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Daren J. Couture  
Manager, Asset Recovery

September 5, 2008

City Of Madison  
Madison Municipal Building  
215 Martin Luther King, Jr. Blvd  
Madison WI, 53701-2985  
USA

Attention: Matt Tucker

**Re: Demolition Permit application for "Royster Clark" Site**

This letter is intended to support the requirement of the Land Use Application for the Demolition of the "Royster Clark" site demolition of all above ground/above grade structures located on the site located at 902 Dempsy Road, Madison WI.

The structure(s) details are identified on the attached "ALTA / ACSM Land Title Survey", provided as the Site Plan. Also attached to this permit application are:

- Attachment "A": Legal description of the 4 parcels of land commonly known as the "Royster Clark" site.
- Attachment "B": Photographs of the structures to be demolished.
- Attachment "C": Post Demolition Site Plan.
- Attachment "D": Profile of Bins (Main Pit Area)

The Facility was closed in September 2006 and has been abandoned since then. The main storage granulation building is unsafe and has been identified a safety hazard. There have been several cases of illegal access, criminal activity on the site and entrance to the Buildings. There is a high risk of personal injury from the illegal access. By removing the buildings from the site we will eliminate a high risk safety hazard to persons in the area and a reason for persons to illegally access the site.

The buildings also have been identified as a major deterrent to prospective Buyers (specifically the Granulation facility). We could also better prepare the site for sale to any prospective Buyers for re-development by eliminating a major deterrent to purchase the property. No Landscaping plan is submitted as part of this application as it is not applicable to the intent.

Due to the unique nature of this Heavy Industrial facility and its historic use, the Owner (Agrium U.S. Inc.) will be working with any/all prospective Buyers to ensure that an appropriate environmental remediation plan is executed as part of any sale of the property. Included in any sale agreement will be the requirement for remediation with approval by the Wisconsin Department of Natural Resources (WDNR). To ensure there is no



## **Attachment “C” – Post Demolition Site Conditions “Site Plan”**

### General

The Post Demolition Site plan will be consistent with current Site Plan layout as it pertains to all concrete foundations on the site. All Above Grade / above Slab concrete will remain intact, all open pits (excluding Main below grade Pit in center of Granulation Building) will be cracked for drainage and filled to grade or slab (as applicable) will clean fill material.

### Main Granulation / Storage Building

All concrete foundations will remain intact, this structure will have concrete at Grade as well as above Grade (Slab) at 4' above Grade in different locations within the layout of the area.

The Main below Grade Pit located in the Storage area of the building covers an area of app: 300 ft x 96 ft with a 4 ft Slab surrounding a 16 ft deep pit area. This pit will be cracked for drainage. This area will be secured with security fencing 6-8 ft high and barbwire top for added security. A Profile of the below Grade bins (Main Pit Area) is attached for reference as Attachment “D”

### Office Building

The concrete foundation of this building are at Grade and no above Grade concrete are present at this location.

### Shop Building (Located north of the office building)

The concrete foundation of this building are at Slab (4' above grade).

### Storage Building (Finished Goods east side of rail spur)

The concrete foundation of this building are at Slab (4' above grade) with a small portion being at Grade (located at the south end of the building).

### Storage Domes

The concrete foundations of these structures are at Grade, the concrete walls (8' above Grade will be removed, crushed and used as fill material on site).

