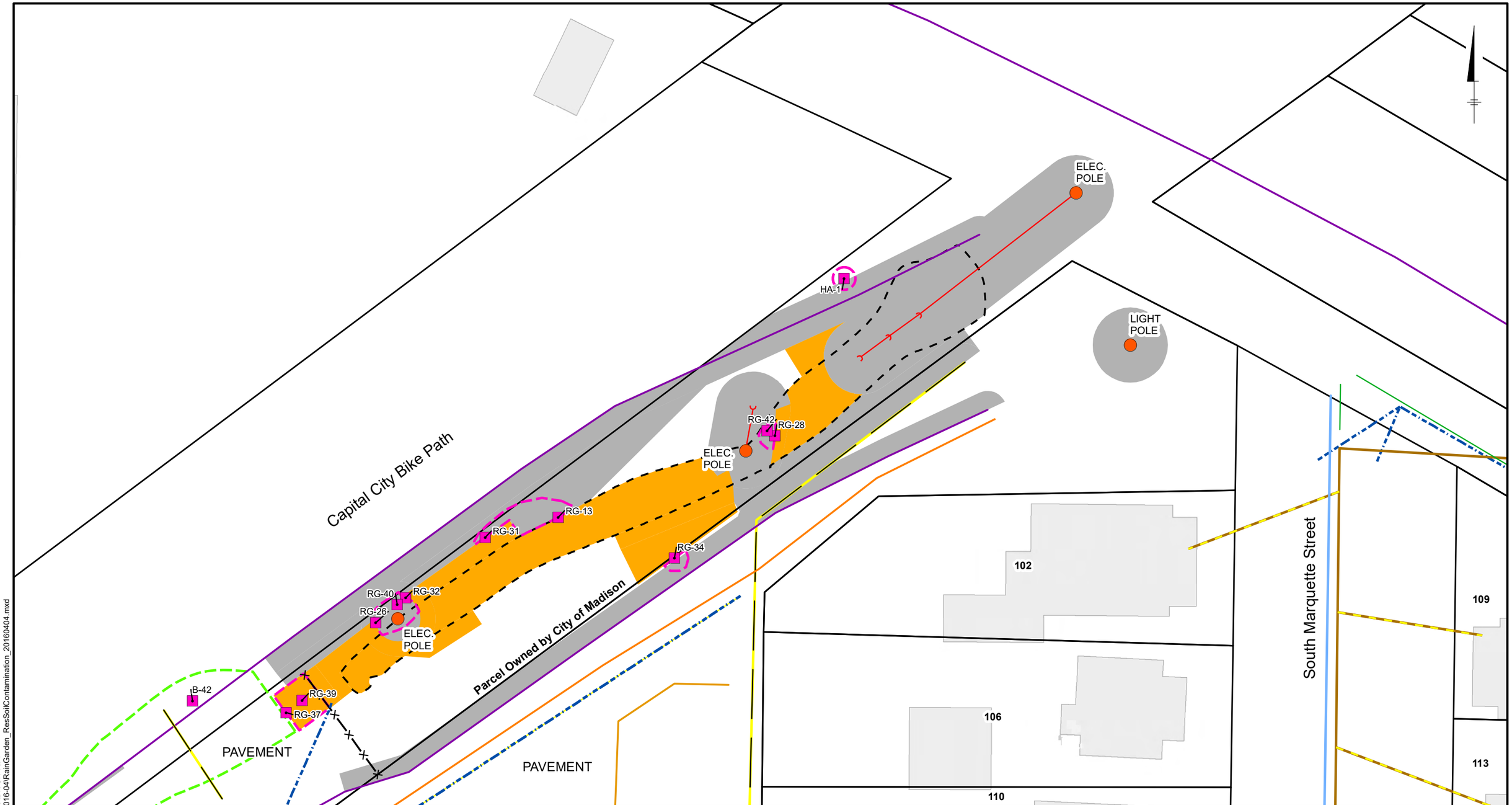


LEGEND

- RESIDUAL SAMPLE
- UTILITY POLE
- APPROXIMATE AREA WHERE SOIL CONCENTRATION EXCEEDS WDNR INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINANT LEVEL
- APPROXIMATE AREA WHERE SOIL CONCENTRATION EXCEEDS SOIL TO GROUNDWATER PATHWAY RCL
- PARCELS
- BUILDING FOOTPRINTS
- WATER MAIN
- ABANDONED SANITARY MAIN
- SANITARY LATERALS
- SANITARY MAINS
- ONSITE STORM WATER DISCHARGE
- ELECTRIC
- GROUND TENSION WIRE
- GAS
- SVE TRENCH
- COMMUNICATIONS
- STORM WATER
- FENCE
- EXCAVATED AREA TO 4 FEET BELOW GROUND SURFACE AND BACKFILLED
- UTILITY BUFFER
- PERIMETER OF RAIN GARDEN

0 30 60
SCALE IN FEET

mg/kg = MILLIGRAM PER KILOGRAM
ALL LOCATIONS ARE APPROXIMATE

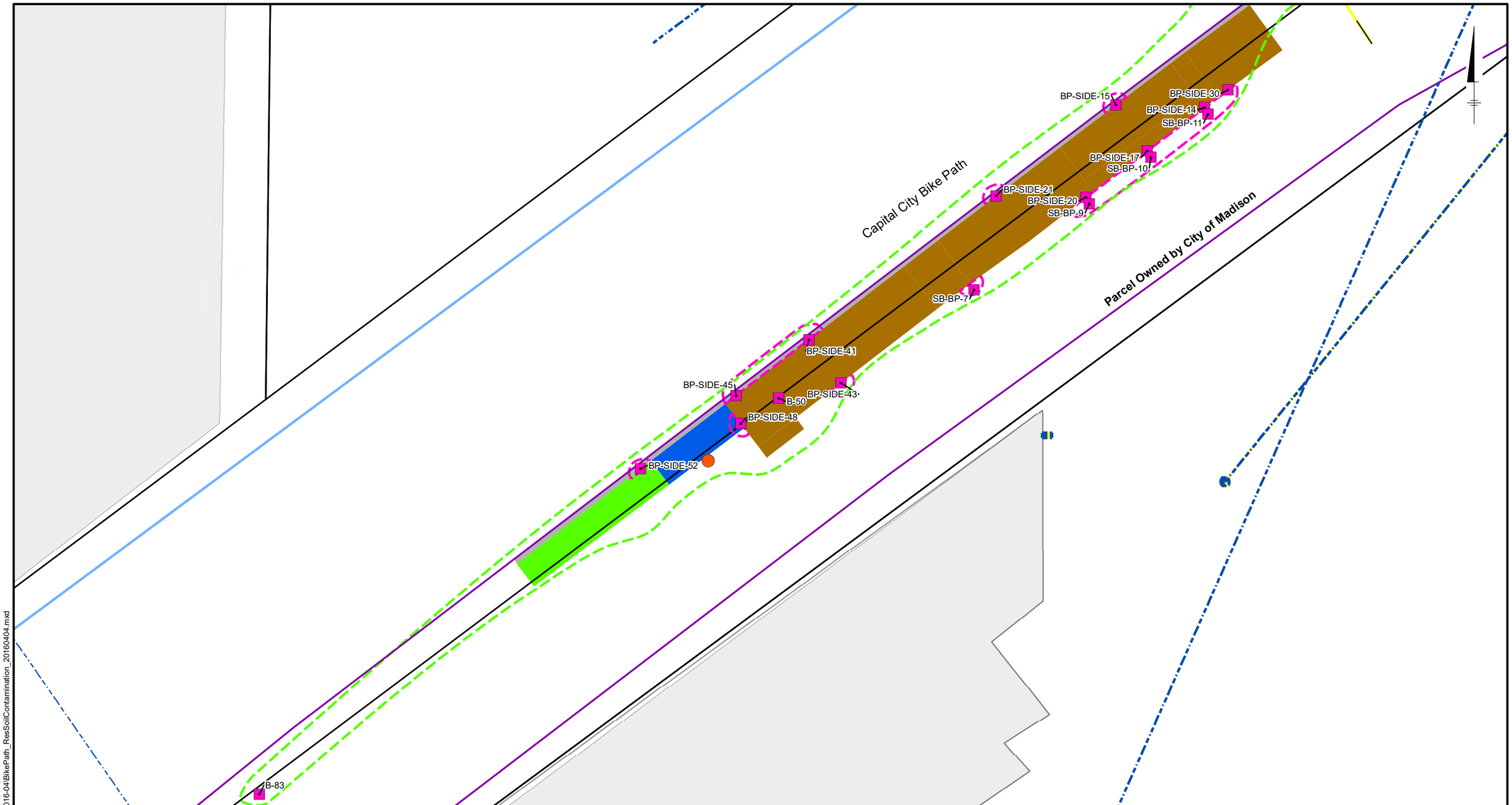
MADISON-KIPP CORPORATION
201 WAUBESA STREET
MADISON, WISCONSIN

RAIN GARDEN AREA
RESIDUAL SOIL CONTAMINATION

ARCADIS

FIGURE
B.2.b.1

CITY: MKE DIV/GROUP: IM DB: MG LD: CK MADISON-KIPP
Z:\GISPROJECTS_ENV\MadisonKipp\ArcMap\2016-04\RainGarden_ResSoilContamination_20160404.mxd



LEGEND

- RESIDUAL SAMPLE
- UTILITY POLE
- APPROXIMATE AREA WHERE SOIL CONCENTRATION EXCEEDS WDNR INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINANT LEVEL
- APPROXIMATE AREA WHERE SOIL CONCENTRATION EXCEEDS SOIL TO GROUNDWATER PATHWAY RCL
- PARCELS
- BUILDING FOOTPRINTS
- WATER MAIN
- ABANDONED SANITARY MAIN
- SANITARY LATERALS
- SANITARY MAINS
- ONSITE STORM WATER DISCHARGE
- ELECTRIC
- GROUND TENSION WIRE
- GAS
- SVE TRENCH
- COMMUNICATIONS
- STORM WATER
- FENCE
- EXCAVATED AREA TO 3 FEET BELOW GROUND SURFACE AND BACKFILLED
- EXCAVATION AREA TO 6 FEET BELOW GROUND SURFACE AND BACKFILLED
- EXCAVATED AREA TO 1 FEET BELOW GROUND SURFACE AND BACKFILLED
- UTILITY BUFFER

0 20 40
SCALE IN FEET

mg/kg = MILLIGRAM PER KILOGRAM
ALL LOCATIONS ARE APPROXIMATE

MADISON-KIPP CORPORATION
201 WAUBESA STREET
MADISON, WISCONSIN

BIKE PATH AREA
RESIDUAL SOIL CONTAMINATION

ARCADIS

FIGURE
B.2.b.2

CITY: MKE DIV/GROUP: IM DB: MG LD: CK MADISON-KIPP
Z:\GISPROJECTS_ENV\MadisonKipp\ArcMap\2016-04\BikePath_ResSoilContamination_20160404.mxd

Attachment B.3.a

Attachment:

B.3.a Geologic Cross Section Figure – Not included. Geologic Cross Section figure(s) will be presented in the Request for Closure under BRRTS #02-13-558625.

