

JUNE 2020



ENVIRONMENTAL CONTAMINATION ON THE FORMER OSCAR MAYER PROPERTY AND SURROUNDING AREA IN MADISON, WISCONSIN

MIDWEST ENVIRONMENTAL ADVOCATES

612 W Main St, Suite 302
Madison, WI 53703
(608) 251-5047

MIDWESTADVOCATES.ORG

TABLE OF CONTENTS

INTRODUCTION	1
MAP OF THE PROJECT AREA	1
ENVIRONMENTAL CONTAMINATION OVERVIEW	1
SITE MAP	2
OPEN SITES	3
HARTMEYER PROPERTY	3
BURKE WASTE WATER TREATMENT PLANT	4
OSCAR MAYER FORMER SPICE ROOM BUILDING 43	8
KLINKE DRY CLEANERS SHERMAN	9
LAUNDRY LAND	10
OSCAR MAYER FORMER FILLING STATIONS EAST	11
OSCAR MAYER FORMER 1,2-DCA TANK SOUTH	12
CLOSED SITES WITH CONTINUING OBLIGATIONS	12
OSCAR MAYER INC.	13
TAFF PROPERTY	13
SUPERAMERICA #4090	14
NARLOCH STEFFKE HARTMEYER	14
OSCAR MAYER SITE #3	15
PAUL'S CLASSIC CLEANERS	15
MADISON METRO NORTH TRANSFER POINT	16
MAJOR CLOSED SITES	16
VALLEY BANK PROPERTY DIESEL SPILL	17
OSCAR MAYER PETROLEUM SPILL	17
OSCAR MAYER LIFT	17
SCHOOL SERVICES PETROLEUM SPILL	18
KOSCHKEE TRANSFER FACILITY PETROLEUM SPILL	18
MINOR CLOSED SITES	19
SPECTER FREIGHT ACCIDENT	19
OSCAR MAYER SEWER STOPPAGE #1	19
SPEEDWAY GAS TANK OVERFLOW	19
VANDALISM AT 1800 COMMERCIAL AVENUE	19
SPEEDWAY GAS PUMP THEFT	20
OSCAR MAYER ANTIFREEZE SPILL #1	20
OSCAR MAYER EXPLOSION & FIRE IN ENGINE/COMPRESSOR ROOM	20
OSCAR MAYER HYDRAULIC OIL SPILL #1	20
OSCAR MAYER ENGINE WASTE OIL SPILL	20
OSCAR MAYER UNKNOWN PETROLEUM SPILL #1	20
OSCAR MAYER ANTIFREEZE SPILL #2	21
OSCAR MAYER FREON LEAK	21
OSCAR MAYER AMMONIA LEAK #1	21
OSCAR MAYER HYDRAULIC OIL SPILL #2	21
OSCAR MAYER COOLING WATER SPILL	21
OSCAR MAYER AMMONIA LEAK #2	21
OSCAR MAYER AMMONIA LEAK #3	21
OSCAR MAYER UNKNOWN PETROLEUM SPILL #2	22
OSCAR MAYER AMMONIA LEAK #4	22

OSCAR MAYER AMMONIA LEAK #5	22
OSCAR MAYER SEWER STOPPAGE #2	22
OSCAR MAYER AMMONIA LEAK #6	22
OSCAR MAYER SODIUM HYDROXIDE SPILL #1	22
OSCAR MAYER AMMONIA LEAK #7	22
OSCAR MAYER AMMONIA SPILL	23
OSCAR MAYER AMMONIA LEAK #8	23
OSCAR MAYER AMMONIA LEAK #9	23
OSCAR MAYER BLEACH SPILL	23
OSCAR MAYER POWER OUTAGE	23
OSCAR MAYER AMMONIA LEAK #10	23
OSCAR MAYER ANTIFREEZE SPILL #3	23
OSCAR MAYER SEWER OVERFLOW	24
OSCAR MAYER AMMONIA LEAK #11	24
OSCAR MAYER AMMONIA LEAK #12	24
OSCAR MAYER SODIUM HYDROXIDE SPILL #2	24
OSCAR MAYER AMMONIA LEAK #13	24
OSCAR MAYER AMMONIA LEAK #14	24
OSCAR MAYER ANTIFREEZE SPILL #4	25
OSCAR MAYER SALT SPILL	25
CONCLUSION & RECOMMENDATIONS	25

INTRODUCTION

This memorandum provides a plain language summary of information related to historical and current environmental contamination on the former Oscar Mayer property located at 910 Mayer Avenue in Madison, Wisconsin and the surrounding area. Specifically, this memorandum is limited to the area between Packers Avenue, Commercial Avenue, North Sherman Avenue, and Aberg Avenue. Also included is the area to the east of Packers Avenue and north of Aberg Avenue that is bounded by Bridges Golf Course. These areas are hereafter collectively referred to as the Project Area.

MAP OF THE PROJECT AREA



ENVIRONMENTAL CONTAMINATION OVERVIEW

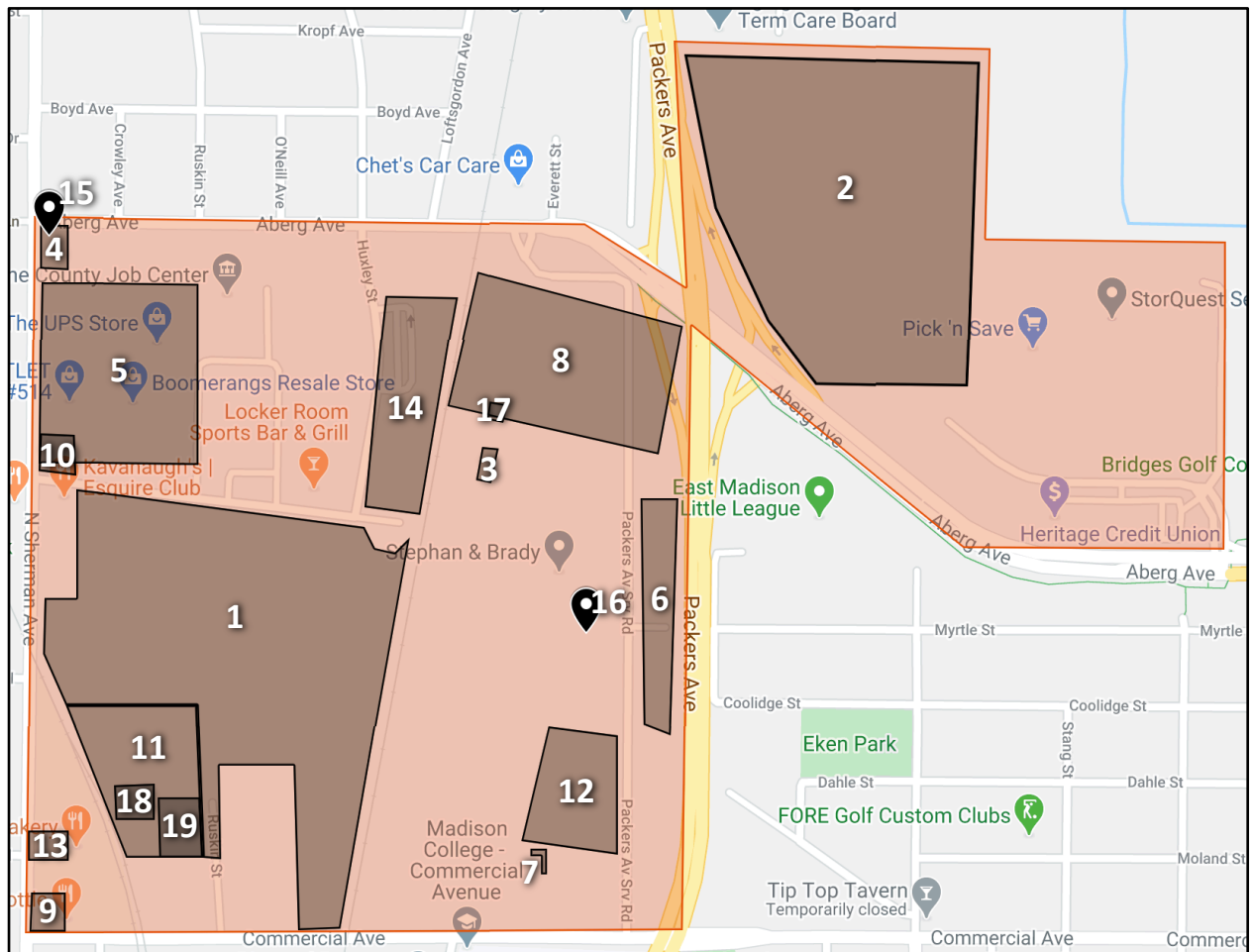
Information contained in this memorandum is principally derived from the Wisconsin Department of Natural Resources' (DNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS) on the Web, located at <https://dnr.wi.gov/botw/SetUpBasicSearchForm.do>. BRRTS on the Web lists 61 distinct spills of hazardous substances within the Project Area. Of those, 45 spills occurred on the former Oscar Mayer property located at 910 Mayer Avenue.

Although several spills may occur at a particular location, each individual spill is often referred to as an activity or site.

