PHASE I
ENVIRONMENTAL SITE ASSESSMENT

MCFARLAND STATE BANK PROPERTY
216 E MAIN ST & 207 S FORREST ST
STOUGHTON, WISCONSIN 53589

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SITE:

McFarland State Bank
216 E. Main St and 207 S. Forrest St
Stoughton, Wisconsin 53589

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DATE OF REPORT: September 6, 2018

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9/6/18
Date

I, William W. Buckingham, hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E, Wis. Adm. Code; that this document has been prepared in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this document is correct. Additionally, I declare that I meet the definition of Environmental Professional and I developed and performed the All Appropriate Inquiry (AAI) in conformance with the federal rule.

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EXECUTIVE SUMMARY

Resource Engineering Associates, Inc. (REA) performed a Phase I Environmental Site Assessment (ESA) for the properties at 216 E. Main Street and 207 S. Forrest Street in the City of Stoughton, Dane County, Wisconsin (See Appendix D). The properties are on the north side of E. Main Street and the east side of S. Forrest Street between E. Main Street and E. Washington St. The property at 207 S. Forrest St has a one-story wood frame and concrete building with natural stone facade and a building up roof with an associated drive thru bank, asphalt drives and a small storage building. The property at 216 E. Main Street is currently an asphalt park lot. The site is approximately 0.615 acres. The site is in the NW1/4 of the NE1/4 of Section 8, T5N, R11E in the City of Stoughton, Dane County, Wisconsin.

This ESA describes the site, its current and past uses, and adjoining property uses. Federal databases, Wisconsin Department of Natural Resources (WDNR) databases, Department of Commerce (DCOM) databases, county and local government records were used in conducting an environmental records review of the site and near site area. Historical data regarding the site were reviewed. A site reconnaissance was also conducted by REA.

The site elevation is approximately 869 feet, National Vertical Geodetic Datum (NVGD). Site soils are described as consisting of moderately deep, well drained silt loams. Regional groundwater flow in the site vicinity appears to be southerly towards the Yahara River.

• The properties are on the northeast corner of E. Main Street and S. Forrest Streets. The properties have been developed since the 1880's.

• The properties are serviced by City of Stoughton water and sewer.

• Natural gas is provided by Alliant Energy.

• Electricity is provided by the City of Stoughton Utility.

• There are two Pellitteri dumpsters located east of the building at 207 S Forrest St.

• There are three pole mounted transformers located on the south side of the building at 207 S Forrest Street. The transformers are the property of the City of Stoughton Utility and are marked as being Non-PCB.

• There is gardening equipment stored in a small storage building on the property at 207 S Forrest St..

• The bank building is heated with a natural gas-fired hot water boiler located in a mechanical room in the basement and cooled with roof mounted forced-air air conditioning units.

• There was one National Priority List (NPL) site within one mile of the subject property. The City of Stoughton Landfill at Amundson & Skogdalen Drives is 0.76 miles east/northeast. A Record of Decision (ROD) was issued for the site on September 30, 1991, and the site is no longer being actively investigated or remediated. Based on distance, direction, elevation and that a ROD was reached for this site, it does not appear to present a threat to the environment of the subject property.

• There were two Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites within 0.5 miles. The UniRoyal Engineered Products, LLC site at 501 Water Street was identified at a CERCLIS site because of MEK contamination in the soil and groundwater. The site was remediated and a finding of No Further Remedial Action Planned (NFRAP) was issued on December 28, 1995. Based on distance, direction, elevation and that a NFRAP finding was reached for this site, it does not appear to present a threat to the environment of the subject property. The Every Farm CERLCIS site at Starr School Road, o.15 miles northwest of the subject site was identified in 1987. A finding of No Further Remedial Action Planned (NFRAP) was issued on September 29, 1995. This site does not appear to present a threat to the environment of the property.

• There was one Resource Conservation Recovery Act (RCRA) Large Quantity Generator (LQG) identified with 0.25 miles of the site. The UniRoyal Engineered Products, LLC facility at 501 S. Water Street was identified as a large quantity generator because of solvent waste. There have been violations at the site, but based on distance, direction, and elevation, this site does not appear to present a threat to the environment of the subject site.

• There were one Resource Conservation Recovery Act (RCRA) Conditionally Exempt Small Quantity Generators (CESQG) identified with 0.25 miles of the site. Wisconsin Bell at 321 S Forest Street, 0.06 miles southwest, Smokeys Auto Body at 327 S Division St, 0.10 miles southwest, and the Stoughton School District, 0.15 miles north of the site are all CESQG. There have been no violations at the sites and based on distance, direction, and/or elevation, they do not appear to present a threat to the environment of the subject site.

• There were 23 underground storage tank (UST) sites within 0.25 miles of the subject property. The tanks have been removed at all of the site except one. There are three USTs in use at the D&M Service Center located 0.25 miles west of the subject site on the opposite side of the Yahara River. There have been no reported spills at this location and based on distance and that the site is on the opposite side of the river, it does not appear to present a threat to the environment of the subject site.

