

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 48

DIST/DIR: 0.22 NW

MAP ID: 22

NAME: HEADLEY HOME CARE MEDICAL SUPPLIES
ADDRESS: 3030 MILWAUKEE ST
MADISON WI
DANE

REV: 7/21/08
ID1: 0313001767
ID2: 03-13-001767
STATUS: CLOSED
PHONE:

CONTACT:

DATE: 10/16/2001

ACTION: ACTIVITY CLOSED

COMMENTS: *** NR726 Closure from Commerce Data Interchange ***

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: 3/6/2002

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: 56

DIST/DIR: 0.25 NE

MAP ID: 27

NAME: MCCORMICK PROPERTY SITE 4
ADDRESS: 43 N BRYAN ST
MADISON WI
DANE

REV: 7/21/08
ID1: 0313178423
ID2: 03-13-178423
STATUS: CLOSED
PHONE:

CONTACT:

DATE: 11/2/1999
ACTION: CONDITIONAL CLOSURE
COMMENTS:
DESCRIPTION: Date conditional closure approval letter is sent - the site will not be formally closed until receipt of documentation of abandonment of wells, disposal of soil, etc.

DATE: 2/15/2000
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: 2/15/2000
ACTION: GIS REGISTRY SITE
COMMENTS:
DESCRIPTION: Site conditions merit placement on GIS registry.

DATE: 3/19/2001
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: 44

DIST/DIR: 0.34 SW

MAP ID: 2

NAME: CLARK OIL 456
ADDRESS: 2801 ATWOOD AVE
MADISON WI 53704
DANE

REV: 7/21/08
ID1: 0313113339
ID2: 03-13-113339
STATUS: OPEN
PHONE:

CONTACT:

SITE INFORMATION

FID NUMBER: 113288670
ACTIVITY NAME: CLARK OIL 456
START DATE: 12/3/1996
END DATE: 00/00/0000
LAST_ACTION: 2/11/2008

JURISDICTION: DNR-RR
ELIGBLE FOR PECFA FUNDS: YES
DRY CLEANER: NO
CO-CONTAMINATION: NO
AST AT SITE: NO
COMMERCE DATABASE TRACKED: YES

ACTIVITY COMMENTS

CONTACT INFO:

ROLE: PROJECT MANAGER
CONTACT NAME: WENDELL WOJNER
3911 FISH HATCHERY RD
FITCHBURG

AGENCY ACTION

DATE: 12/3/1996
ACTION: NOTIFICATION
COMMENTS:
DESCRIPTION: Date the DNR is notified of the discovery of the contamination.

DATE: 12/11/1996
ACTION: RP LETTER SENT
COMMENTS:
DESCRIPTION: Date of letter to RP notifying of legal responsibilities associated with the discovery of contamination.

DATE: 2/12/1997
ACTION: TANK CLOSURE/SITE ASSESSMENT REPORT RECEIVED
COMMENTS:
DESCRIPTION: DNR received an environmental assessment of a petroleum tank system at the time of tank closure or change in service.

DATE: 2/13/1997

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

CERCLIS NFRAP			
SEARCH ID:	DIST/DIR:	MAP ID:	
1	0.32 SW	1	
NAME: MADISON-KIPP CORPORATED		REV:	8/15/08
ADDRESS: 201 WAUBESA STREET- PO BOX 3037		ID1:	WID006071716
MADISON WI 53704		ID2:	0504971
DANE		STATUS:	NFRAP-N
CONTACT:		PHONE:	
DESCRIPTION:			
ACTION/QUALITY	AGENCY/RPS	START/RAA	END
ARCHIVE SITE	EPA In-House		05-01-1983
DISCOVERY	EPA Fund-Financed		06-01-1981
PRELIMINARY ASSESSMENT	EPA Fund-Financed		05-01-1983
NFRAP: No further Remedial Action planned			

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

OTHER SITE

SEARCH ID: 18

DIST/DIR: 0.09 SE

MAP ID: 3

NAME: MADISON FARM STRUCTURES
ADDRESS: 3248 ATWOOD AVE
MADISON WI 53704
DANE

REV: 1/22/08
ID1: 0213000869
ID2: 02-13-000869
STATUS: OPEN
PHONE:

CONTACT:

SITE INFORMATION

FID NUMBER: 113195720
ACTIVITY NAME: MADISON FARM STRUCTURES
START DATE: 11/16/1989
END DATE: 00/00/0000
LAST_ACTION: 4/21/2003

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

ACTIVITY COMMENTS

CONTACT INFO:

ROLE: PROJECT MANAGER
CONTACT NAME: MICHAEL SCHMOLLER
3911 FISH HATCHERY RD
FITCHBURG

AGENCY ACTION

DATE: 11/16/1989
ACTION: NOTIFICATION
COMMENTS:

DESCRIPTION: Date the DNR is notified of the discovery of the contamination.

DATE: 4/21/2003
ACTION: STATUS REPORT RECEIVED
COMMENTS: REFER TO GARVER FEED AND SUPPLY BRRTS 03-13-000437

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

*Environmental FirstSearch
Site Detail Report*

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

OTHER SITE

SEARCH ID: 20

DIST/DIR: 0.20 NW

MAP ID: 11

NAME: MCCORMICK LUMBER
ADDRESS: 3156 MILWAUKEE ST
MADISON WI
DANE

REV: 7/21/08
ID1: 0213104801
ID2: 02-13-104801
STATUS: CLOSED
PHONE:

CONTACT:

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.

Environmental FirstSearch Site Detail Report

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

OTHER SITE

SEARCH ID: 19

DIST/DIR: 0.32 SW

MAP ID: 1

NAME: MADISON KIPP
ADDRESS: 201 WAUBESA ST
MADISON WI 53704
DANE

REV: 7/21/08
ID1: 0213001569
ID2: 02-13-001569
STATUS: OPEN
PHONE:

CONTACT:

COMMENTS:

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

DATE: 6/24/2004

ACTION: REMEDIAL ACTION OPTIONS REPORT RECEIVED (W/OUT FEE)/2

COMMENTS:

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 extent practicable. Identify and evaluate options

DATE: 7/21/2004

ACTION: REMEDIAL ACTION OPTIONS REPORT APPROVED

COMMENTS:

DESCRIPTION: Date the Remedial Action Options Report is approved by DNR.

DATE: 10/12/2004

ACTION: REMEDIAL ACTION OPTIONS REPORT RECEIVED (W/OUT FEE)/3

COMMENTS:

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 extent practicable. Identify and evaluate options

DATE: 11/16/2004

ACTION: STATUS REPORT RECEIVED/15

COMMENTS:

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

DATE: 1/31/2005

ACTION: STATUS REPORT RECEIVED/16

COMMENTS:

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

DATE: 3/30/2005

ACTION: OandM REPORT RECEIVED (W/OUT FEE)

COMMENTS:

DESCRIPTION: Date the Operation and Maintenance Report is received. Form 4400-194.

DATE: 5/23/2005

ACTION: STATUS REPORT RECEIVED/17

COMMENTS:

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

OTHER SITE

SEARCH ID: 19

DIST/DIR: 0.32 SW

MAP ID: 1

NAME: MADISON KIPP
ADDRESS: 201 WAUBESA ST
MADISON WI 53704
DANE

REV: 7/21/08
ID1: 0213001569
ID2: 02-13-001569
STATUS: OPEN
PHONE:

CONTACT:

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

DATE: 7/7/2005
ACTION: STATUS REPORT RECEIVED/18
COMMENTS:

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

DATE: 3/29/2006
ACTION: OandM REPORT RECEIVED (W/OUT FEE)/2
COMMENTS:

DESCRIPTION: Date the Operation and Maintenance Report is received. Form 4400-194.

DATE: 6/26/2006
ACTION: STATUS REPORT RECEIVED/19
COMMENTS:

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

DATE: 8/31/2006
ACTION: STATUS REPORT RECEIVED/20
COMMENTS:

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

DATE: 1/2/2007
ACTION: REMEDIAL ACTION OPTIONS REPORT RECEIVED (W/OUT FEE)/4
COMMENTS:

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 extent practicable. Identify and evaluate options

DATE: 1/19/2007
ACTION: REMEDIAL ACTION OPTIONS REPORT APPROVED/2
COMMENTS:

DESCRIPTION: Date the Remedial Action Options Report is approved by DNR.

DATE: 2/8/2007
ACTION: OandM REPORT RECEIVED (W/OUT FEE)/3
COMMENTS:

DESCRIPTION: Date the Operation and Maintenance Report is received. Form 4400-194.

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

OTHER SITE

SEARCH ID: 19

DIST/DIR: 0.32 SW

MAP ID: 1

NAME: MADISON KIPP
ADDRESS: 201 WAUBESA ST
MADISON WI 53704
DANE

REV: 7/21/08
ID1: 0213001569
ID2: 02-13-001569
STATUS: OPEN
PHONE:

CONTACT:

DATE: 5/16/2008
ACTION: STATUS REPORT RECEIVED/21
COMMENTS:

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

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

OTHER SITE

SEARCH ID: 16

DIST/DIR: 0.35 NW

MAP ID: 16

NAME: ATWOOD COMMUNITY CENTER
ADDRESS: 149 WAUBESA ST
MADISON WI 53704
DANE

REV: 7/21/08
ID1: 0213262205
ID2: 02-13-262205
STATUS: CLOSED
PHONE:

CONTACT:

SITE INFORMATION

FID NUMBER: 113123560
ACTIVITY NAME: ATWOOD COMMUNITY CENTER
START DATE: 6/16/1987
END DATE: 06/29/1987
LAST_ACTION: 6/29/1987

JURISDICTION: DNR-RR
ELIGBLE FOR PECFA FUNDS: NO
DRY CLEANER: NO
CO-CONTAMINATION: NO
AST AT SITE: NO
COMMERCE DATABASE TRACKED: NO

ACTIVITY COMMENTS

CONTACT INFO:

ROLE: PROJECT MANAGER
CONTACT NAME: MICHAEL SCHMOLLER
3911 FISH HATCHERY RD
FITCHBURG

AGENCY ACTION

DATE: 6/16/1987
ACTION: NOTIFICATION
COMMENTS:

DESCRIPTION: Date the DNR is notified of the discovery of the contamination.

DATE: 6/29/1987
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.

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

RCRA GENERATOR SITE

SEARCH ID: 2 **DIST/DIR:** 0.09 SE **MAP ID:** 3

NAME: MADISON FARM STRUCTURES	REV: 6/6/06
ADDRESS: 3248 ATWOOD AVE	ID1: WID988579660
MADISON WI 53704	ID2:
DANE	STATUS: SGN
CONTACT: IRV ALTENBERG	PHONE: 6082714800

SITE INFORMATION

CONTACT INFORMATION: IRV ALTENBERG
3248 ATWOOD AVE
MADISON WI 53704

PHONE: 6082714800

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT:	N - NO
GPRA POST CLOSURE:	N - NO
GPRA CA:	N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT:	N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:	N - NO
SUBJCA TSD 3004:	N - NO
SUBJCA NON TSD:	N - NO

SIGNIFICANT NON-COMPLIANCE(SNC):	N - NO
BEGINNING OF THE YEAR SNC:	N - NO
PERMIT WORKLOAD:	----
CLOSURE WORKLOAD:	----
POST CLOSURE WORKLOAD:	----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:	----
CORRECTIVE ACTION WORKLOAD:	N - NO
GENERATOR STATUS:	SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000
KG/MONTH OF HAZARDOUS WASTE	

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

The following spent non-halogenated solvents: toluene, methyl ethyl ketone, carbon disulfide, isobutanol, pyridine, benzene, 2-ethoxyethanol, and 2-nitropropane; all spent solvent mixtures/blends containing, before use, a to
The following spent non-halogenated solvents: Xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexanone, and methanol; all spent solvent mixtures/ blends containing, b

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

RCRA GENERATOR SITE

SEARCH ID: 2

DIST/DIR: 0.09 SE

MAP ID: 3

NAME: MADISON FARM STRUCTURES
ADDRESS: 3248 ATWOOD AVE
MADISON WI 53704
DANE
CONTACT: IRV ALTENBERG

REV: 6/6/06
ID1: WID988579660
ID2:
STATUS: SGN
PHONE: 6082714800

Ignitable waste
D000

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

RCRA GENERATOR SITE

SEARCH ID: 3

DIST/DIR: 0.09 SW

MAP ID: 4

NAME: MADISON KIPP CORP
ADDRESS: 166 S FAIR OAKS AVE
MADISON WI 53704
DANE
CONTACT: JACK SCHROEDER

REV: 2/9/04
ID1: WID988635660
ID2:
STATUS: VGN
PHONE: 6082425260

SITE INFORMATION

UNIVERSE TYPE:

CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

RCRA GENERATOR SITE

SEARCH ID: 5

DIST/DIR: 0.17 NW

MAP ID: 8

NAME: WISCONSIN BELL INC PW0112
ADDRESS: 152 DIXON ST
MADISON WI 53704
DANE
CONTACT: MANDY BOHLMANN

REV: 7/3/08
ID1: WID981097058
ID2:
STATUS: VGN
PHONE: 8776482073

SITE INFORMATION

CONTACT INFORMATION: MANDY BOHLMANN
36 S FAIRVIEW AVE
PARK RIDGE IL 60068

PHONE: 8776482073

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO

GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZA

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Ignitable waste
Corrosive waste
Lead

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

RCRA GENERATOR SITE

SEARCH ID: 4

DIST/DIR: 0.21 NE

MAP ID: 7

NAME: TRIANGLE SUPER SVC
ADDRESS: 3200 MILWAUKEE ST
MADISON WI 53714
DANE
CONTACT: ANTHONY GEIER

REV: 6/6/06
ID1: WID988620639
ID2:
STATUS: VGN
PHONE: 6082494614

SITE INFORMATION

CONTACT INFORMATION: ANTHONY GEIER
3200 MILWAUKEE ST
MADISON WI 53714

PHONE: 6082494614

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO

GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN
100 KG/MONTH OF HAZA

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Ignitable waste

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS SITE

SEARCH ID: 6

DIST/DIR: 0.06 SW

MAP ID: 9

NAME: 154 S FAIR OAKS [HISTORIC SPILL]
ADDRESS: 154 S FAIR OAKS
MADISON WI
DANE

REV: 7/21/08
ID1: 0413037799
ID2: 04-13-037799
STATUS: HISTORIC SPILL
PHONE:

CONTACT:

SITE INFORMATION

FID NUMBER: NONE
ACTIVITY NAME: 154 S FAIR OAKS [HISTORIC SPILL]
START DATE: 10/2/1979
END DATE: 00/00/0000
LAST ACTION: 10/2/1979

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

ACTIVITY COMMENTS

OLD SPILL ID: 791002-04 HISTORIC SPILL. FURTHER ACTION MAY NOT BE NECESSARY. PLEASE CONTACT DNR SPILL COORDINATOR IN SC REGION FOR FILE INFORMATION.

CONTACT INFO:

ROLE: PROJECT MANAGER
CONTACT NAME: TED AMMAN
3911 FISH HATCHERY RD
FITCHBURG

ROLE: RESPONSIBLE PARTY
CONTACT NAME: PETROLANE L P GAS

AGENCY ACTION

DATE: 10/2/1979
ACTION: SPILL INCIDENT OCCURRED
COMMENTS: Auto populated via migration process
DESCRIPTION: Date the Spill occurred or the date reported to DNR if actual date unknown.

DATE: 10/2/1979
ACTION: SPILL REPORTED TO DNR
COMMENTS:
DESCRIPTION: Date the DNR was notified of the Spill incident.

DATE: 10/2/1979

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS SITE

SEARCH ID: 6

DIST/DIR: 0.06 SW

MAP ID: 9

NAME: 154 S FAIR OAKS [HISTORIC SPILL]
ADDRESS: 154 S FAIR OAKS
MADISON WI
DANE

REV: 7/21/08
ID1: 0413037799
ID2: 04-13-037799
STATUS: HISTORIC SPILL
PHONE:

CONTACT:

ACTION: HISTORIC SPILL

COMMENTS:

DESCRIPTION: This is a historic Spill Activity. Please contact DNR for file information.

SPILLER ACTION DESC: No Action Taken

SPILLER ACTION COMMENT: SOIL

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS SITE

SEARCH ID: 12

DIST/DIR: 0.07 NW

MAP ID: 13

NAME: RR TRACKS NEAR FAIR OAKS AVE and RYAN ST
ADDRESS: FAIR OAKS AVE and RR TRACKS
MADISON WI
DANE

REV: 7/21/08
ID1: 0413170348
ID2: 04-13-170348
STATUS: CLOSED
PHONE:

CONTACT:

SITE INFORMATION

FID NUMBER: NONE
ACTIVITY NAME: RR TRACKS NEAR FAIR OAKS AVE and RYAN ST
START DATE: 8/1/1997
END DATE: 09/05/1997
LAST ACTION: 9/5/1997

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

ACTIVITY COMMENTS

CONTACT INFO:

ROLE: RESPONSIBLE PARTY
CONTACT NAME: CITY OF MADISON
1602 EMIL ST
MADISON WI 53713

ROLE: PROJECT MANAGER
CONTACT NAME: TED AMMAN
3911 FISH HATCHERY RD
FITCHBURG

ROLE: RP CONTACT/AGENT
CONTACT NAME: DUANE SIPPOLA
1602 EMIL ST
MADISON WI 53713

AGENCY ACTION

DATE: 8/1/1997
ACTION: SPILL INCIDENT OCCURRED
COMMENTS:
DESCRIPTION: Date the Spill occurred or the date reported to DNR if actual date unknown.

DATE: 8/1/1997
ACTION: SPILL REPORTED TO DNR

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS SITE

SEARCH ID: 12

DIST/DIR: 0.07 NW

MAP ID: 13

NAME: RR TRACKS NEAR FAIR OAKS AVE and RYAN ST
ADDRESS: FAIR OAKS AVE and RR TRACKS
MADISON WI
DANE

REV: 7/21/08
ID1: 0413170348
ID2: 04-13-170348
STATUS: CLOSED
PHONE:

CONTACT:

COMMENTS:

DESCRIPTION: Date the DNR was notified of the Spill incident.

DATE: 9/5/1997

ACTION: SPILL CLOSED

COMMENTS:

DESCRIPTION: No further action; RP is not required to conduct NR716 investigation. NOTE: This is the ONLY action code that will close an activity.

SPILLER ACTION DESC: Waste Destination

SPILLER ACTION COMMENT: Starkweather Creek

SPILLER ACTION DESC: Monitor

SPILLER ACTION COMMENT:

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS SITE

SEARCH ID: 11 **DIST/DIR:** 0.09 NE **MAP ID:** 12

NAME: BRYAN and JAMES ST	REV: 7/21/08
ADDRESS: BRYAN and JAMES ST MADISON WI DANE	ID1: 0413385807 ID2: 04-13-385807
CONTACT:	STATUS: CLOSED PHONE:

SITE INFORMATION

FID NUMBER: NONE
ACTIVITY NAME: BRYAN and JAMES ST
START DATE: 7/25/2002
END DATE: 07/30/2002
LAST ACTION: 7/30/2002

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

ACTIVITY COMMENTS

CONTACT INFO:

ROLE: RESPONSIBLE PARTY
CONTACT NAME: PERSONAL INFORMATION WITHHELD
3144 JAMES ST APT 2
MADISON WI 53714

ROLE: PROJECT MANAGER
CONTACT NAME: TED AMMAN
3911 FISH HATCHERY RD
FITCHBURG

AGENCY ACTION

DATE: 7/25/2002
ACTION: SPILL INCIDENT OCCURRED
COMMENTS:
DESCRIPTION: Date the Spill occurred or the date reported to DNR if actual date unknown.