Attachment B.3.b

Attachment:

B.3.b Groundwater Isoconcentration – Not included. Groundwater is addressed separately under BRRTS #02-13-558625.

Attachment B.3.c

Attachment:

B.3.c Groundwater Flow Direction – Not included. Groundwater is addressed separately under BRRTS #02-13-558625.

Attachment B.3.d

Attachment:

B.3.d Monitoring Wells – Not included. Groundwater is addressed separately under BRRTS #02-13-558625.

Attachment B.4.a

Attachment:

B.4.a Vapor Intrusion Map – Not included. Vapor is addressed separately under BRRTS #02-13-558625.

Attachment B.4.b

Attachment:

B.4.b Other Media of Concern – Not included. Surface water is addressed separately under BRRTS #02-13-558625.

Attachment B.4.c

Attachment:

B.4.c Other – Not included. Additional maps and figures are not required.

B.5 Structural Impediment Photos

Madison-Kipp Corporation
Madison, Wisconsin

Photo: 1

Description:
Power Pole

Location:
In asphalt driveway, about 1-2 ft. from landscaped area adjacent to bike path.

Date:
February 22, 2016

Photo: 2

Description:
Fiber Optic Line

Location:
Runs parallel to bike path, located about 2-3 ft. below ground surface in landscaped area adjacent to the bike path

Date:
March 2, 2016

B.5 Structural Impediment Photos

Madison-Kipp Corporation
Madison, Wisconsin

Photo: 3

Description:
Fiber Optic Line

Location:
Runs parallel to bike path, located about 2-3 ft. below ground surface in landscaped area adjacent to the bike path

Date:
March 2, 2016

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 http://dnr.wi.gov/topic/Brownfields/Contact.html

WISCONSIN
DEPT. OF NATURAL RESOURCES

Attachment C
Documentation of Remedial Action

Attachments:

- C.1 Site Investigation Documentation – Included.
- C.2 Investigative Waste – Included.
- C.3 Description of Methodology – Not included. There are no site specific RCLs or EPA Soil Screening Level Model Calculations.
- C.4 Construction Documentation – Included.
- C.5 Decommissioning of Remedial Systems – Not included. There is no remedial system to decommission.
- C.6 Other – Not Included. There is no additional documentation required.

Attachment D
Maintenance Plans and Photographs

Attachments:

- D.1 Description of Maintenance Actions – Included.
- D.2 Location Map – Included.
- D.3 Photographs – Included.
- D.4 Inspection Log – Included.

COVER or BARRIER MAINTENANCE PLAN
(to be included in Form 4400-202, as Attachment D)

April 15, 2016

Property Located at:

176 South Fair Oaks Avenue, Madison, WI 53704

DNR BRRTS/Activity: 02-13-562649

Parcel ID:
0710-053-0503-4

Introduction

This document is the Maintenance Plan for a cap at the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. The maintenance activities relate to the existing cap which addresses or occupies the area over the contaminated groundwater plume or soil.

More site-specific information about this property/site may be found in:

- The case file in the DNR Madison office
- BRRTS on the Web (DNR's internet based data base of contaminated sites)for the link to a PDF for site-specific information at the time of closure and on continuing obligations;
- RR Sites Map/GIS Registry layer for a map view of the site, and
- The DNR project manager for Dane County.

D.1. Descriptions:
(Form 4400-202, Attachment D, Part D1. – brief description of the type, depth and location of residual contamination, description of the system/cover/barrier to be maintained, and its location on the site, maintenance activities, and contact information.)

Description of Contamination
Residual soils contaminated by PCBs are located at depths ranging from 1-4 feet bls in the area of the Rain Garden and 1-4 feet bls in the Bike Path areas. Residual PCB concentrations are generally located near an underground fiber optic utility line and utility pole impediments, which prevented further excavation, and along the northwest edge of the asphalt driveway utilized by Madison-Kipp. Soil PCB concentrations were reported above the WDNR's Industrial Direct Contact RCL at these locations (concentrations shown in Table A.3.a). Sample locations that were not able to be excavated due to the utility pole or fiber optic line will remain under a 1- to 3-foot soil cover to prevent direct contact. Sample locations along the northwestern edge of the driveway utilized by Madison-Kipp will be capped with a 6-inch asphalt cap. The cap locations can be found on attached figure: D.2 Location Map.

Description of the Cover to be Maintained

The soil cover consists of 1 to 3 feet of clean, imported soil. The cap will consist of 6-in of asphalt in the driveway utilized by Madison-Kipp. These are located at the Rain Garden and Bike Path areas as shown on the Figure D.2.

Cover/Building/Slab/Barrier Purpose

The soil and asphalt caps over the contaminated soil serve 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 use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The soil cover and asphalt cap overlying the contaminated soil and as depicted in Figure D.2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying 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 D.4, Form 4400-305, Continuing Obligations Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the maintenance plan and inspection log will be kept at the site; or, if there is no acceptable place (for example, no building is present) to keep it at the site, at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (DNR) representatives upon their request.

[Note: *The DNR may, in some instances, require in the case closure letter that the inspection log be submitted at least annually after every inspection. If the case closure letter requires that, then add the following sentence to the paragraph above*: A copy of the inspection log must be submitted electronically to the DNR after every inspection, at least annually.]

Maintenance Activities
(Form 4400-202, Attachment D, Part D1. – Description of Maintenance Actions required for maximizing effectiveness of the cover/barrier/engineered control, feature or other action for which maintenance is required.)

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 soil cover and/or asphalt cap overlying the contaminated soil are 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 DNR or its successor.

The property owner, in order to maintain the integrity of the soil cover and asphalt cap, will maintain a copy of this Maintenance Plan at the site; or, if there is no acceptable place to keep it at the site (for example, no building is present), at the address of the property owner 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/Barrier

The following activities are prohibited on any portion of the property where the soil cover and asphalt cap is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure; 7) 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.

If removal, replacement, or other changes to a cover, or a building which is acting as a cover, are considered, the property owner will contact DNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

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 DNR.

Contact Information
(Form 4400-202, Attachment D, Part 1.) Contact Information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.)

April 2016

Site Owner and Operator: City of Madison
210 Martin Luther King Jr. Boulevard
Room 103, City-County Building
Madison, WI 53703

Madison-Kipp Corporation (Property Lessee)
201 Waubesa St., Madison, WI 53704

Signature: _____

(DNR may request signature of affected property owners, on a case-by-case basis)

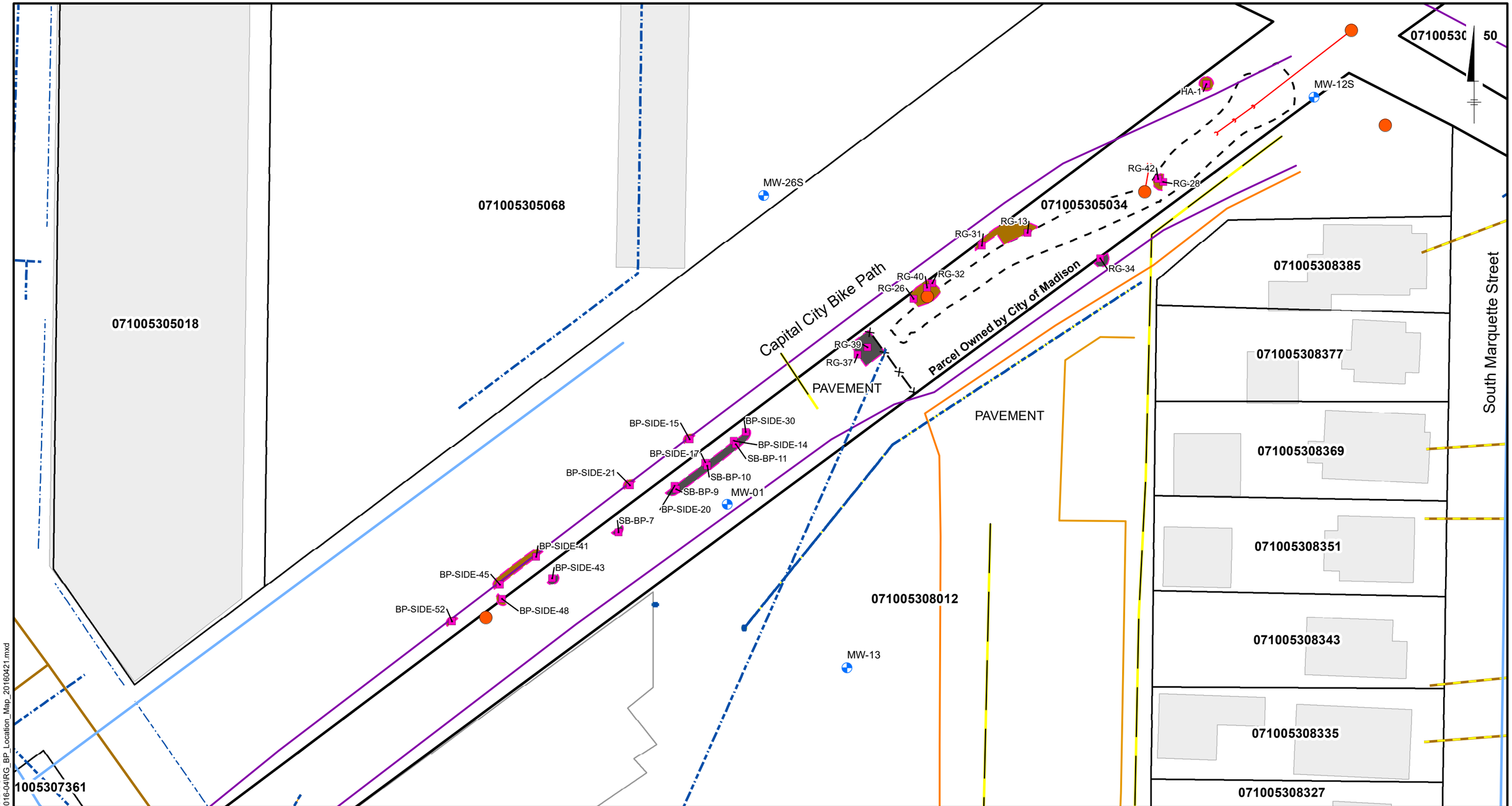
Property Owner: City of Madison
210 Martin Luther King Jr. Boulevard
Room 103, City-County Building
Madison, WI 53703

Signature: _____

Consultant: Arcadis U.S., Inc.

