

Weister, Charles L.

From: kristen hanson [ldfbrownfields@newnorth.net]
Sent: Tuesday, February 28, 2006 10:05 AM
To: Weister, Charles L.
Subject: BRRTS Activity 03-64-104379
Attachments: 02-27-06_1058.jpg

Good Morning Chuck,

It was good to speak with you yesterday. Thank you for the information you provided regarding BRRTS site number 03-64-104379, the Ken Francois Property. I spoke with Mr. Francois yesterday and visited the likely location of the property in question. Below is a summary of the information I have uncovered. Most of this you may already have in your file.

Ken Francois owned the property and operated a sawmill years ago. The sawmill building still exists. The former 1870 W Highway 47 property was later divided into 3 parcels. According to Mr. Francois, the former diesel tank location is located on property now owned by Walter Gerfrin. According to Vilas County, the Gerfrin property computer number is 10-3398-12 and this property is tax delinquent for 2004 and 2005.

Mr. Francois believed that the new owner built a home over the location of the former diesel tank. Mr. Francois is 82 years old and states that he has no ties to the property located at 1870 highway 47.

If I located this property correctly, it is located on the northeast side of highway 47 and directly across the highway from an auto repair business. The former sawmill (brown building) and several houses are visible from the highway. However, one must look past the railroad tracks, snowmobile trail, and wind row to see any buildings. I have attached a picture taken at the highway 47 driveway entrance to the property.

Kristen Hanson

Brownfields Coordinator

Lac du Flambeau Band of Lake Superior Chippewa Indians

603 Peace Pipe Rd

P.O. Box 67

Lac du Flambeau, Wisconsin

Phone: 715-588-4290

FAX: 715-588-3207

email: ldfbrownfields@newnorth.net



PHONE CONVERSATION RECORD

DATE: 2-27-06
TIME: _____

CONVERSED WITH: Christen Hansen
715-588-4290

588-3207 FAX

SUBJECT/PROJECT: Ken Francis Property

UNIQUE ID#.: 03-64-104319

Chris is new LdF Brownfield Con. The will
check ownership + tax status. Will send photos.

Some of property may have been subdivided
into 3 new residential parcels.

Signature: _____
(please write legibly)

Map Created on Feb 21, 2008



Legend

- ◆ Open Sites (ongoing cleanups)
- ▣ Open Sites (ongoing cleanups) - site boundaries shown
- ◊ Closed Sites (completed cleanups)
- ▣ Closed Sites (completed cleanups) - site boundaries shown
- County Boundary
- ✕ Railroads
- Major Highways
- Interstate
- US Highway
- State Highway
- Local Roads
- Civil Towns
- Civil Town
- 24K Open Water
- 24K Rivers and Shorelines
- Municipalities

0 300 600 900 ft.

Map created on Feb 21, 2008

Note: Not all RR Sites have been geo-located yet.

