



WILLIAMS  
ENVIRONMENTAL  
ASSOCIATES inc

October 20, 2008

Mr. Paul Jasenski.  
Common Wealth Development  
1501 Williamson Street  
Madison, Wisconsin 53703

Dear Paul:

The attached table contains budgetary cost information for completing the recommendations made in the phase I environmental site assessment report for the Garver Feed Mill property. I have indicated in the table which party, Common Wealth Development or the City of Madison, I suggest should be responsible for each item. Please call me if you have any questions about the cost estimates.

Sincerely,  
Williams Environmental Associates, Inc.

Mark B. Williams, P.E.  
Environmental Engineer

Attachment: Budgetary Cost Estimate table



jase1020.ltr

221 FRIGATE DRIVE, MADISON, WISCONSIN 53705

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FAX: 608 238-7970

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BUDGET ESTIMATES  
RECOMMENDATIONS  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
GARVER FEED MILL PROPERTY

RECOMMENDATION	BUDGET COST
<i>1.3.1.1 Recognized Environmental Conditions in Building</i>	
Sample oil staining on walls and assess for PCBs and heavy metals (Common Wealth Development)	\$ 5,500
Dispose of all containers of waste oil, abandoned containers, fluorescent light bulbs (both intact and broken), and lead-acid batteries from the building (City of Madison)	\$ 3,000
<i>1.3.1.2 Recognized Environmental Conditions on Site</i>	
Shallow soil sampling (ten samples) around warehouse (west end of building and analyzed for lead (Common Wealth Development)	\$ 2,000
Shallow soil sampling (two samples) in the area where the Frito-Lay greenhouse fuel oil storage tanks were located and analyze for PVOCs and PAHs (City of Madison)	\$ 600 <i>Not SA 6</i>
<i>1.3.2.1 Building Concerns</i>	
Make building safe for entry for further assessment (City of Madison)	<del>\$50,000</del> ?? <i>per Larry Nelson</i>
Additional assessment (Common Wealth Development)	\$ 600
Sample water and sediment in basement and pit areas. Analyze for VOCs, PAHs, PCBs, and heavy metals (Common Wealth Development)	\$ 8,800
Pumping and cleaning basements and pits (City of Madison)	?? <i>\$61,300</i>
Disposal of PCB items that may be building (City of Madison)	\$ 2,500
Asbestos survey (Common Wealth Development)	\$ 4,000 <i>Not SA 6</i>
Lead-based paint survey (Common Wealth Development)	\$ 1,600 <i>Not SA 6</i>
<i>1.3.2.2 Site Concerns</i>	
Site Redevelopment Waste Management Plan (Common Wealth Development)	\$ 1,200
<b>TOTAL</b>	<b>\$29,800 + ??</b>

Copy: Dan Rolf  
City of Madison



WILLIAMS  
ENVIRONMENTAL  
ASSOCIATES inc

October 22, 2008

Mr. Paul Jasenski.  
Common Wealth Development  
1501 Williamson Street  
Madison, Wisconsin 53703

Dear Paul:

It came to my attention at our meeting yesterday that the location figure, Figure 1, was inadvertently left out of the phase I environmental assessment report for the Garver property when the report was assembled. I am enclosing two copies of the figure to be placed in your copies of the report. Unless you have a binding machine and the ambition to take the report apart and put it back together again, I ask that you simply insert the page immediately behind the "Figures" tab in the report. By copy of this letter I am sending the figure directly to Dan Rolf as well for the copy of the report that he has.

I apologize for this oversight and for any inconvenience it causes.

Sincerely,  
Williams Environmental Associates, Inc.

*Mark B. Williams*

Mark B. Williams, P.E.  
Environmental Engineer

cc: Dan Rolf - Madison Department of Planning and Development w/ enclosure

jase1022.ltr

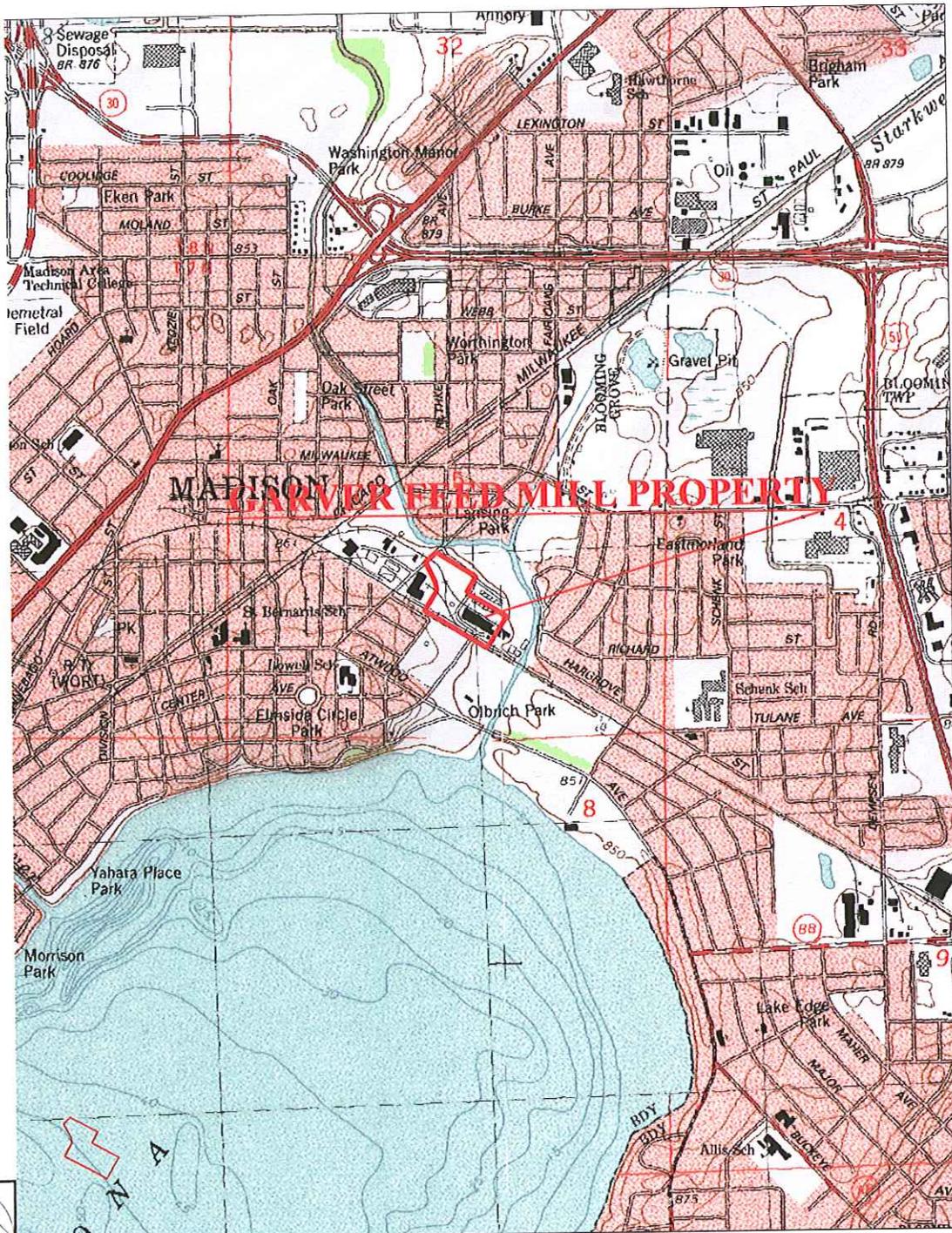
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WILLIAMS  
ENVIRONMENTAL  
ASSOCIATES inc.

Client: **Common Wealth Development**

### Environmental Site Assessment

**Garver Feed Mill Property**  
**109 and 115 S. Fair Oaks Ave.**  
 (Historically: 3244 Atwood Avenue)  
**Madison, Wisconsin**

### Figure 1

### Property Location

(Scale: 1" = 2,000')  
 (Property Boundaries Approximate)



WILLIAMS  
ENVIRONMENTAL  
ASSOCIATES Inc

October 18, 2008

Mr. Paul Jasenski.  
Common Wealth Development  
1501 Williamson Street  
Madison, Wisconsin 53703

Dear Mr. Jasenski:

Three copies of the phase I environmental site assessment report for the Garver Feed Mill property, 109 and 115 S. Fair Oaks Avenue (Historically: 3244 Atwood Avenue), Madison, Dane County, Wisconsin are enclosed. The assessment was conducted in accordance with ASTM Standard E 1527-05: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and meets the federal requirements for all appropriate inquiry (AII) Work activities were performed in accordance with my proposal to you dated June 5, 2007 and my supplemental cost proposal dated September 2, 2008. It consisted of a record review (including environmental databases), a site reconnaissance, interviews of persons knowledgeable about the property, and this report. The phase I assessment was conducted to identify the existence of any recognized environmental conditions on the property. A recognized environmental condition is defined as the presence or likely presence of any hazardous substances or petroleum products on the property under conditions which indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

Numerous recognized environmental conditions and other environmental concerns have been found in connection with the property. These are listed in the Executive Summary of the enclosed report. Our recommendations relative to the recognized environmental conditions and environmental concerns are also discussed in the Executive Summary.

This phase I environmental site assessment of the Garver Feed Mill property, 109 and 115 S. Fair Oaks Avenue, Madison, Dane County, Wisconsin was performed by Williams Environmental Associates, Inc. for Common Wealth Development. The report, findings, and conclusions reached by this phase I environmental site assessment, and other instruments of service conducted under this project, are intended for the sole use of Common Wealth Development and neither the contents of the report nor the findings and conclusions reached by this assessment may be used or relied on by other persons without the express written consent and authorization of Williams Environmental Associates, Inc..

Sincerely  
Williams Environmental Associates, Inc.

Mark B. Williams, P.E.  
Environmental Engineer

jase1010.rpt

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WILLIAMS  
ENVIRONMENTAL  
ASSOCIATES Inc

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**GARVER FEED MILL PROPERTY  
109 and 115 SOUTH FAIR OAKS AVENUE  
(Historically: 3244 ATWOOD AVENUE)  
MADISON, WISCONSIN 53704**

**PREPARED FOR  
COMMON WEALTH DEVELOPMENT  
1501 WILLIAMSON STREET  
MADISON, WISCONSIN 53703**

**OCTOBER 2008**

221 FRIGATE DRIVE, MADISON, WISCONSIN 53705

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## 1.0 EXECUTIVE SUMMARY

### 1.1 Basic Project Information

Project Name: Phase I Environmental Site Assessment  
Garver Feed Mill property

Property Address: 109 and 115 S. Fair Oaks Avenue  
(Historically: 3244 Atwood Avenue)  
Madison, Wisconsin 53704

Property Owner: City of Madison Parks Department  
Olbrich Gardens  
3330 Atwood Avenue  
Madison, Wisconsin 53704

Client: Common Wealth Development  
1501 Williamson Street  
Madison, Wisconsin 53703

Environmental Consultant: Williams Environmental Associates, Inc.  
221 Frigate Drive  
Madison, Wisconsin 53705

### 1.2 Conclusions

#### 1.2.1 Recognized Environmental Conditions

Williams Environmental Associates, Inc. has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM Practice E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process of the Garver Feed Mill property, 109 and 115 S. Fair Oaks Avenue (historically; 3244 Atwood Avenue), Madison, Wisconsin, Dane County, Wisconsin. Any exceptions to, or deletions from, this practice are described in section 2.4 of this report. We have found the following environmental conditions in connection with the property

##### *1.2.1.1 Recognized Environmental Conditions in Building*

The following Recognized Environmental Conditions were found in the Garver Feed Mill building.

1. Oil staining on walls was observed bleeding through paint in several locations in the mill

- building. This staining is a potential source of PCBs and heavy metals (See Section 7.2, Item 3, for a complete listing).
2. Containers of waste oil (presumed) were found in several locations in the mill building including the electrical room in Room 4, the garage, and in the maintenance storage room accessed from the garage (See Section 7.2, Item 1, for a complete listing).
  3. Abandoned containers of unknown contents were found in several areas of the mill building (See Section 7.2, Item 1, for a complete listing).
  4. Fluorescent light bulbs, both broken and intact, were observed in the garage. These bulbs are a potential source of mercury and lead and the broken bulbs are an immediate exposure hazard.
  5. Four lead-acid batteries are located next to the waste oil containers found in the garage. One of these appears to have leaked. This is a source of lead.

#### *1.2.1.2 Recognized Environmental Conditions on Site*

The following recognized environmental conditions were found on the property (outside of the mill building).

1. There is an open leaking underground storage tank site associated with the former Nueundorf Trucking facility located in the northwest corner of the Garver land parcel. This is a potential source of contaminated soil and groundwater.
2. The possibility of elevated levels of lead may exist in the surface soils around the warehouse at the west end of the mill building. The lead could be a result of (rumored) painting of snow fencing with lead-based paints by the Madison Fence Company that operated in the warehouse prior to 1975.
3. There were two above ground fuel oil storage tanks located on the south side of the boiler room associated with the former greenhouse on the Frito-Lay land parcel. Photos of these tanks taken in 1993 show the tanks were rusted and in poor condition. These tanks were removed in the mid- to late 1990s. No record of soil testing or assessment of the soil under these tanks was found during this assessment and the tanks were not included in the phase II environmental site assessment of the Frito-Lay property in 1993.
4. There is a remediated leaking underground storage tank site on the north side of the mill building. This is a potential source of contaminated soil and groundwater.

5. There is a remediated leaking underground storage tank site on the adjoining (former) Madison Silo Company site. One or possibly two of the underground tanks involved in the site were associated with the former Nueundorf Trucking facility and are located in or near the northeast corner of the Garver parcel. This is a potential source of contaminated soil and groundwater.
6. There is petroleum-contaminated soil on adjoining City-owned land north of the subject property. This contaminated soil was discovered during the cleanup of illegally-dumped drums of hazardous substances in 1993. The specific location is not known.
7. There are three electrical transformers located on a pole north of the mill building. We were unable to obtain information about these transformers from the utility. These are a potential source of PCBs.

#### 1.2.2 Other Issues and Concerns

There are other issues and concerns discovered during this phase I environmental site assessment that do not meet the definition of a recognized environmental conditions but which may be of interest to the Common Wealth Development.

##### *1.2.2.1 Building Concerns*

The following items of concern were found in the mill building.

1. Poor lighting and limited access to parts of the building prevent a complete assessment of floor areas in the building.
2. Complete assessment of the building interior was not possible because of safety concerns and inaccessibility to areas in the building particularly, the upper mill level, second stories, and basement/vault areas.
3. Basements and pits observed in the building are flooded and inaccessible. Water and sediment in these areas are held in suspicion because it is unknown what equipment or materials may be present in the below grade locations that have the potential to contaminate the water and sediment or building surfaces.
4. Other potential sources of PCBs, including electrical motors and switching gear, an air conditioner compressor in the locker room, and fluorescent light fixtures were observed in the mill building. The concern would be with small capacitors related to this equipment.

5. Air cell insulation (a known asbestos material) was seen on old steam pipes in parts of the feed mill building. Suspected asbestos plaster insulation was observed on the old boiler located in Room 3.
6. Interior walls in the building are, in some places, painted. Because of the age of the building, this paint could contain lead.

#### *1.2.2.2 Site Concerns*

The following items of concern were found on the property.

1. There are no above ground storage tanks presently on the property and no evidence of underground storage tank were observed on the property. However, in the past there were at least 17 underground and above ground storage tanks located on, or possibly on, the Garver property. Documentation of the removal, assessment, and remediation of many of these tanks exist. However, Williams Environmental Associates has been unable to fully reconcile the location and disposition of many of these tanks. It is possible that storage tanks may still exist on the property around or in the mill building.
2. Groundwater under the subject property is known to be, or to have been, contaminated from leaking underground storage tanks once located on the subject property and on adjoining properties. Although the known contaminated areas have been remediated, contaminated groundwater may still exist. Contaminated groundwater could be encountered in any dewatering operation necessary during the redevelopment of the property.
3. Known soil contamination exists on the property (see Section 3.5.12 for a listing of locations). Contaminated soil could be encountered during excavations necessary during the redevelopment of the property.
4. There are documented areas on and adjacent to the subject property where disposal of wastes has occurred (See Section 3.5.1 for a listing of specific locations).
5. Although all the outbuildings have been razed, building foundations and footings likely still exist on the property. These may be encountered during excavation necessary to the redevelopment of the property.
6. There may be old railroad tracks still on the property. These may be encountered during excavations necessary to the redevelopment of the property.

## 1.3 Recommendations

### 1.3.1 Recognized Environmental Conditions

#### *1.3.1.1 Recognized Environmental Conditions in Building*

With respect to the recognized environmental conditions found in the Garver Feed Mill building, Williams Environmental Associates recommends the following.

1. Oil staining on walls should be sampled to assess whether PCB and heavy metal contamination is present and at what concentrations.
- 2.- 5. We recommend that Common Wealth require as a condition of property transfer that the City remove and dispose of all containers of waste oil, abandoned containers, fluorescent light bulbs (both intact and broken), and lead-acid batteries from the building.

#### *1.3.1.2 Recognized Environmental Conditions on Site*

With respect to the recognized environmental conditions were found on the property, Williams Environmental Associates recommends the following.

1. Depending on choice of access road routing, utility locations, and parking areas necessary to the redevelopment of the property the open leaking underground storage tank (LUST) site located near the northwest corner of the Garver parcel could be encountered. We recommend that Common Wealth Development request the City complete the necessary investigation and remediation of this LUST area and obtain closure of the site from the Wisconsin Department of Commerce which has jurisdiction for this case.
2. We recommend that up to ten shallow soil samples be collected in the area surrounding the west end of the mill building. These samples should be analyzed for lead.
3. We recommend that two shallow soil samples be collected in the area where the Frito-Lay greenhouse fuel oil storage tanks were located. The sample should be analyzed for petroleum volatile organic compounds and polynuclear aromatic hydrocarbons.
- 4.- 6. No further address of the closed LUST sites on the property is warranted. However, Common Wealth Development needs to recognize that residual contaminated soil and groundwater associated with these sites could be encountered during redevelopment of the property.
7. The electrical transformers are the responsibility of Madison Gas & Electric Company. And,

under federal regulations, the utility is responsible for any potential PCBs releases from the transformers. No further assessment of these transformers is necessary and none is recommended.

### 1.3.2 Other Issues and Concerns

#### *1.3.2.1 Building Concerns*

With respect to the other conditions found in the Garver Feed Mill building, Williams Environmental Associates makes the following recommendations.

1. -2. At such time that the building can be made safe and completely accessible, those areas of the building which could not be assessed at this time should be examined.
3. Water and sediment in basement and pit areas in the building should be sampled. Water and sediment samples should be analyzed for volatile organic compounds, polynuclear aromatic hydrocarbons, PCBs, and heavy metals. After testing is completed, the basements and vaults should be pumped and cleaned out. Handling and disposal of the water and sediment will be dictated by the analytical results of the samples collected. After the basement and pit areas have been pumped and cleaned, these areas should be assessed for environmental conditions. We recommend that Common Wealth Development hold the City responsible for pumping and cleaning the basement and pit areas.
4. We recommend that the potential sources of PCBs including electrical motors and switching gear, an air conditioner compressor in the locker room, and fluorescent light fixtures were observed in the mill building be disposed of in accordance with federal PCB regulations. These regulations allow small PCB capacitors to be disposed of in a licensed sanitary; large capacitors, however, have to be disposed of in a licensed PCB disposal facility. If any capacitors are found to be leaking appropriate assessment of potential PCB contamination should be made and necessary cleanups performed.
5. We recommend that an asbestos survey of the building be performed after complete and safe access to all areas of the building is made.
6. We recommend that a lead-based paint survey of the building be performed after complete and safe access to all areas of the building is made.

#### *1.3.2.2 Site Concerns*

With respect to the other conditions found on the property, we recommend that during the site and landscaping design for the proposed redevelopment Common Wealth Development prepare

a waste management plan for addressing contaminated soil, contaminated groundwater, unknown buried wastes, rails, and foundations which may be encountered during excavations necessary to the redevelopment of the property.

#### **1.4 Data Gaps and Data Failure**

Data gaps and data failure encountered during this phase I environmental site assessment are listed and discussed in Section 2.5 *Data Gaps, and Data Failure*.

## 2.0 INTRODUCTION

### 2.1 Purpose

This phase I environmental site assessment has been performed for Common Wealth Development in anticipation of transfer of ownership of that part of the property occupied by the former Garver Feed Mill building from the City of Madison Parks Department to Common Wealth Development. The remainder of the property within the study area defined in section 3.3 will remain under the ownership of the City of Madison Parks Department, but has been included in this assessment because Common Wealth Development may need to disturb the land for infrastructure construction during the redevelopment of the Garver Feed Mill. The purpose of the phase I environmental site assessment was to identify the existence of any recognized environmental conditions on the property. A recognized environmental condition is defined as the presence or likely presence of any hazardous substances or petroleum products on the property under conditions which indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The assessment included the identification of other environmental conditions or features which may impair or restrict use of the property.

### 2.2 Scope of Services

Williams Environmental Associates conducted this phase I environmental site assessment in general conformance with the scope and limitations of ASTM Practice E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. It consisted of four components: a record review (including a review of regulatory databases), a site reconnaissance, interviews of persons knowledgeable about the property, and this assessment report.

No environmental sampling of building surfaces, soil, surface water, or groundwater was performed as part of this project. The depth to the water table was not measured during this phase I environmental site assessment.

### 2.3 Significant Assumptions

Completion of this phase I environmental site assessment has required no significant assumptions in regards to the present and historical uses and conditions of the subject property. Other assumptions and presumptions made during the assessments are discussed throughout this report where appropriate.

## 2.4 Limitations and Exceptions

This phase I environmental site assessment was conducted in accordance with ASTM Practice E1527-05. The assessment also contains components outside of the scope of the ASTM Practice which were addressed to identify other environmental conditions or features which may impair or restrict the use of the property or present an environmental liability to the site owner. These components include water supply, sewage collection and disposal, storm water collection and control, asbestos, lead-based paint, air emission sources, wetlands, and floodplains. It is not within the scope of work of this phase I environmental site assessment to evaluate compliance with local, state, or federal environmental laws, rules, or regulations.

The report outline and format used by Williams Environmental Associates, Inc. is, in general, consistent with the suggested report format contained in ASTM Practice E1527-05. However, Williams Environmental Associates has deviated from the suggested format in some areas for reading clarity and to ensure adequate description of the environmental conditions and features of the subject property. The report meets or exceeds the reporting requirements of the standard.

Conclusions reached during this assessment are professional opinions based on the available information and observable site conditions. No effort has been made to verify the reliability or accuracy of the records and regulatory databases reviewed. No other expressed or implied warranty is made.

## 2.5 Data Gaps and Data Failure

ASTM Practice E1527-05 requires that an environmental professional conducting a phase I environmental site assessment in accordance with the Standard identify all data gaps and data failure and make a professional judgement as to the effect the data gaps and data failure have on the conclusions reached from the environmental assessment. Following is a summary of the data gaps and data failures that have been identified in this assessment.

### 2.5.1 Data Gaps

A data gap is defined as a lack or inability to obtain information required by the ASTM Standard despite good faith efforts by the environmental professional to gather such information. Williams Environmental Associates found sufficient records to obtain the information required by the ASTM standard. No data gaps were encountered in the phase I environmental site assessment.

### 2.5.2 Data Failure

A data failure is defined as a failure to achieve the historical research objectives defined by the Standard. The historical research objectives consist of the identification of all obvious uses of

the property and surrounding area from the present back to the property's first developed use, including agricultural uses, or to 1940, whichever is earlier, using standard historical sources at approximate 5-year intervals. Sufficient information was obtained to identify property uses back to the original development of the Garver Feed Mill property in 1906; however, the 5-year interval requirement was not met in records earlier than about 1960. In the judgement of Williams Environmental Associates, Inc., this data failure is not significant and does not prejudice the conclusions reached in this phase I environmental site assessment.

## **2.6 User Reliance and Limitations of Use**

This phase I environmental site assessment of the Garver Feed Mill property, 109 and 115 S. Fair Oaks Avenue (historically: 3244 Atwood Avenue), Madison, Dane County, Wisconsin was performed by Williams Environmental Associates, Inc. for the Common Wealth Development, Madison, Wisconsin. The report, findings, and conclusions reached by this phase I environmental site assessment, and other instruments of service conducted under this project, are intended for the sole use of Common Wealth Development and neither the contents of the report nor the findings and conclusions reached by this assessment may be used or relied on by other persons without the express written consent and authorization of Williams Environmental Associates, Inc..

### 3.0 SITE DESCRIPTION

#### 3.1 Property Location and Legal Description

The Garver Feed Mill property (subject property) is located on the east side of the City of Madison north of the north end of Lake Monona. It is within the northwest ¼ of the southeast ¼ of Section 5, Town 7 North, Range 10 East in the City of Madison, Dane County, Wisconsin. It has the primary assigned addresses of 109 and 115 South Fair Oaks Avenue and a secondary (historical) address of 3244 Atwood Avenue. Figure 1 shows the location of the subject property.

#### 3.2 Current and Historical Use of Property

##### 3.2.1 Current Use and Zoning

The subject property is currently owned by the City of Madison Parks Department (Olbrich Botanical Gardens) and is used for storage of landscaping and botanical equipment and materials. It is currently zoned M-1 for limited manufacturing with a designated Landmark overlay on one of the two land parcels comprising the subject property.

##### 3.2.2 Historical Use of the Property

Since 1907 the subject property has been used for manufacturing purposes. Between 1907 and 1926 the United States Sugar Beet Company operated a sugar processing facility on the property. In 1926 the sugar company went out of business and all the equipment in the building was removed and sold to another company. In about 1931 the property was purchased by Mr. James Garver (dba Garver Supply Company) which made livestock and poultry feed. Mr. Garver passed away in 1973 and in 1975 the company and feed mill were purchased by Mr. Wayne Wendorf and Mr. James Hatch from the Garver Estate. The Garver Feed and Supply Company continued the feed mill operations until 1997 when the mill operations ceased and the property was sold to the Olbrich Botanical Society and transferred to the City of Madison (Olbrich Gardens).

#### 3.3 Property Description

##### 3.3.1 Land Description

The subject property is comprised of two land parcels. The first parcel known as the Garver parcel is a rectangular-shaped five-acre land area. The Garver parcel has a tax land parcel identification number of 0710-054-096-7 and a current address of 109 S. Fair Oaks Avenue (*DCLIO 2008x, Madison 2008x*). The Garver parcel is occupied by the Garver Feed Mill Building. Historically, the Garver Feed Mill had an address of 3244 Atwood Avenue.

The second parcel known as the Frito-Lay parcel is an irregularly-shaped 5.5-acre land parcel located immediately west of the Garver parcel. Although once an individual land parcel, the Frito-Lay parcel has been combined in recent years with larger lands owned by the City of Madison that surround the Garver parcel. The Frito-Lay parcel, and now the larger City land, has a tax identification number of 0710-054-098-3 and a primary address of 115 S. Fair Oaks Avenue (*DCLIO 2008x, Madison 2008x*). The Frito-Lay parcel was once occupied by an experimental greenhouse operated by Frito-Lay and/or Red Dot Potato Chip Company. Historically, the Frito-Lay parcel had an address of 135 S. Fair Oaks. The Frito-Lay land parcel is presently mostly overgrown with trees and shrubs.

Sketches of the property are shown in Figures 2A and 2B which shows current and historical site details, respectively.

The long axis of the Garver Feed Mill building, the Garver land parcel, and the larger city-owned lands surrounding the Garver parcel are oriented in an east-southeast to west-northwest direction. However, for the sake of property and building descriptions used in this report, the long axis of the Garver Feed Mill building and the land parcels are assumed to lay in a east-west direction and an assigned site north is perpendicular to this assumed orientation.

### 3.3.2 Building Descriptions

#### 3.3.3.1 *General Statement*

There are currently two buildings located on the Garver Feed Mill property, the feed mill building and Garver Cottage, an office building used by Olbrich Gardens. As directed by Common Wealth Development, Garver Cottage has been excluded from consideration in this phase I environmental site assessment.

In the past there have been other buildings located on the property as well, including a large storage building located north of the mill building, a trucking facility located just outside the Garver parcel boundaries, and a greenhouse located on the Frito-Lay parcel. These buildings have been razed in recent years.

#### 3.3.2.2 *Garver Feed Mill Building*

The mill building is a brick structure constructed on concrete foundations with reinforced concrete floors. The building was constructed in 1905/1906 as a beet sugar processing facility and converted to a feed mill in the early 1930s. Initially, the main part of the building was about 75 feet in height (5 stories), but the upper stories were removed reducing the height of the building to about 36 feet when the building was converted to the feed mill circa 1930. It is reported by the former Garver business owner (*Interview: Wayne Wendorf*) that much of the brick removed when the height of the building was reduced was used to fill in a basement beneath Room 1, but this could not be

confirmed and the 1908 Sanborn Map (*Sanborn 1908*) of the building does not indicate a basement under this part of the building.

The feed mill building has a footprint of about 52,000 ft<sup>2</sup>. A floor sketch of the mill building is shown in Figure 3. The building is divided into 14 discrete areas or rooms some of which have multiple stories and some of which are single story of which several are high-bay open spans to the roof. A brief description of current and past uses of each area or room in the building follows.

**Room 1:** Room 1 is the largest open floor area in the mill building; it has a floor area of approximately 13,700 ft<sup>2</sup>. It is a single-story, high bay area which is currently used by the Olbrich Gardens to store landscaping and botanical materials. From approximately 1975 to 1995, Garver Feed and Supply used this area to store incoming bags of dry materials used in making feed and also used to store bags of final product. The east end of the room was partially partitioned for office space some time prior 1975 and was used by Minneapolis Moline for office space. Minneapolis Moline also used the open area in Room 1 for storing farm implements. After 1975, the office area was used by the feed mill business. During the early history of the building, the west end of Room 1 had five levels or stories each being occupied by sugar processing equipment while the east end of the room had 3 stories also occupied by sugar processing equipment (*Sanborn 1908*).

After the installation of new milling equipment in 1980/1981, a 10,000-gallon molasses tank and a 10,000-gallon lacto whey storage tank were located near the offices at the east end of the room

**Room 2:** Room 2 has two floors and no basement; it has a floor area of approximately 1,700 ft<sup>2</sup> (excluding 2<sup>nd</sup> floor). The first floor was used by Garver (pre-1975) for storing meat scraps that went into animal feed. After 1975, the feed mill operation used it for storing antibiotics used in feed. Later, the area was leased to an artist for an art studio.

The upper floor was used as a laboratory by U.S. Sugar Beet Company and for office space by Neuendorf Trucking after the 1930s and prior to 1975. After 1975, the floor was converted to a residential apartment by architect Jim Gempler and was Mr. Gempler's residence.

**Garage:** The garage located at the east end of the building is an addition to the original building and is believed, based on Sanborn Maps and historical aerial photographs, to have been constructed in the early 1930s. It has a floor area of approximately 1,850 ft<sup>2</sup>. It is assumed that the garage was used for vehicle

parking prior to 1975. After 1975, the garage was used for vehicle parking and servicing. However, a portion of the garage was walled off in 1980/1981 to house new steam boilers installed when new milling equipment was installed. The garage and boiler room are not directly accessible from the mill. Presently the garage is vacant except for some old containers of waste oil stored there. The boiler room is empty. Although the former Garver business owner stated that there were two boilers in this room, visually there appears to have been only one.

**Room 3:** Room 3 is the old boiler room; it has a floor area of about 930 ft<sup>2</sup>. It was apparently added to the building circa 1930 as part of the conversion of the building to the Garver Feed Mill. A City of Madison heating permit dated August 11, 1960 indicated there were two boilers in this room. However, at present only one boiler is visible. However, the room has been subdivided into several rooms including a locker room accessed from Room 4, a rest room accessed solely by an outside entrance, the area of a single boiler, and a small area assumed to be a maintenance storage area. The second boiler is not visible; according to the former mill owner it was removed in or about 1981.

**Room 4:** Room 4 is currently used by Olbrich Gardens to store bricks and landscaping stones. It is a high room and the roof is open to the outside; the room has a floor area of about 3,100 ft<sup>2</sup>. Prior to 1980/1981 Room 4 had two floors and was used for storage. The lower floor was used to store bagged and bulk animal feed produced at the mill. The upper floor was used to store incoming dry feed ingredients. Ingredients were stored both in bags and in bulk bins. Historically, the room held sugar pulp drying equipment.

In 1980/1981 new milling equipment was installed in Room 4. During this installation, the upper floor was removed and scaffolded industrial floors were installed with the milling equipment. In order to build the foundations for the new equipment the old (lower) concrete floor was removed and a substantial amount of soil excavated from inside the room. After the new footings and foundations were poured, the area was backfilled with clean sand before a new concrete floor was poured. The new milling equipment extended through the roof of the area and was contained within a metal-sided building constructed above the original roof. This metal-sided building was removed along with the rest of the milling equipment in the mid-1990s before the property was sold to the City of Madison.

**Room 5:** Room 5 is currently not used. It has a floor area of approximately 2,650 ft<sup>2</sup> (excluding upper levels). There is no lighting, natural or artificial, in the room. It can be entered only through Room 4. Prior to 1980/1981, Room 5 housed the

old feed milling equipment including a mixer and pellet mill. It has multiple levels. It is reported that there is a basement under this room that contained parts of the milling equipment, motors, and some electrical equipment. There are several open pits in the floor that may have been for molasses. After the new milling equipment was installed in 1980/1981, some of the older equipment was removed from the area and the area was no longer used. Historically, this room held lime kilns as part of the beet sugar operations.

- Room 6:** Room 6 is currently not used. It has a floor area of about 1,300 ft<sup>2</sup> (excluding upper levels). It can be accessed either from Room 1 or Room 5, however, the wood floor is in very bad condition and the room cannot be safely entered. Room 6 was part of the old manufacturing area and housed milling equipment and hoppers. But that equipment was abandoned in 1981. This room has multiple levels including a basement that housed motors and a molasses pump. The basement is accessed through a trap door located in the main floor in the southwest corner of the room. The upper floor contained milling equipment and also was used for bulk storage of dry feed ingredients. Historically, the room held the Steffen reactor which was part of the sugar making process.
- Room 7:** Room 7 no longer exists. It has a floor area of about 6,420 ft<sup>2</sup>. The room was destroyed by fire in 2001 and the walls have been knocked down. The floor still exists and can be accessed only from the outside. After 1975, the room contained storage tanks for dry feed ingredients and some mixing equipment. Prior to 1975, the room was a feed warehouse. Historically, Room 7 held four coal-burning steam boilers to power the sugar beet operations. It is assumed that the boiler(s) in Room 3 replaced this older steam equipment.
- Room 8:** Room 8 is and was a pass-through room leading to the ramp into the warehouse (Room 12) at the west end of the building. Originally, the room had a floor area of about 1,175 ft<sup>2</sup> but this has been reduced by a wall constructed on the north side of the room after the fire of 2001. The earlier Garver Feed Mill also used this area for warehousing. Historically, Room 8 was part of a machine shop.
- Room 9:** Room 9 has multiple levels but was not used after 1975. It has a floor area of about 1,775 ft<sup>2</sup> (excluding upper levels). Prior to 1975, it was apparently used to store feed ingredients. Historically, the room held sugar processing equipment. The 1908 Sanborn map shows this room had a basement, but that no longer appears to be present. But, there are several pits or underground vaults under the room which are accessed through a trap door located on the west wall of the room. At least one of these pits was used for molasses storage. There is an old lifting machine in this room which was used prior to 1975 to lift 100-pound bags

of dry feed ingredients to the upper levels of the room where the bags were stored or dumped into large wooden storage bins which are still present in the room.

