

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**405 & 413 S. PARK STREET, 845 VILAS AVENUE  
MADISON, WISCONSIN 53715**

**PREPARED FOR:  
MCFARLAND STATE BANK**

**PREPARED BY:  
RESOURCE ENGINEERING ASSOCIATES, INC.  
PROJECT NUMBER: 050102.1**



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# PHASE I ENVIRONMENTAL SITE ASSESSMENT

**SITE:** 405 & 413 S. Park Street, 845 Vilas Avenue  
Madison, Wisconsin 53715

**PREPARED FOR:** McFarland State Bank  
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**REA PROJECT NUMBER:** 050102.1

**DATE OF REPORT:** November 14, 2005

*William W. Buckingham*  
William W. Buckingham, P.E.

11/14/05  
Date

I, William W. Buckingham, hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E, Wis. Adm. Code; that this document has been prepared in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this document is correct.

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## EXECUTIVE SUMMARY

Resource Engineering Associates, Inc. (REA) performed a Phase I Environmental Site Assessment (ESA) for the one story concrete block building at 405 S. Park Street, the two story wood frame house at 413 S. Park Street, and the one story brick building at 845 Vilas Avenue in Madison, Wisconsin. The site is part of the SW1/4 of the SW1/4 of Section 23, T7N, R9E in the City of Madison, Dane County, Wisconsin. The property defined as the site consists of three buildings and an asphalt parking lot.

This ESA describes the site, its current and past uses, and adjoining property uses. Federal databases, Wisconsin Department of Natural Resources (WDNR) databases, Department of Commerce (Dcom) databases, county and local government records were used in conducting an environmental records review of the site and near site area. Historical data regarding the site were reviewed. A site reconnaissance was also conducted by REA.

The site elevation is approximately 858 feet, National Vertical Geodetic Datum (NVGD). Site soils are described as consisting of deep, well drained loams underlain by calcareous sand and gravel. Regional groundwater flow in the site vicinity appears to be to the east toward Lake Monona.

Information collected indicated the following findings:

- There is a vacant one story, brick building which formerly housed Madison Well # 2, a one story concrete block building currently housing a check cashing business, and a two story wood frame house currently being used as a two unit apartment building located on the parcel.
- Electricity is provided by Madison Gas & Electric.
- Natural gas is provided by Madison Gas & Electric.
- Water and sanitary sewer are provided by the City of Madison.
- Wastewater treatment is provided by Madison Metropolitan Sewer District.
- There are 6 LUST sites located within one quarter mile of the subject property, 1 of which is still open. Based on distance and direction of groundwater flow, this site does not appear to present a threat to the environment of the subject property.
- There are two RCRA Small Quantity Generators within one quarter of a mile of the site; neither of which have had violations.
- There were 17 registered storage tank sites within one quarter mile of the subject property, of which 3 remain in use.
- The WDNR's List of Solid Waste Disposal Sites identifies the St Mary's Parking Lot Pre-Registration Landfill as being located within one half mile of the subject property. However, based on observations made during site visits, it does not appear likely that the environment of the subject site has been adversely impacted by this landfill.
- There are apparently no environmental permits for this property nor do they appear to be required.
- Contamination was identified 1985 in Madison Well #2, which had been located in the small brick building located on the site at 845 Vilas Avenue. Mr. Steve Alles, Wisconsin Department of Natural Resources Project Manager for the site, was contacted on November 9, 2005, to discuss the status of the site. Mr. Alles stated that some low levels of contamination had been detected in 1985 before the well was

abandoned, but that no additional work had been done nor did he anticipate that any more would be done. He stated that the site would most likely be removed from the WDNR listing in January 2006. He also stated that the property owner, or any future owners, would not be responsible for any investigation or cleanup costs.

- Recognized environmental conditions at the site include:

a) There is a fill pipe and vent pipe located on the east side of the building at 405 S. Park Street. These pipes appear to be attached to a 1,000 gallon fuel oil tank. An investigation should be performed to determine if the tank is still in place on the site. If the tank is still in place, it would appear that it is no longer in service, therefore, it should be removed by a state certified tank remover and disposed of in accordance with state and federal regulations. Soil samples should be collected from beneath both ends of the tank at the time of removal and laboratory analyzed for diesel range organics (DRO). The results, along with documentation of tank removal, should be compiled in a report and submitted to the WDNR and the Department of Commerce.

b) It appears that the property at 405 S. Park Street had been used as a gasoline station for over 30 years. There is evidence that USTs were located on the north and east sides of the parcel, and that there were gasoline pump islands on the north end of the parcel. At a minimum there have been four 2,000 gallon gasoline USTs on the property. There are no records showing that the tanks have been removed. Therefore, soil and groundwater samples should be collected in the area of the former pump islands and the former locations of the USTs. The samples should be laboratory analyzed for gasoline range organics (GRO) and petroleum volatile compounds (PVOC) plus naphthalene. At least one soil and one groundwater sample should be analyzed for diesel range organics (DRO) and polycyclic aromatic hydrocarbons (PAH).

c) Based on the age of the buildings on the property, it is likely that they may contain asbestos containing building materials. Therefore, if the buildings are to be demolished or renovated, a NESHAPS asbestos survey should be performed on the buildings to determine if there are any asbestos containing materials.

## **SECTION 1**

### **INTRODUCTION**

At the request of McFarland State Bank, Resource Engineering Associates, Inc. (REA) performed a Phase I Environmental Site Assessment (ESA) on the property located at 405 S. Park St, 413 S. Park St, and 845 Vilas Avenue in Madison, Wisconsin (Site location is shown in Figures 1 & 2). The site is located in the SW1/4 of the SW1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin. This Phase I ESA was performed in compliance with industry standards developed by the American Society for Testing Materials (ASTM) 1527-00.

#### **1.1 PURPOSE**

The purpose of this Phase I ESA is to identify recognized environmental conditions on the site. This includes the presence or likely presence of hazardous substances or petroleum products on the site under conditions which may indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water at the site.

#### **1.2 SCOPE OF WORK**

The scope of work of this Phase I ESA includes the following:

- a site visit to characterize current land uses and existing conditions;
- a geological, hydrological, and topographical assessment;
- a review of the applicable United States Geological Survey (USGS) Quadrangle Map;
- a review of historic aerial photographs;
- a review of state and federal database records;
- a review of city building inspection records, assessor's records, and local historical records;
- interviews with site representatives and the fire inspector.

#### **1.3 LIMITATIONS AND EXCEPTIONS**

This Phase I does not include a property title search.

Health and safety practices associated with the site are not addressed in this Phase I ESA.

The assessment of subsurface conditions through the use of subsurface exploration (i.e., soil borings and groundwater monitoring wells) is beyond the scope of this Phase I ESA. In addition, this Phase I ESA was not intended to address the issues of lead in drinking water, artifacts, endangered species, sites of historical and archeological significance, or wetlands.

This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the site, and it was conducted within the limits of time and cost.

Report limitations and use restrictions are presented in Section 6, Limitations and Restrictions.

## **SECTION 2**

### **SITE DESCRIPTION**

#### **2.1 LOCATION AND LEGAL DESCRIPTION**

The subject property (site) is located on the east side of S. Park Street on the southeast corner of the intersection of S. Park Street, Vilas Avenue and W. Washington Avenue. The site consists of a one story brick building, a one story concrete block building, and a two story house with associated asphalt parking lot and landscaped areas.

#### **2.2 SITE AND VICINITY CHARACTERISTICS**

The Soil Survey of Dane County, Wisconsin as published by the USDA-SCS, 1978, identifies the general soil type on or near the site area as Batavia silt loam (BbB, 0 to 2 percent slopes).

According to the soil survey, the Batavia silt loam consists of deep, well-drained, nearly level to sloping soils on high benches. These soils formed in deep loess and loamy outwash under hardwood forest and a thick understory of prairie grasses. In a representative profile the surface layer is very dark grayish-brown silt loam about 8 inches thick. The subsurface layer is brown, friable silt loam about 2 inches thick. The dark brown and brown subsoil is 40 inches thick. The upper part of the subsoil is silty clay loam, and the lower part is clay loam. The underlying material is pale brown and brownish-yellow, single grained, calcareous sand and gravel.

The site is located in a relatively flat area. The site consists of three buildings and an associated asphalt parking lot. Properties surrounding the site include retail and commercial properties, and single family and multi-family residential properties. The nearest surface body of water is Lake Monona approximately 350 feet east of the site. Site photographs are shown in Appendix B.

Information in the *Geology and Groundwater Resources of Dane County, Wisconsin* and the *Water Table Map of Dane County, Wisconsin* by K. Bradbury, M. Muldoon, A. Klein, D. Misky and M. Strobel show the regional groundwater flow in this area to be to the east. The elevation of the groundwater appears to be approximately 850 feet National Vertical Geodetic Datum (NVGD). The USGS topographic map shows the surface elevation in the site area at approximately 858 NVGD. This puts groundwater at approximately 8 feet below the surface level.

#### **2.3 DESCRIPTIONS OF IMPROVEMENTS ON SITE**

The property consists of a one story brick building, a one story concrete block building, and a two story wood frame house. Electricity and natural gas service is provided by Madison Gas and Electric. Water and sanitary sewer service are provided by the City of Madison, and waste water treatment is provided by the Madison Metropolitan Sewer District (MMSD). Domestic waste is handled by Waste Management and the City of Madison.

#### **2.4 CURRENT AND PAST USES OF PROPERTY**

The property was first developed in the late 1800's when two single family houses, one at 405 S. Park Street and the other at 413 S. Park Street, were built on the parcel. The northern most house (405 S. Park Street) was torn down in 1927 when a small gasoline station was built on the north side of the parcel. This small station was removed and a larger one constructed in 1950 south of the original station. The area where the building at 845 Vilas Avenue is located was vacant until the late 1920's when Madison Well # 2 was drilled at this site. The current building was constructed in 1932.