DATE: 7/25/2002
ACTION: SPILL REPORTED TO DNR
COMMENTS:
DESCRIPTION: Date the DNR was notified of the Spill incident.

DATE: 7/30/2002
ACTION: SPILL CLOSED

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS SITE

SEARCH ID: 11

DIST/DIR: 0.09 NE

MAP ID: 12

NAME: BRYAN and JAMES ST
ADDRESS: BRYAN and JAMES ST
MADISON WI
DANE

REV: 7/21/08
ID1: 0413385807
ID2: 04-13-385807
STATUS: CLOSED
PHONE:

CONTACT:

COMMENTS:

DESCRIPTION: No further action; RP is not required to conduct NR716 investigation. NOTE: This is the ONLY action code that will close an activity.

SPILLER ACTION DESC: No Action Taken

SPILLER ACTION COMMENT:

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS SITE

SEARCH ID: 9

DIST/DIR: 0.09 NW

MAP ID: 10

NAME: 3030 GATEWAY PLACE [HISTORIC SPILL]
ADDRESS: 3030 GATEWAY PL
MADISON WI
DANE

REV: 7/21/08
ID1: 0413041449
ID2: 04-13-041449
STATUS: HISTORIC SPILL
PHONE:

CONTACT:

ACTION: HISTORIC SPILL

COMMENTS:

DESCRIPTION: This is a historic Spill Activity. Please contact DNR for file information.

DATE: 3/26/2003

ACTION: SPILL CLOSED

COMMENTS:

DESCRIPTION: No further action; RP is not required to conduct NR716 investigation. NOTE: This is the ONLY action code that will close an activity.

SPILLER ACTION DESC: No Action Taken

SPILLER ACTION COMMENT: SURFACE WATER

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS SITE

SEARCH ID: 8

DIST/DIR: 0.09 NW

MAP ID: 10

NAME: 3030 GATEWAY PLACE [HISTORIC SPILL]
ADDRESS: 3030 GATEWAY PL
MADISON WI
DANE
CONTACT:

REV: 7/21/08
ID1: 0413039534
ID2: 04-13-039534
STATUS: HISTORIC SPILL
PHONE:

SITE INFORMATION

FID NUMBER: NONE
ACTIVITY NAME: 3030 GATEWAY PLACE [HISTORIC SPILL]
START DATE: 1/27/1984
END DATE: 00/00/0000
LAST_ACTION: 1/27/1984

JURISDICTION: DNR-RR
ELIGBLE FOR PECFA FUNDS: NO
DRY CLEANER: NO
CO-CONTAMINATION: NO
AST AT SITE: NO
COMMERCE DATABASE TRACKED: NO

ACTIVITY COMMENTS

OLD SPILL ID: 840127-01 HISTORIC SPILL. FURTHER ACTION MAY NOT BE NECESSARY. PLEASE CONTACT DNR SPILL COORDINATOR IN SC REGION FOR FILE INFORMATION.

CONTACT INFO:

ROLE: PROJECT MANAGER
CONTACT NAME: TED AMMAN
3911 FISH HATCHERY RD
FITCHBURG

ROLE: RESPONSIBLE PARTY
CONTACT NAME: AMERICAN FREIGHT SYSTEMS

AGENCY ACTION

DATE: 1/27/1984
ACTION: SPILL INCIDENT OCCURRED
COMMENTS: Auto populated via migration process
DESCRIPTION: Date the Spill occurred or the date reported to DNR if actual date unknown.

DATE: 1/27/1984
ACTION: SPILL REPORTED TO DNR
COMMENTS:
DESCRIPTION: Date the DNR was notified of the Spill incident.

DATE: 1/27/1984

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS SITE

SEARCH ID: 8

DIST/DIR: 0.09 NW

MAP ID: 10

NAME: 3030 GATEWAY PLACE [HISTORIC SPILL]
ADDRESS: 3030 GATEWAY PL
MADISON WI
DANE

REV: 7/21/08
ID1: 0413039534
ID2: 04-13-039534
STATUS: HISTORIC SPILL
PHONE:

CONTACT:

ACTION: HISTORIC SPILL

COMMENTS:

DESCRIPTION: This is a historic Spill Activity. Please contact DNR for file information.

SPILLER ACTION DESC: Cleanup Method - Absorbent

SPILLER ACTION COMMENT: CONTAINED/RECOVERED

*Environmental FirstSearch
Site Detail Report*

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS SITE

SEARCH ID: 7

DIST/DIR: 0.09 NW

MAP ID: 10

NAME: 3030 GATEWAY PL [HISTORIC SPILL]
ADDRESS: 3030 GATEWAY PL
MADISON WI
DANE

REV: 7/21/08
ID1: 0413038482
ID2: 04-13-038482
STATUS: HISTORIC SPILL
PHONE:

CONTACT:

ACTION: HISTORIC SPILL

COMMENTS:

DESCRIPTION: This is a historic Spill Activity. Please contact DNR for file information.

SPILLER ACTION DESC: Cleanup Method - Absorbent

SPILLER ACTION COMMENT: SURFACE WATER

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS 80's SITE

SEARCH ID: 13

DIST/DIR: 0.09 NW

MAP ID: 10

NAME: GATEWAY ST [HISTORIC SPILL]
ADDRESS: GATEWAY ST
MADISON WI
DANE
CONTACT:

REV: 1/30/06
ID1: 0413043317
ID2: 04-13-043317
STATUS: OPEN
PHONE:

ACTION INFORMATION

NAME: HISTORIC SPILL **DATE OCCURRED:** 12/13/1988

DESCRIPTION: This is a historic Spill Activity. Please contact DNR for file information.

COMMENT:

NAME: NOTIFICATION **DATE OCCURRED:** 12/13/1988

DESCRIPTION: Date the DNR is notified of the discovery of the contamination.

COMMENT: AUTO POPULATED VIA MIGRATION

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

SOLID WASTE LANDFILL SITE			
SEARCH ID: 14	DIST/DIR: 0.00 --	MAP ID: 14	
NAME: CTY MADISON OLBRICH PK	REV: 02-01-98		
ADDRESS: MADISON WI	ID1: SW000745		
CONTACT:	ID2: PRE-REG		
	STATUS:		
	PHONE:		
REGION:	SOUTH CENTRAL		
LICENSE :	PRE-REG		
FACILITY :			
STATUS / DATA SOURCE:	NEWS PAPER		
FOLLOW UP:	LOW I JWB		
DATE:			
COMMENTS:			
LOCATION:	SE S05 07N 10E		
LOT:			

SOLID WASTE LANDFILL SITE			
SEARCH ID: 15	DIST/DIR: 0.00 --	MAP ID: 15	
NAME: GARVER SUPPLY LF	REV: 02-01-98		
ADDRESS: MADISON WI	ID1: SW000753		
CONTACT: DANE	ID2:		
	STATUS:		
	PHONE:		
REGION:	SOUTH CENTRAL		
LICENSE :			
FACILITY :			
STATUS / DATA SOURCE:	SD FILES		
FOLLOW UP:			
DATE:			
COMMENTS:			
LOCATION:	NW SE S05 07N 10E		
LOT:			

Environmental FirstSearch Site Detail Report

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 30

DIST/DIR: 0.04 SE

MAP ID: 23

NAME: GARVERS SUPPLY CO INC
ADDRESS: 3244 ATWOOD AVE
MADISON WI 53704
DANE

REV: 9/5/08
ID1: 80659
ID2:
STATUS: CLOSED/REMOVED
PHONE:

CONTACT:

STATUS DATE:
GALLONS: 1000
MARKETER: Y
MUNI NAME: MADISON
OWNER TYPE: PRIVATE

CONTENT: LEADED GASOLINE
OCCUPANCY: BULK STORAGE
FED REGULATED: Y
MUNI TYPE: CITY

OWNER: GARVERS SUPPLY CO INC
3244 ATWOOD AVE7756
MADISON WI 53707

REG OBJECT ID: 272905
FIRE ID: 1301
OBJECT TYPE: UST
STATUS DATE: 1988-10-01 00:00:00.0
GALLONS: 8000
MARKETER: N
MUNI NAME: MADISON
OWNER TYPE: PRIVATE

WANG OBJECT ID: 130102250
CUST ID: 604692
TANK STATUS: CLOSED/REMOVED
CONTENT: FUEL OIL
OCCUPANCY: INDUSTRIAL
FED REGULATED: N
MUNI TYPE: CITY

OWNER: GARVERS SUPPLY CO INC
3244 ATWOOD AVE7756
MADISON WI 53707

REG OBJECT ID: 643937
FIRE ID: 1301
OBJECT TYPE: AST
STATUS DATE: 1999-12-13 00:00:00.0
GALLONS: 275
MARKETER: N
MUNI NAME: MADISON
OWNER TYPE: PRIVATE

WANG OBJECT ID: 288388
CUST ID: 288388
TANK STATUS: CLOSED/REMOVED
CONTENT: WASTE/USED MOTOR OIL
OCCUPANCY: INDUSTRIAL
FED REGULATED:
MUNI TYPE: CITY

OWNER: CITY OF MADISON
210 MARTIN LUTHER KING JR BLVD
MADISON WI 53709

REG OBJECT ID: 643944
FIRE ID: 1301
OBJECT TYPE: UST
STATUS DATE: 1999-12-13 00:00:00.0
GALLONS: 1000
MARKETER: N
MUNI NAME: MADISON
OWNER TYPE: PRIVATE

WANG OBJECT ID: 288388
CUST ID: 288388
TANK STATUS: CLOSED/REMOVED
CONTENT: LEADED GASOLINE
OCCUPANCY: INDUSTRIAL
FED REGULATED: Y
MUNI TYPE: CITY

OWNER: CITY OF MADISON
210 MARTIN LUTHER KING JR BLVD
MADISON WI 53709

- Continued on next page -

Environmental FirstSearch Site Detail Report

JOB: 30207

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 30

DIST/DIR: 0.04 SE

MAP ID: 23

NAME: GARVERS SUPPLY CO INC
ADDRESS: 3244 ATWOOD AVE
MADISON WI 53704
DANE

REV: 9/5/08
ID1: 80659
ID2:
STATUS: CLOSED/REMOVED
PHONE:

CONTACT:

REG OBJECT ID: 272904
FIRE ID: 1301
OBJECT TYPE: UST
STATUS DATE: 1990-04-18 00:00:00.0
GALLONS: 8000
MARKETER: N
MUNI NAME: MADISON
OWNER TYPE: PRIVATE

WANG OBJECT ID: 130102249
CUST ID: 604692
TANK STATUS: CLOSED/REMOVED
CONTENT: DIESEL
OCCUPANCY: INDUSTRIAL
FED REGULATED: Y
MUNI TYPE: CITY

OWNER:

GARVERS SUPPLY CO INC
3244 ATWOOD AVE 7756
MADISON WI 53707

REG OBJECT ID: 643938
FIRE ID: 1301
OBJECT TYPE: UST
STATUS DATE: 1999-12-13 00:00:00.0
GALLONS: 1000
MARKETER: N
MUNI NAME: MADISON
OWNER TYPE: PRIVATE

WANG OBJECT ID: 288388
CUST ID: 288388
TANK STATUS: CLOSED/REMOVED
CONTENT: DIESEL
OCCUPANCY: INDUSTRIAL
FED REGULATED: Y
MUNI TYPE: CITY

OWNER:

CITY OF MADISON
210 MARTIN LUTHER KING JR BLVD
MADISON WI 53709

*Environmental FirstSearch
Site Detail Report*

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 31 **DIST/DIR:** 0.05 SW **MAP ID:** 24

NAME: KESSENICH
ADDRESS: 131 S FAIR OAKS
MADISON WI 53701
CONTACT: DANE

REV: 9/5/08
ID1: 99896
ID2:
STATUS: CLOSED/REMOVED
PHONE:

SITE INFORMATION

TOTAL NUMBER OF TANKS: 1

TANK INFORMATION:

REG OBJECT ID: 273995
FIRE ID: 1301
OBJECT TYPE: UST
STATUS DATE: 1995-07-25 00:00:00.0
GALLONS: 3000
MARKETER: N
MUNI NAME: MADISON
OWNER TYPE: PRIVATE

OWNER: KESSENICH
131 S FAIR OAKS
MADISON WI 53701

WANG OBJECT ID: 130103556
CUST ID: 332933
TANK STATUS: CLOSED/REMOVED
CONTENT: UNLEADED GASOLINE
OCCUPANCY: MERCANTILE/COMMERCIAL
FED REGULATED: Y
MUNI TYPE: CITY

Environmental FirstSearch Site Detail Report

JOB: 30207

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 34

DIST/DIR: 0.09 SE

MAP ID: 3

NAME: MADISON FARM STRUCTURES INC
ADDRESS: 3248 ATWOOD AVE
MADISON WI 53704
CONTACT: DANE

REV: 05/05/06
ID1: 153611
ID2:
STATUS:
PHONE:

SITE INFORMATION

TOTAL NUMBER OF TANKS: 2

TANK INFORMATION:

<p>REG OBJECT ID: 202143 FIRE ID: 1301 OBJECT TYPE: AST STATUS DATE: GALLONS: 1250 MARKETER: NO MUNI NAME: MADISON OWNER TYPE: PRIVATE</p>	<p>WANG OBJECT ID: 130100172 CUST ID: 339989 TANK STATUS: CLOSED/REMOVED CONTENT: FUEL OIL OCCUPANCY: INDUSTRIAL FED REGULATED: MUNI TYPE: CITY</p>
--	--

OWNER: MADISON FARM STRUCTURES INC
PRAIRIE ISLAND RD5
WINONA MN 55987

<p>REG OBJECT ID: 202144 FIRE ID: 1301 OBJECT TYPE: AST STATUS DATE: GALLONS: 250 MARKETER: NO MUNI NAME: MADISON OWNER TYPE: PRIVATE</p>	<p>WANG OBJECT ID: 130100173 CUST ID: 339989 TANK STATUS: CLOSED/REMOVED CONTENT: FUEL OIL OCCUPANCY: INDUSTRIAL FED REGULATED: MUNI TYPE: CITY</p>
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OWNER: MADISON FARM STRUCTURES INC
PRAIRIE ISLAND RD5
WINONA MN 55987

***Environmental FirstSearch
Site Detail Report***

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 33

DIST/DIR: 0.09 SE

MAP ID: 3

NAME: MADISON FARM STRUCTURES INC
ADDRESS: 3248 ATWOOD AVE
MADISON WI 53701
DANE

REV: 9/5/08
ID1: 106770
ID2:
STATUS: CLOSED/REMOVED
PHONE:

CONTACT:

WINONA MN 55987

Environmental FirstSearch
Site Detail Report

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 36 **DIST/DIR:** 0.09 SE **MAP ID:** 3

NAME:	MADISON FARM STRUCTURES INC	REV:	05/05/06
ADDRESS:	3248 ATWOOD AVE	ID1:	106771
	MADISON WI 53704	ID2:	
	DANE	STATUS:	
CONTACT:		PHONE:	

SITE INFORMATION

TOTAL NUMBER OF TANKS: 1

TANK INFORMATION:

REG OBJECT ID:	273651	WANG OBJECT ID:	130103193
FIRE ID:	1301	CUST ID:	339989
OBJECT TYPE:	UST	TANK STATUS:	CLOSED/REMOVED
STATUS DATE:	1993-05-17 00:00:00.0	CONTENT:	FUEL OIL
GALLONS:	500	OCCUPANCY:	INDUSTRIAL
MARKETER:	NO	FED REGULATED:	NO
MUNI NAME:	MADISON	MUNI TYPE:	CITY
OWNER TYPE:	PRIVATE		
 OWNER:	 MADISON FARM STRUCTURES INC PRAIRIE ISLAND RD5 WINONA MN 55987		

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 24 **DIST/DIR:** 0.12 SW **MAP ID:** 18

NAME: CITY OF MADISON	REV: 9/5/08
ADDRESS: 3330 ATWOOD AVENUE	ID1: 741199
MADISON WI 53704	ID2:
DANE	STATUS: IN USE
CONTACT:	PHONE:

SITE INFORMATION

TOTAL NUMBER OF TANKS: 2

TANK INFORMATION:

REG OBJECT ID: 1195854	WANG OBJECT ID:
FIRE ID: 1301	CUST ID: 288388
OBJECT TYPE: AST	TANK STATUS: IN USE
STATUS DATE:	CONTENT: DIESEL
GALLONS: 300	OCCUPANCY: GOVERNMENT FLEET
MARKETER: N	FED REGULATED:
MUNI NAME: MADISON	MUNI TYPE: CITY
OWNER TYPE: PRIVATE	

OWNER: CITY OF MADISON
210 MARTIN LUTHER KING JR BLVD
MADISON WI 53709

REG OBJECT ID: 1195860	WANG OBJECT ID:
FIRE ID: 1301	CUST ID: 288388
OBJECT TYPE: AST	TANK STATUS: IN USE
STATUS DATE:	CONTENT: UNLEADED GASOLINE
GALLONS: 300	OCCUPANCY: GOVERNMENT FLEET
MARKETER: N	FED REGULATED:
MUNI NAME: MADISON	MUNI TYPE: CITY
OWNER TYPE: PRIVATE	

OWNER: CITY OF MADISON
210 MARTIN LUTHER KING JR BLVD
MADISON WI 53709

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 22

DIST/DIR: 0.21 NE

MAP ID: 7

NAME: ANTHONY W GEIER
ADDRESS: 3200 MILWAUKEE ST
MADISON WI 53714
DANE

REV: 9/5/08
ID1: 156301
ID2:
STATUS: IN USE
PHONE:

CONTACT:

SITE INFORMATION

TOTAL NUMBER OF TANKS: 1

TANK INFORMATION:

REG OBJECT ID:	202287	WANG OBJECT ID:	130100318
FIRE ID:	1301	CUST ID:	384214
OBJECT TYPE:	AST	TANK STATUS:	IN USE
STATUS DATE:		CONTENT:	WASTE/USED MOTOR OIL
GALLONS:	550	OCCUPANCY:	MERCANTILE/COMMERCIAL
MARKETER:	N	FED REGULATED:	
MUNI NAME:	MADISON	MUNI TYPE:	CITY
OWNER TYPE:	PRIVATE		

OWNER: ANTHONY W GEIER
25 GOLF COURSE RD APT G
MADISON WI 53704

Environmental FirstSearch
Site Detail Report

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS SITE

SEARCH ID: 65

DIST/DIR: NON GC

MAP ID:

NAME: WAREHOUSE BY STARKWEATHER CREEK [HISTORIC]
ADDRESS: WAREHOUSE BY STARKWEATHER CREEK
MADISON WI
DANE
CONTACT:

REV: 7/21/08
ID1: 0413038313
ID2: 04-13-038313
STATUS: HISTORIC SPILL
PHONE:

SITE INFORMATION

FID NUMBER: NONE
ACTIVITY NAME: WAREHOUSE BY STARKWEATHER CREEK [HISTORIC]
START DATE: 5/6/1981
END DATE: 00/00/0000
LAST ACTION: 5/6/1981

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

ACTIVITY COMMENTS

OLD SPILL ID: 810506-01 HISTORIC SPILL. FURTHER ACTION MAY NOT BE NECESSARY. PLEASE CONTACT DNR SPILL COORDINATOR IN SC REGION FOR FILE INFORMATION.

CONTACT INFO:

ROLE: RESPONSIBLE PARTY
CONTACT NAME: BADGER SHEET METAL

ROLE: PROJECT MANAGER
CONTACT NAME: TED AMMAN
3911 FISH HATCHERY RD
FITCHBURG

AGENCY ACTION

DATE: 5/6/1981
ACTION: SPILL INCIDENT OCCURRED
COMMENTS: Auto populated via migration process
DESCRIPTION: Date the Spill occurred or the date reported to DNR if actual date unknown.