**Room 10:** Room 10 is presently used for storing portable plant containers. Originally, the room had an area of about 1,125 ft<sup>2</sup> but this was reduced by the construction of a wall after the fire of 2001. After 1975, it was a pass-through room for the ramp into the warehouse (Room 12). But, the south side of the room was used for storage. There was a mixing machine in the north side of the room used for making “mineral” which was a dry combination of calcium, phosphate, and vitamins used in manufacturing the animal feed. Mineral was stored in tanks in Room 7. Prior to 1975 it appears the room was used for storage. Historically, the room was part of the sugar beet factory machine shop. There is a ramp on the south side of the room that lead down to an apparent door leading to basement areas under Room 9. This door has been bricked up, however.

**Room 11:** Room 11 no longer exists. It was destroyed in the fire in 2001. Prior to 1975 it was used for storage and historically it was part of the sugar mill machine shop.

**Room 12:** Room 12 is the large open warehouse space at the west end of the building; it has a floor area of approximately 15,050 ft<sup>2</sup>. Both before and after 1975 it was used for storing bags of dry feed ingredients and bags of manufactured feed. At times parts of the warehouse were rented to others, including business competitors, for storage. Currently the City Parks Department uses the room for storing park equipment, carved architectural stones, and landscaping and gardening equipment and materials.

### *3.3.2.3 Frito-Lay Greenhouse*

The Frito-Lay greenhouse was located west of the Garver mill building. The floor area in the greenhouse is unknown. It is not known with certainty when the greenhouse was built, but Sanborn Maps and historical aerial photographs suggest it was constructed between 1950 and 1962. The building was torn down by the City Parks Department in about 1995. Based on aerial photographs, Sanborn maps (*Sanborn 1942, 1951, 1962*), descriptions provided in a phase I environmental site assessment of Frito-Lay property by Eder and Associates (*1993*), the greenhouse appears to have consisted of three interconnected buildings. The first was a greenhouse which, it is assumed, was a typical glass and steel-framed structure. The greenhouse was torn down prior to 1993, but Eder states that portions of the demolished greenhouse was on the property in 1993. The second was a single- high-story brick building that consisted of an office area, a laboratory, storage room, rest room, and a boiler room. This building constructed of brick and had a concrete floor. The third part of the building, added to the greenhouse between 1962 and 1968, consisted of a single-story steel building constructed on a concrete slab and appears to have been used for storage. The greenhouse building was heated with fuel oil.

### 3.3.2.4 Outbuildings

At the present time there are no other structures other than the Garver mill building on the subject property except for Garver Cottage which is excluded from this assessment. There was a large metal storage building located north of the mill building. This building was constructed at grade on slab and was used mainly for storing grain and corn, but was also used for vehicle parking. City building permits show this building was constructed on site in 1963. Based on aerial photographs it was torn down between 1995 and 2000.

A second building was located north of the storage building. It was a trucking warehouse and freight station owned and used by Neundorf Trucking and later by the Madison Silo Company. Photographs of the building appeared to have had an elevated floor which according to Sanborn maps was concrete. No other construction details about the building could be found. The building was constructed prior to 1937. Although this building was located just north of the north property boundary of the Garver land parcel, the driveway and south loading area for the building was within the subject property boundaries. And, as will be discussed in more detail in the following sections there were underground storage tanks and fuel dispensers on the south side of the trucking building which appear to have been with the subject property envelope.

There was a scale house located along the east property line just north of the mill building. The scale house appears to have been over the scale pit. In 1958 a new scale pit was constructed and the following year a new scale house was installed. The locations of the newer scale and scale house were just west of the older structures.

Aerial photographs and Sanborn maps show that other smaller, undesignated buildings were once located on the property, but the purpose of these buildings were not determined. Although all the outbuildings have been razed, building foundations and footings likely still exist on the property.

### 3.3.3 Infrastructure Descriptions

#### 3.3.3.1 Roads

The subject property is accessed from Atwood Avenue via a service drive (aka Sugar Avenue) a through the Olbrich Gardens parking lot and crossing the Madison bike trail and Chicago & Northwestern railroad. Coming into the property, the service drive splits and goes around the Garver Mill building. Although once asphalt-paved, the service drive through Olbrich Gardens is deteriorating and is now mostly gravel. The asphalt pavement is still present on the service drive in front of the mill building, but turns to gravel as the service drive rounds the west end of the

#### *3.3.3.5 Floor Drains*

Only one floor drain was observed in the mill building, this being in the northeast corner of the garage.

#### *3.3.3.6 Stormwater Management*

No engineering stormwater management features were observed on the property. Visually, the land surface across the property is flat with no obvious relief. However, there are low areas in the southwest part of the property and in the northwest part of the property. While these areas were dry at the time of the site reconnaissance, photographs in the Eder (1993) report contained pictures of standing water in these areas. Local topographic contours (*DeLorme 2000, DCLIO 2008*) do not suggest any specific drainage patterns or direction on the subject property.

#### *3.3.3.7 Storage Tanks*

There are no above ground storage tanks currently on the property and no evidence of underground storage tank were observed on the property. Williams Environmental Associates found records indicating that there were at least 17 underground and above ground storage tanks where once located on, or possibly on, the Garver property. Table 1 provides information about these tanks.

TABLE 1  
 STORAGE TANK INFORMATION

TANK LOCATION	TYPE	CAPACITY AND USE	SOURCE	DISPOSITION
North side of mill building	UST UST	8,000 gallon diesel fuel 500 gallon gasoline	WDNR case file WDNR case file	Removed April 1990 Removed April 1990 LUST Site BRRTS 03-13-000437, remediated, closed 8/11/1997
Southwest corner of former Madison Silo office (Tanks belonged to Madison Silo)	UST UST	1,000 gallon gasoline 500 gallon gasoline	WDNR case file WDNR case file	Removed circa 1990 - 1993 Removed circa 1990 - 1993 LUST Site BRRTS 03-13-000598, remediated, closed 2/17/1998
West end of former Nueundorf Trucking facility	UST UST	1,000 gallon diesel fuel 1,000 gallon gasoline	Seymour report Seymour report	Removed December 1999 Removed December 1999 Open LUST case BRRTS 03-13-252719
East end of former Nueundorf Trucking facility (Tanks belonged to Madison Silo)	UST	10,000 gallon gasoline 10,000 gallon diesel fuel	WDNR case file WDNR case file	Removed 10/14/1988 Removed 10/14/1988 LUST Site BRRTS 03-13-000598, remediated, closed 2/17/1998
South side of former Frito-Lay greenhouse	AST	275-gallon fuel oil 275-gallon fuel oil	Eder report Eder report	Removed without assessment circa 1995 Removed without assessment circa 1995
Unknown Location	UST UST UST AST AST UST	1,000 gallon gasoline 5,000 gallon fuel oil 8,000 gallon fuel oil 275 gallon waste oil 275 gallon fuel oil 550 gallon diesel fuel	DCOM registry DCOM registry DCOM registry DCOM registry Registration form Registration form	Closed/removed unknown date Closed/removed 7/19/1988 Closed/removed 10/1/1988 Reported removed 12/15/1999 Reported removed 12/15/1999 Reported removed 12/15/1999
Possibly in old boiler room	Unk.	<550 gallon fuel oil tank	City Bldg permit	Approved 12/26/1969. Disposition unknown

Note: Williams Environmental Associates has been unable to reconcile all records of storage tanks found during this phase I environmental site assessment and some of the listings in the table may be redundant or inaccurate.

### 3.3.3.8 Utilities

As previously discussed, Madison municipal water and sewerage services are available to the property. Electrical and natural gas services are provided to the property by Madison Gas & Electric Company. The mill building does not appear to be presently connected to either electric or natural gas services. A terminated and capped natural gas service line was found at the east end of the building and a disconnected electrical junction is observable on the north side of the building. A telephone connection box was noted on the south side of the building immediately across from Garver Cottage.

## 3.4 Property Setting

### 3.4.1 Local and Regional Features

The subject property is located in a developed urban setting on the east side of Madison. It is accessed from Atwood Avenue to the south and S. Fair Oaks Avenue to the west via service drives. Olbrich Park and Olbrich Gardens bound the subject property to the south and the subject property is within land areas designated to become part of the Olbrich Gardens.

Starkweather Creek, a major drainage stream for the east side of Madison bounds on the north and east the City-owned land that adjoins and surrounds the subject property. The creek flows into Lake Monona less than ¼ mile south of the subject property.

While there are at least two schools and several churches located within ½ mile of the subject property there are no educational (excluding the Olbrich Gardens center and atrium) or religious buildings located on lands adjoining the subject property.

### 3.4.2 Topographic Features

Visually, the subject property is flat with little apparent relief. Topographic contours obtained from AccessDane (DCIO 2008) website shows the elevation across the property is uniformly 852 feet above mean sea level (MSL).

### 3.4.3 Geology and Soils

The City of Madison is located near the western edge of the Eastern Ridges and Lowland physiographic province of Wisconsin (*Martin, 1965*). Land features in the area consist of rolling hills and plains formed in glacial ground moraines (*Mickelson, 1983*). These glacial deposits consist of unsorted till that ranges in depth from 150 to 200 feet (*Clayton and Attig, 1997*). The glacial till soils are underlain by Cambrian-age sandstone (*Ostrum, 1981*). The subject property is located within a glacial lacustrine plain consisting of fine-grained silt and clay deposits.

According to the Dane County Soil Survey (*Glocker and Patzer 1978*), the Garver Feed Mill property is comprised entirely of Colwood silt loam soil. Colwood silt loam is described as a deep, poorly-drained soil found on low benches in old lake basins. The soil formed under sedges in layers of lake deposited silt and fine sand. It consists of silt loam (0-10 inches), clay loam (10-24 inches), loamy very fine sand (24-35 inches), and course silt and very fine sand (35-60 inches).

### 3.4.4 Groundwater Information

The depth of the water table at the subject property was not measured during this phase I assessment. However, based on information obtained from environmental investigations which have been conducted on the subject property (*WDNR BRRTS 03-13-000437, WDNR BRRTS 03-13-000598, WDNR BRRTS 03-13-002675*) the groundwater elevation depths to be 13 to 15 feet below the ground surface and flows in south to southeasterly directions

Groundwater under the subject property is known to have been contaminated from leaking underground storage tanks once located on the subject property and on adjoining properties. In the early- to mid-1990s, a groundwater remedial action was conducted at the Garver Feed Mill. About 11,000,000 gallons of groundwater were pumped and treated before the remedial action was stopped and the case closed. At the time of closure there were no residual contaminants detected in the groundwater.

Known groundwater contamination was documented under the northeast corner of the Garver land parcel from a leaking underground storage tank once located near the former Nuenedorf Trucking facility. Although no groundwater remediation was conducted, a substantial volume of contaminated soil was excavated and thermally treated on-site in the early 1990s. The site was closed after the soil remediation with documented residual petroleum contaminants exceeding state groundwater enforcement standards.

### 3.4.5 Wetlands and Floodplains

The subject property is considered to be an upland site and is not located in any mapped wetlands (*WDNR 1978*) or designated floodplains (*FEMA 2003*). Starkweather Creek bounds on the east and north the City-own land that surrounds the subject property. There are mapped wetland associated with Starkweather Creek north of the subject property. *FEMA (2003)* floodplain information show that the 100-year flood level along Starkweather Creek varies from about 849 feet mean sea level (MSL) east of the subject property to about 850 feet MSL north of the subject property. As noted earlier, the land surface elevation of the subject property is 852 feet MSL.

### 3.5 Site Operations, Features, and Materials that Potentially Affect Environmental Quality

#### 3.5.1 Solid Waste Management

The Garver Feed Mill property is presently being used by the City of Madison Parks Department which stockpiles mulch and soil on the property.

During the feed mill operations (1975-1997) solid wastes generated by the feed mill operation consisted of small amounts of mixed feed products that were improperly mixed or spilled from mill equipment, paper bags from raw materials used in the feed milling operations, wood pallets, and small amount of office wastes. Pallets were either stored on site or given away. All other solid wastes were placed in dumpsters located near the metal storage building located north of the main mill building. Wastes were taken to the city landfill for disposal. In later years, recyclable wastes were recycled.

No information about solid waste generation at the Garver feed mill prior to 1975 could be found.

Historically, there has been documented or suspected waste disposal on the property. Following is a brief listing of known or suspected waste disposal activities.

- It is reported that the beet sugar processing facility dumped and/or buried waste products on land areas east of the feed mill building.
- It is not known how the brick removed from the building during its renovation in the early 1930s were disposed of. However, it is reported (*Interview: Wayne Wendorf*) that bricks were used to fill in a basement area under the floor in Room 1. Building rubble was found in the upper five feet of soil north of the mill building during the leaking underground storage tank investigation in the early 1990s.
- Close-up aerial photographs of the feed mill building believed to be from the early-to mid-1950s show filling and grading of land areas north of the former Nueundorf Trucking facility. However, these land areas are outside of subject property boundaries for this phase I environmental site assessment.
- The 1968 and 1980 aerial photographs show land disturbances and possible waste piles in the northeast corner of the former Frito-Lay land parcel. Eder (*1993a, 1993b*) documented debris piles and other wastes on the ground in this area and performed soil sampling in the area. The heavy metals barium, cadmium, and mercury and the volatile organic compound toluene were detected at very low concentrations (fractional parts per million) in the two soil samples analyzed from this area. No wastes were observed on the land surface in this area during the site reconnaissance conducted as part of this phase I environmental site assessment.
- City records contain reference to Consolidated Paving disposing of and stockpiling

asphalt paving debris on land area near Starkweather Creek. Based on the available information this disposal likely occurred outside of the subject property boundaries defined for this phase I environmental site assessment. Much of this asphalt debris was reportedly cleaned up during the soil remediation project on the adjoining Madison Silo land in the early 1990s (*City records date; Meeting notes: 10/6/08*).

- City records indicate that an auto salvage business operated on the Madison Silo property in the mid-1980s. The specific location of the operations is not known. But, when the salvager was evicted in 1987, automotive scrap and debris were left on the property; it appears to have been cleaned up by Madison Silo.
- Wisconsin Department of Natural Resources records document the illegal dumping of drums of hazardous materials in the proximity of the northeast corner of the former Frito-Lay land parcel in 1993 (*WDNR BRRTS 02-13-001526*). The specific location of the dumping is not detailed but given in general terms only (behind the Garver Feed Mill and 200 yards from where Fair Oaks Avenue crosses Starkweather Creek). The drums were removed during an emergency response action under the Wisconsin Abandoned Container Program and about 20 cubic yards of soil were removed from the area. Soil samples collected after the response action contained measurable levels of total recoverable petroleum hydrocarbons. But, it could not be confirmed whether the petroleum contaminants were from the drums or other historical contamination.

### 3.5.2 Hazardous Waste Management

Hazardous wastes are not currently generated on the subject property and past mill operations on the property did not generate hazardous wastes.

In 1993, drums of hazardous wastes were illegally dumped on or near the subject property.

The Wisconsin Department of Natural Resources performed an emergency response under the Wisconsin Abandoned Container Program to immediately remove the wastes and excavate soil in the area where the drums were dumped.

In 1999 the City Parks Department discovered paint and other hazardous wastes buried in an old scale pit on the Garver property. The City hired a hazardous waste contractor to remove the wastes. After the response action, it is reported by City engineering personnel the pit floor was drilled through and soil samples were collected. No contaminants were identified in the underlying soil (*Interview: Joe Demorett*).

### 3.5.3 Hazardous Substances and Petroleum Products

There is no bulk storage of petroleum products or hazardous substances on the property. The

past feed mill operations were a dry process and there was no bulk storage of hazardous substances on the property. Molasses and whey ingredients used in the milling process were stored in large tanks located at the east end of Room 1 (1975 - 1997) and in basement vaults prior to 1975. As already discussed gasoline, diesel fuel, and fuel oil were stored in underground and above ground tanks on or near the subject property. All known or documented tanks have been removed.

#### 3.5.4 Asbestos-Containing Materials

An asbestos survey of the property was beyond the scope of this phase I environmental site assessment. However, air cell insulation (a known asbestos material) was seen on old steam pipes in parts of the feed mill building. In general the air cell insulation is in poor condition. Suspected asbestos plaster insulation was observed on the old boiler located in Room 3.

#### 3.5.5 Lead-Based Paint

A lead-based paint survey of the building was outside the scope of this phase I environmental site assessment. However, the interior walls in the feed mill building are painted and that paint should be held in suspicion until tested for lead content.

#### 3.5.6 Waste Oil

Waste oil is not currently generated on the subject property. However, containers of waste oil were found in the mill building presumably left behind from the former Garver Feed and Supply operations on the site. Following is a listing of the containers found:

- A 5-gallon container of presumed waste oil in the electrical room in Room 4;
- Ten 5-gallon containers of waste oil (presumed) stored on a pallet in the garage;
- A 55-gallon drum of motor oil stored in the garage; and
- A 5-gallon container of unknown fluid presumed to be waste oil in the maintenance storage room, Room 3;

#### 3.5.7 Abandoned Containers

The following abandoned containers were observed in the mill building.

- A rusted 55-gallon drum hanging in the rafters in the locker room adjacent to Room 4;
- A rusted 55-gallon drum in Room 5;
- A 5-gallon container of tar roof patch in the partitioned office area, Room 1;
- Several 5-gallon containers hanging in the rafters in the partitioned office space, Room 1;

- A 5-gallon container of petroleum-based concrete form release compound stored in Room 1;
- A 55-gallon plastic drum stored in Room 8;
- 1-gallon containers, or smaller, of old paint in maintenance storage room, Room 3;
- A 5-gallon pail in the old boiler room, Room 3.

### 3.5.8 PCBs

There are three pole-mounted electrical transformers located north of the mill building and fluorescent light fixtures in the garage. These are a potential source of PCBs. The transformers are owned by Madison Gas & Electric Company and the company is responsible under federal and state laws for control and managing PCBs found in electrical transformers. Williams Environmental Associates requested information about these transformers, but at the time this report is being prepared a response to our information request has not been received. The transformers located on the Garver property appear to be newer models and therefore would not contain PCBs; however, until specific information about these transformers can be obtained from the utility, the transformers are assumed to contain PCBs. (As a side note, close-up aerial photographs of the mill building believe to date to the 1950s show a different bank of pole-mounted transformers on the north side of the mill building. Given the time period these former transformers likely contained PCBs. This potential source of PCBs has been removed.)

There are fluorescent light fixtures in the garage which likely contain small PCB capacitor in the electrical ballast. Given the number of fixtures, however, the fixtures or ballasts do not require special handling and, if removed, can be disposed of in a licensed landfill.

No transformers or capacitors were observed in the mill building. There is some old electrical switching gear in the building, but unless there are non-obvious transformers or capacitors associated with the switching gear, the gear would not be considered to be potential PCB sources. Old motors and an air conditioning compressor were observed in several areas of the building. There may be small PCB capacitors associated with this electrical equipment.

Oil staining on walls was observed bleeding through paint in several locations in the mill building. The staining is below apparent bearing supports for rotating shafts or machinery and is considered a potential source of PCBs. However, the staining is likely left over from the beet sugar operations in the early 1900s which pre-dates the general production and use of PCBs in oils which began in the late 1920s and early 1930s. Staining was noted in the following areas:

- East wall near the southeast corner of Room 4;
- West wall above the electrical room in the northwest corner of Room 4;

- West and south walls near the southeast corner of Room 2; and
- Several areas on the east wall, Room 1, near the south end of the room.

### 3.5.9 Air Emissions

There are no present air emission sources on the property. During the operation of the feed mill, air emission sources appear to have been limited to off-gases from the boilers used to produce steam for the product process. After 1975, the boilers were natural gas fired. Prior to 1975, there are indications that the boilers burned either coal or natural gas (post 1966).

### 3.5.10 Spills of Hazardous Substances or Petroleum Products

Other than the known releases of petroleum from underground storage tanks on the property, there have been no reported spills of hazardous substances or petroleum products on the subject property. No areas of stained soil or stressed vegetation was observed on the property. Minor oil staining was observed on the floor in the vehicle garage. Lighting conditions in the mill building prevented close examination of floors in the building which might indicate spills having occurred in the building. As noted above, oil staining is observable on the walls in several locations in the building.

### 3.5.11 Fluorescent light bulbs

Fluorescent light bulbs were observed in the light fixtures in the garage. Fluorescent bulbs both intact and broken, were also found on the floor in the garage and in the boiler room located in the garage. The broken bulbs are a potential source of mercury and lead.

### 3.5.12 Contaminated Soil

Based on the information gathered during this phase I environmental site assessment it is concluded that contaminated soil may be present in the following areas on the property.

- In or near the former underground storage tank location on the north side of the mill building;
- In or near the former underground storage tank and fuel dispenser location associated with the former Madison Silo Company office building (the tanks and dispenser were located within the southeast corner of the defined subject property boundaries east of the mill building);
- In or near the former underground storage tank and fuel dispenser locations associated with the former Nueundorf Trucking facility (there were tanks and dispensers on the south side of the trucking building at both the east and west ends of the building and possibly infringed on the subject property at the northeast and

- northwest corners of the Garver land parcel);
- In or near the location of two above ground fuel oil storage tanks once located on the south side of the greenhouse building;
- In the northeast corner of the former Frito-Lay land parcel where heavy metals and toluene were detected in sampling performed in 1993; and
- In or near the northeast corner of the former Frito-Lay land parcel where drums of hazardous materials were illegally dumped in 1993.
- The Madison Fence Company made snow fencing in the warehouse (Room 12) prior to 1975 . It is rumored that the fence company spray painted snow fencing with lead-based paints on the ground surface outside of the warehouse. This could not be substantiated, however.

### 3.5.13 Basements and Pits

Basements and pits observed in the building are flooded and inaccessible. This inaccessibility limits complete assessment of the building. Water and sediment in these areas are held in suspicion because it is unknown what equipment or materials may be present in the below-grade locations that have the potential to contaminate the water and sediment or building surfaces.

## 3.6 **Surrounding Land Use**

The subject property is located in a developed urban area. However, the property is bounded on the north and east by open vacant lands owned by the Madison Parks Department. The south side of the property is bordered by the Chicago & Northwestern Railroad tracks and the Madison City bike trail. Further south the property is open land space and the developed part of Olbrich Garden. The property is bounded on the west partially by S. Fair Oaks Avenue and partially by a commercial business fronting on S. Fair Oaks Avenue.

A visual survey of the adjoining properties made from the subject property boundaries during the site reconnaissance did not reveal any obvious land uses or conditions at the property boundaries which would constitute a recognized environmental condition or otherwise cause environmental impairment of the subject property.

#### 4.0 USER PROVIDED INFORMATION

Under the ASTM standard, the user is defined as “the party seeking to use Practice E1527 to complete an *environmental site assessment* of the property”(ASTM 2005). In this case the user is Common Wealth Development, Inc..

The user information required by the ASTM Standard was obtained by Williams Environmental Associates from Mr. Paul Jasenski, Housing Development Manager, Common Wealth Development. Mr. Jasenski provided the following information during the interview.

- *Environmental cleanup liens that are filed or recorded against the site:* There are no known environmental liens against the site.
- *Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry:* There are no known activity and land use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls in place at the Garver property, except that the property deed contains a restriction that the land be used for park land only. This restriction was placed by the Olbrich Garden Society when they transferred the property ownership to the City of Madison.
- *Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLPs):* Common Wealth Development has no specialized knowledge of the property.
- *Relationship of the purchase price to the fair market value of the property if it were not contaminated:* Common Wealth is not aware of any contaminant property valuation of the property having been performed for the Garver property.
- *Commonly Known or reasonable ascertainable information about the property:*

*Past uses of the property:* For the past ten years the property has been used by the City Parks Department and Olbrich Gardens for storage purposes. Prior to that it was a feed mill business for at least 50 years. Before the feed mill operations, the building was a beet sugar factory.

*Specific chemicals that are present or once were present at the property:* Common Wealth Development has no knowledge of present or past usage or storage of chemicals at the Garver property.

*Spills or other chemical releases that have taken place at the property:* There have been no spills or releases of petroleum products or chemicals of which Common

Wealth Development is aware. A fuel oil tank had been removed from the property, but Common Wealth has no knowledge of investigations from that tank removal.

*Environmental Cleanups:* Common Wealth has no prior knowledge or information about environmental cleanups at the property except for the awareness that a fuel oil storage tank has been removed.

- *Obviousness of presence or likely presence of contamination at the property and the ability to detect the contamination by appropriate investigation:* There are no obvious indicators of contamination of which Common Wealth Development is aware.

## 5.0 RECORDS REVIEW

### 5.1 Physical Setting Sources

The following records and information sources were consulted during this phase I environmental assessment to evaluate and describe the physical setting of the subject property.

#### 5.1.1 USGS Topographic Maps

Current and historical topographic maps (*USCGS 1904, 1906, 1959???*; *USGS 1983, 1974, 1963*.) were reviewed at the University of Wisconsin Robinson Map Library and copies obtained through Environmental FirstSearch and used to evaluate land use and conditions over time. Copies of the maps are contained in Appendix A. These topographic maps provide land use and geographical information for at various times during the period 1944 through 1983.

**USCGS 1904 and 1906 1:62,500-scale Topographic Maps:** The 1904 and 1906 topographic maps show that the subject property was vacant land within a broad wetland area associated with Starkweather Creek and Lake Monona. These topographic maps show urban development west of the subject property and that the Chicago & Northwestern Railroad tracks located south of the property already existed. Monona Drive was also present.

**USGS 1959 7½-minute Madison East Topographic Map:** This topographic map shows the main Garver Feed Mill building plus three outbuildings and an open structure present on the property.

**USGS 1959 (photo revised 1969) 7½-minute Madison East Topographic Map:** This map suggests that an addition to the Garver Feed Mill building had occurred during the ten years from 1959 to 1969. In addition to the three outbuildings and the open structure noted on the 1959 map, there is an additional open structure and plus two newer buildings.

**USGS 1959 (photo revised 1969, 1974) 7½-minute Madison East Topographic Map:** Site feature are similar to earlier maps, but there is an additional outbuilding and three new open structures replacing two smaller open structures.

**USGS 1983 7½-minute Madison East Topographic Map:** The latest available topographic map shows the Garver Feed Mill building, six outbuildings, and two open structures.

Topographic information was also obtained from the DeLorme Company (2000) topographic software. This topographic information was used to create the location map shown in Figure 1.

#### 5.1.2 Land Information Records

Land and assessment information, including platted land parcel information, owner

identification, and recent tax information was obtained from the AccessDane website (*DCLIO 2008a*). This information shows that the subject property consists of one land parcel (0710-054-0096-7) with an assigned primary address of 109 S. Fair Oaks Avenue and a secondary address of 3244 Atwood Avenue and the northwest part of a larger land parcel (0710-054-0098-3) with an assigned address of 115 S. Fair Oaks Avenue and a secondary address of 3248 Atwood Avenue. The subject property is currently owned by the City of Madison Parks Olbrich Gardens.

### 5.1.3 Zoning and Land Use Information

Zoning and land use information obtained from the City of Madison Assessor's Office (online) and the Madison Planning Department (online) (*Madison 2008, 2007*) show the property is zoned M1, limited manufacturing district. In addition the Garver land parcel is identified as a designated landmark (zoning HIST-L). Lands immediately east, north and northwest of the subject property are also zoned M1. Olbrich Garden lands located immediately south of the subject property is zoned C for conservancy within a wellhead protection district. The residential area located east of the subject property is zoned single-family residential use.

### 5.1.4 Water Well Construction Reports and Geologic Logs

Construction reports and geologic logs for water supply wells constructed in the vicinity of the subject property were researched through Wisconsin Department of Natural Resource (WDNR) (*2008a*) records available on CD-ROM and through Wisconsin Geologic and Natural History Survey (WGNHS) (*2003*) records also available on CD-ROM. The Wisconsin Department of Natural Resources records, which cover wells constructed since 1988, identified no wells located in Section 5, T7N, R10E. The Geologic and Natural Survey records, which covers wells constructed between 1936 and 1989, identified 27 wells in Section 2.

No specific well logs for the Garver property or adjoining properties were found in the well logs examined.

### 5.1.5 Wetland Maps

The Dane County wetland map for Town 7 North, Range 10 East compiled by the Wisconsin Department of Natural Resources (*WDNR 1978*) was reviewed at the Robinson Map Library, University of Wisconsin – Madison. Although historical topographic maps show the subject property was in wetlands at the turn of the 20<sup>th</sup> century, the Dane County wetlands map shows that the subject property is not located or near any wetlands. There are indicated wetlands along Starkweather Creek north of the subject property.

### 5.1.6 Flood Hazard Maps

Flood hazard and floodplain information for the subject property was obtained from the Federal Emergency Management Agency (FEMA) (2003) website. The subject property is not located within any 100-year floodplain or flood hazard area. There is a narrow floodplain associated with Starkweather Creek, but it does not extend far beyond from the normal stream channel and does not impact the subject property.

### 5.1.7 Geographical and Geological Information

Local and regional geographical and geological information was obtained from standard textbooks and maps published by the Wisconsin Geological and Natural History Survey, the University of Wisconsin Extension, and the federal government. These included the Dane County Soil Survey (*Glocker and Patzer 1978*), Martin's (1965) The Physical Geography of Wisconsin, and bedrock information compiled and illustrated by Ostrom (1981) and Trotta and Cotter (1973).

## 5.2 **Historical Land Use Sources**

### 5.2.1 Aerial Photographs

Aerial photographs showing the subject property during the period 1937 - 1995 were obtained from the Robinson Map Library, University of Wisconsin in Madison (*UW Date Varies*). In addition, year 1995, 2000, and 2005 aerial photographs were downloaded from the Dane County Land Information Office (*DCLIO 2008b*) website. The photos were used to evaluate land use and activities at the subject property over time. Table 2 provides summary information about the photographs obtained and reviewed.

Enlarged portions of the 1937, 1949, 1962, 1976, 1980, 1986, 1990, 1995, 2000, and 2005 aerial photographs showing the subject property and adjoining properties are contained in Appendix B .

TABLE 2  
AERIAL PHOTOGRAPHS

DATE OF PHOTO	PHOTOGRAPHED BY	PHOTO IDENTIFICATION
July 6, 1937	Unknown	WU-5-392
September 25, 1949		WU-4F-186
May 12, 1950	Unknown	HT - 45

DATE OF PHOTO	PHOTOGRAPHED BY	PHOTO IDENTIFICATION
September 11, 1962	United States Department of Agriculture (USDA)	WU-3CC-189
May 8, 1968	USDA	WU-3JJ-26
April 20, 1980	Dane County Regional Planning Commission (DCRPC)	26 - 31
April 7, 1990	DCRPC	26 - 40
1995	Dane County	Obtained online at <a href="http://dcimap.co.dane.wi.us">http://dcimap.co.dane.wi.us</a>
2000	Dane County	Obtained online at <a href="http://dcimap.co.dane.wi.us">http://dcimap.co.dane.wi.us</a>
2005	Dane County	Obtained online at <a href="http://dcimap.co.dane.wi.us">http://dcimap.co.dane.wi.us</a>

**Photo WU-5-392, July 6, 1937:** This aerial photograph shows that the subject property was located at the eastern limits of the developed area of east Madison. At that time, the Garver Feed Mill in its present size and configuration already existed on the property. The present Olbrich Gardens office building also existed on the property by this time. There was a railroad spur coming onto the property from the west. It split into three sidings; one leading to what appears to be an open storage area, one leading to the north side of the mill building, and one leading to the southwest corner of the mill building. The resolution of this photo is limited and specific site details cannot be discerned but it also appears that there is a building (identified on the 1942 Sanborn Map at the farm implement storage building and on the 1951 Sanborn Maps as the Motor Freight Station) located north of the open storage area. The building was located outside the subject property boundary delineation being used in this phase I environmental site assessment.

Clearly visible in this aerial photograph is the initial excavation and filling in the land area south/southeast of the Garver property where the City of Madison had a waste disposal site. The land area is presently occupied by the Olbrich Park softball diamonds.

**Photo WU-2F-16, September 25, 1949 and Photo HT-34, May 12, 1950:** These photographs show similar features on the Garver property. By this time, the open storage area seen in the 1937 photo was no longer present and the rail siding to that area appears to have been shortened. The storage building located north of the mill building is more clearly discernible and there is a driveway and truck parking area located between the two buildings where the open storage area had been. It also appears that a small building had been constructed to the west of the mill building in an area presently used by the Madison Parks Department for storing compost. Also seen in these photographs is a building (identified on the 1951 Sanborn Map as the Madison Silo

Company) that had been constructed to the east of the mill building. The silo building is outside of the subject property delineation being used in this phase I environmental site assessment.

During this period of time, development of the residential area located east of the Garver property was beginning to occur and two baseball diamonds had been constructed on land south of the Garver Mill.

The Madison waste disposal site located to the south/southeast of the Garver property had expanded and at that time occupied most of the land bound by Starkweather Creek, the Chicago and Northwestern Railroad, Walter Street, and Atwood Avenue.

**Photo WU-3CC-189, September 11, 1962 and Photo WU-3JJ-26, May 8, 1968:** There are no significant discernible changes on the Garver property seen in these later aerial photographs. The land area east and surrounding the Silo Company building and to the north of the Motor Freight Station building appears to have been disturbed and stripped of vegetation. Larger trees were beginning to fill in the present wooded area in the northwest corner of the Garver property. In the 1968 photograph there is a disturbed area amidst these trees but the reason for the disturbance is not discernible. The small building located west of the mill building is more clearly visible in the 1968 photo than in the earlier photos. Also evident but not greatly discernible is a double row of corn cribs located between the mill building and the Motor Freight Station building at the western end of the mill building. These corn cribs cannot be seen in the earlier photographs.

The residential area east of the Garver property is more substantially developed and had spread further east. By 1962, the City's disposal site is no longer evident and four softball diamonds had been constructed on that land area.

**Photo 26-31, April 20, 1980:** Between 1968 and 1980 another building had been constructed on the subject property just to the north of the mill building and between the mill building and the Motor Freight Station building. It occupied the same area where corn cribs were located in earlier photographs but is longer in existence. Another new building had also been constructed on the north side of the Motor Freight station building. Also in 1980, the disturbed area in the wooded area in the northwest part of the property has expanded and it appears that there are small piles of materials in this area. The types of materials, however, cannot be discerned from the photograph. The land area north and east of the mill building which was being disturbed in the 1968 photo is now being used for vehicle parking and material storage. Trees had begun to fill in the former vacant area in the west part of the property between the mill and the present Kessenich building located on S. Fair Oaks Avenue.

