



Sent Via Electronic Mail

Mr. Michael Schmoller
Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
3911 Fish Hatchery Road
Fitchburg, WI 53711

**TECHNICAL ASSISTANCE REQUEST FOR THE HARTMEYER PROPERTY
2007 ROTH STREET, MADISON, WISCONSIN
BRTTS NO. (02-13-580328)**

Dear Mr. Schmoller:

Ramboll US Corporation (Ramboll), on behalf of the Kraft Heinz Foods Company (Kraft Heinz), is submitting the attached Technical Assistance Request Form and associated review fee of \$700.00 to seek input from the Wisconsin Department of Natural Resources (WDNR) regarding recent detections in surficial soil encountered during environmental assessment activities at the Hartmeyer Property (the site), located at 2007 Roth Street in Madison, Wisconsin (see attached Figure 1). Form 4400-237 has been completed and is attached.

November 25, 2019

Ramboll
333 West Wacker Drive
Suite 2700
Chicago, IL 60606
USA

T +1 312 288 3800
F +1 312 288 3801
www.ramboll.com

As you know, the site is located adjacent to the former Kraft Heinz Oscar Mayer facility, and was historically and is currently leased by Kraft Heinz from the John Hartmeyer Estate. In anticipation of the pending Lease termination, Ramboll was asked to conduct an Environmental Assessment as required in the Lease to "determine if any applicable State of Wisconsin soil cleanup standard is exceeded".

Ref. 1690012791

Ramboll conducted recent subsurface investigations in April and September 2019 to evaluate soil conditions in areas of prior Kraft Heinz activities at the site. Also attached for your reference is Table 1 which summarizes the sampling results from the recent investigations, and Figure 2 and Figure 3 which show 2019 industrial direct contact RCL and surficial background threshold value exceedances for benzo[a]pyrene and arsenic, respectively.

We are requesting a meeting to discuss the results of the recent investigations and seek WDNR's input and concurrence regarding next steps and a regulatory path forward regarding remaining contamination at the site. Based on our recent conversation, we suggest a conference call or preferably a meeting the week of December 16, 2019 to discuss the project and a path forward. Please contact any of the individuals listed on the attached form if you have questions regarding this Technical Assistance Request. Ramboll and Kraft Heinz appreciate WDNR's assistance on this project.

Thank you in advance for your timely review.

Sincerely,
Ramboll US Corporation

Erin E. Veder
Principal
D 312 288 3810
ebantz@ramboll.com

Susan Petrofske
Managing Consultant
D 262 901 3501
spetrofske@ramboll.com

Adam Streiffer
Senior Consultant
D 262 901 3506
astreiffer@ramboll.com

Attachments



**TECHNICAL ASSISTANCE REQUEST
FORM 4400-237**

Notice: Use this form to request a **written response (on agency letterhead)** from the Department of Natural Resources (DNR) regarding technical assistance, a post-closure change to a site, a specialized agreement or liability clarification for Property with known or suspected environmental contamination. A fee will be required as is authorized by s. 292.55, Wis. Stats., and NR 749, Wis. Adm. Code., unless noted in the instructions below. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

Definitions

"Property" refers to the subject Property that is perceived to have been or has been impacted by the discharge of hazardous substances.

"Liability Clarification" refers to a written determination by the Department provided in response to a request made on this form. The response clarifies whether a person is or may become liable for the environmental contamination of a Property, as provided in s. 292.55, Wis. Stats.

"Technical Assistance" refers to the Department's assistance or comments on the planning and implementation of an environmental investigation or environmental cleanup on a Property in response to a request made on this form as provided in s. 292.55, Wis. Stats.

"Post-closure modification" refers to changes to Property boundaries and/or continuing obligations for Properties or sites that received closure letters for which continuing obligations have been applied or where contamination remains. Many, but not all, of these sites are included on the GIS Registry layer of RR Sites Map to provide public notice of residual contamination and continuing obligations.

Select the Correct Form

This form should be used to request the following from the DNR:

- Technical Assistance
- Liability Clarification
- Post-Closure Modifications
- Specialized Agreements (tax cancellation, negotiated agreements, etc.)

Do not use this form if one of the following applies:

- Request for an **off-site liability exemption or clarification** for Property that has been or is perceived to be contaminated by one or more hazardous substances that originated on another Property containing the source of the contamination. Use DNR's Off-Site Liability Exemption and Liability Clarification Application Form 4400-201.
- Submittal of an Environmental Assessment for the **Lender Liability Exemption**, s 292.21, Wis. Stats., **if no response or review by DNR is requested**. Use the Lender Liability Exemption Environmental Assessment Tracking Form 4400-196.
- Request for an **exemption to develop on a historic fill site** or licensed landfill. Use DNR's Form 4400-226 or 4400-226A.
- **Request for closure** for Property where the investigation and cleanup actions are completed. Use DNR's Case Closure - GIS Registry Form 4400-202.

All forms, publications and additional information are available on the internet at: dnr.wi.gov/topic/Brownfields/Pubs.html.

Instructions

1. Complete sections 1, 2, 6 and 7 for all requests. Be sure to provide adequate and complete information.
2. Select the type of assistance requested: Section 3 for technical assistance or post-closure modifications, Section 4 for a written determination or clarification of environmental liabilities; or Section 5 for a specialized agreement.
3. Include the fee payment that is listed in Section 3, 4, or 5, unless you are a "Voluntary Party" enrolled in the Voluntary Party Liability Exemption Program **and** the questions in Section 2 direct otherwise. Information on to whom and where to send the fee is found in Section 8 of this form.
4. Send the completed request, supporting materials and the fee to the appropriate DNR regional office where the Property is located. See the map on the last page of this form. A paper copy of the signed form and all reports and supporting materials shall be sent with an electronic copy of the form and supporting materials on a compact disk. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>

The time required for DNR's determination varies depending on the complexity of the site, and the clarity and completeness of the request and supporting documentation.

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

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Section 1. Contact and Recipient Information

Requester Information

This is the person requesting technical assistance or a post-closure modification review, that his or her liability be clarified or a specialized agreement and is identified as the requester in Section 7. DNR will address its response letter to this person.