DATE: 5/6/1981
ACTION: SPILL REPORTED TO DNR
COMMENTS:
DESCRIPTION: Date the DNR was notified of the Spill incident.

DATE: 5/6/1981

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS SITE

SEARCH ID: 65

DIST/DIR: NON GC

MAP ID:

NAME: WAREHOUSE BY STARKWEATHER CREEK [HISTORIC]
ADDRESS: WAREHOUSE BY STARKWEATHER CREE
MADISON WI
DANE

REV: 7/21/08
ID1: 0413038313
ID2: 04-13-038313
STATUS: HISTORIC SPILL
PHONE:

CONTACT:

ACTION: HISTORIC SPILL

COMMENTS:

DESCRIPTION: This is a historic Spill Activity. Please contact DNR for file information.

SPILLER ACTION DESC: No Action Taken

SPILLER ACTION COMMENT: SURFACE WATER

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS SITE

SEARCH ID: 63

DIST/DIR: NON GC

MAP ID:

NAME: LAKE MONONA - LAKELAND NEAR ATWOOD
ADDRESS: LAKE MONONA - LAKELAND NEAR AT
MADISON WI
DANE
CONTACT:

REV: 7/21/08
ID1: 0413040225
ID2: 04-13-040225
STATUS: HISTORIC SPILL
PHONE:

SITE INFORMATION

FID NUMBER: NONE
ACTIVITY NAME: LAKE MONONA - LAKELAND NEAR ATWOOD
START DATE: 3/22/1985
END DATE: 00/00/0000
LAST_ACTION: 3/22/1985

JURISDICTION: DNR-RR
ELIGBLE FOR PECFA FUNDS: NO
DRY CLEANER: NO
CO-CONTAMINATION: NO
AST AT SITE: NO
COMMERCE DATABASE TRACKED: NO

ACTIVITY COMMENTS

OLD SPILL ID: 850322-01 HISTORIC SPILL. FURTHER ACTION MAY NOT BE NECESSARY. PLEASE CONTACT DNR SPILL COORDINATOR IN SC REGION FOR FILE INFORMATION.

CONTACT INFO:

ROLE: PROJECT MANAGER
CONTACT NAME: TED AMMAN
3911 FISH HATCHERY RD
FITCHBURG

AGENCY ACTION

DATE: 3/22/1985
ACTION: SPILL INCIDENT OCCURRED
COMMENTS: Auto populated via migration process
DESCRIPTION: Date the Spill occurred or the date reported to DNR if actual date unknown.

DATE: 3/22/1985
ACTION: SPILL REPORTED TO DNR
COMMENTS:
DESCRIPTION: Date the DNR was notified of the Spill incident.

DATE: 3/22/1985
ACTION: HISTORIC SPILL
COMMENTS:
DESCRIPTION: This is a historic Spill Activity. Please contact DNR for file information.

SPILLER ACTION DESC: No Action Taken

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS SITE

SEARCH ID: 63

DIST/DIR: NON GC

MAP ID:

NAME: LAKE MONONA - LAKELAND NEAR ATWOOD
ADDRESS: LAKE MONONA - LAKELAND NEAR AT
MADISON WI
DANE

REV: 7/21/08
ID1: 0413040225
ID2: 04-13-040225
STATUS: HISTORIC SPILL
PHONE:

CONTACT:

SPILLER ACTION COMMENT: SURFACE WATER

**Environmental FirstSearch
Site Detail Report**

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS SITE

SEARCH ID: 64

DIST/DIR: NON GC

MAP ID:

NAME: STARKWEATHER CREEK [HISTORIC SPILL]
ADDRESS: STARKWEATHER CREEK
MADISON WI
DANE

REV: 7/21/08
ID1: 0413039358
ID2: 04-13-039358
STATUS: HISTORIC SPILL
PHONE:

CONTACT:

SITE INFORMATION

FID NUMBER: NONE
ACTIVITY NAME: STARKWEATHER CREEK [HISTORIC SPILL]
START DATE: 9/21/1983
END DATE: 00/00/0000
LAST_ACTION: 9/21/1983

JURISDICTION: DNR-RR
ELIGBLE FOR PECFA FUNDS: NO
DRY CLEANER: NO
CO-CONTAMINATION: NO
AST AT SITE: NO
COMMERCE DATABASE TRACKED: NO

ACTIVITY COMMENTS

OLD SPILL ID: 830921-01 HISTORIC SPILL. FURTHER ACTION MAY NOT BE NECESSARY. PLEASE CONTACT DNR SPILL COORDINATOR IN SC REGION FOR FILE INFORMATION.

CONTACT INFO:

ROLE: PROJECT MANAGER
CONTACT NAME: TED AMMAN
3911 FISH HATCHERY RD
FITCHBURG

AGENCY ACTION

DATE: 9/21/1983
ACTION: SPILL INCIDENT OCCURRED
COMMENTS: Auto populated via migration process
DESCRIPTION: Date the Spill occurred or the date reported to DNR if actual date unknown.

DATE: 9/21/1983
ACTION: SPILL REPORTED TO DNR
COMMENTS:
DESCRIPTION: Date the DNR was notified of the Spill incident.

DATE: 9/21/1983
ACTION: HISTORIC SPILL
COMMENTS:
DESCRIPTION: This is a historic Spill Activity. Please contact DNR for file information.

SPILLER ACTION DESC: No Action Taken

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

STATE SPILLS SITE

SEARCH ID: 64

DIST/DIR: NON GC

MAP ID:

NAME: STARKWEATHER CREEK [HISTORIC SPILL]
ADDRESS: STARKWEATHER CREEK
MADISON WI
DANE

REV: 7/21/08
ID1: 0413039358
ID2: 04-13-039358
STATUS: HISTORIC SPILL
PHONE:

CONTACT:

SPILLER ACTION COMMENT: SURFACE WATER

Environmental FirstSearch Descriptions

NPL: *EPA* NATIONAL PRIORITY LIST - Database of confirmed and proposed Superfund sites.

NPL Delisted: *EPA* NATIONAL PRIORITY LIST Subset - Database of delisted Superfund sites.

CERCLIS: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

NFRAP: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

RCRA COR ACT: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA GEN: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

Federal IC / EC: *EPA* BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: *DOI/BIA* INDIAN LANDS OF THE UNITED STATES - Database of 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. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State/Tribal Sites: *WI DNR* LIST OF HAZARD RANKING SITES - database of hazardous waste sites that was last revised 11/94. The data includes geology information, physical condition, site status and ranking

State Spills 90: *WI DNR* LISTING OF ALL SPILLS - database of spills reported to the Wisconsin Department of Natural resources. The data includes actions, impact and contact information.

State/Tribal SWL: *WI DNR* ACTIVE AND HISTORIC LICENSED SOLID WASTE LANDFILLS LIST - database of active and closed permitted solid waste landfills. The data includes information regarding site location and type.

State/Tribal LUST: *WI DNR* LISTING OF ALL LEAKING UNDERGROUND STORAGE TANKS -

database of all leaking underground storage tanks reported to the Wisconsin Department of Natural Resources.

State/Tribal UST/AST: *WI DC* STORAGE TANK DATABASE - database of all registered underground and above ground storage tanks

State/Tribal VCP: *WI DNR* VOLUNTARY PARTY LIABILITY EXEMPTION - is an elective environmental cleanup program. Any individual, business or unit of government that conducts an environmental investigation and cleanup of a contaminated property – following state requirements with the oversight of Department of Natural Resources (DNR) staff – can receive an exemption from future environmental liability. This liability exemption applies to releases of hazardous substances that occurred before the exemption is granted. Properties cleaned up through the VPLE process must conduct the environmental investigation and response actions in accordance with the same cleanup standards as any environmental cleanup conducted in Wisconsin

State/Tribal Brownfields: *COM DCD* MILWAUKEE BROWNFIELDS REDEVELOPMENT SITE INVENTORY - database of mothballed (sites contaminated based on present and/or historical land uses) and tax-delinquent (sites that have not paid their property taxes for one or more years) brownfields in the City of Milwaukee.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Other: *WI DNR* LISTING OF EMERGENCY REPAIR PROGRAM (ERP) SITES - database of non-LUST cleanup sites.

Environmental FirstSearch
Street Name Report for Streets within .5 Mile(s) of Target Property

Target Property: 3244 ATWOOD AVE
MADISON WI 53704

JOB: 30207

Street Name	Dist/Dir	Street Name	Dist/Dir
Atwood Ave	0.18 SW	Milwaukee St	0.20 NE
Bashford Ave	0.47 SW	N Bryan St	0.20 NE
Bradford Ln	0.41 SE	N Fair Oaks Ave	0.27 NE
Buena Vista St	0.13 SW	N Marquette St	0.33 NW
Center Ave	0.18 SW	North Ct	0.45 NW
Chicago Ave	0.36 NE	Oak St	0.40 NW
Clyde Gallagher Ave	0.23 NW	Oakridge Ave	0.18 SW
Corry St	0.38 NW	Powers Ave	0.24 NE
Cumberland Ln	0.47 NE	Rethke Ave	0.26 NE
Daley Dr	0.03 NE	Richard St	0.11 SE
Darbo Dr	0.46 NW	Rosemary Ave	0.21 NW
Dawes St	0.10 NE	Ryan St	0.12 NW
Dixon St	0.14 NW	S Bryan St	0.04 NE
Elmside Blvd	0.28 SW	S Fair Oaks Ave	0.00 --
Emmet St	0.02 SW	S Marquette St	0.23 NW
Fairview St	0.12 NW	Sachs St	0.40 NW
Farrell St	0.20 SE	Sargent St	0.39 SE
Gannon Ave	0.39 NE	Sommers Ave	0.30 SW
Garrison St	0.02 SW	South Ct	0.43 NW
Gateway Pl	0.03 SW	St Paul Ave	0.20 NW
Harding St	0.30 NE	Starkweather Creek	0.07 NW
Hargrove St	0.12 SE	Starkweather Dr	0.09 NE
Hauk St	0.47 NW	Sugar Ave	0.07 SW
Hermina St	0.30 NE	Sumach Rd	0.04 NE
Hudson Ave	0.42 SW	Talmadge St	0.47 NW
Ivy St	0.13 NE	Thorp St	0.14 NE
James St	0.08 NE	Thurber Ave	0.46 NE
Johns St	0.40 SE	Tulane Ave	0.48 SE
Judd St	0.25 SE	Union St	0.26 NW
Lafollette Ave	0.36 NW	Walter St	0.36 NE
Lakeland Ave	0.18 SW	Waubesa St	0.34 SW
Lansing St	0.14 SE	Wayne St	0.23 NE
Leon St	0.10 SE	Welch Ave	0.18 SW
Lindbergh St	0.07 SW	Wells Ave	0.30 NE
Ludington Ave	0.19 SW	Willard Ave	0.37 SW
Maple Ave	0.22 SW	Wirth Ct	0.32 NW
Memphis Ave	0.32 NE	Worthington Ave	0.38 NE
Miller Ave	0.35 SW		

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**ENVIRONMENTAL ASSESSMENT
SITE RECONNAISSANCE SUMMARY FORM**

PAGE 1 of 11

Project: Garver Feed Mill property
Person Contacted: Paul Jasenski
Position: Housing Development Manager
With: Common Wealth Development
Date: September 26, 2008; October 10, 2008

Accompanied by Paul Jasenski of Common Wealth Development, I conducted two site reconnaissances of the Garver Feed Mill property, 109 and 115 S. Fair Oaks Avenue (historically: 3244 Atwood Avenue): one on September 26, 2008 and a revisit to the site on October 10, 2008. The site inspection on September 26th included the interior and exterior of the mill building and the exterior and boundaries of the land area within the study area (subject property). The revisit on October 10th was to re-inspect some of the observed features in and around the mill building. Following is a summary of the observations made at the Garver Feed Mill property.

Limitations of the Site Reconnaissance

This was a difficult site to inspect because of the current conditions of the mill building and parts of the subject property. Although the mill building is currently being used by the City of Madison (Olbrich Gardens and the Parks Department), the building is in poor condition and areas of the building could not be safely accessed for inspection. Areas not accessed during the first site reconnaissance included second stories or upper manufacturing levels, basements, pits, the garage, and the boiler room. During the revisit on October 10th, Mr. Jasenski and I "broke into" the garage and boiler room by removing plywood panels that had been placed over doorways to prevent unauthorized access.

No lighting is available in the building and vision 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 various rooms in the building could not be totally assessed for staining.

The west and northwestern areas of 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.

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SITE RECONNAISSANCE SUMMARY FORM**

PAGE 2 of 11

Interior Building Observations

The following observations are listed by room or areas within the building and match the room numbers shown on the 1931 Law, Law & Potter drawings made for Mr. James Garver. It should be noted that while the building alignment is skewed in a southeast to northwest direction, for the purposes of this discussion the building is described with an assumed north-south alignment of its major axis.

1. **Room 1:** Room 1 is a high, large open space currently being used by Olbrich Gardens to store landscaping and gardening equipment and supplies. Most of the materials stored in Room 1 appears to be innocuous; but one 5-gallon container of Dayton Superior Clean Strip J-1 was seen in the room. This is a petroleum-based concrete form release compound.

The south end of the room is partitioned into a single level office area. The ceiling of the office is falling in and several plastic 5-gallon containers were observed hanging in the rafters. While floors in the rest of the building are concrete, the floor area in the partitioned office space was covered with 9-inch tile. A 5-gallon container of Black Jack roofing compound was found in the office area.

2. **Room 2:** Room 2 has two levels. The upper level is not accessible and was not viewed during the site inspections. The lower floor is mostly empty although there is some debris in the room.

3. **Room 3 (old boiler room):** Room 3, the old boiler room, could not be accessed during the site reconnaissance on September 26th. However, during the site revisit on October 10th, the room was entered by removing plywood security panels on an outside door on the east side of the building and similar paneling on the east garage door. We found that the old boiler room has been partitioned into several spaces which are not interconnected. The outside door on the north side of the building led to a small restroom which occupies the northwest corner of the old boiler room. The door is the only apparent way into this restroom. The locker room, accessed from Room 4, is partitioned from and occupies the southwest part of the boiler room.

A maintenance storage area is located in the southwest corner of the room. This storage area is accessible only from the garage. The floor of this storage

**ENVIRONMENTAL ASSESSMENT
SITE RECONNAISSANCE SUMMARY FORM**

PAGE 3 of 11

area is concrete and is about three feet above the floor of the garage which is near grade. There is a storage rack containing about a dozen old 1-gallon paint cans. There is also a 5-gallon container of unknown fluid (presumed to be waste oil) on the floor in the storage area.

On the east side of this storage area is a door leading to a room containing an old steam boiler. The room was not entered but was viewed from the doorway. This room has a concrete block partitioning wall on the west side of the room which divides it from the rest of the floor area within Room 3. The boiler is jacketed in apparent asbestos plaster insulation and there is asbestos insulation laying on the floor. There is also other junk, including at least one container that may contain unknown fluids, littering the floor area around the old boiler.

4. **Room 4:** Room 4 is a high, large open-space room which is currently used by Olbrich Gardens for storing stone and brick. However, the storage is haphazard and the room is difficult to walk through. There is evidence that there was, at one time, a second level in this room, but the flooring and support joists have been removed and only the ledger boards are present along the wall at an estimate height of 20 - 24 feet. The roof in the room is open to the outside but the opening is square and appears to be engineered, suggesting that equipment used to extend through the roof. There are cylindrical metal support posts extending from the floor to the roof supports. There is a small electrical room in the southwest corner of Room 4 constructed of concrete block. Electrical equipment in this room has been partially disassembled and there remains circuit breakers and switch boxes. A 5-gallon container of unknown fluid was found in this room. The only current access to the room is from Room 2. Outside access doors have been sealed.

There is a locker room located adjacent to Room 4 which is accessed through a door in the south wall of the room. There is an old air conditioner in the locker room.

There is a flooded pit in the west part of Room 4 near the electrical room. This pit appears to be a tunnel leading east to the outside of the building. An empty open-top 55-gallon drum is floating in the water.

5. **Room 5:** Room 5 is a multi-level room but there is no current access to the upper

**ENVIRONMENTAL ASSESSMENT
SITE RECONNAISSANCE SUMMARY FORM**

PAGE 4 of 11

level(s). There is an old metal circular staircase laying on the floor in the room. Room 5 is presently empty except for the bottom funnel from a storage hopper located on the upper level. There is old electrical switching gear located along the east and north walls of the room. There are several flooded pits in the room which are partially covered with heavy wood planks. Although these pits are aligned in a straight line in close proximity to each other, it is not known whether they are connected.

6. **Room 6:** Room 6 could not be safely entered. It has a wooden floor that appears to be structurally unsound. The room was viewed from a doorway leading into it from Room 2 and from a doorway leading into it from Room 5. The room appears to have a basement and upper levels. A trap door to the basement is located along the west wall of the room toward the southwest corner. There is some old manufacturing equipment in the room including what appears to be a small storage tank or mechanical mixer and the bottom funnel ends of storage hoppers in the upper level. There is old electrical switch equipment on the west wall of the room. There is a rusted drum sitting on the floor along the north wall of the room. The drum could only be visibly noted from a distance and the exact condition and contents of the drum were not determined.
7. **Room 7:** Room 7 no longer exists. It was destroyed by fire in 2001. The concrete floor is still present and there is a pile of brick rubble on the floor. There is no access to the former room from the interior of the building, but is easily accessed from the outside because the walls have been torn down.
8. **Room 8:** Room 8 is a pass-through room leading from the main part of the mill building (Room 2) to the warehouse (Room 12). The east portion of the room was destroyed in the fire of 2001 and the room has been sealed from the outside by a concrete brick wall on the east side of the space. There is a raised platform constructed of brick with a concrete top located in the southwest corner of this room. The purpose of this raised platform is unknown; while it resembles a cistern, it appears to be solid. There are two pits located immediately adjacent to the raised platform. One of these may be a stairwell leading to the basement under adjacent Room 9, but it is full of sediment so exact identification is not possible. The other pit contains water and sediment. It was noted that there is active bubbling coming up through the sediment and water indicating some sort of reaction or organic decay in

**ENVIRONMENTAL ASSESSMENT
SITE RECONNAISSANCE SUMMARY FORM**

PAGE 5 of 11

the sediment. There is a 55-gallon plastic drum sitting along the west wall of this room. It's contents are unknown. There is also a small covered container on the floor next to this drum.

9. **Room 9:** Room 9 is a multi-level room accessed by a short stairway from Room 8 and also through an outside door on the west side of the mill building. The main floor is currently empty. The main floor is concrete and there is a basement or under-the-floor storage vaults in the room. There is a flooded pit in the southeast corner of this room. It appears to extend under the length of the room along the east side of the room. Next to this pit is a lift machine that extends from the basement level to the upper levels of the room. The machine is badly rusted and no longer appears to be serviceable. There is a trap door in the floor along the west wall of this room. Under the door there are two apparently divided pits; one runs the length of the east side of the room and appears to be connected to the flooded pit in the southeast corner of the room. The size of the second pit could not be determined. The two pits are separated by a concrete wall. Along the west wall of this room are the funnel bottoms of several storage hoppers.

There is a wooden staircase along the west wall of the room that leads to a second level in this room. The floor on this level is concrete. The room is empty except for several storage hoppers.

There is a wooden mezzanine level above the south end of the second level. The top of the lifting machine, previously mentioned, is located in the mezzanine as are the open tops to the storage hoppers.