126 N Jefferson St., Suite 400
Milwaukee, WI 53202

DNR: Michael Schmoller
Wisconsin Department of Natural Resources
South Central Region
3911 Fish Hatchery Rd
Fitchburg, WI 53711



LEGEND

- RESIDUAL SAMPLE
- MONITORING WELL
- UTILITY POLE
- APPROXIMATE AREA WHERE SOIL CONCENTRATION EXCEEDS WDNR INDUSTRIAL DIRECT CONTACT RESIDUAL CONTAMINANT LEVEL
- PERIMETER OF RAIN GARDEN
- 6 INCH ASPHALT CAP
- SOIL COVER
- PARCELS
- BUILDING FOOTPRINTS
- WATER MAIN
- ABANDONED SANITARY MAIN
- SANITARY LATERALS
- SANITARY MAINS
- ONSITE STORM WATER DISCHARGE
- ELECTRIC
- GROUND TENSION WIRE
- GAS
- SVE TRENCH
- COMMUNICATIONS
- STORM WATER
- FENCE

0 40 80
SCALE IN FEET

ALL LOCATIONS ARE APPROXIMATE

MADISON-KIPP CORPORATION
201 WAUBESA STREET
MADISON, WISCONSIN

LOCATION MAP

ARCADIS

FIGURE
D.2

CITY: MKE DIV/GROUP: IM DB: MG LD: CK MADISON-KIPP
Z:\GISPROJECTS_ENV\MadisonKipp\ArcMap\2016-04\RG_BP_Location_Map_20160421.mxd

D.3 Maintenance Plan Photos

Madison-Kipp Corporation
Madison, Wisconsin

Photo: 1

Description:
6” Asphalt Cap

Location:
Asphalt driveway adjacent to rain garden

Date:
May 13, 2014

Photo: 2

Description:
Soil Cover

Location:
Landscaped area adjacent to bike path. Buried fiber optic utility line shown in orange.

Date:
March 2, 2016

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. 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.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name: Madison-Kipp Rain Garden

BRRTS No.: 02-13-562649

Inspections are required to be conducted (see closure approval letter):

○ annually
○ semi-annually
○ other – specify ______________________

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N

{Click to Add/Edit Image} Date added:

Title:

{Click to Add/Edit Image} Date added:

Title:

Attachment E
Monitoring Well Information

Groundwater is addressed separately under BRRTS #02-13-558625.

Attachment F
Source Legal Documents

Attachments:

- F.1 Deeds – Included.
- F.2 Certified Survey Map – Included.
- F.3 Verification of Zoning – Included.
- F.4 Signed Statement – Included.

F.1 DEED - LEGAL PROPERTY DESCRIPTION

City of Madison Property Information
Property Address: 201 Waubesa St
Parcel Number: 071005308012

LEGAL DESCRIPTION

Information current as of: 3/5/16 01:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

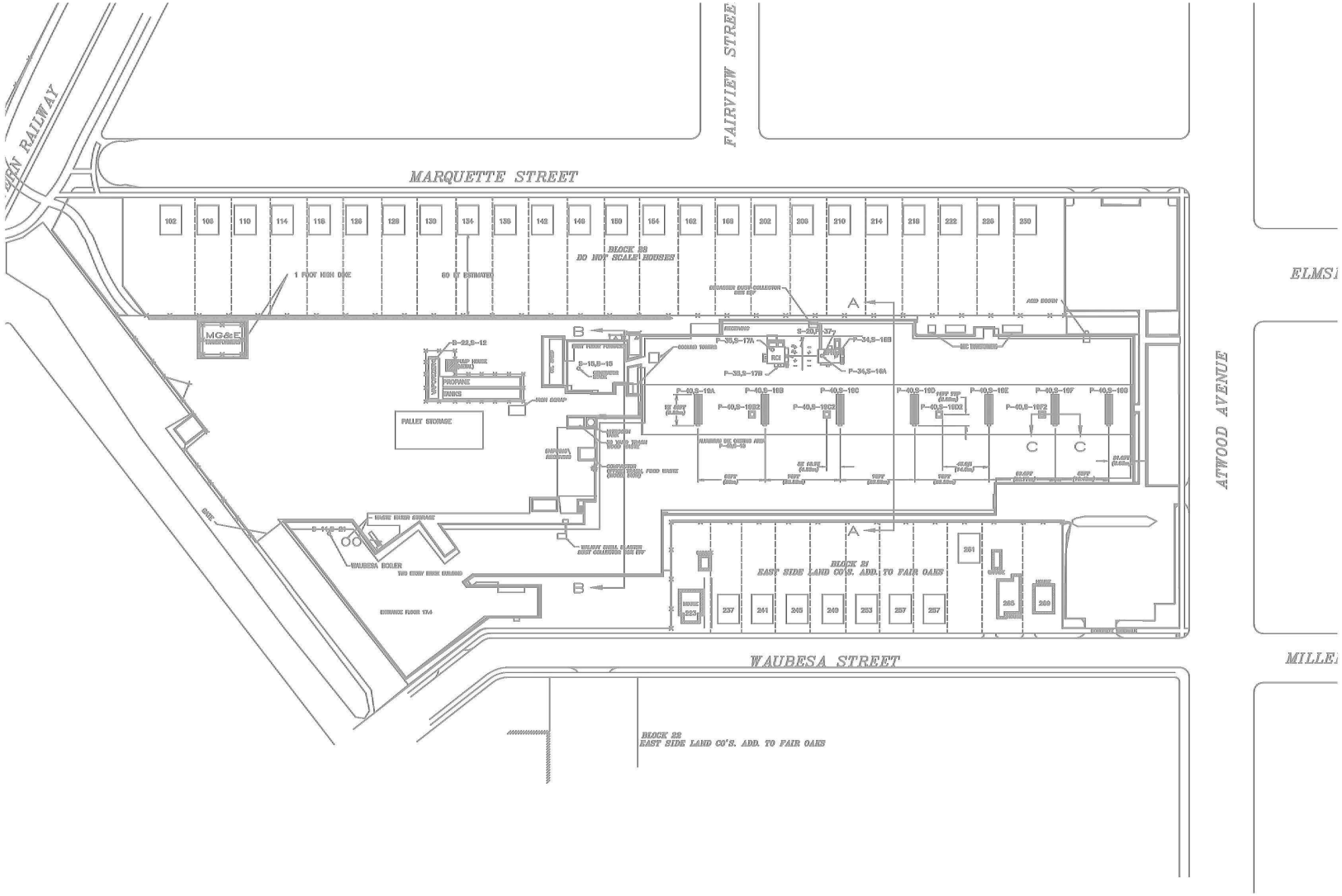
Lot Number:	0
Block:	0

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

Property Information Questions?

Assessor's Office
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Email: assessor@cityofmadison.com

F.2 SITE LAYOUT



TOTAL SQUARE FOO
TOTAL SQUARE FOOT

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

Classification	Description
G1	Residential
G2	Commercial
G3	Manufacturing Note: Manufacturing parcels are assessed by the State Department of Revenue and do not receive a current year assessment until some time in November.
G4	Agriculture
G5	Undeveloped
G5M	Agricultural Forest
G6	Productive Forest Lands
G7	Other
W1	Private Forest Crop Pre 72
W2	Private Forest Crop Post 71
W3	Private Forest Crop Special
W4	County Forest Crop
W5	Managed Forest Lands Open Entered After 2004
W6	Managed Forest Lands Closed Entered After 2004
W7	Managed Forest Lands Open Entered Before 2005
W8	Managed Forest Lands Closed Entered Before 2005
X1	Federal Exempt
X2	State Exempt
X3	County Exempt
X4	Other Exempt

Parcel Number - 251/0710-053-0801-2

Current

Parcel Summary

Municipality Name	CITY OF MADISON
Parcel Description	EAST SIDE LAND CO ADDITION TO FAIR OAKS ...
Owner Name	MADISON KIPP CORP
Primary Address	201 WAUBESA ST
Billing Address	PO BOX 8043 MADISON WI 53704-8043

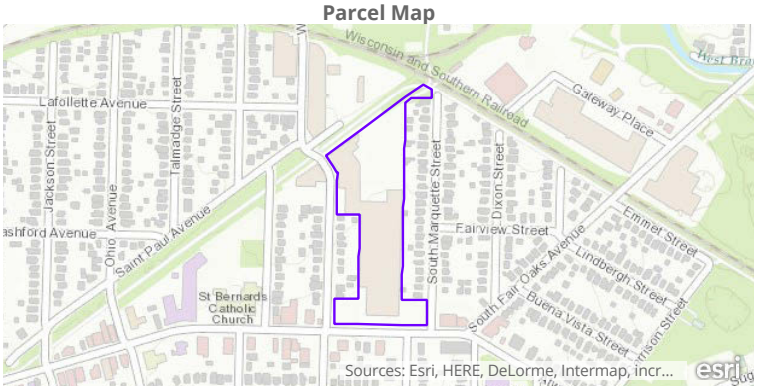
Current Year Assessment

Assessment Year	2015
Valuation Classification	G3
Assessment Acres	0.000
Land Value	$370,200.00
Improved Value	$613,400.00
Total Value	$983,600.00

Zoning Information

Contact your local city or village office for municipal zoning information.