The 61 distinct spills within the Project Area have been divided up into four categories: Open Sites, Closed Sites with Continuing Obligations, Major Closed Sites, and Minor Closed Sites. Open Sites are spills that have not been fully cleaned up and where cleanup efforts are ongoing. Closed Sites with Continuing Obligations are spills that have not been fully cleaned up but where cleanup efforts are not ongoing. Continuing obligations refer to actions that must be taken to protect the environment and public health if leftover contamination that was not cleaned up is disturbed. Major Closed Sites are larger spills that have been fully cleaned up and where no continuing obligations apply. Minor Closed Sites refer to either small, isolated spills that were quickly cleaned up or spills that have little or no supporting documentation. No continuing obligations apply to Minor Closed Sites. Within the Project Area, there are 8 Open Sites, 9 Closed Sites with Continuing Obligations, 5 Major Closed Sites, and 39 Minor Closed Sites.

SITE MAP

The site map only includes the locations of Open Sites, Closed Sites with Continuing Obligations, and Major Sites. Several properties, e.g., Hartmeyer Property, have multiple BRRTS Activities. An interactive site map with photos and the summaries below can be viewed by clicking [here](#).



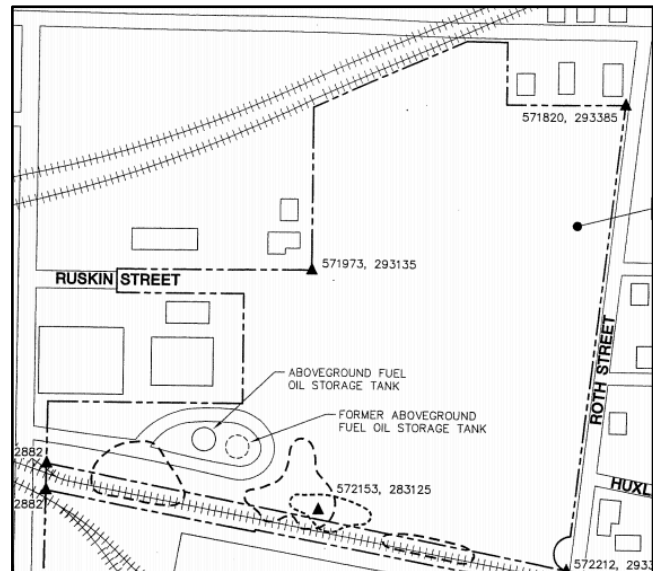
1. Hartmeyer Property
2. Burke Waste Water Treatment Plan
3. Oscar Mayer Former Spice Room Bldg 43
4. Klinke Dry Cleaners
5. Laundry Land
6. Oscar Mayer Former Filling Stations East
7. Oscar Mayer Former 1,2-DCA Tank South
8. Oscar Mayer Inc
9. Taff Property
10. Superamerica #4090
11. Narloch Steffke Hartmeyer
12. Oscar Mayer #3
13. Paul's Classic Cleaners
14. Madison Metro North Transfer Point
15. Valley Bank Property Diesel Spill
16. Oscar Mayer Petroleum Spill
17. Oscar Mayer Lift
18. School Services Petroleum Spill
19. Koschkee Transfer Facility Petroleum Spill

OPEN SITES

Open Sites refer to properties where contamination of hazardous substances has occurred and that contamination has yet to be fully cleaned up. There are 8 Open Sites within the Project Area. The following sites are organized in chronological order according to the date DNR was notified of the contamination. Click on or search the BRRTS Activity Number to view more information about the contaminated site on BRRTS on the Web.

HARTMEYER PROPERTY

The Hartmeyer Property located at 2007 Roth Street in Madison, Wisconsin has been the subject of at least four BRRTS Activities beginning in 1989. The property is adjacent to the former Oscar Mayer facility located at 910 Mayer Avenue in Madison, Wisconsin and was leased by Kraft Heinz (which owns Oscar Mayer) from the John Hartmeyer Estate until November 2019. As relevant here, Oscar Mayer installed two above-ground fuel oil storage tanks on the eastern portion of the property and piping associated with those tanks leaked and released thousands of gallons of fuel oil into the environment that contaminated both soil and groundwater on and off the property. Oscar Mayer also stored coal on the property, placing it directly on the ground with no liner or other protective barrier, which resulted in soil contamination. One activity related to this contamination has been closed, one activity has been closed with continuing obligations, and two activities remain open. Since two activities remain open and to avoid confusion, all activities are listed under Open Sites and this subheading.



[BRRTS Activity #31300053](#) – On February 17, 1989, DNR was first notified of a hazardous substance discharge on the Hartmeyer Property. There was an initial emergency response to the spill, but a site investigation work plan was not prepared until August 2001, after which actions

to cleanup existing contamination began. Another site investigation work plan was prepared in February 2003 and cleanup efforts continued. Beginning October 2006, three applications were submitted for case closure, which was finally approved in late 2007. However, continuing obligations due to remaining soil and groundwater contamination on and off the property were imposed. Remaining soil and groundwater contamination includes polynuclear aromatic hydrocarbons, diesel range organic compounds, gasoline range organics, benzene, chrysene, naphthalene, and residual petroleum products. At the time of case closure, it was determined that remaining contamination would degrade due to natural attenuation. Continuing obligations include properly managing residual soil contamination should it be excavated or removed and obtaining DNR approval of construction specifications for any water well.

[BRRTS Activity #413578986](#) – On September 7, 2016, DNR was notified of a hazardous substance discharge on the Hartmeyer Property located at 2007 Roth Street in Madison, Wisconsin. The cause of the spill was associated with the removal of at least one of the above-ground fuel oil storage tanks on the eastern portion of the property on August 18, 2016. The tank had a capacity of 250,000 gallons and stored diesel fuel. The case was closed without further action on March 3, 2017.

[BRRTS Activity #213579045](#) – On March 7, 2017, DNR was again notified of a hazardous substance discharge on the Hartmeyer property located at 2007 Roth Street in Madison, Wisconsin. The substance spilled was diesel fuel and seems to be related to the above-ground fuel oil storage tanks that were located on the property. A letter to responsible parties was sent on March 13, 2017, but no further actions have been taken since and the case remains open.

[BRRTS Activity #213580328](#) – On April 10, 2017, DNR was again notified of a hazardous substance discharge on the Hartmeyer Property located at 2007 Roth Street in Madison, Wisconsin. In anticipation of the lease terminating in November 2019, an environmental engineering firm called Ramboll US Corporation (Ramboll) was retained to conduct an Environmental Site Assessment. Ramboll conducted subsurface investigations in April and September 2019 to evaluate soil conditions and determine whether any state soil cleanup standards have been exceeded. Soil sampling taken during those investigations revealed elevated levels of benzo[a]pyrene and arsenic on the eastern portion of the property. On November 25, 2019, Kraft Heinz submitted a request to DNR for technical assistance and to determine the extent of Kraft Heinz's liability to clean up the property. The case remains open.

BURKE WASTE WATER TREATMENT PLANT

[BRRTS Activity #213315773](#) – On June 11, 2002, DNR was notified of a hazardous substance discharge at the former Town of Burke Wastewater Treatment Plant located at 1401 Packers Avenue in Madison, Wisconsin. The notification was provided after environmental site assessments were prepared on January 10, 2002 and April 10, 2002 to evaluate environmental concerns for the redevelopment of the property. The wastewater treatment plant was constructed in 1914 and was in operation from 1914 to 1936 and from 1942 to 1978. Until 1933, the City of Madison operated the plant to treat domestic sewage. From 1933 to 1936, the Madison Metropolitan Sewerage District (MMSD) operated the plant to treat domestic sewage. From 1942 to 1946, the U.S. Department of Defense took over operation of the plant to treat

both domestic sewage and sewage from the nearby military base. From 1947 to 1950, MMSD resumed operation of the plant to treat domestic sewage. From 1950 to 1978, Oscar Mayer leased the plant from MMSD and used it to treat wastewater from its meatpacking plant. In 1981, MMSD sold the property to Reynolds Transfer and Storage Company (Reyco). Reyco then sold the property to Poynette Development in early 2017.