Last Name Kyrias-Gann	First Kevin	MI	Organization/ Business Name Kraft Heinz Foods Company
Mailing Address 200 E. Randolph Street			City Chicago
			State IL
			ZIP Code 60601
Phone # (include area code) (708) 662-0691	Fax # (include area code)	Email kevin.kyriasgann@kraftheinz.com	

The requester listed above: (select all that apply)

- Is currently the owner
 Is considering selling the Property
 Is renting or leasing the Property
 Is considering acquiring the Property
 Is a lender with a mortgagee interest in the Property
 Other. Explain the status of the Property with respect to the applicant:

Contact Information (to be contacted with questions about this request) Select if same as requester

Contact Last Name Petrofske	First Susan	MI	Organization/ Business Name Ramboll
Mailing Address 175 North Corporate Drive, STE 160			City Brookfield
			State WI
			ZIP Code 53045
Phone # (include area code) (262) 901-3501	Fax # (include area code) (262) 901-0079	Email SPETROFSKE@ramboll.com	

Environmental Consultant (if applicable)

Contact Last Name Petrofske	First Susan	MI	Organization/ Business Name Ramboll
Mailing Address 175 North Corporate Drive, STE 160			City Brookfield
			State WI
			ZIP Code 53045
Phone # (include area code) (262) 901-3501	Fax # (include area code) (262) 901-0079	Email SPETROFSKE@ramboll.com	

Attorney (if applicable)

Contact Last Name Nijman	First Jennifer	MI	Organization/ Business Name Nijman Franzetti LLP
Mailing Address 10 S. LaSalle St, Suite 3600			City Chicago
			State IL
			ZIP Code 60603
Phone # (include area code) (312) 251-5255	Fax # (include area code) (312) 251-4610	Email jn@nijmanfranzetti.com	

Property Owner (if different from requester)

Contact Last Name Zilavy	First Thomas	MI D	Organization/ Business Name John Hartmeyer Estate Partnership, LLP (Reg. Agent) Zilav,
Mailing Address Two East Mifflin Street, STE 600			City Madison
			State WI
			ZIP Code 53703
Phone # (include area code) (608) 255-8891	Fax # (include area code)	Email	

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

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Section 2. Property Information

Property Name Hartmeyer Property		FID No. (if known)	
BRRTS No. (if known) 02-13-580328		Parcel Identification Number 081031300990	
Street Address 2007 Roth Street		City Madison	State WI
		ZIP Code 53704	
County Dane	Municipality where the Property is located <input checked="" type="radio"/> City <input type="radio"/> Town <input type="radio"/> Village of	Property is composed of: <input checked="" type="radio"/> Single tax parcel <input type="radio"/> Multiple tax parcels	Property Size Acres 30

1. Is a response needed by a specific date? (e.g., Property closing date) Note: Most requests are completed within 60 days. Please plan accordingly.

No Yes

Date requested by: 12/16/2019

Reason: Limited window for access to the site per access agreement with property owner

2. Is the "Requester" enrolled as a Voluntary Party in the Voluntary Party Liability Exemption (VPLE) program?

No. **Include the fee that is required for your request in Section 3, 4 or 5.**

Yes. **Do not include a separate fee.** This request will be billed separately through the VPLE Program.

Fill out the information in Section 3, 4 or 5 which corresponds with the type of request:

Section 3. Technical Assistance or Post-Closure Modifications;

Section 4. Liability Clarification; or Section 5. Specialized Agreement.

Section 3. Request for Technical Assistance or Post-Closure Modification

Select the type of technical assistance requested: [Numbers in brackets are for WI DNR Use]

- No Further Action Letter (NFA) (Immediate Actions) - NR 708.09, [183] - **Include a fee of \$350.** Use for a written response to an immediate action after a discharge of a hazardous substance occurs. Generally, these are for a one-time spill event.
- Review of Site Investigation Work Plan - NR 716.09, [135] - **Include a fee of \$700.**
- Review of Site Investigation Report - NR 716.15, [137] - **Include a fee of \$1050.**
- Approval of a Site-Specific Soil Cleanup Standard - NR 720.10 or 12, [67] - **Include a fee of \$1050.**
- Review of a Remedial Action Options Report - NR 722.13, [143] - **Include a fee of \$1050.**
- Review of a Remedial Action Design Report - NR 724.09, [148] - **Include a fee of \$1050.**
- Review of a Remedial Action Documentation Report - NR 724.15, [152] - **Include a fee of \$350.**
- Review of a Long-term Monitoring Plan - NR 724.17, [25] - **Include a fee of \$425.**
- Review of an Operation and Maintenance Plan - NR 724.13, [192] - **Include a fee of \$425.**

Other Technical Assistance - s. 292.55, Wis. Stats. [97] (For request to build on an abandoned landfill use Form 4400-226)

- Schedule a Technical Assistance Meeting - **Include a fee of \$700.**
- Hazardous Waste Determination - **Include a fee of \$700.**
- Other Technical Assistance - **Include a fee of \$700.** Explain your request in an attachment.

Post-Closure Modifications - NR 727, [181]

- Post-Closure Modifications: Modification to Property boundaries and/or continuing obligations of a closed site or Property; sites may be on the GIS Registry. This also includes removal of a site or Property from the GIS Registry. **Include a fee of \$1050, and:**
 - Include a fee of \$300 for sites with residual soil contamination; and
 - Include a fee of \$350 for sites with residual groundwater contamination, monitoring wells or for vapor intrusion continuing obligations.

Attach a description of the changes you are proposing, and documentation as to why the changes are needed (if the change to a Property, site or continuing obligation will result in revised maps, maintenance plans or photographs, those documents may be submitted later in the approval process, on a case-by-case basis).

**Technical Assistance, Environmental Liability
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Skip Sections 4 and 5 if the technical assistance you are requesting is listed above and complete Sections 6 and 7 of this form.

Section 4. Request for Liability Clarification

Select the type of liability clarification requested. Use the available space given or attach information, explanations, or specific questions that you need answered in DNR's reply. Complete Sections 6 and 7 of this form. **[Numbers in brackets are for DNR Use]**

"Lender" liability exemption clarification - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the real Property, and/or the personal Property and fixtures;
- (2) an environmental assessment, in accordance with s. 292.21, Wis. Stats.;
- (3) the date the environmental assessment was conducted by the lender;
- (4) the date of the Property acquisition; for foreclosure actions, include a copy of the signed and dated court order confirming the sheriff's sale.
- (5) documentation showing how the Property was acquired and the steps followed under the appropriate state statutes.
- (6) a copy of the Property deed with the correct legal description; and,
- (7) the Lender Liability Exemption Environmental Assessment Tracking Form (Form 4400-196).
- (8) If no sampling was done, please provide reasoning as to why it was **not** conducted. Include this either in the accompanying environmental assessment or as an attachment to this form, and cite language in s. 292.21(1)(c)2., h.-i., Wis. Stats.:
 - h. The collection and analysis of representative samples of soil or other materials in the ground that are suspected of being contaminated based on observations made during a visual inspection of the real Property or based on aerial photographs, or other information available to the lender, including stained or discolored soil or other materials in the ground and including soil or materials in the ground in areas with dead or distressed vegetation. The collection and analysis shall identify contaminants in the soil or other materials in the ground and shall quantify concentrations.
 - i. The collection and analysis of representative samples of unknown wastes or potentially hazardous substances found on the real Property and the determination of concentrations of hazardous waste and hazardous substances found in tanks, drums or other containers or in piles or lagoons on the real Property.

