



**Phase I Environmental Site Assessment
7685 County Hwy PD
Town of Verona
Dane County, WI**

April 8, 2015

**Prepared for:
Town of Verona
Ms Amanda Arnold, Administrator
335 Nine Mound Road
Verona, WI 53593**

**Prepared by:
IverTech LLC
2880 Jonathan Circle
Madison, Wisconsin
(608) 273-3751**

IverTech Project Number C 7841



IVERTECH LLC

April 8, 2015

Ms Amanda Arnold, Administrator
Town of Verona
335 Nine Mound Road
Verona, WI 53593

Re: Phase I Environmental Site Assessment
7685 County Hwy PD
Town of Verona
Dane County, WI

Dear Ms Arnold:

IverTech LLC has completed Phase I Environmental Site Assessment Activity (ESA) for the referenced Property. The work was completed as part of environmental due diligence under your direction. As indicated in Section 6.0 of the attached report the Town of Verona may rely upon this report within the Limitations and Use of the Report as described.

The report finds a *recognized environmental condition* was identified at the Property. As such, we have concluded that there is sufficient reason to recommend further environmental investigation activity at this time. A recommendation for further action is provided.

Thank you for the opportunity to be of service.

Sincerely,
IverTech LLC



Dennis L. Iverson, P.E.
Principal Engineer

*IverTech LLC
2880 Jonathan Circle
Madison, WI 53711*

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Dane County, WI

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**Phase I Environmental Site Assessment
7685 County Hwy PD
Town of Verona
Dane County, WI**

**SECTION 1.0
INTRODUCTION**

1.1 Purpose and Background Information

IverTech LLC (IverTech) has completed Phase I Environmental Site Assessment (ESA) activity for four contiguous land parcels located at 7685 County Hwy PD, Town of Verona, Dane County, Wisconsin (see Appendix A for site location maps). For purposes of this report, the four parcels will collectively be referred to as the Property and individually as Parcels 1-4. The Property use is a vacated former private residence, horse stable and arena, and private business.

On March 23, 2015 IverTech LLC (IverTech) received authorization from Ms Amanda Arnold, Administrator, Town of Verona, to complete the Phase I ESA. We understand the ESA is being conducted as part of environmental due diligence.

1.2 Scope of Services

The ESA workscope addresses ASTM-1527-13 standards for commercial real estate property transactions. The primary objective of a Phase I ESA is to identify any “*recognized environmental conditions*” that may exist on the Property.

Per ASTM E 1527-13 a *recognized environmental condition* means the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to any release to the *environment*; (2) under conditions indicative of a *release to the environment*, (3) under the conditions that pose a *material threat* of a future *release* to the *environment*. *De Minimus* conditions are not *recognized environmental conditions*.

The scope of services consists of four tasks:

- Task 1-Records Review,
- Task 2-Owner Interview,
- Task 3-Site Walkover, and
- Task 4-Report Preparation.

1.3 Significant Assumptions

Changes in applicable and appropriate standards may occur, whether they result from change in legislation, advancement of knowledge, or other causes through the passage of time. As such, the findings of this report may be invalidated by changes outside the control of IverTech.

1.4 Limitations and Exceptions

IverTech has prepared this report in accordance with ASTM standards; no guarantees are expressed or implied. However, the work was completed under the constraints of cost, time, and scope. Our research was limited to a review of reasonably available records and knowledge gained from those having information on past site use. IverTech has relied on information provided by others as true, complete, and accurate in forming our conclusion. Our report is based on information and observations made on the days stated, and as such, we will not be responsible for site activities that occur after those dates.

The ASTM standard does not specifically address asbestos, radon, wetlands, lead based paint, mold, floodplains, industrial hygiene, cultural resources, air quality, health and safety issues, or related regulatory compliance.

1.5 Special Terms and Conditions

There are no special terms and conditions associated with this work effort.

1.6 User Reliance

This report has been prepared solely for the specified use of the Town of Verona. This entity may rely on the report within the limitations noted. Other use of this report is not permitted unless IverTech has provided specific written approval. IverTech will not be responsible for the misinterpretation or misuse by others of information contained in this document.