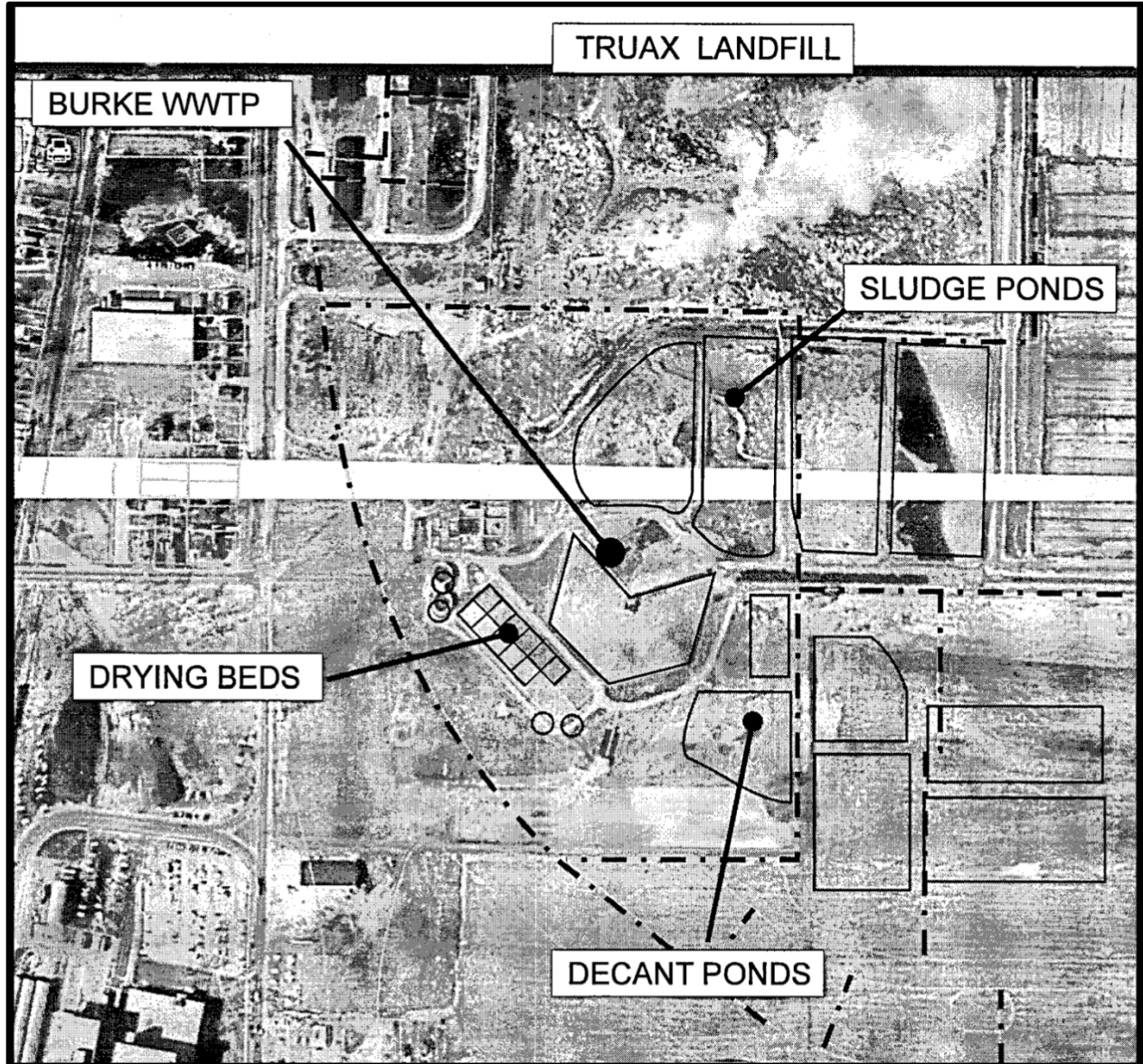
Once Oscar Mayer took over the property, it constructed two sludge lagoons (also called sludge ponds or decant ponds) on the northeast portion of the property and one sludge lagoon on the southeast portion of the property. Sludge drying beds were also located on the southwest portion of the property. After the property was sold in 1981, the wastewater treatment facilities were either broken up and buried or just filled in and buried. The two sludge lagoons on the northeast portion of the property were filled in and buried in the late 1980s, but it is suspected that the sludge lagoon on the southeast portion of the property was not filled in. The sludge drying bed on the southwest portion of the property was filled in without being broken up.

Materials known to have been disposed of on the property include:

1. Sludge in the former sludge lagoons;
2. Ash in the northeast area of the property from Oscar Mayer's coal-fired boilers during the 1950's;
3. Hog hair and toenails in the northeast area of the property from the slaughtering of hogs at Oscar Mayer from the early 1950s to 1978; and
4. Pieces of concrete and bricks from the razing of the former wastewater treatment facilities.

The fill material brought to the subject property to bury the former wastewater treatment facilities is believed to have been uncontaminated.

In addition, the former wastewater treatment plant was located adjacent to the former Truax Field Landfill, which was an open burning dump in the 1930s and a landfill for the U.S. Department of Defense and the City of Madison from 1942 to 1972. Groundwater contamination and methane gas intrusion from the former Truax Field Landfill to the wastewater treatment plant property occurred, resulting in the commingling of the two contaminant plumes.



On-site sampling of sludge in the lagoons, soils near the wastewater treatment's outfall near Starkweather Creek, and soils around the drying beds was conducted in the late 1980s and early 1990s. The sludge sample showed petroleum hydrocarbons and volatile organic compounds such as methylene chloride, 1,1,1 trichloroethane, trichlorofluoromethane, and toluene. Soil samples near the outfall showed petroleum hydrocarbons, lead, mercury, and volatile organic compounds such as methylene chloride, 1,1,1, trichloroethane, ethylbenzene, and toluene. Heavy metals, including arsenic and lead, in excess of state groundwater standards were also identified. Soil samples from the drying beds showed several volatile organic compounds, including petroleum-related compounds and halogenated organic compounds. Surface water samples taken from a former sludge lagoon and a drainage ditch connecting the lagoons to Starkweather Creek were also taken. No contaminants were detected in the sample taken from the sludge lagoon, but the sample from the ditch contained petroleum hydrocarbons and

tetrachloroethene. Groundwater samples on the western part of the property were also taken, which showed lead, chromium, and cadmium. Additional sludge samples taken from the sludge lagoons on the northeastern and southeastern portions of the property showed elevated levels of arsenic, cadmium, copper, lead, and zinc.

As a result of the initial environmental site assessment conducted in January 2002, additional on-site soil, groundwater, and vapor samples were taken at the former Town of Burke Wastewater Treatment Plant on the southwest side of the property, the former Oscar Mayer sludge lagoon area on the southeast portion of the property, and the former Oscar Mayer sludge lagoon area on the northeast side of the property. A report of the second environmental assessment was issued in April 2002.

Soil sampling again showed elevated levels of arsenic in the southwest, northeast, and southeast portions of the property. Elevated levels of lead, cadmium, and chromium were detected in the northeast corner of the property. Groundwater sampling showed elevated levels of chromium, arsenic, cadmium, and lead, but only chromium was detected above the groundwater enforcement standard. There were also detections of some volatile organic compounds, including benzene, chlorobenzene, 1,2-dichlorobenzene, ethylbenzene, total xylenes, trimethylbenzenes, toluene, and naphthalene, but those levels were at or below preventive action limits.¹ Vapor samples for methane, carbon dioxide, and oxygen were taken along the northern edge of the property that is adjacent to the former Truax Landfill, but the readings showed no vapor intrusion of landfill gases on the property.

Some redevelopment activities were completed during the summer of 2011, including the excavation and removal of concrete walls that formed part of the sludge drying beds on the southwest portion of the property that were not broken and filled in during the late 1980s. Upon removing these walls, buried solid waste from a joint City of Madison – University of Wisconsin Engineering Department landfill experiment from 1970 to 1974 was discovered. The waste was covered with topsoil and seeded and was unknown to Reyco when it purchased the property in 1981. After the waste was discovered, tests were conducted to determine that it was approximately 4-6 feet in depth and that there were no hazardous materials. The horizontal extent of the waste was not determined until excavation of the waste had begun. At that point, it was discovered that the waste had been disposed of using a paved / plastic liner system and sloped towards leachate sump pumps. Further investigation revealed an estimated 2,000 cubic yards of solid waste with a weight of one ton per cubic yard, or 4,000,000 pounds. The solid waste consisted of soil, plastic, glass, wood, and some organics (e.g., carpeting, paper, etc.). Soil samples beneath the liner system were then taken. There were no detections of any volatile organic compounds at that time.

On April 12, 2012, Reyco submitted a work plan for investigating the source of elevated chromium levels in groundwater on the property. That work plan contains an assessment of

¹ Groundwater enforcement standards and preventive actual limits are set forth in Wis. Admin. Code NR ch. 140. Enforcement standards are those contaminant levels that require remedial action be taken once exceeded. Preventive action limits are those contaminant levels that authorize the Wisconsin Department of Natural Resources to investigate the source of the substance and require remedial action be taken to prevent an exceedance of the applicable enforcement standard. For more information, go to <https://dnr.wi.gov/topic/Groundwater/GWLaw.html>.

background information, which determined it was highly probable that any sludge left on site when the lagoons and drying beds were decommissioned and buried had decomposed, thus eliminating the potential for an ongoing release of contaminants. The background information assessment also concluded that data from monitoring activities suggested that while there may be localized elevated levels of chromium, there does not appear to be exceedances over larger areas within and from the site. For the work plan itself, soil and groundwater sampling was planned in the former sludge drying area beds on the southwest portion of the property, the former sludge lagoons on the northeast and southeast portions of the property, an area 100 feet west of the former sludge lagoon on the northeast portion of the property, and an area 100 feet northwest of the former sludge lagoon on the southeast portion of the property. However, there is no information on whether this sampling was conducted and what the results were.