"Representative" liability exemption clarification (e.g. trustees, receivers, etc.) - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the Property;
- (2) the date of Property acquisition by the representative;
- (3) the means by which the Property was acquired;
- (4) documentation that the representative has no beneficial interest in any entity that owns, possesses, or controls the Property;
- (5) documentation that the representative has not caused any discharge of a hazardous substance on the Property; and
- (6) a copy of the Property deed with the correct legal description.

Clarification of local governmental unit (LGU) liability exemption at sites with: (select all that apply)

- hazardous substances spills - s. 292.11(9)(e), Wis. Stats. [649];
- Perceived environmental contamination - [649];
- hazardous waste - s. 292.24 (2), Wis. Stats. [649]; and/or
- solid waste - s. 292.23 (2), Wis. Stats. [649].

❖ **Include a fee of \$700, a summary of the environmental liability clarification being requested, and the following:**

- (1) clear supporting documentation showing the acquisition method used, and the steps followed under the appropriate state statute(s).
- (2) current and proposed ownership status of the Property;
- (3) date and means by which the Property was acquired by the LGU, where applicable;
- (4) a map and the ¼, ¼ section location of the Property;
- (5) summary of current uses of the Property;
- (6) intended or potential use(s) of the Property;
- (7) descriptions of other investigations that have taken place on the Property; and
- (8) (for solid waste clarifications) a summary of the license history of the facility.

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Section 4. Request for Liability Clarification (cont.)

- Lease liability clarification - s. 292.55, Wis. Stats. [646]
- ❖ **Include a fee of \$700 for a single Property, or \$1400 for multiple Properties and the information listed below:**
 - (1) a copy of the proposed lease;
 - (2) the name of the current owner of the Property and the person who will lease the Property;
 - (3) a description of the lease holder's association with any persons who have possession, control, or caused a discharge of a hazardous substance on the Property;
 - (4) map(s) showing the Property location and any suspected or known sources of contamination detected on the Property;
 - (5) a description of the intended use of the Property by the lease holder, with reference to the maps to indicate which areas will be used. Explain how the use will not interfere with any future investigation or cleanup at the Property; and
 - (6) all reports or investigations (e.g. Phase I and Phase II Environmental Assessments and/or Site Investigation Reports conducted under s. NR 716, Wis. Adm. Code) that identify areas of the Property where a discharge has occurred.

General or other environmental liability clarification - s. 292.55, Wis. Stats. [682] - Explain your request below.

- ❖ **Include a fee of \$700 and an adequate summary of relevant environmental work to date.**
- No Action Required (NAR) - NR 716.05, [682]
- ❖ **Include a fee of \$700.**
- Use where an environmental discharge has or has not occurred, and applicant wants a DNR determination that no further assessment or clean-up work is required. Usually this is requested after a Phase I and Phase II environmental assessment has been conducted; the assessment reports should be submitted with this form. This is not a closure letter.
- Clarify the liability associated with a "closed" Property - s. 292.55, Wis. Stats. [682]
- ❖ **Include a fee of \$700.**
- Include a copy of any closure documents if a state agency other than DNR approved the closure.

Use this space or attach additional sheets to provide necessary information, explanations or specific questions to be answered by the DNR.

Section 5. Request for a Specialized Agreement

Select the type of agreement needed. Include the appropriate draft agreements and supporting materials. Complete Sections 6 and 7 of this form. More information and model draft agreements are available at: dnr.wi.gov/topic/Brownfields/lgu.html#tabx4.

- Tax cancellation agreement - s. 75.105(2)(d), Wis. Stats. [654]
- ❖ **Include a fee of \$700, and the information listed below:**
 - (1) Phase I and II Environmental Site Assessment Reports,
 - (2) a copy of the Property deed with the correct legal description.
- Agreement for assignment of tax foreclosure judgement - s.75.106, Wis. Stats. [666]
- ❖ **Include a fee of \$700, and the information listed below:**
 - (1) Phase I and II Environmental Site Assessment Reports,
 - (2) a copy of the Property deed with the correct legal description.
- Negotiated agreement - Enforceable contract for non-emergency remediation - s. 292.11(7)(d) and (e), Wis. Stats. [630]
- ❖ **Include a fee of \$1400, and the information listed below:**
 - (1) a draft schedule for remediation; and,
 - (2) the name, mailing address, phone and email for each party to the agreement.

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Section 6. Other Information Submitted

Identify all materials that are included with this request.

Send both a paper copy of the signed form and all reports and supporting materials, and an electronic copy of the form and all reports, including Environmental Site Assessment Reports, and supporting materials on a compact disk.

Include one copy of any document from any state agency files that you want the Department to review as part of this request. The person submitting this request is responsible for contacting other state agencies to obtain appropriate reports or information.

- Phase I Environmental Site Assessment Report - Date: _____
- Phase II Environmental Site Assessment Report - Date: _____
- Legal Description of Property (required for all liability requests and specialized agreements)
- Map of the Property (required for all liability requests and specialized agreements)

Analytical results of the following sampled media: Select all that apply and include date of collection.

- Groundwater
- Soil
- Sediment
- Other medium - Describe: _____

Date of Collection: 09/19/2019

- A copy of the closure letter and submittal materials
- Draft tax cancellation agreement
- Draft agreement for assignment of tax foreclosure judgment
- Other report(s) or information - Describe: _____

For Property with newly identified discharges of hazardous substances only: Has a notification of a discharge of a hazardous substance been sent to the DNR as required by s. NR 706.05(1)(b), Wis. Adm. Code?

- Yes - Date (if known): _____
- No

Note: The Notification for Hazardous Substance Discharge (non-emergency) form is available at:
dnr.wi.gov/files/PDF/forms/4400/4400-225.pdf.

Section 7. Certification by the Person who completed this form

- I am the person submitting this request (requester)
- I prepared this request for: Kevin Kyrias-Gann
Requester Name

I certify that I am familiar with the information submitted on this request, and that the information on and included with this request is true, accurate and complete to the best of my knowledge. I also certify I have the legal authority and the applicant's permission to make this request.


