

November 13, 2015

Project Reference #15737-002

Ms. Laura Hicklin  
Deputy Directory  
Dane County Land & Water Resources Department  
5201 Fen Oak Drive, Room 208  
Madison, WI 53718

Re: Summary of Aboveground Storage Tank (ASTs) Release Evaluation Activities  
For the Former Messner Building  
1326 East Washington Avenue, Madison, Wisconsin

Dear Ms. Hicklin

On November 11, 2015 The Sigma Group, Inc. (Sigma) completed AST evaluation activities at the above referenced 1326 East Washington Avenue property in Madison, Wisconsin (hereinafter the "Site"). The activities were completed as outlined in Sigma's *Proposal for Phase II Site Investigation Activities*<sup>1</sup>, dated October 30, 2015, and generally included the removal of stagnant water from the basement room of the 1326 East Washington Ave. building to perform an evaluation of two existing ASTs for evidence of a potential release (of tank contents) to the building and/or environment. A summary of the AST evaluation activities is presented below.

## **AST EVALUATION ACTIVITIES SUMMARY**

### **Basement Water Removal**

On November 11, 2015 Sigma personnel gained access to the site building under supervision of Dane County staff J. Eric Urtes. The basement room was located. For safety purposes, all power to the basement had been previously shut-off. Approximately 2 to 6 inches of standing water was present throughout the room. The sump pump, located in the southeast corner of the room, was not active. Sigma personnel routed available power to the sump and manually activated the pump, continuing operation until all standing water within the basement had been drained. Note, a presumed leak in the sump system piping coupled with apparent cracks in the basement wall led to the slow, but obvious, re-infiltration of water back into the basement. Photo documentation of the sump and wall cracks/water infiltration are included as **Appendix A**.

### **AST Inspection and Potential Release Evaluation**

Following basement water removal, Sigma personnel visually inspected the two existing ASTs, which are approximately 275-gallon tanks located within the northeast corner of the basement room. The ASTs were inactive and appeared empty, but that cannot be confirmed based solely upon the inspection activities performed during the investigation. The ASTs were elevated on cinder blocks and all piping/dispenser systems were disassembled. There were no signs of pitting or obvious holes in the AST outer surfaces

<sup>1</sup> The Sigma Group, Inc. *Proposal for Phase II Site Investigation Activities*, 1316/1318 East Washington Avenue, Madison, Wisconsin. October 30, 2015.

that would indicate the potential for inner contents to release to the surrounding room and/or environment. Strong oxidation/corrosion of the iron shell of each AST was apparent by the heavy rust which has developed on each tank. Rust and rust stains were present on the floor beneath each tank. Overall, the observed structural integrity of each tank was fair and no signs of a release were evident. Furthermore, no floor stains or sheen on the standing water beneath either tank indicated a recent or past release.

In addition to the visual inspection of each AST, olfactory observations and use of a calibrated photoionization detector (PID) did not indicate the presence of any volatile organic vapors within the basement or in close proximity to either tank, including vapors (or lack thereof) emanating from stagnant water samples collected from beneath the ASTs.

Given the lack of evidence of a release, a soil boring was not advanced. Photo documentation of the ASTs and surrounding area are included as **Appendix A**.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Conclusions**

Based on the AST evaluation activities, the following conclusions are presented:

- Groundwater and storm-water infiltration into the basement room continues unimpeded given the current condition of the existing sump system and building foundation walls within the basement room.
- Based on the current condition and the observed structural integrity of each AST, and the visual and olfactory inspection of the surrounding area, there appears to be no conclusive evidence of a past or recent tank release that may prompt additional action and/or require sampling at this time.

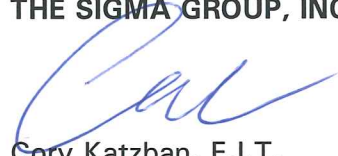
### **Recommendations**

Based on the observed condition of the ASTs and surrounding basement area, Sigma recommends the following:

- As appropriate, the ASTs should be properly abandoned and removed in accordance with all applicable local, state, and federal regulations.

If you have any questions regarding the assessment results, please do not hesitate to contact us at 414.643.4139.

Sincerely,  
**THE SIGMA GROUP, INC.**



Cory Katzban, E.I.T.  
Staff Engineer



Mary Trotta  
Project Scientist



Kristin Kurzka, P.E.  
Senior Project Manager

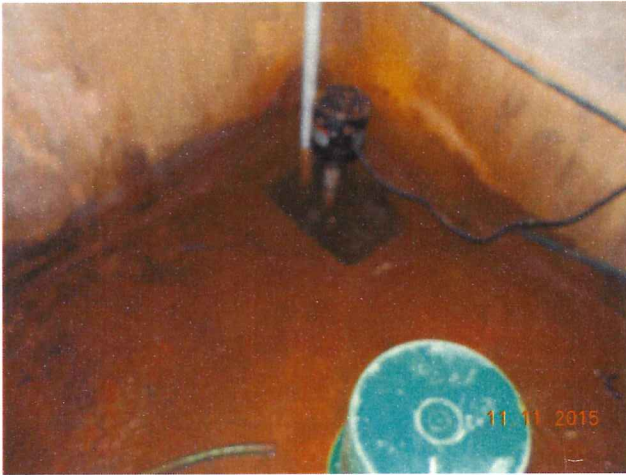
Attachments:

Appendix A: Photo Documentation of AST Evaluation Activities

## **Appendix A**

### **Photo Documentation of AST Evaluation Activities**

## Appendix A: Inspection Photographs



Stagnant water within basement and existing sump pump condition. Pump works, but requires manual activation as the sump ballcock is not attached.



Fracture in right wall of basement stairwell. Apparent leak and infiltration of sump pump water through wall crack. Leaking water re-enters basement down basement stairs.



Leaking water coming down stairwell in basement. Salt and grime buildup.



Water collection point at base of stairs. Drains toward sump pit.



## Appendix A: Inspection Photographs



"Left side" AST sidewall condition. No structural damage.



"Left side" AST sidewall condition.



Front side of ASTs. No structural damage.



Front side of right AST and spigot. No structural damage.  
Rust water staining on cinder block.