Parcel Map



Current Year Taxes

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
$370,200.00	$613,400.00	$983,600.00
Taxes:		$23,817.45
Lottery Credit(-):		$0.00
First Dollar Credit(-):		$78.53
Specials(+):		$0.00
Amount:		$23,738.92

Districts

Type	State Code	Description
REGULAR SCHOOL	3269	MADISON METRO SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents

No recorded documents found.

City of Madison Property Information
Property Address: 201 Waubesa St
Parcel Number: 071005308012

Information current as of: 2/3/16 12:00AM

OWNER(S)

MADISON KIPP CORP

PO BOX 8043
MADISON, WI 53704-8043

REFUSE COLLECTION

District: 03A

SCHOOLS

District: Madison

- Lowell
- O'Keeffe
- East

CITY HALL

Aldermanic District: 6
Alder Marsha Rummel

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2014	$369,400	$476,800	$846,200
2015	$370,200	$613,400	$983,600

2015 TAX INFORMATION

Net Taxes:	$23,738.92
Special Assessment:	$0.00
Other:	$0.00
Total:	$23,738.92

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

RESIDENTIAL BUILDING INFORMATION

No building record is available online for this parcel. Please contact the Assessor's Office for additional information.

Property Information Questions?

Assessor's Office
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Email: assessor@cityofmadison.com

MKC
Madison-Kipp Corporation

Post Office Box 8043
Madison, WI 53708-8043

201 Waubesa Street
Madison, WI 53704-5728

April 15, 2016

Mike Schmoller
Wisconsin Department of Natural Resources
South Central Region
3911 Fish Hatchery Road
Fitchburg, WI 53711

RE: Legal Description, Madison-Kipp Corporation Site, 201 Waubesa Street, Madison, Wisconsin. Facility ID No. 113125320, BRRTS No. 02-13-562649.

Dear Mr. Schmoller:

Pursuant to the requirements of item F.4 (Signed Statement) of Form 4400-202 *Case Closure-GIS Registry* this is to notify you that it is my belief that the legal description listed below accurately describes Madison-Kipp Corporation property.

> 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.

Sincerely,
MADISON-KIPP CORPORATION

Alina Satkoski

Alina Satkoski
Facility Representative

Attachment G
Notifications to Owners of Affected Properties

Attachments:

- G.1 Deed –Included.
- G.2 Certified Survey Map - Included.
- G.3 Verification of Zoning –Included.
- G.4 Signed Statement – Included.
- G.5 Notification to Owner of Affected Property - Included

G.1 DEED - LEGAL PROPERTY DESCRIPTION

City of Madison Property Information
Property Address: 176 S Fair Oaks Ave
Parcel Number: 071005305034

Information current as of: 10/21/14 12:00AM

OWNER(S)

CITY OF MADISON ENGINEER
WALKWAYS & BIKEPATHS 536

210 MLK JR BLVD RM 115
MADISON, WI 53703-3342

REFUSE COLLECTION

District: 03A

SCHOOLS

District: Madison

- Lowell
- O'Keeffe
- East

CITY HALL

Aldermanic District: 6
Alder Marsha Rummel

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2013	$0	$0	$0
2014	$0	$0	$0

TAX INFORMATION

Net Taxes:	$0.00
Special Assessment:	$0.00
Other:	$0.00
Total:	$0.00

PROPERTY INFORMATION

Property Use:	Vacant	Property Class:	Residential
Zoning:	TE	Lot Size:	78,142 sq ft
Frontage:	25 - S Fair Oaks Ave	Water Frontage:	NO
TIF District:	37	Assessment Area:	6601

RESIDENTIAL BUILDING INFORMATION

No building record is available online for this parcel. Please contact the Assessor's Office for additional information.

SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)

Information current as of: 10/21/14 12:00AM

Grantor:	CITY OF MADISON ENGINEER, WALKWAYS & BIKEPATHS 536		
Grantee:	CITY OF MADISON		
Date of Conveyance:	6/2007	Conveyance Price:	$0.00
Conveyance Type:	Other	Conveyance Included:	1 Parcel
Grantor:	SOO LINE RAILROAD CO		

Grantee:	CITY OF MADISON		
Date of Conveyance:	5/1991	Conveyance Price:	$0.00
Conveyance Type:	Other	Conveyance Included:	16 Parcels

LEGAL DESCRIPTION

Information current as of: 10/21/14 12:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number:	0
Block:	0

T7N R10E, SEC 5, PRT SW 1/4, DESC AS FOL FORMER CMSTP&P RAILROAD RIGHT OF WAY RUNNING NELY FROM WAUBESA STREET TO A PT 117 FT NELY OF SOUTHWEST COR S MARQUETTE ST. ALSO NELY 25' OF FORMER C&NW RAILROAD RIGHT OF WAY LOCATED WEST OF WAUBESA ST RUNNING SELY TO NW LINE OF FORMER CMSTP&P RAILROAD ROW LINE. ALSO SWLY 25' OF FORMER C&NW RAILROAD RIGHT OF WAY LOCATED WEST OF SE LINE OF FORMER CMSTP&P RAILROAD ROW LINE AND RUNNING SELY TO NORTH LN S FAIR OAKS AVE. NOW USED AS BIKE PATH & THAT PART AS DESC IN DOC 4323945.

Property Information Questions?

Assessor's Office
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Email: assessor@cityofmadison.com

REAL PROPERTY TAX INFORMATION

Information current as of: 10/20/14 07:00PM

No tax information exists for this parcel. Please contact the Treasurer's Office for additional information.

Tax Information Questions?

Treasurer's Office
210 Martin Luther King, Jr. Boulevard, Room 107
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasurer@cityofmadison.com

Disclaimer: The City of Madison collects tax payments through January 31. For payment information on the balance due, please contact the Dane County Treasurer's Office at (608) 266-4151 or for tax payment history, go to AccessDane.

SPECIAL ASSESSMENTS

Information current as of: 10/20/14 10:00PM

There are three (3) types of special assessments.

- Final assessments and charges are the actual amounts due for completed work.
- Preliminary assessments are estimated amounts for work in progress.
- Deferred assessments are those for which payment is deferred until certain conditions are met, or which indicate potential future assessments or charges on a property. Deferred assessments and charges may be subject to accrued interest or indexing.
- For more information, please call (608) 266-4008.

Special assessments may be required to be paid as part of a property sale or refinancing.

If a preliminary assessment is paid and the subsequent final assessment is less, a refund will be issued as a credit to the owner of record on the next tax bill after the final is approved, unless refund information is provided with the payment or to the City Finance Office.

Special/Charge	Year	Type	Interest Rate	Original Assessment	Outstanding Principal
STREET IMPROVEMENT	1997	DEFER	7.000	$ 445.84	$ 0.00

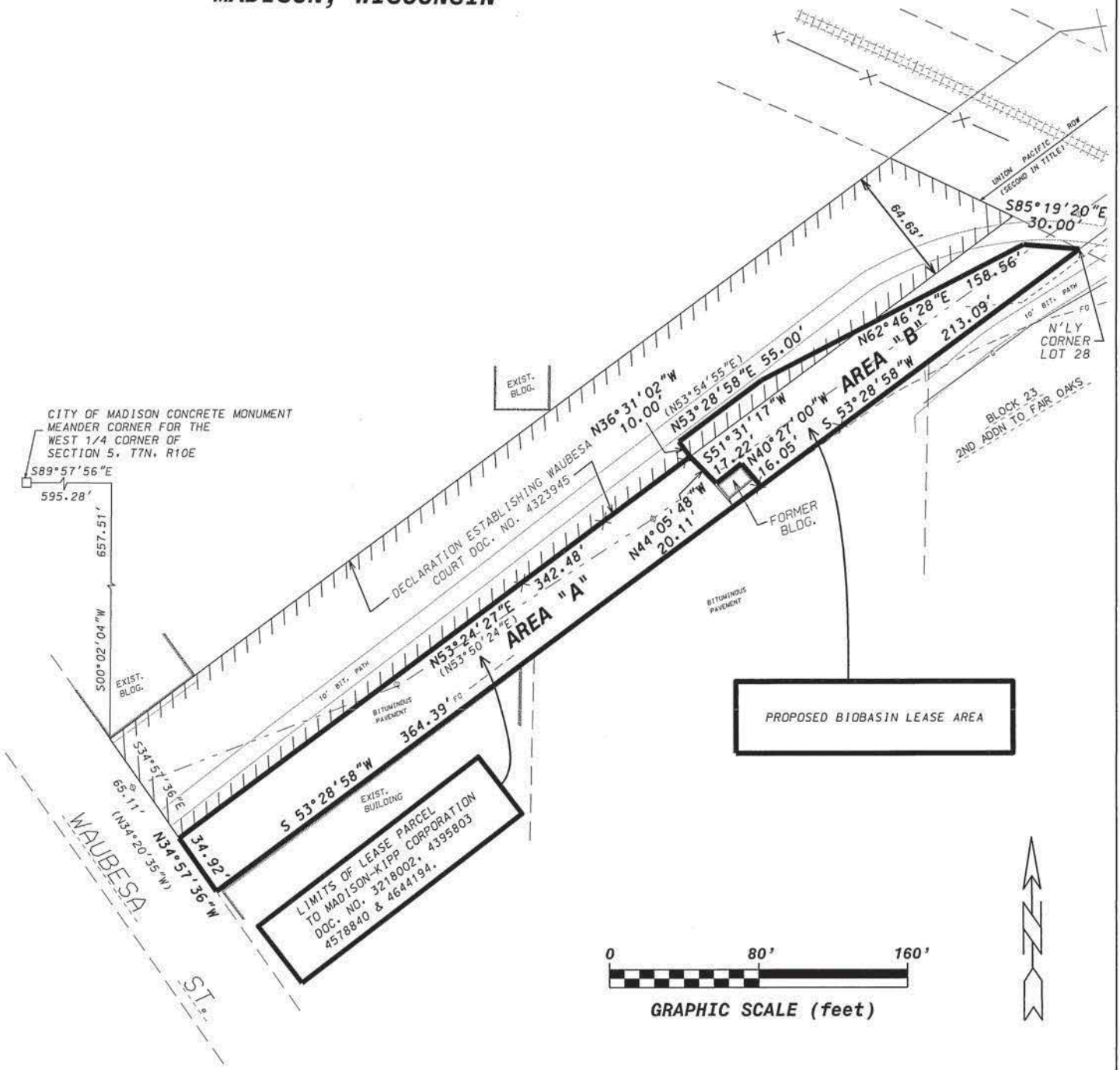
Special Assessment Questions?

