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PHASE II ENVIRONMENTAL SITE ASSESSMENT
405 AND 413 SOUTH PARK ST. AND 845 VILAS AVE.
MADISON, WISCONSIN 53715

PREPARED FOR:

MR. JAMES WALKER
MCFARLAND STATE BANK
5990 U.S. HIGHWAY 51
MCFARLAND, WISCONSIN 53558

DECEMBER 2005

Project Number: 10390.00

SEYMOUR ENVIRONMENTAL
SERVICES, INC.

P. O. BOX 398, 2531 DYRESON ROAD, MCFARLAND, WISCONSIN 53558
TELEPHONE: 608-838-9120 FAX: 608-838-9121

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SEYMOUR ENVIRONMENTAL SERVICES, INC.
2531 DYRESON ROAD
McFARLAND, WISCONSIN 53558

The following personnel have reviewed this report for accuracy, content, and quality of presentation.


Robyn Seymour

December 14, 2005
Date

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1.0 INTRODUCTION

James Walker of the McFarland State Bank retained Seymour Environmental Services, Inc. to conduct a Phase II Environmental Assessment of a property in Madison. A Phase I was conducted at the property that included a one story concrete block building at 405 South Park Street, a two story wood house at 413 South Park Street and a one story brick building at 845 Vilas Avenue. Resource Engineering Associates, Inc. (REA) conducted the Phase I. They identified two recognized environmental conditions; the presence of an out of use heating oil tank at 405 South Park Street and that the same site was a former gasoline station.

The Phase II consisted of soil and/or groundwater sampling and analysis at five geoprobe borings on the 405 South Park and 845 Vilas Avenue properties. The borings were placed at the locations of two pump islands and near the suspected locations of the underground storage tanks (UST) and at locations we considered likely to be contaminated from activities at the site.

It appears that activities related to the gasoline station have not adversely affected the environment at the site. However, one preventative action limit (PAL) exceedance is present in groundwater collected at the southernmost boring installed at the site for benzene.

1.1 Summary

The site was previously the location of a gasoline station. At the time of the site investigation the former gasoline station is a check cashing business. The underground storage tank located behind the check cashing building was removed Wednesday, December 7, and the paperwork is pending but the analytical report for a sample collected beneath the tank confirms that it did not leak. Seymour was present during the removal and the tank was clean and dry with no rust or holes, the sand at the base of the tank was clean with no obvious staining or odor. The removal of the tank will register it as required. According to the Phase I the tanks were thought to be located on the north and east portion of the parcel. Borings were installed at the pump island and to the north of the former gasoline station. We were not able to access the eastern portion of the property because the current building is located there.

Five borings were installed at the site. The first two borings were installed at the former pump island, which were still apparent. The third boring was installed along the southern portion of the parking lot for 405 South Park Street location. The fourth boring was installed north of the building and the final boring was installed at the northernmost portion of the property.

Contamination above the drinking water guideline for benzene was present at the location of boring B-3.

1.2 Project Information

Property Location

405 and 413 South Park Street and 845 Vilas Avenue
SW ¼ SW ¼ Section 23, T7N, R9E
Madison, Wisconsin 53715

Consultant

Seymour Environmental Services, Inc.
2531 Dyreson Road
McFarland, Wisconsin 53558-0398
Contact: Robyn Seymour (608) 838-9120

Geoprobe Contractor

Soil Essentials
W6306 State Highway 39
New Glarus, Wisconsin 53574
Contact: Dave Paulson (608) 527-2355

Analytical Laboratory

Pace Analytical (WDNR# 405132750)
1241 Bellevue Street, Suite 9
Madison, Wisconsin 54302
Contact: Brain Basten (920) 469-2436

2.0 FIELD WORK AND RESULTS

The subject property currently is a check cashing facility but was a gasoline station for approximately 30 years. During the fieldwork we investigated the site for signs of spilling or dumping. No surface staining or distressed vegetation was noted.

The geoprobe borings were installed in areas most likely to have contamination; at the dispenser islands, near the suspected former UST locations, and at the north and south ends of the site. Geoprobe locations are shown on Figure 2.

Soil at the site ranged from gravelly sand (base coarse) to very organic peaty clay to fine sand. Groundwater was encountered at approximately 8 feet. Boring logs and abandonment forms are included as Appendix A.