10. **Room 10:** For the most part Room 10 is a pass-through room leading from the main part of the mill building (Room 2) to the warehouse (Room 12). Only the west part of Room 10 still exists. The east and majority portion of the room was destroyed in the fire of 2001 and the room has been sealed from the outside by a concrete brick wall on the east side of the space. The room currently is used by Olbrich Gardens to store large, portable plant pots. The floor of this room ramps downward to a large door into the warehouse. There is evidence of a stairway or ramp into a former basement under the adjacent Room 9. This entryway has been bricked up and access to the basement is no longer available.

**ENVIRONMENTAL ASSESSMENT
SITE RECONNAISSANCE SUMMARY FORM**

PAGE 6 of 11

11. **Room 11:** Room 11 no longer exists. It was destroyed by the fire of 2001.
12. **Room 12:** Room 12 is a large open-space room currently used by the Madison Parks Department for storing park equipment and landscaping materials and equipment. Of note in the room are disassembled metal bleachers and a large amount of carved architectural stone. The roof over the warehouse is supported on a wood structure on metal columns. Although painted, the wood rafter on the west side of the warehouse appear to be charred suggesting a fire in the warehouse at some point in time.
13. **Garage:** The garage was accessed during the site re-visit on October 10th. The garage is mostly empty except for part of an old steel stairway, one 55-gallon drum of motor oil (partially full), ten 5-gallon containers of unknown fluids presumed to be waste oil, and four old lead-acid batteries. There is a drain pit in the garage floor. It is about 3x3x3 feet in dimension. It could not be discerned if the pit has a concrete or earthen floor. There is a storage room partitioned from the garage space in the northeast corner of the garage. The storage room is empty. There were broken fluorescent light bulbs on the concrete floor.
14. **New Boiler Room:** There is a new boiler room partitioned by concrete blocks occupying the northwest corner of the garage. The east wall of this room has been broken down, presumably to remove the boiler equipment which is no longer present. The concrete boiler pad is in place and appears that there was only one boiler in this room based steam piping, natural gas pipes, and air intake, and other appurtenances. The floor in this room is littered with broken plaster from the false plasterboard ceiling in the room as well as broken and unbroken fluorescent light bulbs.

Exterior Building Observations

The exterior of the building was examined by walking the around the building. Following are the observations made of the exterior building conditions.

1. The exterior brick of the building is, in some areas, badly deteriorated. A prime example of this is on the west side of the building at Room 9.
2. All the windows and many of the exterior doors are sealed with plywood to secure unauthorized site access.

**ENVIRONMENTAL ASSESSMENT
SITE RECONNAISSANCE SUMMARY FORM**

PAGE 7 of 11

3. There is four-inch diameter PVC plastic pipe extending out of the ground on the west side of the building immediately across from Garver Cottage. While not of normal or expected configuration, this pipe was initially thought to be a groundwater monitoring well left over from the leaking underground storage tank remediation that occurred on the property in the early- to mid-1990s. Examination of the pipe, however, revealed that it is not a monitoring well and it's purposes could not be determined by observation.
4. There is a telephone junction box on the south side of the mill building immediately across from Garver Cottage.
5. A natural gas service pipe was found extending out of the ground adjacent to the east garage door on the south side of the building. The pipe is capped and the shut-off valve turned to the closed position. The pipe is next to a concrete pad assumed to be a meter pad, but no meter is present. A 4-inch service line leads from the pad into the new boiler room located in the garage and a 1½-inch service line leads to the upper level of Room 2. The incoming gas line and concrete meter pad are protected with two cement-filled 6-inch steel pipes embedded in the ground.
6. There is an electrical junction box located on the north side of the building.
7. There is a strange structure located at the southeast corner of the building. This is an approximate 3-foot diameter concrete pad with a 1-foot diameter PVC plastic pipe extending out of the pad to an approximate height of 3 feet. There is a small drain in the side of this pipe. The structure appears to have been placed here and is not connected with the building.
8. Railroad tracks are observable in places along the east side of the building. The distance between the tracks and the building is about 3 feet.
9. There is a metal coal chute door about 8 feet above the ground in the east wall of the building about 10 feet west of the northeast corner. This door leads into the old boiler room in Room 3.
10. The door into the separate bathroom partitioned from Room 3 is located about 20 feet west of the northeast building corner.
11. The exterior end of the under-the-floor tunnel observed in Room 4 is exposed outside the room on the north side of the building about 90 feet west of the northeast building corner. Near this tunnel entrance is exposed broken concrete suggesting a covered underground vault.

**ENVIRONMENTAL ASSESSMENT
SITE RECONNAISSANCE SUMMARY FORM**

PAGE 8 of 11

12. The concrete floor of the former Room 7 is accessible from the outside of the building. There is a pile of brick rubble on the floor, presumably from the brick wall demolished after the fire in 2001. There are several equipment pads evident on the concrete floor.
13. There is a service driveway encircling the building. The service drive is accessed through Olbrich Gardens from the southwest and from S. Fair Oaks Avenue at the northwest corner of the subject property. The driveway is asphalt paved on the south and sides of the building. Remnants of asphalt paving are evident, but most of the service drive is gravel on the west and north side of the building.
14. There is a fire hydrant located next to the service driveway near the main entrance into the building.

Property Observations

Following are general observations made of the subject property.

1. There are 3-side, concrete-walled storage bins located along the east side of the service drive east of the mill building at the west end of the building. These bins hold landscaping materials such as mulch, wood chips, and topsoil.
2. There is a large pile of earth located north of the landscape storage bins.
3. Power lines and poles run from east to west along the north side of the driveway on the north side of the building. One of these poles has three pole-mounted electrical transformers on it. There is no labeling observable on the transformers from the ground and there was no visible identification number on the pole. This line extends through the subject property to S. Fair Oaks Avenue.
4. The land area west of the mill building between the mill and Kessenich's Kitchen Supply on S. Fair Oaks Avenue is heavily overgrown with brush and trees. However, there is a small area west of the building which has been cleared. There are small piles of mulch stored on the ground in this cleared area.
5. The land area northwest of the mill building and between the mill building and S. Fair Oaks Avenue is also heavily overgrown with brush and trees. There is a narrow corridor through the trees where the power lines run, but the understory is thick which prevented walking through this area along the power lines. There is also other cleared area to the south of the service driveway out to S. Fair Oaks Avenue. Brush growth in this area is also heavy.

**ENVIRONMENTAL ASSESSMENT
SITE RECONNAISSANCE SUMMARY FORM**

PAGE 9 of 11

Boundary Conditions

The Garver property is bound 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 corner and by the Kessenich Kitchen Supply property at the southwest.

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

Recognized Environmental Conditions

The following conditions which meet 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 the 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, Room 3;

**ENVIRONMENTAL ASSESSMENT
SITE RECONNAISSANCE SUMMARY FORM**

PAGE 10 of 11

- Multiple 1-gallon containers, or smaller, of old paint in the maintenance storage room accessed from the garage; and
- A 5-gallon pail in the old boiler room, 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 thorough examination of the floors in the building and prevented observation of staining which could indicate releases of petroleum or hazardous substances within the building. However, oil staining was observed on the 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;
 - East and north walls near the northeast corner of Room 2; and
 - Several areas on the north wall of 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.
5. **Pits and Basements:** 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.

**ENVIRONMENTAL ASSESSMENT
SITE RECONNAISSANCE SUMMARY FORM**

PAGE 11 of 11

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 following areas:

- Insulation jacket on the boiler in the old boiler room in Room 3;
- Air cell insulation on steam piping observable in Room 3;
- 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.

Because of exposure to the elements, much of the observed presumed asbestos materials are in damaged condition and are considered to be friable.

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.

Negative Observations

1. No above ground storage tanks or indicators of underground storage tanks were observed on the property.
2. No evidence of spills or releases of petroleum products or hazardous substances were observed outside the mill building.
3. No evidence of areas of disposal or burial of wastes was observed on the property.

RESPECTFULLY SUBMITTED:

Mark B. Williams

PHOTO DOCUMENTATION

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

Photo Date: September 26, 2008; October 10, 2008 **Photographed by:** Mark B. Williams, P.E. Page 1 of 12

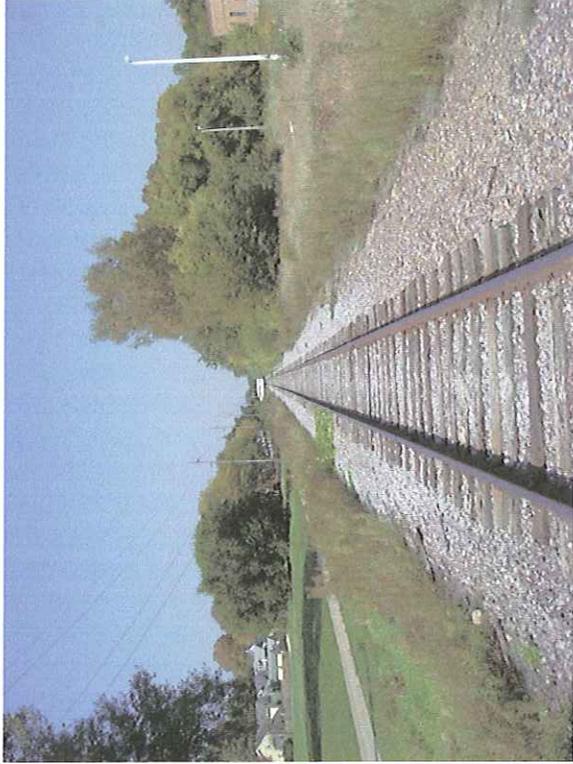


Photo 1: Looking north west along railroad tracks and the south edge of property from access driveway (directions relative to site north).



Photo 3: Looking east along railroad tracks and south edge of property from the access driveway.



Photo 2: Looking north from railroad tracks to the main mill building entrance (directions relative to site north).



Photo 4: Looking east along power lines from the west property boundary at S. Fair Oaks Avenue.

PHOTO DOCUMENTATION

Photo Location: Garver Feed Mill Property, 109 and 115 S. Fair Oaks Ave. (3244 Atwood Avenue), Madison, Wisconsin
Photo Date: September 26, 2008; October 10, 2008 **Photographed by:** Mark B. Williams, P.E.



Photo 5: Looking east along the northern edge of property from just east of S. Fair Oaks Avenue.



Photo 6: Looking east along approximate north property boundary from east of S. Fair Oaks Avenue.

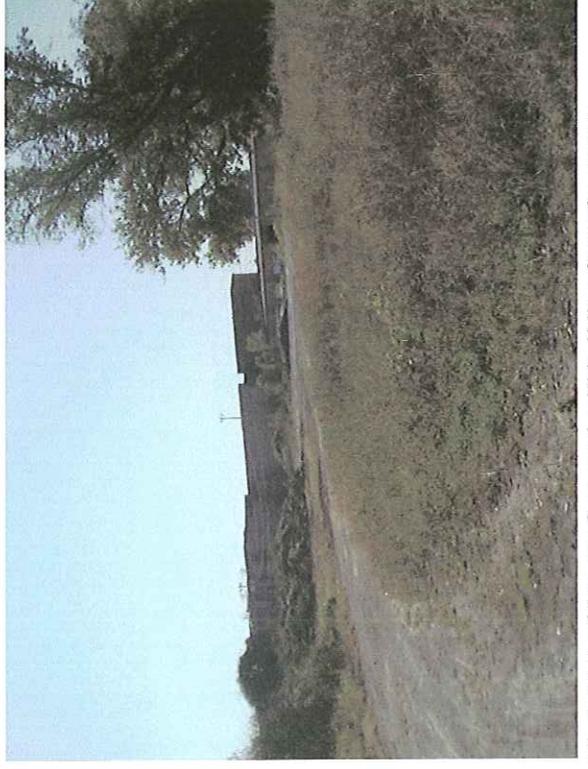


Photo 7: Looking south toward mill building from the access driveway near the northeast corner of the Frito-Lay land parcel.

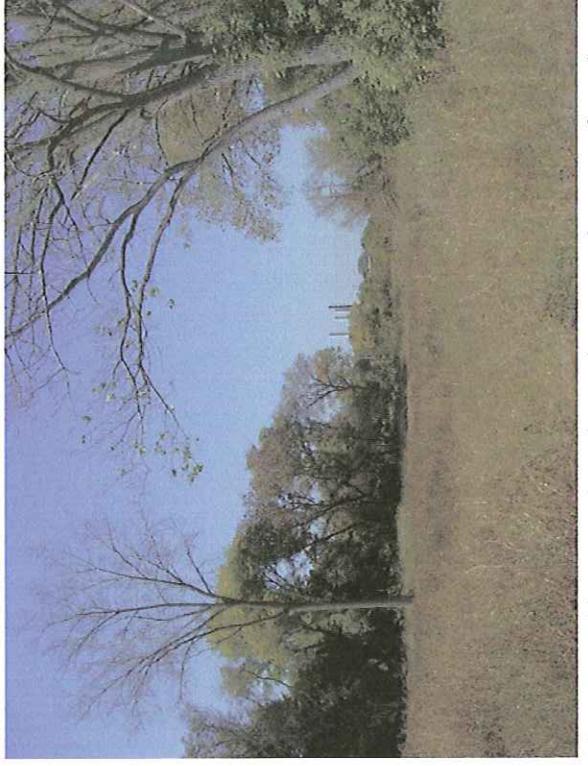


Photo 8: Looking west along the northern part of property from the service driveway near the northeast corner of the Frito-Lay land parcel.

PHOTO DOCUMENTATION

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

Photo Date: September 26, 2008; October 10, 2008 **Photographed by:** Mark B. Williams, P.E. Page 3 of 12

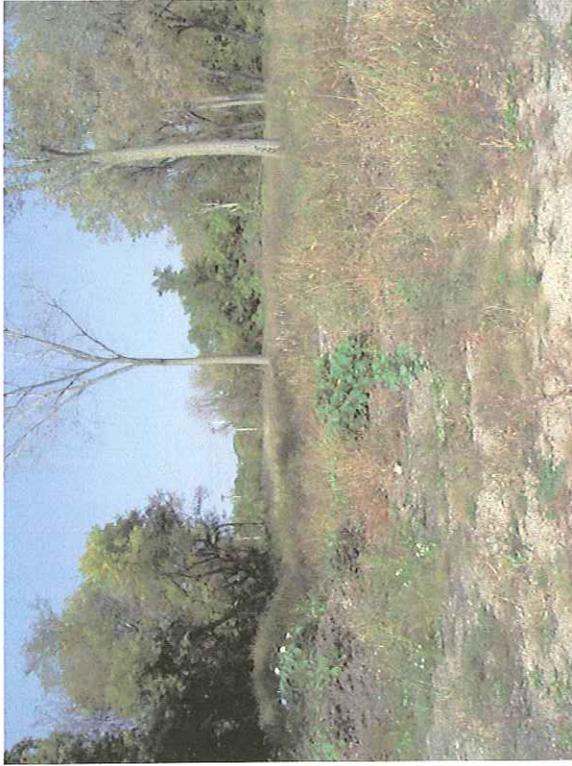


Photo 9: Looking west across north part of property from the service driveway to S. Fair Oaks Avenue.

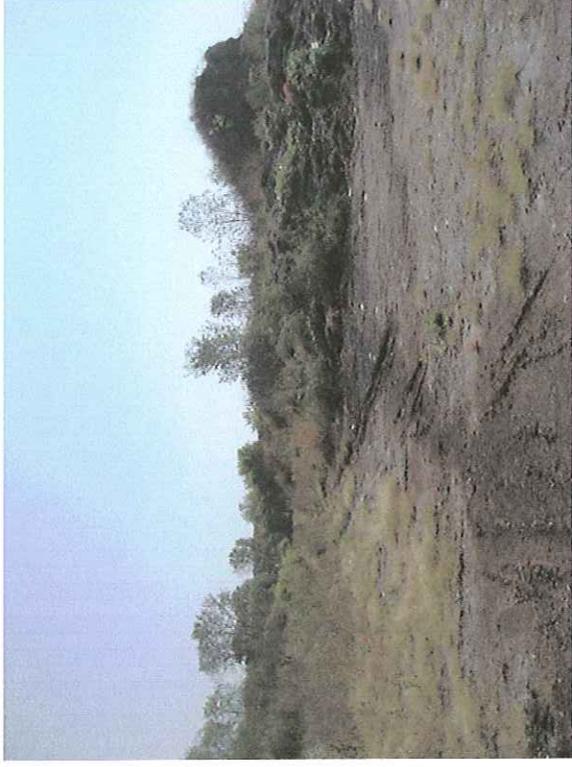


Photo 10: Looking east along the approximate north property boundary from near the northwest corner of the Garver land parcel.

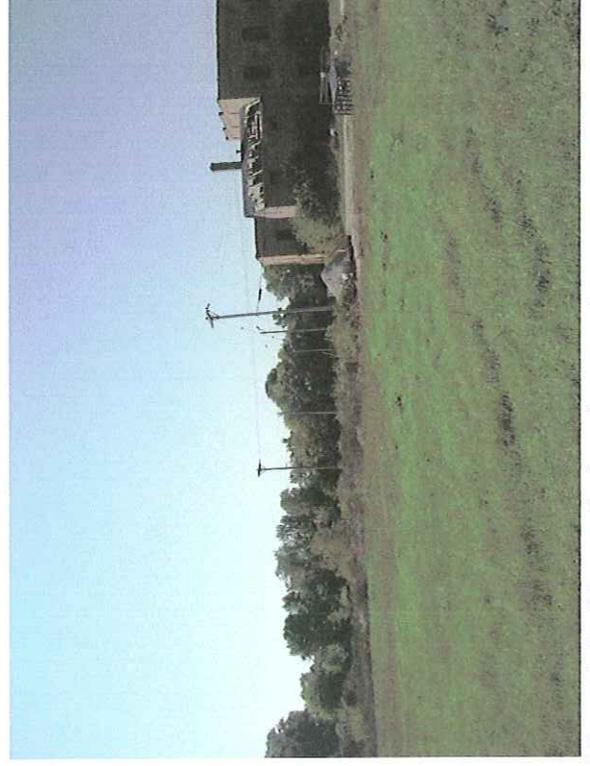


Photo 11: Looking south along the approximate east property boundary from near the northeast property corner.

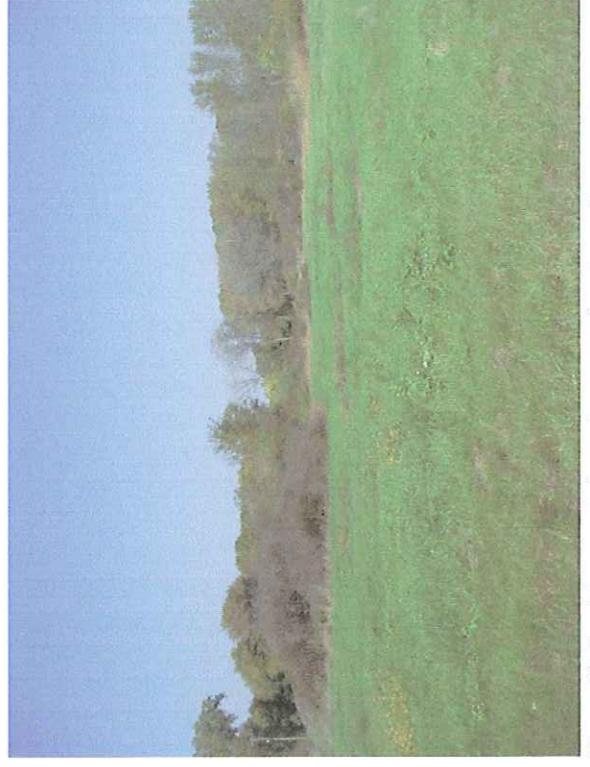


Photo 12: Looking west along the approximate north property boundary from near the northeast property corner.