Finance Office
210 Martin Luther King, Jr. Boulevard, Room 406
Madison, Wisconsin 53703-3345
Phone: 266-4671
Email: finance@cityofmadison.com

G.2 CERTIFIED SURVEY MAP

EXHIBIT "B"
MAP OF THE LEASED PREMISES

DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION
MADISON, WISCONSIN



FILENAME:
M:\Mapping\MISC_CAD_Drawings\ENGR\misc\53W1822\Kipp Bio Retention Lease Area.dgn
DATE: 10/14/2014
ENGR. PROJ. NO. 53W1822
REAL ESTATE PROJ. NO. 4114
REVISED:

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

Classification	Description
G1	Residential
G2	Commercial
G3	Manufacturing Note: Manufacturing parcels are assessed by the State Department of Revenue and do not receive a current year assessment until some time in November.
G4	Agriculture
G5	Undeveloped
G5M	Agricultural Forest
G6	Productive Forest Lands
G7	Other
W1	Private Forest Crop Pre 72
W2	Private Forest Crop Post 71
W3	Private Forest Crop Special
W4	County Forest Crop
W5	Managed Forest Lands Open Entered After 2004
W6	Managed Forest Lands Closed Entered After 2004
W7	Managed Forest Lands Open Entered Before 2005
W8	Managed Forest Lands Closed Entered Before 2005
X1	Federal Exempt
X2	State Exempt
X3	County Exempt
X4	Other Exempt

G.3 Zoning and Parcel ID

Parcel Number - 251/0710-053-0503-4

Current

This Parcel is in the City of Madison. For additional information, please visit the City of Madison website.

Parcel Summary

More +

Municipality Name	CITY OF MADISON
Parcel Description	T7N R10E, SEC 5, PRT SW 1/4, DESC AS FOL...
Owner Name	CITY OF MADISON ENGINEER WALKWAYS & BIKEPATHS 536
Primary Address	176 S FAIR OAKS AVE
Billing Address	210 MLK JR BLVD RM 115 MADISON WI 53703-3342

Assessment Summary

More +

Assessment Year	**2014**
Valuation Classification	G1
Assessment Acres	0.000
Land Value	$0.00
Improved Value	$0.00
Total Value	$0.00

Show Valuation Breakout

Zoning Information

Contact your local city or village office for municipal zoning information.

Parcel Maps

DCiMap | Google Map | Bing Map

Tax Summary (2013)

More +

E-Statement | E-Bill | E-Receipt

Pay Taxes Online

Current year tax information not yet available.

District Information

No district references available.

Recorded Documents

No recorded documents found.

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0710-053-0503-4
By Owner Name: CITY OF MADISON ENGINEER WALKWAYS & BIKEPATHS 536

Document Types and their Abbreviations
Document Types and their Definitions

Access Dane is a product of
Dane County Land Information Council

210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703

City of Madison Property Information
Property Address: 176 S Fair Oaks Ave
Parcel Number: 071005305034

Information current as of: 10/21/14 12:00AM

OWNER(S)

CITY OF MADISON ENGINEER
WALKWAYS & BIKEPATHS 536

210 MLK JR BLVD RM 115
MADISON, WI 53703-3342

REFUSE COLLECTION

District: 03A

SCHOOLS

District: Madison

- Lowell
- O'Keeffe
- East

CITY HALL

Aldermanic District: 6
Alder Marsha Rummel

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2013	$0	$0	$0
2014	$0	$0	$0

TAX INFORMATION

Net Taxes:	$0.00
Special Assessment:	$0.00
Other:	$0.00
Total:	$0.00

PROPERTY INFORMATION

Property Use:	Vacant	Property Class:	Residential
Zoning:	TE	Lot Size:	78,142 sq ft
Frontage:	25 - S Fair Oaks Ave	Water Frontage:	NO
TIF District:	37	Assessment Area:	6601

RESIDENTIAL BUILDING INFORMATION

No building record is available online for this parcel. Please contact the Assessor's Office for additional information.

SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)

Information current as of: 10/21/14 12:00AM

Grantor:	CITY OF MADISON ENGINEER, WALKWAYS & BIKEPATHS 536		
Grantee:	CITY OF MADISON		
Date of Conveyance:	6/2007	Conveyance Price:	$0.00
Conveyance Type:	Other	Conveyance Included:	1 Parcel
Grantor:	SOO LINE RAILROAD CO		

Grantee:	CITY OF MADISON		
Date of Conveyance:	5/1991	Conveyance Price:	$0.00
Conveyance Type:	Other	Conveyance Included:	16 Parcels

LEGAL DESCRIPTION

Information current as of: 10/21/14 12:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number:	0
Block:	0

T7N R10E, SEC 5, PRT SW 1/4, DESC AS FOL FORMER CMSTP&P RAILROAD RIGHT OF WAY RUNNING NELY FROM WAUBESA STREET TO A PT 117 FT NELY OF SOUTHWEST COR S MARQUETTE ST. ALSO NELY 25' OF FORMER C&NW RAILROAD RIGHT OF WAY LOCATED WEST OF WAUBESA ST RUNNING SELY TO NW LINE OF FORMER CMSTP&P RAILROAD ROW LINE. ALSO SWLY 25' OF FORMER C&NW RAILROAD RIGHT OF WAY LOCATED WEST OF SE LINE OF FORMER CMSTP&P RAILROAD ROW LINE AND RUNNING SELY TO NORTH LN S FAIR OAKS AVE. NOW USED AS BIKE PATH & THAT PART AS DESC IN DOC 4323945.

Property Information Questions?

Assessor's Office
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Email: assessor@cityofmadison.com

REAL PROPERTY TAX INFORMATION

Information current as of: 10/20/14 07:00PM

No tax information exists for this parcel. Please contact the Treasurer's Office for additional information.

Tax Information Questions?

Treasurer's Office
210 Martin Luther King, Jr. Boulevard, Room 107
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasurer@cityofmadison.com

Disclaimer: The City of Madison collects tax payments through January 31. For payment information on the balance due, please contact the Dane County Treasurer's Office at (608) 266-4151 or for tax payment history, go to AccessDane.

SPECIAL ASSESSMENTS

Information current as of: 10/20/14 10:00PM

There are three (3) types of special assessments.

- Final assessments and charges are the actual amounts due for completed work.
- Preliminary assessments are estimated amounts for work in progress.
- Deferred assessments are those for which payment is deferred until certain conditions are met, or which indicate potential future assessments or charges on a property. Deferred assessments and charges may be subject to accrued interest or indexing.
- For more information, please call (608) 266-4008.

Special assessments may be required to be paid as part of a property sale or refinancing.

If a preliminary assessment is paid and the subsequent final assessment is less, a refund will be issued as a credit to the owner of record on the next tax bill after the final is approved, unless refund information is provided with the payment or to the City Finance Office.

Special/Charge	Year	Type	Interest Rate	Original Assessment	Outstanding Principal
STREET IMPROVEMENT	1997	DEFER	7.000	$ 445.84	$ 0.00

Special Assessment Questions?

Finance Office
210 Martin Luther King, Jr. Boulevard, Room 406
Madison, Wisconsin 53703-3345
Phone: 266-4671
Email: finance@cityofmadison.com

MKC
Madison-Kipp Corporation

Post Office Box 8043
Madison, WI 53708-8043

201 Waubesa Street
Madison, WI 53704-5728

April 15, 2016

Mike Schmoller
Wisconsin Department of Natural Resources
South Central Region
3911 Fish Hatchery Road
Fitchburg, WI 53711

RE: Legal Description, City of Madison, 176 South Fair Oaks Avenue, Madison, Wisconsin.
Parcel No. 071005305034, BRRTS No. 02-13-562649.

Dear Mr. Schmoller:

Pursuant to the requirements of item G.4 (Signed Statement) of Form 4400-202 *Case Closure-GIS Registry* this is to notify you that it is my belief that the legal description listed below accurately describes City of Madison property for the rain garden and bike path.

> T7N R10E, SEC 5, PRT SW 1/4, DESC AS FOL FORMER CMSTP&P RAILROAD RIGHT OF WAY RUNNING NELY FROM WAUBESA STREET TO A PT 117 FT NELY OF SOUTHWEST COR S MARQUETTE ST. ALSO NELY 25' OF FORMER C&NW RAILROAD RIGHT OF WAY LOCATED WEST OF WAUBESA ST RUNNING SELY TO NW LINE OF FORMER CMSTP&P RAILROAD ROW LINE. ALSO SWLY 25' OF FORMER C&NW RAILROAD RIGHT OF WAY LOCATED WEST OF SE LINE OF FORMER CMSTP&P RAILROAD ROW LINE AND RUNNING SELY TO NORTH LN S FAIR OAKS AVE. NOW USED AS BIKE PATH & THAT PART AS DESC IN DOC 4323945.