• There were 4 aboveground storage tank (AST) sites within 0.25 miles of the subject property. The tanks have been removed at one of the sites. Stoughton City Hall at 381 E Main St, AT&T Wisconsin at 321 S Forrest St, and UniRoyal Engineered Products at 501 S Water Street all have ASTS in use. There have been no recorded spills at any of the sites and based on distance, direction and/or elevation, these sites do not present a threat to the environment of the subject properties.

• There was one SWF site identified within one quarter mile of the subject site. The City of Stoughton had a landfill approximately 0.2 miles south of the subject property. Baser on distance, direction and elevation, this site does not present a threat to the environment of the subject properties.

• There were eight ERP sites listed within one half mile of the subject property, one of which remains open. Dave's Waters Edge at 324 W. Water Street is 0.15 miles west/southwest of the site along the east bank of the Yahara River. This site was a former Klinke Dry Cleaners and has both PCE contaminated soil and groundwater. Based on distance, direction and elevation this site does not present a threat to the environment of the subject properties.

• There were 11 LUST sites within one half mile of the subject property. Ten of the sites have been closed. The open site is Kwik Trip #739 located at 517 W Main Street, 0.4 miles west of the subject site. This site is currently being investigated and both soil and groundwater contamination, along with free product, have been identified on the site. The Kwik Trip LUST site is on the opposite side of the Yahara River from the subject property and doesn't present a threat to the environment of the subject property.

• Based on the age of the building, there is potential asbestos containing buildings materials (ACM) in the facility. No obvious ACM was observed during the site walk through and it appears that a major renovation was performed in 2001 at which time older materials containing asbestos may have been removed. However, if the building is to be demolished, the Wisconsin Department of Natural Resources (WDNR) Control of Asbestos Emissions regulations require that the building be inspected to identify all regulated ACM that must be removed prior to renovation or demolition.

In the professional opinion of Resource Engineering Associates, Inc. (REA), all appropriate inquiries have been made into previous ownership and uses of the site described as the McFarland State Bank Property at 216 E Main St and 207 S. Forrest Street, Stoughton, Wisconsin. It is REA's opinion that there is one recognized environmental concerns (REC) at the property that will require additional investigation. The REC is as follows:

1) **A gasoline filling station and service garage had been located on the property at 216 E Main St from the 1920's until the mid-1970's. There appear to have been up to four underground storage tanks (USTs) located on the property. No data is available documenting tank system removal and/or soil and groundwater conditions at the time of removal. REA recommends that a Geoprobe be used to make borings in the vicinity of the former UST locations, the former pump island locations and the former garage location. A total of 8 borings should be made to a depth of between 20 and 24 feet below grade with soil samples collected continuously from the surface to boring termination. Soil samples should be field screened with a photoionization detector (PID) and up to two soil samples from each boring submitted for laboratory analysis for gasoline range organics (GRO), petroleum volatile organic compounds plus naphthalene (PVOC+naph) and diesel range organics (DRO). Additionally, groundwater samples should be collected from up to four of the borings and also submitted for laboratory analysis of GRO/PVOC+napth and DRO.**

SECTION 1

INTRODUCTION

At the request of Mr. Matthew Dregne, Attorney for the City of Stoughton, Resource Engineering Associates, Inc. (REA) performed a Phase I Environmental Site Assessment (ESA) on the properties located on the northeast corner of the intersection of E. Main and S Forrest Streets in the City of Stoughton, Wisconsin. The site is an approximately 0.615 acre parcel consisting of two parcels described as Original Plat Block 31, All of Lots 3 and 4 and Part of Lot2 and Original Plat Block 31, Lot 5, R489/93. The site is located in the NW1/4 of the NE1/4 of Section 8, T5N, R11E, Dane County, Wisconsin (Site location is shown on Figures 1 & 2). This Phase I ESA was performed in compliance with industry standards developed by the American Society for Testing Materials (ASTM) in standard ASTM 1527-13.

1.1 PURPOSE

The purpose of this Phase I ESA is to identify recognized environmental conditions on the site. This includes the presence or likely presence of hazardous substances or petroleum products on the site under conditions which may indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water at the site.

1.2 SCOPE OF WORK

The scope of work of this Phase I ESA includes the following:

- a site visit to characterize current land uses and existing conditions;
- a geological, hydrological, and topographical assessment;
- a review of the applicable United States Geological Survey (USGS) Quadrangle Map;
- a review of historic aerial photographs;
- a review of state and federal database records;
- a review of ownership and local historical records;
- interviews with the property tenants.

1.3 EXCEPTIONS

Health and safety practices associated with the site are not addressed in this Phase I ESA.

The assessment of subsurface conditions through the use of subsurface exploration (ie., soil borings and groundwater monitoring wells) is beyond the scope of this Phase I ESA. In addition, this Phase I ESA was not intended to address issues including asbestos, radon, lead-based paint, lead in drinking water, artifacts, endangered species, sites of historical and archeological significance, or wetlands.

This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the site, and was conducted within the limits of time and cost.

Report limitations and use restrictions are presented in Section 6, Limitations and Restrictions.