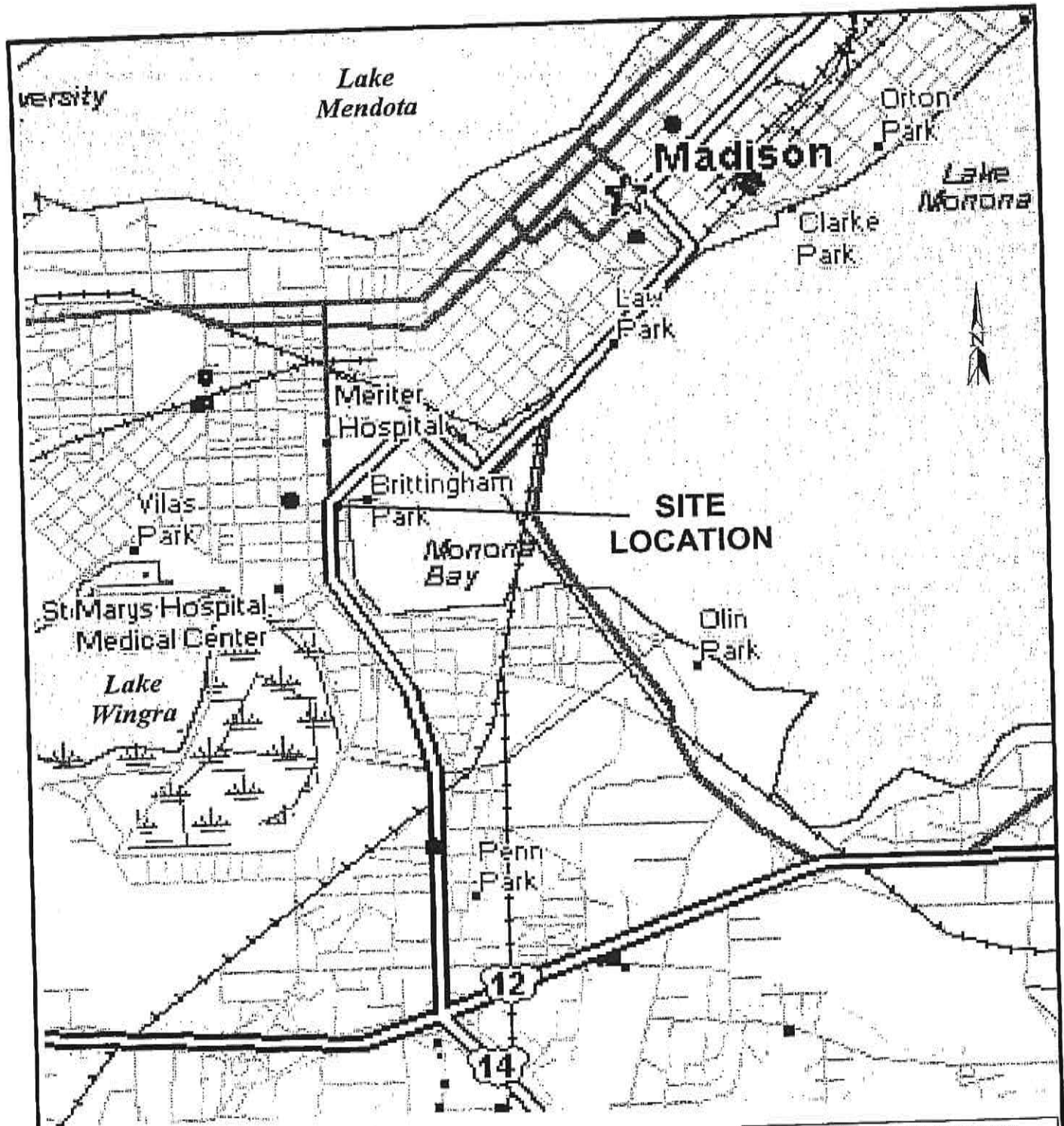
Soil and/or groundwater samples were collected from every boring. Soil samples were collected at the dispenser island and at the boring installed north of the building and analyzed for both diesel range organics (DRO), gasoline range organics and petroleum volatile organic compounds (GRO/PVOCs). Four groundwater samples were collected and analyzed for PVOCs plus naphthalene.

None of the soil samples contained detectable levels of DRO or GRO/PVOCs. The soil sample collected beneath the removed heating oil tanks did not contain detectable levels of DRO. All of the groundwater samples contained very low levels of PVOCs but only one sample exceeded any guidelines. The groundwater sample from B-3 contained benzene at 1.3 micrograms per liter (ug/l) above the drinking water standard (0.5 ug/l) but below the enforcement standard (5 ug/l). The laboratory reports are included as Appendix B.

3.0 CONCLUSIONS AND RECOMMENDATIONS

The presence of low levels of PVOCs at a former gasoline station with shallow groundwater is not entirely unexpected. The low levels do not indicate a very large release but more likely small surface spills. The results of this Phase II should be reported to the WDNR because one compound was present above a guideline with a request for a no action required closure. The WDNR will make the final determination about the need for further investigation.