After the property was sold to Poynette Development, another site investigation work plan was submitted to DNR in September 2018, but DNR voiced concerns regarding portions of the work plan designed to investigate the sludge lagoons. An amended work plan was submitted in December 2018 and DNR approved. At that time, outstanding environmental concerns included:

1. The presence of approximately 2,000 cubic yards of buried municipal waste;
2. The presence of metals above DNR standards in soils around the former wastewater treatment handling areas;
3. The presence of apparently elevated metals in the groundwater;
4. The potential presence of wastewater sludge within the former sludge lagoons; and
5. The potential presence of surface sediments generated by non-point source runoff at the site which may be transported by stormwater flow toward Starkweather Creek.

The plan was to remove the municipal waste and take it to a solid waste landfill, after which soil samples were to be taken and analyzed for volatile organic compounds. In addition, the plan was to collect additional soil samples to determine the extent of metals contamination exceeding DNR standards, take samples within the sludge lagoons to determine whether sludge remains on property, visually inspect the areas along the east side of the property for evidence of sediment runoff, and install four water-table monitoring wells on the subject parcel. It does appear that the four monitoring wells were installed, but there is no information on whether the other remedial activities were conducted and what the results were.

Sampling in the four on-site monitoring wells was conducted in February 2019, which detected the presence of per- and polyfluoroalkyl substances (PFAS). Another site investigation work plan was submitted to continue to test for the presence of PFAS in both soil and groundwater throughout the property in June 2019. Results were released in September 2019 and showed elevated levels of various PFAS compounds in all four monitoring wells as well as in soil throughout the site.

OSCAR MAYER FORMER SPICE ROOM BUILDING 43

[BRRTS Activity #213580723](#) – On December 1, 2017, DNR received notification of a hazardous substance discharge in the Former Spice Room located in Building 43 on the northwest portion of the former Oscar Mayer facility located at 910 Mayer Avenue in Madison, Wisconsin. The contamination was discovered as a result of an environmental site assessment conducted on

October 4, 2017, which revealed contamination of soil and groundwater with the volatile organic compound trichloroethylene (TCE). Vapor contamination below the concrete slab of the building was also detected. The contamination appears to be from the historical use of chlorinated solvents in the vicinity of the Spice Room as part of an extraction process. The Spice Room itself was used as an area to prepare, mix, and store spices used within the facility for food production. During a site visit staining of the concrete floor in the Spice Room from chemical and waste storage was observed. On January 11, 2018, DNR sent letters to parties responsible for remediating the contamination. A site investigation work plan was developed in October 2018 and options for remediating that portion of the property were analyzed. The only remedial option identified was Soil Vapor Extraction (SVE), and on April 27, 2020, DNR agreed that this would be adequate to remediate the contamination. On May 19, 2020, DNR received a request for case closure, but that request has yet to be approved. On May 28, 2020, the results of an SVE pilot test were submitted to DNR. The purpose of the test is to determine whether or not an SVE system will be able to reduce vapor intrusion of TCE through the concrete slab of the building to below acceptable levels. According to the report, SVE remains the recommended approach for remediation and a full-scale SVE system is currently being designed and should be installed during late summer or early fall 2020.

KLINKE DRY CLEANERS SHERMAN

[BRRTS Activity #213551965](#) – On July 3, 2008, DNR was notified of a hazardous substance discharge at Klinker Dry Cleaners located at 1295 North Sherman in Madison, Wisconsin. The property originally operated as a gasoline service station from the 1950s to the late 1970s or early 1980s. Since the early 1990s, the property has been used for dry cleaning services and tetrachloroethene (TCE) was used as the main dry-cleaning solvent until its use was discontinued in 2003.

A preliminary site assessment was performed by Northern Environmental in June of 2008. This assessment tested soil samples for volatile organic compounds (VOC) and gave a preliminary evaluation of the subsurface geological environment.

On September 19, 2012, the first of several additional site investigations was conducted by EnviroForensics. This investigation detected elevated levels of perchloroethylene (PCE) in soil and groundwater samples. Additionally, vapor sampling detected PCE, TCE, BTEX compounds (benzene, toluene, ethylbenzene, xylenes), and two compounds associated with refrigerants. The BTEX compounds are likely from the prior use of the site as a gasoline service station. None of the contaminants detected in vapor samples were above risk screening levels.

Another site investigation was conducted between April and June of 2013. Again, elevated levels of PCE were detected in both soil and groundwater samples. Groundwater samples also detected TCE at levels near the preventative action limit.

Yet another site investigation was conducted by EnviroForensics April 2014. This investigation found elevated levels of PCE in soil samples. Vapor sampling of the soil detected elevated levels of PCE and TCE. The PCE levels were beyond both residential and non-residential risk screening levels while TCE levels exceeded the residential risk screening level. Groundwater samples detected elevated levels of PCE. Based on the distribution of contaminants, PCE releases

were likely from leaks in the sewer line and potentially floor drains inside the building. Additionally, groundwater contamination from LaundryLand (discussed immediately below) located to the south is potentially migrating and commingling with existing groundwater contamination on the site.

An interim remedial action plan was proposed on May 3, 2019. DNR approved that plan on May 23, 2019. As part of the approval DNR required quarterly to annual follow-up monitoring for 12-18 months after remediation to determine if groundwater quality is improving and if additional cleanup is necessary. The approved remedial activities were performed in July 2019, resulting in the excavation of 376.85 tons of contaminated soil that was taken to Madison Prairie Landfill in Sun Prairie, Wisconsin for disposal. Additionally, debris associated with the prior use of the site as a gasoline service station was removed and the damaged sanitary sewer line was removed and replaced. The excavated area was backfilled with gravel and capped with pavement. Some residual soil contamination remained, but the levels were below direct contact residual contaminant limits.

On November 12, 2019, EnviroForensics submitted a groundwater monitoring work plan that proposed four sampling events to be completed in a maximum of 18 months. On February 28, 2020, DNR received an update based on the results of this groundwater monitoring plan. Sampling continued to detect elevated levels of PCE and trichlorofluoromethane (a refrigerant) at levels below enforcement standards. The case remains open.

LAUNDRY LAND

[BRRTS Activity #213552183](#) – On August 8, 2008, DNR was notified of a hazardous discharge of perchloroethylene (PCE) at Laundry Land (now DreamBikes), a business that was located at 1131 North Sherman Avenue in the Northgate Shopping Center in Madison, Wisconsin. A responsible party letter was sent on August 25, 2008. Vapor sampling conducted in 2016 detected elevated levels of PCE vapors from beneath the concrete slab of Laundry Land, two retail spaces east of Laundry Land, and two retail spaces in the north wing of the shopping center. Vapor sampling was conducted beneath eight additional retailers in the Northgate Shopping Center and seven of them had elevated levels of PCE. Vapor sampling also revealed elevated instances of tetrachloroethene (TCE). Groundwater sampling conducted at the same time showed elevated levels of cis-1,2-dichloroethene, vinyl chloride, chloroform, and other volatile organic compounds (VOCs). Soil samples showed elevated levels of PCE, TCE, vinyl chloride, cis-1,2-dichloroethene, trans-1,2-dichloroethene, and other VOCs.

Further groundwater sampling was conducted in 2018, showing an overall decrease in chlorinated volatile organic compounds (CVOC), although there were slight increases in some wells. Groundwater sampling also indicated decreased PCE concentrations, but increased concentrations of compounds resulting from the degradation of PCE, including cis-1,2-dichloroethene, and vinyl chloride. Planned remediation activities include the installation of vapor mitigation system (VMS) beneath the former Laundry Land building. That VMS will be a vertical depressurization system similar to a preexisting radon system that is placed below the concrete slab. In addition, to avoid short circuiting through cracks and thereby reduce vapor intrusion, they will grind, polish, and seal all the concrete in the area. The case remains open.

OSCAR MAYER FORMER FILLING STATIONS EAST

[BRRTS Activity #213580722](#) – On December 01, 2017, DNR was notified of a hazardous substance discharge at former gasoline filling stations located on the eastern portion of the former Oscar Mayer facility located at 910 Mayer Avenue in Madison, Wisconsin. The notification was provided after environmental site assessments conducted in October 2017, revealed contamination of soil and groundwater with petroleum, volatile organic compounds, polycyclic aromatic hydrocarbons, and lead. The contamination appears to be from the historical use of the site as three gasoline filling stations near the eastern edge of the property between 1958 and 1967. These filling stations were completely destroyed and the area was paved over for use as parking by 1968. Records of the exact number of underground storage tanks and/or their subsequent removal are unavailable. However, a geophysical survey of the site did not indicate the presence of underground storage tanks at the former filling stations.

On January 11, 2018, DNR sent letters to parties responsible for remediating the contamination. A site investigation plan was developed in October 2018 and options for determining the extent of groundwater and soil contamination were analyzed. The proposed monitoring program involved installing thirteen groundwater monitoring wells and taking soil samples. Field work was scheduled to be completed from November 2018 to January 2019, although a site investigation report, which should have included data from groundwater and soil sampling, was never uploaded to BRRTS on the Web. It is also not clear what remedial actions, if any, took place, but the locations of the former filling stations have been paved over and are currently used as parking lots, creating impervious surfaces like those that are typically used as a cap to reduce migration of contaminants through infiltration of precipitation from the surface. Nevertheless, on May 19, 2020, DNR received a request for case closure. That request was denied on May 27, 2020, with DNR pointing out that the monitoring wells need to be filled and sealed in compliance with applicable regulatory standards. As such, the case remains open. When the case is approved for closure, continuing obligations will apply due to remaining contamination.