SECTION 2.0 SITE DESCRIPTION

2.1 Legal Description-Site Information

The Property is located at 7685 County Hwy PD in the Town of Verona, Dane County, Wisconsin (see Appendix A for site location maps). The Dane County Access Dane database system (Appendix B) lists the Property as tax parcel numbers as follows:

<u>Parcel Number</u>	<u>Tax Parcel No.</u>	<u>Assessed Acreage</u>	<u>Location</u>
1	062-0608-082-9220-0	18.000	northeast
2	062-0608-071-9760-0	5.000	northwest
3	062-0608-074-8000-8	20.000	southwest
4	062-0608-083-8620-7	0.750	southeast

The zoning designation is not listed. The current owner is listed as Town of Verona. See Figure 1 in Appendix D for a parcel location map.

2.2 Site and Vicinity General Characteristics

Based on the Middleton USGS quadrangle map (Appendix A), the vicinity is dominated by small topographical highs reaching an elevation of about 1060 feet msl located to the north, east, and southeast of the Property and the Sugar River which flows southeasterly located about 0.5 miles to the southwest at an elevation of about 940 feet msl. The Property is located near a topographical high. The topographical highs in the vicinity of the Property generally slope steeply to the southwest toward the Sugar River. The buildings on the Property are located on the high point which forms a local drainage divide. The northern portion slopes westerly and the southern portion drains southerly.

The Dane County Soil Survey maps site soils primarily to the Dodgeville silt loam series. The soil column, from the surface downward, typically consists of 0-12 inches of silt loam, silty clay loam from 12-21 inches, clay 21-31 inches, and dolomite 31-60 inches. The seasonally high water table is typically >5 feet and bedrock is typically <5 feet. The shallow groundwater flow is likely southwesterly toward the Sugar River.

2.3 Current Site Use

The current site use is a vacated private residence, horse farm, and private business.

2.4 Existing Site Features

Development on the irregular shaped Property includes open agricultural lands on the eastern portion of Parcel 1, all of Parcels 3 and 4, and all but the eastern portion of Parcel 2. Farm buildings occupy the westernmost portion of Parcel 1 and eastern most portion of Parcel 2.

2.5 Current Uses of Adjoining Property

The Property is bounded by County Hwy PD and agricultural land to the north, agricultural lands to the east and south, and private residences to the west and southwest.

SECTION 3.0 USER PROVIDED INFORMATION

3.1 Title Records

It is understood that title search activity addressing all appropriate inquiry provisions under ASTM 1527 has been or will be completed by others. IverTech's work associated with this task is limited and searching DNR BRRTS (Appendix D) and the ERS databases (Appendix E) to determine if there are any environmental liens or other environmental related site use limitations assigned to the Property.

3.2 Environmental Liens/Use Limitations

Based on a review of DNR BRRTS and ERS database information and Owner Interview, there were no environmentally related site use limitations identified with the Property.

3.3 Specialized Knowledge

There was no specialized knowledge identified associated with the Property.

3.4 Commonly Known or Reasonably Ascertainable Information

Information obtained and reviewed by IverTech in completing this ESA was obtained from sources typically queried for similar work under similar conditions.

3.5 Valuation Reduction for Environmental Issues

There was no specific information provided to IverTech that would suggest a reduction in Property value as a result of environmental conditions.

3.6 Owner, Property Manager, and Occupant Information

The Property Owner and Manager is the Town of Verona. The Property is currently unoccupied.

3.7 Reason for Completing the Phase I ESA

The Phase I ESA is being completed as part of environmental due diligence by the Buyer to qualify for innocent landowner defense associated with CERCLA liability and environmental due diligence.

SECTION 4.0 RECORDS REVIEW

The records review included a database records search firm addressing AAI requirements and Department of Commerce and Department of Natural Resources databases.

4.1 Standard Environmental Record Sources

IverTech utilizes the service of ERS, a commercially available database records search firm to provide due diligence under ASTM 1527-13 standards for this activity. The ERS report, including maps showing the locations of identified sites, is presented in Appendix E.