Signature

11/25/19
Date Signed

Managing Consultant
Title

(262) 901-3501
Telephone Number (include area code)

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

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Section 8. DNR Contacts and Addresses for Request Submittals

Send or deliver one paper copy and one electronic copy on a compact disk of the completed request, supporting materials, and fee to the region where the property is located to the address below. Contact a [DNR regional brownfields specialist](#) with any questions about this form or a specific situation involving a contaminated property. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

DNR NORTHERN REGION

Attn: RR Program Assistant
Department of Natural Resources
223 E Steinfest Rd Antigo, WI 54409

DNR NORTHEAST REGION

Attn: RR Program Assistant
Department of Natural Resources
2984 Shawano Avenue
Green Bay WI 54313

DNR SOUTH CENTRAL REGION

Attn: RR Program Assistant
Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg WI 53711

DNR SOUTHEAST REGION

Attn: RR Program Assistant
Department of Natural Resources
2300 North Martin Luther King Drive
Milwaukee WI 53212

DNR WEST CENTRAL REGION

Attn: RR Program Assistant
Department of Natural Resources
1300 Clairemont Ave.
Eau Claire WI 54702



Note: These are the Remediation and Redevelopment Program's designated regions. Other DNR program regional boundaries may be different.

DNR Use Only			
Date Received	Date Assigned	BRRTS Activity Code	BRRTS No. (if used)
DNR Reviewer		Comments	
Fee Enclosed? <input type="radio"/> Yes <input type="radio"/> No	Fee Amount \$	Date Additional Information Requested	Date Requested for DNR Response Letter
Date Approved	Final Determination		

TABLE

Table 1: Soil Analytical Results
Hartmeyer Property
2007 Roth Street, Madison, Wisconsin
Project 1690012791

Parameters	Soil RCLs		BTV	B-1 (1-2')	B-1 (4-5')	B-2 (1-2')	B-2 (4-5')	B-3 (1-2')	B-3 (4-5')	B-4 (1-2')	B-4 (4-5')	B-5 (1-2.5')	B-5 (4-5')	B-6 (1-2')	B-7 (1-2.5')	B-8 (1-2.5')	HA-1 (1-2')
	Industrial Direct Contact	Groundwater Pathway		4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019	4/16/2019
VOCs (µg/kg)																	
Benzene	7,070	5.1	--	<25.0	<28.4	<25.5	<62.5	<25.0	71.8 J C	<25.0	<25.0	<25.0	37.0 J C	<33.8	<26.9	<25.0	#N/A
Ethylbenzene	35,400	1,570	--	<25.0	<28.4	<25.5	7,400 C	<25.0	129	<25.0	<25.0	<25.0	49.2 J	<33.8	90.3	<25.0	#N/A
Naphthalene	24,100	658.2	--	<40.0	<45.5	81.5 J	3,440 C	<40.0	416	<40.0	<40.0	<40.0	283 J	112 J	260 J	<40.0	#N/A
Toluene	818,000	1,107.2	--	<25.0	51.4 J	<25.5	<62.5	<25.0	49.2 J	<25.0	72.3 J	<25.0	48.2 J	61.3 J	223	<25.0	#N/A
1,2,4-Trimethylbenzene ¹	219,000	1,378.7	--	44.6 J	<28.4	60.7 J	30,500 C	<25.0	59.3 J	35.7 J	<25.0	<25.0	45.5 J	200	205	<25.0	#N/A
1,3,5-Trimethylbenzene ¹	182,000	1,378.7	--	<25.0	<28.4	<25.5	7,900 C	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	83.5 J	60.1 J	<25.0	#N/A
o-Xylene	434,000	--	--	<25.0	<28.4	<25.5	7,850	<25.0	<25.0	34.9 J	<25.0	<25.0	<25.0	136	242	<25.0	#N/A
m-&p-Xylene ²	388,000	--	--	<50.0	<56.8	<51.0	30,600	<50.0	<50.0	<50.0	<50.0	<50.0	75.0 J	122 J	318	<50.0	#N/A
Xylenes, total	260,000	3,960	--	<75.0	<85.2	<76.5	38,500 C	<75.0	<75.0	<75.0	<75.0	<75.0	105 J	258 J	560	<75.0	#N/A
PAHs (µg/kg)																	
Acenaphthene	45,200,000	--	--	48.4	<131	<5.7	<34.0	177 J	4,950	23.2	40.9	<99.2	145	35.8	100 J	7.7 J	#N/A
Acenaphthylene	--	--	--	31.0	313.0 J	<4.8	<28.8	<76.7	2,420	10.1 J	8.9 J	<84.2	486	4.9 J	327	5.4 J	#N/A
Anthracene	100,000,000	196,949.2	--	119	650	8.8 J	67.7 J	478	6,820	43.9	90.3	579	330	29.6	383	22.4 J	#N/A
Benzo(a)anthracene	20,800	--	--	139	3,110	13.0 J	59.6 J	1,330	5,610	52.3	242	2,300	502	32.2	924	33.6	#N/A
Benzo(a)pyrene	2,110	470	--	106	3,110 C	11.9 J	87.1	1,430 C	4,280 C	37.8	244	2,540 B,C	702 C	23.4	1,040 C	24.1	55.3
Benzo(b)fluoranthene	21,100	478.1	--	81.1	5,100 C	11.2 J	81.0 J	1,310 C	3,650 C	23.6	333	2,670 C	758 C	18.3	1,080 C	25.7	#N/A
Benzo(ghi)perylene	--	--	--	65.3	2,020	9.3 J	64.9	1,110	1,870	24.4	166	2,040	460	9.5 J	782	11.9	#N/A
Benzo(k)fluoranthene	211,000	--	--	91.0	2,080	10.6 J	83.5	1,270	1,400	29.1	140	2,050	240	6.2 J	837	7.8 J	#N/A
Chrysene	2,110,000	144.2	--	160 C	4,480 C	14.6 J	94.8 J	1,470 C	5,360 C	59.2	260 C	2,500 C	552 C	31.0	1,120 C	30.6	#N/A
Dibenzo(a,h)anthracene	2,110	--	--	23.2	430	<3.3	<19.6	348	487.0	7.9 J	45.2	698.0	126	<3.3	258	3.3 J	#N/A
Fluoranthene	30,100,000	88,877.8	--	272	9,030	23.4 J	100 J	3,340	11,300	69.7	644	4,970	712	49.2	1,960	39.4	#N/A
Fluorene	30,100,000	14,829.9	--	52.5	<140	<6.0	<36.2	159 J	2,680	24.5	39.2	<106	201	43.3	163	<5.3	#N/A
Indeno(1,2,3-cd)pyrene	21,100	--	--	46.5	1,580	7.0 J	<19.2	942	1,370	13.1	128	1,760	346	3.6 J	690	6.3 J	#N/A
1-Methylnaphthalene	72,700	--	--	759	<136	50.3	462	<93.6	2,260	214	31.7	<103	217	47.2	918	100	#N/A
2-Methylnaphthalene	3,010,000	--	--	863	<169	74.0	1,120	<116	594	206	44.8	<128	324	50.2	825	85.5	#N/A
Naphthalene	24,100	658.2	--	410	<284	28.5 J	4,040 C	<196	2,290 C	90.2	82.1	<215	757 C	40.3 J	2,960 C	29.7 J	#N/A
Phenanthrene	--	--	--	755	2,650	50.4 J	175 J	2,060	21,400	291	395	2,020	468	234	1,920	122	#N/A
Pyrene	22,600,000	54,545.5	--	243	6,160	21.3 J	84.7 J	2,570	15,200	72.1	438	3,610	890	44.4	1,670	37.0	#N/A
Metals (mg/kg)																	
Arsenic ³	3.00	0.58	8.3	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	24.2 B,C,D	4.9 ⁴ J C	10.5 B,C,D	<1.2	8.8 B,C,D	25.9 B,C,D
Barium ³	100,000	164.8	364	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	26.9	107	50.9	40.9	18.1	#N/A
Cadmium ³	985	0.75	1.07	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	2.3 C,D	0.45 J	0.19 J	<0.15	<0.16	#N/A
Chromium	--	360,000	43.5	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	13.6	17.4	9.3	16.3	7.9	#N/A
Lead ³	800	27	51.6	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	24.4	81.5 C,D	11.3	8.2	3.6	#N/A
Mercury	3.13	0.21	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	0.014 J	0.29 C	0.023 J	0.015 J	<0.012	#N/A
Selenium	5,840	0.52	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	<1.6	<1.8	<1.8	<1.5	2.8 J C	#N/A
Silver	5,840	0.85	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	0.78 J	0.54 J	0.55 J	0.54 J	<0.42	#N/A