## **2.5 CURRENT AND PAST USES OF ADJOINING PROPERTIES**

Current and past adjoining site uses are described below:

### North

To the north of the subject site is W. Washington Avenue and beyond Midway Foods grocery store. This building was constructed in the 1990's. Prior to this there had been a gasoline station at the corner of W. Washington Avenue and S. Park Street, and several other commercial buildings housing a tin shop and paint store among retail establishments. This area was first developed in the late 1880's when the commercial buildings were first built.

### East

East of the site are several single family houses which face east towards West Shore Avenue. These houses were built in the late 1880's or early 1900's. Prior to their construction the land had been vacant.

### South

Immediately south of the site is a two story building housing George's Flowers. There had originally been a single family house at this location that had been built in the late 1880's. This house was replaced by a gasoline station in the 1950's. This station was converted to the flower shop in the late 1980's or early 1990's.

### West

West of the subject parcel is S. Park Street and beyond several commercial buildings housing University Audio, Falbo Brother's Pizza, Northern Building Maintenance, Bennett's on Park (a tavern), Larry Sain State Farm Insurance, and Lane's Bakery and Gift Shop. These buildings were built in the late 1800's and have housed various retail businesses over the years.

## **SECTION 3**

### **RECORDS REVIEW**

#### **3.1 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE**

A review of regulatory files to identify areas of environmental contamination, spills, and waste fill areas was conducted by reviewing regulatory agency data bases on electronic bulletin boards, web sites, departmental lists, and using Environmental FirstSearch environmental files (See Appendix C). The list of records that were searched is summarized below.

##### **NPL**

The National Priority List (NPL) is a federal register that identifies 1,200 sites for priority cleanup under the Superfund Program. The NPL is compiled and published by the United States Environmental Protection Agency (USEPA).

No NPL sites were identified within one mile of the site.

##### **CERCLIS**

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a federal database compiled and published by the USEPA containing potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons pursuant to Section 103 of CERCLA.

No CERCLIS sites were identified within one half mile radius of the site.

##### **RCRIS**

The Resource Conservation and Recovery Act Information System (RCRIS) is a federal database compiled and published by the USEPA containing information on sites which generate, transport, store, treat, and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

RCRIS-TSD indicates facilities that either treat, store, or dispose of hazardous waste. There was one RCRIS-TSD site identified within one half mile of the site. The University of Wisconsin - Madison TSD is located at 115 N. Mills Street, approximately 0.50 miles northwest of the site. There have been several violations at the site, the majority of which have been related to improper paperwork. Based on distance and direction it does not appear that the University of Wisconsin - Madison TSD presents a threat to the environment of the subject property.

RCRIS-LQG indicates facilities that either generate more than 1,000 kg of hazardous waste per month or meet other applicable requirements of RCRA. No RCRIS-LQG sites were identified within one quarter mile of the site.

RCRIS-SQG indicates facilities that either generate between 100 kg and 1,000 kg of hazardous waste per month or meet other applicable requirements of the RCRA. No RCRIS-SQG sites were identified within one quarter mile of the site.

RCRIS-VSQG indicates facilities that generate less than 100 kg per month. . There were two RCRIS-VSQG sites identified within one quarter mile of the site: The Ideal Body Company is located at 502 S. Park St, 0.08 miles southwest of the property, and the Meriter Medical Center at 202 S. Park Street is located 0.15 miles northwest of the site. No violations have been reported for either of the sites and they

don't appear to be a threat to the environment of the subject property.

#### **ERP (HWS)**

The Wisconsin Department of Natural Resources compiles and publishes a list of reported contaminated sites slated for cleanup under the Environmental Repair Fund. These sites are associated with a variety of non-LUST contamination.

There was one ERP site on the property and another within one quarter mile of the subject site. The site within one quarter mile, Meriter Park Hospital has been closed and does not pose a threat to the environment of the subject property. Contamination was identified 1985 in Madison Well #2, which had been located in the small brick building located on the site at 845 Vilas Avenue. Mr. Steve Alles, Wisconsin Department of Natural Resources Project Manager for the site, was contacted on November 9, 2005, to discuss the status of the site. Mr. Alles stated that some low levels of contamination had been detected in 1985 before the well was abandoned, but that no additional work had been done nor did he anticipate that any more would be done. He stated that the site would most likely be removed from the WDNR listing in January 2006. He also stated that the property owner, or any future owners, would not be responsible for any investigation or cleanup costs.

#### **ERNS**

The Federal Emergency Response Notification System (ERNS) list is a federal database containing information on reported releases of oil and hazardous substances since October 1986. The data includes reports to the USEPA, U.S. Coast Guard, the National Response Center and the U.S. Department of Transportation.

No Federal ERNS sites were identified on the subject property.

#### **STATE LANDFILL SITES**

The Registry of Waste Disposal Sites contains an inventory of licensed solid waste disposal facilities and landfills. The list is compiled and published by the WDNR. These sites may be active or inactive facilities, or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

One landfill site was identified within one half mile of the subject property. The site is as follows:

**City of Madison - St Mary's Parking Lot** The City of Madison - St Mary's Parking Lot landfill is a pre-registration landfill that was encountered during the construction of the St Mary's Parking Ramp and is shown to be 0.27 miles southwest of the subject parcel. Based on development in the area, St Mary's Hospital, the St Mary's Power Plant and Parking Ramp, the distance from the subject parcel, and the direction of groundwater flow it does not appear that land filling activities have adversely impacted the environment of the subject site.

#### **REGISTERED STORAGE TANKS (RST)**

The Wisconsin Department of Commerce has compiled a list of registered Underground Storage Tanks (UST) and Above Ground Storage Tanks (AST) for the State of Wisconsin.

There were 17 registered tank sites identified within one quarter of a mile of the site, 3 of which remain open. The open sites are as follows:

**Meriter Park Hospital** The Meriter Park Hospital at 202 S. Park was listed as being 0.15 miles northwest of the site. There were 4 USTs and 1 AST listed as being on the Meriter site: Two 7,500 gallon diesel fuel tanks and a 250 gallon AST are currently in use, and a 20,000 gallon and a 22,000 gallon fuel oil USTs have been removed. Based on distance and direction, it does not appear that this site presents a threat to the environment of the subject property.

**Amato's Restaurant** The La Hacienda Restaurant (Formerly Amato's Restaurant) at 515 S. Park Street is located 0.08 miles southeast of the property. A 1,111 gallon fuel oil tank is listed as being in use on the property, and a 500 gallon fuel oil tank is listed as having been removed on February 14, 1994. Based on distance and direction, it does not appear that this site presents a threat to the environment of the subject property.

**BP Station** The BP station at 318 S. Park Street is approximately 0.07 miles northwest of the site. There are currently two 10,000 gallon and one 12,000 gallon USTs, all containing unleaded gasoline, in use at the site. Five other USTs have been used at the site but have been removed. Based on distance and direction, and that petroleum contamination at this site has been remediated to state standards and the site closed by the WDNR, it does not appear that this site presents a threat to the environment of the subject property.

### **LUST**

The Wisconsin Department of Natural Resources compiles and publishes a list of Leaking Underground Storage Tank (LUST) sites in the State of Wisconsin.

There were 6 LUST sites identified within one-quarter of a mile of the subject property, 1 of which is still open. The open site is as follows:

**Former Amato Property - 501 S. Park St** The Former Amato Property, currently occupied by La Hacienda restaurant parking lot, is located at 501 S. Park Street, 0.08 miles southeast of the subject property. Tetrachloroethene (PCE) contaminated soil and groundwater, most likely from a former dry cleaning operation on the property, were discovered in the Spring of 1998. A Work Plan for site investigation was submitted to the Wisconsin Department of Natural Resources (WDNR) in March 2002. Three monitoring wells were installed in January 2004 and were sampled twice in 2004. PCE was detected in all three wells during both sampling rounds, but the groundwater gradient at the site is to the east. Therefore, based on direction, this site does not appear to present a threat to the environment of the subject property.

## **3.2 PHYSICAL SETTING**

The Madison, Wisconsin, 7.5-Minute Series Topographic Quadrangle Map was reviewed as part of this assessment.

Topography in the area of the subject property is relatively flat with a slight easterly slope. Property surrounding the site consists of commercial and residential properties. The site has a relative elevation of approximately 858 feet mean sea level. Direction of surface groundwater flow at the site is to the east. The nearest body of water is Lake Monona, approximately 350 feet east of the site.

## **3.3 HISTORICAL USE INFORMATION**

The following records were reviewed as part of the Phase I ESA: aerial photographs, Polk Indexes, Sanborn Fire Insurance Maps, fire inspection records, assessor's records, building inspection records and the Madison, Wisconsin USGS 7.5-Minute Topographic Quadrangle Map. An interview was conducted with the property owner's representative, Mr. Jim Stoppel, on November 3, 2005, and the property owner, Mr. Jim Shapiro, on November 11, 2005.

### **AERIAL PHOTOGRAPHS**

Aerial photographs from 1937, 1955, 1968, 1976, 1980, 1990, 1995, and 2000 were obtained from the A.H. Robinson Map Library in Madison, Wisconsin and reviewed for evidence of past property uses of potential environmental concern (See Appendix A). A brief synopsis of each photograph follows:

- **1937:** The area is developed and the subject property appears to be occupied by a smaller building

further north on the 405 S. Park St parcel. The house at 413 S. Park Street is visible. W. Washington Avenue is a two lane street and Vilas Avenue extends east of S. Park Street all the way to Monona Bay.