The locations of the identified sites of concern are shown on the maps provided in the ERS report. The results of the data base search are summarized as follows:

- The Property address is listed as a historic auto repair facility known as Sharer Cycle Center and Stables, and a historic RV dealer.
- There are no existing or historical US EPA (NPL) or DNR Superfund sites (uncontrolled or abandoned hazardous waste sites) or RCRA-Core-US sites listed or delisted within 1.0 miles of the Property. There are no US active or archived or Historic US CERCLIS, Control, AFS, or Dumps sites noted within 0.5 miles.
- There are no RCRA (hazardous waste) corrective action sites (CORRACTS) sites within 1.0 mile. There are no RCRA sites listed within 0.5 miles.
- There are no RCRA hazardous waste generators listed on the Property or within 0.125 miles of the Property.
- There are no Tribal Lands sites within 0.5 miles of the Property.
- There are no spill sites listed within 0.25 miles of the Property.
- There are no solid waste landfill sites listed within 0.5 miles.
- There are no registered underground (UST) or above ground (AST) petroleum storage tanks noted on or within 0.25 miles of the Property.
- There are no reported leaking underground petroleum storage tank sites (LUST) listed on or within 0.5 miles of the Property.
- There are no ERP sites or Control sites noted within 0.5 miles.
- There are no VCP sites listed within 0.25 miles of the Property.

4.2 Additional Environmental Data Sources

Commerce Database

The Department of Commerce tank registration database was accessed to determine registered storage tanks at the Property address. There are no tanks registered at the Property address. A copy of the query is presented in Appendix D.

DNR Database

The Department of Natural Resources environmental response database system (BRRTS) that tracks reported environmental releases was also accessed for the Property address. The Property is not listed as a site with a required response action. A copy of the query is presented in Appendix D.

4.3 Physical Setting

See Section 2.2 for this information.

4.4 Historical Use Information on the Property and Adjacent Property

To gain a better understanding of historic site use, a review of available air photos was conducted at the UW-Madison Robinson Map Library. Available air photo dates included 1937, 1955, 1962, 1968, 1976, 1980, 1989, 1990, 1995, 2000, 2002 and a more recent undated photo from the ERS database in Appendix A.

1937 Air Photo

The vicinity of the Property is dominated by agricultural activity. The Sugar River is noted about 0.5 miles to the southwest of the Property. Present day alignments of County Highway PD and Country View Road are evident. What appears to be the present day barn building on eastern portion of Parcel 2 with a direct access to Hwy PD is noted. What appear to be other buildings, perhaps a farmhouse and other outbuildings, are noted on the northcentral portion of Parcel 2 with direct access to Hwy PD (see Figure 1 in Appendix D). The remainder of the Property appears to be in agricultural use. There is no obvious sign of waste disposal activity on or near the Property.

1955, 1962, 1968, 1976, 1980 Air Photos

There is a general increase in scattered residential development in the vicinity. There is limited change noted on the Property. There is no obvious sign of waste disposal activity noted on or near the Property.

1987, 1990 Air Photo (Appendix A), 1992, 1995 Air Photos

Development in the vicinity continues to intensify. There are now several buildings on Parcel 1 to include what appears to be a residence northeast of the barn and outbuildings east of the barn. The motorcycle building first appears in 1992. Parcel 2 appears to be primarily pasture land with its buildings noted above and Parcels 3 and 4 remain in agricultural use. There is no obvious sign of waste disposal activity noted on or near the Property.

2000 Air Photo

Development continues to intensify in the vicinity. There is now an additional building located south of the barn area on Parcel 2 associated with the horse stabling business and the motorcycle building is noted to have expanded to the east in its present day form. There remains some sign of buildings on north central portion of Parcel 2 but it is difficult to determine the status. There was no obvious sign of waste disposal activity noted near or on the Property.

2002 and 2013 (?) Air Photo

The “shed” building is now noted to be located east of the newer building noted in the 2000 air photo. The buildings formally located on north central portion of Parcel 2 appear to be razed but some residual portions (foundations) may remain. There was no obvious sign of waste disposal activity noted near or on the Property

SECTION 5.0 SITE WALKOVER

The Site Walkover was conducted on Monday, April 6, 2015. Mr. Mark Judd, Town of Verona employee, provided a site tour. Site photos taken at the time of the Walkover are presented in Appendix C. See Figure 1 in Appendix D which shows the location of the various referenced buildings. The following summarizes information gained from the effort:

- The weather was sunny and seasonal.
- There were few limitations to viewing the Property.
- The Property is located southwest of the intersection of County Hwy PD and Country View Road in the northwest portion of the Town of Verona.
- The Property is bounded by County Hwy PD and open agricultural land to the north, Country View Road and open agricultural lands to the east, agricultural and residential lands to the south, and private residential lots to the west. There was no obvious sign of environmental concern noted with adjacent land parcels.
- The Property has considerable topographical relief generally sloping to the southwest and west.
- Development on the irregular shaped Property consists of open agricultural lands (crop land and/or pasture land) occupying the eastern 75% of Parcel 1 (Photos 5 & 6), about 80% of Parcel 2 (Photo 8), and all of Parcels 3 & 4 (Photo 7). The western portion of Parcel 1 and eastern portion of Parcel 2 include farm buildings associated with a horse stable and horse arena, former motorcycle sales and repair business, and a private residence (Photos 1-5).