Notes:

- VOCs = Volatile Organic Compounds
- PAHs = Polynuclear Aromatic Hydrocarbons
- RCL = Residual Contaminant Level
- BTV = Background Threshold Value
- µg/kg = micrograms per kilogram
- mg/kg = milligrams per kilogram
- ¹ Groundwater Pathway RCL listed is for 1,2,4- and 1,3,5-Trimethylbenzenes combined.
- ² Direct Contact RCL listed is for the more stringent m-Xylene.
- ³ Parameter BTV is larger than one or more of the RCLs or is the only standard available.
- ⁴ Concentration above NR 720 RCL for Groundwater Pathway, but below BTV.
- ⁵ Received "D3" flag by laboratory - Sample was diluted due to the presence of high levels of non-target analytes or other matrix interference.
- ⁶ Received "B" flag by laboratory - Analyte was detected in the associated method blank.
- ⁷ Received "M1" flag by laboratory - Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.
- Bolded value** indicates an NR 720 Residual Contaminant Level (RCL) exceedance.
- B** Parameter exceeds NR 720 RCL for Industrial Direct Contact.
- C** Parameter exceeds NR 720 RCL for Groundwater Pathway.
- D** Parameter exceeds Surficial BTV for metals.
- J** Estimated concentration at or above the LOD and below the LOQ.
- No RCL or Surficial BTV established.
- #N/A = Not analyzed
- 0-4' used for direct contact determination
- Soil RCLs and surficial BTVs established by the WDNR RR program using the EPA's RSL web-calculator with WAC NR 720 default parameters (WDNR PUB-RR-890, June 2014 - updated RCL spreadsheet, June 2018).

Table 1: Soil Analytical Results
Hartmeyer Property
2007 Roth Street, Madison, Wisconsin
Project 1690012791

Parameters	Soil RCLs		BTV	HA-1S (1-2')	HA-2 (1-2')	HA-2S (1-2')	HA-3 (1-2')	HA-3S (1-2')	HA-4 (1-2')	HA-4S (1-1.5')	HA-5 (1-2)	HA-6 (1-2)	HA-9 ALT (.5-1)	HA-10 (1.5-2.5)	HA-11 (1-2)	HA-14 (1-2)	HA-17 (.5-1.5)
	Industrial Direct Contact	Groundwater Pathway		9/16/2019	9/16/2019	9/16/2019	9/16/2019	9/16/2019	9/16/2019	9/16/2019	9/16/2019	9/17/2019	9/17/2019	9/17/2019	9/17/2019	9/17/2019	9/17/2019
VOCs (µg/kg)																	
Benzene	7,070	5.1	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Ethylbenzene	35,400	1,570	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Naphthalene	24,100	658.2	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Toluene	818,000	1,107.2	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
1,2,4-Trimethylbenzene ¹	219,000	1,378.7	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
1,3,5-Trimethylbenzene ¹	182,000	1,378.7	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
o-Xylene	434,000	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
m-&p-Xylene ²	388,000	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Xylenes, total	260,000	3,960	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
PAHs (µg/kg)																	
Acenaphthene	45,200,000	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	8.6 J	3.7 J	13.8 J	<2.7	9.2 J	7.6 J	<2.7
Acenaphthylene	--	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	5.4 J	34.5	<4.8	<2.6	55.5	18.8 J	<2.7
Anthracene	100,000,000	196,949.2	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	8.3 J	20 J	52.1	<2.6	68.7	19.2 J	<2.6
Benzo(a)anthracene	20,800	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	19.7 J	71	375 ⁷	3.6 J	374	44.1	11.8 J
Benzo(a)pyrene	2,110	470	--	#N/A	154 ⁵	#N/A	80.3	#N/A	750 C	#N/A	12.4 J	86	467 ⁷	<2.4	455	49.8	12.6 J
Benzo(b)fluoranthene	21,100	478.1	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	11.3 J	107.0	685 ⁷ C	<2.9	670 C	57.3	19.9 J
Benzo(ghi)perylene	--	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	5.5 J	65.1	392	<3.7	301	38.5	9.1 J
Benzo(k)fluoranthene	211,000	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	3.3 J	41.2	273 ⁷	<2.7	225	23.8	7.7 J
Chrysene	2,110,000	144.2	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	21.8	79	457 ⁷ C	<3.9	405 C	51.7	12.8 J
Dibenzo(a,h)anthracene	2,110	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	<2.9	15.9 J	88.3	<2.9	88.6	7.3 J	<2.9
Fluoranthene	30,100,000	88,877.8	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	20.9	116	892 ⁷	3.0 J	690	92.9	24.3
Fluorene	30,100,000	14,829.9	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	4.4 J	5.3 J	15.8 J	<2.5	12.6 J	5.9 J	<2.5
Indeno(1,2,3-cd)pyrene	21,100	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	<4.3	49.6	320	<4.3	268	28.9	7.4 J
1-Methylnaphthalene	72,700	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	193	12 J	<5.6	<3.0	28.2	47.2	<3.1
2-Methylnaphthalene	3,010,000	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	220	18 J	<5.6	<3.0	39.0	53.7	3.6 J
Naphthalene	24,100	658.2	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	87.6	19 J	6.3 J	<2.0	42.3	92.6	4.4 J
Phenanthrene	--	--	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	119	51	338 ⁷	<2.4	205	87.3	11.0 J
Pyrene	22,600,000	54,545.5	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	22.9	111	704 ⁷	<3.1	555	84.9	19.6 J
Metals (mg/kg)																	
Arsenic ³	3.00	0.58	8.3	26.4 B,C,D	25.5 B,C,D	42.7 B,C,D	39.2 B,C,D	12.2 B,C,D	10.0 ⁶ B,C,D	11.5 B,C,D	1.5 ⁴ J C	3.7 ⁴ J C	4.9 ^{4,5} J B,C	2.9 ⁴ J C	8.2 ⁴ B,C	13.1 B,C,D	3.9 ⁴ J B,C
Barium ³	100,000	164.8	364	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	23.5	106	25.2	107	110	240 ⁴ C	64.6
Cadmium ³	985	0.75	1.07	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	5.0 C,D	0.35 J	0.31 J	0.18 J	0.86 ⁴ C	0.60 J	0.25 J
Chromium	--	360,000	43.5	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	4.9	14.3	2.0	20.2	14.4	6.3	11.0
Lead ³	800	27	51.6	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	6.6	23.2	4.1	15.0	113 C,D	40.3 ⁴ C	12.8
Mercury	3.13	0.21	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	<0.013	0.055	<0.011	0.044	0.077	0.022 J	0.018 J
Selenium	5,840	0.52	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	<1.6	<1.5	<1.4	<1.6	<1.5	<1.7	<1.7
Silver	5,840	0.85	--	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	<0.42	<0.41	<0.37	<0.41	0.50 J	<0.44	<0.43