SECTION 2

SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject properties (site) are located on the northeast corner of E. Main St and S. Forrest Street in the City of Stoughton, Wisconsin. The properties consist of a one story natural stone bank building with an associated drive-up bank, a small storage building and an asphalt paved parking lot. The property is approximately 0.615 acres in size. The property is in the NW1/4 of the NE1/4 of Section 8, Township 5 North, Range 11 East, City of Stoughton, Dane County, Wisconsin. The properties are designated as Tax Parcel # 281/0511-081-2625-1, legal description Original Plat Block 31, Lot 5 R489/93 and Tax Parcel # 281/0511-081-2603-1, legal description Original Plat, Block 31, Lots 3 & 4 and Part of Lot 2 beginning at the SW corner of said lot thence N 133.04 ft thence S 89 deg 41 min 35 sec E 6.75 ft thence S 1 deg 3 min 3 sec W 133.04 ft thence N 89 deg 46 min 49 sec W 4.31 ft to point of beginning in the City of Stoughton, Dane County, Wisconsin. Addresses associated with the site are 216 E Main St and 207 S Forrest St.

2.2 SITE AND VICINITY CHARACTERISTICS

The General Soil Map of Dane County, Wisconsin shows the area as being of the Batavia-Houghton-Dresden association, consisting of well drained and poorly drained, deep and moderately deep silt loams and mucks that are underlain by silt, sand, and gravel. This association has a landscape that consists of outwash plains with depressions and of old lake basins.

The Soil Survey of Dane County, Wisconsin as published by the USDA-SCS, 1978, identifies the general soil type on the properties as Dresden Silt loam, 6 to 12 percent slopes, eroded (DsC2).

The Dresden series consists of moderately deep, well drained, gently sloping to steep soils on benches in stream valleys. These soils formed in loamy outwash and sandy and gravelly calcareous outwash under mixed hardwoods and an understory of prairie grass. In a representative profile the surface layer is very dark greyish-brown silt loam about 7 inches thick. The subsurface layer is grayish-brown silt loam 4 inches thick. The subsoil is about25 inches thick. The upper 7 inches is yellowish-brown silt loam and silty clay loam, and the middle 7 inches is brown clay loam, and the lower 11 inches is brown sandy clay loam and sandy loam. The underlying material is very pale brown loose sand and gravel.

The site is located in an area with a southwesterly slope. The site consists of a one story building, a small storage building and an asphalt parking lot. Property surrounding the site includes single family houses, and various retail and commercial buildings. The nearest surface body of water is the Yahara River, approximately 1,056 feet west of the property. Site photographs are shown in Appendix B.

Information in the *Water Resources of Wisconsin Rock-Fox River Basin, Hydrologic Investigations Atlas HA-360* and the *Water Table Map of Dane County, Wisconsin Stoughton Quadrangle* by K. Bradbury, M. Muldoon, A. Klein, D. Misky and M. Strobel show the regional groundwater flow in this area to be to the south, towards the Yahara River. The elevation of the groundwater appears to be approximately 845 feet National Vertical Geodetic Datum (NVGD). The USGS topographic map shows the surface elevation in the area at approximately 869 feet NVGD. This puts groundwater at approximately 24 feet below the surface.

2.3 DESCRIPTIONS OF IMPROVEMENTS ON SITE

The properties consist of a one story wood frame and concrete building with natural stone façade and a built up roof, an associated drive-up bank facility and an asphalt parking lot. There is also a small storage building located on the east side of the site. The building is currently occupied by McFarland State Bank. Electricity, water, sanitary sewer and wastewater treatment are provided by the City of Stoughton Utilities. Natural gas is supplied by Alliant Energy. Domestic waste is picked up by Pellitteri.

2.4 CURRENT AND PAST USES OF PROPERTY

The properties were originally developed in the late 1800's when a house and large shed were constructed on the northern most parcel (207 S Forrest St) and a two-story commercial building and house on the southern parcel (216 E Main St). The shed at 207 S Forrest St was torn down in the 1940's and the house was razed in the 1960's and replaced with the current bank building. The buildings at 216 E Main St appear to have been removed prior to 1912 and replaced with a gas filling station in the 1920's. A service garage was added to the parcel in the 1930's. The station and garage appear to have been removed in the mid-1970's and replaced the current asphalt parking lot.

2.5 CURRENT AND PAST USES OF ADJOINING PROPERTIES

Current and past adjoining site uses are described below:

North

To the north of the properties is East Washington St and beyond single family houses. The houses appear to have been constructed in the 1880's.

East

East of the properties is U.S. Post Office (246 E. Main Street) and a single family house facing E. Washington St. The house appears to have been built in the early 1900's and the post office in the 1930's. Prior to the post office there had been three houses at this location built in the 1880's.

South

South of the property in E Main Street and beyond a building housing the Viking Brew Pub (211 E Main Street). The building appears to have been built in the 1950's/60' and replaced two two-story commercial buildings that were built in the early 1900's. Two small commercial buildings were originally located on the site from the 1880's until the early 1900's/ This property has housed various businesses over the years including the Post Office, a telephone exchange, the Wisconsin Power and Light, Stationary House, Janesville Data Center, WORC, Inc. and Bella's Boutique.