Sincerely,
MADISON-KIPP CORPORATION

Alina Satkoski

Alina Satkoski
Facility Representative

ARCADIS U.S., Inc.
126 North Jefferson Street
Suite 400
Milwaukee
Wisconsin 53202
Tel 414.276.7742
Fax 414.276.7603
www.arcadis-us.com

Ms. Maribeth Witzel-Behl
City Clerk-City of Madison
210 Martin Luther King Jr. Boulevard (Room 103, City-County Building)
Madison, WI 53703

Subject:
Notification of Residual Soil Contamination, Rain Garden Parcel, 176 South Fair Oaks Avenue, Madison, Wisconsin. Facility ID No. 113125320, BRRTS No. 02-13-562649

ENVIRONMENTAL

Date:
October 28, 2014

Contact:
Chris Kubacki

Phone:
414-277-6203

Email:
chris.kubacki@arcadis-us.com

Dear Ms. Witzel-Behl:

On behalf of Madison-Kipp Corporation (MKC), this letter serves as notification of residual soil contamination at the City of Madison rain garden parcel located between the northern boundary of the MKC property and the Capital City Bike Path as shown on Figure 1. Soil excavation and backfill activities were completed between April and May 2014 due to polychlorinated biphenyl (PCB) soil contamination associated with the MKC property located at 201 Waubesa Street, Madison, Wisconsin. PCB-contaminated soils were removed to the extent practicable to either below the Wisconsin Department of Natural Resources (WDNR) Industrial Direct Contact (IDC) Residual Contaminant Level (RCL) or safely excavated to Madison Gas and Electric utility buffers. Areas within the rain garden parcel containing confirmation soil samples with concentrations of PCBs above the WDNR IDC RCL are shown on Figure 2 and Table 1.

This written notification is being provided to satisfy the NR 726.05(2)(a)4, Wisconsin Administrative Code. WDNR Form 4400-286 and Fact Sheet RR-819 are attached for reference. If you have any questions, please contact the undersigned at 414-276-7742.

Sincerely,
ARCADIS U.S., Inc.

Chris Kubacki, PE
Associate Project Manager

Attachments

Table 1
Remaining Soil Contamination Analytical Table

Notification of Residual Soil Contamination, Rain Garden Parcel
Madison-Kipp Corporation
201 Waubesa Street, Madision, Wisconsin

Sample Location Sample ID Sample Date	Industrial Direct Contact RCL	TSCA Disposal Limit	RG-13 RG-13 (4/19/2014) 4/9/2014	RG-26 RG-26 (5/6/2014) 5/6/2014	RG-28 RG-28 (5/6/2014) 5/6/2014	RG-31 RG-31 (5/6/2014) 5/6/2014	RG-32 RG-32 (5/6/2014) 5/6/2014	RG-34 RG 34 (5/22/2014) 5/22/2014
PCBs								
Aroclor 1248	0.744	NE	<0.15	0.65	0.56	**0.82**	<0.45	**0.85**
Aroclor 1254	0.744	NE	**5.3**	**0.89**	**0.78**	0.62	**11**	0.44
Total Detected PCBs	NE	50	5.3	1.54	1.34	1.44	11	1.29

General Notes:
Only detected constituents are noted. Please refer to laboratory reports for a complete list of constituents and results.
Concentrations presented in milligrams per kilogram (mg/kg).

Acronyms and Abbreviations:
100 = Exceeds the WDNR's industrial direct contact residual contaminant level.
100 = Exceeds the Toxic Substance Control Act disposal limit.
< = Constituent not detected above noted laboratory detection limit.
J = Constituent concentration is an approximate value.
NE = Criteria not established.
PCBs = Polychlorinated biphenyls.
RCL = Residual contaminant level.
TSCA = Toxic Substance Control Act.

Estimated Extent of Rain Garden

Capital City Bike Path

Parcel Owned by City of Madison

MW-12S

MW-1

MP-13

MW-19D/19D2

MW-20D/20D2

MW-3D2

MW-3D

MW-3S

MW-3D3

MW-21D/21D2

MW-18S

MW-10S

102

106

110

114

118

126

128

130

134

138

142

146

150

LEGEND

MONITORING WELL

860:5 TOPOGRAPHIC CONTOUR

ESTIMATED EXTENT OF RAIN GARDEN

PARCELS

BUILDING FOOTPRINTS

ALL LOCATIONS ARE APPROXIMATE.

0 60 120

Feet

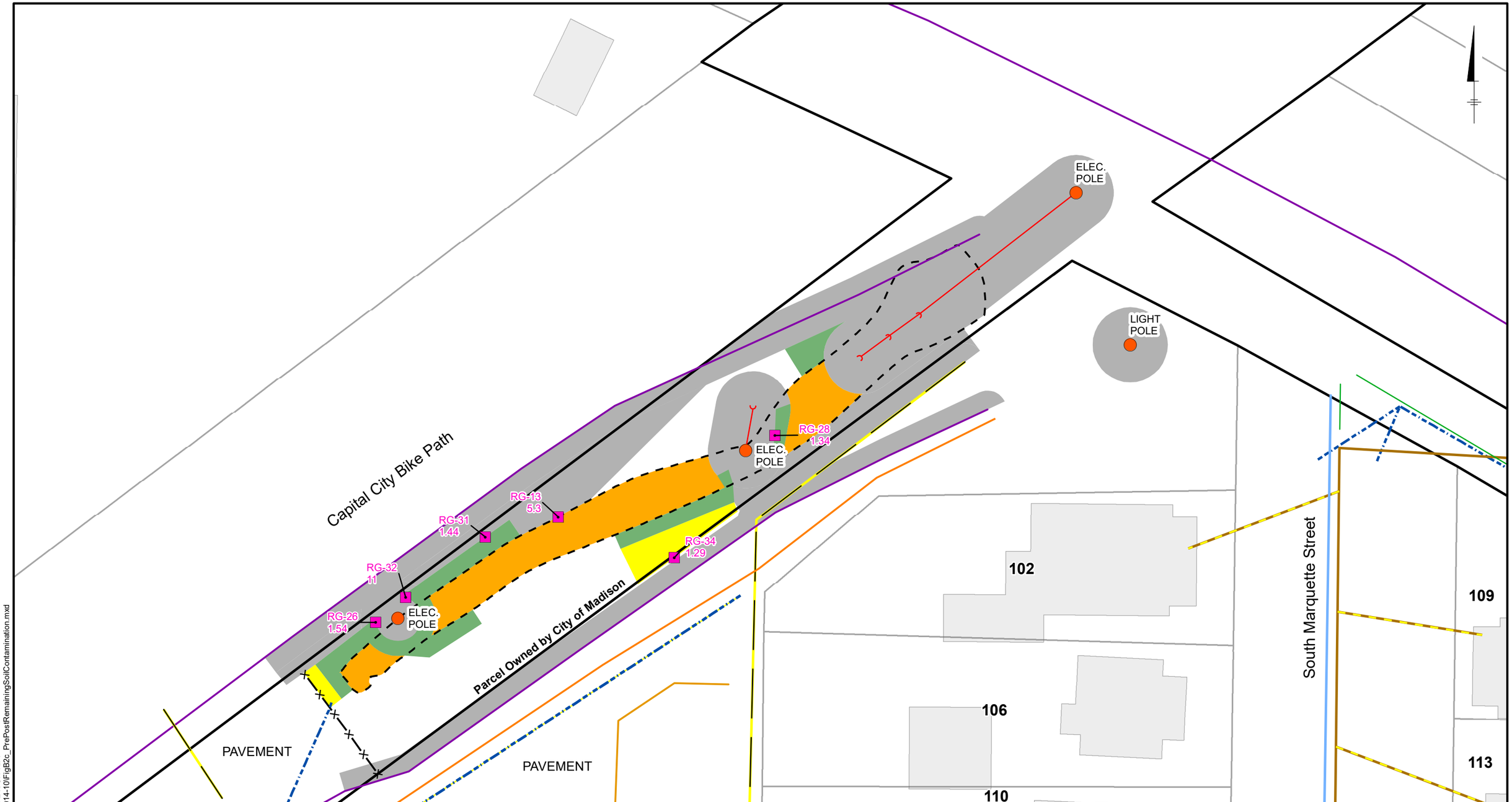
MADISON-KIPP CORPORATION
201 WAUBESA STREET
MADISON, WISCONSIN

LOCATION OF RAIN GARDEN

ARCADIS

FIGURE 1

CITY: MKE DIV/GROUP: IM DB: GM LD: CK MADISON-KIPP
G:\GIS\Projects\MadisonKipp\2013\Fig1_RainGardenLocation_20131029.mxd



LEGEND

CONFIRMATION SOIL SAMPLE
- PCB CONCENTRATION >0.744 MG/KG
- UTILITY POLE

- PARCELS
- BUILDING FOOTPRINTS
- WATER MAIN
- ABANDONED SANITARY MAIN
- SANITARY LATERALS
- SANITARY MAINS
- ONSITE STORM WATER DISCHARGE
- ELECTRIC
- GROUND TENSION WIRE
- GAS
- SVE TRENCH
- COMMUNICATIONS
- STORM WATER
- FENCE
- EXCAVATION 1
- EXCAVATION 2
- EXCAVATION 3
- UTILITY BUFFER
- PERIMETER OF RAIN GARDEN

0 30 60
SCALE IN FEET

ND = NON DETECT
mg/kg = MILLIGRAM PER KILOGRAM
ALL LOCATIONS ARE APPROXIMATE

MADISON-KIPP CORPORATION
201 WAUBESA STREET
MADISON, WISCONSIN

RAIN GARDEN EXCAVATION AREA

ARCADIS

FIGURE
2

CITY: MKE DIV/GROUP: IM DB: MG LD: CK MADISON-KIPP
Z:\GISPROJECTS_ENV\MadisonKipp\ArcMap\2014-10\FigB2c_PrePostRemainingSoilContamination.mxd

Section A: Deeded Property Notification: Residual Contamination and/or Continuing Obligations

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

210 MLK Jr Blvd City-County Bldg (03) Rm 103
Madison, WI, 53703

Dear Ms. Witzel-Behl:

I am providing this letter to inform you of the location and extent of contamination remaining on your property, and of certain long-term responsibilities (continuing obligations) for which you may become responsible.
I have investigated a release of
Polychlorinated biphenyls (PCBs) in soil
on 201 Waubesa Street, Madison, WI, 53704
that has shown that contamination has migrated onto your property. I have conducted a cleanup, and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the attached legal description of your property and on the proposed closure request:

Please review the enclosed legal description of your property, and notify Christopher Kubacki at 126 North Jefferson Street, Suite 400, Milwaukee, WI, 53202 within the next 30 days if the legal description is incorrect.