- The Property has been vacated.
- There was no obvious sign of environmental concern noted with the agricultural lands.
- The buildings include a former domestic residence located as shown on Figure 1. Evidence of a location of a former liquid propane storage tank was noted between the former residence and the former cycle shop area (see Figure 1). A propane fired forced air furnace was noted in the basement of the residence (Photo 14). Evidence of a septic tank mound system was noted west of the residence (Photo 13). What appears to be a former burn pit was noted (Photo 4) between the former house and former cycle building. It appeared that the ash from the burn pit had been removed.
- What appeared to be a former horse stable and horse arena (Photo 12) complex was noted to have occupied buildings located southwest of the former private residence (Photos 1-3, Photo 12). There were horse stabling areas, hay storage, and an arena noted (Photo 12). There were several areas of what appeared to be horse manure piles located south and southeast of the arena building (Photo 3 & 5).
- A pole shed storage building (see Figure 1) was noted to be paved with crushed stone aggregate. The building was empty, there was no water service noted with no sign for floor drains. There was no obvious sign of soil staining, chemical odors, or other obvious signs of hazardous materials waste disposal.
- What appeared to be a former motorcycle sales and repair shop was noted in a building located south of the house (Photos 4, 5, 9 and 10) and Figure 1. The building interior was vacated. The metal framed slab on grade building had poured concrete floor. An area of what appeared to be some minor staining by petroleum product was noted in one corner of the building (Photo 11), however that area of impact was limited and the concrete flooring appeared to be in good structural condition. There were no floor drains noted in the building, however what appeared to be a drain pipe from a wash sink (Photo 10) was noted protruding through the exterior wall in the southeast corner of the building. The pipe “daylighted” off the southeast corner and appeared to free drain (Photo 9). There was no obvious sign of vegetative stress, petroleum odor, or soil staining noted in this area.
- An area located in the north central portion of Parcel 2 was noted to contain what appeared to be foundations for historic buildings. What appeared to be the significant quantities of mostly wood with some plastics, and some municipal type waste was noted within the foundations (Photo 15) which likely was the result of partial razing of the buildings. A poured concrete foundation for what appeared to be a former farm silo containing significant quantities of waste was also noted (Photo 16). This area is considered a *recognized environmental condition*.
- Except as noted there was no obvious sign of waste disposal, spills or leakage of hazardous substances, storage of regulated quantities of hazardous materials, stained soil, chemical odors, pits ponds or lagoons, above grade or

below grade petroleum storage tanks, pole mounted electrical transformers, or other obvious sign of environmental concern noted on the Property.

SECTION 6.0 OWNER INTERVIEW

The Owner Interviews were conducted with Mr. Mark Judd, Town of Verona employee, and Ms Amanda Arnold, Town of Verona Administrator. Mr. Judd provided information as part of the Site Walkover and Ms Arnold provided information as part of a phone interview on April 7, 2015. The following summarizes information gained from the interview.

- The Property was owned by the Sharer family for three generations. The State Bank of Cross Plains took title to the Property as part of a foreclosure in the summer of 2014. The Town of Verona purchased the Property from the State Bank of Cross Plains in December 2014 as part of an “as is” condition. There was no Phase I ESA completed by the Town of Verona prior to taking title.
- The Property historically (dating back to 1937) was used for agricultural purposes that included the present day barn on the eastern portion of Parcel 2 and a farm house and other outbuildings located on the north central portion of Parcel 2. Starting in the mid 1980’s site development expanded to include the present day house and a building south of the house on Parcel 1, which was added as part of a horse stabling business. The majority of the undeveloped portion of the Property was used for horse pasturing.
- The horse arena was constructed in early 2000’s.
- Animal waste management included stockpiling horse manure in areas south and southeast of the stables. Horse bedding was provided by the use of wood shavings.
- The motorcycle sales and service business was supported by a large steel framed structure constructed in the located south of the house (Figure 1). The business included the sales and service of motorcycles that included a parts department. There is limited information known about waste management associated with the cycle business.
- Township employees recently removed and recycled (transported to a business that uses waste oil for building heat) several 55-gallon drums of waste oil stored in the motorcycle building. The drums were reported to be in good structural condition with no obvious sign of leakage or spillage.
- Township employees removed ash from the burn pit noted between the house and barn area. The ash was transported to a licensed landfill.
- There is no known underground or above ground storage of petroleum products except for the drums noted above and liquid propane storage tanks which provided heat energy to the house and cycle shop buildings. The liquid propane tanks have been removed.