West

West of the property is S. Forrest Street and beyond Chalet Travel (226 Forrest St), the Wildwood Café (214 S. Forrest St), the Starlight Learning Center (212 S. Forrest St) and a single family house that faces E. Washington St. The Chalet Travel/Wildwood Café building and the Starlight Learning Center building appears to have been built in the 1960's to replace older commercial buildings. The single family house appears to have been built in the 1880's. This property has housed various businesses over the years including First Federal Savings, various doctor's office's, a toy store, beauty salons and daycare facilities.

SECTION 3

RECORDS REVIEW

3.1 OWNERSHIP RECORDS

The ownership records for the properties for the last 60 years were reviewed at the Dane County Register of Deeds office. Copies of the documents can be found in Appendix D.

The chain of tile for 216 E Main St shows that the property was transferred from The Wisconsin Petroleum Company to M.H. & Claudine Teige on December 31, 1959 which indicates that there was a gasoline station and/or garage on the property at that time. There were no other ownership records that indicated potential environmental concerns at the property. Additionally, no environmental liens were found to be recorded against the property.

3.2 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE

A review of regulatory files to identify areas of environmental contamination, spills, and waste fill areas was conducted by obtaining a records search from ERIS and reviewing regulatory agency data bases on web sites, departmental lists, and departmental files for specific sites. The list of records that were searched is summarized below.

NPL

The National Priority List (NPL) is a federal register that identifies 1,200 sites for priority cleanup under the Superfund Program. The NPL is compiled and published by the United States Environmental Protection Agency (USEPA).

There was one National Priority List (NPL) site within one mile of the subject property. The City of Stoughton Landfill at Amundson & Skogdalen Drives is 0.76 miles east/northeast. A Record of Decision (ROD) was issued for the site on September 30, 1991, and the site is no longer being actively investigated or remediated. Based on distance, direction, elevation and that a ROD was reached for this site, it does not appear to present a threat to the environment of the subject property.

CERCLIS

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a federal database compiled and published by the USEPA containing potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons pursuant to Section 103 of CERCLA.

There were two Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites within 0.5 miles. The UniRoyal Engineered Products, LLC site at 501 Water Street was identified at a CERCLIS site because of MEK contamination in the soil and groundwater. The site was remediated and a finding of No Further Remedial Action Planned (NFRAP) was issued on December 28, 1995. Based on distance, direction, elevation and that a NFRAP finding was reached for this site, it does not appear to present a threat to the environment of the subject property. The Every Farm CERLCIS site at Starr School Road, 0.15 miles northwest of the subject site was identified in 1987. A finding of No Further Remedial Action Planned (NFRAP) was issued on September 29, 1995. This site does not appear to present a threat to the environment of the subject property.

RCRIS

The Resource Conservation and Recovery Act Information System (RCRIS) is a federal database complied and published by the USEPA containing information on sites which generate, transport, store, treat, and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

RCRIS -TSD indicates facilities that treat, store, or dispose of hazardous waste. There were no RCRIS-TSD facilities within one half mile of the site.

RCRIS-LQG indicates facilities that either generate more than 1,000 kg of hazardous waste per month or meet other applicable requirements of RCRA. There was one RCRIS-LQG identified with 0.25 miles of the site. The UniRoyal Engineered Products, LLC facility at 501 S. Water Street was identified as a large quantity generator because of solvent. There have been several violations at the site, but based on distance, direction, elevation this site does not appear to present a threat to the environment of the subject site.

RCRIS-SQG indicates facilities that either generate between 100 kg and 1,000 kg of hazardous waste per month or meet other applicable requirements of the RCRA. There were no RCRIS-SQG generators listed within one quarter mile of the subject site. property.

RCRIS-CESQG indicates facilities that generate less than 100 kg of hazardous waste per month or meet other applicable requirements of the RCRA. There were one Resource Conservation Recovery Act (RCRA) Conditionally Exempt Small Quantity Generators (CESQG) identified with 0.25 miles of the site. Wisconsin Bell at 321 S Forest Street, 0.06 miles southwest, Smokeys Auto Body at 327 S Division St, 0.10 miles southwest, and the Stoughton School District, 0.15 miles north of the site are all CESQG. There have been no violations at the sites and based on distance, direction, and/or elevation, they do not appear to present a threat to the environment of the subject site

HRL (HWS)

The Wisconsin Hazard Ranking List (HRL-HWS) provides information on known sites or facilities which present a substantial danger to the public health, welfare, or the environment in the State of Wisconsin.

No HRL (HWS) sites were identified within one mile of the site.

ERNS

The Federal Emergency Response Notification System (ERNS) list is a federal database containing information on reported releases of oil and hazardous substances since October 1986. The data includes reports to the USEPA, U.S. Coast Guard, the National Response Center and the U.S. Department of Transportation.

No Federal ERNS sites were identified within one quarter mile of the subject property.

STATE LANDFILL SITES (SWF)

The Wisconsin Registry of Waste Disposal Sites contains an inventory of licensed solid waste disposal facilities and landfills. The list is compiled and published by the WDNR. These sites may be active or inactive facilities, or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

There was one SWF site identified within one quarter mile of the subject site. The City of Stoughton had a landfill approximately 0.2 miles south of the subject property. Baser on distance, direction and elevation, this site does not present a threat to the environment of the subject property.