PHOTO DOCUMENTATION

Photo Location: Garver Feed Mill Property, 109 and 115 S. Fair Oaks Ave. (3244 Atwood Avenue), Madison, Wisconsin
Photo Date: September 26, 2008; October 10, 2008 **Photographed by:** Mark B. Williams, P.E.



Photo 13: Fire Hydrant at main entrance to mill building.

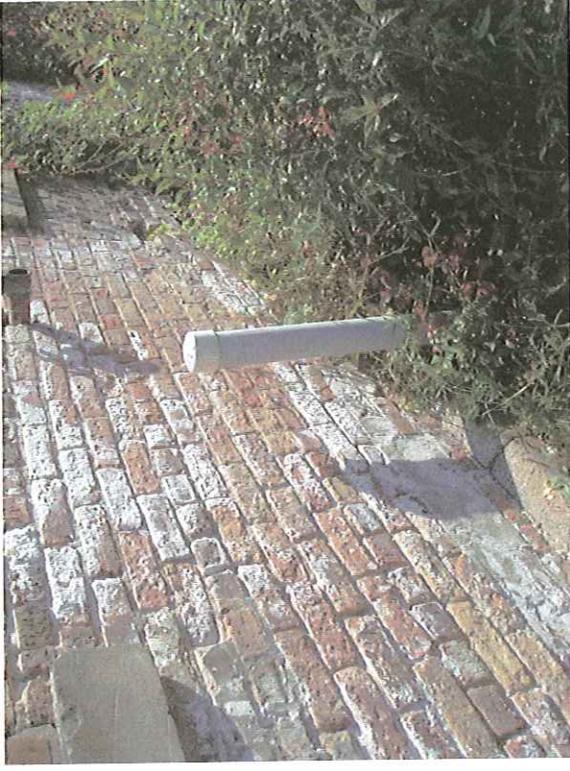


Photo 14: 4-inch PVC pipe suspected of being a communication conduit extending out of ground next to mill building opposite Garver Cottage. Other pipe at top of photo is old molasses tank fill pipe.

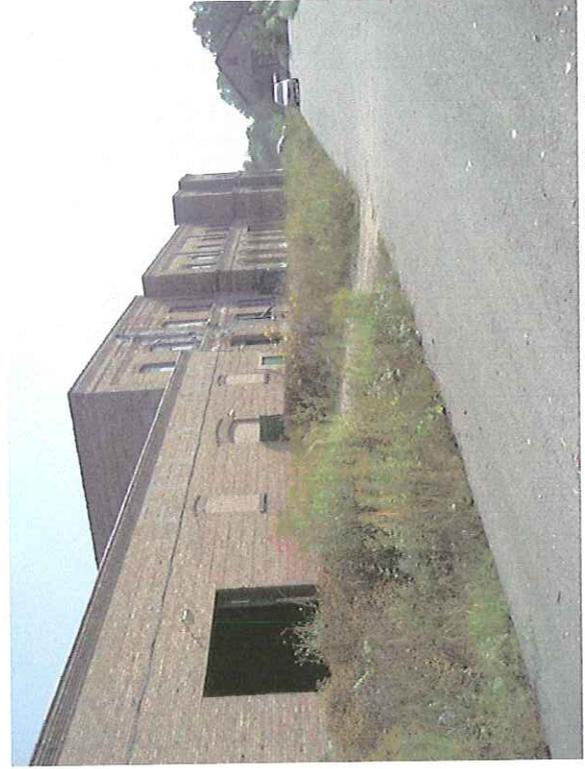


Photo 15: General view of front (south) side of mill building from the west end of the building.

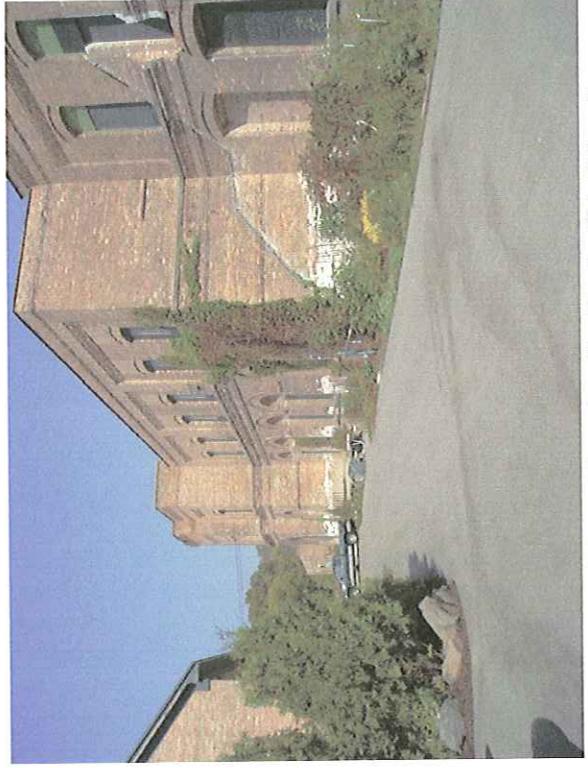


Photo 16: General view of front (south) side of mill building from near the east end of the building.

PHOTO DOCUMENTATION

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

Photo Date: September 26, 2008; October 10, 2008 **Photographed by:** Mark B. Williams, P.E.

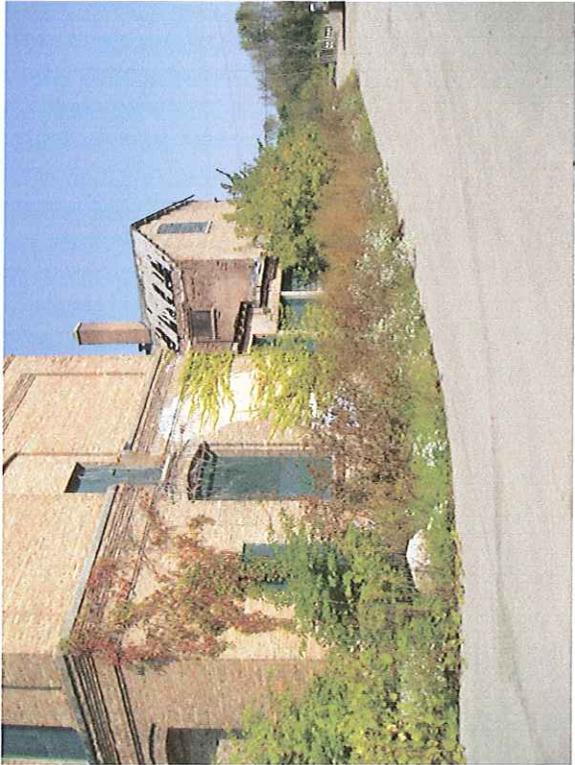


Photo 17: General view of the east end of the mill building.



Photo 18: General view of back (north) side of mill building taken from near the northeast corner of the building.



Photo 19: General view of the old boiler room on east end of the mill building. Photo looks to the south.

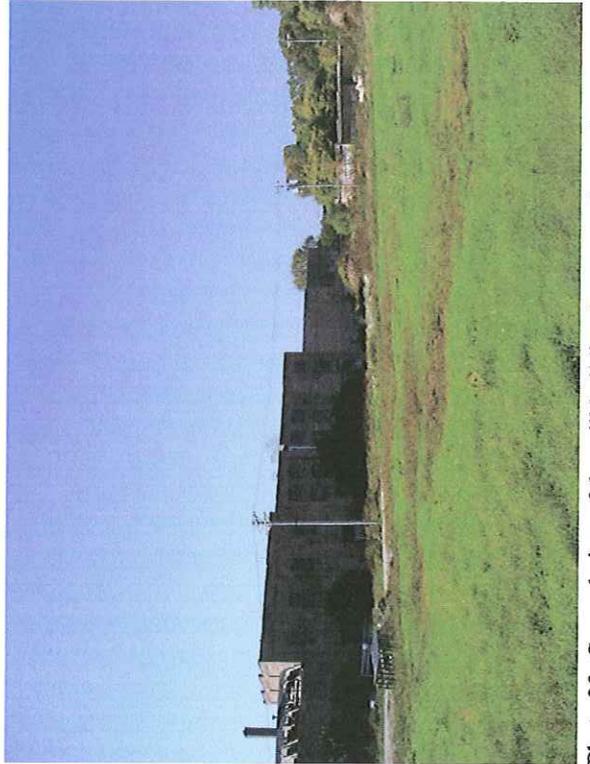


Photo 20: General view of the mill building from near the northeast property corner.

PHOTO DOCUMENTATION

Photo Location: Garver Feed Mill Property, 109 and 115 S. Fair Oaks Ave. (3244 Atwood Avenue), Madison, Wisconsin
Photo Date: September 26, 2008; October 10, 2008 **Photographed by:** Mark B. Williams, P.E.

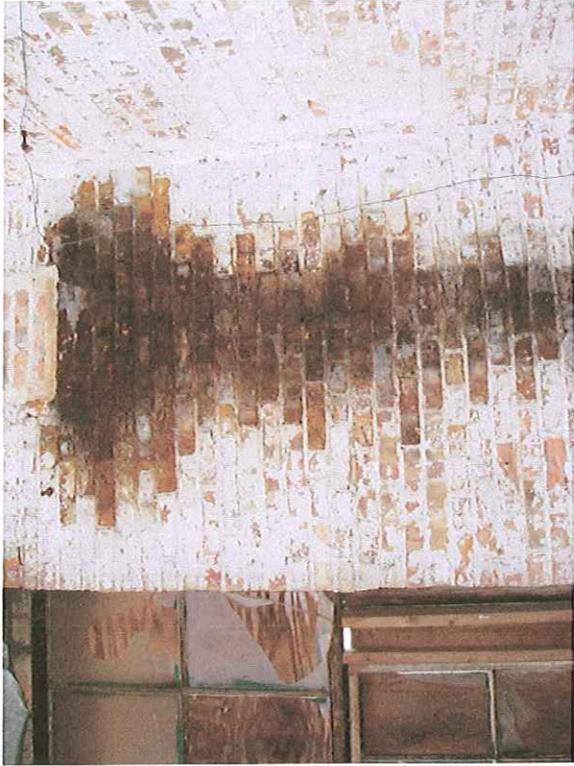


Photo 21: Oil staining on north wall of Room 4 near the northeast corner of the room.



Photo 22: Oil staining on south wall of Room 4 near the southwest corner of the room above electrical room.

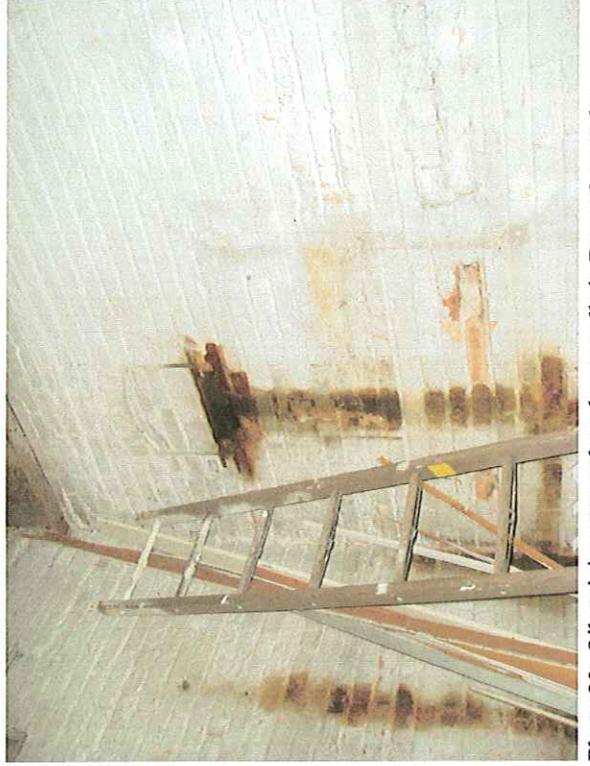


Photo 23: Oil staining on north and east walls in Room 2 near the northeast corner of the room.

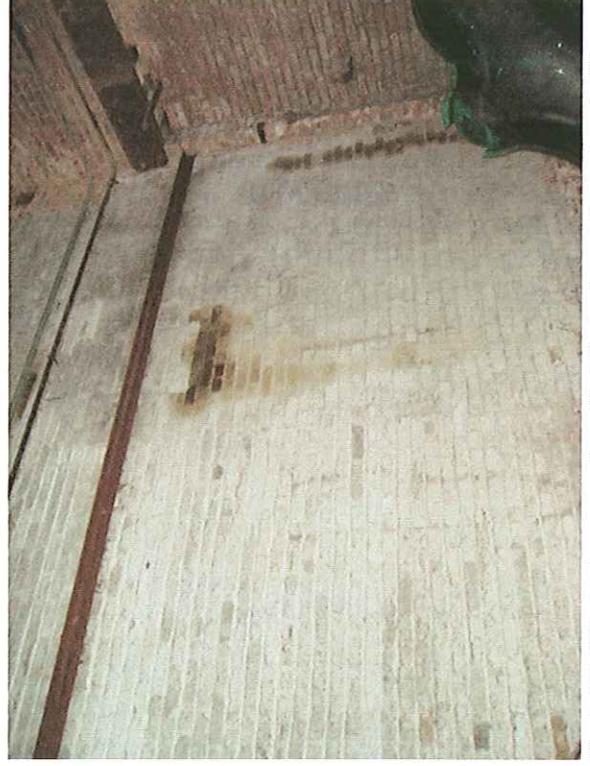


Photo 24: Oil staining on north wall of Room 1 near the east end of the room.

PHOTO DOCUMENTATION

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

Photo Date: September 26, 2008; October 10, 2008 **Photographed by:** Mark B. Williams, P.E.



Photo 25: Air cell insulation (assumed asbestos) on steam pipe, east wall, Room 4.

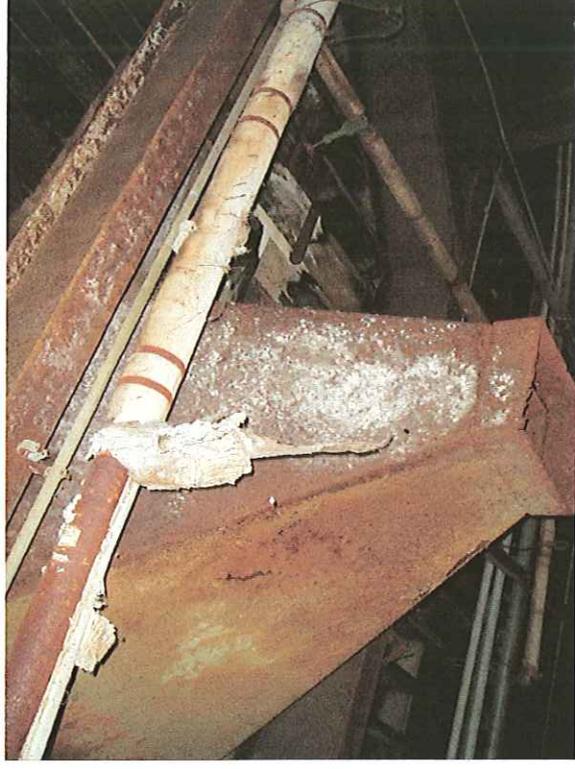


Photo 26: Air cell insulation (assumed asbestos) on steam pipe in Room 5.

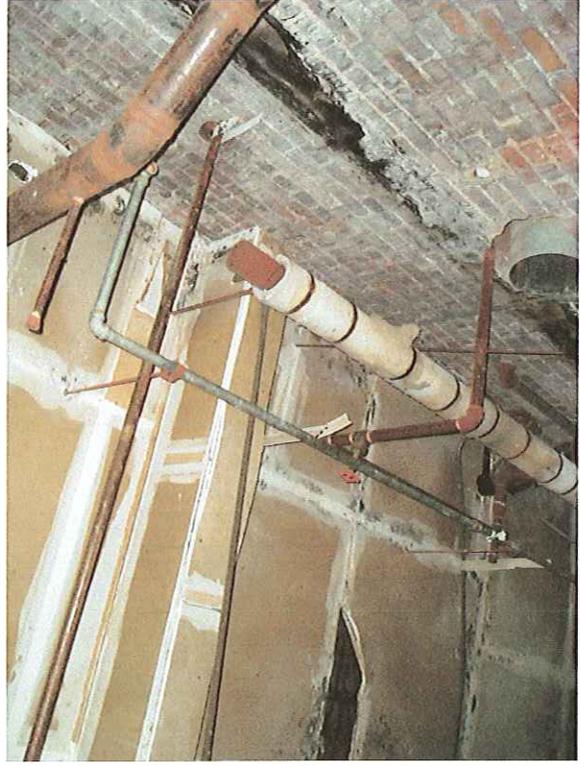


Photo 27: air cell insulation (assumed asbestos) on steam pipe in new boiler room in garage, east end of mill building.



Photo 28: Plaster pipe and boiler jacket insulation (assumed asbestos) on old boiler in old boiler room.

PHOTO DOCUMENTATION

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

Photo Date: September 26, 2008; October 10, 2008

Photographed by: Mark B. Williams, P.E.

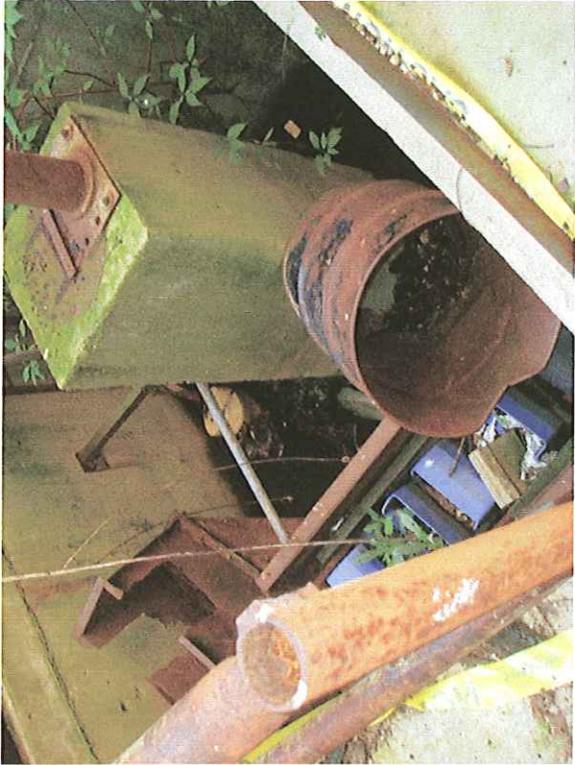


Photo 29: Open pit (south end of conveyor tunnel) in Room 4.



Photo 30: Open pit (north end of conveyor tunnel, Room 4) on north side of mill building.

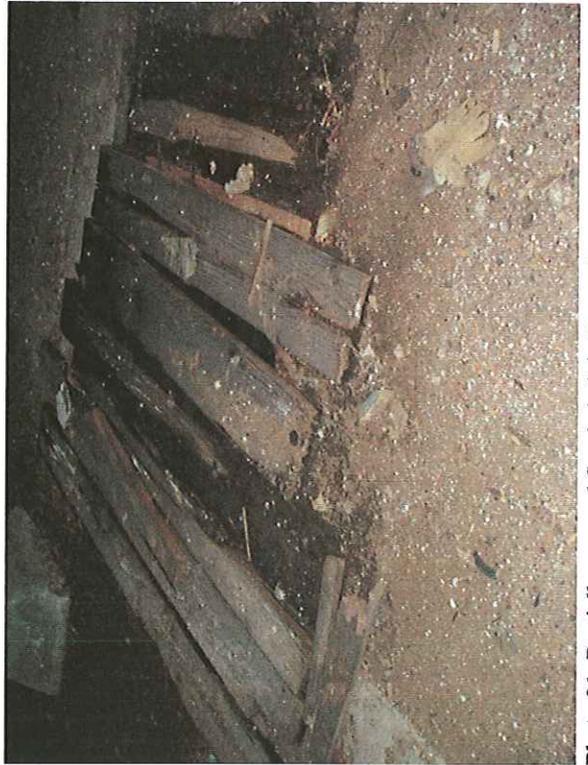


Photo 31: Partially covered flooded pit in Room 5.