- There is no known subsurface waste disposal except for former septic system(s) that served the house (one system reportedly failed years ago and was replaced with a mound system which was large enough to support three families that lived in the house). There is no known subsurface disposal of wastewater associated with the former motorcycle building or other outbuildings.
- A private well located between the private residence and the horse barn provided water to the Property.
- The status of the collapsed buildings noted on the north central portion of Parcel 2 has evolved over the years. There is limited information known about this area of the Property other than the former house had been partially razed (collapsed but not removed). There may have been a former barn west of the former house as there appeared to be a partial foundation remaining.
- The Town plans on razing the buildings on the Property to make way for a new Town of Verona office building.

SECTION 7.0 FINDINGS

Based on a review of available information described herein:

- The Property is located in a developing commercial and residential area in the northwestern portion of the Town of Verona.
- The Property appears to have been in agricultural use with farm buildings located on Parcel 2 dating back to at least 1937 until the 1980's when staged development occurred on Parcels 1 and 2. The staged development initially included the present day private residence on Parcel 1 with building additions occurring up through 2002. Development appears to have included expanding the horse stable and riding arena business starting in the 1980's and a motorcycle sales and repair business that appears to have operated from the mid 1990's forward with a building expansion completed prior to 2000.
- Due to a foreclosure, the State Bank of Cross Plains took title to the Property in the summer of 2014 and the Town of Verona took title in December 2014. The Property has been vacant since the foreclosure.
- Changes related to environmental activity on the Property since the Town of Verona took title include the removal of several waste oil drums from the cycle shop and removal of ash waste from a former burn pit located between the house and cycle shop area. There was insufficient reason to conclude the former waste oil storage area or the burn pit represents *recognized environmental conditions* in the context of the ASTM standard.
- The Records Review did not reveal *recognized environmental conditions* with the Property and potential environmental concerns in the vicinity were found to represent limited environmental threat to the Property.

- The Owner Interview did not reveal *recognized environmental conditions* with the Property
- The Site Walkover did not reveal *recognized environmental conditions* with the Property except the area of the partially razed buildings located along the north central portion of Parcel 2 where waste disposal was noted in a former silo foundation and within nearby building foundation walls.

SECTION 8.0 OPINION

Based on the information available to date, it is the opinion of IverTech that sufficient information is available to render an opinion on current conditions of the Property within the context of ASTM standard 1527.

SECTION 9.0 CONCLUSION/RECOMMENDATION

Based on the above findings, it is concluded a recognized *environmental condition* was identified on the north central portion of Parcel 2 of the Property in the area of former farm building foundations. As such, it is further concluded that there is sufficient reason to recommend further site investigation activity at this time.

It is recommended that the waste materials located within the building foundations noted in the north central portion of Parcel 2 be properly managed with oversight provided by an environmental professional. If appropriate, follow up confirmatory soil sampling should be conducted to determine if a reportable release of contaminants has occurred that would trigger a reporting requirement to the Wisconsin DNR.

SECTION 10.0 DEVIATIONS

There are no intentional deviations from standard practices identified in the ASTM Standard except as noted in this report.

SECTION 11.0 REFERENCES

Published referenced sources relied upon in preparing this Phase I ESA are as noted in the body of the report.

SECTION 12.0 DECLARATIONS

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 for this part (40 CFR Part 312).