- **1955:** The three buildings currently on the property are now all visible. There appears to be a gasoline pump island located on the north end of the lot. There also appears to be a gasoline station at 421 S. Park Street where George's Flowers is now located. West Washington Avenue now appears to be a four lane street, but Vilas Avenue still extends east of S. Park Street.

- **1968:** West Washington Avenue has been widened and the north west corner of the subject parcel has been turned in to a right turn lane from S. Park to W. Washington.. The west portion of Vilas Avenue on the east side of S. Park Street is no longer visible. The gasoline pumps are no longer visible on the subject property. There is still a gas station at 421 S. Park Street

- **1980:** Similar to the previous photograph with the exception that Vilas Avenue east of S. Park Street is now gone. A former gas pump island is visible just northwest of the building at 405 S. Park Street.

- **1990:** Similar to the previous photograph with the exception that the gas station at 421 S. Park Street is no longer visible.

- **1995:** Similar to the previous photograph.

- **2000:** Similar to the previous photograph.

### **CITY DIRECTORIES**

Randomly selected Polk Indexes from 1894 through 2002 were reviewed for the subject parcel and adjacent properties. The listings, by year, are shown below:

#### **1894**

##### **S. Park Street**

|     |                                       |
|-----|---------------------------------------|
| 411 | Christian H. Beyler, Christine Beyler |
| 417 | Charles H. Beyler                     |
| 431 | Anthony Beyler                        |

##### **Vilas Avenue**

No Listings

#### **1907**

##### **S. Park Street**

|     |   |
|-----|---|
| 411 | Christian H. & Cecilia Beyler, Edward & Louise Beyler       |
| 413 | Charles H. & Honora Beyler, Charles W. Beyler, Edith Beyler |
| 431 | Anthony & Annie Beyler                                      |

##### **Vilas Avenue**

No Listings

1917

S. Park Street

|     |              |
|-----|--------------|
| 411 | C. H. Beyler |
| 413 | C. H. Beyler |
| 431 | A. J. Beyler |

Vilas Avenue

No Listings

1927

S. Park Street

|     |                                   |
|-----|-----------------------------------|
| 411 | Mrs. Mary Beyler                  |
| 413 | Charles H. Beyler                 |
| 431 | Anthony J. Beyler                 |
| 501 | Standard Oil Co., filling station |

Vilas Avenue

|    |   |
|----|---|
| ss | Unit Well #2 Water Dept                     |
|    | W. Washington Avenue ends<br>S. Park Street |

1939

S. Park Street

|     |                                   |
|-----|-----------------------------------|
| 401 | Melvin J. Endres, filling station |
| 413 | Nora Beyler                       |
| 431 | Anthony Beyler                    |

Vilas Avenue

No Listing

1950

S. Park Street

|     |   |
|-----|---|
| 401 | No Listing                              |
| 405 | No Listing                              |
| 413 | Henry A. Beyler                         |
|     | Erwin J. Richardson                     |
| 501 | Larry's Service Center, filling station |

Vilas Avenue

No Listing

1960

S. Park Street

|     |                         |
|-----|-------------------------|
| 401 | Vacant                  |
| 413 | Henry A. Beyler         |
| 421 | Pratt's Service Station |

Vilas Avenue

No Listing

1973

S. Park Street

|     |                                    |
|-----|------------------------------------|
| 405 | Walter Bruckner, massage therapist |
| 413 | Henry Beyler                       |
|     | Mrs. Jean Morey                    |
| 421 | Dillman's service station          |

Vilas Avenue

No Listing

1983

S. Park Street

|     |                               |
|-----|-------------------------------|
| 405 | H. James Hulburt, optometrist |
| 413 | Mrs. Agatha Beyler            |
|     | Dane P. Richardson            |
| 421 | Dillman's service station     |
| 501 | Carriage Trade Dry Cleaners   |

Vilas Avenue

No Listing

1991

S. Park Street

|     |                      |
|-----|----------------------|
| 405 | Chex Cashed          |
| 413 | Apartments           |
|     | 1 No Return          |
|     | 2 Betrit Begolli     |
| 421 | George's Flowers     |
| 501 | One Hour Martinizing |

Vilas Avenue

No Listing

## 2002

### S. Park Street

|     |                                   |
|-----|-----------------------------------|
| 405 | Chex Cashed<br>Money Mart<br>NCCI |
| 413 | Jeff Schneider                    |
| 421 | George's Flowers                  |
| 515 | La Haccinda                       |

### Vilas Avenue

No Listing

## **SANBORN FIRE INSURANCE MAPS**

There were available Sanborn Fire Insurance Maps for the vicinity for 1908, 1941, and 1950 and the property was covered on all three maps. A brief synopsis of each Sanborn Map reviewed follows:

- **1908:** The map shows a one story house on the parcel north end of the parcel now identified as 405 S. Park Street. This parcel is identified as 411 S. Park Street on the map. There is a two story house shown on the parcel at 413 S. Park Street. There is also a two story house at 431 S. Park Street (now listed as 421 S. Park Street). The parcel at 845 Vilas Avenue is vacant.
- **1941:** There is now a small filling station building on the north end of the 405 S. Park Street parcel, again identified on this map as 411 S. Park Street. Two gasoline tanks are identified as being located southeast of the small building. The Madison Water Well # 2 building is now shown on the map at 845 Vilas Avenue. There are still two story houses at 413 and 431 S. Park Street. There is a gasoline station shown at 501 S. Park Street and at 840 W. Washington Avenue north of the site
- **1950:** The map is similar to the 1941 map only there are now three gasoline tanks shown north of the small filling station building at 411 S. Park Street.

## **BUILDING INSPECTION RECORDS**

The City of Madison building inspection records were reviewed on November 8, 2005. Permits of significance for each address are listed below:

### 405 S. Park Street

|            |  |
|------------|--|
| 9/30/27    | Permit of occupancy issued to 819 Vilas Avenue for a 15' by 15' filling station building. Permit was issued to Roxana Petroleum of Moline, IL.                             |
| 1928 -1950 | Various permits for electrical, plumbing and renovation work were issued to Shell Petroleum Company during this period. The address on the permits was 401 S. Park Street. |
| 5/18/50    | Plans for new service station, submitted by Shell Oil, were approved. The new address to be 405 S. Park Street.  |
| 1/20/61    | Plans for conversion to a doctor's office with new heating system installation approved.   |
| 9/19/80    | Hot water natural gas furnace alteration permit issued.  |
| 12/84      | Conversion of space to a jewelry store.  |

12/85            Permit to convert building to a check cashing store (Any Kind Checks).

413 S. Park Street

1942            First permit in the file issued for electrical upgrade in 1942.

1942-Present    Various permits issued for violations of rental property codes and plumbing, heating and electrical systems upgrades.

845 Vilas Avenue

12/27/41        Permit to install an oil burner issued.

1986            Permit for replacement of heating system with a natural gas fired heating system.

**CITY ASSESSOR RECORDS**

City of Madison Assessor records were reviewed on November 8, 2005. The records show that the building at 845 Vilas Avenue was built in 1932 for use as City of Madison Water Department Unit Well # 2. It shows that the property belongs to 845 Vilas, LLC C/O Madison Property Management and is zoned commercial C-2. The records show that the building at 405 S. Park Street was built in 1951 by the Shell Oil Company for use as a service station. It shows that the property had four 2,000 gallon underground storage tanks containing gasoline and a 1,000 gallon fuel oil tank on the property. The records show the owner of the property as Mr. James Shapiro C/O Madison Property Management and is zoned commercial C-2. The records show the house at 413 S. Park Street was constructed in 1889 with the second floor added in 1905. The building was heated by fuel oil at one time but has since been converted to natural gas. This property is also owned by Mr. James Shapiro and is zoned commercial C-2.

**FIRE INSPECTION RECORDS**

City of Madison Code Inspector, Ms. Cheryl Peterson, was contacted on November 11, 2005, to determine if she had any records of above ground or underground storage tanks on the subject property. Ms. Peterson stated that she had no records of any tanks on the subject property.

**USGS TOPOGRAPHIC QUADRANGLE MAP**

The Madison West, Wisconsin USGS 7.5-Minute Topographic Quadrangle Map was reviewed for historical information. The map was compiled in 1957 and updated in 1983. The map showed no changes in development from 1957 to 1983.

## SECTION 4

### SITE RECONNAISSANCE AND INTERVIEWS

#### 4.1 SITE RECONNAISSANCE

On November 8, 2005, Bill Buckingham of REA, visited the property. The boundary of the property was walked and site features were observed. Photographs were taken of the property and the surrounding area to show features at the site. The photographs are shown in Appendix B.

The property consists of a one story brick building with a flat built up roof, a one story concrete block building a flat built up roof and associated asphalt parking lot west and north of the building, and a two story house with an asphalt driveway and landscaped areas. No signs of former structures were observed.

Important features include:

##### 405 S. Park Street

- Water from the site appears to drain to the north towards W. Washington Avenue and the west towards S. Park Street.
- The building is constructed with concrete block and has stucco siding on the north and west sides.
- The building is heated with a natural gas fired forced air furnace and has a roof mounted air conditioner.
- There is a Waste Management dumpster located on the property.
- Natural gas and electricity are provided to the building by Madison Gas and Electric.
- Water is provided by the City of Madison Water Utility.
- Sanitary sewer and waste water treatment are provided by Madison Metropolitan Sewer District.
- There are two areas in the asphalt parking lot on the west side of the building that appear to be former locations of gas pump islands.
- There is an underground storage tank (UST) fill pipe and vent pipe on the east side of the building and it appears likely that the 1,000 fuel oil UST listed on the assessor's records is still in place on the property.
- The building is currently being used as a check cashing office.
- There were no signs of stained soil on the property.
- There were no batteries, solvents or oils observed being stored on the property.
- There was no oil containing electrical equipment on the property.