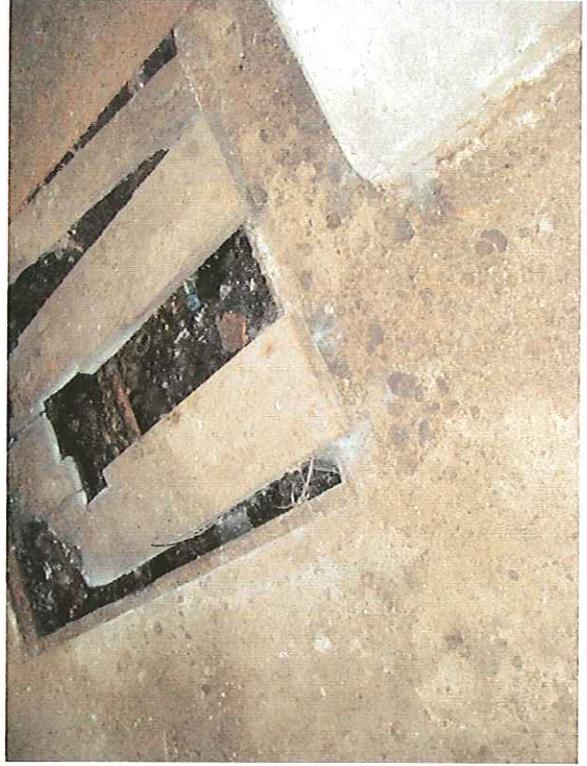


Photo 32: Partially covered flooded pit in Room 5.

PHOTO DOCUMENTATION

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

Page 9 of 12

Photo Date: September 26, 2008; October 10, 2008 **Photographed by:** Mark B. Williams, P.E.

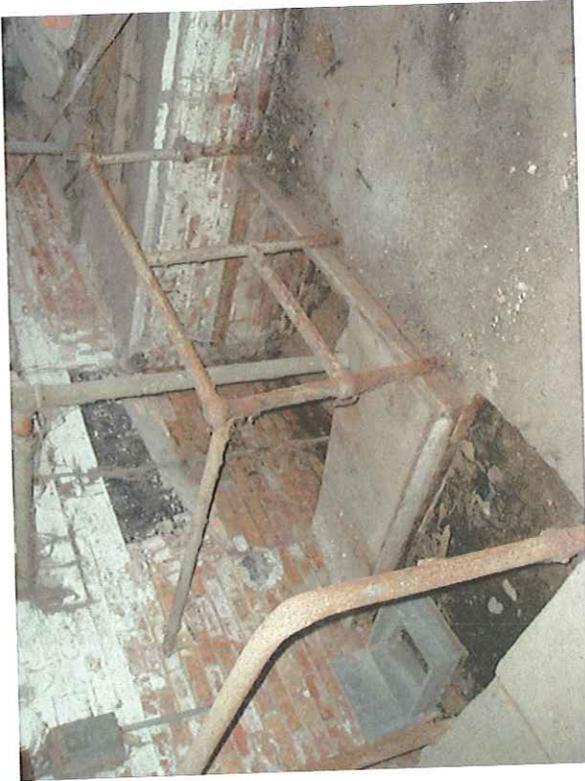


Photo 33: Open flooded pits south side of Room 8.

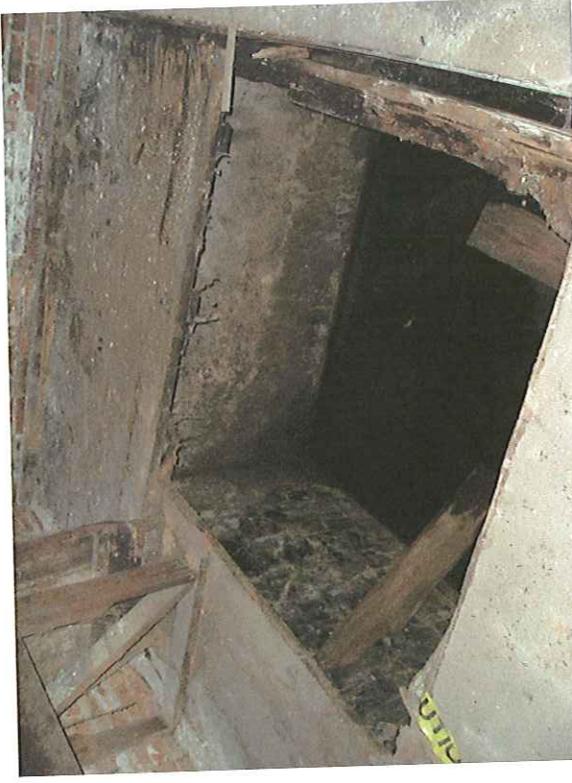


Photo 34: Open flooded pit near northeast corner of Room 9.

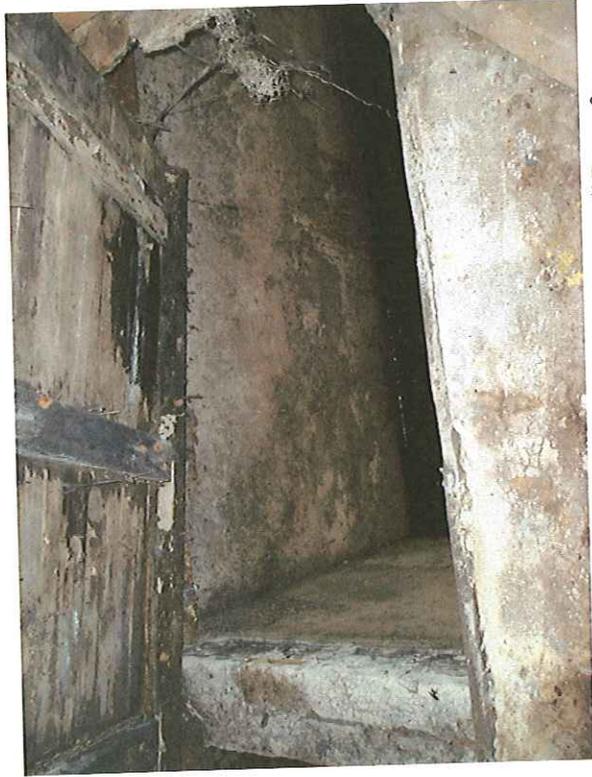


Photo 35: Flooded pit under trap door along west wall Room 9.

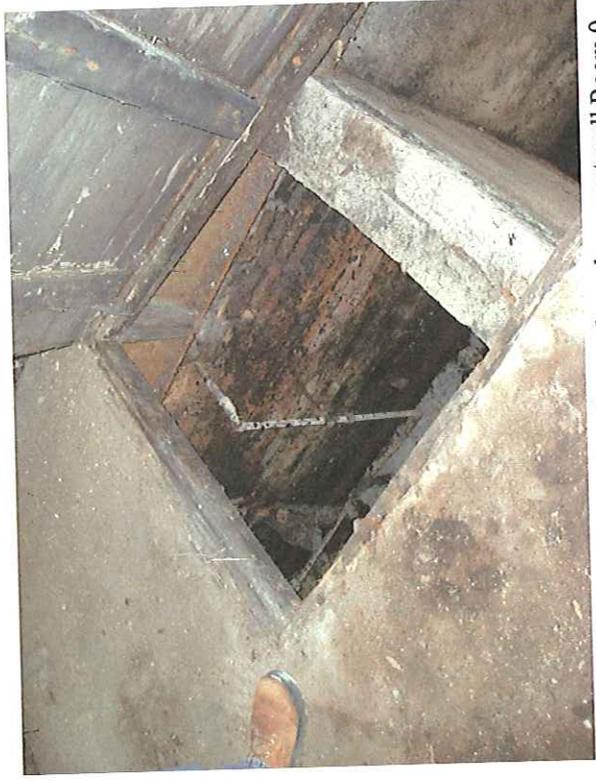


Photo 36: Second flooded pit under trapdoor along west wall Room 9.

PHOTO DOCUMENTATION

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

Photo Date: September 26, 2008; October 10, 2008

Photographed by: Mark B. Williams, P.E.

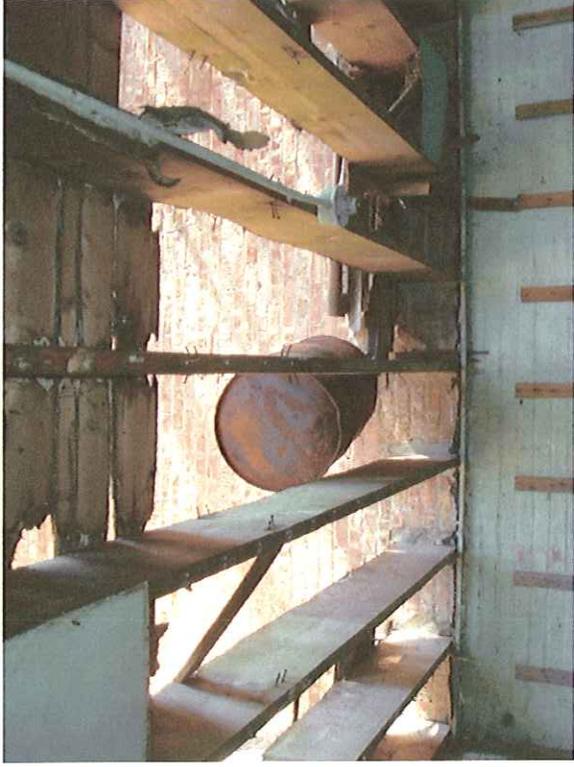


Photo 37: Drum (contents unknown) in rafters above rest room adjacent to Room 4.



Photo 38: Container of waste oil (presumed) in electrical room southwest corner Room 4.

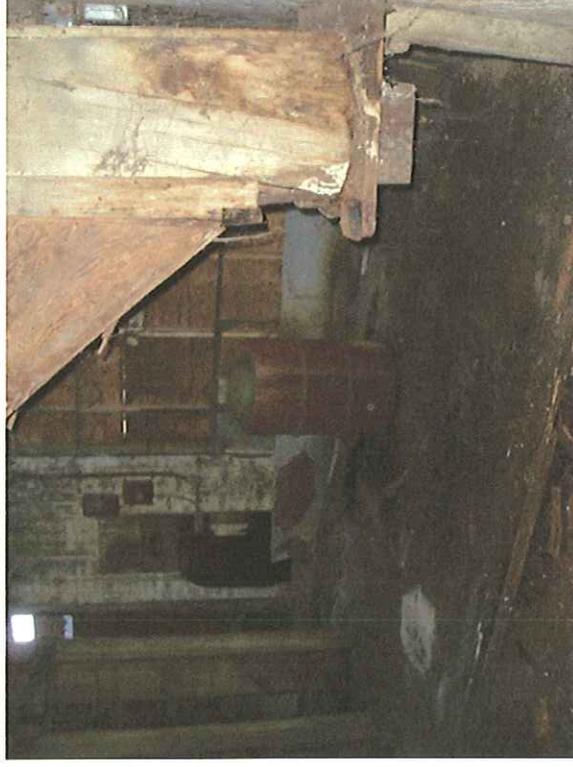


Photo 39: Drum of unknown contents in Room 6.

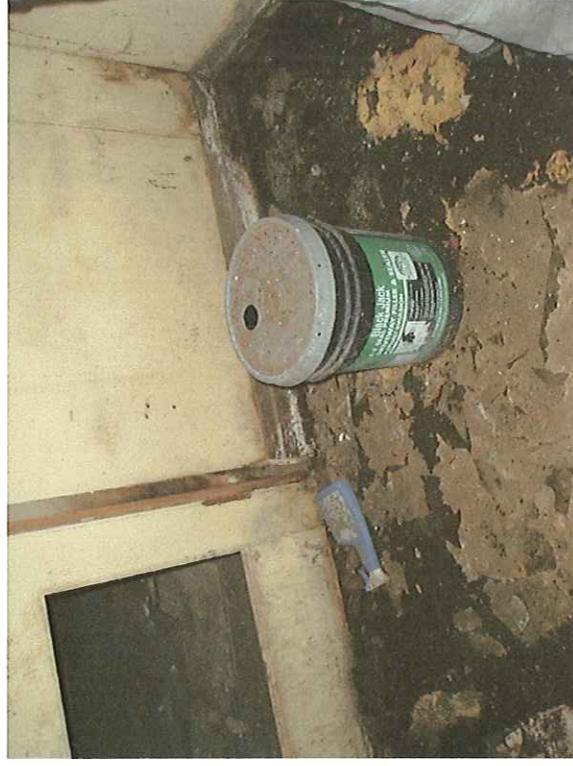


Photo 40: Container of tar roof patch in office area, Room 1.

PHOTO DOCUMENTATION

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

Photo Date: September 26, 2008; October 10, 2008 **Photographed by:** Mark B. Williams, P.E. Page 11 of 12

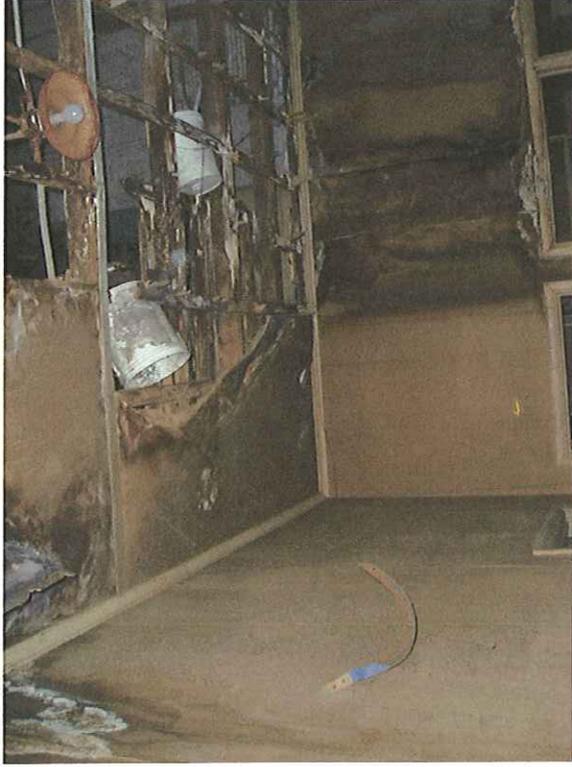


Photo 41: Containers (presumed empty) in rafters above office space, Room 1.



Photo 42: Container of petroleum-based concrete form release compound in Room 1.



Photo 43: Drum and small container of unknown contents in Room 8.

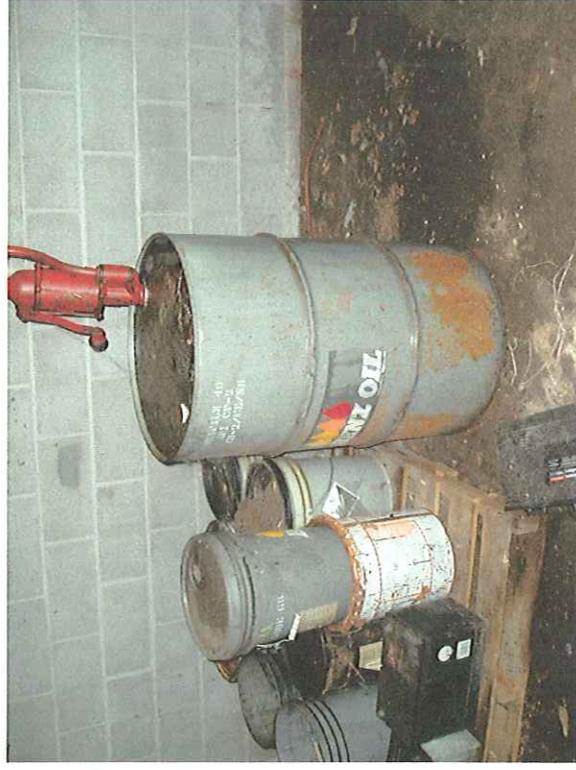


Photo 44: Oil of motor oil (product), containers of waste oil, lead-acid batteries in garage.

PHOTO DOCUMENTATION

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

Photo Date: September 26, 2008; October 10, 2008 **Photographed by:** Mark B. Williams, P.E. Page 12 of 12



Photo 45: Leaking lead-acid battery on floor in garage.

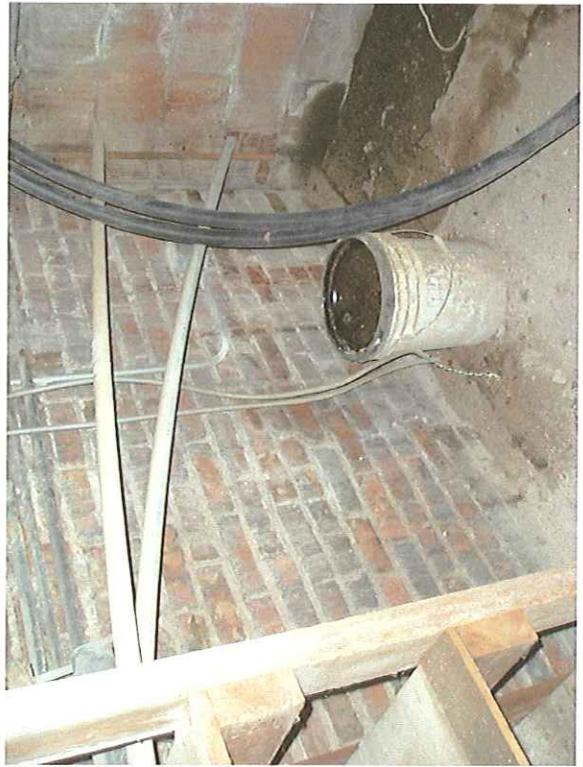


Photo 47: Container of waste oil (presumed) in maintenance storage area adjoining old boiler room (Room 3).



Photo 46: Old cans of paint in maintenance storage room adjoining old boiler room (Room 3).

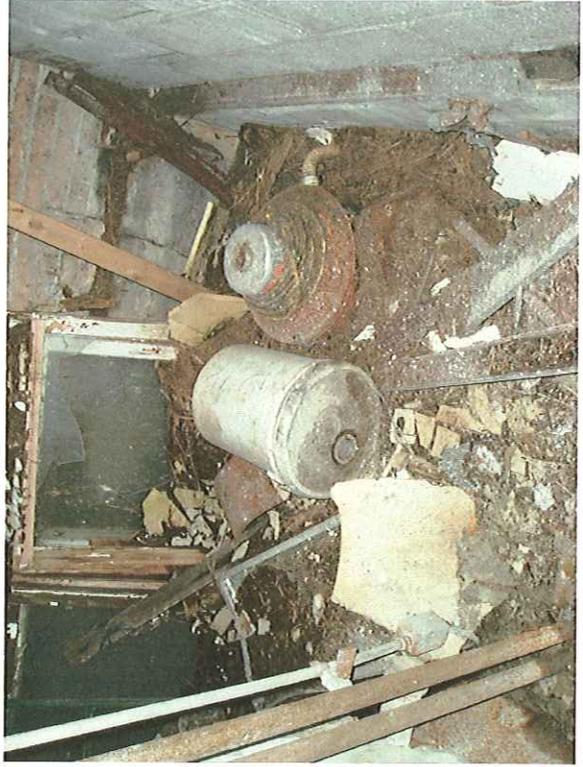


Photo 48: Container of unknown contents laying on floor of old boiler room.