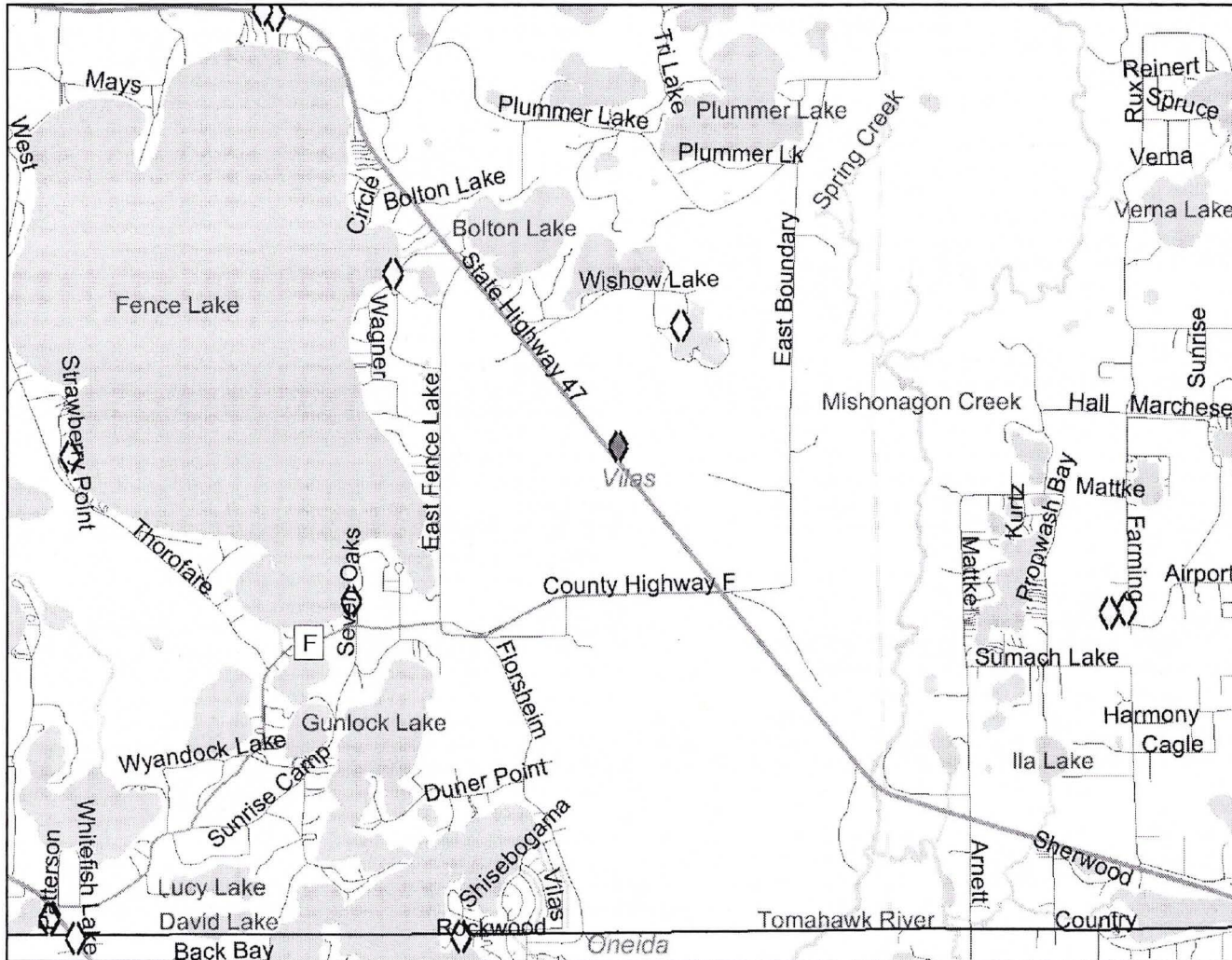


Scale: 1:3,211

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

5 Miles from 47 + 51

Map Created on Feb 21, 2008

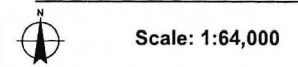


Legend

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- Closed Sites (completed cleanups)
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VILAS COUNTY TAX DATA

TAX DATA

TWN OF LAC DU FLAMBEAU	
<u>COMPUTER NUMBER</u> 10-3398-13	<u>PHYSICAL LOCATION</u> 1870 STH 47

<u>SECTION / TOWN / RANGE</u> 19 / 40 / 6

<u>DOCUMENT NUMBERS</u> 385867 391297	<u>BRIEF LEGAL DESDRIPTION</u> LOT 3 13CS210 PRT NW NE & NE NW
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TAX DATA			
	2007	2006	2005
TOTAL ACREAGE	4.97	----	----
LAND ASSESSED VALUE	\$40,000	\$40,000	\$40,000
IMPROVED ASSESSED VALUE	\$83,500	\$83,500	\$83,500
TAX AMOUNT	\$1,379.20	\$1,335.43	\$1,340.37
SPECIAL ASSESSMENTS	\$0.00	\$0.00	\$0.00
LOTTERY TAX CREDIT	\$0.00	\$0.00	\$0.00
FIRST INSTALLMENT	\$689.60	\$667.72	\$670.19
SECOND INSTALLMENT	\$689.60	\$667.71	\$670.18
FAIR MARKET VALUE	\$154,323	\$129,920	\$121,836
TAX RATIO	.800268	.950583	1.013660
MILL RATE	11.167520	10.813230	10.853110

[Return to Main Property Selection Page](#)

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Questions about the information on this web page should be addressed the Vilas County Tax Lister or the Vilas County Treasurer.

Address Comments to: WebMaster

Vilas County Courthouse
330 Court St.
Eagle River, WI 54521

Weister, Charles L.

From: Barb Richter [brichter@northernenvironmental.com]
Sent: Monday, May 09, 2005 2:44 PM
To: Weister, Charles L.
Subject: Fw: tax status of a property

----- Original Message -----

From: Sherry Bierman
To: Barb Richter
Sent: Friday, May 06, 2005 9:01 AM
Subject: Re: tax status of a property

Barb- I do not show that name in the counties listing. That address does come up but I show it being owned by Walter Gerfen-If Mr. Francois previously owned it, you would have to have a search done to find that out.