UST/AST SITES

The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) has compiled a list of registered Underground and Aboveground Storage Tanks for the State of Wisconsin.

There were 4 aboveground storage tank (AST) sites within 0.25 miles of the subject property. The tanks have been removed at one of the sites. Stoughton City Hall at 381 E Main St, AT&T Wisconsin at 321 S Forrest St, and UniRoyal Engineered Products at 501 S Water Street all have ASTS in use. There have been no recorded spills at any of the sites and based on distance, direction and/or elevation, these sites do not present a threat to the environment of the subject properties.

There were 23 underground storage tank (UST) sites within 0.25 miles of the subject property. The tanks have been removed at all of the site except one. There are three USTs in use at the D&M Service Center located 0.25 miles west of the subject site on the opposite side of the Yahara River. Thre have been no reported spills at this location and based on distance and that the site is on the opposite side of the river, it does not appear to present a threat to the environment of the subject site.

LUST

The Wisconsin Department of Natural Resources compiles and publishes a list of Leaking Underground Storage Tank (LUST) sites in the State of Wisconsin.

There were 11 LUST sites within one half mile of the subject property. Ten of the sites have been closed. The open site is Kwik Trip #739 located at 517 W Main Street, 0.4 miles west of the subject site. This site is currently being investigated and both soil and groundwater contamination, along with free product, have been identified on the site. The Kwik Trip LUST site is on the opposite side of the Yahara River from the subject property and doesn't present a threat to the environment of the subject property.

ERP (HWS)

The Wisconsin Department of Natural Resources compiles and publishes a list of reported contaminated sites slated for cleanup under the Environmental Repair Fund. These sites are associated with a variety of non-LUST contamination.

There were eight ERP sites listed within one half mile of the subject property, one of which remains open. Dave's Waters Edge at 324 W. Water Street is 0.15 miles west/southwest of the site along the east bank of the Yahara River. This site was a former Klinke Dry Cleaners and has both PCE contaminated soil and groundwater. Based on distance, direction and elevation this site does not present a threat to the environment of the subject properties.

BROWNFIELDS

The Wisconsin Department of Natural Resources (DNR) Remediation and Redevelopment program has a wide range of financial and liability tools available to assist local governments, businesses, lenders and others to clean up and redevelop brownfields in Wisconsin. DNR describes brownfields as abandoned, idle or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination. Brownfields properties present public health, economic, environmental and social challenges to the rural and urban communities in which they are located.

There were four Brownfields sites within one half mile of the subject property, but based on distance, direction and/or elevation, these sites do not appear to present a threat to the environment of the subject property.

RADON

The U.S. EPA and the State of Wisconsin performed a radon survey in the winters of 1986 to 1988 in Dane County. Dane County has relatively low levels of radon. The survey found that the 143 houses tested in the Stoughton area had levels ranging from 0.5 to 5.5 pCi/L. Soil conditions in the subject site area are not

normally associated with high radon levels. Therefore, it does not appear that radon is a health concern at the subject property.

3.3 PHYSICAL SETTING

The Stoughton, Wisconsin, 7.5-Minute Series Topographic Quadrangle Map was reviewed as part of this assessment.

Topography in the area of the subject site consists of moraines and flat plains. Property surrounding the site consists of rolling hills and flat plains used predominantly for residential, retail and commercial purposes. The site has a relative elevation of approximately 869 feet mean sea level. Direction of surface groundwater flow at the site is to the south. The nearest body of water is the Yahara River, approximately 1,056 feet to the west.

3.4 HISTORICAL USE INFORMATION

The following records were reviewed as part of the Phase I ESA: aerial photographs, Polk Indexes, assessment records, building inspection records, fire inspection records, telephone interviews with local representatives, and historic Stoughton, Wisconsin USGS 7.5-Minute Topographic Quadrangle Maps. An interview was conducted with Mr. Mike Mordeski, McFarland State Bank President.

AERIAL PHOTOGRAPHS

Aerial photographs from 1937, 1958, 1960, 1969, 1974, 1980, 1987, 1992, 2000, 2005, 2006, 2008, 2010, 2013, 2015, and 2017 were obtained from the Environmental Risk Information Services and reviewed for evidence of property uses of potential environmental concern (See Appendix A). A brief synopsis of each photograph follows:

- **1937:** The area is developed. There appears to be a house on the parcel at 207 S. Forrest Street and a garage and gas station on the parcel at 216 E Main St

- **1958:** Similar to the previous photograph.

- **1960:** Similar to the previous photograph.

- **1969:** The bank building currently on the parcel at 207 E Forrest St is now visible. Otherwise similar to the previous photograph.

- **1974:** The buildings currently housing Chalet Travel/Wildwood Café and Starlight Learning Center are now visible.

- **1980:** The garage/gas station at 216 E Main Street is gone and the parcel is now a parking lot.

- **1987:** Similar to the previous photograph

- **1992:** Similar to the previous photograph.

- **2000:** Similar to the previous photograph.

- **2005:** Similar to the previous photograph.