OSCAR MAYER FORMER 1,2-DCA TANK SOUTH

[BRRTS Activity #213580721](#) – On December 1, 2017, DNR was notified of a hazardous substance discharge associated with two 6300-gallon ethylene dichloride storage tanks that were located on what is now an unpaved grassy area on the southern portion of the former Oscar Mayer facility at 910 Mayer Avenue in Madison, Wisconsin. The notification was provided after environmental site assessments completed in October 2017 revealed elevated levels of soil and groundwater with chlorinated volatile organic compounds (CVOC) (e.g., ethylene dichloride), polynuclear aromatic hydrocarbons (PAH), arsenic, and lead in the vicinity of the former tanks.

In October 2018, a site investigation work plan was proposed to determine the depth and concentration of CVOC contamination in both soil and groundwater in the vicinity of the former tanks. Sampling revealed elevated levels of CVOCs in both unsaturated soils near the surface and in groundwater down to 95 feet. Concentrations in deeper groundwater feet were low. For soils and shallow groundwater down to 30 feet, excavation of the soil was identified as the preferred cleanup method. Monitored natural attenuation (i.e., let the chemicals degrade on their own) was identified as the preferred remedial action for contamination below 30 feet.

A second site investigation work plan was submitted on April 17, 2020. That plan revealed that there were two additional above ground storage tanks located in the vicinity that contained isopropanol. The ethylene dichloride and isopropanol stored in the tanks were apparently used prior to 1980 in an experimental laboratory. There is very limited information regarding the operations of the laboratory, and the building in which it was housed was demolished sometime between 1980 and 1986.

Due to a determination that the contaminants in the vicinity of the tanks are not regulated as hazardous wastes,² DNR decided that the contaminants at that location should not be managed as such. However, DNR did issue a notice to proceed with cleanup efforts of groundwater contamination down to 95 feet on April 22, 2020 since ethylene dichloride was detected in groundwater above the state enforcement standard and natural attenuation is not an acceptable cleanup response. The last action was a case closure request, received on May 19, 2020. The case currently remains open.

CLOSED SITES WITH CONTINUING OBLIGATIONS

Closed Sites with Continuing Obligations include those sites where contamination of hazardous substances remains, despite the site being remediated in compliance with applicable state regulations. Continuing obligations typically include monitoring any potential migration of the contamination off site and notifying DNR before engaging in any activity that could disturb the contamination. There are 9 Closed Sites with Continuing Obligations within the Project Area. The following sites are organized in chronological order according to the date DNR was notified of the contamination. Click on or search the BRRTS Activity Number to view more information about the contaminated site on BRRTS on the Web.

² For a description on how state and federal regulators determine whether a waste is a hazardous waste, see <https://dnr.wi.gov/files/PDF/pubs/wa/WA1152.pdf>.

OSCAR MAYER INC

[BRRTS Activity #213000895](#) – On February 2, 1984, DNR was notified of a discharge of hazardous substances (chlorinated volatile organic compounds (CVOC), including trichloroethene (TCE) and tetrachloroethene (PCE)) on the northern portion of the former Oscar Mayer facility located at 910 Mayer Avenue in Madison, Wisconsin. Contamination occurred as a result of releases from a drum storage area in 1986. Until case closure in 2006, the site was referred to as the Oscar Mayer Groundwater Project.

In late 1987 and early 1988, approximately 110 cubic yards of contaminated soil was excavated from the area and treated on site. In 1994, CVOCs were again detected in monitoring wells for Oscar Mayer and investigated, but soil sampling did not detect any CVOC contamination. Vinyl chloride was also detected at elevated levels in groundwater samples and is likely a byproduct of CVOCs breaking down. Sampling between July 2001 and April 2005 showed that elevated levels of vinyl chloride remained. There continued to be no detection of CVOCs in soil samples. Since much of the area is a concrete parking lot, which serves as a cap, DNR seems content to let remaining contamination degrade and attenuate over time. In late 2006, a request for case closure was granted. Continuing obligations apply.

TAFF PROPERTY

[BRRTS Activity #313001540](#) – On June 1, 1993, DNR was notified of a hazardous substance discharge at 601 and 603 North Sherman Avenue in Madison, Wisconsin. The site was formerly a Sinclair gasoline station that contained one fuel island and two gasoline dispensers. An investigation revealed petroleum related contamination in both soil and groundwater.

On May 20, 2013, DNR closed the site with continuing obligations. As a condition of closing the case without complete cleanup of all the contamination, DNR required installation and maintenance of a barrier over the contaminated soil to prevent direct human contact with residual soil contamination and installation of vapor control technologies upon new building construction on the site. The barrier was to be inspected once a year in the spring after all the snow and ice is gone and repaired as necessary.

Starting on September 21, 2015, the site was redeveloped for construction of a new commercial/retail building. This redevelopment involved removal of petroleum contaminated soil and concrete which was disposed of at the Madison Prairie Landfill. During redevelopment they removed several underground structures including a hydraulic lift, a floor drain concrete catch basin, two gasoline pump islands, two underground petroleum storage tanks, and foundation walls and concrete floor from the Sinclair service station. The redevelopment also included the installation of a vapor barrier and venting system. The redeveloped site was capped by a new building and asphalt parking lot.

Following redevelopment, a request for modification of the continuing obligations was sent to DNR. On June 20, 2018, DNR approved the modification request changing the continuing obligations to require: 1) DNR approval of a water supply well prior to installation; 2) proper management of contaminated aquifer materials excavated at the property; and 3) proper management of contaminated groundwater from dewatering activities. The site is closed with these continuing obligations.

SUPERAMERICA #4090

The property at 1101 North Sherman Avenue in Madison, Wisconsin has been the subject of at least two BRRTS Activities beginning in 1993. Both of those activities resulted in Closed Sites with Continuing Obligations, which are outlined below.

[BRRTS Activity #313001981](#) – On September 17, 1993, DNR was notified of a hazardous substance discharge at 1101 North Sherman Avenue in Madison, Wisconsin when petroleum contamination of both soil and groundwater was discovered during a piping system upgrade. Testing revealed elevated levels of benzene, gasoline range organics, ethylbenzene, xylenes, and lead in soil. Elevated levels of benzene, naphthalene, trimethylbenzene, and chlorinated hydrocarbons were detected in groundwater.

Approximately 60 cubic feet of contaminated soil was removed, but contamination levels remained elevated. Between May 1995 and April 2001, groundwater was monitored to evaluate natural attenuation. In August 1999 a soil vapor extraction system and an air sparge system were installed, and this system removed approximately 330 gallons of gasoline. Even after the soil removal, vapor extraction, and natural attenuation elevated levels of contaminants remained in both the soil and groundwater. However, it was determined that further remediation efforts were unlikely to remove the remaining contamination.

On May 2, 2003, DNR closed the case with continuing obligations. As a condition of closing the site without contamination being completely cleaned up, any soil excavated on the site must be sampled and analyzed to determine whether contamination still remains. Additionally, because the contaminated soil may pose an inhalation or other direct contact hazard at the time of excavation, the precautions to properly treat, store, and dispose of excavated materials to prevent a direct contact threat to humans is required. If future construction activities require dewatering or if groundwater is to be extracted from the area, the groundwater must be sampled and managed in compliance with applicable statutes and codes.

[BRRTS Activity #313536305](#) – On October 10, 2004, DNR was notified of a hazardous substance discharge at 1101 North Sherman Avenue in Madison, Wisconsin. Elevated levels of chlorinated solvents, perchloroethylene, petroleum, and trichloroethylene were detected in soil and groundwater at the site.

The site was never entirely cleaned up before the case was closed with continuing obligations on March 8, 2011. As a condition of site closure, any construction of a potable well on the site requires DNR approval. Additionally, because excavation of contaminated soil may pose a hazard, precautions to properly treat, store, and dispose of excavated materials to prevent a direct contact threat to humans is required. Construction over contaminated material may result in vapor migration and so the potential for vapor inhalation and migration should be evaluated when planning future redevelopment.

NARLOCH STEFFKE HARTMEYER

[BRRTS Activity #313002496](#) – On November 15, 1994, DNR was notified of a hazardous substance discharge at the Narloch Steffke Hartmeyer property located at 1800 Commercial Avenue in Madison, Wisconsin. The site was previously leased to several trucking companies and was also

used by a coal and oil company. Both soil and groundwater contamination are present at the site. The case was closed in February 26, 2003, but continuing obligations apply due to residual contamination.

OSCAR MAYER SITE #3

[BRRTS Activity #313114831](#) – On December 5, 1996, DNR was notified of a spill of hazardous substances at the former Oscar Mayer facility located at 910 Mayer Avenue in Madison, Wisconsin. That spill was related to the use of underground tanks that stored fuel products such as gasoline and diesel. The underground storage tanks were eventually removed, but the site was never entirely cleaned up before the case was closed in May 2006. At that time, on-site contamination of the soil and groundwater remained, including from hazardous substances such as gasoline range organics, diesel range organics, benzene, ethylbenzene, toluene, and xylene.