Thanks
Sherry

----- Original Message -----

From: Barb Richter
To: Sherry Bierman
Sent: Friday, May 06, 2005 8:29 AM
Subject: Re: tax status of a property

Sherry,

Thanks for your reply, however, this is a private parcel within the reservation's greater boundary. It is not owned or regulated by the Tribe. The Tribe may be interested in buying the parcel to put back into reservation over time. Currently it is private and should be regulated under the State and County.

Barb

----- Original Message -----

From: Sherry Bierman
To: Barb Richter
Sent: Friday, May 06, 2005 8:23 AM
Subject: Re: tax status of a property

Good morning-Vilas County does not maintain a tax roll to the Indian Reservation-you will have to contact the tribal unit.

Have a great day.
Sherry Bierman
Tax Listing Coordinator

----- Original Message -----

From: Barb Richter
To: shbier@co.vilas.wi.us
Sent: Thursday, May 05, 2005 3:38 PM
Subject: tax status of a property

Hello,

I am working with the Lac du Flambeau Tribe to determine potential brownfield sites within the boundary of their reservation. We are requesting to know the tax status of a property owned by Mr. Ken Francois at 1870 Highway 47 in Lac du Flambeau. If it is tax delinquent, the Tribe would like to figure something out to get the property cleaned up (as it is contaminated) and back on the tax roll.

Any information you may have would be appreciated. Thank you!

Barb Richter

Barbara J. Richter, PG, CPG
Geologist/Hydrogeologist
Northern Environmental
330 S. 4th. Ave.
Park Falls, WI 54552
1(800) 498-3913
brichter@northernenvironmental.com

PHONE CONVERSATION RECORD

DATE:
TIME:

~~██████████~~ 5-5-05

CONVERSED WITH:

Barb Richter, Northern Environmental
Northern Environmental

SUBJECT/PROJECT:

Ken Francois Property -
1870 W. Hwy 47
Lac du Flambeau Tribe

262-377-4683
~~332-6463~~

UNIQUE ID#:

03-64-104379

Barb called to indicate the Lac du Flambeau Tribe
715-588-1809

Brownfields coordinator (Azrael Heza) may be

interested in working on this property. I called

Ken at 262-377-4683 (8673 Western Road Cedarburg).

Ken reported:

- 2006 gal. diesel UST removed 6/13/96. Tank was coated - 2 years old. Tank was only filled once & then removed
- Tank removal sample (south end of tank) had a DRO of 59 at 5.5 hrs
- Tank was located next to office which has been converted to a home by new owner. Well & septic installed with office.
- Ken sold property to Walter Gerfen. Now used for auto repair??

DNR needs to contact Gerfen to determine an appropriate course of action. No phone # could be

Walter Gerfen
1911 ~~Lincoln~~ Hineman Rd
Mt. Prospect, ILL.
60056

Signature: _____

(please write legibly)

Tapes are delinquent for 2004

479-3690 Tax Listing

UID Number 03-64-104379 FID Number 764154160 PMN Number

County Vilas
Site Name Ken Francois Property
Address 1870 W. Hwy 47
Municipality Lac du Flambeau, WI
Legal Descript.: 54538
1/4 1/4 Sec. 29 T 40 N R 06(E/W)

Initial Contact Date 6/27/96
Date RP Letter Sent
Date Closure Approved

Person/Firm Reporting Tim McCormick
No. Environmental, Park Falls
Phone Number 715/762-1544

Priority Screening
1 = High
2 = Medium
3 = Low
X 4 = Unknown

Scoring Criteria
1.
2.
3.
4.
5.

Funding Source Effective Date LUST Trust Eligible
1 = RP
2 = LTF
3 = EF
4 = Other

Score Init. Date

CASE STATUS

Start Date

End Date

- (N) No Action Taken
(E) RP Emergency Response
(R) LTF Emergency Response
(L) Long Term Monitoring

Responsible Party:

Company Name Ken Francois
Contact Person PO Box 69
Address Cedarburg WI 53012
Telephone 414-377-4683
CC's:

Impacts:

Enter 'P' for potential and 'K' for known
(1) Fire/Explosion Threat
(2) Contaminated Private Well(s) # of Wells
No (3) Contaminated Public Well
No (4) Groundwater Contamination
X (5) Soil Contamination Probably 59ppm
(6) Other:
(7) Surface Water Impacts
(9) Floating Product

Consultant:

Company Name
Contact Name
Address
Telephone:

Substances:

Tank(s) Size
(1) Leaded Gas
(2) Unleaded Gas
X (3) Diesel 1 2000 gal
(4) Fuel Oil
(5) Unkwn Hydrocrbn
(8) Other
(12) Waste Oil