- **2006:** Similar to the previous photograph.

- **2008:** Similar to the previous photograph.

• **2010:** Similar to the previous photograph.

• **2015:** Similar to the previous photograph.

CITY DIRECTORIES

There were Polk and/or Wright Indexes available for the subject parcel from 1972 to 2013. Listings for the site are shown below.

Year	Tenant
1972	E. Main St
	184 Arenz Shoe Store
	Hodge Bootery
	211 Stoughton State Bank
	213 U. S. Post Office
	216 M&W Arco Service
	221 Wisconsin Power and Light
	229 Jensen Furniture Co.
	243 Fosdal's Bakery
	S. Forrest St
	204 J Robert Burrul
	207 First National Bank
	218 Smedal, David D., MD
	Schammel, F. M., MD
	226 First Federal Savings
1976	E. Main St
	184 Reels Shoes
	211 Janesville Data Center
	Wisconsin Power and Light
	213 U. S. Post Office
	216 No Listing
	229 Jensen Furniture Co.
	243 Fosdal' Bakery
	S. Forrest St
	207 First National Bank
	214 Schammel, F. M., MD
	218 Smedal, David D., MD
	226 First Federal Savings
1981	E. Main St
	211 Stationary House
	Wisconsin Power and Light
	216 No Listing
	229 Jensen Furniture Co.
	243 Fosdal's Bakery
	246 U.S. Post Office
	S. Forrest St
	204 Luck, C F
	Nelson, Jeff W
	207 First National Bank
	214 Schammel, F. M., MD
	Hill, Richard, MD

218 Smedal, David D., MD
226 The Merry Go Round

1986

E. Main St
211 Stationary House
Wisconsin Power and Light
216 No Listing
229 Jensen Furniture Co.
243 Fosdal's Bakery
246 U.S. Post Office
S. Forrest St
204 Hotter, Thomas J
Onsrud, Mindy J
207 First National Bank
214 Schammel, F. M., MD
Hill, Richard, MD
218 Smedal, David D., MD
226 Chalet Travel Agency

1996

E. Main St
211 Stationary House
216 No Listing
229 Jensen Furniture Co.
243 Fosdal's Bakery
246 U.S. Post Office
S. Forrest St
204 Osterburg, Allen
207 First National Bank
214 Vacant
218 Smedal, David D., MD
226 Chalet Travel Agency

1999

E. Main St
211 Stationary House
216 No Listing
229 Java Junction
243 Village Bakery
246 U.S. Post Office
S. Forrest St
204 Carlos A Edge
Habrich, Dorothy
207 First National Bank of Stoughton
214 Hart to Hart Daycare
Rainbows R Forever
218 Smedal, David D., MD

2003

E. Main St
211 Stationary House
216 No Listing
229 Java Junction
243 Fosdal's Home Bakery
246 U.S. Post Office
S. Forrest St
204 Atkins, Christine

Playful Harts Daycare
207 **First National Bank**
214 Hart to Hart Daycare
218 Giggles, toys, retail
226 Chalet Travel

2008

E. Main St
211 Front Stationary House
WORC, Inc.
216 **No Listing**
229 Java Bay
Yahara River Grocery Coop
243 Fosdal's Home Bakery
246 U.S. Post Office
S. Forrest St
204 Gustafson, Heather
Schnabel, B
207 **First National Bank Bankcorp**
Evergreen State Bank
214 Starlight Learning Center
218 Agape Salon
226 Chalet Travel

2013

E. Main St
211 Bella's Boutique
WORC, Inc.
216 **No Listing**
229 Yahara River Grocery Coop
243 Fosdal's Home Bakery
246 U.S. Post Office
S. Forrest St
204 Playful Harts Daycare
Schmidt, Terry L
Triggs, Mary
207 **McFarland State Bank**
214 Starlight Learning Center
218 Electrolysis Center
226 Chalet Travel

SANBORN FIRE INSURANCE MAPS

Sanborn Maps for Stoughton from 1884, 1887, 1892, 1898, 1904, 1912, 1926 and 1949 were available for the area around the subject property and were reviewed.

1884-1904 Maps The 1884 to 1904 maps show a house on the property now designated as 207 S Forrest St as well as a large garage/carriage house and a commercial building and a house on the property now designated as 216 E Main St. There is a house on the property now occupied by the US Post Office building just east of 216 E Main St.

1912 Map The 1912 map shows the property at 216 E Main St to be vacant. Otherwise the map is the same as the previous maps.

1926 Map The 1926 map shows a small gasoline filling station on the southwest corner of the parcel at 216 E Main St. The map shows there to be three underground gasoline tanks northwest of the filling station building and one underground tank to the southwest.

1949 Map The 1949 map shows a larger filling station building now located on the east side of the parcel with a garage located on the northwest corner of the parcel. The underground tanks are shown in the same locations as the previous map. The post office is now shown to the east of the property at 216 E Main St. There is still a house on the property at 207 S Forrest St.