**Photo 26-40, April 7, 1990:** There are no significant changes to the Garver Feed Mill property discernible in the 1990 photo except that the wooded areas in the northwest and west part of the property had become thicker. The disturbed area in the northwest part of the property is no longer visible. There are piles of materials on the ground between the mill building and the newer building north of the mill building. The land area north of the Freight Motor Station which was

being used for vehicle parking and material storage is now vacant and vegetation is starting to re-establish itself in that area.

Olbrich Gardens had expanded and the present building and atrium had been constructed. The garden parking lot had been expanded and re-configured to accommodate the construction of the buildings.

**Photos 1995, 2000, 2005:** These later aerial photographs show the Garver Feed Mill property in its present configuration. Notable changes over time include the removal of the Madison Silo Company buildings and part of the small building located to the northwest of the mill building between 1990 and 1995; the removal of the other buildings located north of the mill building and the remainder of the building located to the northwest of the mill building between 1995 and 2000; and the destruction of part of the mill building (by fire) between 2000 and 2005. By the year 2000 a part of the wooded area in the northwest part of the property had been cleared. The later photos also show piles of materials known to be soil and mulch in land areas north of the mill building.

#### 5.2.2 Other Photographs

Common Wealth Development loaned several photographs of the Garver Feed Mill plant at various times in history. The majority of these were closeup aerial photographs taken, it is believed, in the early - to mid-1950s and into the early 1960s. There were also several photographs taken in the 1910s and mid-1920s. These photographs were useful in describing historical conditions and physical features at the Garver Feed Mill building, of the subject property, and of the immediately surrounding land areas. Copies of several of these photographs are contained in Appendix C.

#### 5.2.2 Fire Insurance Maps

Sanborn fire insurance maps are maps drawn for the insurance industry to provide details of potential fire hazards in developed urban areas. These maps are a useful source of information on the historical land uses and features. In addition to a search of the Sanborn collection at the Wisconsin State Historical Society and of the collection maintained by the Madison Fire Department, copies of Sanborn Maps covering the area near the Garver Feed Mill was obtained through Environmental FirstSearch Corporation. Copies of the maps obtained through FirstSearch are contained in Appendix D. Following is summary of information gleaned from the Sanborn Maps.

**Year 1908:** The 1908 Sanborn Map shows details for the U.S. Beet Sugar Company factory. No site address is indicated on the map. By 1908, the existing floor plan of the present Garver Feed Mill building was in place except for the old boiler room at the east end of the building. Instead there was a power house equipped with four coal-burning boilers located in present Room 7. The chimneys were noted to extend to a height of 50 feet above the building's roof. Other equipment associated with beet processing are detailed on the map and occupy most areas

of the present building. The present warehouse, Room 12, is shown to be for sugar storage. The map shows that the mill building has concrete floors and brick exterior walls. Interior walls are noted to be brick firewalls. The only basement area noted on the drawing is under Room 9.

There is no water service to the facility noted on the plan, but the map shows two 25-foot diameter open wells on the south side of the facility located in the present service driveway just west of the main entrance to the mill. A 40-foot diameter molasses storage tank is located immediately west of the open wells. There are no petroleum or chemical storage tanks noted on the map.

The 1908 drawing also shows a single railroad spur with five rail sidings near the sugar beet factory. One of these sidings is on the immediate south side of the building and extends from the west to near the main entrance into the building. There is also a siding on the immediate north side of the building. This spur extends from the west to beyond the east end of the building. The other spurs serve a beet storage shed located north of the mill building. This building is noted to have a roof height of 15 feet at the roof edge and supports made of wood posts.

There is an open concrete bin storage area located north of the mill building and between the mill building and the beet storage shed. Other buildings located near the mill are the present Garver Cottage building, a storage building located east of the Garver Cottage building, a small office building at the west end of the open concrete storage bin storage area, a shed east of the east end of the beet storage building, and two other small buildings north of the beet storage building.

**Year 1942:** The 1942 Sanborn Map shows details for the Garver Farm Supply Company. Significant site changes occurred between 1908 and 1942, most notably, that the sugar beet factory equipment is no longer detailed and in its place is milling machinery in present Room 5. Rooms 1, 4, 5, 7, 8, 9, 10 and 11 are noted as feed warehouse areas. No specific use of the present warehouse, Room 12, is detailed. The former power house, Room 7, is no longer present and a boiler room, Room 3, has been added to the east end of the building. Present Room 2 is noted to be used for general storage. And a garage has been constructed on the east end of the building spanning the space between present Rooms 2 and 3. Of particular note the 1908 map shows that the central part of the sugar beet factory had five stories and a roof height of 75 feet. By 1942, the building had been reduced to 3 stories with a height of 36 feet.

The open wells and molasses storage tank previously located in the present

service driveway west of the main entrance are no longer there. Instead, the drawing shows a 6-inch water main coming onto the property along Sugar Avenue. A fire hydrant is shown near the main entrance to the building.

No petroleum or chemical storage tanks are noted on the drawing and the fuel source for heating is not shown.

On the site surrounding the mill building, the open concrete bin storage area, the beet storage building, and the small outbuildings formerly located near these areas are no longer present. And, the northern most railroad spur had also been removed. Instead a building had been constructed north of where the beet storage building had stood. The building is identified as a farm implement storage building. The Madison Silo Company buildings had also been constructed east of the mill building.

**Year 1951:** Details shown in the 1951 Sanborn Map are similar to those shown in the 1942 drawing and no significant alterations to the mill building are noted. The present warehouse, Room 12, is noted as being used for miscellaneous storage.

The implement storage building located north of the mill building is now identified as a motor freight station. A small addition to this building has been made at the northeast corner of the building. The map shows there is no water service to this building.

There is an unspecified structure in the present service driveway on the east end of the building located northeast of the boiler room. This structure is in the approximate location of a scale pit known to have been on the site.

**Year 1963:** The 1963 Sanborn Map shows the Garver Feed Mill building having an address of 3244 Atwood Avenue, but the warehouse at the west end of the building had a separate address of 3220 Atwood Avenue. The 1963 drawing does not indicate any major changes to the internal parts of the mill building except mill operations have been installed in present Room 5, which had previously been used for storage. On the outside of the building, however, corn cribs, whey tanks, grain tanks, and several storage buildings have been constructed along the north side of the mill building.

Site changes include the construction of a greenhouse west of the mill building and a small storage building north of the motor freight station at the west end of that building.

No petroleum or chemical storage tanks are noted on the drawing. Fuel used for heating is not detailed.

### 5.2.3 Property Tax and Assessment Records

Except for property information obtained from AccessDane (*DCLIO 2008*) and the City of Madison Assessor Office website (*Madison 2008*) property tax and assessment records for the Garver Feed Mill property were not reviewed.

### 5.2.4 Land Title Records

A title search for the subject property was conducted by Ginocchio Enterprises, Inc, Fox Lake, Illinois for Williams Environmental Associates. This title search included a search for environmental liens and activity and use limitations (AULS) that may encumber the property. A copy of the title record is contained in Appendix E. The title record was searched back in time to 1940.

The title record for land parcel 0710-054-0098-3 shows that the owner of title of in 1940 was the Frito-Lay Company. The property was transferred to the Madison Community Development Authority in December 1994. There are no environmental liens or activity and use limitations on record for this land parcel.

The title record for land parcel 0710-054-0096-7 shows the owner of title in 1940 was the Garver Feed and Supply Company. Ownership of the Garver Feed and Supply Company, including the real properties, was transferred to Mr. Wayne Wendorf, President, and Mr. Thomas Hatch, Secretary in October 1975. Mr. Wendorf and Mr. Hatch, as owners of Garver Feed and Supply, sold the property to the Olbrich Botanical Society, Inc. In August 1997. The Botanical Society immediately deeded the property to the City of Madison. Ownership remains with the City. Other deed activities noted in the record include the designation of the mill building as a Madison landmark in December 1994 and Wisconsin Department of Natural Resources Stewardship Grant to the Olbrich Botanical Society, and subsequently to the City of Madison, in September 1998. There are no environmental liens or activity and use limitations on record for this land parcel.

The property is not listed on the Wisconsin GIS Registry of Closed Remediation sites with Residual Contamination.

### 5.2.5 USGS Topographic Maps

As previously discussed (section 5.1.1), USGS topographic maps going back in time to 1904 were reviewed to evaluate property uses over time.

### 5.2.6 Local Street Directories

Street directories (*Polk 1985, 1991, 1995, 1996; Polk 1997, 1998, 2000; Wright's 1921, 1931, 1939, 1943, 1951, 1960; Wright 1970, 1975; Wright 1980*) for Madison, Wisconsin were

reviewed at the Wisconsin State Historical Society. Directories covering the time period from 1921 to 2000 were examined at approximate 5-year intervals except that earlier street directories meeting the five-year intervals were not available. The directory review was used to identify land uses by address at the subject property and for properties adjoining the subject property. Table 3 provides a summary of address listing found in the street directories.

TABLE 3  
 STREET DIRECTORY SUMMARY  
 GARVER FEED MILL PROPERTY: 3244 ATWOOD AVENUE

YEAR	PUBLISHER	ADDRESS LISTINGS
1921	Wright's Company	Atwood Avenue coverage stops in the 1400 block. No listings for 3244 Atwood Avenue.
1931	Wright's Company	3202, 3209, 3213 Atwood: all residential 3220 Atwood: Ben H. Anderson Mfg. Company Theo. R. Brewer Wis. Sales and Storage Company 3225, 3227, Atwood: residential
1937	Wright's Company	3202, 3209, 3213, 3218 Atwood: all residential 3220 Atwood: Ben H. Anderson Mfg. Company Garver Supply Co. Reliable Fuel Material Ray-O-Vac Warehouse International Harvester Warehouse 3225, 3226, 3227, 3234, 3242 Atwood: all residential
1939	Wright's Company	3202, 3209, 3213, 3218 Atwood: all residential 3220 Atwood: Ben H. Anderson Mfg. Company Garver Supply Co. Reliable Fuel Material 3225, 3226, 3227, 3234, 3242 Atwood: all residential
1943	Wright's Company	3218, 3222, 3225, 3226, 3234, 3238, 3242 Atwood: all residential 3244 Atwood: Minneapolis Moline Power Implement Co. Garver Supply Co. Madison Silo Co.
1951	Wright's Company	3218, 3222, 3225, 3226, 3234, 3238, 3242 Atwood: all residential 3244 Atwood: Minneapolis Moline Power Implement Co. Garver Supply Co. Madison Silo Co. Capital Farm Co. Jesse Oil Co. Nueundorf Transfer Co. D& R Roofing and Insulation Moritz Transfer Line Union Service Co.

TABLE 3  
 STREET DIRECTORY SUMMARY  
 GARVER FEED MILL PROPERTY: 3244 ATWOOD AVENUE

YEAR	PUBLISHER	ADDRESS LISTINGS
1960	Wright's Company	3218, 3222, 3225, 3226, 3234, 3238, 3242 Atwood: all residential 3220 Atwood: Madison Fence Company 3244 Atwood: Minneapolis Moline Power Implement Co. Garver Supply Co. United Truck Rentals 3248 Atwood: Madison Silo Co.
1970	Wright's Company	3218, 3222, 3225, 3226, 3234, 3238, 3242 Atwood: all residential 3244 Atwood: Garver Supply Co. 3248 Atwood: Madison Silo Co.
1975	Wright's Company	3218, 3222, 3225, 3226, 3234, 3238, 3242 Atwood: all residential 3244 Atwood: Garver Supply Co.
1980	Wright's Company	3218, 3222, 3225, 3226, 3234, 3238, 3242 Atwood: all residential 3244 Atwood: Garver Supply Co. 3248 Atwood: Madison Silo Co.
1985	R. L Polk & Co.	3218, 3222, 3225, 3226, 3234, 3238, 3242 Atwood: all residential 3244 Atwood: Garver Supply Co. 3248 Atwood: Madison Silo Co.
1991	R. L Polk & Co.	3218, 3222, 3225, 3226, 3234, 3238, 3242 Atwood: all residential 3244 Atwood: Garver Supply Co. 3248 Atwood: Madison Silo Co. 3330 Olbrich Gardens
1995	R. L Polk & Co.	3218, 3222, 3225, 3226, 3234, 3238, 3242 Atwood: all residential 3244 Atwood: Garver Supply Co. 3248 Atwood: Madison Silo Co. 3330 Olbrich Gardens
2000	R. L Polk & Co.	3218, 3222, 3225, 3226, 3234, 3238, 3242 Atwood: all residential 3244 Atwood: No listing for 3244 Atwood (Note: 1996, 1997, and 1998 directories showed Garver at 3244 Atwood.) 3248 Atwood: Madison Silo Co. 3330 Atwood: Olbrich Gardens

The first listing for Garver Feed Supply was in the 1937 street directory, although at that time the address was given as 3220. This address matches the address shown in other records for the warehouse part of the Garver building. In 1943, the address became 3244 and 3220 was no longer used except for one listing in 1960 when the Madison Fence Company was listed. Garver continued to be listed at 3244 Atwood through 1998.

The presence of the Madison Fence Company in the 1960 directory may be significant because of unsubstantiated claims told to Williams Environmental Associates that the fence company used to paint snow fencing with lead-based paints on the ground surface outside the building.

From other sources, the other commercial or industrial listings at 3244 Atwood were for office space or equipment storage.

5.2.7 Building Inspection and Permitting Records

Building Inspection and Permitting records for the Garver Feed Mill property were examined at the Madison Department of Planning and Development offices. The earliest record in the file dates to 1945 and continues through the 2001 (105 records) for the Garver Mill and from 1975 to 1998 (four records) for the Frito-Lay Greenhouse. The inspection and permitting records were useful in understanding the physical features that were or are still present on the property. The following table provides summary information about issued permits that have bearing on this phase I environmental site assessment of the Garver Feed Mill property.

**TABLE 4**  
**BUILDING PERMITS**  
**GARVER FEED MILL: 3244 Atwood Avenue**

DATE	PERMIT ACTIVITY
Permit Activity 3244 Atwood Avenue (Garver)	
October 23, 1945	Installation of oil burner in warehouse section
April 12, 1946	City resolution to allow installation of a 1,000-gallon gasoline tank for Empire Fuel Company
December 27, 1946	Remodeling of beet storage building to truck terminal
December 27, 1948	Nueundorf Trucking building
March 21, 1955	New restroom and stairway for Nueundorf Trucking employees (space partitioned off from old boiler room)
August 12, 1958	New scale house
May 5, 1959	New scale pit
August 11, 1960	New oil boilers (2) for steam heating
October 21, 1963	Construction of 20x48 foot building moved from 1909 Roth Street to 3244 Atwood
July 18, 1967	New building located between mill building and Nueundorf Trucking building
December 13, 1968	New oil boiler for heating with fuel tank smaller than 550 gallons

**TABLE 4**  
**BUILDING PERMITS**  
**GARVER FEED MILL: 3244 Atwood Avenue**

DATE	PERMIT ACTIVITY
October 19, 1972	Demolition permit for storage shed (Madison Silo Company)
November 30, 1972	Building permit for new warehouse (Madison Silo Company)
October 1, 1975	Letter from City Zoning Administrator to Garver Feed Mill discussing violations of Madison's zoning ordinance for filling and grading being done on the property within 200 feet of Starkweather Creek and within the floodplain. Improper activities being done by Consolidated Paving. Requires an abandonment plan be developed.
December 1, 1975	Electrical permit to make electrical repairs after a fire
April 19, 1976	City approval of abandonment plan subsequent to WDNR approval of plan
October 25, 1976	Letter from City Zoning Administrator to Garver acknowledging on-site fill to be used for grading under abandonment plan. Letter states that Consolidated Paving has not yet removed asphalt rubble from the site.
November 9, 1982	Heating permit for new natural gas, warm air heating unit
October 14, 1983	Heating permit for new natural gas, warm air heating unit
June 20, 1985	Notice of violations related to use of upper level for residential purposes (Jim Gempler)
January 24, 1994	Building permit for construction of remediation building
September 15, 1994	Interdepartmental correspondence designating the Garver Feed Mill building as a Madison Landmark
June 10, 1998	Letter from Madison Landmarks Commission to Olbrich Garden granting permission to remove the feed bins
Permit Activity 135 S. Fair Oaks Avenue (Frito-Lay)	
November 11, 1976	Building permit to repair built-up asbestos roofing
July 18, 1984	Enforcement worksheet requiring leveling piles behind building
June 6, 1995	Interdepartmental correspondence: Parks Department agrees to demolish the Frito-Lay building
July 5, 1995	Demolition permit for razing the Frito-Lay building

#### 5.2.8 Zoning and Land Use Records

As noted earlier, current zoning information was obtained online from AccessDane (*DCLIO 2008a*), the Madison Assessor's office (*Madison 2008a*), and from the Madison Zoning Ordinance (*Madison 2008c*). No historical zoning records were obtained.

#### 5.2.9 Other Historical Sources

Archived Wisconsin State Journal and Capital Times newspaper articles were obtained from several sources including the Madison Public Library and property files compiled and maintained by the Madison Department of Planning and Development. Pertinent information obtained from these newspaper articles has been used in this report in describing site history, operations, and ownership.

## 6.0 REGULATORY DATABASE REVIEW

### 6.1 Database Descriptions

A search of regulatory databases to determine if there are known or suspected environmental conditions on or near the subject property which meet the definition of a recognized environmental condition or which otherwise could pose an environmental hazard or cause potential impairment of the property was conducted for Williams Environmental Associates by Environmental FirstSearch Technology Corporation. Environmental FirstSearch specializes in providing environmental database information and historical records to environmental consultants. A copy of the Environmental FirstSearch Report is contained in Appendix F.

Following is a listing of the databases searched by Environmental FirstSearch [with search distances shown in brackets].

#### 6.1.1 Federal Databases

**NPL** (National Priorities List aka Superfund list): The NPL is an inventory of hazardous waste sites which have been evaluated under the federal hazard ranking system contained in the National Contingency Plan, 40 CFR 300, and found to meet EPA's listing criteria. A site or facility listed on the National Priorities List is subject to enforcement action under the Superfund program or eligible for site cleanup under the Superfund program if responsible parties cannot be located or refuse to make the necessary corrective actions. Sites listed on the National Priorities List are known to be releasing or have the potential to release hazardous substances into the environment. [Search radius: 1 mile]

**NPL Delisted:** This EPA database is a listing of former NPL sites that have been removed from the NPL. [Search radius: ½ mile]

**CERCLIS** (Comprehensive Environmental Response Compensation and Liability Information System): CERCLIS is an inventory of potentially uncontrolled hazardous waste sites compiled by the U.S. Environmental Protection Agency (USEPA) with the cooperation of the Wisconsin Department of Natural Resources (WDNR). Sites listed on the CERCLIS are locations where hazardous wastes may have been improperly stored, handled, or disposed of, and which could pose a hazard to the environment. Listing a site on the CERCLIS is the first step leading to potential site evaluation and cleanup under the federal Superfund program. EPA maintains a separate CERCLIS for each state. [Search radius: ½ mile]

**CERCLIS-NFRAP** (No Further Remedial Action Planned) **Archive:** NFRAP sites are those which were formerly listed on CERCLIS but have been removed from the list because EPA evaluations found the site did not meet federal Superfund requirements for further study or remedial

actions. [Database search radius: ½ mile; ASTM requirement: Subject property and adjoining properties]

**RCRIS** (Resource Conservation and Recovery Information System): RCRIS is a database of registered hazardous waste treatment, storage, and disposal facilities (TSDs); hazardous waste generators; and hazardous waste facilities under corrective actions. [Search radius: ½ mile for TSDs, ¼ mile for hazardous waste generators (ASTM requirement: subject property and adjoining properties), 1 mile for facilities under corrective actions]

**Federal IC/EC**: Federal IC/EC sites come from two databases maintained by the EPA. The first is the Brownfields Management System which is a database designed to collect, track, and update information, as well as to report on major activities and accomplishments of various Brownfield grant programs. The second database is the list of Superfund sites that have either institutional or engineering controls in place to prevent, mitigate, and control environmental hazards at Superfund sites. [Search radius: ½ mile]

**ERNS** (Emergency Response Notification System): The ERNS list is compiled and maintained by the National Response Center (NRC) operated by the United States Coast Guard (USCG). It contains records of spills of hazardous substances which have been reported to the NRC under the reportable quantity provisions of the federal Superfund regulations. [Database search radius: ¼ mile; ASTM requirement: subject property]

**Tribal Lands**: This is a federal database compiled and maintained by the Bureau of Indian Affairs within the Department of Interior. The database describes areas with boundaries established by treaty, statute, and/or executive or court order recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. It includes federally-administered lands within a reservation which may or may not be considered part of the reservation. [Search radius: 1 mile]

#### 6.1.2 State Databases

**State Sites**: State sites are derived from the *Wisconsin Hazard Ranking List* which is roughly the state equivalent to the federal NPL. The Hazard Ranking List is an inventory of sites or facilities in Wisconsin which have been evaluated under the state's hazard ranking system contained in NR 710 of the Wisconsin Administrative Code. A site or facility which is ranked and listed on the Hazard Ranking List is known to cause soil, groundwater, surface water, or air contamination and is eligible to receive state funds for investigation or cleanup under the Wisconsin Environmental Remediation and Redevelopment Program. [Search radius: 1 mile]

**Spills**: Information on reported spills of hazardous substances and petroleum products is obtained from the listing of spills of hazardous substances compiled and maintained by the WDNR

on the Bureau of Remediation and Redevelopment Tracking System (BRRTS). [Database search radius: ¼ mile; ASTM requirement: subject property (based on ERNS requirement)]

**SWL (Solid Waste Landfills):** Licensed landfill information is obtained from a database maintained by the WDNR Bureau of Waste Management. [Search radius: ½ mile]

Information on historical waste disposal sites in Wisconsin is obtained from the Wisconsin Registry of Waste Disposal Sites maintained by the WDNR Bureau of Remediation and Redevelopment. The Registry of Waste Disposal Sites is an inventory of known locations of past waste disposal. Sites listed on the Registry do not necessarily pose an environmental hazard, but rather, the Registry is intended to identify sites where conditions may be present which could cause environmental contamination. Further evaluation of a listed site is necessary to determine if the site causes soil, groundwater, surface water, or air contamination. [Search radius: ½ mile]

**ERRP (Environmental Remediation and Redevelopment Program):** Environmental Remediation and Redevelopment Program sites are obtained from the listing compiled and maintained by the WDNR on the Bureau of Remediation and Redevelopment Tracking System (BRRTS). These sites are listed as "other" in the Environmental FirstSearch database report. [Search radius: ½ mile]

**LUST (Leaking Underground Storage Tanks):** Leaking underground storage tank site information is obtained from the listing of leaking underground storage tanks sites compiled and maintained by the WDNR on the BRRTS. [Search radius: ½ mile]

**UST/AST (Underground Storage Tanks/Above Ground Storage Tanks):** A storage tank registry is compiled and maintained by the Wisconsin Department of Commerce (DCOM). For each tank listed the registry contains information about the tank location and address, owners, materials stored, tank age, and materials of construction. The registry is compiled from information obtained by DCOM through tank registrations. [Database search radius: ¼ mile; ASTM requirement: subject property and adjoining properties]

**State IC/EC:** Similar to the federal IC/EC, this is a listing of state sites where institutional or engineering controls have been put in place to prevent, mitigate, and control environmental hazards at state remediation sites. [Search radius: ¼ mile for IC and ½ mile for EC]

**State VCP:** State VCP sites are voluntary control sites established under the Wisconsin Voluntary Party Liability Exemption program. Any individual, business, or governmental unit that conducts an environmental investigation and cleanup of a contaminated property (following state requirements with the oversight of the Department of Natural Resources) can receive an exemption from future environmental liability applied to releases of hazardous substances that occurred on the site before the exemption is granted. [Search radius: ½ mile]

**Brownfield:** The Brownfield database is maintained by the USEPA with assistance from the WDNR. It lists blighted sites which are, or are under consideration of, being cleaned up for redevelopment. [Search radius: ½ mile]

### 6.1.3 Other Databases

In addition to the databases shown above, Williams Environmental Associates has performed an independent review of two additional state databases which list sites known or suspected to pose environmental hazards.

The first of these is the *Inventory of Sites or Facilities which Cause or Threaten to Cause Environmental Pollution (WDNR 1995)* which is roughly the state equivalent to the federal CERCLIS and NFRAP. This inventory is a listing of sites or facilities which have been identified by the WDNR as having the potential to cause environmental contamination. Listing a site or facility on this inventory is the first step in making state funds available for a site investigation or cleanup under the Wisconsin Environmental Remediation and Redevelopment Program. Sites listed on this inventory do not necessarily cause environmental contamination, but known conditions warrant additional study to determine whether contamination may be occurring. With the advent of digital, online records, this document is, at times, ignored. However, it is a useful tool in identifying sites or facilities which could have an environmental impact. [Search radius: ½ mile]

The WDNR maintains a GIS Registry of closed remediation sites with residual contamination. It lists sites where remedial actions have been completed, but residual contamination in excess of soil and groundwater closure standards still exist. Listing a site on the Registry ensures that future property owners are notified of the existing of contamination on the property and provides specific information about the location, degree, and extent of the contamination both before and following the remedial action. The GIS Registry, available online (*WDNR 2008b*), was reviewed to ascertain whether there are closed remediation sites with residual contamination on or near the subject property. [Search radius: ½ mile]

## 6.2 **Summary of Database Search**

Table 5 contains a summary of the number of sites found from each of the databases searched. The table includes only those sites which have been verified by independent evaluation by Williams Environmental Associates. Because of this, Table 5 differs from the uncorrected summary table provided in the Environmental FirstSearch report. Specific discussion about sites identified by the database search and verified by Williams Environmental Associates follows the summary table.

**TABLE 5**  
**SUMMARY OF ENVIRONMENTAL DATABASE SEARCH**

DATABASE	SEARCH RADIUS	NUMBER SITES FOUND
Federal Databases		
NPL	1 mile	0
NPL -delisted	½ mile	0
CERCLIS	½ mile	0
CERCLIS-NFRAP	½ mile	1
RCRIS		
TSD	½ mile	0
Corrective Action	1 mile	0
Hazardous Waste Generators	¼ mile	4
Federal IC/EC	½ mile	0
ERNS	¼ mile	0
Tribal Lands	1 mile	0
State Databases		
State Sites	1 mile	0
Spills	¼ mile	11
Landfills and waste disposal sites	½ mile	2
LUST	½ mile	19
UST/AST	¼ mile	23
State IC/EC	¼ / ½ mile	0
State VCP	½ mile	0
Brownfields	½ mile	0
ERRP	½ mile	5
Other Databases		
State sites Inventory	½ mile	0
Registry of Waste Disposal Sites	½ mile	0
GIS Registry of closed remediation sites	½ mile	0

### 6.3 Discussion of Findings

#### 6.3.1 Federal Databases

**NPL:** No Superfund (NPL) sites are located on or within 1 mile of the subject property.

**NPL Delisted:** No delisted Superfund sites are located on or within ½ mile of the subject property.

**CERCLIS:** No CERCLIS sites are located on or within ½ mile of the subject property.

**CERCLIS-NFRAP:** There are no NFRAP sites located on the subject property or adjoining properties. There is one NFRAP site within ½ mile of the subject property; that being the Madison-Kipp site at 201 Waubesa Street, about ⅓ mile west of the subject property. This NFRAP site causes no environmental concern to the subject property.

**RCRIS:** There are no RCRA corrective action sites on or within 1 mile of the subject property. And, there are no hazardous waste treatment, storage, and disposal facilities located on or within ½ mile of the subject property. There are no hazardous waste generators on the subject property; but there is one RCRA hazardous waste generator located on adjoining property; that being the Madison Farm Structures property, 3248 Atwood Avenue (listed as a small quantity generator). Madison Farm Structures no longer exists on the property at 3248 Atwood. This hazardous waste generator causes no environmental concern to the subject property.

**FEDERAL IC/EC:** No Federal IC/EC sites are located on or within ½ mile of the subject property.

**ERNS:** No ERNS sites are located on or within ¼ mile of the subject property.

**Tribal Lands:** No tribal lands are located on or within 1 mile of the subject property.

### 6.3.2 State Databases

**State Sites:** No state Hazard Ranking System sites are located on or within 1 mile of the subject property.

**Spills:** There have been eleven reported spills within ¼ mile of the subject property, but none of these have been on the subject property or adjoining properties.

**Landfills:** There are no operating licensed solid waste landfills on or within ½ mile of the subject property. There are, however, two historical landfills located near the Garver Feed Mill property. One of these is identified as the Garver Supply Landfill. This disposal site was located in the vacant area north and east of the subject property on lands now owned by the City of Madison. According to Eder (1993) and Madison City Engineer, Larry Nelson, this disposal site was used by Consolidated Paving for the disposal of asphalt demolition debris. It was cleaned up as part of leaking underground storage tank remediation at the Madison Farm Structure site in the early 1990s. The other is a historical City of Madison landfill at the present Olbrich Park ball field located about 1,200 feet southeast of the subject property. That disposal site is hydraulically downgradient of the subject property and is separated from the subject property by Starkweather Creek. Neither of these two historical landfills is of environmental concern to the subject property.

**ERRP:** The Environmental FirstSearch report lists five Environmental Remediation and Redevelopment Program (ERRP) sites located on or within ½ mile of the subject property. One of these, located at the Madison Farm Supply site, 3248 Atwood Avenue, is on adjoining property. However, that site has been joined with the Garver Feed and Supply leaking underground storage tank site (see following discussion) and removed from the Bureau of Remediation and Redevelopment Tracking System (BRRTS) database.

The other ERRP sites located within ½ mile of the subject property are:

McCormick Lumber, 3156 Milwaukee Street  
Madison Kipp, 201 Waubesa Street  
Atwood (Goodman) Community Center, 149 Waubesa Street  
Madison City - Olbrich Park Landfill, Atwood Avenue and Walter Street

The McCormick Lumber site is located about 2,400 feet northwest of the subject property. It was closed without restriction and without investigation or remediation in January 1998.

The Madison Kipp site is located about 2,600 feet west of the subject property. It is an active remediation site for soil and groundwater contaminated with chlorinated solvents. A remediation system was put in place in February 2007.

The Atwood (Goodman) Community Center site was investigated for soil contaminants as part of the property redevelopment between 2005 and 2008. Soil contamination is contained within the site boundaries and there is no documented groundwater contamination. Closure of the site is pending and the site will be placed on the Wisconsin GIS Registry of Remediation Sites Closed with Residual Contamination.

The Madison City-Olbrich Park site is the historical waste disposal site previously discussed. No remedial actions have been undertaken at the site, but the City monitors groundwater quality under the site. No serious groundwater contamination has been documented and the Wisconsin Department of Natural Resources has not required any other action by the City.

Based on the separation distances, known contaminant conditions, and the hydrogeologic character of these ERRP sites, none of these ERRP sites are considered to pose an environmental hazard to the Garver Feed Mill property.

Independent research by Williams Environmental Associates found an additional ERRP site located on adjoining property. This site called the Starkweather Creek and Maly Road incident is on City of Madison property north of the Garver property. It is the location of an illegal dumping of drums containing hazardous materials in June 1993. The WDNR cleaned up the dumped drums as emergency abandoned container response case by immediately overpacking the drums and

excavating about 12 cubic yards of contaminated soil. Soil sampling subsequent to the excavation found elevated levels of petroleum hydrocarbons in the soil but there was question whether these contaminants were the result of the illegal drum disposal or from historical contamination on the property. No further assessment of the site was performed after that and it is not known whether the contaminated soil may have been later treated during the leaking underground storage tank remediation on the Madison Farm Structures property (see following discussion).

**LUST:** There are 19 leaking underground storage tank (LUST) sites located within ½ mile of the subject property. Table 6 provides information about the LUST sites. Information compiled in the table comes from several sources including BRRTS (*WDNR 2008c*), Wisconsin Department of Natural Resources LUST project case files, and the Wisconsin Department of Natural Resources GIS Registry website (*WDNR 2008b*). A discussion of these tanks follows the table.

TABLE 6  
 LEAKING UNDERGROUND STORAGE TANK INFORMATION

SITE NAME/ADDRESS	BRRTS NUMBER	STATUS	LOCATION
Madison City - Garver Feed 3244 Atwood Avenue	03-13-252719	Start Date: 4/20/2000 Closed Date: Still open No site activity since 2000	Subject property – northwest corner of Garver land parcel
Garver Feed and Supply 3244 Atwood Avenue	03-13-000437	Start Date: 4/19/1990 Closed Date: 8/11/1987 Unrestricted Closure	Subject property – northeast corner of Garver Feed Mill building
Madison Farm Structures 3248 Atwood Avenue	03-13-000598	Start Date: 10/18/1990 Closed Date: 2/17/1998 Closed with NR 140 exemption	Adjoining property east of subject property
Kessenich's Ltd 131 S. Fair Oaks Avenue	03-13-002675	Start Date: 7/25/1995 Closed Date: 7/27/2005 Placed on GIS Registry at closure	Adjoining property west of subject property
Four Lakes Paving 3030 Gateway Plaza	03-13-211068	Start Date: 1/15/1999 Closed Date: 1/23/2003 Placed on GIS Registry at closure	500 feet west of subject property
Madison Metro Bus Barn 166 S. Fair Oaks Avenue	03-13-001786	Start Date: 2/11/1993 Closed Date: 8/14/1996 Closed with property deed restriction	500 feet west of subject property

TABLE 6  
 LEAKING UNDERGROUND STORAGE TANK INFORMATION

SITE NAME/ADDRESS	BRRIS NUMBER	STATUS	LOCATION
McCormick Lumber 3156 Milwaukee Street	03-13-001239	Start Date: 12/6/1991 Closed Date: 1/6/1998 Closed without restriction	1,000 feet northwest of subject property
Triangle Super Service 3200 Milwaukee Street	03-13-001446	Start Date: 5/6/1992 Closed Date: 8/1/2002 Placed on GIS Registry at Closure	1,100 feet northwest of subject property
Klein Property 3029 Milwaukee Street	03-13-002826	Start Date: 9/26/1996 Closed Date: 7/31/2001 Placed on GIS Registry at closure	1,100 feet northwest of subject property
Headley Home Care Medical 3030 Milwaukee Street	03-13-001767	Start Date: 1/14/1993 Closed Date: 10/16/2001 Placed on GIS Registry at Closure	1,150 feet northwest of subject property
Seversons Unocal 76 3401 Milwaukee Street	03-13-000816	Start Date: 4/23/1991 Closed Date: 12/27/2005 Placed on GIS Registry on Closure	1,250 feet northeast of subject property
McCormick Property Site 4 43 N. Bryan Street	03-13-178423	Start Date: 11/12/1997 Closed Date: 2/15/2000 Placed on GIS Registry at Closure	1,250 feet north of subject property
Clark Oil 456 2801 Atwood Avenue	03-13-113339	Start Date: 12/3/1996 Closed Date: Still Open Site under remediation	1,800 feet southwest of subject property
Madison Brass Works 214 Waubesa Street	03-13-001683	Start Date: 11/11/1992 Closed Date: 7/8/1994 Closed without restriction	1,800 feet southwest of subject property
Easton Square Condominiums 301/309 Clyde Gallagher	03-13-002244	Start Date: 5/11/1994 Closed Date: 5/15/1995 Closed without restriction	2,400 feet northwest of subject property
Zindars Property 3529 Sargent Street	03-13-099575	Start Date: 4/22/1996 Closed Date: 6/16/1998 Closed without restriction	2,400 feet southeast of subject property
O'Neill Property 3538 Sargent Street	03-13-001931	Start Date: 6/29/1993 Closed Date: 10/3/1995 Closed without restriction	2,450 feet southeast of subject property

TABLE 6  
 LEAKING UNDERGROUND STORAGE TANK INFORMATION

SITE NAME/ADDRESS	BRRTS NUMBER	STATUS	LOCATION
Shortstop Convenience Store 3540 Atwood Avenue	03-13-232176	Start Date: 10/6/1999 Closed Date: 4/8/2004 Placed on GIS Registry at closure	2,450 feet southwest of subject property
Smith Service Center 231 N. Fair Oaks Avenue	03-13-001689	Start Date: 11/16/1992 Closed Date: 9/14/1994 Closed without restriction	2,480 feet northeast of subject property

The Madison City - Garver Feed site, 3244 Atwood Avenue, is located on the subject property at the northwest corner of the Garver land parcel. A 1,000-gallon gasoline underground storage tank and a 1,000-gallon diesel fuel underground storage tank associated with the former Nueundorf Trucking building were excavated and removed in the fall of 1999. Soil samples collected in the tank beds found low level petroleum contamination including diesel range organics (DRO), gasoline range organics (GRO), and petroleum volatile organic compounds (PVOCs) in the soil. Only DRO and benzene exceeded closure residual contaminant level. A tank assessment report was submitted to the Wisconsin Department of Natural Resources (WDNR) with the recommendation that the site be closed. The WDNR passed oversight of this LUST site to the Wisconsin Department of Commerce (DCOM) who subsequently denied the closure request. Personnel in the City Engineer Department informed Williams Environmental Associates that they have conducted additional soil sampling in the tank beds and found no soil contamination. This information has not been forwarded to the DCOM and no further action at this LUST site has been taken. The Madison City - Garver Feed LUST site, 3244 Atwood Avenue, is a recognized environmental condition on the Garver property.