Figures



LEGEND

○ - City of Madison Water-supply Well

0 2640' 5280'

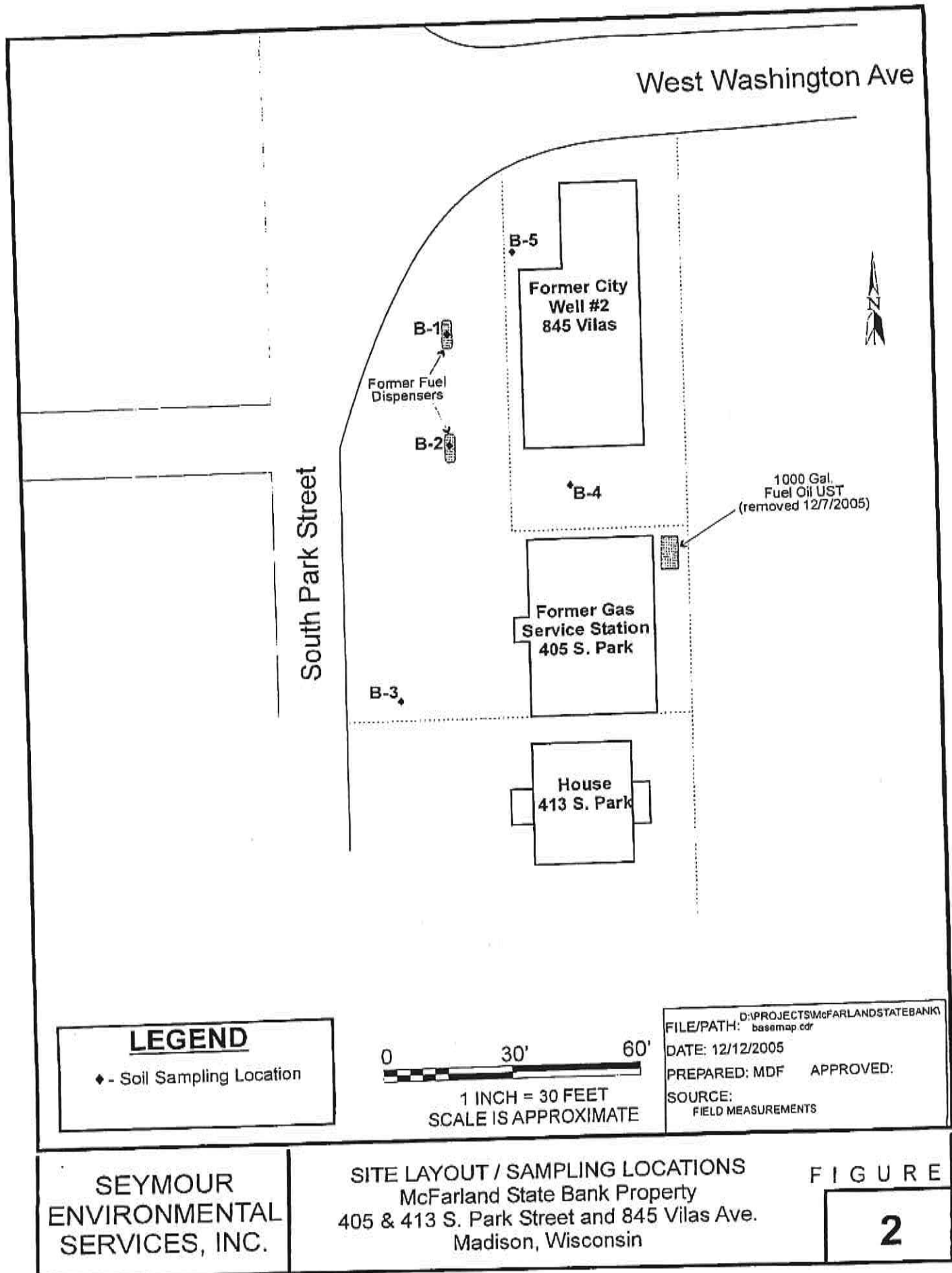
1 INCH = 1/2 MILE
SCALE IS APPROXIMATE

FILE/PATH: D:\PROJECTS\MCFARLAND\BANK\ParkSt-location.cdr
 DATE: 12/13/2005
 PREPARED: MDF APPROVED:
 SOURCE: DeLORME TOPO USA

SEYMOUR
ENVIRONMENTAL
SERVICES, INC.