Notes:
VOCs = Volatile Organic Compounds
PAHs = Polynuclear Aromatic Hydrocarbons
RCL = Residual Contaminant Level
BTV = Background Threshold Value
µg/kg = micrograms per kilogram
mg/kg = milligrams per kilogram
¹ Groundwater Pathway RCL listed is for 1,2,4- and 1,3,5-Trimethylbenzenes combined.
² Direct Contact RCL listed is for the more stringent m-Xylene.
³ Parameter BTV is larger than one or more of the RCLs or is the only standard available.
⁴ Concentration above NR 720 RCL for Groundwater Pathway, but below BTV.
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#N/A = Not analyzed
0-4' used for direct contact determination
Soil RCLs and surficial BTVs established by the WDNR RR program using the EPA's RSL web-calculator with WAC NR 720 default parameters (WDNR PUB-RR-890, June 2014 - updated RCL spreadsheet, June 2018).

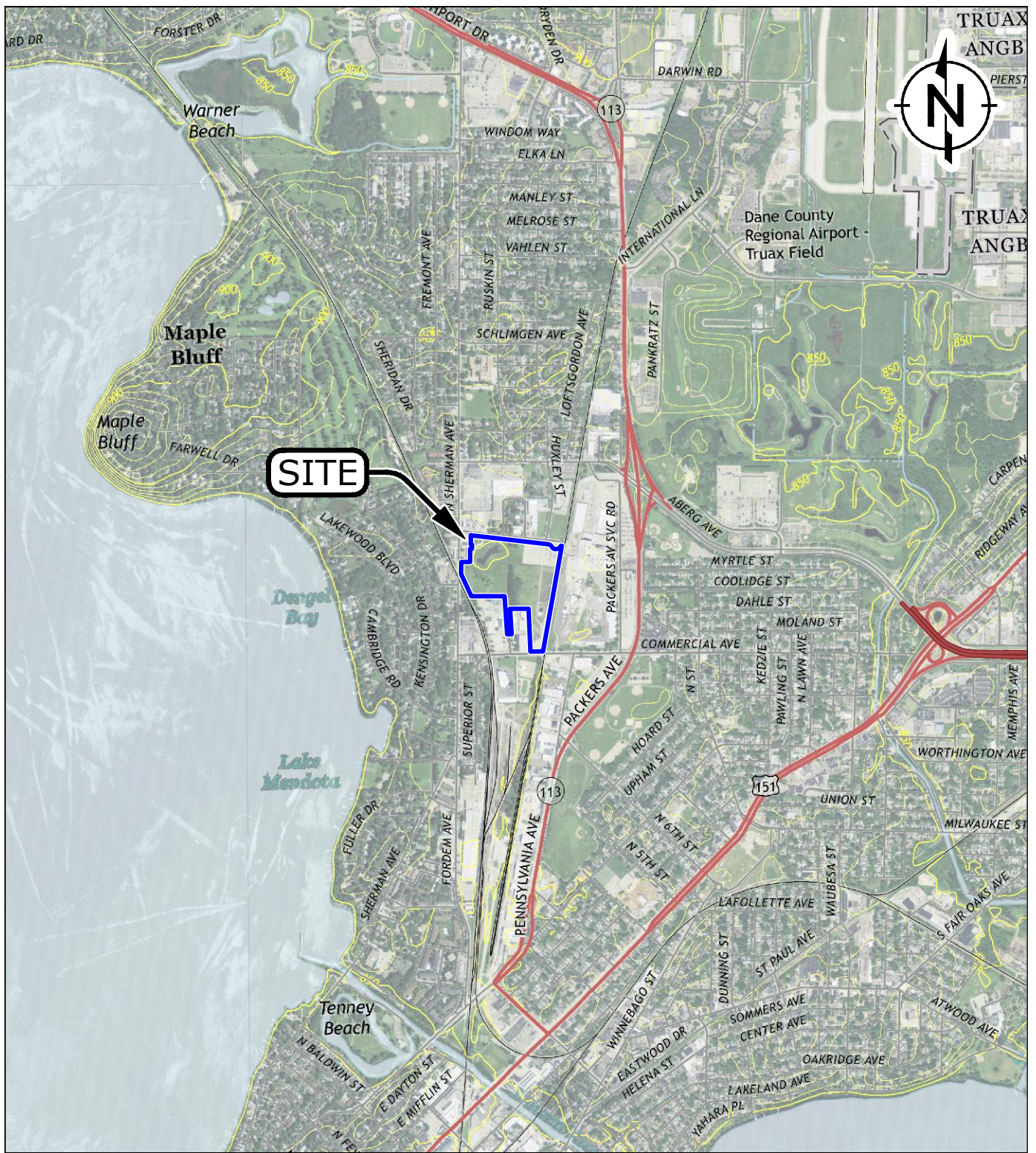
**Table 1: Soil Analytical Results
Hartmeyer Property
2007 Roth Street, Madison, Wisconsin
Project 1690012791**