The Garver Feed and Supply LUST site, 3244 Atwood Avenue, is located on the subject property on the north side of the feed mill building. An 8,000-gallon diesel fuel underground storage tank and a 500-gallon gasoline underground storage tank were excavated and removed from the property in April 1990. Subsequent sampling and site investigation found contaminated soil in and near the tank bed. It was also found that groundwater under the site was contaminated with petroleum. In April and October 2000, several hundred cubic yards of contaminated soil was excavated in and near the tank bed, but excavations had to be stopped to prevent undermining foundations of building and equipment. This soil was landspread and aerated before being taken to a local landfill for disposal. An air sparging and groundwater pump and treat system was installed and operated from October 1994 to December 1995. Eleven million gallons of groundwater was treated and an estimated 576 pounds of petroleum contaminants were removed. After monitoring for about 1½ years, the WDNR concluded the site was sufficiently cleaned up and the site was closed without restriction. Although the Garver Feed and Supply LUST site was remediated, the site is a recognized environmental condition on the property.

The Madison Farm Structures (aka Madison Silo) site is located on adjoining property immediately east of the Garver land parcel. Five underground storage tanks were removed from the property from three distinct areas in the early 1990s. The south area is located at the southeast corner of the Madison Farm Structure property near Starkweather Creek; a 1,000-gallon diesel fuel underground storage tank was removed from this area. The office area is located just east of Garver Cottage on the southwest side of the site; a 500-gallon heating oil tank, a 500-gallon gasoline tank, and 1,000-gallon gasoline underground storage tank were removed from the office area. These tanks were located on the west side of the former office building and are within the boundaries of the Garver land parcel. The north area is located at the east end of the former Nueundorf Trucking facility north of the mill building; a 10,000-gallon gasoline underground storage tank was located in this area. It appears, from drawings and information in remedial reports and summaries, that the tank and contaminated soil were within the boundaries of the Garver land parcel. Between 1993 and 1996 9,000 tons of diesel contaminated soil and 521,000 gallons of contaminated water were excavated from the south area; 8,500 tons of contaminated soil were removed from the north area; and 350 cubic yards of contaminated soil were excavated from the office area. Soil was thermally treated (incinerated) on site and returned to the excavations or removed from the site for landfill. The site was closed on February 17, 1998 but with restrictions because contaminated groundwater remained on the property. The Madison Farm Structure LUST site is a recognized environmental condition on both the Garver land parcel and on adjoining city-owned land east of the Garver land parcel.

The Kessenich LUST site, 131 S. Fair Oaks Avenue, is located on land adjoining the west side of the former Frito-Lay land parcel. A 3,000-gallon gasoline underground storage tank was located on the west side of the building; it was removed in July 1995. The site was investigated and a limited area of petroleum-contaminated soil and groundwater were found to exist in close proximity to the former tank bed and contained within the Kessenich site boundaries. It does not appear any remedial action was taken. However, groundwater monitoring between 1998 and 2004 demonstrated a natural reduction in groundwater contaminants. The site was closed in July 2004, but residual soil and groundwater contamination is present above soil residual contaminant levels and groundwater enforcement standards. The groundwater flow direction is predominantly to the south which is side-gradient to the Garver property. Although this LUST site is a recognized environmental condition on the adjoining Kessenich property, it does not appear to pose an environmental hazard to the Garver property because of the limited extent of the contamination and the predominant southerly groundwater flow direction.

Of the remaining 15 LUST sites located within ½ mile of the Garver property, one site (Clark Oil, 2801 Atwood) is an open case, six of the sites (McCormick Lumber, Madison Brass Works, Easton Square Condos, Zindars Property, Oneill Property, and Smith Service Center) have been closed without restriction, and the rest (Four Lakes Paving, Madison Metro Bus Barn, Triangle Super Service, Klein Property, Headley Home Care, Seversins Unocal 76, McCormick Site 4, and the Shortstop Convenience Store) have been closed but placed on the GIS Registry of closed remediation sites with residual contamination.

The Clark Oil site is far enough away not to cause environmental concern on the Garver property.

The six sites closed without restriction do not pose an environmental hazard.

Information pertaining to the remaining sites which are closed but on the GIS Registry was download from the GIS Registry website (*WDNR 2008b*) and reviewed. Residual soil and groundwater contamination on these sites is limited in extent and contained within or near the site boundaries. None of these GIS Registry LUST sites are of environmental concern to the Garver property.

**UST/AST:** There are 20 registered storage tank sites located within ¼ mile of the subject property. Of these only those registered tank sites on the subject property or on adjoining properties are of concern to this phase I environmental site assessment. Table 7 provides information about the registered tank sites that are on the subject property or adjoining properties. A discussion of these registered tank sites is included in the discussion on storage tanks in Section 3.3.3.6 *Storage Tanks*.

TABLE 7  
 REGISTERED STORAGE TANK SITES

SITE NAME/ADDRESS	TANK ID	TYPE*	CAPACITY AND USE	INSTALLED	STATUS
Garver Supply Co. 3244 Atwood Avenue (Subject property)	271859	UST	1,000 gallons; leaded gasoline	Unknown	Closed/Removed, date unknown
	271860	UST	10,000 gallons; diesel fuel	Unknown	Closed/Removed, possibly 10/14/1988
	271861	UST	5,000 gallons; fuel oil	Unknown	Closed/Removed, 7/19/1988
	272904	UST	8,000 gallons; diesel fuel	Unknown	Closed/Removed, 4/18/1990
	272905	UST	8,000 gallons; fuel oil	Unknown	Closed/Removed, 10/1/1988
	272906	UST	500 gallons; leaded gasoline	Unknown	Closed/Removed, 4/18/1990
	643937	AST	275 gallons; waste oil	Unknown	Closed/Removed, 12/13/1999
	643938	UST	1,000 gallons; diesel fuel	Unknown	Closed/Removed, 12/13/1999
	643944	UST	1,000 gallons; leaded gasoline	Unknown	Closed/Removed, 12/13/1999
	Madison Farm Structures 3248 Atwood Avenue (Adjoining property)	202088	AST	5,000 gallons; diesel fuel	Unknown
202143		AST	1,250 gallons; fuel oil	Unknown	Closed/Removed, 5/18/1993
202144		AST	250 gallons; fuel oil	Unknown	Closed/Removed, 5/18/1993
272341		UST	1,111 gallons; uUnknown	Unknown	Closed/Removed, 10/14/1988
272342		UST	1,000 gallons; diesel fuel	Unknown	Closed/Removed, 10/14/1988
272343		UST	5,000 gallons; leaded gasoline	Unknown	Closed/Removed, 10/14/1988
272344		UST	5,000 gallons; leaded gasoline	Unknown	Closed/Removed, 10/14/1988
272593		UST	10,000 gallons; leaded gasoline	Unknown	Closed/Removed, 10/14/1988
273651		UST	500 gallons; fuel oil	Unknown	Closed/Removed, 5/17/1993
273998		UST	500 gallons; leaded gasoline	Unknown	Closed/Removed, 7/17/1995
273999	UST	1,000 gallons; leaded gasoline	Unknown	Closed/Removed, 7/20/1995	
City of Madison 3330 Atwood Avenue (Adjoining property)	1195854	AST	300 gallons; diesel fuel	7/15/2008	In use;
	1195860	AST	300 gallons; unleaded gasoline	7/15/2008	In use (Both tanks are double-walled and have spill and overflow protection)

TABLE 7  
 REGISTERED STORAGE TANK SITES

SITE NAME/ADDRESS	TANK ID	TYPE*	CAPACITY AND USE	INSTALLED	STATUS
Level 3 Communications 125 S. Fair Oaks Avenue (Adjoining property)	1184993	AST	200 gallons, diesel fuel	Unknown	In use (Tank is double-walled and has overflow protection)
Kessenich 131 S. Fair Oaks Avenue (Adjoining property)	273995	UST	3,000 gallons; unleaded gasoline	Unknown	Closed/Removed 7/25/1995

\* Tank Types: UST = Underground storage tank; AST = Above ground storage tank

**State IC/EC sites:** There are no sites with institutional controls on or within ¼ mile of the subject property (except those GIS Registry sites already discussed in the LUST section) and no sites with engineering controls on or within ½ mile of the subject property.

**State VCP sites:** There are no Voluntary Party Liability Exemption program sites located on the subject property or on adjoining properties.

**Brownfields:** There are no brownfields located on or within ½ mile of the subject property.

#### 6.4 Supplemental Database Searches

**Inventory of Sites or Facilities which Cause or Threaten to Cause Environmental Pollution:** There are no sites listed on The Inventory of Sites or Facilities which Cause or Threaten to Cause Environmental Pollution located on or within ½ mile of the subject property.

**Wisconsin GIS Registry:** Williams Environmental Associates, Inc. obtained information about closed remediation sites which have been listed on the GIS Registry from the WDNR GIS website (*WDNR 2008b*). There are no GIS registry sites on the subject property. Other GIS sites located within ½ mile of the subject property have been discussed above in the LUST section.

## 7.0 SITE RECONNAISSANCE

### 7.1 General Statement and Limitations

A site reconnaissance of the subject property was conducted on September 26, 2008 with a follow up visit on October 10, 2008. The site reconnaissance consisted of a visual examination of the interior and exterior of the Garver Feed Mill building, and the interior and boundary conditions of the land surrounding the mill building and within the delineated subject property boundaries. A detailed list of observations made during the site visits are summarized in Appendix G. Copies of photographs showing various site conditions at the time of the site visits are also contained in Appendix G. A summary of observations made on the property follow.

The subject building is in poor condition and areas of the building including second stories, upper manufacturing levels, basements, and underfloor vaults and pits could not be safely accessed for inspection. There is no lighting in the building and most of the windows and many of the doors have been boarded. Visibility inside of the building was limited to flashlight or what sunlight was filtering into the building through open doors and breaches in the roof. Because of the limited light and debris stored or strewn about the building, the condition of the concrete floors in the building could not be totally assessed.

The north and northwestern areas on the property are heavily overgrown with trees, shrubs, and understory. Visual examination of these areas was limited because of the heavy overgrowth.

Although located within the defined subject property boundaries, the Olbrich Gardens office building (Garver Cottage) was excluded from consideration during this phase I environmental site assessment.

### 7.2 Recognized Environmental Conditions

The following conditions meeting the definition of a Recognized Environmental Condition were observed on the property

1. **Drums and Containers:** Drums and containers of unknown content were observed at the following locations in Garver Mill building:
  - A 5-gallon container of presumed waste oil in the electrical room in Room 4;
  - A rusted 55-gallon drum hanging in the rafters in the locker room adjacent to Room 4;
  - A rusted 55-gallon drum in Room 5;
  - A 5-gallon container of tar roof patch in the partitioned office area in Room 1;
  - Several 5-gallon containers hanging in the rafters in the partitioned office space in Room 1;

- A 5-gallon container of petroleum-based concrete form release compound stored in Room 1;
- A 55-gallon plastic drum stored in Room 8;
- Ten 5-gallon containers of waste oil (presumed) stored on a pallet in the garage;
- A 55-gallon drum of motor oil stored in the garage;
- A 5-gallon container of unknown fluid presumed to be waste oil in the maintenance storage room in Room 3;
- 1-gallon containers, or smaller, of old paint in maintenance storage room in Room 3;
- A 5-gallon pail in the old boiler room in Room 3.

In all cases the drums and containers are presently stored in an uncontrolled, unsecured manner.

2. **Lead-Acid Batteries:** Four lead-acid batteries are stored next to the waste oil containers found in the garage. One of these appears to have leaked.
3. **Staining:** Lighting, floor conditions, and inaccessibility of areas in the mill building prevented good examination of the floors in the building for staining which could indicate releases of petroleum or hazardous substances within the building. However, oil staining was observed on interior walls at several locations in the building. The staining appears to be associated with old bearing location for rotating equipment shafts. This staining is a potential source of PCB contamination. Areas where staining was observed include:
  - North wall near the northeast corner of Room 4;
  - South wall above the electrical room in the southwest corner of Room 4;
  - North and east walls near the northeast corner of Room 2; and
  - Several areas on the north wall, Room 1, near the east end of the room.

A small area of staining was observed on the garage floor in the area where the containers of waste oil are stored.

4. **Sources of PCBs:** The only sources of PCBs observed on the property are the three pole-mounted electrical transformers located east of the mill building. Although there are old electrical controls boxes and switching gear located in Rooms 5 and 6, no transformers or capacitors were obvious in these rooms. There are fluorescent light fixtures in the garage. These potentially contain PCB capacitors in the electrical ballasts. Several old motors were observed in the building and an old air conditioning unit is located in the locker room adjacent to Room 4. There could be small PCB capacitors associated with these motors and the air conditioner compressor.

### 7.3 Areas of Concern

The following items are excluded from the definition of a recognized environmental condition under ASTM Standard E1527-05 - *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. However, these items are of general concern.

1. **Asbestos:** Possible asbestos-containing materials were observed in the mill building. Because of exposure to the elements, much of the observed presumed asbestos materials are in damaged condition, are considered to be friable, and pose a possible exposure hazard. These materials were seen in the following areas;
  - Insulation jacket on the boiler in the old boiler room, Room 3;
  - Air cell insulation on steam piping observable in the same room;
  - Air cell insulation on the steam pipes in the new boiler room in the garage;
  - Air cell insulation on steam pipes in the garage;
  - Air cell insulation on steam pipes in Rooms 4, 5, and 6.
2. **Lead-based paint:** The interior walls throughout the mill building are painted. Based on the age of the building the paint could contain lead.
3. **Basements, vaults, and Pits:** Basements, vaults, and pits observed in the building are flooded and inaccessible. Water and sediment in these areas are held in suspicion because it is unknown what equipment or materials may be present in the below-grade locations that have the potential to contaminate the water and sediment or building surfaces.

### 7.4 Boundary Conditions

The Garver property is bounded on the north by vacant land owned by the City of Madison. It is partially wooded and the City also has stockpiles of soil and gravel on the land surface. Starkweather Creek runs along the north and east side of the land area.

The subject property is bounded on the west by S. Fair Oaks Avenue at the northwest part of the subject property and by the Kessenich Kitchen Supply property to the west of the mill building.

The property is bounded on the south by railroad tracks belonging to the Chicago & Northwestern Railroad. To the south of the railroad tracks is the East Madison City bike trail. Further south is land belonging to the City of Madison Olbrich Botanical Gardens.

The Garver property is bounded on the east by vacant land currently used by Olbrich Gardens for storage and growing plants. Starkweather Creek bounds the east side of the this adjacent land.

## 8.0 INTERVIEWS

Table 8 provides a summary of the individuals interviewed during this phase I environmental site assessment and lists the reasons for the interviews. Specific interview summaries are contained in Appendix H. Specific information obtained from these interviews is discussed throughout this report, where appropriate, in describing the present and historical use and conditions, operations, physical setting, general conditions, and environmental conditions of the property

**TABLE 8**  
**PERSONS INTERVIEWED DURING ASSESSMENT**

PERSON CONTACTED	POSITION	TOPICS DISCUSSED
Ms. Jeanne Burns-Frank	Senior Environmental Technologist Madison Gas & Electric Company	1. Electrical transformer information
Joe Demorett	Engineer Madison Water Utility (formerly with City Engineering)	1. Environmental issues 2. Tanks 3. Scale pit 4. Waste disposal
Mr. Jeff Epping	Director of Horticulture Olbrich Botanical Gardens	1. Site features
John Heberer	Hydrogeologist Wis. Dept. of Commerce	1. Site file for City of Madison - Garver Feed LUST site
Paul Jasenski	Housing Development Manager Common Wealth Development	1. Study area definitions 2. Site reconnaissance access 3. ASTM User Provided Information
Dennis Kugle	Principal/Hydrogeologist Gannett-Fleming	1. Site investigations at Garver
Cheryl Peterson	Fire Inspector Madison Fire Department	1. Fire department records 2. Storage tank inspections and records 3. 2001 fire at Garver
Kristi Prindle	Program Assistant PECFA Program Wis. Dept. of Commerce	1. Case file for the City of Madison - Garver Feed LUST site

**TABLE 8  
 PERSONS INTERVIEWED DURING ASSESSMENT**

<b>PERSON CONTACTED</b>	<b>POSITION</b>	<b>TOPICS DISCUSSED</b>
Dan Rolf	Community Planner Madison Department of Planning and Development	1. Site contacts 2. Environmental issues 3. Property files
Ms. Robyn Seymour	Owner Seymour Environmental	1. Tank assessment report
Tim Statz	Engineer Madison Gas & Electric Co.	1. Natural gas services
Wendy Weihemuller	Program Assistant Environmental Remediation and Redevelopment Program Wis. Dept. of Natural Resources South Central Region	1. LUST and ERRP files 2. File review
Wayne Wendorf	Former Owner (1975-1997) Garver Feed Mill	1. Site operations 2. Equipment and process 3. Storage tanks, bins, and pits 4. Materials stored and used 5. Past environmental cleanups 6. Fuels 7. Historical features
Wayne Rippl	Engineering Technician Madison Engineering Department	1. Olbrich Park landfill 2. Frito-Lay ASTs 3. Tanks at Nueundorf Trucking 4.
Wendy Wojner	Hydrogeologist Environmental Remediation and Redevelopment Program Wis. Dept. of Natural Resources South Central Region	1. Soil incineration project

## 9.0 ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS and SIGNATURE

### 9.1 Qualifications

This phase I environmental site assessment was conducted by Mark B. Williams, P.E., operating as Williams Environmental Associates, Inc. Mr. Williams is an environmental professional with over 30 years experience in environmental assessment, analysis, and regulatory affairs. A statement of qualifications is contained in Appendix I.

### 9.2 Signature

I, Mark B. Williams, P.E., certify that I am an environmental professional as that term is defined in paragraph 3.2.29 and Appendix X2, ASTM Practice E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and federal regulations 40 CFR 312.10(b). To the best of my knowledge, all of the information contained in this report is correct and that this document was prepared in accordance with all applicable provisions of ASTM Standard E1527-05.

Mark B. Williams 10/18/2008

Mark B. Williams, P.E.  
Environmental Engineer

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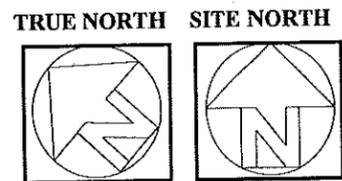
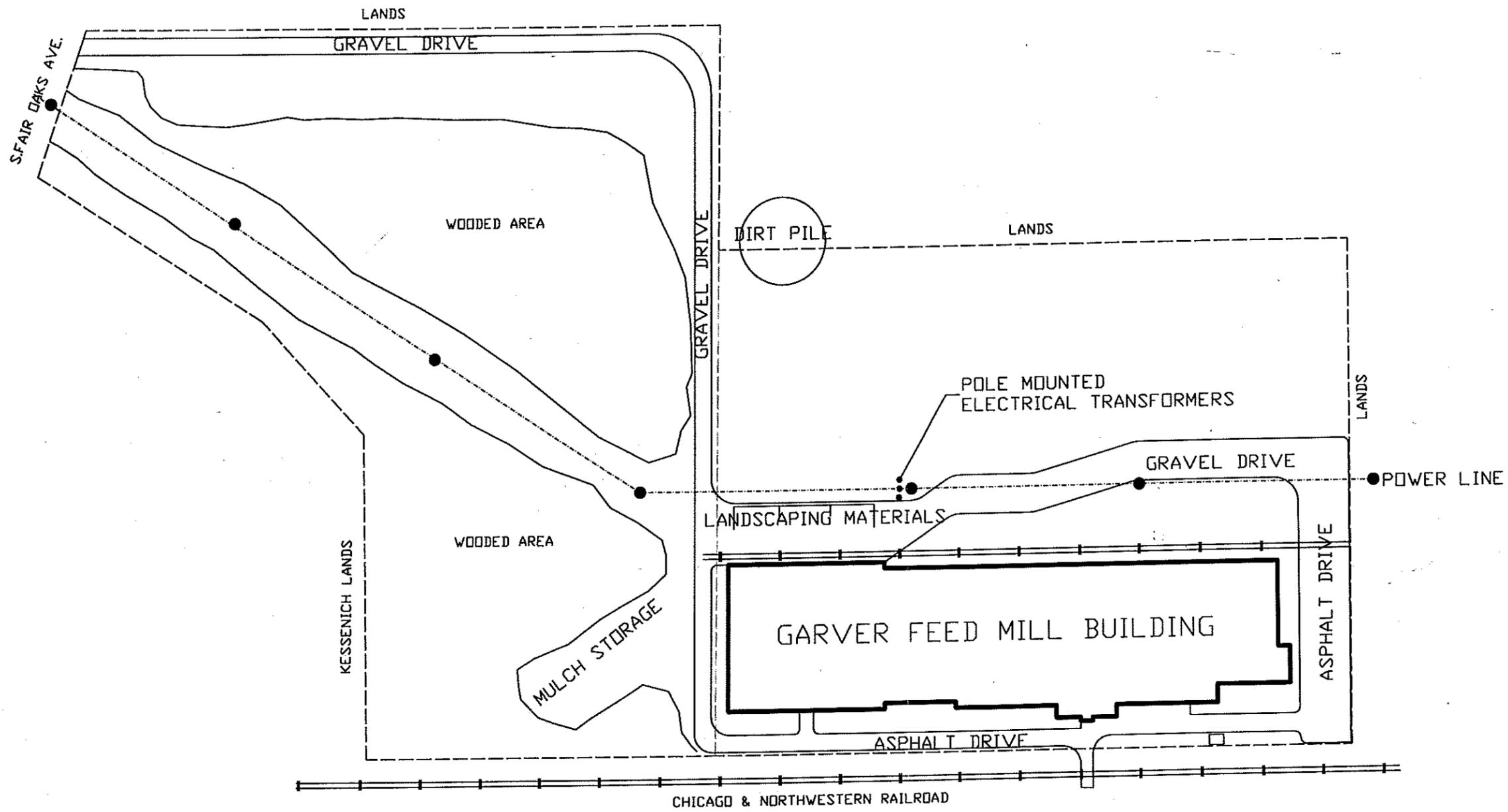
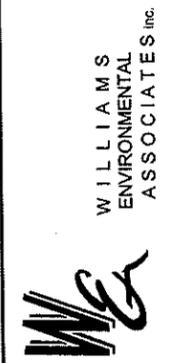


Figure 2A

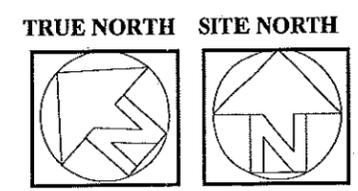
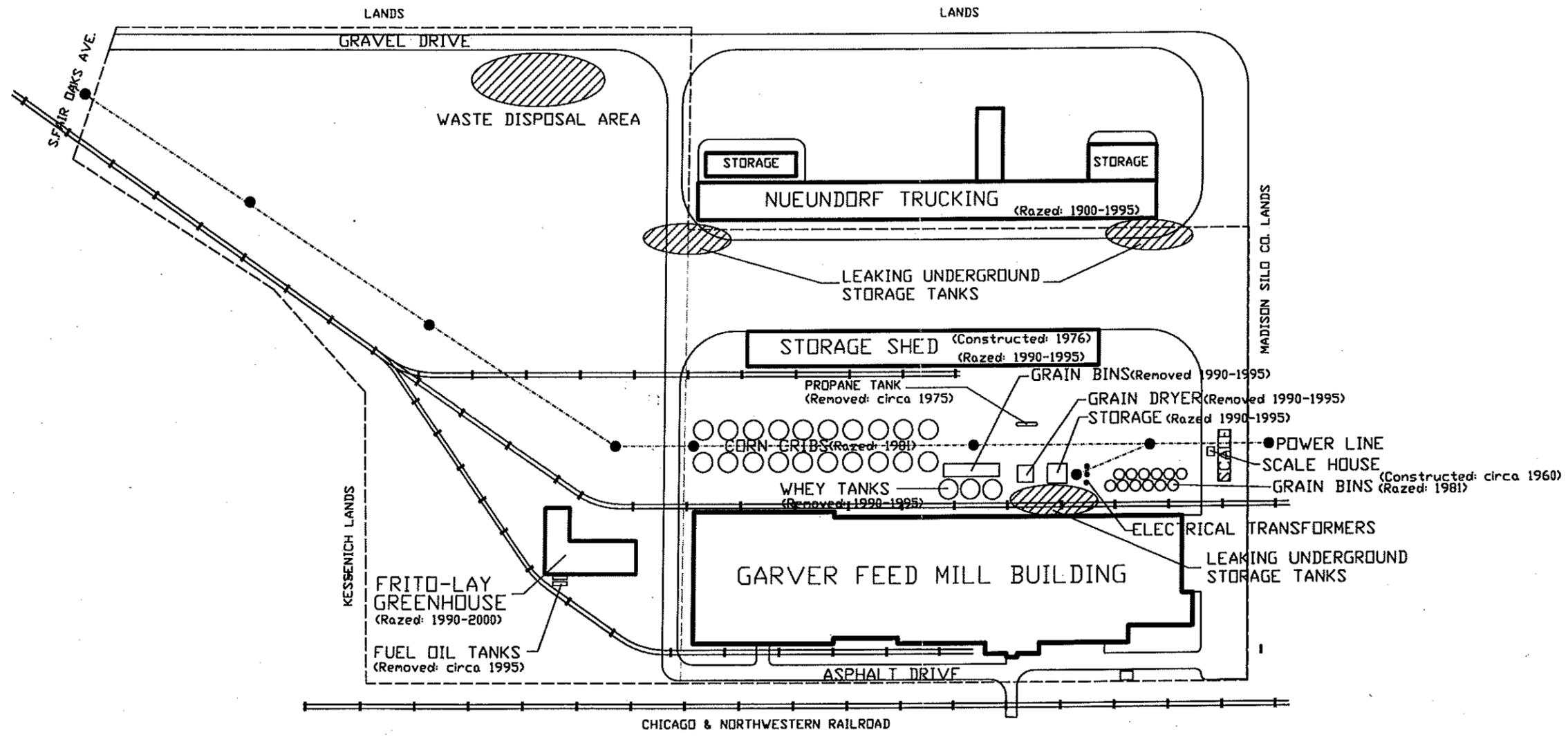
Site Sketch: Present Conditions  
 (Approx. Scale: 1" = 100')

Environmental Assessment

Garver Feed Mill Property  
 109 and 115 S. Fair Oaks Avenue  
 (Historically: 3244 Atwood Avenue)  
 Madison, Wisconsin



Client: Common Wealth Development, Inc.



**Figure 2B**

**Site Sketch: Historical Conditions**  
(Approx. Scale: 1" = 120')

**Environmental Assessment**

**Garver Feed Mill Property**  
109 and 115 S. Fair Oaks Avenue  
(Historically: 3244 Atwood Avenue)  
Madison, Wisconsin

WILLIAMS ENVIRONMENTAL ASSOCIATES, INC.

**WEA**

Client: Common Wealth Development, Inc.

October 15, 2008

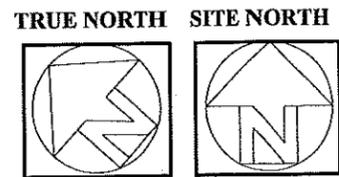
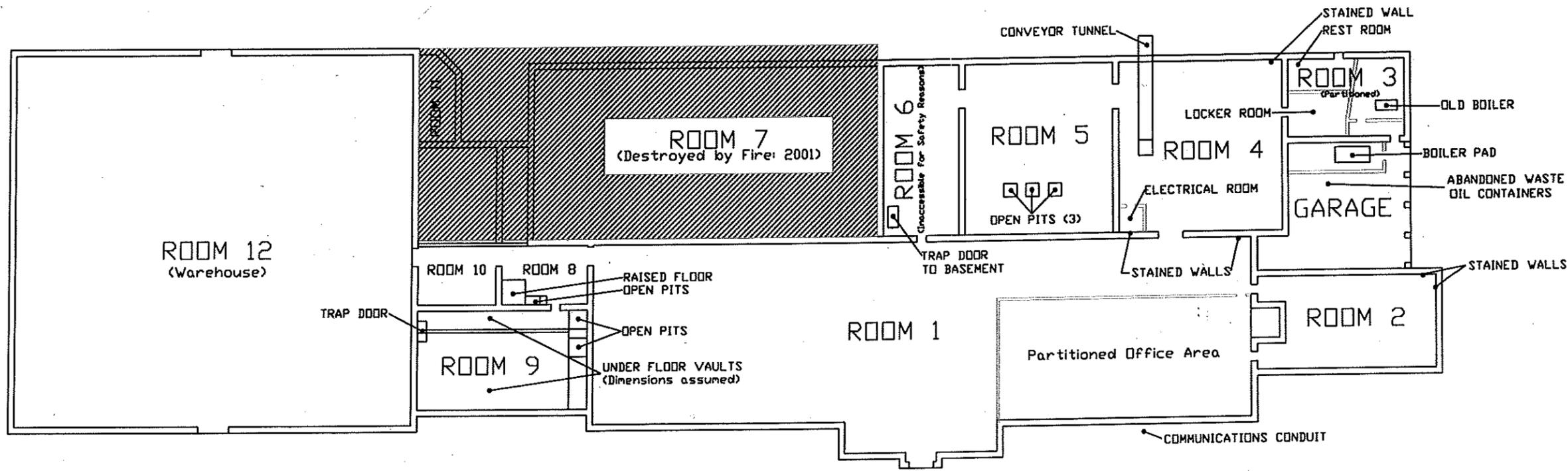


Figure 3

Building Sketch

(Approx. Scale: 1" = 40')

Environmental Assessment

Garver Feed Mill Property  
 109 and 115 S. Fair Oaks Avenue  
 (Historically: 3244 Atwood Avenue)  
 Madison, Wisconsin



Client: Common Wealth Development, Inc.