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PAGE 1 of 2

Project: Garver Feed Mill property
Person Contacted: Joe Demorett
Position: Hydrogeologist
With: Madison Water Utility
Date: October 2, 2008

I called Larry Nelson, Madison City Engineer, on October 1, 2008 to obtain information about the Garver property. Mr. Nelson was out of the office for the week and I was transferred to Rob Phillips in the Engineering Department. Mr. Phillips was not available but I left a voice message that I was looking for information about the Garver property. Mr. Phillips returned my call later that day while I was out of the office. Mr. Phillips left a voice mail message that he had no records or specific knowledge of the Garver property. He suggested I call Joe Demorett at the Madison Water Utility. Mr. Demorett used to work for the City Engineering Department and had done some work at the Graver site.

I spoke with Mr. Demorett on October 2, 2008. Following is a summary of the information I obtained from Mr. Demorett.

1. The City took ownership of the Garver Feed Mill property about 10 years ago.
2. There were underground storage tanks on the property. Mr. Demorett suggested I speak with Wayne Rippl in the City Engineering Department to obtain records or information about these tanks.
3. The City found an old scale pit on the property. The pit had paint and other wastes disposed of in it. The City did a cleanup and drilled through the concrete floor and took underlaying soil samples. Nothing found. Mr. Demorett suggested that Mr. Rippl would have information about the scale pit as well.
4. Mr. Demorett stated that Gannet-Fleming had done an investigation on the property in the mid-1980s that involved fertilizer. He didn't have any specific knowledge about that investigation, however.
5. Mr. Demorett did not know when municipal water and sewerage service was made available to Garver property or when connection to the municipal system would have been made.

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PAGE 2 of 2

6. Mr. Demorett did not know of any specific disposal of wastes on the property. He stated that the City once had a landfill south of the Garver site where the Olbrich Park softball diamonds are now located.
7. Mr. Demorett knows of no environmental concerns or conditions on the property other than the underground storage tanks and the scale pit.
8. Mr. Demorett knows of no persons who once worked for, or had contact with, the Garver Feed Mill when it was still in operation.

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PAGE 1 of 1

Project: Garver Feed Mill property
Person Contacted: Jeff Epping
Position: Director of Horticulture
With: Olbrich Botanical Gardens
Date: October 10, 2008

I contacted Jeff Epping by email to ask him if he knew what the 4-inch PVC pipe that extends out of the ground on the side of the mill building opposite Garver Cottage was for.

Mr. Epping responded by email on October 14, 2008 and stated that the pipe is a communications conduit.

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PAGE 1 of 1

Project: Garver Feed Mill property
Person Contacted: John Heberer (608-261-5405)
Position: Hydrogeologist
With: Wisconsin Department of Commerce
Date: October 3, 2008

I called John Heberer to inquire about the case file for the City of Madison - Garver Feed LUST site. Mr. Heberer checked the record and informed me that there isn't much information in the file. If I want to look at the file I need to contact Kristi Prindle, 267-3753 to schedule a review appointment.

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INTERVIEW SUMMARY FORM**

PAGE 1 of 4

Project: Garver Feed Mill property
Person Contacted: Paul Jasenski
Position: Housing Development Manager
With: Common Wealth Development
Date: September 2, 2008; September 26, 2008; October 2, 2008; October 8, 2008

Paul Jasenski called me on September 2, 2008 to inform me that Common Wealth had chosen me to perform the phase I environmental site assessment of the Garver Feed Mill property. Because the City of Madison is looking into applying for a site assessment grant (SAG) from the Wisconsin Department of Natural Resources, the phase I ESA has to be completed very soon and he asked if the assessment could be completed by September 30th. I told Mr. Jasenski that the earliest my schedule would allowed me to start the assessment by September 22, 2008 with completion on October 10th. He checked with Director Marianne Mortenson and told me October 10th would be okay, but the sooner the assessment is done, the better for the City application for the SAG grant.

Mr. Jasenski explain to me that Common Wealth is buying just the Garver Feed Mill building from the City for redevelopment. Land under and around the building will remain in the ownership of the City; but, the assessment needs to include the land area immediately around the building and to the west toward S. Fair Oak Avenue to identify potential problems Common Wealth might encounter when excavating land areas for parking and utilities.

Mr. Jasenski stated that the study area (subject property) for the assessment should consist of the Garver Feed Mill building and tax parcels 0710-0540-096-7 and 0710-054-0098-3. Parcel 0710-054-0096-7 is a rectangular land parcel which holds the Garver Feed Mill building. Parcel 0710-054-009803 is an irregularly-shaped land parcel commonly called the Frito-Lay parcel. The large irregularly-shaped land parcel north of the Garver building, also owned by the City, is outside of the assessment study area.

We scheduled the site reconnaissance for Friday, September 26, 2008

* * * * *

I met Paul Jasenski at the Garver Feed Mill on Friday, September 26, 2008 for the purpose of conducting the site reconnaissance of the property. Before proceeding with the inspection, Mr. Jasenski loaned me copies of information, including some historical photographs, about the property which he had obtained from City planning files being maintained by Dan Rolf. Mr. Jasenski

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PAGE 2 of 4

suggested I contact Mr. Rolf directly if I would want to look directly at the city records.

I mentioned to Mr. Jasenski that in preparation for the site reconnaissance I had attempted to download an aerial photograph showing the tax parcel boundaries of the subject property from the AccessDane website, but that the boundary definitions for the Frito-Lay land parcel were no longer there and that the land parcel was now included in the larger city-owned land area that surrounds the Garver site. Mr. Jasenski did not have an explanation for this, but we agreed to estimate the old parcel definitions and proceed with the assessment within that land area. The assessment is not to include the present Olbrich Gardens office building known as Garver Cottage. This building is located in the south corner of the Garver land parcel.

Observations made during the site reconnaissance are summarized in a separate site reconnaissance summary form.

* * * * *

I spoke with Paul Jasenski on October 2, 2008 to obtain additional information about the Garver property and to obtain the User Provided Information called for by the ASTM Standard. Following is a summary of the information I obtained from Mr. Jasenski.

1. We discussed the assigned address for the Garver property. Historically, the Garver Feed Mill had an assigned address of 3244 Atwood Avenue. However, presently, the primary address used by the City Assessor and AccessDane for the land parcels are 109 and 115 S. Fair Oaks Avenue. Mr. Jasenski and I agreed that we would use the current addresses to describe the property, but make reference to the historical address as well.
2. Mr. Jasenski mentioned that Common Wealth has a meeting with the City planning staff and City Engineer on Monday, October 6, 2008 to discuss environmental issues at Garver. He asked me to attend. He suggested that the City Engineer, Larry Nelson, might have specific information about environmental conditions on the property and suggested that I speak directly with Mr. Nelson.
3. According to assessor records, the Garver land parcel is about 5 acres in size. The size of the Frito-Lay parcel is not known.
4. Mr. Jasenski suggested I speak with Si Widstrom in the Parks Department for site history.

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PAGE 3 of 4

5. Following are Mr. Jasenski's responses to the ASTM required User-provided Information.

- *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 with one exception: 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 chemical 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 about that tank removal.

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PAGE 4 of 4

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.

* * * * *

I spoke with Mr. Jasenski again on October 8, 2008. We discussed the following issues.

1. The lead paint assessor that Common Wealth has dealt with in the past is Dick Horn. Mr. Horn's cell phone number is 695-4858.
2. I told Mr. Jasenski I would like to revisit the site to re-examine several features noted in my site reconnaissance of September 26th and to look at the known tank areas.
3. I mentioned that Department of Commerce tank records indicate that there is a 6,000-gallon underground storage tanks listed as still in use at 3244 Atwood Avenue. I need to resolve this.
4. I asked Mr. Jasenski how many copies of the phase I environmental site assessment he would need. He stated that 3 should be enough, but would check with Director Marianne Mortenson to make sure that is enough.
5. Mr. Jasenski offered to call Mrs. Martin (Martin Glass) who is a local historian for the east side of Madison to find out if she had any contact information for the Garver Feed Mill operations. He later informed me that Mrs. Martin did not have any contact information.

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PAGE 1 of 1

Project: Garver Feed Mill property
Person Contacted: Dennis Kugle (608-836-1500)
Position: Principal
With: Gannett-Fleming
Date: October 2, 2008

I called Dennis Kugle at Gannett-Fleming to inquire about investigations that they have, or may have, performed at the Garver Feed Mill property. Mr. Kugle said that the only project they have done at Garver was the investigation and remediation of underground storage tanks in the early- to mid-1990s. He stated that Gannett-Fleming had taken this project over from SES. He invited me to look at their files on the project if I needed to. I told him that I had an appointment to look at the files for this LUST activity at the WDNR, but would contact him if I needed more information after reviewing the WDNR files.

Mr. Kugle had no knowledge of a fertilizer investigation on the Garver property in the mid-1980s as suggested by engineer Joe Demorett of the Madison Water Utility.

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PAGE 1 of 2

Project: Garver Feed Mill property
Person Contacted:
Position:
With:
Date: October 6, 2008

At the request of Paul Jasenski, Common Wealth Development, I attended a meeting with City officials on October 6, 2008. The purpose of the meeting was to discuss environmental issues at the Garver Feed Mill property. The following people were in attendance:

- Marianne Mortenson, Director, Common Wealth Development
- Sarah Hole, Main Street Industries Manager, Common Wealth Development
- Paul Jasenski, Housing Development Manager, Common Wealth Development
- Mark Williams, Williams Environmental Associates, Inc.
- Ann Zellhoefer, Attorney, Madison City Attorney's office
- Dan Rolf, Madison Planning Department
- Joe Gromacki, City TIF Coordinator
- Larry Nelson, City Engineer

Following is list of items discussed at the meeting.

1. I described where I was in the Phase I Environmental Site Assessment process and some of my concerns. I discussed the assessment study area boundaries and my estimates of their location lacking any surveyed corners. We discussed the limitations imposed on the assessment by the inability to safely access and inspect areas in the mill building. These areas include basements and other below ground or under-the-floor pits and cisterns, the garage at the east end of the building, the (presumed) boiler room or heating plant, and second story levels which may exist. The lack of equipment in the building and my inability to find persons familiar with the Garver Feed Mill operations also limit my assessment.
2. Larry Nelson said that the City had done phase I, phase II, and phase III assessments of the property in the early 1990s. But, he wasn't sure whether the assessments were only of the city-owned land parcel surrounding the Garver property or included the Garver property. He suggested to Dan Rolf that these assessment reports would be in the real estate files or with Community Development.

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PAGE 2 of 2

3. Mr. Nelson mentioned that Consolidated Paving had done a soil incineration project on the property that included a large volume of soil and asphalt demolition materials from the larger city-owned land parcel surrounding the Garver property. He wasn't sure whether soils on the Garver property would have been included.
4. Several possible areas of concern were discussed by the group including cisterns and molasses pits, the sugar beet factory conveyance system, water and sediment in pits and basement areas, PCBs, asbestos, and lead-based paint.
5. Mr. Nelson suggested an approach to resolve some of the limitations I am encountering. First the property corners should be surveyed and the study area boundaries delineated. He suggested segregating issues by the building proper which is being purchased by Common Wealth and the land areas around the building and within the assessment study area which will remain in ownership of the city. He further suggested working with a general contractor to make portals or other access into presently inaccessible areas and provide means to safely enter those areas for inspection.
6. Marianne Mortenson suggested that Jim Montgomery at MGE might know of people who once worked at the Garver Feed operations.
7. The City of Madison intends to apply for a Wisconsin site assessment grant (SAG) grant for continuing assessment and possible remediation activities at the Garver property. The application is due in mid-November. I stated that I would give cost estimates to Common Wealth for any further assessment or remedial activities that I recommend in my phase I ESA report. Mr. Nelson will get cost estimates for surveying the property and working with a contractor to make the building safely accessible for those areas currently not accessible.

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PAGE 1 of 2

Project: Garver Feed Mill property
Person Contacted: Cheryl Peterson (608-261-9657)
Position: Fire Inspector
With: Madison Fire Department
Date: October 3, 2008; October 7, 2008

After trading voice mail messages with Cheryl Peterson, Madison Fire Department, I spoke with Ms. Peterson on October 3, 2008. Ms. Peterson informed me that she had checked the fire department records for the Garver Feed Mill, 3244 Atwood Avenue, and there is not much in the files. She explained that the Fire Department routinely purges its records and only maintain records for seven years. She invited me to review the files and we made an appointment for 1:00p.m., Tuesday, October 7, 2008.

I met Ms. Peterson at the Fire Department Administration Building on October 7, 2008. She gave me the files that she has for Garver. The following information was in the file.

1. The file held Storage Tank Inventory forms from July 1985 and May 1990. These forms indicate three underground storage tanks at the Garver property: A 6,000-gallon fuel oil tank still in use (as of 1985), a 10,000-gallon diesel fuel removed in May 1990, and a 1,000-gallon leaded-gasoline tank removed in May 1990.
2. There was a printed document from the Wisconsin Department of Commerce storage tank database printed October 13, 2004. That printout indicates eight underground tanks and one above ground tank at the Garver property. With the exception of the a 6,000-gallon fuel oil tank listed as in use, all the tanks have been removed. Ms. Peterson questions the accuracy of this listing and does not think there is a 6,000-gallon tank still in use at the property (Note: Ms. Peterson later informed me by telephone that the tank has been removed).
3. There were tank removal inspection forms from January 2000 for the removal of two 1,000-gallon underground storage tanks (one for gasoline and one for diesel) and a single 275-gallon waste oil above ground storage tank. The information does not list where these tanks were located and Ms. Peterson did not recollect the location. The tank assessor when the tanks were removed was Robyn Seymour, Seymour Environmental.
4. Ms. Peterson mentioned that there had been a soil incineration project on the property many years ago. She recalled that the incinerator had been set up between the east end of the

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PAGE 2 of 2

Garver building and the Madison Silo Products building.

5. The file did not contain a record of the 2001 fire at the feed mill. (Note: Subsequently, Ms. Peterson emailed me a copy of the fire incident report.)
6. The Fire Department has hard copies of Sanborn Maps and we looked at the maps to see if they noted the underground storage tanks discussed above. No notations on the map about these tanks. The 1960 map did show a propane tank located north of the Garver Feed Mill building.

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PAGE 1 of 1

Project: Garver Feed Mill property
Person Contacted: Kristi Prindle
Position: Program Assistant
With: PECFA Program, Dept. Of Commerce
Date: October 10, 2008

After trading voice mail messages for several days, I finally spoke with Kristi Prindle at the Department of Commerce regarding the case file for the City of Madison - Garver Feed LUST site. I asked Ms. Prindle how much information was in the file. She told me the file contained a DCOM closure denial letter, the initial notification letter from the WDNR, and the tank assessment report from Seymour Environmental. I told Ms. Prindle that I had already obtained a copy of the assessment report directly from Seymour Environmental and I asked Ms. Prindle if she would telefax copies of the two letters to me. She agreed to do so. I received the letters by telefax a few minutes later.

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PAGE 1 of 1

Project: Garver Feed Mill property
Person Contacted: Wayne Rippl
Position: Engineering Technician
With: Madison City Engineering Department
Date: October 17, 2008

I spoke with Wayne Rippl in the City Engineering Department to obtain information about the Garver Feed Mill property. Following is a summary of the information obtained from Mr. Rippl.

1. I asked Mr. Rippl whether there had been any remedial work at the old city landfill at the Olbrich Park ball field. Mr. Rippl stated that no remedial work has been done, but there are three groundwater monitoring wells on the site and the city monitors groundwater quality. To date there have been no serious problems found. The Wisconsin Department of Natural Resources hasn't required the city to take any other action at the site
2. Mr. Rippl has no knowledge of the fuel oil tanks at the former Frito-Lay greenhouse.
3. Mr. Rippl has no knowledge of underground storage tanks at the east end of the former Nueundorf Trucking facility.
4. Mr. Rippl stated that the city excavated the tank area at the west end of the former Nueundorf Trucking facility and took soil samples. No soil contamination was found. He stated that the site should be closed, the city has not taken any action to request closure. He stated that these tanks were located in the northwest corner of the Garver parcel just east of the service drive and about 185 feet north of the northwest corner of the mill building.

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Project: Garver Feed Mill property
Person Contacted: Dan Rolf
Position: Community Planner
With: Madison Department of Planning and Development
Date: October 6, 2008

I met with Dan Rolf at the Madison Department of Planning and Development for the purpose of reviewing information the Department of Planning has accumulated on the Garver Feed Mill property. Before reviewing the files, I asked Mr. Rolf about environmental conditions on the feed mill property. Following is a summary of the information I obtained from Mr. Rolf.

1. I asked Mr. Rolf if he knew of anyone who used to work for Garver before the feed mill closed and the property was transferred to the City of Madison. Mr. Rolf did not have any contacts to recommend.
2. Mr. Rolf mentioned the following possible environmental concerns:
 - The molasses pits inside the building which are presently flooded;
 - The general industrial use of the building for the past 100 years;
 - Possible asbestos materials including pipe wrap and floor tiles;
 - The former scale pit; and
 - Two underground storage tanks located in front of building.
3. I discussed the designated study area for this phase I environmental site assessment. I stated that I was confused over the changing tax parcel boundaries shown on the AccessDane website. Mr. Rolf explained to me the one of the tax parcels, formerly known as the Frito-Lay land parcel, was recently annexed into the larger city-owned land which surrounds the Garver Feed Mill land parcel. Mr. Rolf stated that in September of this year Dane County Land Information Office changed the tax parcel boundary definitions to match the blended land parcels.
4. Mr. Rolf gave me PDF files of plan sheets showing the Garver Feed Mill floor plan and building elevations.

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PAGE 1 of 1

Project: Garver Feed Mill property
Person Contacted: Tim Statz
Position: Engineer
With: Madison Gas & Electric Company
Date: October 2, 2008

I called Tim Statz, Madison Gas & Electric Company, to inquire about natural gas service connections to Garver Feed Mill property. Mr. Statz was not available so I left Mr. Statz a voice message.

Mr. Statz returned my call later in the day. He informed me that the oldest contact date for the original installations at the Garver property, 3244 Atwood Avenue, is 1966.

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PAGE 1 of 1

Project: Garver Feed Mill property
Person Contacted: Wendy Weihemuller (609-275-3212)
Position: Program Assistant
With: ERR Program, WDNR, Fitchburg
Date: October 2, 2008

I called Wendy Weihemuller at the Wisconsin Department of Natural Resources South Central Regional office to make arrangements to review remediation files for the following sites:

- Garver Feed & Supply LUST
- Madison Farm Structure LUST
- City of Madison - Garver Feed LUST
- Starkweather Creek & Maly Road ERP

Ms. Weihemuller informed me that the City of Madison - Garver Feed LUST is under Department of Commerce jurisdiction and that I would have to call them separately to review that file.

We scheduled a file review for Tuesday, October 7, 2008 at 8:30 am.

When I arrived for the file review, I also asked Ms. Weihemuller for the file for the Consolidated Paving LUST remediation.

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PAGE 1 of 8

Project: Garver Feed Mill property
Person Contacted: Wayne Wendorf (608- 838-3729)
Position: Former Co-owner (1975-1997)
With: Garver Feed Mill
Date: October 9, 2008

After having stumbled across Wayne Wendorf's name in a Capital Times newspaper article during my research of the Garver Feed Mill property, I found that Mr. Wendorf still lives the Madison area. I contacted him on October 8, 2008 to ask whether he would be willing to speak about the operations of the Garver Feed Mill and the manufacturing facilities present on the property during the time that he co-owned the Garver Feed Mill business.

I met Mr. Wendorf at his residence on October 9, 2008. Following is a summary of the information about the Garver Feed Mill that I obtained from him.