ASSESSMENT AND BUILDING INSPECTION RECORDS

Mr. Michael Stacey, Assistant City Planner, was contacted on September 5, 2018 and questioned concerning the City of Stoughton assessment and building inspection records for the properties. Mr Stacey, stated that a rather extensive renovation was done on the building at 207 S Forrest St in 2001, but he had no records indicating environmental concerns on the properties. He stated however that he did remember that there had been a gasoline station on the property at 216 E Main St.

FIRE INSPECTION RECORDS

Deputy Fire Chief Scott Wegner was contacted on September 5, 2018. He had no records to indicate that there were any above ground or underground storage tanks or that there were any other environmental concerns on the properties.

USGS TOPOGRAPHIC QUADRANGLE MAP

The Stoughton, Wisconsin USGS 7.5-Minute Topographic Quadrangle Maps were reviewed for historical information. The map was originally compiled in 1890 and then revised in 1961, 1969, 1976, 1982 and 2016. The maps show the site to have been developed since 1890.

SECTION 4

SITE RECONNAISSANCE AND INTERVIEWS

4.1 SITE RECONNAISSANCE

On August 29 and September 5, 2018, Bill Buckingham of REA visited the properties. A walk over of the property was performed and the perimeter was walked and observed. Photographs were taken to show features on the site. The photographs are shown in Appendix B.

The property is currently occupied by the McFarland State Bank building and an asphalt parking lot.

Important features include:

- Storm water from the property flows to the south to catch basins along E Main St.
- The building at 207 S Forrest St is a one story wood frame and concrete building with natural stone siding and a built-up roof. The building is insulated with fiberglass insulation.
- The building is heated with a natural gas fired hot water boiler located in a utility room in the basement of the building. The building is cooled with roof mounted HVAC units.
- The building has some fluorescent light fixtures.
- The is a drive-thru bank attached ot the east side of the bank building at 207 S Forrest St.
- There is a small wood frame and wood sided storage building on the east side of the parcel at 207 E Main St. The building is used to house gardening equipment.
- There is a suspended ceiling throughout the building.
- There is some 12"x12" vinyl floor tile in the building as well as some ceramic tile in the bathrooms.
- The parcel at 216 E Main St is an asphalt paved parking lot with some landscaping at the lot corners and along the west side of the parcel.
- There were no signs of tanks, above or underground, on the parcels.
- There are two Pellitteri dumpsters located on the east side of the bank building.
- There were pole mounted transformers located on the south side of the building at 207 S Forrest St. The transformers were marked as non-PCB.

4.2 INTERVIEW

An Interview was conducted with Mr. Mike Mordeski, McFarland State Bank President, on September 5, 2018.

Interview with Mr. Mike Mordeski 9/5/18. On September 5, 2018, REA personnel interviewed Mr. Mike Mordeski, McFarland State Bank President, about his knowledge of the property and activities, both past and present, conducted on the site. When asked specific questions about the property, Mr. Mordeski stated the following:

- He has been associated with the property since January 28, 2011.
- The building at 207 S Forrest St has only been used as a bank.
- The lot at 216 E Main St has been a parking lot since he has been associated with the properties but he had heard that there may have been a gasoline station on this site in the past. the Walmart.
- Water and sewer are provided by the City of Stoughton.
- Electrical power is provided by the City of Stoughton Utility.
- Natural gas is provided by Alliant Energy.
- There are no aboveground storage tanks located on the property.
- He was not aware of any electrical equipment on the property that contained PCBs.
- He was not aware of any environmental permits for the property.

4.3 HAZARDOUS SUBSTANCES IN CONNECTION WITH IDENTIFIED USES

There were no hazardous substances observed on the subject properties.

4.4 HAZARDOUS AND UNIDENTIFIED SUBSTANCE CONTAINERS

There were no apparent hazardous substances in containers observed during the site visit. Additionally, there were no unidentified substances observed on the property.

4.5 STORAGE TANKS

Based on the walk throughs on August 28, and September 5, 2018, there was no evidence of aboveground or underground storage tanks on the subject property. However, a study of past aerial photographs, Sanborn Maps and the Chain of Title indicates that there were underground storage tanks located on the parcel at 216 E Main Street. There were no records available showing that the tanks have been removed, or whether or not there is petroleum impacted soil or groundwater on the parcel. Therefore, the potential existence of USTs and/or petroleum impacted soil and groundwater on the site is a recognized environmental concern (REC).

4.6 INDICATIONS OF PCBs

Polychlorinated biphenols (PCBs) are persistent, hydrophobic liquids which generally do not migrate in groundwater. PCBs haven't been manufactured in the United States since 1977 and are only permitted in existing closed electrical and hydraulic systems. PCBs were commonly used in transformers, large capacitors, hydraulic systems, and electronic equipment.

There were three pole mounted transformers located on the south side of the building at 207 E Forrest Street. The transformers are the property of the City of Stoughton and were marked as Non-PCB containing.

4.7 INDICATIONS OF SOLID WASTE DISPOSAL

There were no indications of on-site solid waste disposal observed during the site visit.

4.8 POTENTIAL FOR VAPOR INTRUSION

Residual contamination from LUSTs and drycleaning operations has been shown to cause indoor air issues due to intrusion of vapors forming under the building slabs. There are no open LUST or ERP sites within one quarter mile of the subject property. Based on the data reviewed, it does not appear that there has been vapor intrusion on this site from soil and/or groundwater contamination on/or in the vicinity of the subject property.