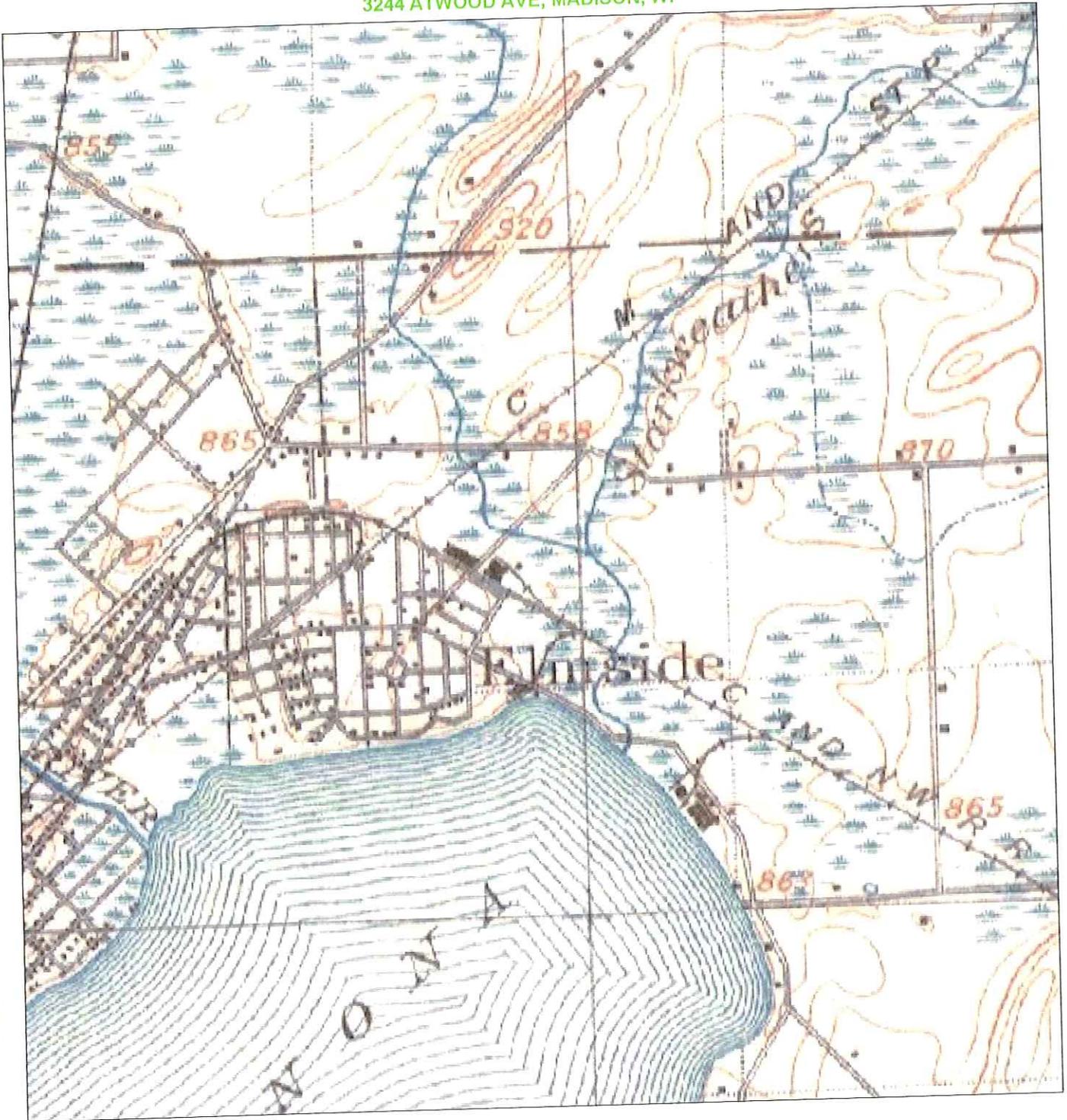
# Environmental FirstSearch

Topo: Current Map 1.25 Mile Radius

Historical Topo

1906 1: 62500

3244 ATWOOD AVE, MADISON, WI



# Environmental FirstSearch

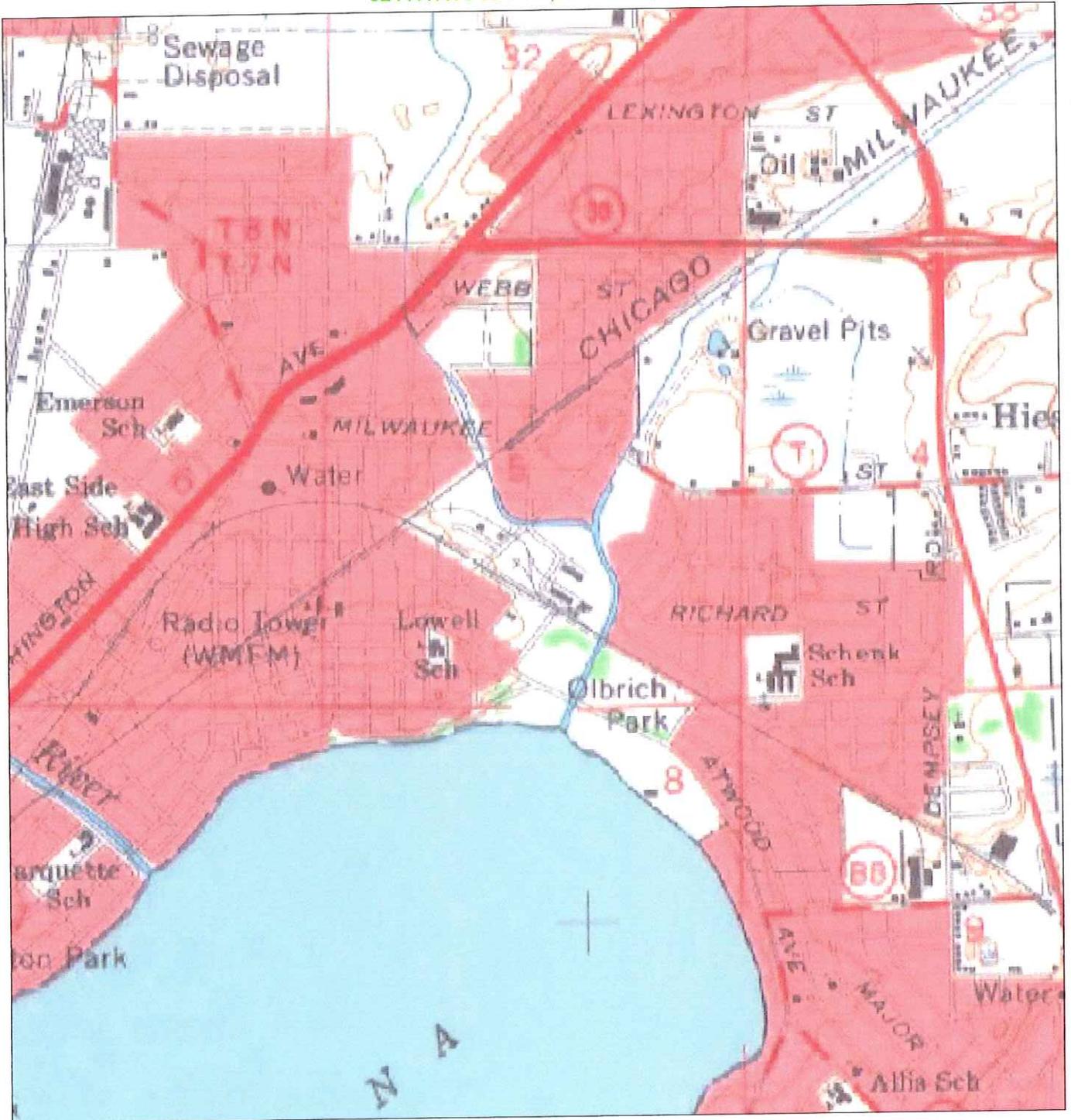
Topo: Current Map 1.25 Mile Radius

Historical Topo

1959 1: 62500



3244 ATWOOD AVE, MADISON, WI



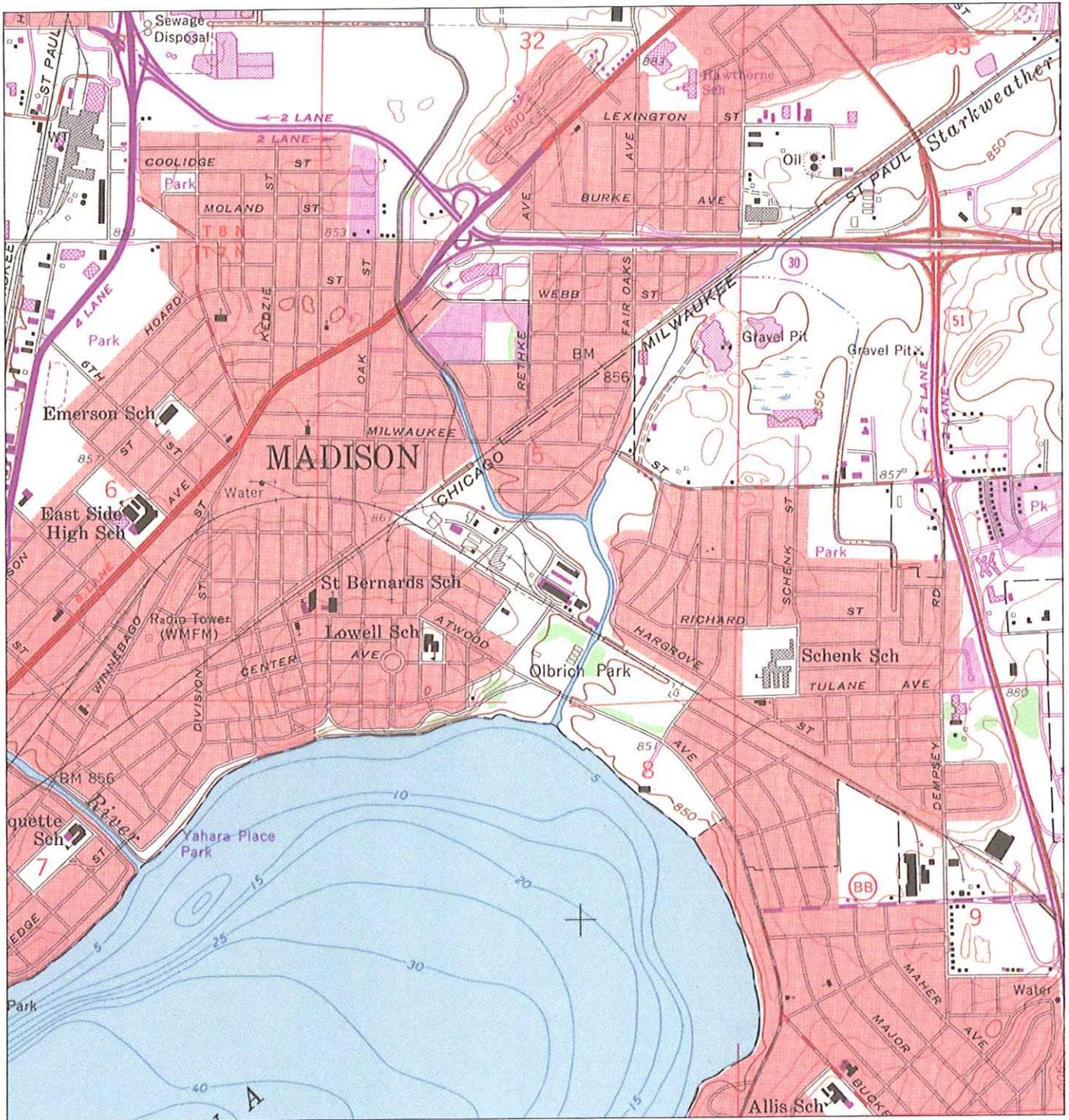
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Topo: Current Map 1.25 Mile Radius

Historical Topo

1959 (Revised 1969) 1: 24000

3244 ATWOOD AVE, MADISON, WI



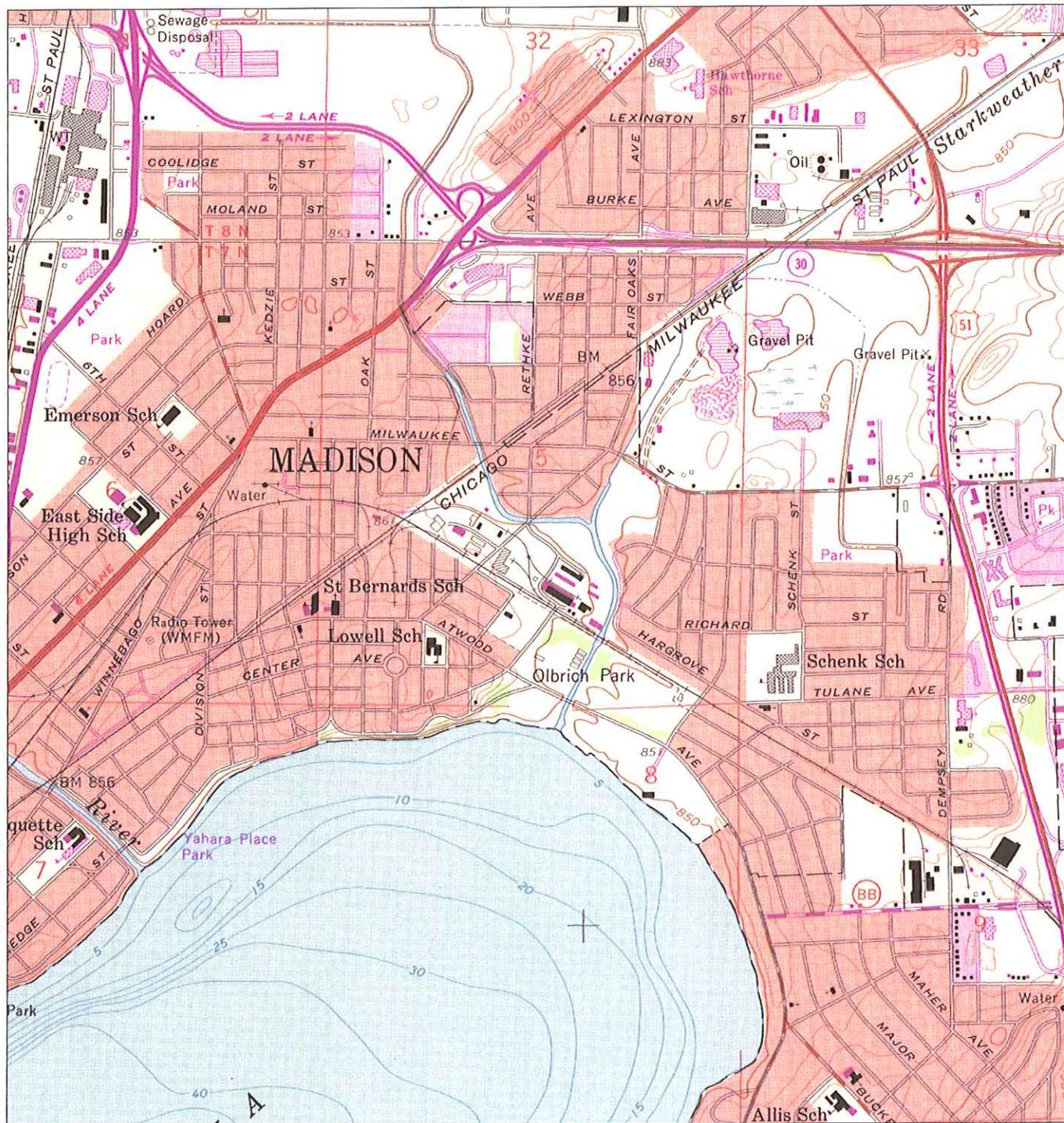
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Topo: Current Map 1.25 Mile Radius

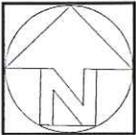
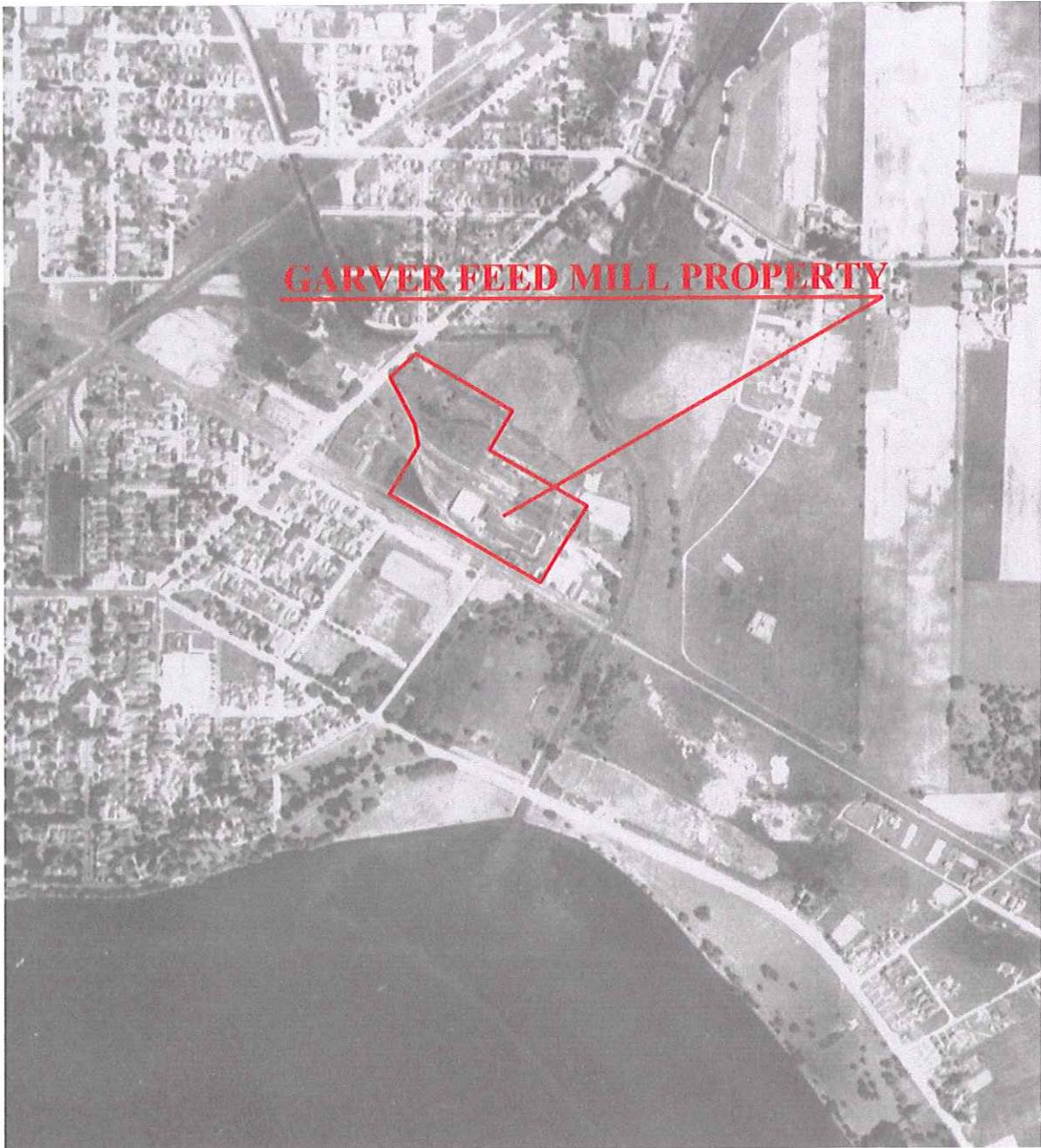
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3244 ATWOOD AVE, MADISON, WI







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ASSOCIATES inc.

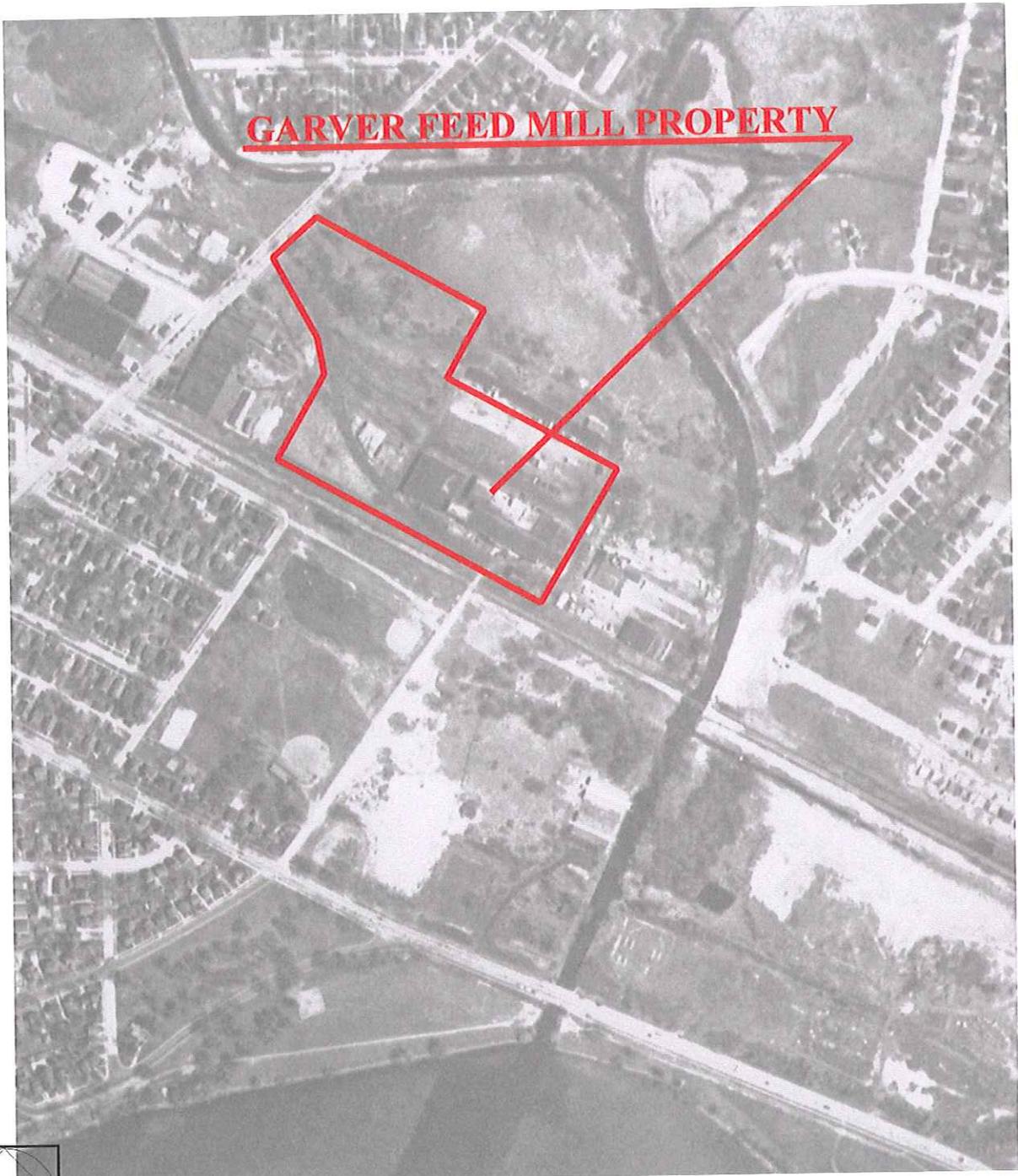
Client: **Common Wealth Development**

## Environmental Site Assessment

**Garver Feed Mill Property**  
**109 and 115 S. Fair Oaks Ave.**  
**(Historically: 3244 Atwood Avenue)**  
**Madison, Wisconsin**

**Aerial Photo**  
**WU-5-393**

**June 26, 1937**  
**(Approx. Scale: 1" = 810')**  
**(Property Boundaries Approximate)**



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ASSOCIATES inc.

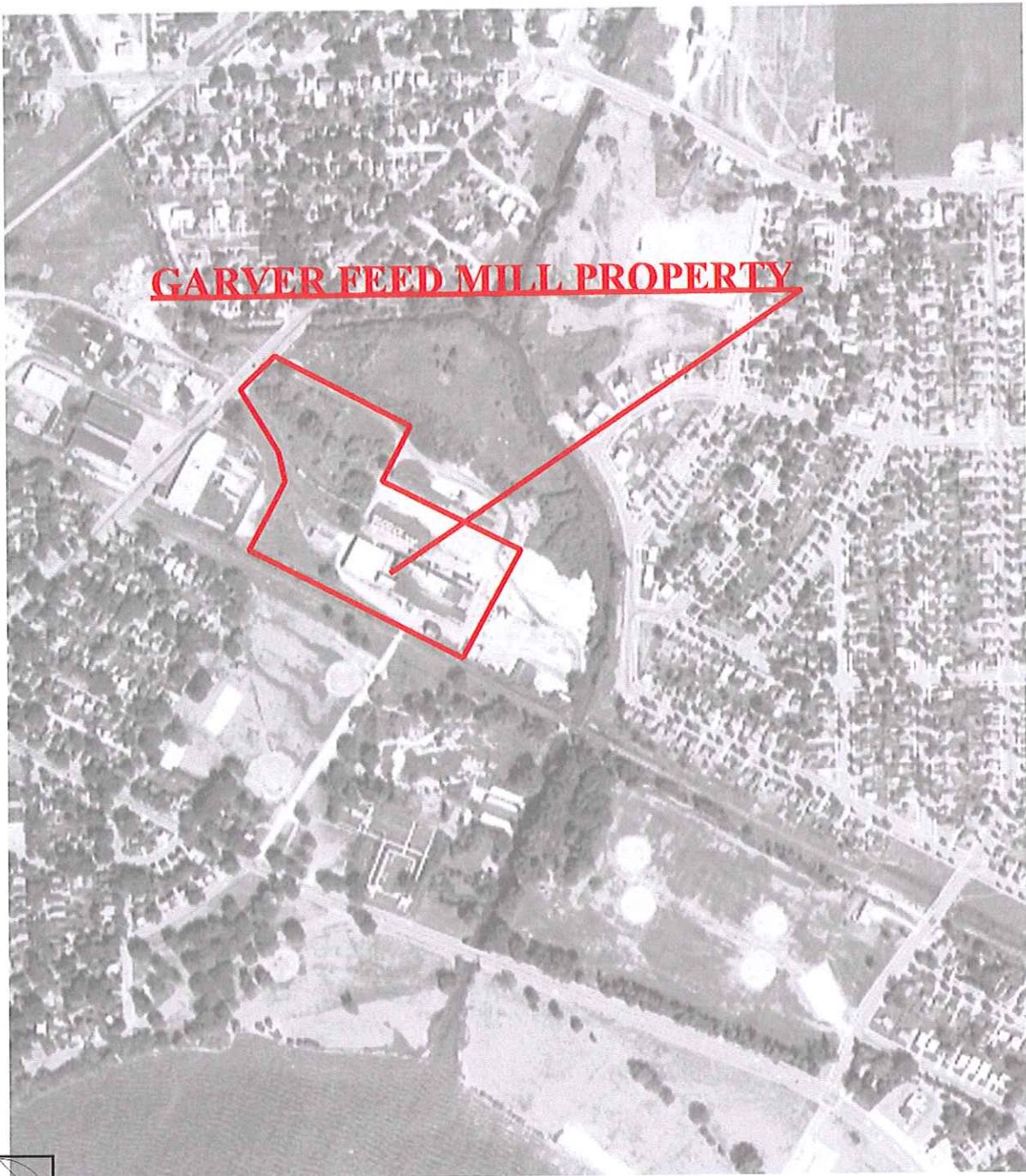
Client: **Common Wealth Development**

### Environmental Site Assessment

**Garver Feed Mill Property**  
**109 and 115 S. Fair Oaks Ave.**  
(Historically: 3244 Atwood Avenue)  
**Madison, Wisconsin**

**Aerial Photo**  
**HT - 45**

**May 12, 1950**  
(Approx. Scale: 1" = 430')  
(Property Boundaries Approximate)



**GARVER FEED MILL PROPERTY**



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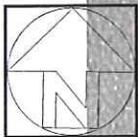
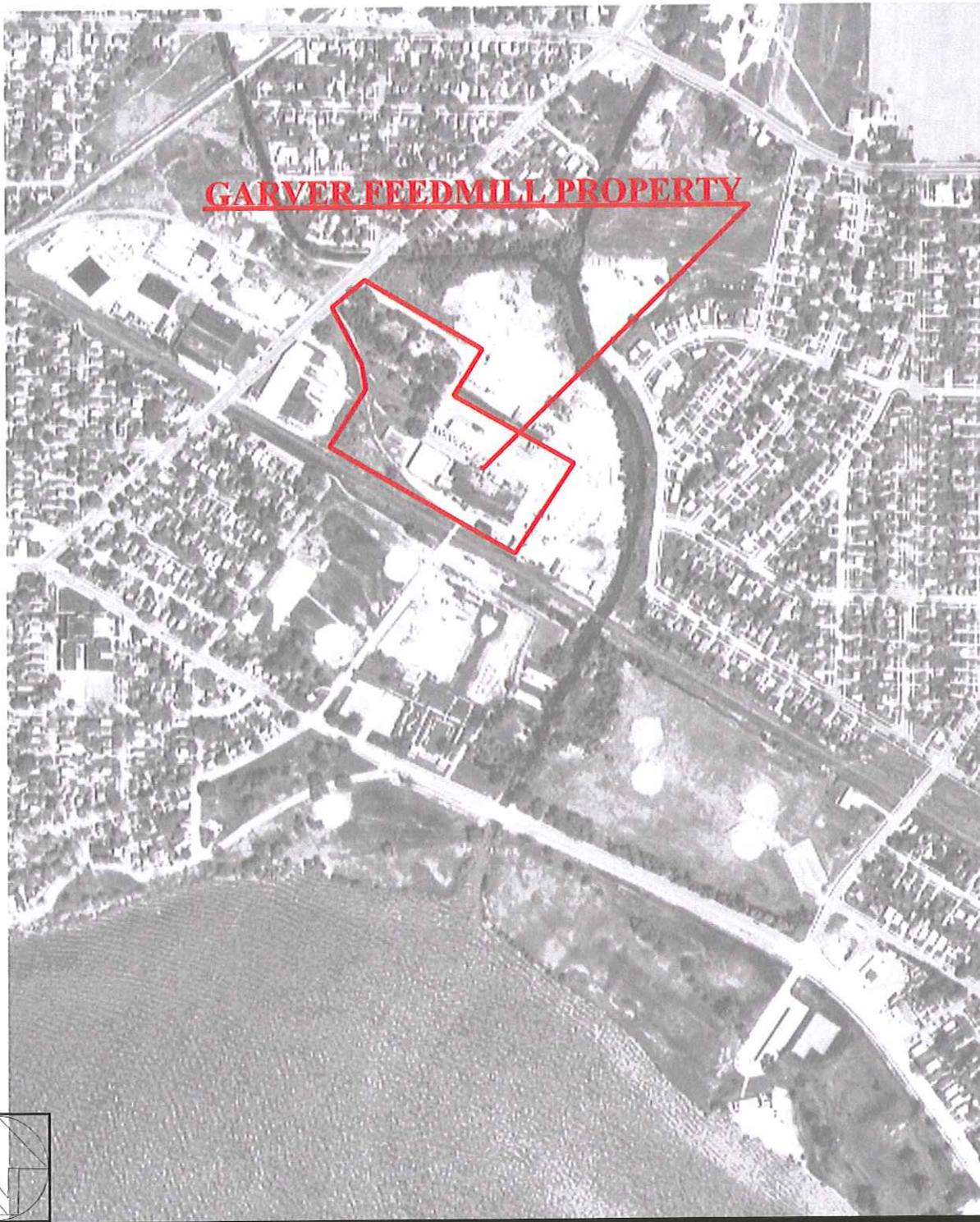
Client: **Common Wealth Development**

### **Environmental Site Assessment**

**Garver Feed Mill Property  
109 and 115 S. Fair Oaks Ave.  
(Historically: 3244 Atwood Avenue)  
Madison, Wisconsin**

**Aerial Photo  
WU-3CC-189**

**September 11, 1962**  
(Approx. Scale: 1" = 570')  
(Property Boundaries Approximate)



WILLIAMS  
ENVIRONMENTAL  
ASSOCIATES inc.

Client: **Common Wealth Development**

## Environmental Site Assessment

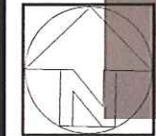
**Garver Feed Mill Property**  
**109 and 115 S. Fair Oaks Ave.**  
**(Historically: 3244 Atwood Avenue)**  
**Madison, Wisconsin**

**Aerial Photo**  
**WU-3JJ-26**

**May 8, 1968**  
**(Approx. Scale: 1" = 635')**  
**(Property Boundaries Approximate)**



**GARVER FEED MILL PROPERTY**



WILLIAMS  
ENVIRONMENTAL  
ASSOCIATES inc.

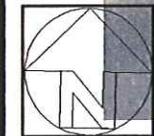
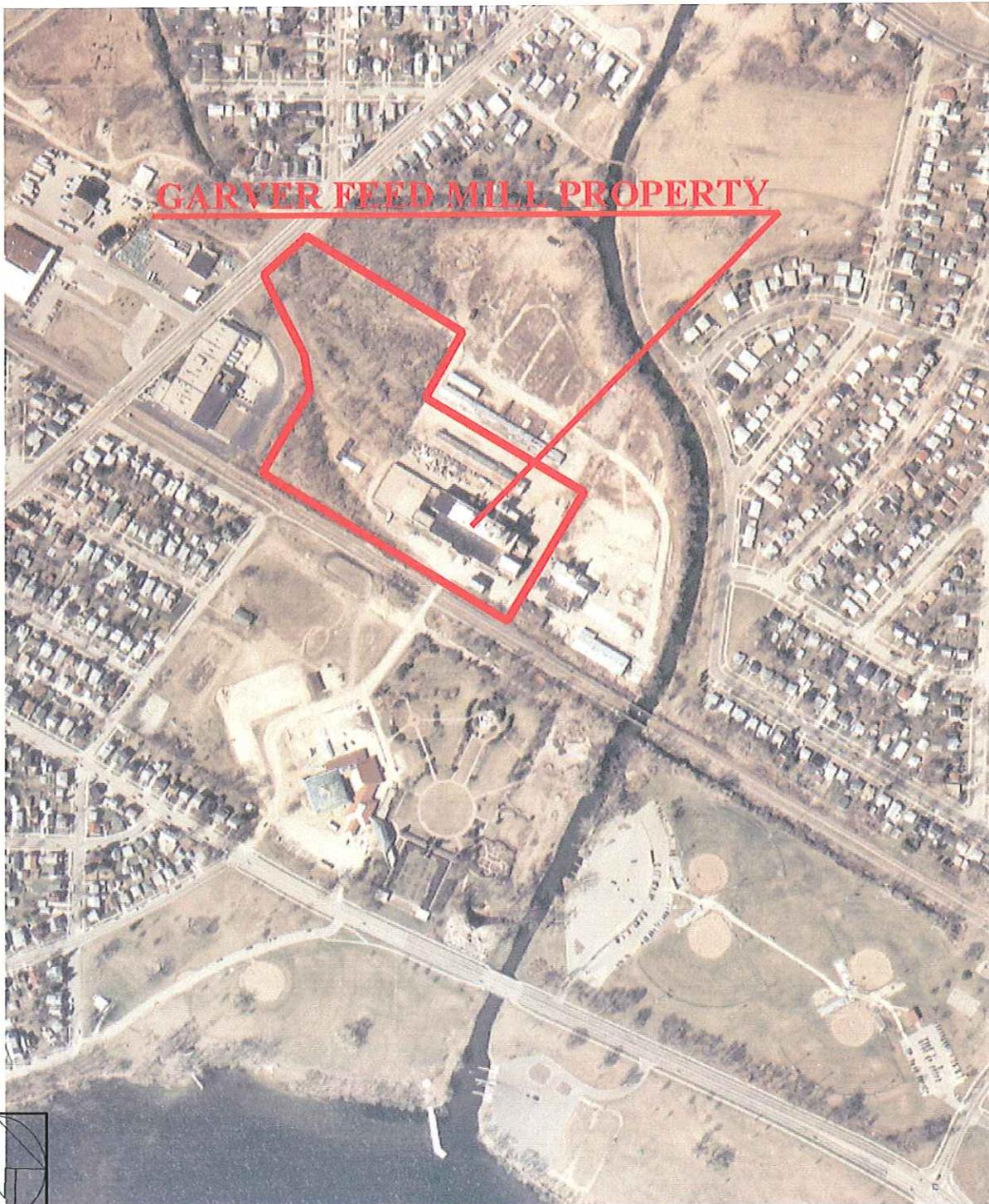
Client: **Common Wealth Development**

**Environmental Site Assessment**

**Garver Feed Mill Property  
109 and 115 S. Fair Oaks Ave.  
(Historically: 3244 Atwood Avenue)  
Madison, Wisconsin**

**Aerial Photo  
26 - 31**

**April 20, 1980**  
(Approx. Scale: 1" = 485')  
(Property Boundaries Approximate)



WILLIAMS  
ENVIRONMENTAL  
ASSOCIATES inc.