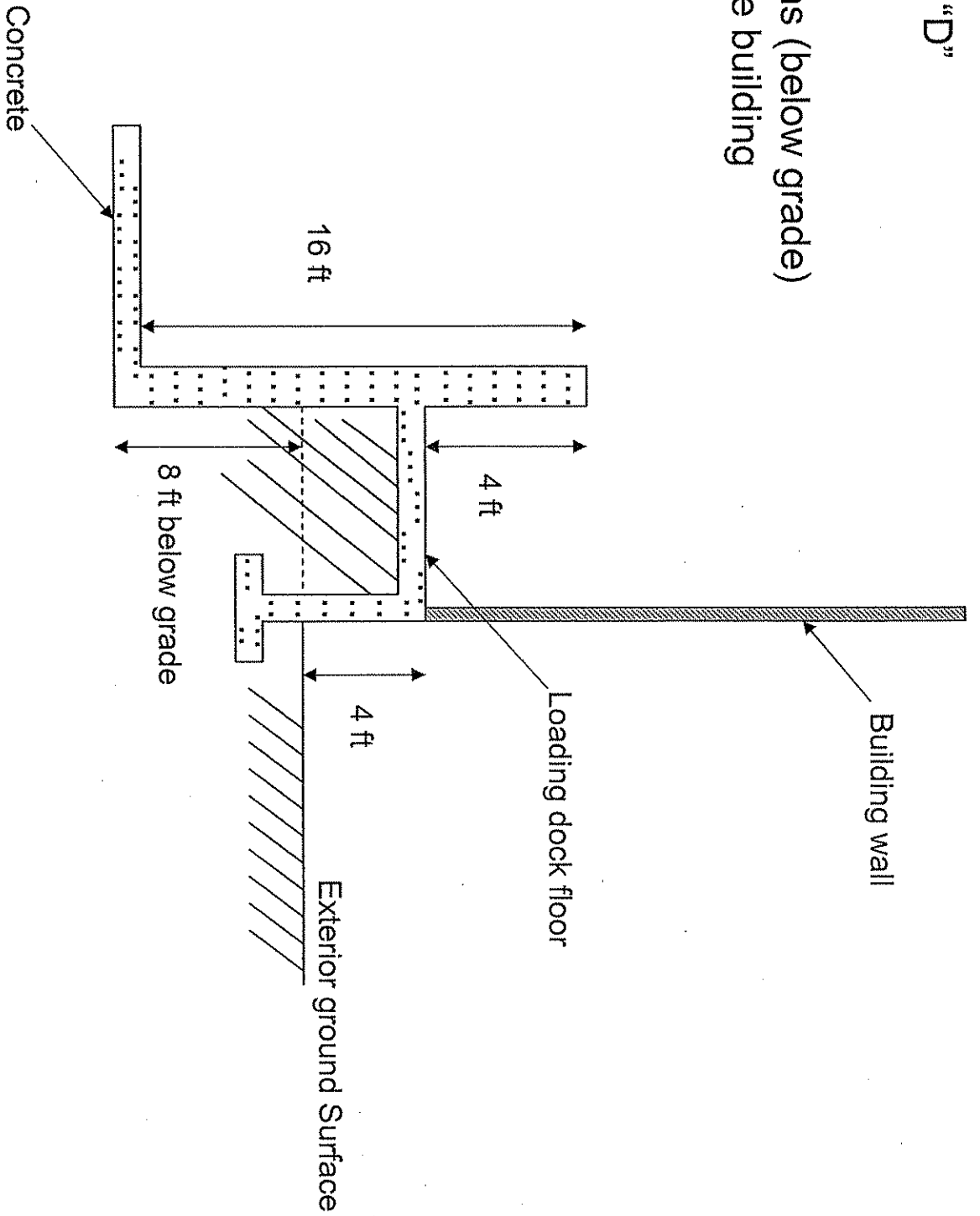
Existing Storm Water and Drainage infrastructure and site grading will remain intact.

Existing perimeter security fencing and gates will remain intact.

All existing pavement & driveways will remain intact and act a Cap until environmental remediation commences.

Attachment "D"

Profile of Bins (below grade)  
Main Storage building



## **Attachment "C" – Post Demolition Site Conditions "Site Plan"**

### **Revised October 21, 2008**

#### General

The Post Demolition Site plan will be consistent with current Site Plan layout as it pertains to all concrete foundations on the site. All Above Grade / Above Slab concrete will remain intact. All open pits (including Main Below Grade Pit in center of Granulation Building) will be filled with to grade with clean fill material and capped by an engineered clay cap to prevent infiltration of surface water through potentially contaminated soil.

#### Main Granulation / Storage Building

All concrete foundations will remain intact, this structure will have concrete At Grade as well as Above Grade (Slab) at 4' above Grade in different locations within the layout of the area.

The Main Below Grade Pit located in the Storage area of the building covers an area of app: 300 ft x 96 ft with a 4 ft Slab surrounding a 16 ft deep pit area. This walls around this pit will be taken down to grade, the pit will filled with clean fill material, and the area will be capped by an engineered clay cap to prevent surface water infiltration.