#### 413 S. Park Street

- Water from the site appears to drain to the west towards S. Park Street and to the east towards a grassy area between the houses on the block.
- The house is a two story wood frame structure with wood siding and asphalt shingles.
- The house is heated with a natural gas fired forced air furnace.
- Natural gas and electricity are provided to the building by Madison Gas and Electric.
- Water is provided by the City of Madison Water Utility.
- Sanitary sewer and waste water treatment are provided by Madison Metropolitan Sewer District.
- There were no signs of aboveground or underground storage tanks on the property.
- There were no signs of stained soil on the property.
- There were no batteries, solvents or oils observed being stored on the property.
- There was no oil containing electrical equipment on the property.

#### 845 Vilas Avenue

- Water from the property appears to drain to the north towards W. Washington Avenue.
- There is a one story brick building with a flat built up roof on the parcel. The brick appears to be being removed from the south end of the building.
- The building is vacant and there are holes knocked in the south wall of the north room. The holes lead into what appears to have been a reservoir for potable water.
- There is a hole in the floor in the north room in the building which appear to provide access to a borehole which had been a well. The pump has been removed from the well and the borehole has been fill with grout. There is a basement in the building under the north room.
- There are no utilities currently provided to the building.

## **4.2 INTERVIEWS**

Interview were conducted with Mr. Jim Stoppel, Madison Property Management, on November 4, 2005 and Mr. James Shapiro, the property owner, on November 11, 2005.

*Interview with Mr. Jim Stoppel 11/4/05.* On November 4, 2005, REA personnel interviewed Mr. Jim Stoppel, about his knowledge of the property and activities, both past and present, conducted on the site. When asked specific questions about the property, Mr. Stoppel stated the following:

- He was not aware of any environmental issues at the property.
- The building at 845 Vilas Avenue was vacant and had been a Madison well site.

- There is a check cashing company currently occupying the building at 405 S. Park Street.
- There are two apartments, both occupied, in the house at 813 S. Park Street.

*Interview with Mr. Jim Shapiro 11/11/05.* On November 11, 2005, REA personnel interviewed Mr. Jim Shapiro, about his knowledge of the property and activities, both past and present, conducted on the site. When asked specific questions about the property, Mr. Shapiro stated the following:

- He has owned the property since 1985.
- When he purchased the property the building at 405 S. Park Street was occupied by an optometrist.
- There have been no hazardous materials stored on the site.
- He was not aware of any above ground or underground storage tanks being located on the property.
- He was not aware of any electrical equipment on the property that contained PCBs.
- He was not aware of any environmental permits for the property.

#### **4.3 HAZARDOUS SUBSTANCES IN CONNECTION WITH IDENTIFIED USES**

There were no hazardous substances observed being stored on the property.

#### **4.4 HAZARDOUS AND UNIDENTIFIED SUBSTANCE CONTAINERS**

There were no unidentified substances observed on the property.

#### **4.5 STORAGE TANKS**

According to the records reviewed it appears that there were at least five USTs at 405 S. Park Street, associated with a gasoline station that operated at this location for over 30 years: four 2,000 gallon USTs for gasoline and one 1,000 gallon fuel oil UST. Additionally, it is possible that these tanks replaced some other tanks that were removed at the time of their installation in 1950. There are no records showing that any of the tanks have been removed. There is a UST fill pipe and a vent pipe located on the east side of the building at 405 S. Park Street which appears to indicate that the 1,000 gallon fuel oil tank is still located in this area. There are also two areas in the asphalt parking lot which appear to be the former locations of gasoline pump islands. Therefore, the USTs at 405 S. Park Street are a recognized environmental condition on the property.

It also appears that there were fuel oil tanks located at 845 Vilas Avenue and 413 S. Park Street. However, it appears that these tanks were both ASTs and were located inside of the respective buildings, thus, they do not appear to have been a threat to the environment of the subject property.

Additionally, it appears that there was a gasoline station located south of the site where George's Flowers is now located at 421 S. Park Street. There are no records of tanks removals on this site, other than one fuel oil tank, so it is possible that there is residual petroleum contamination in the soil on this property. However, based on the groundwater gradient in this area, to the east, and the fact that this site has not been a gasoline station in over 25 years, it does not appear likely that this has negatively impacted the environment of the subject property.

#### **4.6 INDICATIONS OF PCBs**

Polychlorinated biphenols (PCBs) are persistent, hydrophobic liquids which generally do not migrate in groundwater. PCBs haven't been manufactured in the United States since 1977 and are only permitted in existing closed electrical and hydraulic systems. PCBs were commonly used in transformers, large capacitors, hydraulic systems, and electronic equipment.

There was no oil-containing electrical equipment observed on the site.

#### **4.7 INDICATIONS OF SOLID WASTE DISPOSAL**

The WDNR's List of Solid Waste Landfills shows that there was a pre-registration landfill located in the vicinity of the St Mary's Hospital Parking Ramp just over one quarter mile southwest of the property. However, there were no indications of on-site solid waste disposal observed on the subject parcel during the site visit.

## **SECTION 5**

### **FINDINGS AND CONCLUSIONS**

REA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 for the property at 405 & 413 S. Park Street and 845 Vilas Avenue in Madison, Dane County, Wisconsin. Recognized environmental conditions at the site include:

- There is a fill pipe and vent pipe located on the east side of the building at 405 S. Park Street. These pipes appear to be attached to a 1,000 gallon fuel oil tank. An investigation should be performed to determine if the tank is still in place on the site. If the tank is still in place, it would appear that it is no longer in service, therefore, it should be removed by a state certified tank remover and disposed of in accordance with state and federal regulations. Soil samples should be collected from beneath both ends of the tank at the time of removal and laboratory analyzed for diesel range organics (DRO). The results, along with documentation of tank removal, should be compiled in a report and submitted to the WDNR and the Department of Commerce.
- It appears that the property at 405 S. Park Street had been used as a gasoline station for over 30 years. There is evidence that USTs were located on the north and east sides of the parcel, and that there were gasoline pump islands on the north end of the parcel. At a minimum there have been four 2,000 gallon gasoline USTs on the property. There are no records to indicate that the tanks have been removed. Therefore, soil and groundwater samples should be collected in the area of the former pump islands and the former locations of the USTs. The samples should be laboratory analyzed for gasoline range organics (GRO) and petroleum volatile compounds (PVOC) plus naphthalene. At least one soil and one groundwater sample should be analyzed for diesel range organics (DRO) and polycyclic aromatic hydrocarbons (PAH).
- Based on the age of the buildings on the property, it is likely that they may contain asbestos containing building materials. Therefore, if the buildings are to be demolished or renovated, a NESHAPS asbestos survey should be performed on the buildings to determine if there are any asbestos containing materials.

## **SECTION 6**

### **STUDY LIMITATIONS AND RESTRICTIONS**

In preparing this report, Resource Engineering Associates, Inc.'s (REA's) professional services were provided in a manner consistent with the level of skill, care and judgement ordinarily exercised by similar professionals providing services in this locality under similar conditions. The findings, opinions, conclusions, analysis and recommendations presented herein constitute the professional opinions of REA. These opinions are based upon the prevailing and accepted hydrogeologic, scientific, engineering and environmental consulting professional practices in this locality, all measured as of the time REA's services were rendered. No other warranty or guarantee, expressed or implied, is made as to REA's findings, opinions, conclusions and recommendations included in this assessment.

Information provided to REA by individuals familiar and/or associated with the subject property and/or facility or adjacent land parcels and/or facilities has been accepted by REA in good faith and is assumed to be accurate. Similarly, information provided to REA by governmental or regulatory records, or databases, has been accepted by REA in good faith and is assumed to be accurate. Client has neither requested nor paid REA to independently verify the truthfulness, accuracy or completeness of the information provided to REA by governmental or regulatory records or databases, or by individuals. REA assumes no responsibility for and provides no certification, warranty or guarantee of the truthfulness, validity, accuracy or completeness of governmental or regulatory records or databases, or information provided by others to REA.

The information reported herein may trigger for the Client certain obligations pursuant to local, state or federal ordinances, laws, rules or regulations to report the discovery of environmental releases on conditions to local, state or federal regulatory or governmental authorities or to take other action. Client has not requested and REA has not provided herein any advice, recommendation or conclusion regarding the reportable nature of any findings or observations described herein. The determination of Client's reporting requirements or obligations, if any, under law is a legal conclusion for which REA assumes no responsibility and about which REA provides no opinion, conclusion, finding or certification. Client is advised to seek the advice of legal counsel to determine Client's obligations should environmental releases or conditions be noted herein.