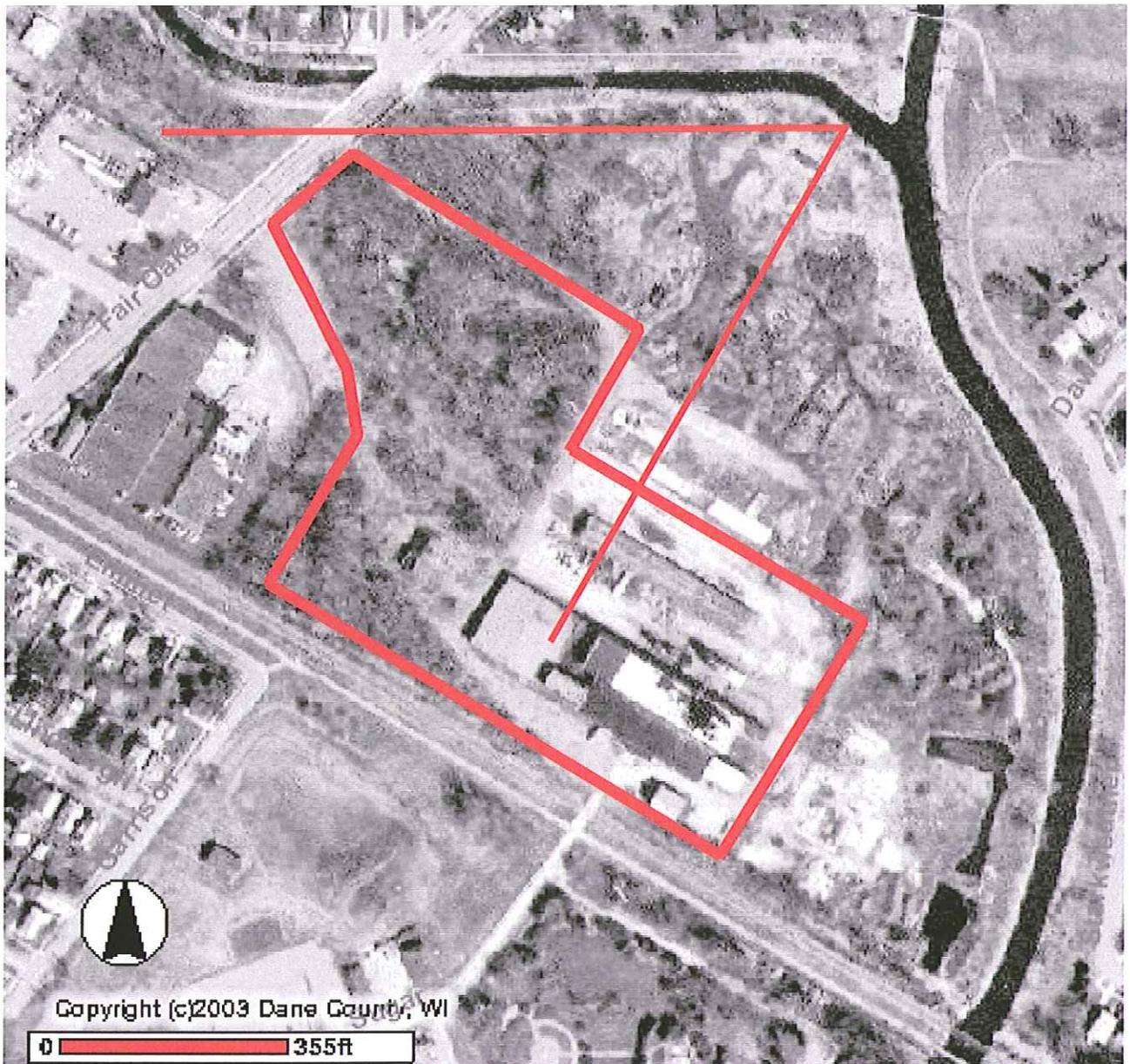
Client: **Common Wealth Development**

## Environmental Site Assessment

**Garver Feed Mill Property**  
**109 and 115 S. Fair Oaks Ave.**  
**(Historically: 3244 Atwood Avenue)**  
**Madison, Wisconsin**

**Aerial Photo**  
**26 - 40**

**April 7, 1990**  
**(Approx. Scale: 1" = 450')**  
**(Property Boundaries Approximate)**



WILLIAMS  
ENVIRONMENTAL  
ASSOCIATES inc.

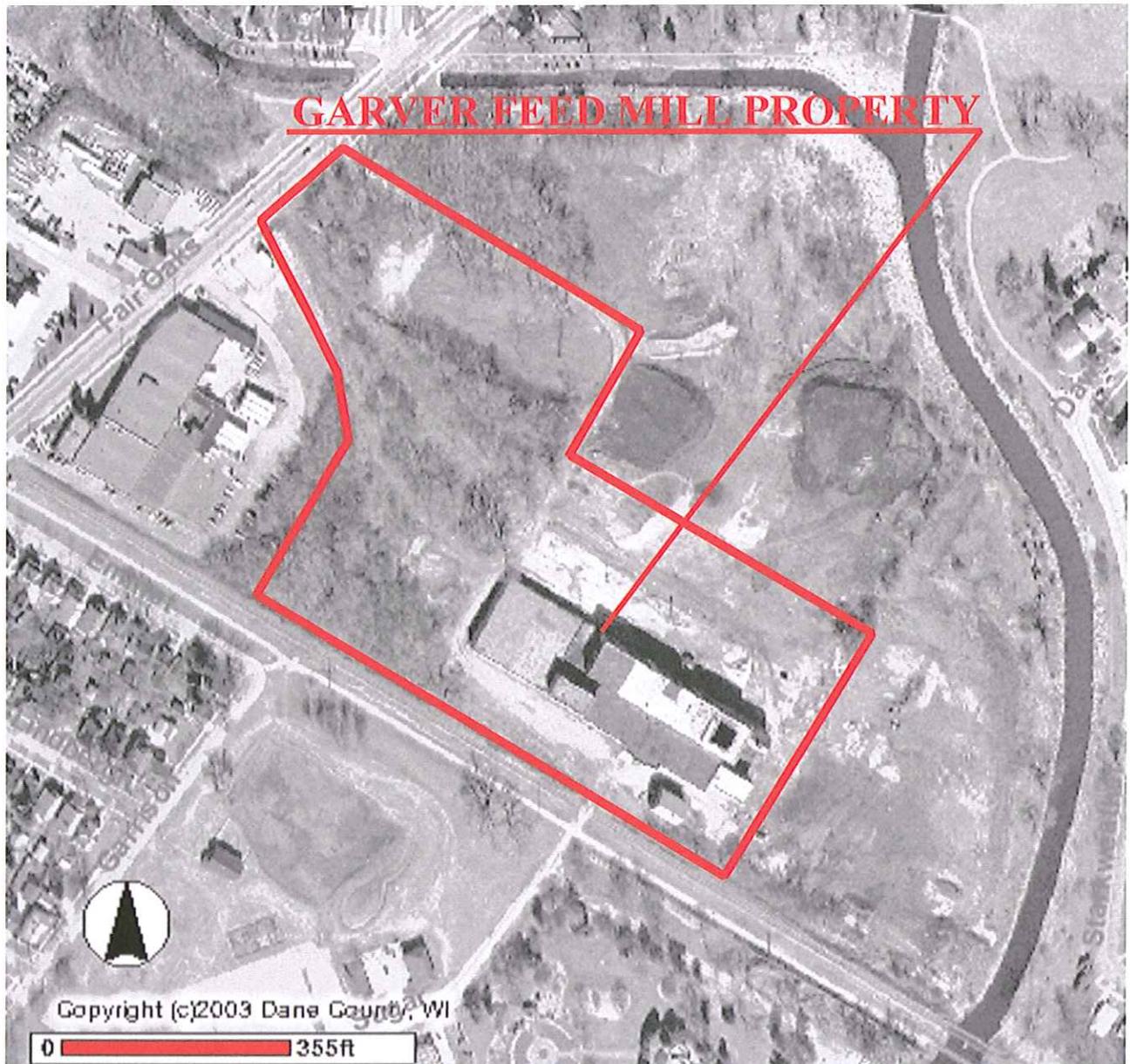
Client: **Common Wealth Development**

## Environmental Site Assessment

**Garver Feed Mill Property**  
**109 and 115 S. Fair Oaks Ave.**  
 (Historically: 3244 Atwood Avenue)  
**Madison, Wisconsin**

## Aerial Photo

**1995**  
 (Approx. Scale: 1" = 250')  
 (Property Boundaries Approximate)



WILLIAMS  
ENVIRONMENTAL  
ASSOCIATES inc.

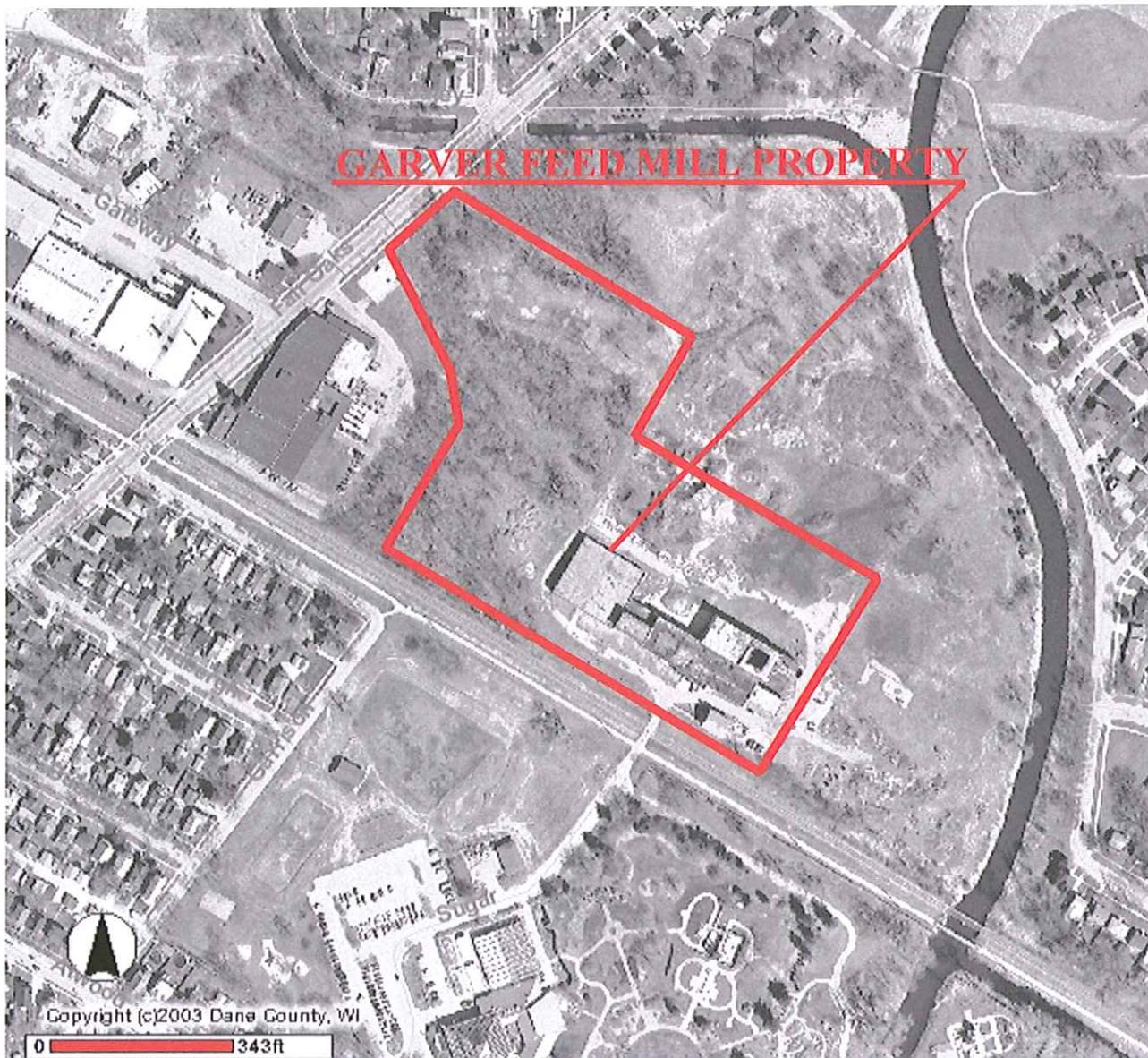
Client: **Common Wealth Development**

### Environmental Site Assessment

**Garver Feed Mill Property**  
**109 and 115 S. Fair Oaks Ave.**  
 (Historically: 3244 Atwood Avenue)  
**Madison, Wisconsin**

### Aerial Photo

**2000**  
 (Approx. Scale: 1" = 250')  
 (Property Boundaries Approximate)



WILLIAMS  
ENVIRONMENTAL  
ASSOCIATES inc.

Client: **Common Wealth Development**

### Environmental Site Assessment

**Garver Feed Mill Property**  
**109 and 115 S. Fair Oaks Ave.**  
 (Historically: 3244 Atwood Avenue)  
**Madison, Wisconsin**

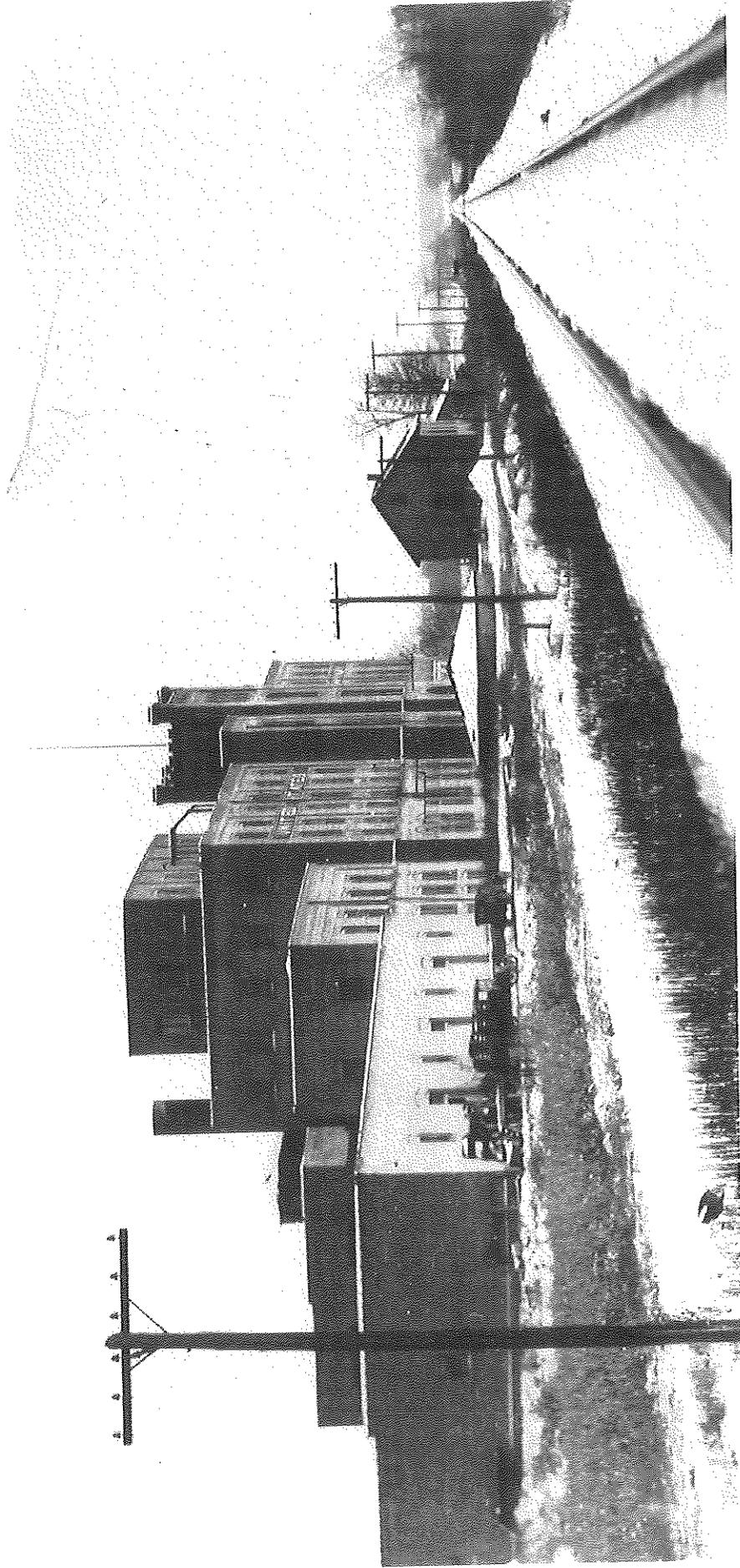
### Aerial Photo

**2005**  
 (Approx. Scale: 1" = 320')  
 (Property Boundaries Approximate)

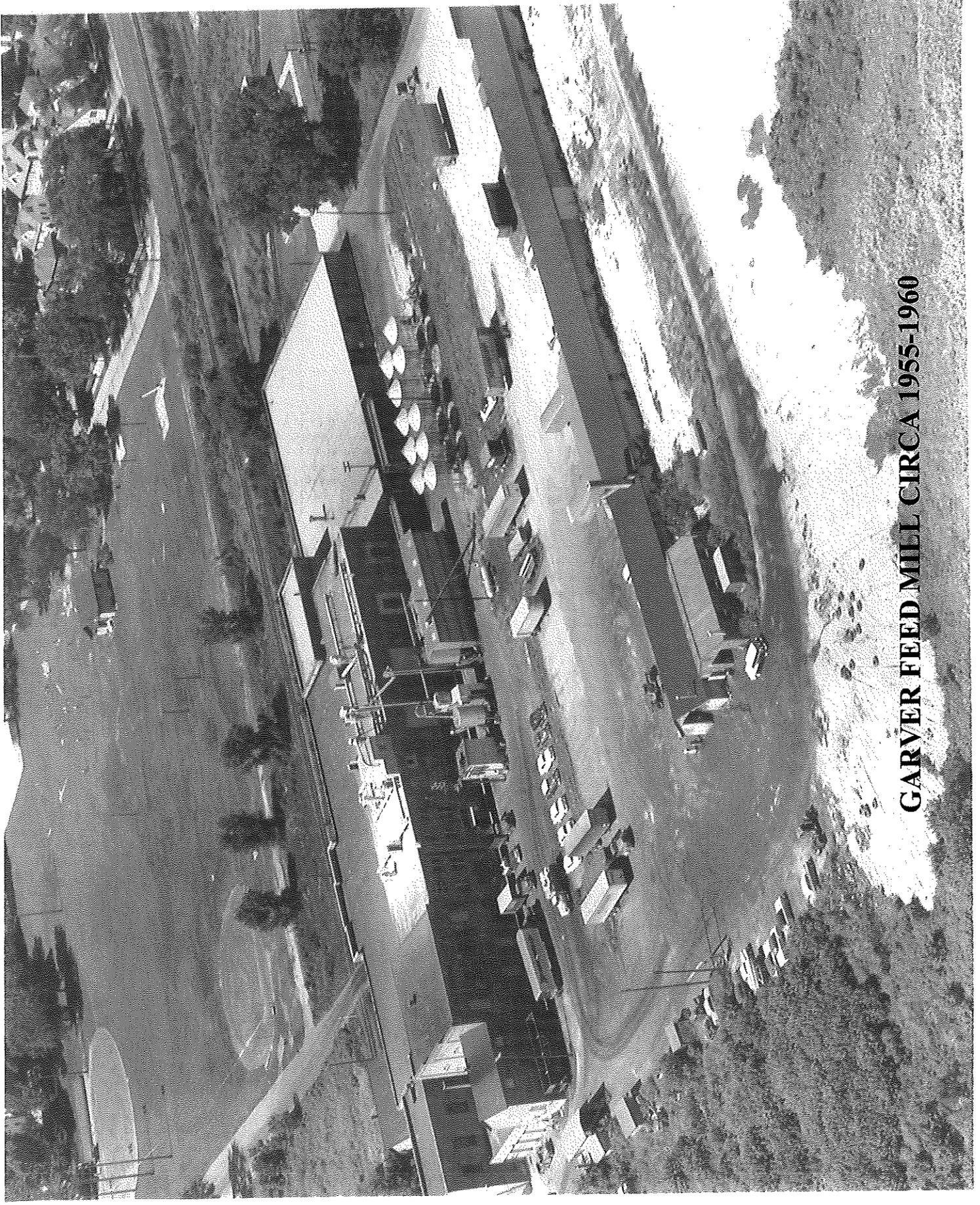


**GARVER FEED MILL  
DATED CIRCA 1925-1931 (SHS)  
CIRCA 1910 (Williams)**

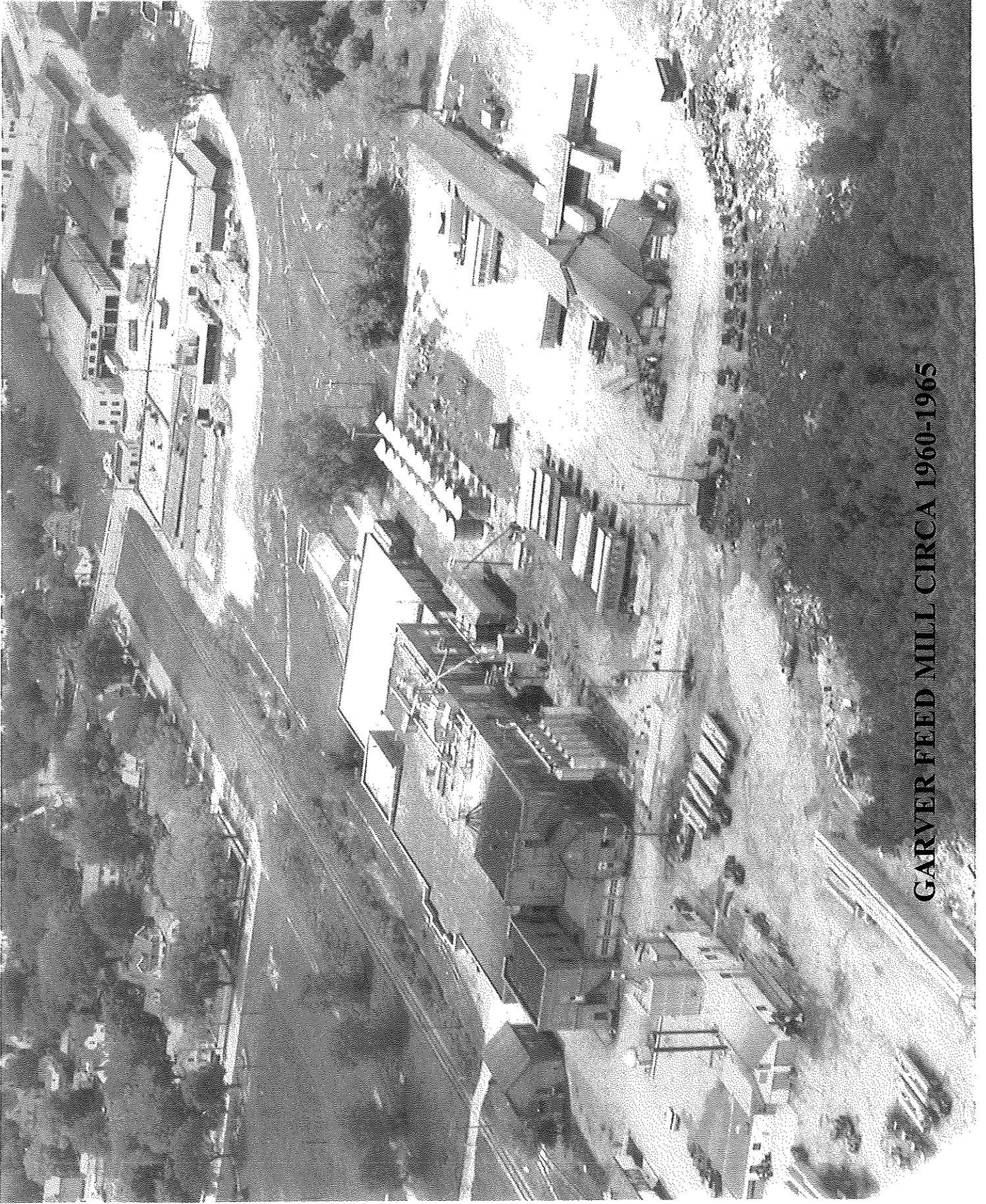




**GARVER FEED MILL  
CIRCA 1915-1921**



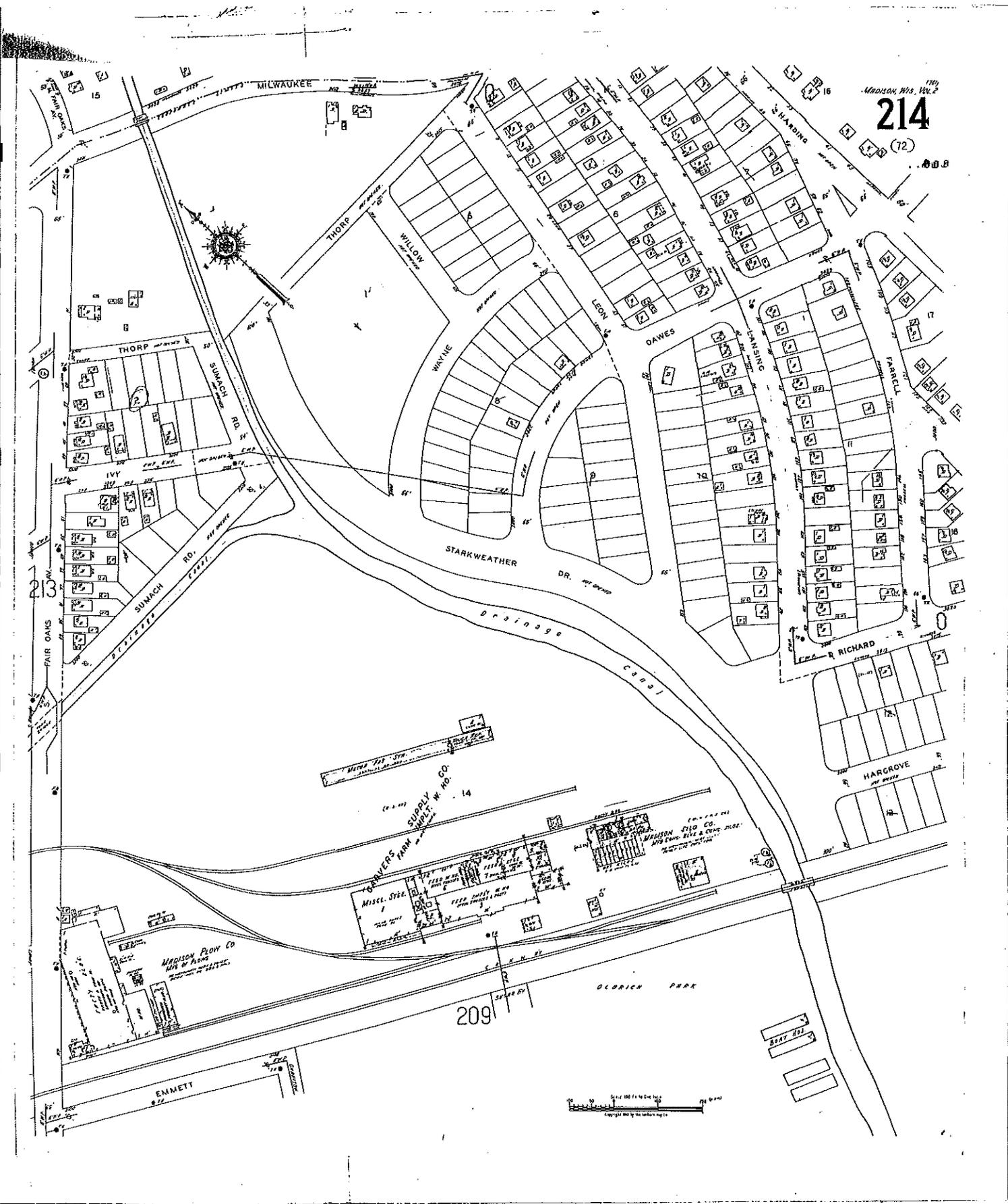
**GARVER FEED MILL CIRCA 1955-1960**



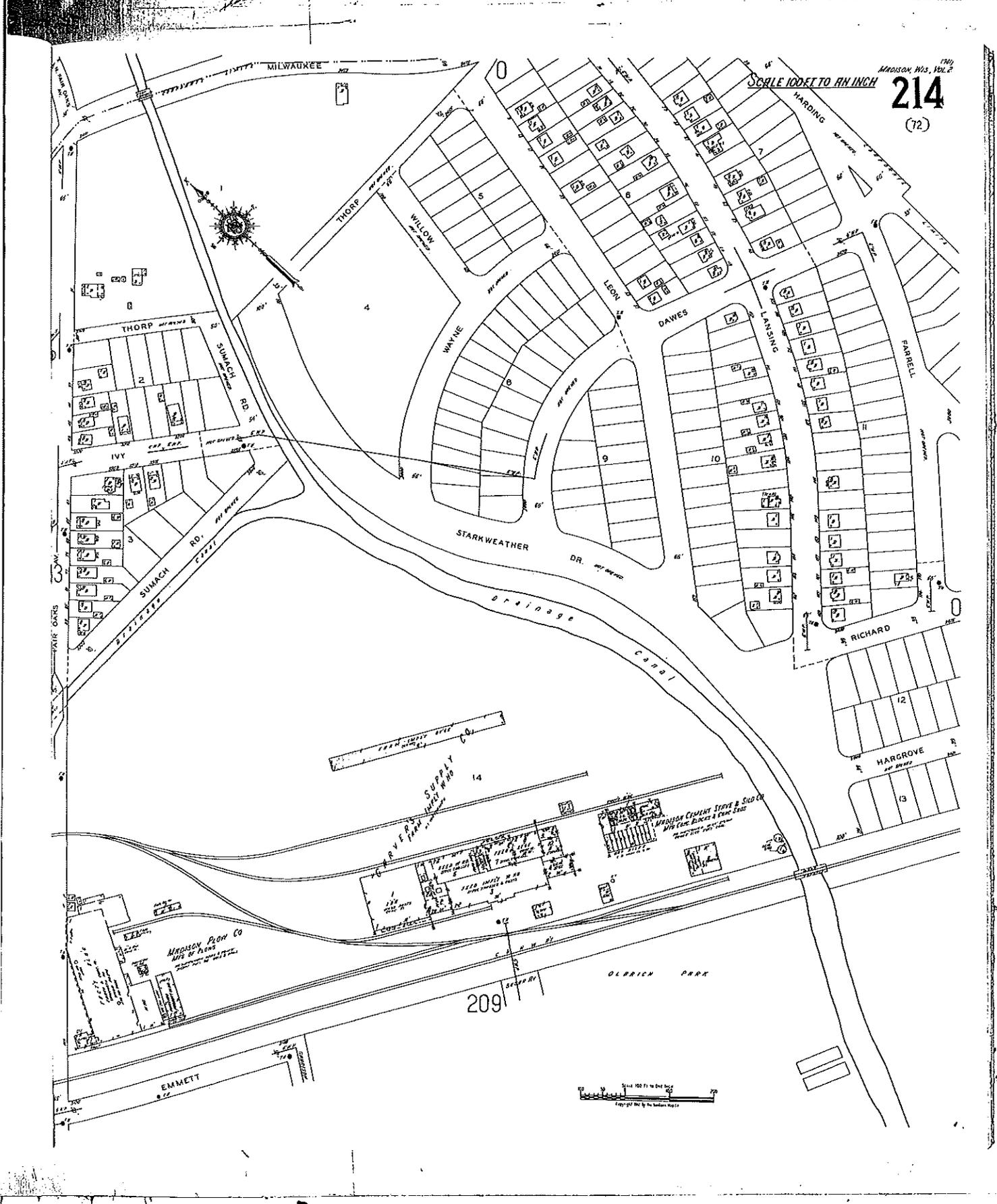
**GARVER FEED MILL CIRCA 1960-1965**



1910  
MADISON, WIS. REV. 2  
**214**  
(12)

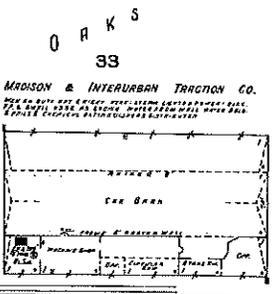
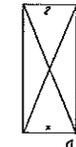


SCALE 100 FEET TO AN INCH

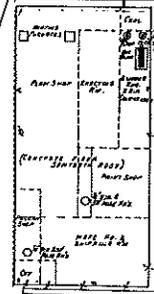


Located 3 Miles N.E. of Capitol

MEDIUM 72



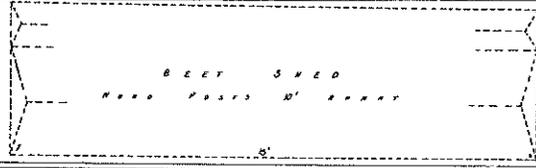
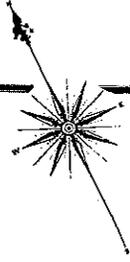
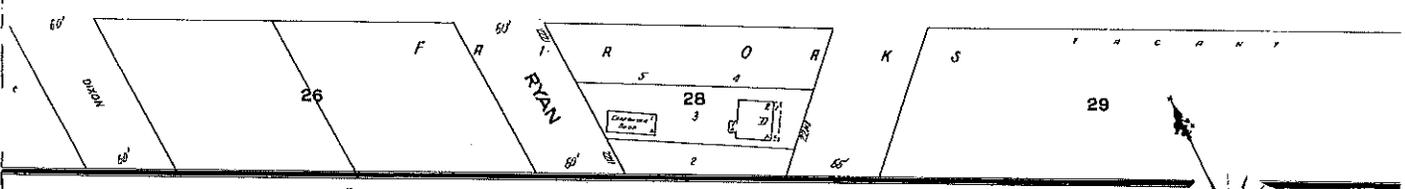
FAIR OAKS AV.



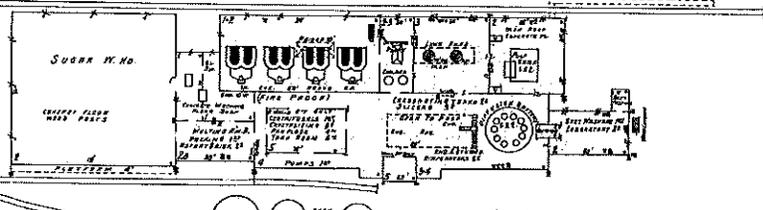
AMERICAN FLOW CO.

30' to 33' feet square Co. See Below

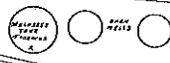
C.R.M. R.R.



U.S. BEET SUGAR CO.  
Located 3 Miles N.E. of Capitol



RIGHT 50' to 100' SEE PLAN



C.R.M. R.R.







Ginocchio Enterprises, Inc.  
TITLE SEARCHING SERVICES

FILE: 30207

Pin# 251/0710-054-0098-3

CHAIN OF TITLE

GRANTOR	GRANTEE	INSTRUMENT	DATES	DOCUMENT
Frito-Lay, Inc. owner in 1940	Community Development Authority of the City of Madison	Warranty Deed Deed states property is as is	12/8/1994 12/30/1994	2653293 29123/44 copy

NO ENVIRONMENTAL LIENS WERE FOUND OF RECORD IN THE RECORDER'S OFFICE

ACTIVITY AND USE LIMITATIONS WERE CHECKED TO 1940



Ginocchio Enterprises, Inc.  
TITLE SEARCHING SERVICES

166 E. Grand Ave.  
Fox Lake, Il. 60020  
Bus.(847)740-8400  
Fax (847)546-0994

DEED SEARCH REPORT

PREPARED FOR:	FILE:	30207
Williams Environmental Associates, Inc. Mark B. Williams 221 Frigate Drive Madison, WI. 53705	PIN:	251/0710-054-0096-7

OWNER: City of Madison

ADDRESS: 109 S. Fair Oaks Avenue, Madison, Wisconsin

LEGAL: LOT TWO, CERTIFIED SURVEY MAP NO. 2030 RECORDED IN  
VOLUME 8 OF CERTIFIED SURVEY MAPS OF DANE COUNTY,  
WISCONSIN, PAGE 197, AS DOCUMENT NUMBER 1471090,  
CITY OF MADISON, DANE COUNTY, WISCONSIN.