As a condition of closing the case without all of the contamination being cleaned up, DNR required an impervious pavement cap to be installed and maintained. This cap was required for two reasons: (1) to prevent direct human contact with these remaining pollutants; and (2) to prevent groundwater contamination due to precipitation trickling down from the surface. To maintain the cap, it is required to be inspected once a year in the spring after all snow and ice is gone and repaired if necessary. A log of these inspections and repairs must be kept and sent to DNR once a year.

In addition, the property owner must fulfill what are known as continuing obligations in order to take certain actions on the property. For example, prior written approval from DNR is required to replace the cap with another barrier, to excavate or grade the land surface, to construct a building or other structure in an area where the cap is required, and more. If the cap is removed and excavation of the soil underneath does occur, the property owner must take soil samples to determine if contamination remains, take special precautions during excavation to prevent human exposure, and properly store, treat, or dispose of any excavated materials in accordance with state and federal hazardous waste laws.

Finally, the property owner was required to record a restriction on the deed to the property that ensures these continuing obligations apply even if the property is sold.

PAUL'S CLASSIC CLEANERS

[BRRTS Activity #213227101](#) – On April 30, 1999, DNR was notified of a spill of hazardous substances at Paul's Classic Cleaners, which was located at 619 North Sherman Avenue in Madison, Wisconsin. Releases of chlorinated volatile organic compounds (CVOC), like the dry-cleaning solvent tetrachloroethylene, contaminated soil and groundwater on and around the property. The property was a dry cleaner from the 1970s to 1997. A restaurant, Great China, currently occupies space.

A phase 1 environmental site assessment (ESA) was completed in April 1999 and led to a phase 2 ESA. Sampling found elevated levels of petroleum constituents and CVOCs in the groundwater and soil. Elevated levels of both tetrachloroethene (PCE) and trichloroethene (TCE) were detected in the soil and groundwater where the dry cleaner facilities were. Elevated levels of CVOCs were also found in the groundwater in the rights-of-ways along the north side of

Commercial Avenue and on east side of North Sherman Avenue. In July 2014, vapor samples collected at the Great China restaurant showed elevated levels of PCE. The vapor beneath the building contained PCE at levels that would pose a long-term risk to human health if allowed to migrate into the building. A vapor mitigation system was subsequently installed to prevent soil vapors from migrating into the building.

DNR closed the case on April 4, 2019, but imposed continuing obligations due to residual contamination. The continuing obligations relate to the soil and groundwater, the cover or barrier, and the vapor mitigation system. DNR must approve any new construction of groundwater wells on the property and surrounding area.

The residual contaminated soil was addressed with a cap of asphalt surfaces and buildings. DNR requires the soil to be sampled and analyzed if it is ever excavated in the future. Once sampled, the soil must be labeled as solid or hazardous waste and then appropriate precautions must be taken. Additionally, because the contaminated soil may pose an inhalation or other direct contact hazard during excavation, precautions to properly treat, store, and dispose of excavated materials to prevent a direct contact threat to humans are required.

The vapor mitigation system, installed in Great China in May 2015, must be operated, maintained, and inspected in accordance with a maintenance plan. System components must be repaired or replaced immediately upon discovery of a malfunction. Annual inspections and system repairs must be documented in an inspection log that is kept on-site. The building floor must also be properly maintained in compliance with the plan to ensure the mitigation system's effectiveness. There is some groundwater seepage into the basement that contains elevated levels of CVOCs, but that is not considered a threat because the basement is not used.

MADISON METRO NORTH TRANSFER POINT

[BRRTS Activity #213524010](#) – On March 19, 2004, the DNR was notified of a hazardous substance discharge at 1201 Huxley Street in Madison, Wisconsin. An above ground storage tank leaked diesel fuel and petroleum of an unknown type. Elevated levels of diesel range organics and polynuclear aromatic hydrocarbon (PAH) compounds were found. However, the PAH soil contamination is considered unrelated to the petroleum release associated with the site and can be found on other properties in the area.

A hazardous substance discharge originating from this property has impacted one or more other properties or right-of-ways (ROWS). On February 8, 2006, the site activity was closed, but continuing obligations apply. For example, Oscar Mayer Foods still had abandonment liability for a monitoring well. In addition, if contamination is found in the future, the case may be reopened and further investigation or remediation may be required.

MAJOR CLOSED SITES

Major Closed Sites are larger spills that are considered to have been fully cleaned up and where no continuing obligations apply. There are 5 Major Closed Sites within the Project Area. The following sites are organized in chronological order of the date DNR was notified of the

contamination. Click on or search the BRRTS Activity Number to view more information about the contaminated site on BRRTS on the Web.

VALLEY BANK PROPERTY DIESEL SPILL

[BRRTS Activity #313000384](#) – On February 7, 1990, DNR was notified of a hazardous substance discharge on the southeast corner of the intersection of Aberg and Sherman Avenues in Madison, Wisconsin. The substance spilled was diesel fuel. A letter to responsible parties was sent on March 12, 1990, and the case was closed without further action on May 21, 1990.

OSCAR MAYER PETROLEUM SPILL

[BRRTS Activity #313001744](#) – On November 13, 1992, DNR was notified of a hazardous substance discharge near the southeast loading dock of the former Oscar Mayer facility located at 910 Mayer Avenue in Madison, Wisconsin. An abandoned underground storage tank of unknown usage was discovered during the demolition of a concrete utility tunnel. The abandoned storage tank and surrounding soil were removed on November 11, 1992, by Madison Crushing and Excavation. Odors and soil staining were noticed in the surrounding soils and a remedial investigation was conducted.

Subsequent soil analysis found measurable levels of beno(a)pyrene, benzo(ghi)perylene, naphthalene and several other PAH compounds at levels near or below groundwater quality standards. Following a finding that the soils were free from volatile compounds, bituminous pavement was installed in the excavation area. Woodward-Clyde Consultants submitted a site assessment report to DNR on December 17, 1992, describing the initial tank removal and excavation of stained soils. A letter to responsible parties was sent on December 21, 1992.

On May 24, 1993, DNR approved an application to treat or dispose of petroleum contaminated soil submitted on May 11, 1993. The contaminated soil was disposed of by Payne & Dolan of DeForest using thermal treatment. Following a finding that the site was remediated to acceptable standards the site was closed on August 11, 1993.

OSCAR MAYER LIFT

[BRRTS Activity #213221826](#) – On March 4, 1999, DNR was notified of a hazardous substance discharge at the former Oscar Mayer facility located at 910 Mayer Avenue in Madison, Wisconsin. Building 43 is located near the northwest corner of the former Oscar Mayer food processing plant, and the freight elevator is located near the east side of Building 43. On October 22, 1998, the malfunction of freight elevator #43 resulted in the release of approximately 140 gallons of hydraulic oil. Between November 4 and November 11, 1998, approximately 64 gallons of oil (46 percent recovery) was removed. The oil was contained in steel drums, and was disposed of by Jacobus Environmental Services. After removing the casing from the cylinder, personnel measured a 0.3-foot oil layer (approximately 3 gallons) floating on water within the steel casing. The oil was around water table level.

On November 11, 1998, oil, water, and saturated soil were evacuated from the casing using a vacuum truck. The material was contained in six steel drums. The drums had approximately 170 gallons of water and 16 cubic feet of saturated soil. Following evacuation of the casing, the casing

was removed and a new freight elevator system was installed. Oil that could not be recovered may have entered saturated soils beneath the elevator room about 13 feet below the water table. However, water used for human consumption was apparently not impacted by this release. The remaining oil was determined to be unlikely to result in adverse effects to the environment and the case was closed on May 13, 1999.

SCHOOL SERVICES PETROLEUM SPILL

[BRRTS Activity # 313524955](#) – On March 8, 2004, DNR was notified of a hazardous substance discharge at 710 Ruskin Street in Madison, Wisconsin. The property was originally used as part of trucking terminal that was constructed in 1947 and was later used as a maintenance garage and an asphalt parking lot for City of Madison school busses. The spill was discovered after the removal of a 1250-gallon underground storage tank associated with the Koschkee Transfer Facility Petroleum Spill. The tank was leaking, but was removed. In addition, a spill associated with a refueling facility on the south side of the building that occurred on January 1995 was identified. That spill was investigated, remediated, and closed in February of 2003.

Soil samples collected from beneath the tank at the time of removal indicated elevated petroleum contamination in the soil. Soil sampling also detected elevated levels of gasoline range organics, diesel range organics, ethylbenzene, 1,2,4-trimethylbenzene, ethylbenzene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, fluoranthene, naphthalene, 1-methylnaphthalene, and 2-methylnaphthalene.

On February 15, 2007, a subsurface investigation found elevated levels of petroleum in soil and groundwater samples. The investigation also found PAH compounds 2-methylnaphthalene, naphthalene, and phenanthrene in the soil. Elevated levels of polycyclic aromatic hydrocarbon (PAH) compounds and volatile organic compounds (VOC) were also detected in groundwater. The PAH compounds identified include naphthalene, chrysene, fluoranthene and pyrene. The VOC compounds identified included benzene and naphthalene.