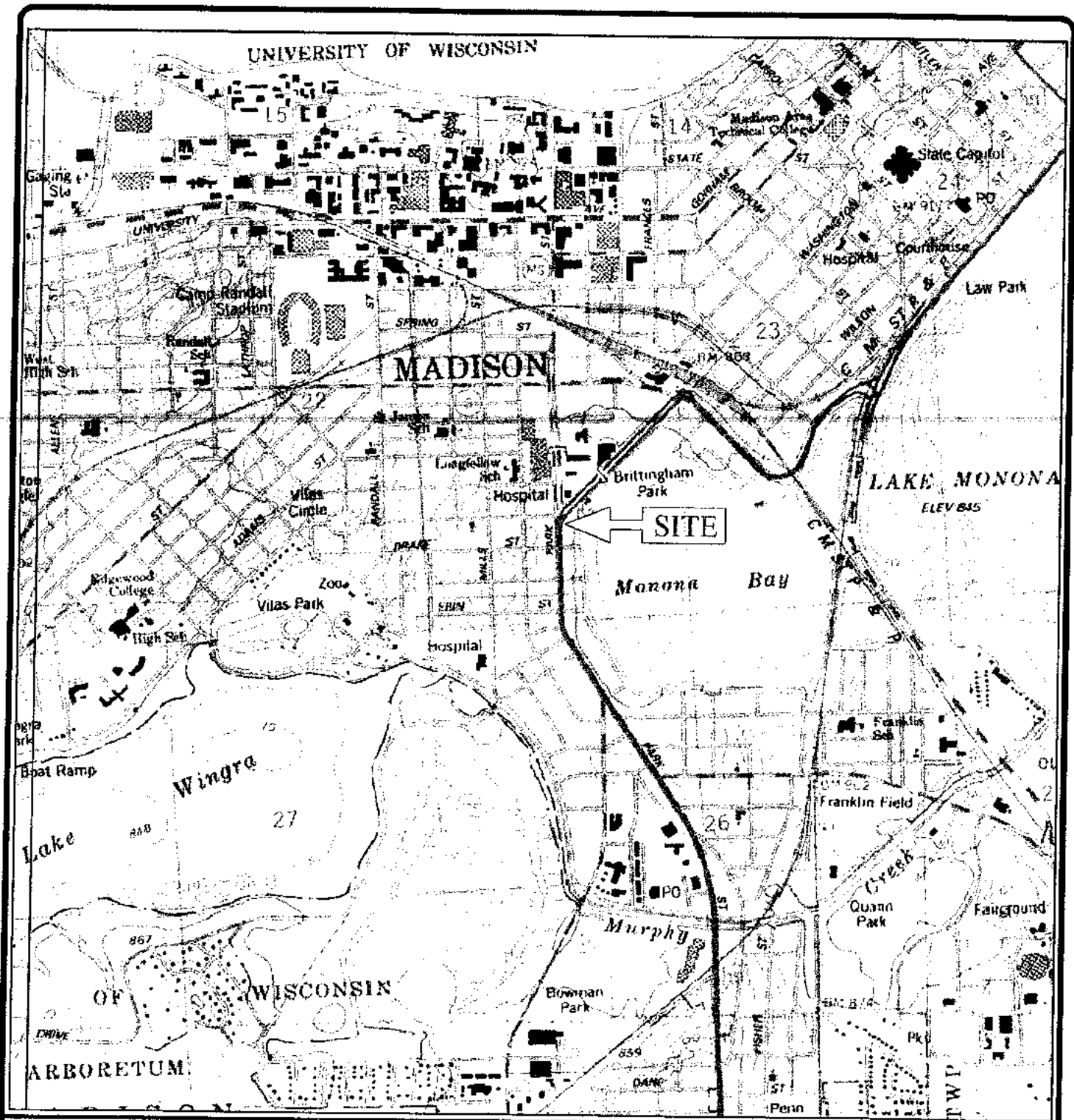
The scope of work reflected in this Report was approved by Client and has inherent limitations regarding the amount of data or evidence collected. Because professional judgements incorporated into this Report are based on limited evidence, there is inherent uncertainty in the conclusions drawn and reported herein. The client has, after consultation, approved the level of effort for REA to undertake and, therefore, has determined the corresponding degree of uncertainty as acceptable for Client's purposes.

This report was prepared for the exclusive use of Client and not for use or reliance by any third party. Any third party necessarily has different interests, purposes, concerns, and motives than the Client with regard to this report or assessment. Therefore, use of this report by any third party is expressly prohibited without joint written authorization of the Client and REA, which shall necessarily include the precondition that the third party agree to accept REA's "Master Agreement", including the limitation of liability and indemnification protections.

This Report is intended to be presented and reproduced only in its entirety, complete with all supporting data, assumptions, limitations, and, if applicable, recommendations. This report shall not be used by Client or any party in any form other than its entirety, and all abridged or altered versions are prohibited.

## FIGURES

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#### NOTES

- 1) Site is located in the SW1/4 of the SW1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin 53715.
- 2) Base map from Madison West, Wisconsin 7.5 minute USGS topographic quadrangle map (1983).
- 3) See Figure 2 for existing site conditions map.



Not to Scale

**RE** RESOURCE  
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ASSOCIATES, INC.  
8505 University Green, Suite 200  
Middleton, Wisconsin 53562-2507  
608-831-6563 (Fax 831-6564)

405, 413 SOUTH PARK STREET &  
845 VILAS STREET PROPERTIES  
Madison, Wisconsin 53715

SITE VICINITY MAP

Date: Nov. 2005  
Drawn: SKB  
Ck'd: WWB  
Proj: #050101.1

VICINITY.DWG  
FIGURE 1

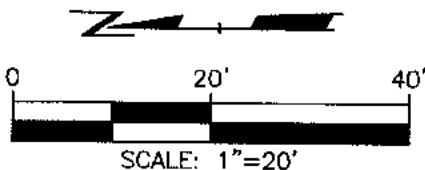
APPROXIMATE  
PROPOSED  
(TYP.)

CRETE

WEST WASHINGTON AVENUE  
(FORMER VILAS AVENUE)

PORCH

APPROXIMATE LOCATION  
OF FORMER GASOLINE  
PUMP ISLANDS



W1/4 of the SW1/4 of Section 23,  
Dane County, Wisconsin 53715.

Dimensions are approximate and are based on  
maps from the City of Madison Assessor's Office.

REVISIONS:

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**RESOURCE  
ENGINEERING  
ASSOCIATES, INC.**



405, 413 S PARK ST.  
& 845 VILAS AVE.  
MADISON, WISCONSIN 53715  
SITE FEATURES MAP  
Phase I Environmental Site Assessment  
McFarland State Bank

Date: Nov. 2005

Drawn: SKB

Checked: WWB

Drawing #  
sitemap.dwg

Project #  
050101.1

FIGURE 2

## **APPENDIX A - AERIAL PHOTOGRAPHS**

WU-7

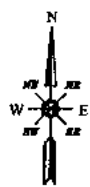


### 1937 AERIAL PHOTOGRAPH

405, 413 SOUTH PARK STREET & 845 VILAS STREET PROPERTIES

Madison, Wisconsin 53715

REA #050101.1

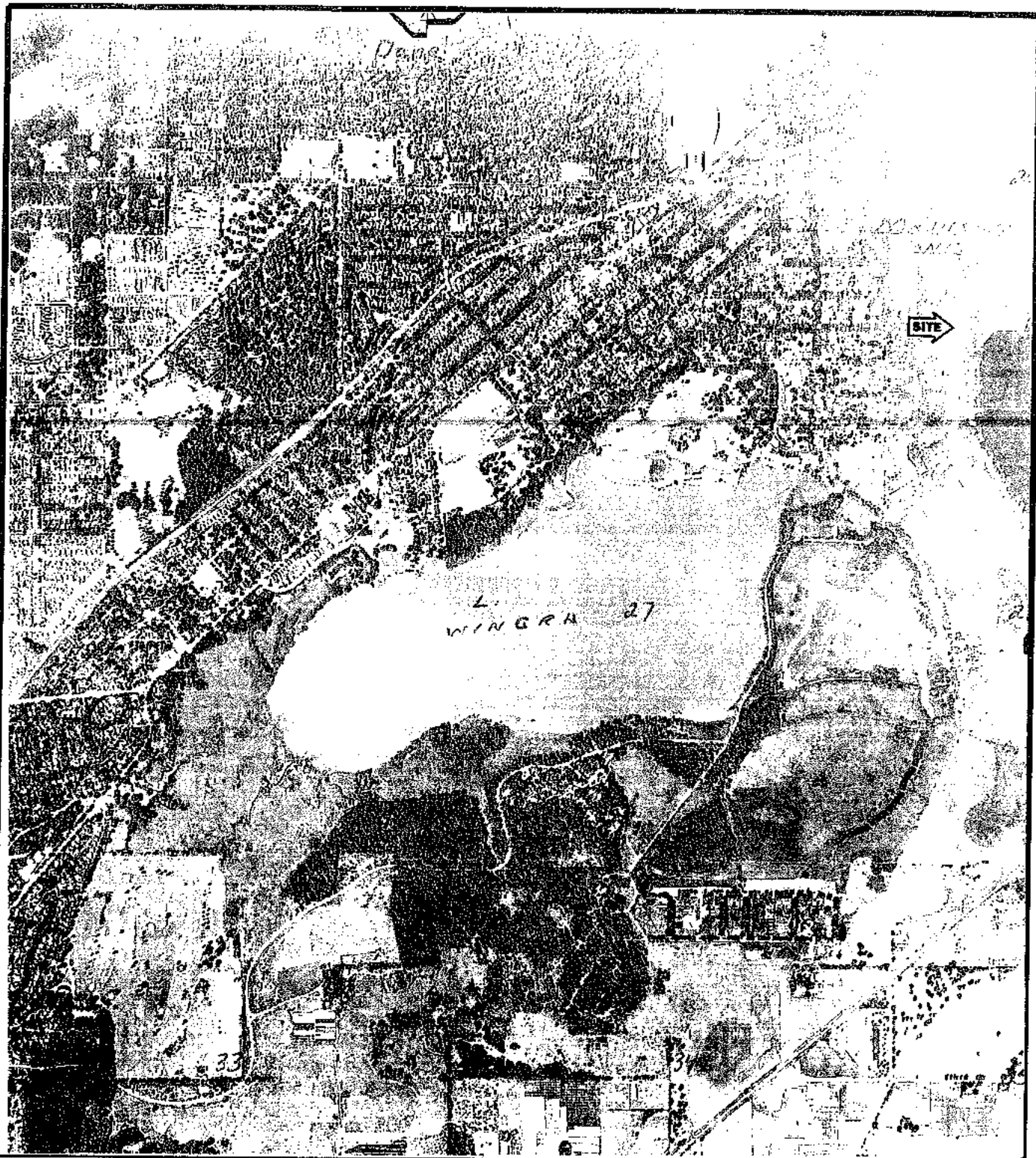


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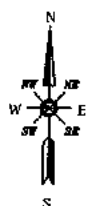