Ginocchio Enterprises, Inc.  
 TITLE SEARCHING SERVICES

FILE: 30207

Pin# 251/0710-054-0096-7  
 CHAIN OF TITLE

GRANTOR	GRANTEE	INSTRUMENT	DATES	DOCUMENT
Olbrich Botanical Society	City of Madison	Assignment of Stewardship Grant and Management Contract	9/22/1998 9/25/1998	3023123 copy
State of Wisconsin Department of Natural Resources	Olbrich Botanical Society	Stewardship Grant and Management Contract	9/22/1998 9/25/1998	3023122 copy
Olbrich Botanical Society, Inc.	City of Madison	Warranty Deed	8/7/1997 8/14/1997	2933988 rerecording of 2879885
Wayne L. Wendorf and James D. Hatch owners of Garver Feed and Supply Company	Olbrich Botanical Society, Inc.	Warranty Deed and grant of ingress and egress	8/7/1997 8/14/1997	2879884 copy
City of Madison Landmarks Commission		Madison Landmark Designation	12/12/1994 10/10/1994	2637266 copy
Certified Survey Map #2030	Garver's Supply Company	Map and Easements	10/23/1975 5/26/1976	1471090 copy

Garver's Feed and Supply Company were the owner's in 1940

NO ENVIRONMENTAL LIENS WERE FOUND OF RECORD IN THE RECORDER'S OFFICE

ACTIVITY AND USE LIMITATIONS WERE CHECKED TO 1940

**ASSIGNMENT OF STEWARDSHIP GRANT AND MANAGEMENT CONTRACT**

For valuable consideration, the Olbrich Botanical Society, a nonprofit corporation of the State of Wisconsin (the "Society"), hereby assigns to the City of Madison, Wisconsin all of the Society's rights, interests, and obligations under a Stewardship Grant and Management Contract ("Stewardship Contract") entered into by the Society and the Wisconsin Department of Natural Resources on September 17, 1998 and recorded in the Office of the Register of Deeds for Dane County. The property to which this Stewardship Contract applies is described as follows: Lot Two (2), Certified Survey Map No. 2030 recorded in Volume 8 of Certified Survey Maps of Dane County, Wisconsin, page 197, as Document Number 1471090, City of Madison, Dane County, Wisconsin.

Dated this 22nd day of September, 1998.

OLBRICH BOTANICAL SOCIETY

By: William F. Thompson  
William F. Thompson, President  
Printed Name and Title

**DANE COUNTY REGISTER OF DEEDS**

Doc No 3023123

1998-09-25 12:19 PM  
Trans. Fee 0.00  
Rec. Fee 12.00  
Pages 2

000711

Recording Area

Name and Return Address:

Olbrich Botanical Society  
3330 Atwood Ave.  
Madison WI 53704

Parcel Identification Number (PIN)

60-0710-054-0096-7

STATE OF WISCONSIN )  
Dane ) ss.  
Dane COUNTY )

Personally came before me this 22nd day of September, 1998, the above named William F. Thompson to me known to be the person who executed the foregoing instrument and acknowledged the same.

LaVonne R. LaFave  
Signature of Notary Public  
LaVonne R. LaFave  
Printed Name of Notary Public  
Notary Public, State of Wisconsin  
My Commission expires (to) 11-1-98  
a 11-1-98

**ACCEPTANCE OF ASSIGNMENT**

The City of Madison, assignee in this assignment of the Stewardship Contract, hereby accepts the assignment and all of the Society's rights, interests, and obligations in the Stewardship Contract. This is a perpetual assignment which runs with the Property and binds all heirs and successors of the assignee.

The City of Madison acknowledges that it has received and reviewed the Stewardship Contract for the project, dated September 17, 1998. The City of Madison agrees that it shall abide by the provisions of the aforementioned Stewardship Contract and furthermore that it recognizes the long-term ownership and management responsibilities of the Stewardship Program and will comply with all applicable Stewardship laws and regulations pursuant to s. 23.096 and s. 30.277, Stats, and Chapter NR 51 of the Wisconsin Administrative Code. The City of Madison further agrees to indemnify and hold the Society harmless from any and all liability arising from the assignment of the Stewardship Contract or from the Society's performance or non-performance of its obligations under the Stewardship Contract and any applicable laws and regulations.

2/12

Dated this 22nd day of September, 1998.

CITY OF MADISON

000712

By: Daniel R. Stajay  
Daniel R. Stajay, Supt. of Parks  
Printed Name and Title

STATE OF WISCONSIN )

Dane COUNTY )  
Dane )

Personally came before me this 22nd day of September, 1998, the above named Daniel R. Stajay to me known to be the person who executed the foregoing instrument and acknowledged the same.

Lafonne R. Lafave  
Signature of Notary Public  
Lafonne R. Lafave  
Printed Name of Notary Public  
Notary Public, State of Wisconsin  
My Commission (expires) 11-1-98  
11-1-98

APPROVAL OF ASSIGNMENT

The State of Wisconsin Department of Natural Resources, Grantor in the Stewardship Contract referenced above, hereby approves the assignment of the Society's rights, interests, and obligations in the Stewardship Contract to the City of Madison as set out above.

The Department's approval is contingent and effective upon the recording of this assignment in the Register of Deeds Office in Dane County, Wisconsin.

Dated this 17th day of September, 1998.

THE DEPARTMENT OF NATURAL RESOURCES  
By: Janet Beach Hansen for Kathryn A. Curtner  
Kathryn A. Curtner, Director  
Bureau of Community Financial Assistance  
Janet Beach Hansen for Kathryn A. Curtner

STATE OF WISCONSIN )  
Dane COUNTY )

Personally came before me this 17th day of September, 1998, the above named Janet Beach Hansen to me known to be the person who executed the foregoing instrument and acknowledged the same.

Timothy A. Andryk  
Signature of Notary Public  
Timothy A. Andryk  
Printed Name of Notary Public  
Notary Public, State of Wisconsin  
My Commission (expires) permanent



State of Wisconsin  
 Department of Natural Resources  
 Box 7921  
 Madison, Wisconsin 53707

**STEWARDSHIP GRANT AND  
 MANAGEMENT CONTRACT**  
 8700-65NCO-URGP

DANE COUNTY  
 REGISTER OF DEEDS  
 Doc No 3023122

1998-09-25 12:19 PM  
 Trans. Fee 0.00  
 Rec. Fee 18.00  
 Pages 5

Stewardship Project Name:  
 Olbrich Gardens

Project Number:  
 URG-92A

THIS AGREEMENT is entered into by and between the State of Wisconsin Department of Natural Resources, hereinafter referred to as "Department", and the Olbrich Botanical Society, hereinafter referred to as "Sponsor", in accordance with ss. 23.096 and 30.277, Wis. Stats., for the purpose of awarding a stewardship grant and establishing conditions of management for property or property interests acquired by the Sponsor with grant funds awarded under this Contract.

000706

FOR AND IN CONSIDERATION of the terms and conditions in this Contract, the Department and Sponsor agree:

Recording Area

Name and Return Address:

*Olbrich Botanical Society  
 3330 Atwood Ave.  
 Madison, WI 53704*

1. The period of the grant award during which funds will be encumbered and available for payment to the Sponsor under this Contract shall be from October 13, 1997 to June 30, 1999.

Parcel Identification Number (PIN)

60-0710-054-0096-7

2. The property to which this Contract applies is described as follows: Lot Two (2), Certified Survey Map No. 2030 recorded in Volume 8 of Certified Survey Maps of Dane County, Wisconsin, page 197, as Document Number 1471090, City of Madison, Dane County, Wisconsin.

3. The Department shall obligate to the Sponsor the amount specified below as the grant award and will tender to the Sponsor that portion of the obligation which is required to pay the Department's share of the costs based upon the Department providing 50 percent of eligible project costs as provided in NR. 51.03(1), Wis. Adm. Code, not to exceed the amount of cash needed to cover eligible acquisition costs.

<u>Property Owner</u>	<u>Appraised Value</u>	<u>Estimated Other Acquisition Costs</u>	<u>Total</u>
Garver Property	\$ 185,700.00		
SPONSOR'S SHARE:	\$ 92,850.00		
GRANT AWARD:	\$ 92,850.00		

4. The Sponsor shall execute the project and manage the Stewardship Property in accordance with this Contract and with the goals and requirements of the Urban Rivers component of the Stewardship Program.

The Stewardship Property shall be used in perpetuity as park lands devoted primarily to botanical gardens except that the buildings currently located on the property may be used for storage, offices and other municipal uses on an interim basis.

All existing overhead utility services if feasible shall be buried and any new utility services provided through this project must be installed underground.

5. Grant payments may not be disbursed to the Sponsor until the following conditions have been met to the satisfaction of the Department:

5/18

- a. The Sponsor has submitted a claim for reimbursement supported by appropriate evidence of cost which meets Department accounting standards.
  - b. The value of the Stewardship Property has been certified by the Department according to Department valuation guidelines. 000707
  - c. The Department has approved an Environmental Inspection Report for the Stewardship Property.
  - d. Title insurance or other evidence of marketable title for the Stewardship Property has been approved by the Department.
  - e. This Contract has been executed and recorded with the Register of Deeds in the County in which the Stewardship Property is located and the interest of the State under this Contract has been placed in the chain of title or the Department has approved an escrow closing under NR 51.06(4).
  - f. A warranty deed has been executed and recorded with the Register of Deeds in the County in which the Stewardship Property is located or the Department has approved an escrow closing under NR 51.06(4).
6. The following special terms and conditions apply:
- The Wisconsin Department of Natural Resources has approved transfer of the property from the Olbrich Society to the City of Madison, Wisconsin.
7. The parties agree to comply with all of the requirements specified in Exhibit A attached hereto and made part of this Contract.
  8. This Contract, together with any referenced parts and attachments, shall constitute the entire Contract and previous communications or agreements pertaining to the subject matter of this Contract are hereby superseded. Any revisions, including cost adjustments, must be made by an amendment to this Contract or other written documentation, signed by both parties. Time extensions may be granted by the Department without the requirement of the Sponsor's signature.
  9. All obligations, terms, conditions and restrictions imposed by this Contract shall be deemed to be covenants and restrictions running with the lands and shall be effective limitations on the use of the Stewardship Property from the date of recording of the Contract and shall bind the Sponsor and all successors and assigns in perpetuity.
  10. This Contract shall be recorded in the office of the County Register of Deeds and the interest of the State under this Contract shall thereby be placed in the chain of title.
  11. Any ambiguities in this Contract shall be construed in a manner which best effectuates the protection of the natural values of the Stewardship Property.
  12. If any provisions of this Contract or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Contract and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

Signed this 22nd day of September 1998.  
22nd September 98

000708

William J Thompson  
Signature of Sponsor Representative

William F. Thompson  
Typed name of Sponsor Representative

STATE OF WISCONSIN )

Dane COUNTY ) ss.

Dane September 98  
Personally came before me this 22nd day of September, 1998, the above named William J Thompson to me known to be the person who executed the foregoing instrument and acknowledged the same.  
William F Thompson.

LaVonne R. LaFave  
Signature of Notary Public  
LaVonne R. LaFave

LaVonne R. LaFave  
Typed Name of Notary Public

Notary Public, State of Wisconsin  
My Commission (expires) (is) 11-1-98  
11-1-98

Signed this 17th day of September, 1998.  
17th September 98

STATE OF WISCONSIN  
DEPARTMENT OF NATURAL RESOURCES  
BY:

Janet Beach Hanson for Kathryn A. Curtner  
Kathryn A. Curtner, Director  
Bureau of Community Financial Assistance  
Janet Beach Hanson for Kathryn A. Curtner

STATE OF WISCONSIN )

Dane COUNTY ) ss.

Personally came before me this 17th day of September, 1998 the above named Janet Beach Hanson to me known to be the person who executed the foregoing instrument and acknowledged the same.



Timothy A. Andryk  
Signature of Notary Public

Timothy A. Andryk  
Typed Name of Notary Public

Notary Public, State of Wisconsin  
My Commission (expires) (is) permanent

THIS INSTRUMENT WAS DRAFTED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Exhibit A - General Conditions

000709

1. The Sponsor shall comply with all applicable local, state and federal statutes, regulations, administrative rules and ordinances in fulfilling the terms and conditions of this Contract, including but not limited to general and special zoning, land use permit requirements, accessibility for people with disabilities, environmental quality and historical and archaeological preservation. In particular, the Sponsor shall comply with the provisions of ch. NR 51, Wis. Adm. Code, and ss. 23.096 and 30.277, Wis. Stats.
2. The Sponsor shall acknowledge the state's assistance in acquiring ownership of the Stewardship Property by placement of signs on the Stewardship Property which have been approved by the Department.
3. The Sponsor shall not discriminate against any person in the use and enjoyment of the Stewardship Property on the basis of age, race, creed, color, handicap, marital status, conviction record, arrest record, sex, national origin, ancestry, sexual orientation or membership in the national guard, state defense force, or any other reserve component of the military forces of the United States or this state.
4. Except for claims or costs arising out of the acts or omissions of the Department, its officers, employees and agents, the Sponsor agrees to save, keep harmless, defend and indemnify the Department and all its officers, employees and agents, against any and all liability claims, costs of whatever kind and nature, for injury to or death of any person or persons, and for loss or damage to any property (state or other) occurring directly or indirectly in connection with or in any way arising out of the occupancy, use, service, operation or performance of work in connection with this Contract or omissions of Sponsor's employees, agents or representatives.
5. The Sponsor may rescind this Contract in writing at any time before expending any funds on property described herein. After the Sponsor has expended funds on property described herein, this Contract may be rescinded, modified, or amended only by mutual agreement in writing.
6. The Sponsor shall, for a period of three years after the final grant payment is made by the Department, maintain financial and accounting records for the grant award, in accordance with generally accepted accounting principles and practices, for review by state officials.
7. The Sponsor shall comply with ss. 32.19 to 32.27, Stats, and ch. ILHR 202 relating to relocation assistance.
8. The Sponsor shall notify the Department of any change in its status or purpose as it relates to the acquisition and management of lands for conservation purposes and of any changes in the contractual relationship between it as a chapter or affiliate and its national organization. The Sponsor shall notify the Department of any change in its address.
9. If the Sponsor dissolves, all title, right and interest held by the Sponsor in and to the Stewardship Property shall vest in the state, without the necessity of reentry, unless a transfer under paragraph 11 b. below is approved by the Department.
10. Failure by the Sponsor to comply with the terms of this Contract shall not cause the suspension of all obligations of the Department hereunder if, in the judgment of the Department such failure was due to no fault of the Sponsor. In such case, any amount required to settle at minimum costs any irrevocable obligations properly incurred shall be eligible for assistance under this Contract, at the Department's discretion.
11. If the Sponsor violates any of the following conditions of this Contract which are identified as essential in NR 51.05(3), pursuant to s. 23.096(5), Wis. Stats., and fails to correct the condition within six months after written notification to the Sponsor from the Department, all title, right and interest in the Stewardship Property shall vest in the state without the necessity of reentry or legal judgment:
  - a. Conversion of the Stewardship Property to any use other than that specified in this Stewardship Grant and Management Contract without the prior written approval of the Department is prohibited.
  - b. The Sponsor may sell, transfer or assign the Stewardship Property to a third party only with the prior written approval of the Department. If the Department does approve a transfer to a third party,

all Stewardship restrictions imposed by this Contract shall remain with the Stewardship Property and any subsequent owners shall execute an Assignment of Stewardship Grant and Management Contract which states that they have received and reviewed this Contract and shall abide by their provisions. Department approval of any transfer is not valid until the Assignment of Stewardship Grant and Management Contract has been signed by the Department and recorded in the Office of the Register of Deeds. Any subsequent transfer or sale of the Stewardship Property shall only be to a nonprofit conservation organization qualified for Stewardship grants or a local, state or federal unit of government.

000710

c. The Sponsor may not sell or convey any interest in the Stewardship Property to a third party nor allow any leases, mortgages, permits or encumbrances of any kind without the prior written approval of the Department. The Department may take actions necessary to avoid the placement of liens, judgments or encumbrances against the Stewardship Property.

d. The Sponsor shall pay, before delinquency, all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Stewardship Property by competent authority.

e. The Sponsor shall at all times maintain its tax exempt status as granted by the IRS. The Sponsor shall keep the Department informed of any changes in, or challenges to, its tax exempt status.

f. The Stewardship Property may not be closed to the public unless approved in writing by the Department.

12. One-half of all gross receipts from the sale of any structures, improvements or personal property that were included in the appraisal and subsequent acquisition costs shall be reimbursed to the Department.

13. Income accruing to the Stewardship Property shall be used to further the objectives of the project as stated in this Contract.

14. Reasonable entrance, service or user's fees may be charged to defray operation and maintenance costs subject to Department review and approval. If such fees do not exceed the fees charged for daily entrance to state parks, Department fee approval is not required.

15. This Contract is governed by the provisions of s. 23.096, Stats, and Ch. NR 51, Wis. Adm. Code. In the event there are any inconsistencies between the statute and rules and this Contract, the statute and rules shall govern.

**WARRANTY DEED**

(Re-recording of Document No. 2879885)

This re-recording is not a conveyance of real property pursuant to Wisconsin Statutes Section 77.21, but rather is for the purpose of adding the following provision which was inadvertently omitted in the original recording:

*By the acceptance of this deed the City of Madison, for itself and its successors and assigns, hereby covenants and agrees not to sell, lease, assign or mortgage the premises herein described without the prior written approval of the Secretary of the Department of Natural Resources, his/her designee, or any successor.*

**DAME COUNTY  
REGISTER OF DEEDS**

Doc No 2933988

1998-02-13 06:01 PM  
Trans. Fee 0.00  
Rec. Fee 12.00  
Pages 2

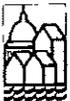
001259

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO: CEDU - Real Estate  
P.O. Box 2983  
Madison, WI 53701-2983

Tax Parcel Number: 60-0710-054-0096-7

City of  
Madison



DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 2--1982  
WARRANTY DEED

0000953

DANE COUNTY  
REGISTER OF DEEDS

Doc No 2879885

1997-08-14 04:59 PM  
Trans. Fee EXEMPT #26  
Rec. Fee 10.00  
Pages 1

Olbrich Botanical Society, Inc.

conveys and warrants to City of Madison, Wisconsin, a Wisconsin municipal corporation

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

001260

RETURN TO  
City of Madison  
Real Estate Department  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53710

60-0710-054-0096-7  
(Parcel Identification Number)

Lot Two (2), Certified Survey Map No. 2030 recorded in Volume 8 of Certified Survey Maps of Dane County, Wisconsin, page 197, as Document Number 1471090, City of Madison, Dane County, Wisconsin.

This property is conveyed subject to the restriction, enforceable by Grantor, that the property be used, in perpetuity, as parklands devoted primarily to botanical gardens, except that Grantee may use the buildings currently located on the property for storage, offices and other municipal uses on an interim basis.

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

Exception to warranties: municipal and zoning ordinances, taxes for 1997 and future years, all matters of record.

Dated this 7th day of August, 1997.

(SEAL) OLBRICH BOTANICAL SOCIETY, INC. (SEAL)  
\* By: William F. Thompson  
By: (SEAL) William F. Thompson, President (SEAL)  
\*

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of William F. Thompson STATE OF WISCONSIN

authenticated this 7 day of August, 1997 County. } ss.

Jesse S. Ishikawa Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, the above named

\* Jesse S. Ishikawa  
TITLE: Member, State Bar of WI  
(If not, \_\_\_\_\_  
authorized by § 706.06, Wis. Stats.)

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

THIS INSTRUMENT WAS DRAFTED BY

Jesse S. Ishikawa, Michael Best & Friedrich LLP  
P.O. Box 1806, Madison, WI 53701-1806

\* \_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Wis.  
My Commission is permanent. (If not, state expiration date: \_\_\_\_\_, 19\_\_\_\_.)

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

X

DOCUMENT NO.	WARRANTY DEED FORM 2
--------------	-------------------------

0000951

DANE COUNTY  
REGISTER OF DEEDS

Doc No 2879884

1997-08-14	04:59 PM
Trans. Fee	2100.00
Rec. Fee	12.00
Pages	2

WAYNE L. WENDORF AND JAMES D. HATCH, grantors convey and warrant to **OLBRICH BOTANICAL SOCIETY, INC.**, grantee, the following described real estate in Dane County, State of Wisconsin:

See reverse side for legal description.

Exception to Warranties:

Grantor warrants that the above premises are free and clear of all encumbrances, whatever, except: general taxes levied and assessed after the 1st day of January, 1998; special assessments, if any, levied and assessed for work commenced after November 11, 1996; easements, rights of way and restrictions of record, or imposed by law; municipal and zoning ordinances and agreements entered under them; recorded building and use restrictions and covenants; and Madison Landmark Designation as Document No. 2637266 Dane County Register.

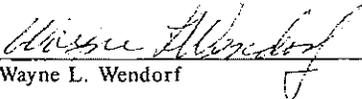
RETURN TO

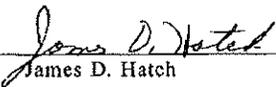
Olbrich Botanical Society, Inc.  
3330 Atwood Avenue  
Madison, WI 53704

Parcel Identification No.: 60-0710-054-0096-7

This is not homestead property.

Dated this 7th day of August, 1997.

  
 \_\_\_\_\_  
 Wayne L. Wendorf

  
 \_\_\_\_\_  
 James D. Hatch

AUTHENTICATION

Signature \_\_\_\_\_

authenticated this \_\_\_ day of August, 1997.

TITLE: MEMBER STATE BAR OF WISCONSIN

ACKNOWLEDGEMENT

STATE OF WISCONSIN )  
 ) ss.  
 COUNTY OF DANE )

Personally came before me this 7th day of August 1997, the above-named Wayne L. Wendorf and James D. Hatch to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

  
 \_\_\_\_\_  
 Notary Public, State of Wisconsin  
 My Commission expires: on death

THIS INSTRUMENT WAS DRAFTED BY  
 Thomas G. Travers  
 Tomlinson, Gilman & Ridders, S.C.  
 440 Science Drive, Suite 300  
 Madison, Wisconsin 53704  
 (608) 232-2240

2/12

DANE COUNTY  
REGISTER OF DEEDS

Doc No 587884

Pages 2  
Rec. Fee 13.00  
Trans. Fee 2100.00  
1987-08-14 04:28 PM

0000952

LEGAL DESCRIPTION

The following described real estate, situated in the County of Dane, State of Wisconsin, to-wit:

Lot 2, Certified Survey Map #2030, recorded in Vol. 8 of Certified Surveys, Pages 197 through 201, as Document No. 1471090, Dane County, Wisconsin Registry.

Together with all of Grantor's right, title and interest in and to the rights-of-ways for ingress and egress as reserved in and set forth in that certain Warranty Deed, recorded on June 2, 1976, in Vol. 685 of Records, P. 575, as Document No. 1471426, Dane County, Wisconsin Registry; intending hereby to convey to Grantee, and Grantee's successors and assigns, a permanent right-of-way for ingress and egress, twenty-two (22) feet in width, following the present access road leading from Fair Oaks Avenue, across the southeasterly portion of Lot 1, Certified Survey Map #2030, to Lot 2, Certified Survey Map #2030, the southerly line of which right-of-way ends at the northeast corner of said Lot 2, Certified Survey Map #2030 and the northerly line of which ends at a point on the northeasterly line of said Lot 2, twenty-two (22) feet northwesterly of the said northeast corner of said Lot 2. This conveyance is also intended to convey to Grantee and Grantee's successors and assigns, a permanent right-of-way for ingress and egress over and across the southwesterly ten (10) feet of Lot 1, Certified Survey Map #2030, as same adjoins the northeasterly line of Lot 2, Certified Survey Map #2030, and comprising a parcel ten (10) feet by five hundred twenty-five and 15/100ths (525.15) feet, parallel to and immediately adjacent to the northeasterly line of said Lot 2, Certified Survey Map #2030.

Document No.

2637266

Office of Register of Deeds

Dane County, Wisconsin  
Received for Record  
19\_\_ at \_\_ o'clock  
and recorded in Volume  
of \_\_ on page  
Register.

Return to: VOL 28592 PAGE 69

Katherine H. Rankin, Secretary  
Madison Landmarks Commission  
Planning Unit  
Dept. of Planning & Development  
215 Martin Luther King, Jr. Blvd.

REGISTER OF DEEDS  
DANE COUNTY, WI  
01 OCT 10 AM 9:16

Notice is hereby recorded with the Dane County Register of Deeds that pursuant to Section 33.01 (3) of the Madison General Ordinance, a Landmarks Commission has been established in the City of Madison, Wisconsin; and pursuant to Section 33.01(5) of the Madison General Ordinances, the above Commission on the 7th day of March, 1994, has designated the following property a (landmark) within the City of Madison, Wisconsin:

1. Legal Description: Lot 2 of Certified Survey Map No. 2030, recorded in Volume 8, Page 197 of Certified Surveys, Dane Co. Register of Deeds.
2. Tax Parcel Number: 0710-054-0096-7.
3. Present Owner of Record: Wayne Wendorf and James Hatch.
4. Street Address: 3244 Atwood Avenue.
5. Present Name of Building or Site: Garver Feed and Supply Company.
6. Historic Name of Building or Site: United States Sugar Company.
7. Present Use: Feed and supply.

Furthermore, the above-described land shall be subject to all of the following restrictions as set forth in Section 33.01(5) of the Madison General Ordinances, to-wit:

1. That all building permits for the altering or constructing all buildings on said site shall be submitted to the Landmarks Commission of the City of Madison, Wisconsin for approval.
2. That all permits for the demolition of any buildings on said site shall be submitted to the Landmarks Commission of the City of Madison, Wisconsin for approval.

CITY OF MADISON LANDMARKS COMMISSION

BY: Katherine H. Rankin  
Katherine H. Rankin, Secretary

State of Wisconsin )  
                          )ss.  
County of Dane      )

On this the 12th day of September, 1994, before me,  
Sharon Armstrong, the undersigned officer, personally appeared,  
Katherine H. Rankin, Secretary of the Landmarks Commission of the City of Madison,  
Wisconsin, known to me to be the person who executed the foregoing instrument and  
acknowledged that she executed the same in her capacity as Secretary of the Landmarks  
Commission for the City of Madison, Wisconsin, and for the purposes therein contained.

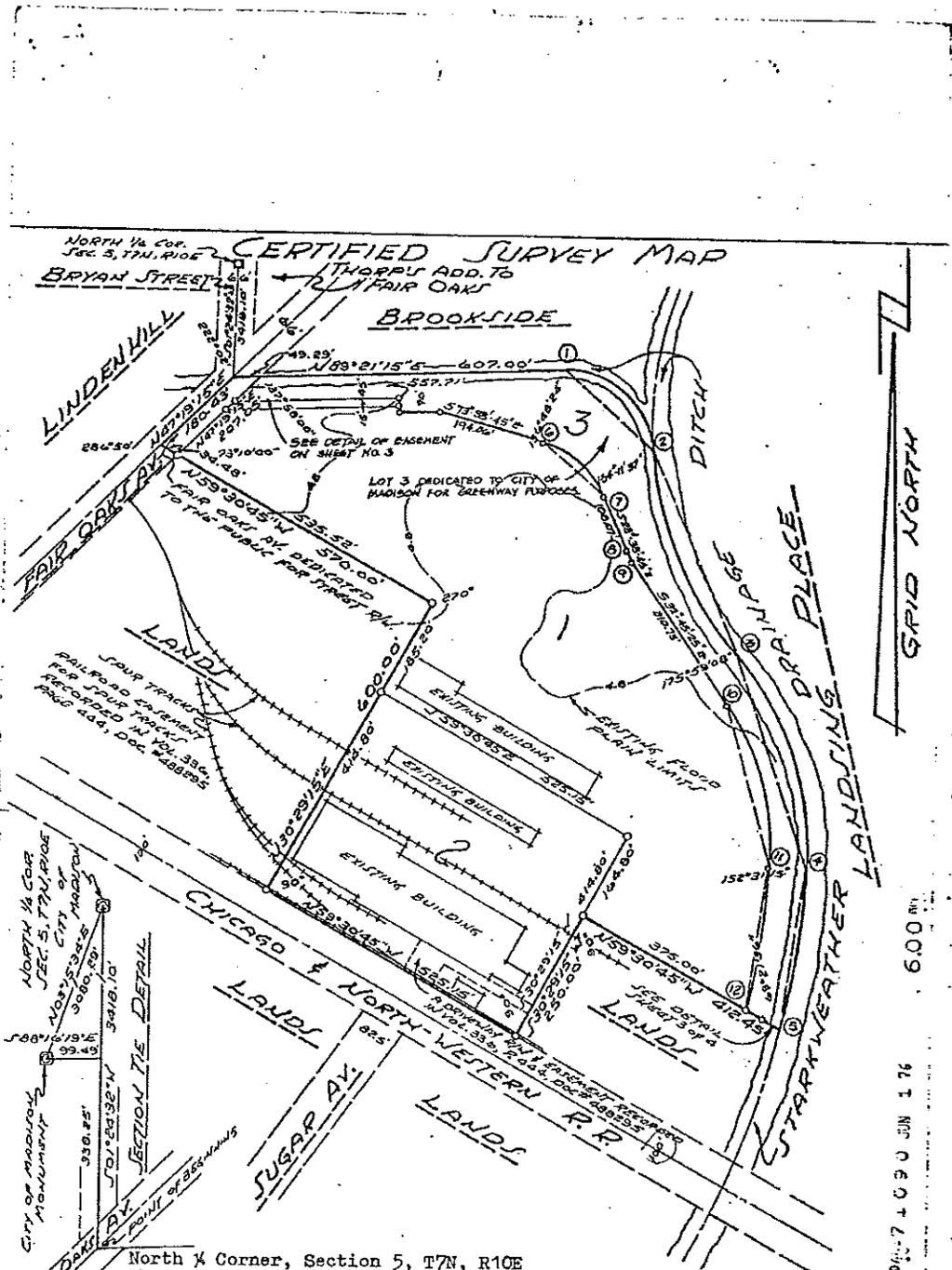
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Sharon Armstrong  
Notary Public, State of Wisconsin  
My Commission: expires 4/2/95

This instrument was drafted by Katherine H. Rankin

KHR:jf/9-94z/DesignatWendorf-Hatch

10



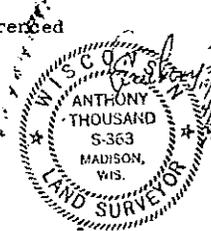
**CERTIFIED SURVEY MAP**  
 NORTH 1/4 COR. SEC. 5, T7N, R10E  
 THORPE ADD. TO FAIR OAKS

**BROOKSIDE**  
 LINDEN HILL  
 FAIR OAKS BLVD  
 CHICAGO & NORTH-WESTERN R.R.  
 SUGAR AV.  
 STARWEATHER LANDING PLACE  
 GRID NORTH  
 600' BY  
 JUN 1 1976

North X Corner, Section 5, T7N, R10E  
 The State Plane Coordinates  
 Wisconsin Coordinate System  
 South Zone are:  
 N- 400,047.09  
 E- 2,177,500.70  
 All bearings are referenced  
 to Grid North of this  
 system.

Scale 1" = 200'  
 • Iron Stake Found  
 ○ Iron Stake Placed  
 1"x24", 1.13 lbs/ft.  
 Drawn by RM  
 Date 10/23/75  
 File Folder No. 106736  
 Contract No. 106736  
 Office Map No. 4-7556  
 Sheet 1 of 5

Document No. 1471090  
 Certified Survey No. 2030



# CERTIFIED SURVEY MAP

## SURVEYOR'S CERTIFICATE

I, Anthony Thousand, Registered Land Surveyor, Hereby certify that in full compliance with Section 235.34, Wisconsin Statutes, and according to the instructions and descriptions furnished to me by the owner, I have made a survey as hereon drawn and that such map correctly represents that survey and is a parcel of land located in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  and in the NW $\frac{1}{4}$  and SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 5, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit:

Commencing at the North  $\frac{1}{4}$  corner of said Section 5; thence S01°24'32"W, 3418.10 feet to the point of beginning, said point being on the centerline of Fair Oaks Avenue; thence N89°21'15"E, 607.00 feet to a point of curve; thence Southeasterly on a curve to the right which has a radius of 160.46 feet and a chord which bears S47°27'09"E, 219.66 feet to the point of reverse curve; thence Southeasterly on a curve to the left which has a radius of 658.70 feet and a chord which bears S21°38'46"E, 393.67 feet to a point of reverse curve; thence Southeasterly on a curve to the right which has a radius of 540.70 feet and a chord which bears S17°37'54"E, 412.50 feet to the point of compound curve; thence Southwesterly on a curve to the right which has a radius of 1562.90 feet and a chord which bears S09°50'51"W, 292.39 feet; thence N59°30'45"W, 412.45 feet; thence S30°29'15"W, 250.00 feet; thence N59°30'45"W, 525.15 feet; thence N30°29'15"E, 600.00 feet; thence N59°30'45"W, 570.00 feet; thence N47°19'15"E, 180.43 feet to the point of beginning.

Subject to an easement for Fair Oaks Avenue across the Northwesterly 33.00 feet thereof. Subject to an easement, granting a permanent right-of-way for ingress and egress from Fair Oaks Av. across Lot 1 to Lot 2. Subject to a utility easement for existing sanitary sewer and water service. *THIS PARCEL CONTAINS 19.338 ACRES.*

Dated this 26 day of May, 1976.

  
Anthony Thousand, Registered  
Land Surveyor, S-363

Approved for recording per City Plan Commission action of  
June 1, 1976

  
Charles R. Dinauer, Secretary

Received for recording this 1 day of June, 1976, at  
2:05 o'clock, P.M., and recorded in Volume 8 of Certified  
Surveys, Page 197-198-199-200-201

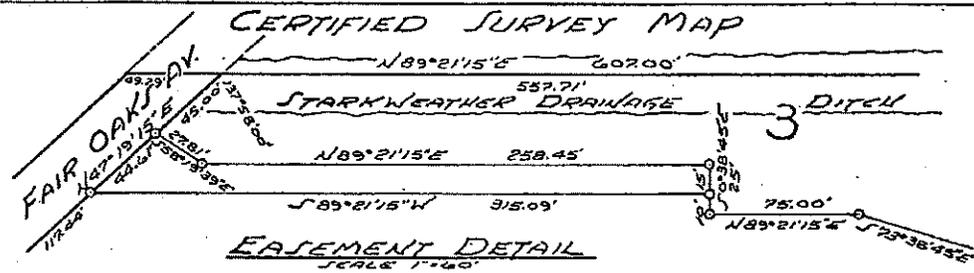
  
Harold K. Hill, Register of Deeds

Scale  
Iron Stake Found  
Iron Stake Placed  
1"x24", 1.13 lbs/ft.

Drawn by RM  
Date 10/23/75  
File Folder No. 106736  
Contract No. 106736  
Office Map No. 4-7556

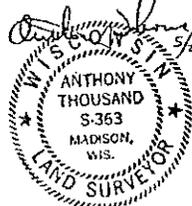
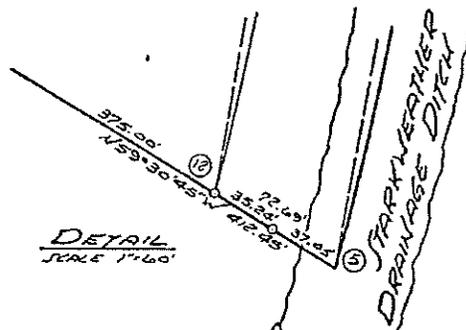


Document No. 1471090  
Certified Survey No. 2030



Easement, granting to the public a permanent right-of-way for ingress and egress to the premises owned by the City of Madison, which premises are adjacent to Starkweather Creek, and located on Lot 1 hereof.