Parameters	Soil RCLs		BTV	HA-18 (1-2)	HA-19 (1-2)	HA-22 ALT (.5-1.5)
	Industrial Direct Contact	Groundwater Pathway		9/19/2019	9/19/2019	9/19/2019
VOCs (µg/kg)						
Benzene	7,070	5.1	--	#N/A	#N/A	#N/A
Ethylbenzene	35,400	1,570	--	#N/A	#N/A	#N/A
Naphthalene	24,100	658.2	--	#N/A	#N/A	#N/A
Toluene	818,000	1,107.2	--	#N/A	#N/A	#N/A
1,2,4-Trimethylbenzene ¹	219,000	1,378.7	--	#N/A	#N/A	#N/A
1,3,5-Trimethylbenzene ¹	182,000	1,378.7	--	#N/A	#N/A	#N/A
o-Xylene	434,000	--	--	#N/A	#N/A	#N/A
m-&p-Xylene ²	388,000	--	--	#N/A	#N/A	#N/A
Xylenes, total	260,000	3,960	--	#N/A	#N/A	#N/A
PAHs (µg/kg)						
Acenaphthene	45,200,000	--	--	4.2 J	282	18.7 J
Acenaphthylene	--	--	--	<2.8	58.5 J	16.3 J
Anthracene	100,000,000	196,949.2	--	8.0 J	490	40.3
Benzo(a)anthracene	20,800	--	--	20.0 J	459	117
Benzo(a)pyrene	2,110	470	--	17.1 J	259	113
Benzo(b)fluoranthene	21,100	478.1	--	21.9 J	273	150
Benzo(ghi)perylene	--	--	--	10.4 J	97.7 J	68.7
Benzo(k)fluoranthene	211,000	--	--	6.8 J	87.8 J	59.1
Chrysene	2,110,000	144.2	--	23.3	395 C	124
Dibenzo(a,h)anthracene	2,110	--	--	<3.1	27.0 J	18.7 J
Fluoranthene	30,100,000	88,877.8	--	34.8	689	248
Fluorene	30,100,000	14,829.9	--	2.7 J	264	19.2 J
Indeno(1,2,3-cd)pyrene	21,100	--	--	7.1 J	59.1 J	59.0
1-Methylnaphthalene	72,700	--	--	55.4	1,360	68.9
2-Methylnaphthalene	3,010,000	--	--	67.4	1,330	76.3
Naphthalene	24,100	658.2	--	27.3	647	41.4
Phenanthrene	--	--	--	57.2	2,730	163
Pyrene	22,600,000	54,545.5	--	29.9	594	189
Metals (mg/kg)						
Arsenic ³	3.00	0.58	8.3	27.4 B,C,D	137 B,C,D	<1.4
Barium ³	100,000	164.8	364	47.8	48.5	170 ⁴ C
Cadmium ³	985	0.75	1.07	1.2 C,D	0.91 ⁴ C	0.27 J
Chromium	--	360,000	43.5	16.3	9.4	22.0
Lead ³	800	27	51.6	62.2 C,D	36.1 ⁴ C	14.6
Mercury	3.13	0.21	--	<0.013	0.085	0.040 J
Selenium	5,840	0.52	--	<1.7	<1.7	<1.7
Silver	5,840	0.85	--	0.48 J	<0.45	<0.45

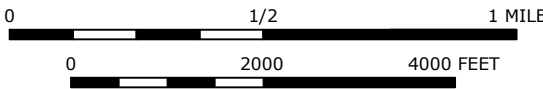
Notes:

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- J** Estimated concentration at or above the LOD and below the LOQ.
- No RCL or Surficial BTV established.
- #N/A = Not analyzed
- 0-4' used for direct contact determination
- Soil RCLs and surficial BTVs established by the WDNR RR program using the EPA's RSL web-calculator with WAC NR 720 default parameters (WDNR PUB-RR-890, June 2014 - updated RCL spreadsheet, June 2018).

FIGURES



CONTOUR INTERVAL 10 FEET

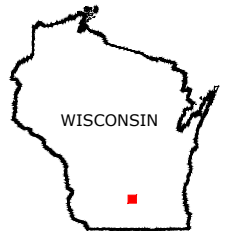


LEGEND:

PROPERTY BOUNDARY (APPROXIMATE)

SOURCE:

2016 USGS 7.5 Minute Series Madison East, Madison West, De Forest, and Waunakee, Wisconsin Topographic Quadrangles.
 Site Location; N: 43.109700° W: 89.361000° WGS84