Approximately 30 cubic yards of soil was contaminated by petroleum. On June 27, 2008, the first round of groundwater sampling showed elevated levels of petroleum residues (chrysene and naphthalene). A subsequent groundwater sampling detected elevated levels of benzene. There were also elevated levels of benzene, naphthalene, 1,2,4 trimethylbenzene, and 1,3,5 trimethylbenzene in the soil. Groundwater sampling conducted on April 18, July 9, and November 3, 2015, continued to detect elevated levels of naphthalene and benzene.

Residual contamination in the soil was addressed with a 5-inch asphalt cap. Despite the presence of residual contamination, the site was closed on March 28, 2018, without continuing obligations.

KOSCHKEE TRANSFER FACILITY PETROLEUM SPILL

[BRRTS Activity # 313524965](#) – On March 8, 2004, DNR was notified of a hazardous substance discharge at 702 Ruskin Avenue in Madison, Wisconsin after an investigation conducted the prior month identified two underground storage tanks. Beginning in 1947, the property was operated as a trucking terminal. One tank had a capacity of 1,000 gallons and was located in the southwest corner of what is now 702 Ruskin Avenue. The other tank had a capacity of 1,250 gallons and was located in the northeast corner of what is now 710 Ruskin Avenue.

Both of the tanks were removed. Soil samples collected from beneath the tanks at the time of removal indicated elevated petroleum contamination in the soil. Sampling detected elevated levels of gasoline range organics, diesel range organics, ethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, total xylenes, benzo(a)pyrene, fluoranthene, and benzo(a)pyrene in the soil. Elevated levels of benzene, naphthalene, fluorene, pyrene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, benzo(b)fluoranthene, and chrysene were also detected in groundwater.

On April 11, 2017, contaminated soil was excavated and disposed of at Madison Prairie Landfill in Sun Prairie, Wisconsin. The remediation efforts recovered approximately 1.26 gallons of free product and excavated and disposed of approximately 73.05 tons of contaminated soil. Samples taken after the remediation efforts showed elevated levels of chrysene in groundwater samples. Nevertheless, the case was closed without continuing obligations on March 28, 2018.

MINOR CLOSED SITES

Minor Closed Sites refer to either small, isolated spills that were quickly cleaned up or spills that have little or no supporting documentation. There are 39 Minor Closed Sites within the Project Area. The following sites are organized in chronological order of the date DNR was notified of the contamination. Click on or search the BRRTS Activity Number to view more information about the contaminated site on BRRTS on the Web.

SPECTER FREIGHT ACCIDENT

[BRRTS Activity # 413037581](#) – On March 19, 1979, an estimated 10 pounds of mercuric oxide was accidentally spilled by an employee of Specter Freight at 1800 Commercial Avenue. The spill was contained and the contaminant was entirely removed. The case was closed on March 20, 1979.

OSCAR MAYER SEWER STOPPAGE #1

[BRRTS Activity # 413041208](#) – On June 13, 1986, an estimated 1000 gallons of wastewater was spilled at the former Oscar Mayer facility located at 910 Mayer Avenue due to a stoppage in the sewer line. The wastewater was removed and the case was closed on June 16, 1986.

SPEEDWAY GAS TANK OVERFLOW

[BRRTS Activity # 413044994](#) – On August 10, 1990, approximately one gallon of gasoline was spilled at the former Speedway located at 1101 North Sherman Avenue due to overfilling a fuel tank. The gasoline could not be cleaned up before it evaporated. The case was closed the same day the incident occurred.

VANDALISM AT 1800 COMMERCIAL AVENUE

[BRRTS Activity # 413045869](#) – On May 30, 1991, an estimated 400 gallons of fuel oil was spilled at 1800 Commercial Avenue due to vandalism. A contractor was hired to clean up the spill in its entirety using an absorbent and excavation of contaminated soil. The case was closed on May 31, 1991.

SPEEDWAY GAS PUMP THEFT

[BRRTS Activity # 413045868](#) – On May 30, 1991, an estimated five gallons of gasoline was spilled at the former Speedway located at 1101 North Sherman Avenue due to the theft of a gasoline pump. The spill was cleaned up in its entirety using an absorbent called oil dry and the case was closed on May 31, 1991.

OSCAR MAYER ANTIFREEZE SPILL #1

[BRRTS Activity # 413048202](#) – On March 10, 1993, an estimated 30 gallons of antifreeze was spilled at the former Oscar Mayer facility located at 910 Mayer Avenue due to a broken pipe underneath a sidewalk. The antifreeze was removed and an absorbent called oil dry was used to clean up any remaining contamination. The case was closed on March 16, 1993.

OSCAR MAYER EXPLOSION & FIRE IN ENGINE/COMPRESSOR ROOM

[BRRTS Activity # 413528788](#) – On May 15, 1993, an estimated 20,000 pounds of liquid ammonia was spilled in the engine/compressor room at the former Oscar Mayer facility located at 910 Mayer Avenue due to an explosion and fire from an overheated engine. To contain the spill, the storm sewer was plugged and the ammonia was diverted to the sanitary sewer. Remaining on-site contamination was removed using an absorbent. Some ammonia did go down the storm sewer before it could be plugged, resulting in a discharge to the nearby Yahara River and a fish kill. The dead fish were collected and the Yahara River and storm sewer were sampled, but no further action was taken. The case was closed on December 16, 1993.

OSCAR MAYER HYDRAULIC OIL SPILL #1

[BRRTS Activity # 413049245](#) – On January 19, 1994, an estimated three gallons of hydraulic oil was spilled at the former Oscar Mayer facility located at 910 Mayer Avenue due to a frozen tank. The oil leaked onto snow which was removed. Remaining contamination was cleaned up using an absorbent called oil dry and the case was closed on January 20, 1994.

OSCAR MAYER ENGINE WASTE OIL SPILL

[BRRTS Activity # 413050780](#) – On May 30, 1995, an undisclosed amount of engine waste oil was spilled and leaked into the storm sewer at the former Oscar Mayer facility located at 910 Mayer Avenue due to a break in a discharge line. The oil was cleaned up using an absorbent and the case was closed on June 2, 1995.

OSCAR MAYER UNKNOWN PETROLEUM SPILL #1

[BRRTS Activity # 413051030](#) – On July 24, 1995, an estimated one gallon of an unknown type of petroleum was spilled and leaked into the storm sewer at the former Oscar Mayer facility located at 910 Mayer Avenue due to a break in a hose. The oil was cleaned up using an absorbent and the case was closed July 26, 1995.

OSCAR MAYER ANTIFREEZE SPILL #2

[BRRTS Activity # 413051042](#) – On July 27, 1995, an estimated 30 gallons of antifreeze was spilled and leaked into the sanitary sewer at the former Oscar Mayer facility located at 910 Mayer Avenue due to a mechanical failure. The antifreeze was cleaned up using an absorbent and the case was closed on the same day the incident occurred.

OSCAR MAYER FREON LEAK

[BRRTS Activity # 413212337](#) – On August 14, 1996, an estimated 22 pounds of R-22 refrigerant, also known as freon, was released into the air at the former Oscar Mayer facility located at 910 Mayer Avenue due to a leaking pipe. The pipe was repaired but no further action was taken. The case was closed on September 17, 1996.

OSCAR MAYER AMMONIA LEAK #1

[BRRTS Activity # 413181521](#) – On January 15, 1998, an estimated 100 pounds of ammonia was leaked into the air at the former Oscar Mayer facility located at 910 Mayer Avenue due to a small hole in a pipe. No action was taken and the case was closed on January 23, 1998.

OSCAR MAYER HYDRAULIC OIL SPILL #2

[BRRTS Activity # 413227043](#) – On October 22, 1998, an estimated 75 gallons of hydraulic oil was spilled at the former Oscar Mayer facility located at 910 Mayer Avenue because a cylinder on an elevator broke. The oil was cleaned up using an absorbent and a contractor was hired to remove contaminated soil. The case was closed on November 2, 1998.

OSCAR MAYER COOLING WATER SPILL

[BRRTS Activity # 413229872](#) – On December 2, 1998, an estimated 1,000 gallons of cooling water was spilled into the storm sewer at the former Oscar Mayer facility located at 910 Mayer Avenue due to a plug in the line that caused the flow of the cooling water to reverse. The plug was removed and the cooling water was cleaned up using an absorbent. The case was closed on December 4, 1998.

OSCAR MAYER AMMONIA LEAK #2

[BRRTS Activity # 413236542](#) – On March 1, 1999, an estimate 440 pounds of ammonia was leaked into the air at the former Oscar Mayer facility located at 910 Mayer Avenue because a pressure relief valve opened when a backpressure regulator failed. No action was taken and the case was closed on March 10, 1999.

OSCAR MAYER AMMONIA LEAK #3

[BRRTS Activity # 413230696](#) – On September 18, 1999, an unknown amount of ammonia was leaked into the air at the former Oscar Mayer facility located at 910 Mayer Avenue due to a pipeline rupture. The pipeline was repaired and the case was closed on September 20, 1999.