### 1955 AERIAL PHOTOGRAPH

405, 413 SOUTH PARK STREET & 845 VILAS STREET PROPERTIES

Madison, Wisconsin 53715

REA #050101.1

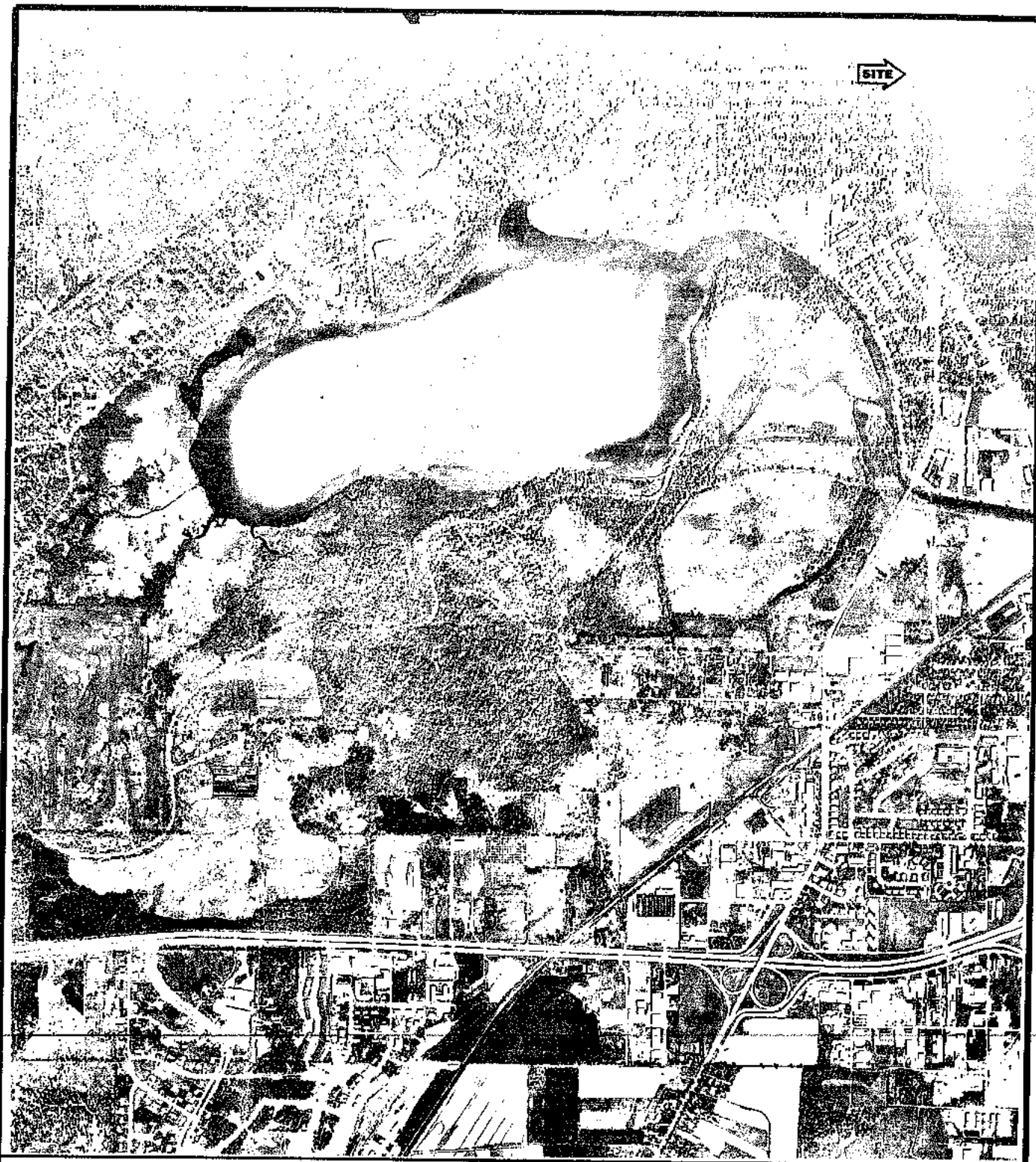


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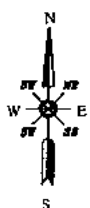


## 1968 AERIAL PHOTOGRAPH

405, 413 SOUTH PARK STREET & 845 VILAS STREET PROPERTIES

Madison, Wisconsin 53715

REA #050101.1



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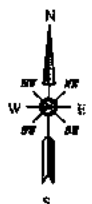


### 1980 AERIAL PHOTOGRAPH

405, 413 SOUTH PARK STREET & 845 VILAS STREET PROPERTIES

Madison, Wisconsin 53715

REA #050101.1



Not to Scale



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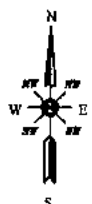


## 1990 AERIAL PHOTOGRAPH

405, 413 SOUTH PARK STREET & 845 VILAS STREET PROPERTIES

Madison, Wisconsin 53715

REA #050101.1

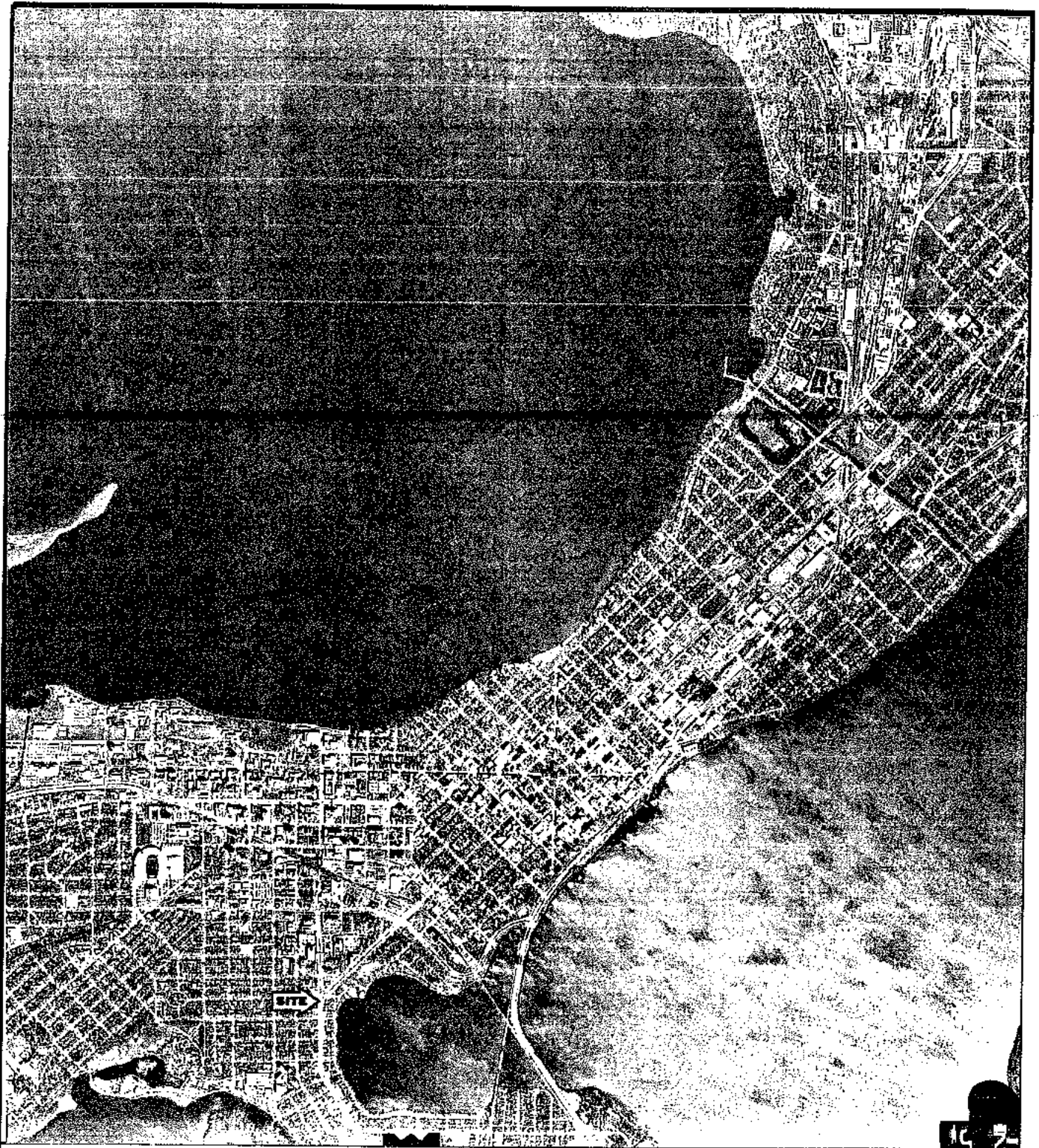


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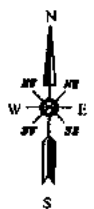