CURVE DATA				
curve	radius	central angle	chord bearing	chord
1-2	160.46'	86°23'12"	S47°27'09"E	219.66'
2-3	658.70'	34°46'26"	S21°38'46"E	393.67'
3-4	540.70'	44°50'50"	S17°37'54"E	412.50'
4-5	1562.90'	10°44'04"	S09°50'51"W	292.39'
6-7	180.00'	50°00'00"	N48°38'45"W	152.14'
8-9	140.00'	9°06'40"	N28°12'05"W	22.24'
10-11	470.70'	37°32'56"	N13°58'57"W	302.98'
11-12	1492.90'	10°00'52"	S09°28'22"W	260.60'



Document No. 1471090  
 Certified Survey No. 2030

Drawn by KEM  
 Date 5/26/76  
 File No. 106736  
 Office Map No. 4-7556a

OWNER'S CERTIFICATE

STATE OF WISCONSIN) s.s.  
COUNTY OF DANE )

Garver's Supply Company, Inc., a corporation duly organized and existing under the laws of the State of Wisconsin, as owner, hereby certifies that it caused the land described on this plat to be surveyed, divided, mapped and dedicated, as represented on this plat, and has caused these presents to be signed by Raymond P. Morrissey, its President, and Oscar Christianson, its Secretary at Madison, Wisconsin, and its corporate seal to be hereunto affixed on this 1<sup>st</sup> day of June, 1976.

In the Presence of:

Garver's Supply Company, Inc.

[Signature]  
Timothy D. Fenner

[Signature]  
Raymond P. Morrissey, President

[Signature]  
Timothy D. Fenner

[Signature]  
Oscar Christianson, Secretary

Personally came before me this 1<sup>st</sup> day of June, 1976, Raymond P. Morrissey, President, and Oscar Christianson, Secretary, of the above named corporation, to me known to be such president and secretary of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

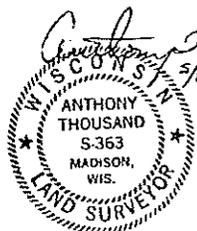
My commission ~~expires~~ is permanent

[Signature]  
Notary Public, Dane Co., Wisc.

"Resolved that this certified survey, which has been duly filed for approval of the Common Council of the City of Madison, be and the same is hereby approved as required by Chapter 236.34, Wisconsin Statutes, 1973."

I hereby certify that the above is a true and correct copy of a resolution adopted by the Common Council of the City of Madison on this 1<sup>st</sup> day of June, 1976.

[Signature]  
Eldon L. Hoel, City Clerk



Drawn by \_\_\_\_\_  
Date 5/27/76  
File Folder No. 106736  
Contract No. \_\_\_\_\_  
Office Map No. 4-7556

Document No. 1471090  
Certified Survey No. 2030

200

OWNER'S CERTIFICATE

STATE OF WISCONSIN )  
COUNTY OF DANE ) s.s.

Garver Feed & Supply Co., Inc., a corporation duly organized and existing under the laws of the State of Wisconsin, as lessee of Lot 2, hereby certifies that it permitted Lot 2 as described on this plat to be surveyed, divided, mapped and dedicated, as represented on this plat, and has caused these presents to be signed by Wayne L. Wendorf, its President, and James D. Hatch, its Secretary, at Madison, Wisconsin, ~~at the time and place to be hereinafter specified~~ on this 15<sup>th</sup> day of JUNE, 1976.

In the Presence of:

Garver Feed & Supply Co., Inc.

[Signature]  
Timothy D. Fenner

[Signature]  
Wayne L. Wendorf, President

[Signature]  
Timothy D. Fenner

[Signature]  
James D. Hatch, Secretary

Personally came before me this 15<sup>th</sup> day of JUNE, 1976, Wayne L. Wendorf, President, and James D. Hatch, Secretary, of the above named corporation, to me known to be such president and secretary of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

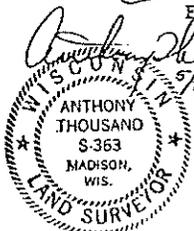
My commission expires is permanent

[Signature]  
Notary Public, Dane Co., Wisc.

"Resolved that this certified survey, which has been duly filed for approval of the Common Council of the City of Madison, be and the same is hereby approved as required by Chapter 236.34, Wisconsin Statutes, 1973."

I hereby certify that the above is a true and correct copy of a resolution adopted by the Common Council of the City of Madison on this 18th day of MAY, 1976.

[Signature]  
Eldon L. Hoel, City Clerk



Document No. 1471098  
Certified Survey No. 2030

Drawn by \_\_\_\_\_  
Date 5/27/76  
File Folder No. 106736  
Contract No. \_\_\_\_\_  
Office Map No. 4-7556

File: 30207,

This search is subject to the availability of the public records and is limited to the recording and the accuracy of the county recorders office records.

Exceptions: any encroachments, easements, measurements, variations in area or content, party walls or other facts which a correct survey of the premises would show.

As this limited search is given for a nominal charge, the company has not made a complete examination of its indices and does not guarantee the validity or marketability of the title of property, nor specifies what liens, other than those shown, on the same is subject. The liability of the company is limited to the charge of the search.

This is not a title insurance policy and should not be relied upon as such. For further protection a title insurance policy should be secured.

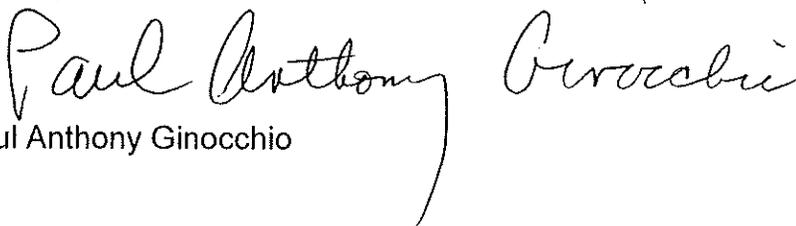
This report does not make representations as to the presence of hazardous products or conditions on the subject property and in no way has or assumes any liability what so ever.

The instruments listed in this report are the recorded instruments that appear of record to create any fee, land contract interests, leasehold, environmental liens, restrictions and covenants affecting the land, environmental encumbrances or easements related to environmental nature from and effective date of September 11, 2008 to a period prior to 1940; as required by the Environmental Protection Act, New ASTM Standards 1527-05 - Environmental Property Risk, Assessments (EPRA) Standards - ASTM Requirement Standards.

It is hereby affirmed and certified that, to the belief and best knowledge of the undersigned, the information contained in the report is true and accurate up to the effective date.

Dated: 16-Sep-08

Signed By:

  
Paul Anthony Ginocchio



# *FirstSearch Technology Corporation*

## **Environmental FirstSearch™ Report**

Target Property:

**3244 ATWOOD AVE**

**MADISON WI 53704**

Job Number: 30207

### **PREPARED FOR:**

Williams Environmental Associates, Inc.

221 Frigate Drive

Madison, WI 53705

10-02-08



*Tel: (317) 823-3500*

*Fax: (317) 823-3535*

## Environmental FirstSearch Search Summary Report

**Target Site: 3244 ATWOOD AVE  
MADISON WI 53704**

### FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	07-09-08	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	07-09-08	0.50	0	0	0	0	-	0	0
CERCLIS	Y	07-09-08	0.50	0	0	0	0	-	0	0
NFRAP	Y	07-09-08	0.50	0	0	0	1	-	0	1
RCRA COR ACT	Y	07-03-08	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	07-03-08	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	07-03-08	0.25	0	2	2	-	-	0	4
Federal IC / EC	Y	07-23-08	0.50	0	0	0	0	-	0	0
ERNS	Y	07-30-08	0.25	0	0	0	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	09-20-00	1.00	0	0	0	0	0	0	0
State Spills 90	Y	07-21-08	0.25	0	6	12	-	-	32	10
State Spills 80	Y	03-31-03	0.25	0	1	0	-	-	0	1
State/Tribal SWL	Y	11-06-07	0.50	21	0	01	0	-	0	2
State/Tribal LUST	Y	07-21-08	0.50	02	64	6	7	-	0	19
State/Tribal UST/AST	Y	09-05-08	0.25	1	96	13	-	-	0	2320
State/Tribal EC	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	07-21-08	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	03-08-07	0.50	0	0	0	0	-	0	0
State Other	Y	04-21-08	0.50	0	10	1	3	-	0	54
- TOTALS -				34	2519	2325	11	0	32	6561

#### Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

#### Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Note: Corrections shown in red made by Williams Environmental Associates after independent review of database search results.**

**Environmental FirstSearch  
Site Information Report**

**Request Date:** 10-02-08  
**Requestor Name:** Mark B. Williams  
**Standard:** AAI

**Search Type:** AREA  
 0.02 sq mile(s)  
**Job Number:** 30207  
**Filtered Report**

**Target Site:** 3244 ATWOOD AVE  
 MADISON WI 53704

*Demographics*

<b>Sites:</b> 65	<b>Non-Geocoded:</b> 3	<b>Population:</b> NA
<b>Radon:</b> 0.5 - 7 PCI/L		

*Site Location*

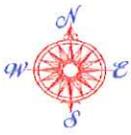
	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
<b>Longitude:</b>	-89.335344	-89:20:7	<b>Easting:</b> 309936.191
<b>Latitude:</b>	43.09554	43:5:44	<b>Northing:</b> 4773856.503
			<b>Zone:</b> 16

*Comment*

<b>Comment:</b>
-----------------

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 0 Mile(s)	<b>Services:</b>																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Historical Topos</td> <td>Yes</td> <td>10-02-08</td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search/Env Liens</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	No		Historical Topos	Yes	10-02-08	City Directories	No		Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
	Requested?	Date																																	
Sanborns	No																																		
Aerial Photographs	No																																		
Historical Topos	Yes	10-02-08																																	
City Directories	No																																		
Title Search/Env Liens	No																																		
Municipal Reports	No																																		
Online Topos	No																																		



# Environmental FirstSearch

1 Mile Radius from Area  
AAI: NPL, RCRACOR, STATE

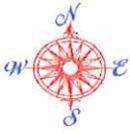


3244 ATWOOD AVE, MADISON WI 53704



Source: 2002 U.S. Census TIGER Files

- Area Polygon .....
  - Identified Site, Multiple Sites, Receptor .....
  - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
  - Triballand.....
  - Railroads .....
-



# Environmental FirstSearch

.5 Mile Radius from Area  
AAI: Multiple Databases

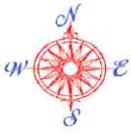


3244 ATWOOD AVE, MADISON WI 53704



Source: 2002 U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
- Triballand .....
- Railroads .....

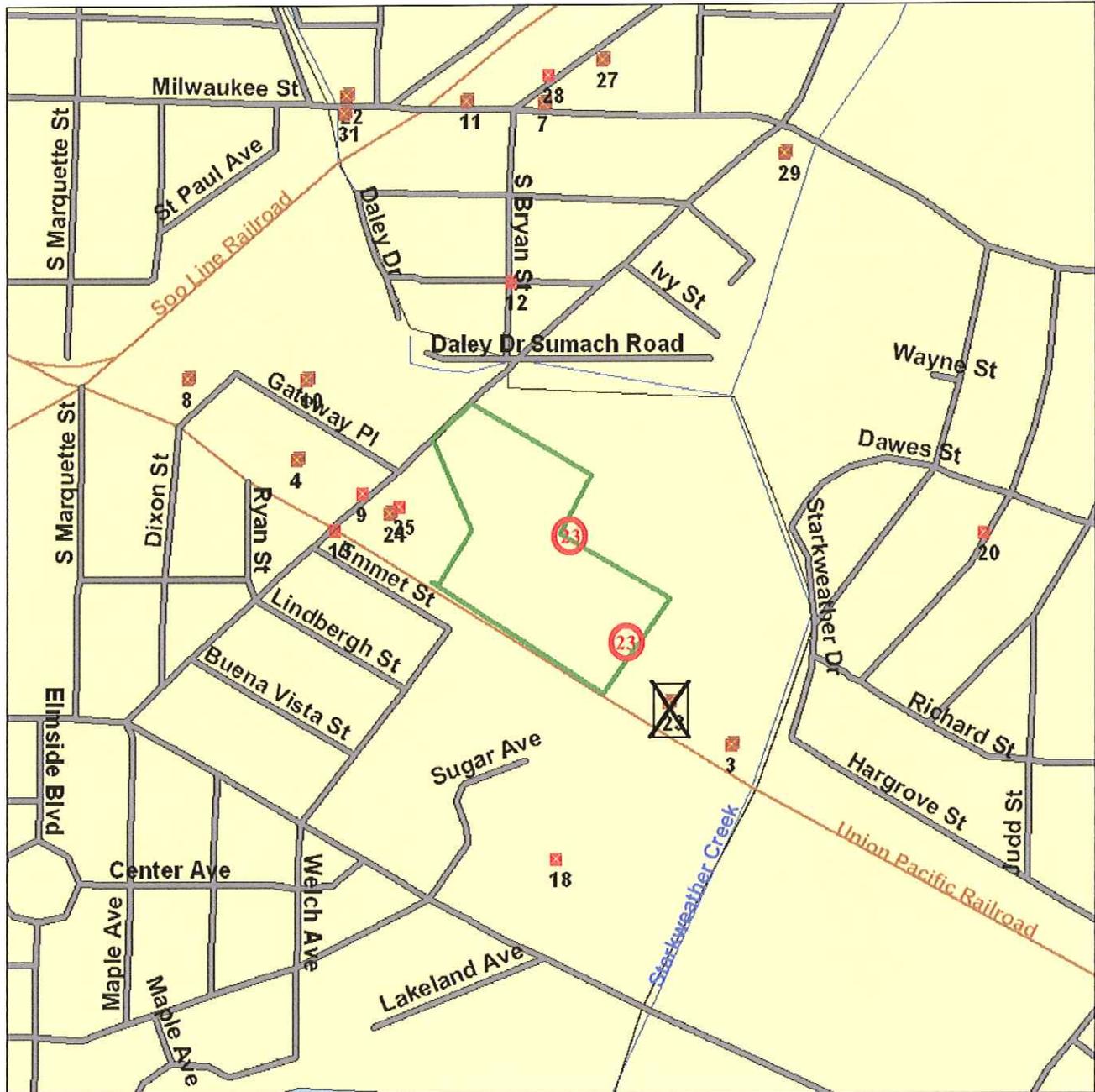


# Environmental FirstSearch

.25 Mile Radius from Area  
AAI: SPILLS90, RCRAGEN, ERNS, UST, SPILLS80



3244 ATWOOD AVE, MADISON WI 53704



Source: 2002 U.S. Census TIGER Files

Area Polygon .....	
Identified Site, Multiple Sites, Receptor .....	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
Railroads .....	

## Environmental FirstSearch Sites Summary Report

**Target Property:** 3244 ATWOOD AVE  
MADISON WI 53704

**JOB:** 30207

**TOTAL:** 65      **GEOCODED:** 62      **NON GEOCODED:** 3      **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	LUST	MADISON CTY - GARVER FEED 0313252719/OPEN	3244 ATWOOD AVE MADISON WI 53704	0.04 SE	23
				<b>Subject Property/Adjoining Property</b>	
3	LUST	GARVER FEED and SUPPLY 0313000437/CLOSED	3244 ATWOOD AVE MADISON WI 53704	0.04 SE	23
				<b>Subject Property</b>	
6	LUST	KESSENICHS LTD 0313002675/CLOSED	131 S FAIR OAKS AVE MADISON WI 53704	0.05 SW <b>W</b>	24
				<b>Adjoining Property</b>	
9	LUST	FOUR LAKES PAVING 0313211068/CLOSED	3030 GATEWAY PL MADISON WI 53704	0.09 NW <b>W</b>	10
12	LUST	MADISON FARM STRUCTURE 0313000598/CLOSED	3248 ATWOOD AVE MADISON WI 53704	0.09 SE	3
				<b>Adjoining Property</b>	
17	LUST	MADISON METRO BUS BARN 0313001786/CLOSED	166 S FAIR OAKS AVE MADISON WI 53704	0.09 SW <b>W</b>	4
19	LUST	MCCORMICK LUMBER 0313001239/CLOSED	3156 MILWAUKEE ST MADISON WI 53714	0.20 NW	11
23	LUST	TRIANGLE SUPER SERVICE 0313001446/CLOSED	3200 MILWAUKEE ST MADISON WI 53714	0.21 NE	7
27	LUST	KLEIN PROPERTY 0313002826/CLOSED	3029 MILWAUKEE ST MADISON WI 53714	0.21 NW	31
29	LUST	HEADLEY HOME CARE MEDICAL SUPPLIES 0313001767/CLOSED	3030 MILWAUKEE ST MADISON WI 53714	0.22 NW	22
36	LUST	SEVERSINS UNOCAL 76 0313000816/CLOSED	3401 MILWAUKEE ST MADISON WI 53714	0.25 NE	29
42	LUST	MCCORMICK PROPERTY SITE 4 0313178423/CLOSED	43 N BRYAN ST MADISON WI 53714	0.25 NE <b>N</b>	27
45	LUST	CLARK OIL 456 0313113339/OPEN	2801 ATWOOD AVE MADISON WI 53704	0.34 SW <b>W</b>	2
47	LUST	MADISON BRASS WORKS 0313001683/CLOSED	214 W WAUBESA ST MADISON WI 53704	0.35 SW <b>W</b>	26
49	LUST	EASTON SQUARE CONDOMINIUMS 0313002244/CLOSED	301 and 309 CLYDE GALLAGHER MADISON WI 53714	0.45 NW	19
50	LUST	ZINDARS PROPERTY 0313099575/CLOSED	3529 SARGENT ST MADISON WI 53714	0.45 SE	21
52	LUST	ONEILL PROPERTY 0313001931/CLOSED	3538 SARGENT ST MADISON WI 53714	0.46 SE	30
54	LUST	SHORTSTOP CONVENIENCE STORE 0313232176/CLOSED	3540 ATWOOD AVE MADISON WI 53714	0.46 SE	5
57	LUST	SMITH SERVICE CENTER 0313001689/CLOSED	231 N FAIR OAKS MADISON WI 53714	0.47 NE	6
59	NFRAP	MADISON-KIPP CORPORATED WID006071716/NFRAP-N	201 WAUBESA STREET- PO BOX MADISON WI 53704	0.32 SW <b>W</b>	1
60	OTHER	MADISON FARM STRUCTURES 0213000869/OPEN	3248 ATWOOD AVE MADISON WI 53704	0.09 SE	3
				<b>Removed from BRRTS Redundant Site</b>	

## Environmental FirstSearch Sites Summary Report

**Target Property:** 3244 ATWOOD AVE  
MADISON WI 53704

**JOB:** 30207

**TOTAL:** 65      **GEOCODED:** 62      **NON GEOCODED:** 3      **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
61	OTHER	MCCORMICK LUMBER 0213104801/CLOSED	3156 MILWAUKEE ST MADISON WI 53714	0.20 NW	11
63	OTHER	MADISON KIPP 0213001569/OPEN	201 WAUBESA ST MADISON WI 53704	0.32 SW	1
70	OTHER	ATWOOD COMMUNITY CENTER 0213262205/CLOSED	149 WAUBESA ST MADISON WI 53704	0.35 NW <b>W</b>	16
71	OTHER	MADISON CTY - OLBRICH PARK LF 0213526338/OPEN	ATWOOD AVE and WALTER ST MADISON WI 53704	0.41 SE <b>0.25</b>	17
72	RCRAGN	MADISON FARM STRUCTURES WID988579660/SGN	3248 ATWOOD AVE MADISON WI 53704	0.09 SE <b>Adjoining Property</b>	3
74	RCRAGN	MADISON KIPP CORP WID988635660/VGN	166 S FAIR OAKS AVE MADISON WI 53704	0.09 SW <b>W</b>	4
75	RCRAGN	WISCONSIN BELL INC PW0112 WID981097058/VGN	152 DIXON ST MADISON WI 53704	0.17 NW	8
76	RCRAGN	TRIANGLE SUPER SVC WID988620639/VGN	3200 MILWAUKEE ST MADISON WI 53714	0.21 NE	7
77	SPILLS	154 S FAIR OAKS [HISTORIC SPILL] 0413037799/HISTORIC SPILL	154 S FAIR OAKS MADISON WI 53704	0.06 SW	9
79	SPILLS	RR TRACKS NEAR FAIR OAKS AVE and R 0413170348/CLOSED	FAIR OAKS AVE and RR TRACKS MADISON WI 53704	0.07 NW	13
81	SPILLS	BRYAN and JAMES ST 0413385807/CLOSED	BRYAN and JAMES ST MADISON WI 53714	0.09 NE	12
83	SPILLS	3030 GATEWAY PLACE [HISTORIC SPILL] 0413041449/HISTORIC SPILL	3030 GATEWAY PL MADISON WI 53704	0.09 NW	10
85	SPILLS	3030 GATEWAY PLACE [HISTORIC SPILL] 0413039534/HISTORIC SPILL	3030 GATEWAY PL MADISON WI 53704	0.09 NW	10
87	SPILLS	3030 GATEWAY PL [HISTORIC SPILL] 0413038482/HISTORIC SPILL	3030 GATEWAY PL MADISON WI 53704	0.09 NW	10
89	SPILLS	3156 MILWAUKEE ST [HISTORIC SPILL] 0413040941/HISTORIC SPILL	3156 MILWAUKEE ST MADISON WI 53714	0.20 NW	11
129	SPILLS	WAREHOUSE BY STARKWEATHER CREEK [H 0413038313/HISTORIC SPILL	WAREHOUSE BY STARKWEATHER C MADISON WI NON GC		
131	SPILLS	LAKE MONONA - LAKELAND NEAR ATWOOD 0413040225/HISTORIC SPILL	LAKE MONONA - LAKELAND NEAR MADISON WI NON GC	<b>0.20 S</b>	
133	SPILLS	STARKWEATHER CREEK [HISTORIC SPILL] 0413039358/HISTORIC SPILL	STARKWEATHER CREEK MADISON WI	NON GC	
91	SPILLS80	GATEWAY ST [HISTORIC SPILL] 0413043317/OPEN	GATEWAY ST MADISON WI 53704	0.09 NW	10
93	SWL	CTY MADISON OLBRICH PK SW000745	MADISON WI 53704	0.00 -- <b>0.25 SE</b>	14

## Environmental FirstSearch Sites Summary Report

**Target Property:** 3244 ATWOOD AVE  
MADISON WI 53704

**JOB:** 30207

**TOTAL:** 65      **GEOCODED:** 62      **NON GEOCODED:** 3      **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
93	SWL	GARVER SUPPLY LF SW000753	MADISON WI 53704	0.00 --	15 <b>Subject Property/Adjoining Property</b>
94	UST <b>(Nine tanks)</b>	GARVERS SUPPLY CO INC 80659/CLOSED/REMOVED	3244 ATWOOD AVE MADISON WI 53704	0.04 SE	23 <b>Subject Property</b>
97	UST	LEVEL 3 COMMUNICATIONS LLC 738226/IN USE	125 S FAIR OAKS AVE MADISON WI 53704	0.04 SW <b>W</b>	25 <b>Adjoining Property</b>
98	UST	KESSENICH 99896/CLOSED/REMOVED	131 S FAIR OAKS MADISON WI 53704	0.05 SW <b>W</b>	24 <b>Adjoining Property</b>
99	UST	FOUR LAKES PAVING CO INC 167781/CLOSED/REMOVED	3030 GATEWAY PL MADISON WI 53704	0.09 NW <b>W</b>	10
101	UST	MADISON-FARM-STRUCTURES-INC <del>153611</del>	<del>3248 ATWOOD AVE MADISON WI 53704</del>	0.09-SE	3 <b>Redundant Listing</b>
102	UST <b>(8 UST, 4 AST)</b>	MADISON FARM STRUCTURES INC 106770/CLOSED/REMOVED	3248 ATWOOD AVE MADISON WI 53704	0.09 SE	3 <b>Adjoining Property</b>
106	UST	MADISON-FARM-STRUCTURES-INC <del>153610</del>	<del>3248 ATWOOD AVE MADISON WI 53704</del>	0.09-SE	3 <b>Redundant Listing</b>
107	UST	MADISON-FARM-STRUCTURES-INC <del>106771</del>	<del>3248 ATWOOD AVE MADISON WI 53704</del>	0.09-SE	3 <b>Redundant Listing</b>
108	UST	CITY OF MADISON 153607/CLOSED/REMOVED	166 S FAIR OAKS AVE MADISON WI 53704	0.09 SW	4
110	UST	CITY OF MADISON 741199/IN USE	3330 ATWOOD AVENUE MADISON WI 53704	0.12 SW	18
111	UST	SBC SERVICES INC (PDO164) - CHERYL 106777/CLOSED FILLED	152 DIXON ST MADISON WI 53704	0.17 NW	8
112	UST	MCCORMICK CO LLC 153801/CLOSED/REMOVED	3156 MILWAUKEE ST MADISON WI 53714	0.20 NW	11
115	UST	BILL MCCORMICK 109418/CLOSED/REMOVED	3156 MILWAUKEE ST MADISON WI 53714	0.20 NW	11
116	UST	ANTHONY W GEIER 156301/IN USE	3200 MILWAUKEE ST MADISON WI 53714	0.21 NE	7
117	UST	ANTHONY W GEIER 139057/CLOSED FILLED	3200 MILWAUKEE ST MADISON WI 53714	0.21 NE	7
118	UST	EILEEN HENRY 74656/CLOSED/REMOVED	102 LANSING MADISON WI 53714	0.21 NE	20
119	UST	R J K INVESTMENTS LARRY KLEIN 122252/CLOSED/REMOVED	3029 MILWAUKEE ST MADISON WI 53714	0.21 NW	31
120	UST	REYNOLDS RECYCLING 122253/CLOSED/REMOVED	3029 MILWAUKEE ST MADISON WI 53714	0.21 NW	31
121	UST	FIORE COAL and OIL CO 77893/1 TANK(S)	3030 MILWAUKEE ST MADISON WI 53714	0.22 NW	22

***Environmental FirstSearch  
Sites Summary Report***

**Target Property:** 3244 ATWOOD AVE  
MADISON WI 53704

**JOB:** 30207

**TOTAL:** 65      **GEOCODED:** 62      **NON GEOCODED:** 3      **SELECTED:** 0

<b>Page No.</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>Map ID</b>
122	UST	FIORE COAL and OIL CO 77892/CLOSED/REMOVED	3030 MILWAUKEE ST MADISON WI 53714	0.22 NW	22
124	UST	MCCORMICK CO LLC 109417/CLOSED/REMOVED	10 N BRYANT ST MADISON WI 53714	0.23 NE	28
125	UST	MICHAEL SEVERSIN 131076/IN USE	3401 MILWAUKEE ST MADISON WI 53714	0.25 NE	29
128	UST	MCCORMICK CO LLC 4476/CLOSED/REMOVED	43 N BRYANT STREET MADISON WI 53714	0.25 NE	27



**Environmental FirstSearch  
Site Detail Report**

**Target Property:** 3244 ATWOOD AVE  
MADISON WI 53704

**JOB:** 30207

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 52

**DIST/DIR:** 0.04 SE

**MAP ID:** 23

**NAME:** MADISON CTY - GARVER FEED  
**ADDRESS:** 3244 ATWOOD AVE  
MADISON WI  
DANE

**REV:** 7/21/08  
**ID1:** 0313252719  
**ID2:** 03-13-252719  
**STATUS:** OPEN  
**PHONE:**

**CONTACT:**

**COMMENTS:**

**DESCRIPTION:** Oversight of medium or low risk petroleum cleanup has been transferred to the Wisconsin Department of Commerce.



## Environmental FirstSearch Site Detail Report

**Target Property:** 3244 ATWOOD AVE  
MADISON WI 53704

**JOB:** 30207

### LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 47

**DIST/DIR:** 0.04 SE

**MAP ID:** 23

**NAME:** GARVER FEED and SUPPLY  
**ADDRESS:** 3244 ATWOOD AVE  
MADISON WI  
DANE

**REV:** 7/21/08  
**ID1:** 0313000437  
**ID2:** 03-13-000437  
**STATUS:** CLOSED  
**PHONE:**

**COMMENTS:**

NOTICE TO PROCEED

**DESCRIPTION:**

Date the DNR allows the RP to proceed without approval of the SIWP. Either written or by phone call.

**DATE:**

9/21/1993

**ACTION:**

REMEDIAL ACTION OPTIONS REPORT RECEIVED (W/OUT FEE)

**COMMENTS:**

RA WORK PLAN RECV D

**DESCRIPTION:**

Date the DNR receives the Remedial Action Options Report (workplan). Includes actions to prevent, minimize, stabilize, eliminate threat of discharged hazardous substances, restore the environment to the c

**DATE:**

11/17/1993

**ACTION:**

REMEDIAL ACTION OPTIONS REPORT APPROVED

**COMMENTS:**

RA WORK PLAN APPV D

**DESCRIPTION:**

Date the Remedial Action Options Report is approved by DNR.

**DATE:**

12/14/1993

**ACTION:**

SITE INVESTIGATION WORKPLAN RECEIVED (W/OUT FEE)

**COMMENTS:**

SI WORK PLAN RECV D

**DESCRIPTION:**

Date the DNR receives the Site Investigation Workplan. States the objectives of the investigation to determine the degree and extent of contamination.

**DATE:**

1/27/1994

**ACTION:**

SITE INVESTIGATION WORKPLAN GO AHEAD (NOTICE TO PROCEED)/2

**COMMENTS:**

NOTICE TO PROCEED

**DESCRIPTION:**

Date the DNR allows the RP to proceed without approval of the SIWP. Either written or by phone call.

**DATE:**

1/6/1995

**ACTION:**

STATUS REPORT RECEIVED

**COMMENTS:**

QRTLY/MTHLY STATUS RPT

**DESCRIPTION:**

Date updates on progress are received. Can be 30, 60, 90 days or other interval.

**DATE:**

3/8/1995

**ACTION:**

STATUS REPORT RECEIVED/2

**COMMENTS:**

QRTLY/MTHLY STATUS RPT

**DESCRIPTION:**

Date updates on progress are received. Can be 30, 60, 90 days or other interval.

**DATE:**

4/17/1995

**ACTION:**

STATUS REPORT RECEIVED/3

**COMMENTS:**

QRTLY/MTHLY STATUS RPT

**DESCRIPTION:**

Date updates on progress are received. Can be 30, 60, 90 days or other interval.

**DATE:**

7/24/1995

**ACTION:**

STATUS REPORT RECEIVED/4

**COMMENTS:**

QRTLY/MTHLY STATUS RPT

**DESCRIPTION:**

Date updates on progress are received. Can be 30, 60, 90 days or other interval.

- Continued on next page -













**Environmental FirstSearch  
Site Detail Report**

**Target Property:** 3244 ATWOOD AVE  
MADISON WI 53704

**JOB:** 30207

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 46

**DIST/DIR:** 0.09 NW

**MAP ID:** 10

**NAME:** FOUR LAKES PAVING  
**ADDRESS:** 3030 GATEWAY PL  
MADISON WI  
DANE

**REV:** 7/21/08  
**ID1:** 0313211068  
**ID2:** 03-13-211068  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**DESCRIPTION:** Closure was approved with a condition to record this site in the DNR GIS Registry due to groundwater contamination in excess of ch. NR 140 groundwater enforcement standard or a groundwater use restriction

**DATE:** 5/8/2003

**ACTION:** GIS REGISTRY QAQC COMPLETED

**COMMENTS:**

**DESCRIPTION:** Date and status that this site had QAQC completed for GIS registry.









**Environmental FirstSearch  
Site Detail Report**

**Target Property:** 3244 ATWOOD AVE  
MADISON WI 53704

**JOB:** 30207

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 53

**DIST/DIR:** 0.09 SE

**MAP ID:** 3

**NAME:** MADISON FARM STRUCTURE  
**ADDRESS:** 3248 ATWOOD AVE  
MADISON WI 53704  
DANE

**REV:** 7/21/08  
**ID1:** 0313000598  
**ID2:** 03-13-000598  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**DESCRIPTION:** Date the DNR allows the RP to proceed without approval of the SIWP. Either written or by phone call.

**DATE:** 8/5/1996  
**ACTION:** ENFORCEMENT END/RETURN TO COMPLIANCE

**COMMENTS:**  
**DESCRIPTION:** Date the DNR sends letter indicating no further enforcement action will be taken at this time.

**DATE:** 2/17/1998  
**ACTION:** ACTIVITY CLOSED

**COMMENTS:**  
**DESCRIPTION:** Date the Closure Letter or No Further Action letter is sent. NOTE: This is the ONLY action code that will close an activity.

**DATE:** 2/17/1998  
**ACTION:** NR 140 EXEMPTION AT CLOSURE

**COMMENTS:**  
**DESCRIPTION:** Variance granted under NR 140 to close the site with groundwater contamination above the preventive action limit (PAL).













**Environmental FirstSearch  
Site Detail Report**

**Target Property:** 3244 ATWOOD AVE  
MADISON WI 53704

**JOB:** 30207

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 61

**DIST/DIR:** 0.21 NE

**MAP ID:** 7

**NAME:** TRIANGLE SUPER SERVICE  
**ADDRESS:** 3200 MILWAUKEE ST  
MADISON WI 53714  
DANE

**REV:** 7/21/08  
**ID1:** 0313001446  
**ID2:** 03-13-001446  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**SITE INFORMATION**

**FID NUMBER:** 113232130  
**ACTIVITY NAME:** TRIANGLE SUPER SERVICE  
**START DATE:** 5/6/1992  
**END DATE:** 08/01/2002  
**LAST ACTION:** 1/14/2003

**JURISDICTION:** COMMERCE  
**ELIGIBLE FOR PECFA FUNDS:** YES  
**DRY CLEANER:** NO  
**CO-CONTAMINATION:** NO  
**AST AT SITE:** NO  
**COMMERCE DATABASE TRACKED:** YES

**ACTIVITY COMMENTS**

\*\*\* TRANSFERRED TO COMMERCE - ACTIVITY NO LONGER UNDER DNR JURISDICTION \*\*\*

**CONTACT INFO:**

**ROLE:** PROJECT MANAGER  
**CONTACT NAME:** WI DEPT OF COMMERCE (DCOM)  
201 WEST WASHINGTON AVE  
MADISON WI 53703

**ROLE:** FORMER PROJECT MANAGER  
**CONTACT NAME:** TRIANGLE SUPER SERVICE  
3200 MILWAUKEE ST  
MADISON WI 53714

**AGENCY ACTION**

**DATE:** 5/6/1992  
**ACTION:** NOTIFICATION  
**COMMENTS:**  
**DESCRIPTION:** Date the DNR is notified of the discovery of the contamination.

**DATE:** 5/11/1992  
**ACTION:** RP LETTER SENT  
**COMMENTS:**  
**DESCRIPTION:** Date of letter to RP notifying of legal responsibilities associated with the discovery of contamination.

**DATE:** 2/22/1995  
**ACTION:** STATUS REPORT RECEIVED

- Continued on next page -