SITE LOCATION
 McFarland State Bank Property
 405 & 413 S. Park Street and 845 Vilas Ave.
 Madison, Wisconsin

FIGURE
1



Table

TABLE 1
SUMMARY OF ANALYTICAL DATA (12/02/2005)
McFarland State Bank - Park and Vilas Property - Madison, Wisconsin

		Soil Sampling Results					Groundwater Sampling Results				
Sample I.D.	B-1	B-2	B-4	NR720	NR746		B-1	B-3	B-4	B-5	NR140
Depth (ft)	4-8	0-4	8-12	RCLs	Table 2	Table 1	--	--	--	--	PAL
DRO	<3.8	<3.9	<4.1	100	ns	ns	<94	na	na	na	ns
GRO	<2.7	<2.8	<2.8	100	ns	ns	na	na	na	na	ns
PVOCs											
Benzene	<25	<25	<25	5.5	1100	8500	0.4	1.3	<0.21	<0.21	5
1,2 Dichloroethane	na	na	na	ns	540	600	na	na	na	na	5
Ethylbenzene	<25	<25	<25	2900	ns	4600	0.42	0.52	<0.40	<0.40	700
Methyl-tert-butyl ether	<25	<25	<25	ns	ns	ns	<0.36	3.4	<0.36	<0.36	60
Toluene	<25	<25	<25	1500	ns	38000	2.0	1.2	0.39	0.41	1000
1,3,5 Trimethylbenzenes	<25	<25	<25	ns	ns	11000	<0.40	<0.40	<0.40	<0.40	ns
1,2,4 Trimethylbenzenes	<25	<25	<25	ns	ns	83000	<0.39	<0.39	<0.39	<0.39	ns
Total Trimethylbenzenes	<50	<50	<50	ns	ns	ns	<0.79	<0.79	<0.79	<0.79	480
Xylenes, -m, -p	<50	<50	<50	ns	ns	ns	1.1	0.98	<0.74	<0.74	ns
Xylene, -o	<25	<25	<25	ns	ns	ns	0.47	0.38	<0.36	<0.36	ns
Total Xylenes	<75	<75	<75	4100	ns	42000	1.57	1.36	<1.10	<1.10	10000
Naphthalene	na	na	na	400	20000	2700	<0.47	<0.47	<0.47	<0.47	40

- NR720 = Residual Contaminant Levels
 - NR746 Table 1 = Indicator of saturated soil pores
 - NR746 Table 2 = Direct contact hazard levels
 - NR140 PAL = Preventative action limit (exceedances bold)
 - NR140 ES = Enforcement standard

- PVOCs in soil listed in ug/kg; GRO and DRO are in mg/kg
 - Groundwater results are listed in ug/l
 - na = not analyzed
 - ns = no standard established

SEYMOUR ENVIRONMENTAL SERVICES, INC.

P.O. Box 398, 2531 Dyreson Road, McFarland, Wisconsin 53558
Telephone: 608-838-9120 Fax: 608-838-9121

December 14, 2005

Mr. James Walker
McFarland State Bank
5990 U.S. Highway 51
McFarland, Wisconsin 53558

Re: Estimated Additional Costs
405 and 413 South Park Street, 845 Vilas Avenue
Madison, Wisconsin 53715

Dear Mr. Walker:

Seymour Environmental Services, Inc. (Seymour) is pleased to present this estimated cost for additional contamination investigation at the above referenced site. I believe that it is likely that the site will not require additional environmental work.

If additional work is needed, we would probably be required to further investigate the benzene in the groundwater at the southern edge of the property. I have included a cost estimate for additional geoprobe investigation as Table 1. If the additional investigation identifies more groundwater contamination, we could be required to install permanent monitoring wells. I have also included an estimated cost for this in Table 2.

These are only estimates based on the information that we have gathered to date. Please call me if you have any questions.

Sincerely,
Seymour Environmental Services, Inc.



Robyn Seymour
President/Hydrogeologist

Table 1
Estimated Geoprobe Investigation Costs-McFarland State Bank, Park Street, Madison, WI

TABLE 1 - PROFESSIONAL FEES

	Senior Hydrogeologist	Project Hydrogeologist	Field Geologist	Field Technician	CAD	Word Processing	Cost
Rate/hour	\$90	\$80	\$75	\$50	\$50	\$35	
Bidding		4			1	1	\$405
Coordination/Field Work			8				\$600
Correspondence and Report		8			2	2	\$810
Total							\$1,410

TABLE 2 - DIRECT COSTS

	Unit Price	No. Units	Lump Sum	Cost
Mileage	\$0.50	20		\$10.00
Geoprobe (est.)			\$1,200.00	\$1,200.00
OVM	\$75.00	1		\$75.00
Lab Analysis				
Soil				
GRO/PVOC	\$30.00	5		\$150.00
DRO	\$30.00	5		\$150.00
Ground Water				
VOC	\$75.00	5		\$375.00
WDNR Fees*				\$1,200.00
Field Consumables		1	\$100.00	\$100.00
Total			\$3,260	

Total Direct and Indirect Costs \$4,670

*-Includes GIS registry for soil and groundwater and a review fee.