## 1995 AERIAL PHOTOGRAPH

405, 413 SOUTH PARK STREET & 845 VILAS STREET PROPERTIES

Madison, Wisconsin 53715

REA #050101.1

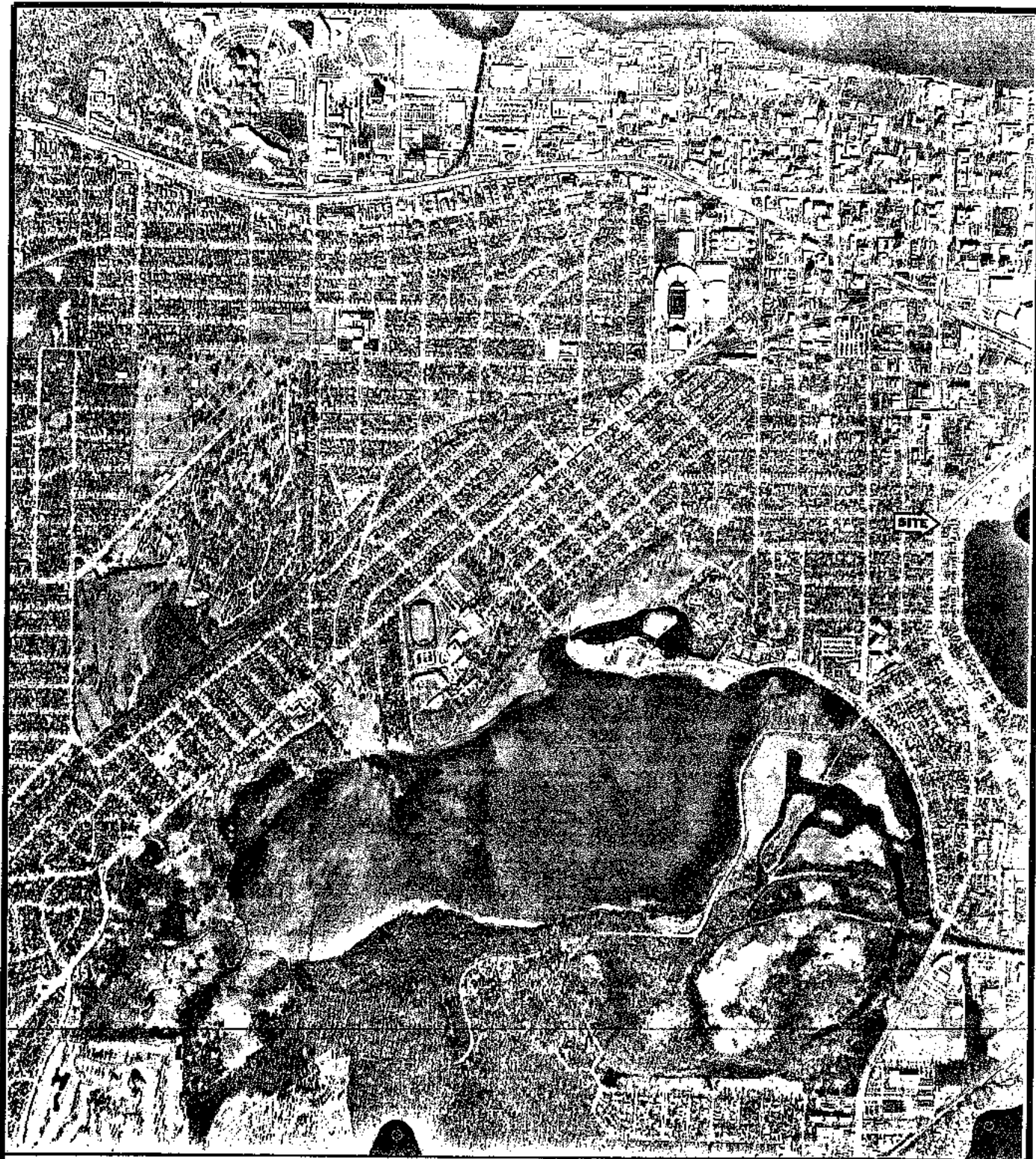


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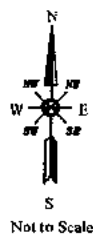


## 2000 AERIAL PHOTOGRAPH

405, 413 SOUTH PARK STREET & 845 VILAS STREET PROPERTIES

Madison, Wisconsin 53715

REA #050101.1



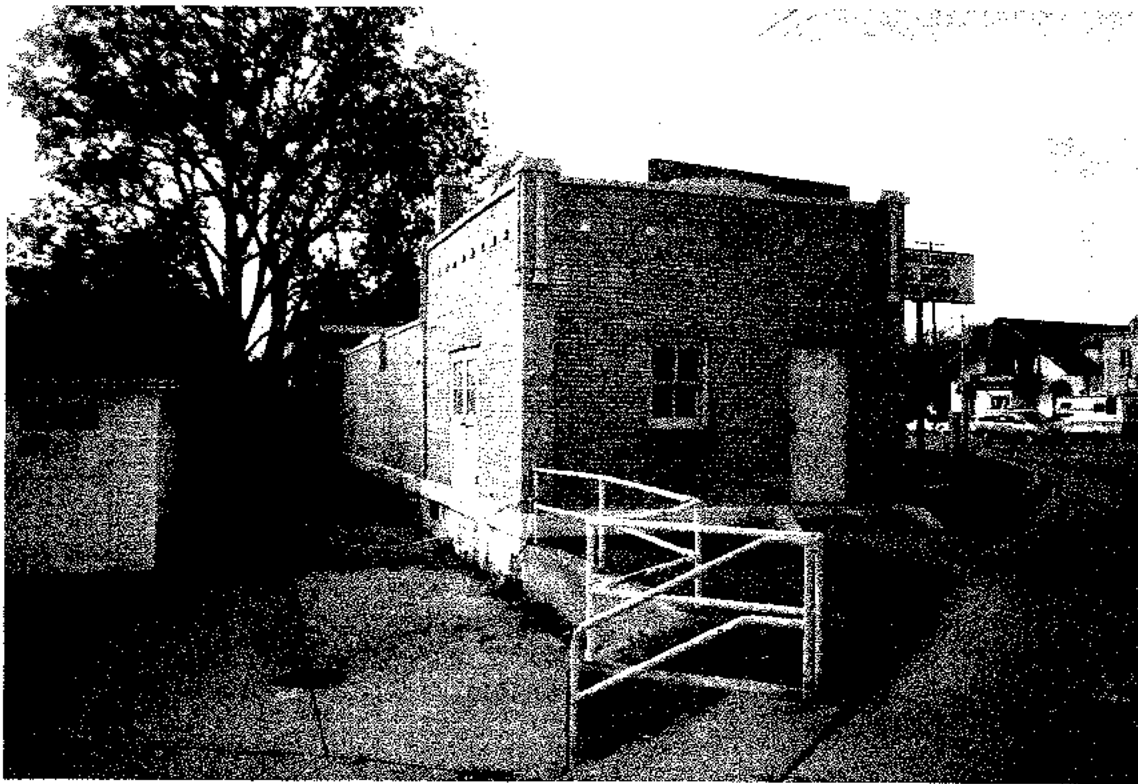
RESOURCE  
ENGINEERING  
ASSOCIATES, INC.

AERIALPH.DWG

## **APPENDIX B - SITE PHOTOGRAPHS**



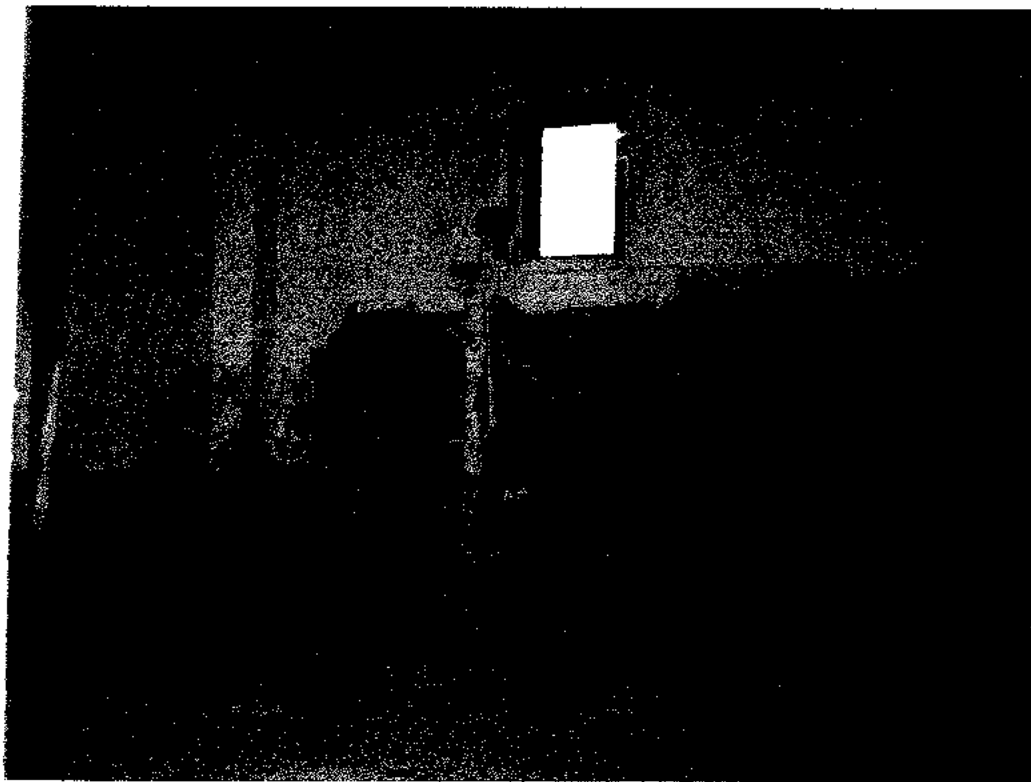
1. VIEW OF 845 VILAS AVENUE AND 405 AND 413 S. PARK STREET LOOKING EAST ACROSS S. PARK STREET.