OSCAR MAYER UNKNOWN PETROLEUM SPILL #2

[BRRTS Activity # 413245306](#) – On January 5, 1999, an estimated 12 gallons of an unknown type of petroleum was spilled at the former Oscar Mayer facility located at 910 Mayer Avenue due to backpressure created from filling an underground storage tank. The petroleum was cleaned up using absorbent pads and the case was closed on December 31, 1999.

OSCAR MAYER AMMONIA LEAK #4

[BRRTS Activity # 413248087](#) – On February 1, 2000, an unknown amount of ammonia was leaked into the air at the former Oscar Mayer facility located at 910 Mayer Avenue due to a cut line. The only action that is listed is notification of Oscar Mayer’s internal response team. The case was closed on February 4, 2000.

OSCAR MAYER AMMONIA LEAK #5

[BRRTS Activity # 413248176](#) – On March 23, 2000, an estimated 110 pounds of ammonia was leaked into the air at the former Oscar Mayer facility located at 910 Mayer Avenue due to an electrical problem that cause pressure to build in a pipe. No action was taken and the case was closed on March 24, 2000.

OSCAR MAYER SEWER STOPPAGE #2

[BRRTS Activity # 413264296](#) – On August 2, 2000, an estimated 475 gallons of wastewater was spilled at the former Oscar Mayer facility located at 910 Mayer Avenue due to a stoppage in the sewer line. The City of Madison was called to clear the stoppage and Madison Public Works removed the wastewater. The case was closed the same day the incident occurred.

OSCAR MAYER AMMONIA LEAK #6

[BRRTS Activity # 413271132](#) – On August 9, 2000, an estimated 100 pounds of ammonia was leaked into the air at the former Oscar Mayer facility located at 910 Mayer Avenue due to a faulty packing nut on a cylinder valve. The leak was contained, pumped out, and the line was evacuated. The case was closed the same day the incident occurred.

OSCAR MAYER SODIUM HYDROXIDE SPILL #1

[BRRTS Activity # 413270923](#) – On December 17, 2000, an estimated 35 gallons of sodium hydroxide solution was spilled at the former Oscar Mayer facility located at 910 Mayer Avenue due to a pipe flange that was broken during cleaning. None of the spill was recovered and the case was closed on December 18, 2000.

OSCAR MAYER AMMONIA LEAK #7

[BRRTS Activity # 413262939](#) – On January 22, 2001, an estimated 100 pounds of ammonia was leaked into the air at the former Oscar Mayer facility located at 910 Mayer Avenue due to a broken line. None of the ammonia was recovered and the case was closed on January 23, 2001.

OSCAR MAYER AMMONIA SPILL

[BRRTS Activity # 413385350](#) – On December 23, 2001, an unknown amount of liquid ammonia was spilled at the former Oscar Mayer facility located at 910 Mayer Avenue due to the removal of a line by maintenance personnel. The ammonia was sent to the Madison Metropolitan Sewer Plant. The case was closed on January 9, 2002.

OSCAR MAYER AMMONIA LEAK #8

[BRRTS Activity # 413391430](#) – On August 22, 2002, an unknown amount of ammonia was leaked into the air at the former Oscar Mayer facility located at 910 Mayer Avenue due to failed pressure gauge. No action was taken and the case was closed on September 17, 2002.

OSCAR MAYER AMMONIA LEAK #9

[BRRTS Activity # 413529546](#) – On June 20, 2004, an estimated 190 pounds of ammonia was leaked into the air at the former Oscar Mayer facility at 910 Mayer Avenue due to a crack in a pressurized pipe. No action was taken and the case was closed on June 25, 2004.

OSCAR MAYER BLEACH SPILL

[BRRTS Activity # 413529401](#) – On July 1, 2004, an estimated 8,000 gallons of bleach was spilled at the former Oscar Mayer facility located at 910 Mayer Avenue after a new 250,000-gallon reservoir was being filled with bleach to sanitize it and the manway hatch gasket failed. None of the bleach was recovered and the case was closed on July 19, 2004.

OSCAR MAYER POWER OUTAGE

[BRRTS Activity # 413548071](#) – On April 25, 2006, an estimated 10 gallons of wastewater was spilled at the former Oscar Mayer facility located at 910 Mayer Avenue after a power outage disabled the pumps. None of the wastewater was recovered and the case was closed on April 26, 2006.

OSCAR MAYER AMMONIA LEAK #10

[BRRTS Activity # 413549911](#) – On December 31, 2006, DNR was notified that during planned maintenance on an ammonia system at the former Oscar Mayer facility located at 910 Mayer Avenue a couple of pinhole leaks were found. An estimated 100 pounds of ammonia leaked into the air. No action was taken and the case was closed on January 2, 2007.

OSCAR MAYER ANTIFREEZE SPILL #3

[BRRTS Activity # 413550150](#) – On August 17, 2007, DNR was notified that an estimated five gallons of antifreeze was spilled and leaked into the storm sewer at the former Oscar Mayer facility located at 910 Mayer Avenue after an overflow while transferring the substance from one line to another. The exact date the incident occurred is listed as unknown. The storm sewer was pumped and the case was closed on September 11, 2007.

OSCAR MAYER SEWER OVERFLOW

[BRRTS Activity # 413551001](#) – On December 28, 2007, DNR was notified that an unknown amount of wastewater was spilled at the former Oscar Mayer facility located at 910 Mayer Avenue after a sump pump in the wastewater treatment plant failed. The exact date the incident occurred is listed as unknown. The pump was repaired and the case was closed on February 26, 2008.

OSCAR MAYER AMMONIA LEAK #11

[BRRTS Activity # 413551699](#) – On May 27, 2008, an estimated 68 pounds of ammonia was leaked into the air at the former Oscar Mayer facility located at 910 Mayer Avenue due to a mechanical failure with a valve. The ammonia was slowly vented from the facility and the case was closed on June 6, 2008.

OSCAR MAYER AMMONIA LEAK #12

[BRRTS Activity # 413553120](#) – On August 15, 2008, an estimated 10 pounds of ammonia was leaked from a freezer cooling unit into the air at the former Oscar Mayer facility located at 910 Mayer Avenue due to an operator error. The leak was stopped and the case was closed on January 13, 2009.

OSCAR MAYER SODIUM HYDROXIDE SPILL #2

[BRRTS Activity # 413555058](#) – On January 27, 2010, an estimated 1,500 gallons of sodium hydroxide was spilled from a trailer at the former Oscar Mayer facility located at 910 Mayer Avenue by Ruan Trucking Delivery Service. The Madison Fire Department, HAZMAT Team, Dane County Emergency Management, and the Madison Sewer Department were contacted. Several people were hospitalized due to exposure. The area where the spill occurred was flushed, basin walls were cleaned, and the pH was checked. A contractor was hired to develop emergency response and training solutions. The case was closed on March 11, 2010.

OSCAR MAYER AMMONIA LEAK #13

[BRRTS Activity # 413557915](#) – On November 8, 2011, an estimated 343 pounds of ammonia was leaked into the air at the former Oscar Mayer facility located at 910 Mayer Avenue due to a blown transformer during electrical repairs. When equipment was restarted, operators lost track of the pressure and a valve leaked. Repairs were made and the case was closed on November 9, 2011.

OSCAR MAYER AMMONIA LEAK #14

[BRRTS Activity # 413558448](#) – On March 7, 2012, an unknown amount of ammonia was leaked into the air at the former Oscar Mayer facility located at 910 Mayer Avenue due to an over pressurized refrigeration system. The report states that the release was contained and no injuries resulted from the release. No follow up actions were taken and the case was closed on March 8, 2012.

OSCAR MAYER ANTIFREEZE SPILL #4

[BRRTS Activity # 413560490](#) – On April 22, 2013, an estimated 3,100 pounds of antifreeze was spilled in the Boiling Room at the former Oscar Mayer facility located at 910 Mayer Avenue due to a system overheating. The Madison Fire Department and HAZMAT Team responded. An unknown amount of antifreeze was recovered using a vacuum system. The case was closed on May 20, 2013.

OSCAR MAYER SALT SPILL

[BRRTS Activity # 413562776](#) – On October 22, 2014, an estimated 7,000 gallons of salt was spilled into the storm sewer at the former Oscar Mayer facility located at 910 Mayer Avenue due to an employee error. An unknown amount of the substance was recovered and the case was closed on October 27, 2014.

CONCLUSION & RECOMMENDATIONS

Soil and groundwater within the Project Area are heavily contaminated with a wide range of hazardous substances that must be managed in accordance with applicable local, state, and federal regulations. Many sites have yet to be fully remediated and continuing obligations apply to many of the properties that have been fully remediated. Additional contamination for which responsibility has yet to be determined may be uncovered in the future. As such, any person or entity considering the acquisition of any property interest within the Project Area should conduct extensive due diligence to determine the extent of liability and responsibility to engage in remedial actions. Any planned development within the Project Area should take into account the potential costs that may be incurred when disturbing contaminated sites and prepare for the possibility that remediation of unknown contamination encountered during construction activities may be required.