QUADRANGLE LOCATION



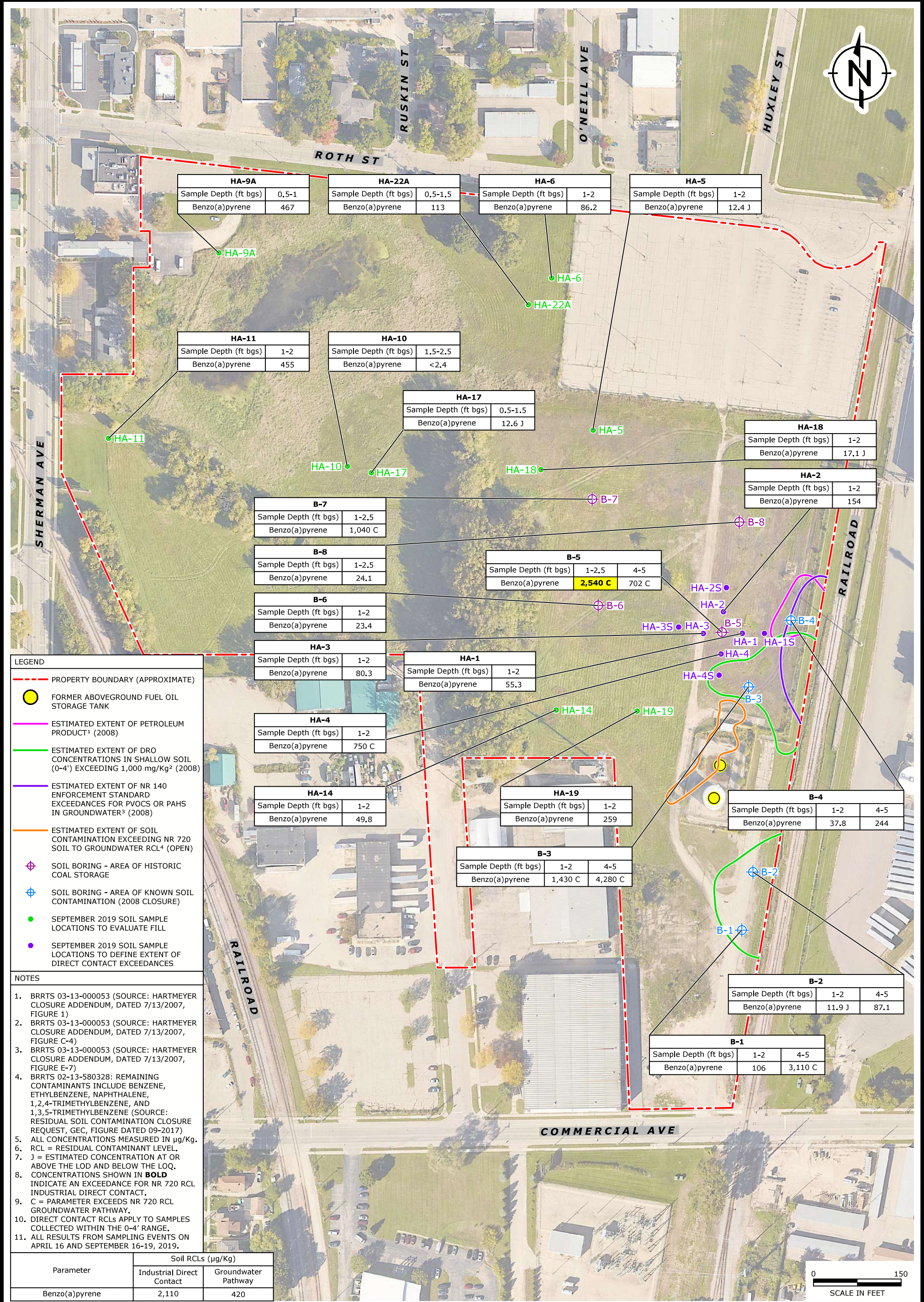
SITE LOCATION MAP
 HARTMEYER PROPERTY
 2007 ROTH STREET
 MADISON, WISCONSIN

FIGURE
1

DRAFTED BY: HJW

DATE: 4/29/19

1690012791



SOURCE: AERIAL IMAGERY: GOOGLE EARTH™, IMAGE DATED 09/21/2014.

2019 INDUSTRIAL DIRECT CONTACT SOIL RCL EXCEEDANCES - B(a)P

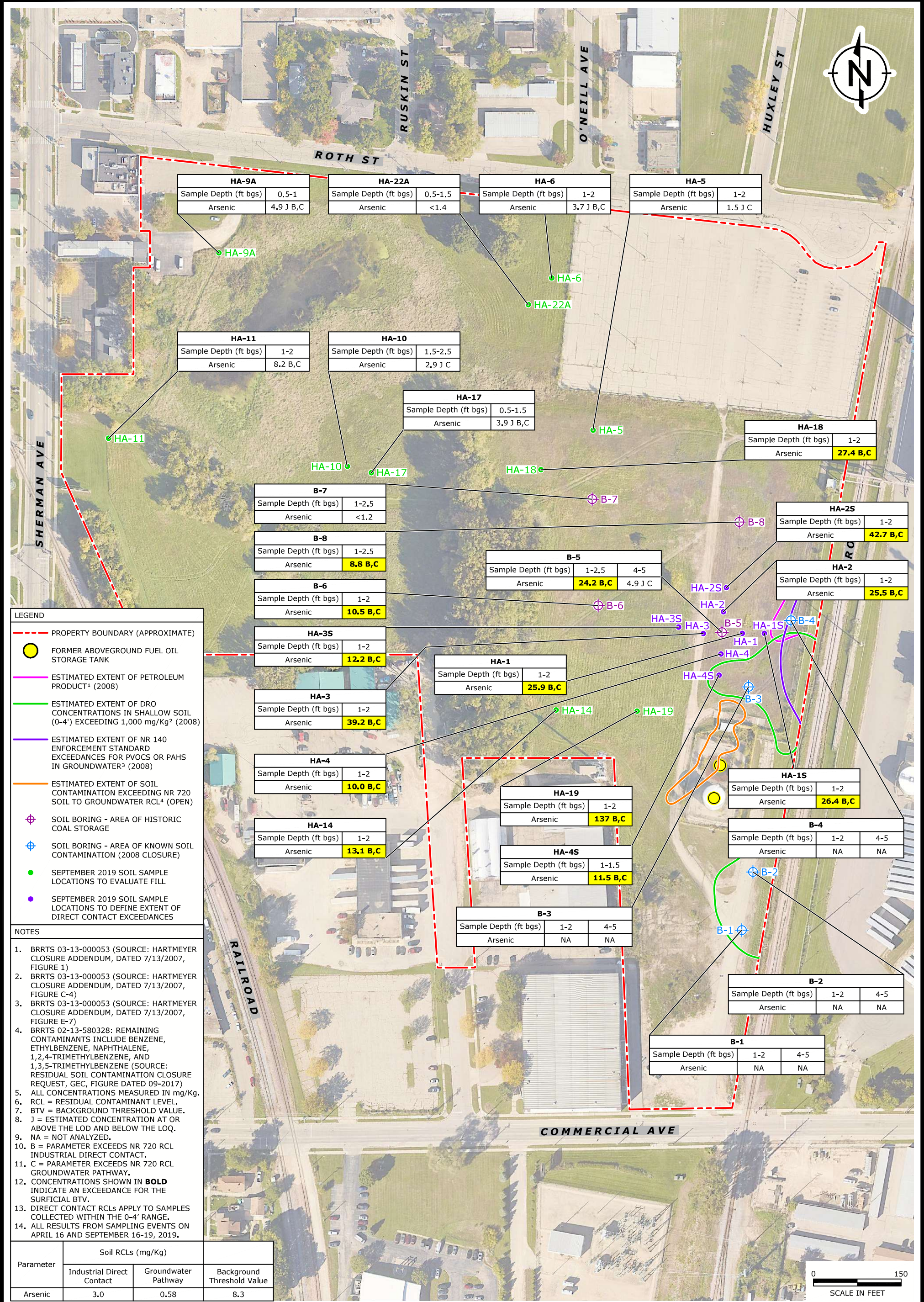
HARTMEYER PROPERTY
2007 ROTH STREET
MADISON, WISCONSIN

FIGURE 2

DRAFTED BY: HJW

DATE: 10/25/19

1690012791



2019 SURFICIAL BACKGROUND THRESHOLD VALUE EXCEEDANCES - ARSENIC

HARTMEYER PROPERTY
2007 ROTH STREET
MADISON, WISCONSIN

FIGURE 3