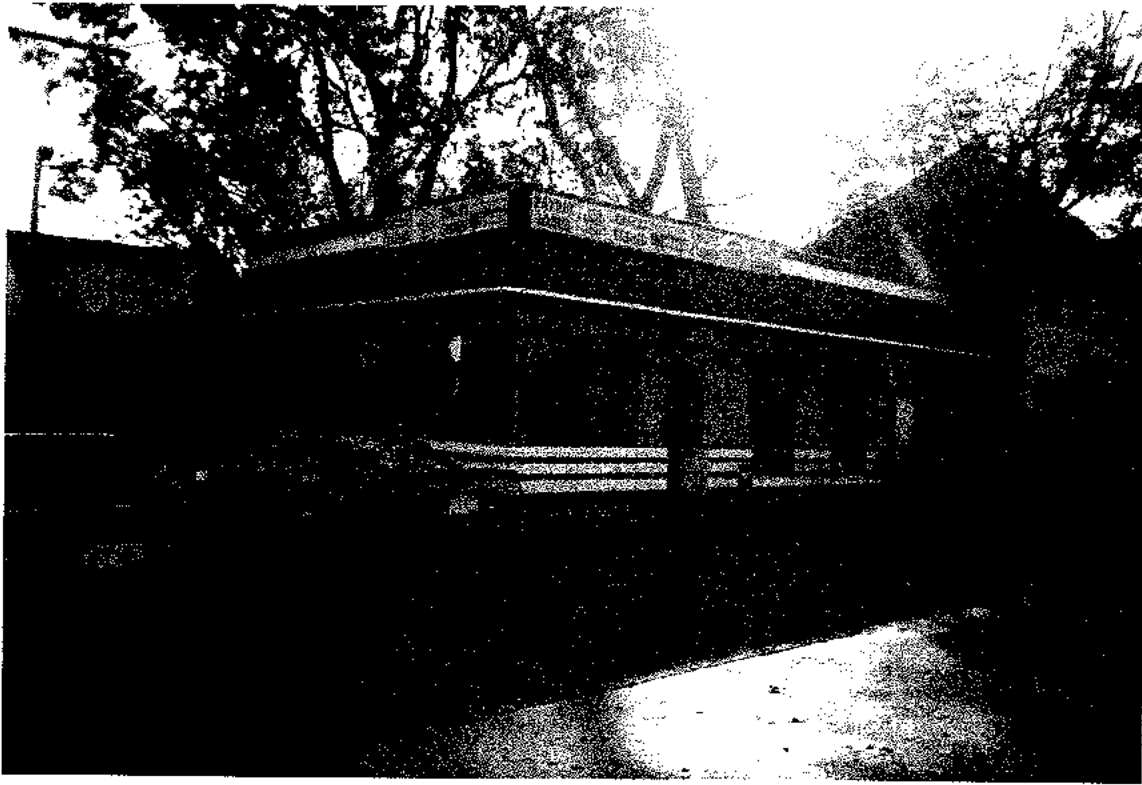
2. VIEW OF THE BUILDING AT 845 VILAS AVENUE LOOKING SOUTH FROM WEST WASHINGTON AVENUE.



3. VIEW OF THE BUILDING AT 845 VILAS AVENUE LOOKING NORTH.



4. VIEW OF THE INTERIOR OF THE BUILDING AT 845 VILAS AVENUE.



5. VIEW OF THE BUILDING AT 405 S. PARK STREET LOOKING SOUTHEAST.



6. VIEW OF THE UNDERGROUND STORAGE TANK FILL PIPE LOCATED ON THE EAST SIDE OF THE BUILDING AT 405 S. PARK STREET.

*Removed.*



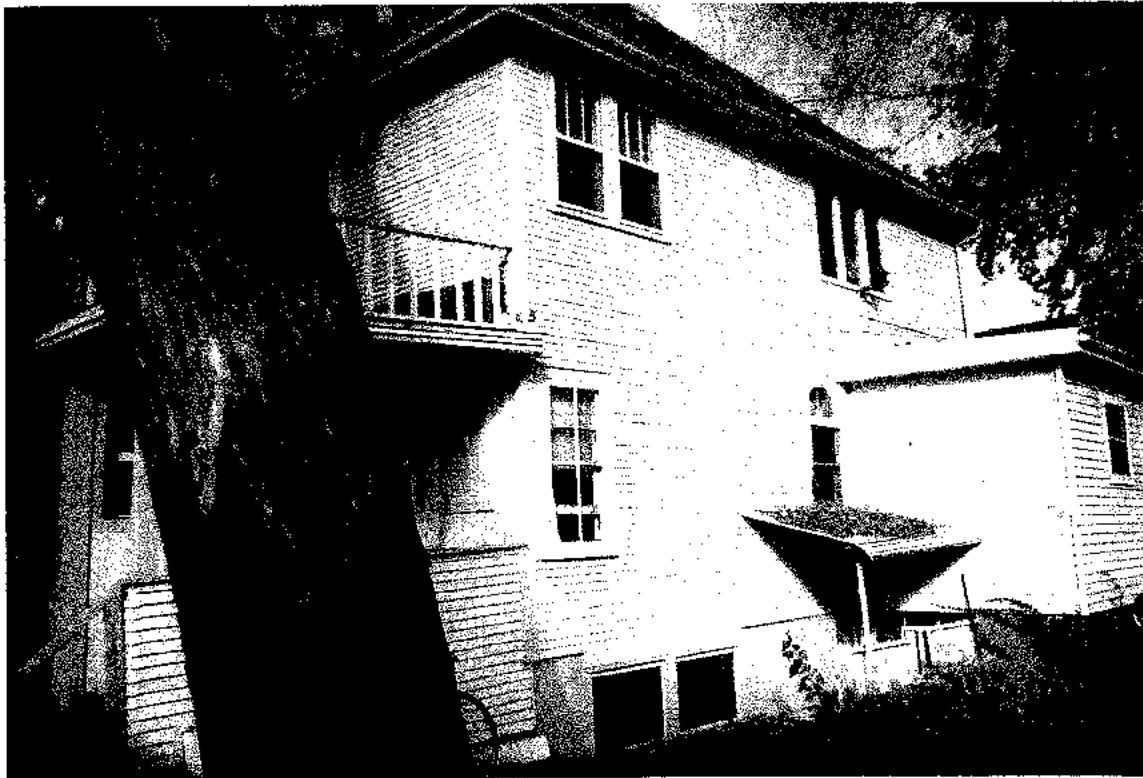
7. VIEW OF THE INTERIOR OF THE BUILDING AT 405 S. PARK STREET.



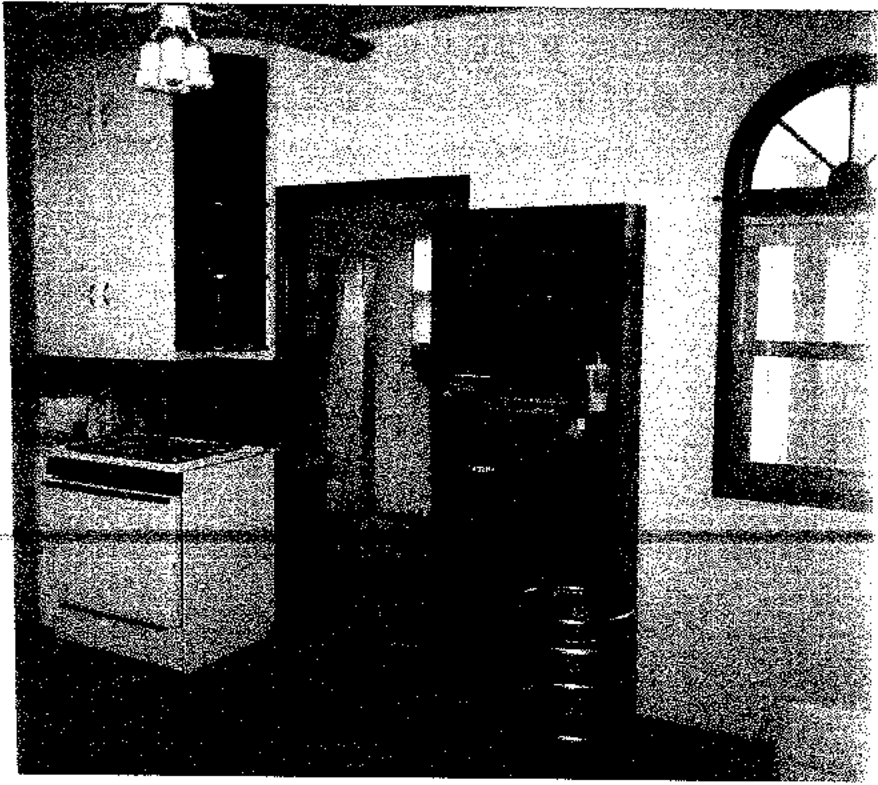
8. VIEW OF THE CONCRETE PATCHES IN THE PARKING LOT AT 405 S. PARK STREET. THESE PATCHES APPEAR TO BE THE FORMER LOCATION OF GASOLINE STATION PUMP ISLANDS.



9. VIEW OF THE FRONT OF THE HOUSE AT 413 S. PARK STREET LOOKING EAST.



10. VIEW OF THE REAR OF THE HOUSE AT 413 S. PARK STREET LOOKING NORTHWEST.



11. VIEW OF THE INTERIOR OF THE HOUSE AT 413 S. PARK STREET.



12. VIEW FROM THE NORTHWEST CORNER OF THE PROPERTY LOOKING NORTH ACROSS WEST WASHINGTON AVENUE.



13. VIEW FROM THE WEST SIDE OF THE PROPERTY LOOKING WEST ACROSS S. PARK STREET.



14. VIEW FROM THE WEST SIDE OF THE PROPERTY LOOKING SOUTH ALONG S. PARK STREET.

**APPENDIX C - ENVIRONMENTAL FIRSTSEARCH REPORT**