1. Mr. Wendorf and his business partner, Tom Hatch, purchased the Garver Feed Mill from the estate of James Garver in 1975. Mr. Wendorf had no prior association with the Garver business except that he worked for a competitor prior to assuming the Garver property.
2. Mr. Wendorf and Mr. Hatch used the existing equipment in the Garver mill for about 5 years, but totally replaced the mill equipment in 1980/1981.
3. The feed mill is connected to the City of Madison municipal water and sewerage systems and was already connected when the mill was purchased in 1975. It was Mr. Wendorf's opinion that connection to these services would have occurred many years ago and that the mill building was likely connected to municipal services before Mr. Garver purchased the property from the United States Sugar Company in the early 1930s. There are no known water supply wells or sewerage systems on the property.
4. There was no process water use on the property. Other than sanitary uses, water was used in the boilers to generate steam used in the feed pellet equipment. Other than the small office area, the building was not heated.
5. For the most part, all feed materials used in the feed operation came to the mill in dry form, either in bulk railroad cars or trucks, or in bags. And, the Garver products were all dry products and mostly shipped from the site in bags.

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INTERVIEW SUMMARY FORM**

PAGE 2 of 8

6. There was no bulk storage of liquids on the property except for two 10,000-gallon tanks located inside the building used for storing molasses and lacto whey, a liquid product with non-protein nitrogen. The business also had two underground storage tanks located behind the south end of the building. These were used to store diesel fuel and gasoline for fueling delivery vehicles. He also said that the feed mill usually maintained five or six 55-gallon drums of motor oil used for service vehicles. These were kept in the garage at the south end of the building.
7. 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 amounts 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.
8. No hazardous wastes were generated by the feed mill.
9. The feed mill performed routine, minor maintenance of delivery vehicles in the garage. Waste oil generated during vehicle servicing was stored in 55-gallon drums and taken off-site by a waste oil contractor. Mr. Wendorf could not remember the name of the waste oil service company. Mr. Wendorf also noted that there was a small parts washer in the garage. Initially, it was filled with gasoline but in later years, the feed mill contracted with Safety-Kleen to maintain the parts washer.
10. Mr. Wendorf and Mr. Hatch installed a new natural-gas fired steam boiler when the mill equipment was replaced in 1980/1981. However, the mill was already connected to natural gas service when the business was purchased in 1975. Mr. Wendorf stated that the older boilers were also natural gas fired. I mentioned that I had earlier learned from MGE that the natural gas service was first provided to the mill building in 1966. And I asked Mr. Wendorf if he knew what fuel was used for the boilers prior to operation. Mr. Wendorf responded that he knew of no fuel storage tanks on the property and that he didn't think that fuel oil was used. He pointed out that there is evidence in an available aerial photograph from the late-1950s or early 1960s that coal was probably used. However, that same photo also show a large propane gas storage tank located north of the mill building. Mr. Wendorf thought that propane was probably used for the grain dryer which was once located behind the building.

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PAGE 3 of 8

Mr. Wendorf stated that the propane tank had been removed and was no longer present on the property when he purchased the business in 1975.

11. The new boiler installed in 1980/1981 was removed and sold when the City of Madison purchased the property in 1997. Mr. Wendorf thought that one of the old boilers may have been removed but he was uncertain of the date. The other boiler is still in the old boiler room.
12. There has been no disposal of solid wastes on the property known to Mr. Wendorf. He stated that the land area south of the mill property where the Madison Silo Company had been located had been used for the disposal of beet wastes from the sugar beet factory that operated in the mill building from the mid-1900s through the mid-1920s.
13. Mr. Wendorf knew of no spills of petroleum or hazardous substances having occurred on the property.
14. The only underground storage tanks which Mr. Wendorf is aware of were the diesel fuel and gasoline tanks removed from behind the building in the early 1990s. He did not know of the two tanks removed in 2000. Those tanks appear to have been associated with the former Neuendorf Trucking facility. Mr. Wendorf stated that that building was not part of the feed mill property and was owned by Neuendorf Trucking and later by Madison Silo Company. The silo company used the building for storage.
15. I also asked Mr. Wendorf about the 6,000-gallon underground fuel oil storage tank listed on the Department of Commerce tank database for the address 3244 Atwood Avenue and still listed as being in use. Mr. Wendorf has no knowledge of that tank, but didn't think it was associated with the feed mill operation.
16. There was once a metal storage building that was part of the mill property located between the mill building and the trucking facility. The Garver operation used this building for storing mainly grain and corn, but it was also used for parking vehicles. That building was constructed at grade on a concrete slab. The building was apparently demolished some time between 1995 and 2000, but Mr. Wendorf recollected it was there when the business vacated the property in 1997.
17. Most of the steam pipes in the mill plant were wrapped with asbestos insulation. Mr.

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PAGE 4 of 8

Wendorf also suspects that both the older boilers (pre-1980) and the newer boilers installed in 1980/1980 probably had asbestos insulation. He did state that they had had some asbestos removed at one point, but he was unsure of when that occurred.

18. There were numerous motors associated with the mill operation. Mr. Wendorf did not recall much about the electrical equipment associated with the operations, however. He had no specific knowledge or recollection of electric transformers, capacitor, and switching gear. He said that most of the newer electrical equipment was removed from the building when they sold the mill equipment in the mid-1990s. There may be electrical equipment still in the building from the older Garver operations, pre-1975.
19. All the milling equipment was sold and removed from the mill building about the time the property was sold to the city in 1997.
20. Garver Feed manufactured dry livestock and poultry feed.
21. Common Wealth Development had provided me with some aerial photographs of the feed mill taken probably in the 1940s or 1950s. Mr. Wendorf helped me chronologically sort these pictures based on apparent milling-associated equipment located behind on the back side of the mill building. He also identified the equipment and explained what it was used for. This information will be useful in the development of the project report figures.
22. Using a floor plan drawing from 1931, Mr. Wendorf described the equipment and uses of each of the rooms in the mill building. A copy of that floor plan is attached for reference. Following are the descriptions he gave me for each area on the floor plan (Note: Although the building is aligned in a southeast to northwest direction, the floor plan was assumed to be oriented in a east/west direction along its major axis for the purposes of our discussions).

Room 1: Room 1 is the largest open floor area in the mill building. It was used 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. Prior to 1975, Minneapolis Moline used that office space and part of the open area for storing farm implements. After 1975, the office area was used by the feed mill business.

After the installation of the new milling equipment in 1980/1981, the 10,000-

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PAGE 5 of 8

gallon molasses and lacto whey storage tanks were located near the offices. Molasses and lacto whey were delivered to the mill in trucks. The fill pipes for the tanks extend out through the front (south) wall of the mill building.

Mr. Wendorf said that there had been a basement under this area when the building was still the sugar beet factory. But, Mr. Garver filled the basement in with the brick debris from the removal of the upper floors of the factory and then poured a new concrete floor over the filled basement.

Room 2: Room 2 has two floors and no basement. 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 for office space by Neuendorf Trucking prior to 1975. After 1975, the floor was converted to a residential apartment by architect Jim Gempler and was Mr. Gempler's residence.

Garage: Mr. Wendorf noted that the garage located at the east end of the building is not shown on the floor plan. I explained to him that historical information I've reviewed suggests the garage was added on to the building in the early 1930s. Mr. Wendorf assumed that prior 1975, Mr. Garver used the garage for vehicle storage. After 1975, the garage was used for vehicle parking and servicing. However, Mr. Wendorf noted that part of the garage was walled off in 1980/1981 to house a new boiler installed when the new milling equipment was installed (as noted earlier, this boiler is probably insulated with asbestos). That room is not directly accessible from the mill, but is accessible only through the garage.

Room 3: Room 3 is the old boiler room. There were two old boilers in the room, but one has been removed. Mr. Wendorf recollected these boilers used natural gas for fuel. The boilers were taken out of service in 1980/1981 when the new boiler was installed. (As noted earlier, these boiler are likely insulated with asbestos.)

Room 4: 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

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PAGE 6 of 8

stored both in bags and in bulk bins.

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. Mr. Wendorf noted that 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:** Prior to 1980/1981, Room 5 housed the old feed milling equipment including a mixer and pellet mill. It has multiple levels. There is a basement under this area that contained parts of the milling equipment, motors, and some electrical equipment. The pits in the floor may have been for molasses pits, but Mr. Wendorf was a little unclear about this. 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.
- Room 6:** Room 6 was part of the old manufacturing area and housed milling equipment and hoppers. 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 northwest corner of the room. The upper floor contained milling equipment and also was used for bulk storage of dry feed ingredients.
- Room 7:** Room 7 contained storage tanks for dry feed ingredients and some mixing equipment. I noted to Mr. Wendorf that Room 7 is no longer there because of the fire that occurred at the mill building in 2001. All that is left is the concrete floor and a pile of brick rubble.
- Room 8:** Mr. Wendorf said the Room 8 was a pass-through room leading to the ramp into the warehouse (Room 12) at the north end of the building. He did not know what

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PAGE 7 of 8

the raised platform in the northwest corner of this room was for. He thought maybe it was connected to, or part of, the molasses pit located in the adjoining room, Room 9. He also didn't recall, or have any information about, the two pits located on the south side of the raised area.

Room 9: Mr. Wendorf said that Room 9 has multiple levels but was not used by his operations. He said the room did not have a basement but there was a pit below the floor for molasses storage. Molasses was used in the feed. He stated that rail tank cars with molasses would pull up next to the room on the south side and discharge molasses to the pit.

The lift device along the east wall of this room was used to lift 100-pound bags of dry feed ingredient to the upper levels of the room where the bags were stored or dumped into large wooden storage bins located in the room. This lifting machine extends through the lower floor and there is pit in the room to accommodate the lower end of the lift machine. The lift machine, storage area, storage bins, and molasses pit were not used after 1975.

Room 10: Room 10 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 end 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.

Room 11: We did not discuss the use or purpose of Room 11. It is no longer present because of the fire in 2001.

Room 12: Room 12 is the large open warehouse space at the west end of the building. 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 competitors, for storage.

23. I asked Mr. Wendorf about the small building that had once been located west of the milling building. Mr. Wendorf informed me that this building was a greenhouse owned and operated for experimental purposes by Frito-Lay. He said that the greenhouse was there when he and his business partner purchased the Garver property in 1975. The greenhouse was

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PAGE 8 of 8

constructed at grade on a concrete slab. Although the greenhouse is no longer there, Mr. Wendorf thinks the concrete floor is still there.

Mr. Wendorf has some aerial photographs of the mill building. One of these photo has a clear view of the south side of the greenhouse. Two above ground fuel oil tanks can clearly be seen on the south side of the greenhouse building.

24. I asked Mr. Wendorf if he had any information or knowledge of the Madison Fence Company. He stated that he knew that Madison Fence Company had operated out of the warehouse (Room 12) prior to 1975. He has no other personal knowledge of this.

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PAGE 1 of 1

Project: Garver Feed Mill property
Person Contacted: Wendy Wojner
Position: Hydrogeologist
With: ERP Program, WDNR, Fitchburg
Date: October 7, 2008

Both City Engineer Larry Nelson and Fire Inspector Cheryl Peterson had mentioned a soil incineration project at the Garver Feed Mill property. I called Wendy Wojner at the Wisconsin Department of Natural Resources to ask if he knew of this incineration project and could provide information about it. Following is a summary of the information I obtained from Mr. Wojner.

1. A mobile incinerator company from Spring Green, Wisconsin had an incinerator on the Garver property between 1990 and 1993 to thermally treat petroleum contaminated soil from the Madison Farm Structures LUST site.
2. He stated that some of the soil excavated from the Garver Feed Mill LUST site during the same time period may have been burned as well.
3. Mr. Wojner stated that the incinerator had to re-burn some of the soil from the Madison Farm Structure site because PAHs concentrations contained in the some of the before and after samples increased after incineration.

(Note: I later found reference to the incineration project in the LUST case file for Madison Farm Structures. Nearly 8,500 tons of soil had been excavated and incinerated to remove petroleum contaminants. The excavations occurred along Starkweather Creek on the southeast side of the larger land parcel presently owned by the City of Madison that surrounds the Garver property.)

RESPECTFULLY SUBMITTED:

Mark B. Williams

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WILLIAMS
ENVIRONMENTAL
ASSOCIATES inc

STATEMENT OF QUALIFICATIONS

MARK B. WILLIAMS, P.E.
Williams Environmental Associates, Inc.
221 Frigate Drive
Madison, Wisconsin 53705
(608) 238-7990

Academic Background

Graduate Studies (1980-1983), 45 credits earned. University of Wisconsin, Madison, Wisconsin
B.S.E. (1975), Environmental Engineering, Michigan Technological University, Houghton,
Michigan

Experience

10/92-Present Williams Environmental Associates, Inc.

Mark B. Williams is the owner and sole employee of Williams Environmental Associates, Inc. The company was started in October 1992. Projects completed include: numerous environmental reviews of property transactions for a major Wisconsin utility; phase I environmental site assessments throughout south central Wisconsin and northern Illinois for developers, property management companies, attorneys, and real estate companies; phase II environmental sites assessments and site investigations and closure reports for private and public clients; and wetland evaluations of various properties located in south central Wisconsin. Williams Environmental Associates routinely conducts wastewater, hazardous waste, and PCB sampling for a major Wisconsin electrical utility. Following are brief descriptions of several notable projects.

- Williams Environmental Associates, Inc. completed a cost study for the Wisconsin Department of Natural Resources. This study compiled cost information for the correction of sanitary sewer overflows (SOS) as part of the 2004 USEPA Clean Water Needs Survey. (Contract amount: \$30,000; contract period August 16, 2004 - March 1, 2005).
- Williams Environmental Associates completed a national study of the effectiveness of wellhead protection programs under contract to the American Water Works Association Research Foundation. Project report entitled *Demonstrating Benefits of Wellhead Protection Programs* was published in September 2004. (Contract amount: \$150,000; project period: October 2001 - April 2004)
- In 1997 Williams Environmental Associates, Inc. compiled an inventory of waste

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tire stockpiles and prepared a program report of the Wisconsin Waste Tire Program under contract to the Wisconsin Department of Natural Resources (contract amount:\$30,000; period of completion - 4 months).

- In 1996 Mr. Williams was individually employed as an in-house professional consultant to the Wisconsin Department of Natural Resources and completed a statewide cost study for control of stormwater runoff and nonpoint source pollution as part of a 1996 EPA Clean Water Act Needs Study. Information generated by this study was used by the Environmental Protection Agency in their 1996 Clean Water Needs Survey Report to Congress, September 1997 (contract amount: \$56,000; period of completion - 9 months).
- In 1995 Williams Environmental Associates, Inc. completed revision of the Wisconsin Remedial Response Site Evaluation Report (WRRSER) under contract to the Wisconsin Department of Natural Resources. The WRRSER report is a program report on the priority sites being investigated or managed by the Wisconsin Department of Natural Resources under the State's Environmental Repair Fund (state equivalent to the federal Superfund), the State's Spill Statute, and the State's leaking underground tank (LUST) program (contract amount: \$27,000; period of completion - 6 months).
- In 1994 Williams Environmental Associates, Inc. in conjunction with another engineering firm completed revision of the State of Wisconsin Hazard Ranking List (HRS). The HRS is the Wisconsin equivalent to the Superfund National Priorities List. The project consisted of evaluating and hazard scoring of 66 State priority sites, and preparing the Hazard Ranking List Report. (contract amount: \$160,000; period of completion - 12 months)

2/89-10/92 Project Manager, Dames & Moore, Madison, Wisconsin

In this capacity Mr. Williams managed hazardous waste evaluation including work planning, health & safety planning, emergency contingency planning, specification and bid preparation for evaluation and waste removal, and on-site supervision of a major abandoned hazardous waste repository in East St. Louis, Illinois. He managed audit teams and conducted environmental compliance audits of natural gas compressor stations for major gas distribution companies in West Virginia and Pennsylvania, of a 40-acre industrial foundry and manufacturing complex in Watertown, New York, of a major Wisconsin foundry, and of a major Wisconsin utility. He also managed numerous phase I and phase II environmental property assessments in Wisconsin and Illinois. In addition, Mr. Williams managed and conducted PCB assessments of electrical substations for major electrical utilities in Wisconsin. He supervised cleanup and cleanup verification sampling of PCB contaminated soils at several electrical substations for a major Wisconsin utility. He also conducted hazardous and PCB waste planning, permitting, and reporting for Wisconsin industries.

3/85-2/89 PCB Waste Coordinator, Bureau of Solid and Hazardous Waste, Wisconsin Department of Natural Resources, Madison, Wisconsin

While working for the WDNR, Mr. Williams was responsible for developing and implementing regulatory guidance for managing PCB wastes in Wisconsin. He was also responsible for developing and writing Wisconsin Administrative Code NR 550, the Environmental Repair and Response rules which direct State of Wisconsin activities for cleaning up abandoned waste sites.

9/76-3/85 Staff Engineer, Bureau of Wastewater Management, Wisconsin Department of Natural Resources

Mr. Williams performed regulatory reviews of planning documents and engineering plans and specifications for sewage collection and treatment systems. He was responsible for evaluating products and materials used in construction of sewage collection and treatment systems for compliance with regulatory materials standards; and for developing and writing extensive revisions to Wisconsin Administrative Code NR 110, Sewage Collection and Treatment, which set state standards regulating the planning, design and construction of sewage collection and treatment systems in Wisconsin.

Registration and Training

Licensed Professional Engineer, Wisconsin (1979)

Wisconsin Certified Asbestos Inspector – Refreshers and re-certification annually since 1993

OSHA Health and Safety Training

- 40-hour course, December 1987
- 8-hour refresher courses, Annually since 1990
- 8-hour supervisor course, August 1990

Selected Publications

Williams, Mark B. and Bruce A. Fenske. 2004. *Demonstrating Benefits of Wellhead Protection Programs*. Denver, Colorado: American Water Works Association Research Foundation.

Williams, Mark B. And Bruce A. Fenske. 2003. *Demonstrating Benefits of Wellhead Protection Programs*. Presented at the American Water Works Association Water Quality Technology Conference, Philadelphia, Pennsylvania, November 1 - 4, 2003.

Williams, Mark B.. 1997. *Waste Tire Removal and Recovery Program Report*. Madison, Wisconsin: Wisconsin Department of Natural Resources (internal report, August).

Williams, Mark B.. 1995. *Wisconsin Remedial Response Site Evaluation Report*. Madison, Wisconsin: Wisconsin Department of Natural Resources. (October).

Williams, Mark B.. 1994. *Wisconsin's Environmental Repair Program - Hazard Ranking List*. Madison, Wisconsin: Wisconsin Department of Natural Resources (July).

Williams, Mark B., John Flickinger, and Joseph Shefchek. 1991. *Case Study of a New Field Screening Tool for Delineating Soil PCB Contamination*. Presented at EPRI PCB Conference, Baltimore, October 1991.

Williams, Mark B. And Robin Schmidt. 1989. *Now What*. Wisconsin Natural Resources magazine, Madison, Wisconsin: Wisconsin Department of Natural Resources (February).

Williams, Mark B.. 1988. *Wisconsin's Environmental Repair Program - Hazard Ranking List*. Madison, Wisconsin: Wisconsin Department of Natural Resources (March).

Williams, Mark B.. 1987. *Wisconsin's Environmental Repair Program - Inventory of Sites Which Cause or Threaten to Cause Environmental Pollution*. Madison, Wisconsin: Wisconsin Department of Natural Resources (July).

Williams, Mark B.. 1985. *The Fate of Radium 226 and Radium 228 in the Wastewater Treatment Process - A Survey*. Madison, Wisconsin: Wisconsin Department of Natural Resources (internal report, 1985).