The DNR will not review my closure request for at least 30 days after the date of receipt of this letter. As an affected property owner, you have a right to contact the DNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information that is relevant to this closure request, you should mail that information to the DNR contact: Michael Schmoller at 3911 Fish Hatchery Road South Central Region , Fitchburg, WI, 53711.

Your Long-Term Responsibilities as a Property Owner and Occupant:

The cleanup included
soil excavation of PCB-impacted soils to an approximate depth of 4 feet below land surface in accordance with the WDNR-approved Rain Garden Soil Removal Work Plan, dated December 2013. Soils were removed to either below the WDNR's industrial direct contact residual contaminant level or safely excavated to Madison Gas and Electric utility buffers. The areas were backfilled with clean, imported sand to a depth of 1 foot below land surface followed by 1 foot of Purple Cow topsoil mix.
The continuing obligations I am proposing that affect your property are listed below, under the heading **Continuing Obligations**. Under s. 292.12 (5), Wis. Stats., current and future owners and occupants of this property are responsible for complying with continuing obligations imposed as part of an approved closure.

The fact sheet "Continuing Obligations for Environmental Protection" (DNR publication RR 819) has been included with this letter, to help explain the responsibilities you may have for maintenance of a certain continuing obligation, the limits of any liability for investigation and cleanup of contamination, and how these differ. If the fact sheet is lost, you may obtain copies at http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf.

Contract for responsibility for continuing obligations:

Before I request closure, I will need to inform the DNR as to whom will be responsible for the continuing obligation on your property.
Property owner to obtain WDNR approval prior to removal of residual PCB-impacted soil. Soils will need to be tested and managed in accordance with applicable statutes and rules.

Under s. 292.12, Wis. Stats., the responsibility for maintaining all necessary continuing obligations for your property will fall on you or any subsequent property owner, unless another person has a legally enforceable responsibility to comply with the requirements of the final closure letter. If you need more time to finalize an agreement on the responsibility for management of residual soil contamination should soil removal be necessary
, you may request additional time from the DNR contact identified in **Contact Information**.
(Note: Future property owners would need to negotiate a new agreement.)

Remaining Contamination:

Soil Contamination:
Soil contamination remains at
locations within utility buffers that are inaccessible to excavation activities.
The remaining contaminants include
PCBs (RG-13, RG-26, RG-28, RG-31, RG-32, and RG-34)
at levels which exceed the soil standards found in ch. NR 720, Wis. Adm. Code. The following steps have been taken to address any exposure to the remaining soil contamination.
PCB-impacted soils were removed to either below the WDNR's industrial direct contact residual contaminant level or safely excavated to Madison Gas and Electric utility buffers. The areas were backfilled with clean, imported sand to a depth of 1 foot below land surface followed by 1 foot of Purple Cow topsoil mix.

Continuing Obligations on Your Property: As part of the cleanup, I am proposing that the following continuing obligations be used at your property, to address future exposure to residual contamination. If my closure request is approved, you will be responsible for the following continuing obligations.

To construct a new well or to reconstruct an existing well, the property owner at the time of construction or reconstruction will need to obtain prior approval from the DNR. See the paragraph **GIS Registry and Well Construction Requirements**. Typically, this results in casing off a portion of the aquifer during drilling, when needed, to protect the water supply.

Residual Soil Contamination:
If soil is excavated from the areas with residual contamination, the property owner at the time of excavation will be responsible for the following:

- determine if contamination is present
- determine whether the material would be considered solid or hazardous waste
- ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

Contaminated soil may be managed in-place, in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval. In addition, all current and future property 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 during excavation activities to prevent a 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 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.

Use of Industrial Soil Standards:

Industrial soil standards have been applied for the cleanup of this site. If closure is approved, notification of the DNR will be required if the property changes from industrial use, and additional investigation and remediation may be required at that time.

Maintenance and Audits of Continuing Obligations:
If compliance with a maintenance plan is required as part of a continuing obligation, an inspection log will need to be filled out periodically, and kept available for inspection by the DNR.
Submittal of the inspection log may also be required. You will also need to notify any future owners or occupants of this property of the need to maintain the continuing obligation and to document that maintenance in the inspection log.

Periodic audits of these continuing obligations may be conducted by the DNR, to ensure that potential exposure to residual contamination is being addressed. The DNR provides notification before conducting site visits as part of the audit.

GIS Registry and Well Construction Requirements:

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at http://dnr.wi.gov/topic/Brownfields/clean.html. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), on the "GIS Registry" layer, at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required for all sites included in 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. Special well construction standards may be necessary to protect the well from the remaining contamination. Well drillers need to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300−254, is on the internet at http://dnr.wi.gov/topic/wells/documents/3300254.pdf.

Site Closure:

If the DNR grants closure, you will receive a letter which defines the specific continuing obligations on your property. The status of the site (open or closed) may also be checked by searching BRRTS on the Web. You may view or download a copy of the closure letter (sent to the responsible party) from BRRTS on the Web. You may also request a copy of the closure letter from the **responsible party** or by writing to the DNR contact, at Michael Schmoller, michael.schmoller@wisconsin.gov, (608) 275-3303 . The final closure letter will contain a description of the continuing obligation, any prohibitions on activities and will include any applicable maintenance plan.

If you have any questions regarding this notification, I can be reached at (608) 242-5200, asatkoski@madison-kipp.com.

Signature of responsible party/environmental consultant for the responsible party	Date Signed
Christopher D. Gubbels	10/28/14

Attachment: Contact Information

Legal Description for each Parcel:

Checklist of Documents to Submit

Factsheets:

☒ RR 819, Continuing Obligations for Environmental Protection

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name Madison-Kipp Corporation

Contact Person Last Name	First	MI	Phone Number (include area code)
Satkoski	Alina		(608) 242-5200

Address	City	State	ZIP Code
201 Waubesa Street	Madison	WI	53704

E-mail asatkoski@madison-kipp.com

Name of Party Receiving Notification:

Title	Last Name	First	MI	Phone Number (include area code)
Ms.	Witzel-Behl	Maribeth		(608) 266-4751

Address	City	State	ZIP Code
210 MLK Jr Blvd City-County Bldg (03) Rm 103	Madison	WI	53703

Site Name and Source Property Information:

Site (Activity) Name Madison Kipp Rain Garden

Address	City	State	ZIP Code
201 Waubesa Street	Madison	WI	53704

DNR ID # (BRRTS#)	(DATCP) ID #
02-13-562649	

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant: ARCADIS U.S. Inc.

Contact Person Last Name	First	MI	Phone Number (include area code)
Kubacki	Christopher		(414) 276-7742

Address	City	State	ZIP Code
126 North Jefferson Street, Suite 400	Milwaukee	WI	53202

E-mail chris.kubacki@arcadis-us.com

Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

Department of:

Address	City	State	ZIP Code
3911 Fish Hatchery Road South Central Region	Fitchburg	WI	53711

Contact Person Last Name	First	MI	Phone Number (include area code)
Schmoller	Michael		(608) 275-3303

E-mail (Firstname.Lastname@wisconsin.gov) michael.schmoller@wisconsin.gov

The affected property is:

- ○ the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- ◉ a deeded property affected by contamination from the source property
- ○ a right-of-way (ROW)
- ○ a Department of Transportation (DOT) ROW

City of Madison Property Information
Property Address: 176 S Fair Oaks Ave
Parcel Number: 071005305034

Information current as of: 10/21/14 12:00AM

OWNER(S)

CITY OF MADISON ENGINEER
WALKWAYS & BIKEPATHS 536

210 MLK JR BLVD RM 115
MADISON, WI 53703-3342

REFUSE COLLECTION

District: 03A

SCHOOLS

District: Madison

- Lowell
- O'Keeffe
- East

CITY HALL

Aldermanic District: 6
Alder Marsha Rummel

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2013	$0	$0	$0
2014	$0	$0	$0

TAX INFORMATION

Net Taxes:	$0.00
Special Assessment:	$0.00
Other:	$0.00
Total:	$0.00

PROPERTY INFORMATION

Property Use:	Vacant	Property Class:	Residential
Zoning:	TE	Lot Size:	78,142 sq ft
Frontage:	25 - S Fair Oaks Ave	Water Frontage:	NO
TIF District:	37	Assessment Area:	6601

RESIDENTIAL BUILDING INFORMATION

No building record is available online for this parcel. Please contact the Assessor's Office for additional information.

SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)

Information current as of: 10/21/14 12:00AM

Grantor:	CITY OF MADISON ENGINEER, WALKWAYS & BIKEPATHS 536		
Grantee:	CITY OF MADISON		
Date of Conveyance:	6/2007	Conveyance Price:	$0.00
Conveyance Type:	Other	Conveyance Included:	1 Parcel
Grantor:	SOO LINE RAILROAD CO		

Grantee:	CITY OF MADISON		
Date of Conveyance:	5/1991	Conveyance Price:	$0.00
Conveyance Type:	Other	Conveyance Included:	16 Parcels

LEGAL DESCRIPTION

Information current as of: 10/21/14 12:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number:	0
Block:	0

T7N R10E, SEC 5, PRT SW 1/4, DESC AS FOL FORMER CMSTP&P RAILROAD RIGHT OF WAY RUNNING NELY FROM WAUBESA STREET TO A PT 117 FT NELY OF SOUTHWEST COR S MARQUETTE ST. ALSO NELY 25' OF FORMER C&NW RAILROAD RIGHT OF WAY LOCATED WEST OF WAUBESA ST RUNNING SELY TO NW LINE OF FORMER CMSTP&P RAILROAD ROW LINE. ALSO SWLY 25' OF FORMER C&NW RAILROAD RIGHT OF WAY LOCATED WEST OF SE LINE OF FORMER CMSTP&P RAILROAD ROW LINE AND RUNNING SELY TO NORTH LN S FAIR OAKS AVE. NOW USED AS BIKE PATH & THAT PART AS DESC IN DOC 4323945.