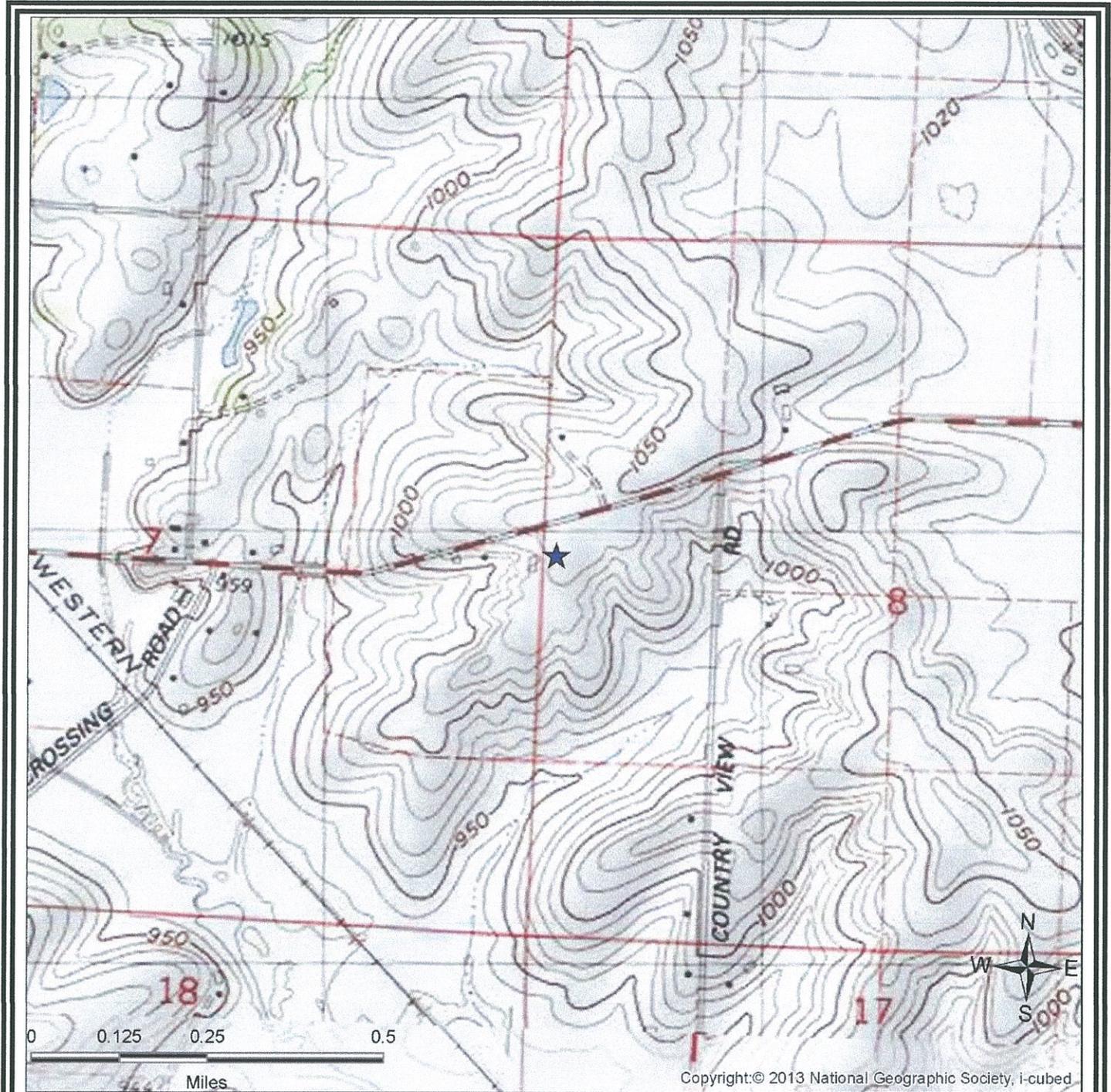


Dennis L. Iverson
Dennis L. Iverson

SECTION 13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

IverTech LLC is a civil environmental consulting firm located in Madison, Wisconsin. IverTech is believed to possess the necessary qualifications to complete ESA activity as defined in the ASTM standard.

APPENDIX A
LOCATION INFORMATION



SITE LOCATION TOPOGRAPHIC MAP

U.S. Geological Survey. Middleton Quadrangle, 7.5 Minute Series

Ivertch LLC.

7685 Highway Pd
Verona, WI

FIGURE: 1
JOB: C7841
DATE: 4/2/2015



SITE LOCATION MAP

Ivertch LLC.

7685 Highway Pd
Verona, WI

FIGURE: 2
JOB: C7841
DATE: 4/2/2015