4.9 DATA GAPS

There appears to have been underground storage tanks (USTs) located on the parcel at 216 E Main Street, but there are no records of size, contents or removal of the tanks or whether there had been any petroleum releases from the tanks. The lack of this information is a recognized environmental concern (REC).

SECTION 5

FINDINGS AND CONCLUSIONS

REA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM 1527-13 for the properties at 216 E Main St and 207 S Forrest St in the City of Stoughton, Dane County, Wisconsin.

In the professional opinion of Resource Engineering Associates, Inc. (REA), all appropriate inquiries have been made into previous ownership and uses of the site described as the McFarland State Bank Property at 216 E Main St and 207 S. Forrest Street, Stoughton, Wisconsin. It is REA's opinion that there is one recognized environmental concern (REC) at the property that will require additional investigation. The REC is as follows:

1) **A gasoline filling station and service garage had been located on the property at 216 E Main St from the 1920's until the mid-1970's. There appear to have been up to four underground storage tanks (USTs) located on the property. No data is available documenting tank system removal and/or soil and groundwater conditions at the time of removal. REA recommends that a Geoprobe be used to make borings in the vicinity of the former UST locations, the former pump island locations and the former garage location. A total of 8 borings should be made to a depth of between 20 and 24 feet below grade with soil samples collected continuously from the surface to boring termination. Soil samples should be field screened with a photoionization detector (PID) and up to two soil samples from each boring submitted for laboratory analysis for gasoline range organics (GRO), petroleum volatile organic compounds plus naphthalene (PVOC+naph) and diesel range organics (DRO). Additionally, groundwater samples should be collected from up to four of the borings and also submitted for laboratory analysis of GRO/PVOC+napth and DRO.**

SECTION 6

STUDY LIMITATIONS AND RESTRICTIONS

In preparing this report, Resource Engineering Associates, Inc.'s (REA's) professional services were provided in a manner consistent with the level of skill, care and judgement ordinarily exercised by similar professionals providing services in this locality under similar conditions. The findings, opinions, conclusions, analysis and recommendations presented herein constitute the professional opinions of REA. These opinions are based upon the prevailing and accepted hydrogeologic, scientific, engineering and environmental consulting professional practices in this locality, all measured as of the time REA's services were rendered. No other warranty or guarantee, expressed or implied, is made as to REA's findings, opinions, conclusions and recommendations included in this assessment.

Information provided to REA by individuals familiar and/or associated with the subject property and/or facility or adjacent land parcels and/or facilities has been accepted by REA in good faith and is assumed to be accurate. Similarly, information provided to REA by governmental or regulatory records, or databases, has been accepted by REA in good faith and is assumed to be accurate. Client has neither requested nor paid REA to independently verify the truthfulness, accuracy or completeness of the information provided to REA by governmental or regulatory records or databases, or by individuals. REA assumes no responsibility for and provides no certification, warranty or guarantee of the truthfulness, validity, accuracy or completeness of governmental or regulatory records or databases, or information provided by others to REA.

The information reported herein may trigger for the Client certain obligations pursuant to local, state or federal ordinances, laws, rules or regulations to report the discovery of environmental releases on conditions to local, state or federal regulatory or governmental authorities or to take other action. Client has not requested and REA has not provided herein any advice, recommendation or conclusion regarding the reportable nature of any findings or observations described herein. The determination of Client's reporting requirements or obligations, if any, under law is a legal conclusion for which REA assumes no responsibility and about which REA provides no opinion, conclusion, finding or certification. Client is advised to seek the advice of legal counsel to determine Client's obligations should environmental releases or conditions be noted herein.

The scope of work reflected in this Report was approved by Client and has inherent limitations regarding the amount of data or evidence collected. Because professional judgements incorporated into this Report are based on limited evidence, there is inherent uncertainty in the conclusions drawn and reported herein. The client has, after consultation, approved the level of effort for REA to undertake and, therefore, has determined the corresponding degree of uncertainty as acceptable for Client's purposes.

This report was prepared for the exclusive use of the Client and not for use or reliance by any other third party. The Client agrees to accept REA's "Master Agreement", including the limitation of liability and indemnification. Any other third party necessarily has different interests, purposes, concerns, and motives than the Client with regard to this report or assessment. Therefore, use of this report by any other third party is expressly prohibited without joint written authorization of the Client and REA, which shall necessarily include the precondition that the third party agree to accept REA's "Master Agreement", including the limitation of liability and indemnification protections.

This Report is intended to be presented and reproduced only in its entirety, complete with all supporting data, assumptions, limitations, and, if applicable, recommendations. This report shall not be used by Client or any party in any form other than its entirety, and all abridged or altered versions are prohibited.

APPENDIX A - AERIAL PHOTOGRAPHS

APPENDIX B - SITE PHOTOGRAPHS

APPENDIX C - ENVIRONMENTAL REPORTS

APPENDIX D - OWNERSHIP RECORDS

APPENDIX E - RESUME

FIGURES