Property Information Questions?

Assessor's Office
210 Martin Luther King, Jr. Boulevard, Room 101
Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Email: assessor@cityofmadison.com

REAL PROPERTY TAX INFORMATION

Information current as of: 10/20/14 07:00PM

No tax information exists for this parcel. Please contact the Treasurer's Office for additional information.

Tax Information Questions?

Treasurer's Office
210 Martin Luther King, Jr. Boulevard, Room 107
Madison, Wisconsin 53703-3342
Phone: (608) 266-4771
Email: treasurer@cityofmadison.com

Disclaimer: The City of Madison collects tax payments through January 31. For payment information on the balance due, please contact the Dane County Treasurer's Office at (608) 266-4151 or for tax payment history, go to AccessDane.

SPECIAL ASSESSMENTS

Information current as of: 10/20/14 10:00PM

There are three (3) types of special assessments.

- Final assessments and charges are the actual amounts due for completed work.
- Preliminary assessments are estimated amounts for work in progress.
- Deferred assessments are those for which payment is deferred until certain conditions are met, or which indicate potential future assessments or charges on a property. Deferred assessments and charges may be subject to accrued interest or indexing.
- For more information, please call (608) 266-4008.

Special assessments may be required to be paid as part of a property sale or refinancing.

If a preliminary assessment is paid and the subsequent final assessment is less, a refund will be issued as a credit to the owner of record on the next tax bill after the final is approved, unless refund information is provided with the payment or to the City Finance Office.

Special/Charge	Year	Type	Interest Rate	Original Assessment	Outstanding Principal
STREET IMPROVEMENT	1997	DEFER	7.000	$ 445.84	$ 0.00

Special Assessment Questions?

Finance Office
210 Martin Luther King, Jr. Boulevard, Room 406
Madison, Wisconsin 53703-3345
Phone: 266-4671
Email: finance@cityofmadison.com

Continuing Obligations for Environmental Protection

Responsibilities of Wisconsin Property Owners

PUB-RR-819 November 2013

This fact sheet is intended to help property owners understand their legal requirements under s. 292.12, Wis. Stats., regarding continuing obligations that arise due to the environmental condition of their property.

The term "continuing obligations" refers to certain actions for which property owners are responsible following a completed environmental cleanup. They are sometimes called environmental land use controls or institutional controls. These legal obligations, such as a requirement to maintain pavement over contaminated soil, are most often found in a cleanup approval letter from the state.

Less commonly, a continuing obligation may apply where a cleanup is not yet completed but a cleanup plan has been approved, or at a property owned by a local government that is exempt from certain cleanup requirements.

What Are Continuing Obligations?

Continuing obligations are legal requirements designed to protect public health and the environment in regard to contamination that remains on a property.

Continuing obligations still apply after a property is sold. Each new owner is responsible for complying with the continuing obligations.

Background

Wisconsin, like most states, allows some contamination to remain after cleanup of soil or groundwater contamination (residual contamination). This minimizes the transportation of contamination and reduces cleanup costs while still ensuring that public health and the environment are protected.

The Department of Natural Resources (DNR), through its Remediation and Redevelopment (RR) Program, places sites or properties with residual contamination on a public database in order to provide notice to interested parties about the residual contamination and any associated continuing obligations. Please see the "Public Information" section on page 3 to learn more about the database. (Prior to June 3, 2006, the state used deed restrictions recorded at county courthouses to establish continuing obligations, and those deed restrictions have also been added into the database.)

Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
dnr.wi.gov, search "brownfield"

Types of Continuing Obligations

1. **Manage Contaminated Soil that is Excavated**
   If the property owner intends to dig up an area with contaminated soil, the owner must ensure that proper soil sampling, followed by appropriate treatment or disposal, takes place. Managing contaminated soil must be done in compliance with state law and is usually done under the guidance of a private environmental professional.

2. **Manage Construction of Water Supply Wells**
   If there is soil or groundwater contamination and the property owner plans to construct or reconstruct a water supply well, the owner must obtain prior DNR approval to ensure that well construction is designed to protect the water supply from contamination.

Other Types of Continuing Obligations
Some continuing obligations are designed specifically for conditions on individual properties. Examples include:

- keeping clean soil and vegetation over contaminated soil;
- keeping an asphalt "cover" over contaminated soil or groundwater;
- maintaining a vapor venting system; and
- notifying the state if a structural impediment (e.g. building) that restricted the cleanup is removed. The owner may then need to conduct additional state-approved environmental work.

> It is common for properties with approved cleanups to have continuing obligations because the DNR generally does not require removal of all contamination.

Property owners with the types of continuing obligations described above will find these requirements described in the state's cleanup approval letter or cleanup plan approval, and *must*:

- comply with these property-specific requirements; and
- obtain the state's permission before changing portions of the property where these requirements apply.

The requirements apply whether or not the person owned the property at the time that the continuing obligations were placed on the property.

Changing a Continuing Obligation

A property owner has the option to modify a continuing obligation if environmental conditions change. For example, petroleum contamination can degrade over time and property owners may collect new samples showing that residual contamination is gone. They may then request that DNR modify or remove a continuing obligation. Fees are required for DNR's review of this request and for processing the change to the database ($1050 review fee, $300/$350 database fee). Fees are subject to change; current fees are found in Chapter NR 749, Wis. Adm. Code, on the web at www.legis.state.wi.us/rsb/code/nr/nr749.pdf.

Public Information

The DNR provides public information about continuing obligations on the Internet. This information helps property owners, purchasers, lessees and lenders understand legal requirements that apply to a property. DNR has a comprehensive database of contaminated and cleaned up sites, *BRRTS on the Web.* This database shows all contamination activities known to DNR. Site specific documents are found under the *Documents* section. The information includes maps, deeds, contaminant data and the state's closure letter. The closure letter states that no additional environmental cleanup is needed for past contamination and includes information on property-specific continuing obligations. If a cleanup has not been completed, the state's approval of the remedial action plan will contain the information about continuing obligations.

Properties with continuing obligations can generally be located in DNR's *GIS Registry*, part of the *RR Sites Map*. RR Sites Map provides a map view of contaminated and cleaned up sites, and links to BRRTS on the Web.

If a completed cleanup is shown in *BRRTS on the Web* but the site documents cannot be found in the Documents section, DNR's closure letter can still be obtained from a regional office. For assistance, please contact a DNR Environmental Program Associate (see the RR Program's Staff Contact web page at dnr.wi.gov/topic/Brownfields/Contact.html).

BRRTS on the Web and
RR Sites Map are part of
CLEAN
(the Contaminated Lands
Environmental Action Network) at
dnr.wi.gov/topic/Brownfields/clean.html

Off-Site Contamination: When Continuing Obligations Cross the Property Line

An off-site property owner is someone who owns property that has been affected by contamination that moved through soil, sediment or groundwater from another property. Wisconsin law, s. 292.13, Wis. Stats., provides an exemption from environmental cleanup requirements for owners of "off-site" properties. The DNR will generally not ask off-site property owners to investigate or clean up contamination that came from a different property, as long as the property owner allows access to his or her property so that others who are responsible for the contamination may complete the cleanup.

However, off-site property owners are legally obligated to comply with continuing obligations on their property, even though they did not cause the contamination. For example, if the state approved a cleanup where the person responsible for the contamination placed clean soil over contamination on an off-site property, the owner of the off-site property must either keep that soil in place or obtain state approval before disturbing it.

Property owners and others should check the *Public Information* section above if they need to:

- determine whether and where continuing obligations exist on a property;
- review the inspection, maintenance and reporting requirements, and
- contact the DNR regarding changing that portion of the property. The person to contact is the person that approved the closure or remedial action plan.

Option for an Off-Site Liability Exemption Letter

In general, owners of off-site properties have a legal exemption from environmental cleanup requirements. This exemption does not require a state approval letter. Nonetheless, they may request a property-specific liability exemption letter from DNR if they have enough information to show that the source of the contamination is not on their property. This letter may be helpful in real estate transactions. The fee for this letter is $700 under Chapter NR 749, Wis. Adm. Code. For more information about this option, please see the RR Program's Liability web page at dnr.wi.gov/topic/Brownfields/Liability.html.

Legal Obligations of Off-Site Property Owners

- Allow access so the person cleaning up the contamination may work on the off-site property (unless the off-site owner completes the cleanup independently).
- Comply with any required continuing obligations on the off-site property.

Required Notifications to Off-Site Property Owners

1. The person responsible for cleaning up contamination must notify affected property owners of any proposed continuing obligations on their off-site property **before** asking the DNR to approve the cleanup. This is required by law and allows the off-site owners to provide the DNR with any technical information that may be relevant to the cleanup approval.

   When circumstances are appropriate, an off-site neighbor and the person responsible for the cleanup may enter into a "legally enforceable agreement" (i.e. a contract). Under this type of private agreement, the person responsible for the contamination may also take responsibility for maintaining a continuing obligation on an off-site property. This agreement would not automatically transfer to future owners of the off-site property. The state is not a party to the agreement and can not enforce it.

2. If a cleanup proposal that includes off-site continuing obligations is approved, DNR will send a letter to the off-site owners detailing the continuing obligations that are required for their property. Property owners should inform anyone interested in buying their property about maintaining these continuing obligations. For residential property, this would be part of the real estate disclosure obligation.

More Information

For more information, please visit the RR Program's Continuing Obligations web site at dnr.wi.gov/topic/Brownfields/Residual.html.

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Maribeth Witzel-Behl
City Clerk City of Madison
210 Martin Luther King Jr. Blvd
Room 103, City-County Bldg.
Madison WI 53703

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Greg Smith

☐ Agent
☒ Addressee

B. Received by *(Printed Name)*
Greg Smith

C. Date of Delivery
10/31

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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☐ Insured Mail ☐ C.O.D.

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