A Profile of the below Grade bins (Main Pit Area) and the engineered cap plan is attached for reference as Attachment "D"

#### Office Building

The concrete foundation of this building are at Grade and no above Grade concrete are present at this location.

#### Shop Building (Located north of the office building)

The concrete foundation of this building are at Slab (4' above grade).

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All existing pavement & driveways will remain intact and act a Cap until environmental remediation commences.



October 22, 2008

Mr. Rick Graham  
WDATCP, Environmental Quality Section  
P.O. Box 8911  
Madison, WI 53708-8911

**SUBJECT: Concrete Pit Cover Design  
Royster-Clark Madison Property  
WDATCP #02402110601  
BRRS #06-13-550137  
BT² Project #3234**

Dear Mr. Graham:

The purpose of this letter is to propose an engineered cover for a portion of the main building at the Royster-Clark Madison site. A large portion of the north end of this building contains large material storage vaults or pits. The pits are constructed with concrete and are currently empty with the exception of wood walls that separate some areas of the pits. It is suspected that nitrogen is present in the soil below the pits, however, the presence of contamination below the pits has not been confirmed because the pits have been inaccessible for sampling.

Agrium US, Inc. (Agrium), has applied to the City of Madison for a permit to demolish the site buildings. Agrium wishes to remove the buildings while leaving concrete slabs and foundations in place. While there is documented soil contamination below several site buildings, we believe that at-grade concrete slabs will continue to serve as an adequate infiltration barrier to prevent further groundwater contamination. However, the concrete pits in the main building will collect water in the absence of the building structure and allow water to permeate through cracks and seams. If there is contaminated soil below the concrete pits, the permeating water could lead to additional groundwater contamination.

To prevent additional groundwater contamination as a result of building demolition, we propose the following actions for the concrete pit area of the main building:

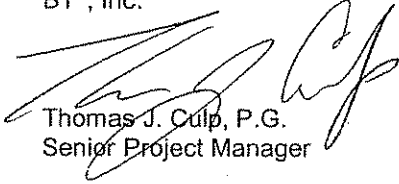
- Demolish the building and all concrete structures down to the site ground surface.
- Conduct soil borings and soil sampling through the bottom of the concrete pits and below the concrete floors of the loading dock level of the building to determine the degree and extent of soil contamination prior to backfilling. If soil below the loading dock level of the building is contaminated, the final location will be documented for future remediation.
- Place soil from loading dock level into concrete pits.
- Fill pits to ground surface with imported general fill.
- Install an engineered cover over the pit area. The cover will consist of 12" of compacted clay and 4" of topsoil. The entire cover will be graded to slope approximately 2% away from the center to promote surface runoff. Vegetation will be planted over the cap to stabilize the topsoil layer to prevent erosion.
- Continue semiannual groundwater monitoring program to ensure the cap is effective.

The proposed cover design is shown on **Figure 1**. The cover will prevent infiltration of water into the concrete pits and thus prevent additional groundwater contamination in the same way the building roof does now.

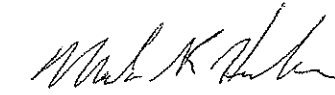
Mr. Rick Graham  
October 22, 2008  
Page 2

If you have any questions regarding this proposed cover design, please contact us at (608) 224-2830.

Sincerely,  
BT<sup>2</sup>, Inc.



Thomas J. Culp, P.G.  
Senior Project Manager



Mark R. Huber, P.E.  
Principal, Senior Engineer

Enclosures: Figure 1 – Concrete Pit Cover Design

cc: Wendell Wojner, WDNR  
Daren Couture, Agrium US, Inc.

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PROJECT NO.	3224	DRAWN BY:	BP	DATE:	10/21/06
REVISION:		CHECKED BY:	BP	DATE:	10/27/06
		APPROVED BY:			
		2220 DAVENPORT DRIVE MADISON, WI 53713-4224 FAX: (608) 271-3535			
CLIENT:		AGRIMIA, INC. 502 DEARBORN ROAD MADISON, WISCONSIN			
DESCRIPTION:	CONCRETE PIT COVER DESIGN				FIGURE 1

