



September 2, 2021

MICHAEL & DEBRA SKAIFE
6832 US HIGHWAY 18
FENNIMORE WI 53809

Subject: Notice of Intent to File a Deed Notice § NR 728.11(3)
Speaker Property, 6832 USH 18, Town of Mount Ida, Wisconsin
DNR BRRTS Activity #: 03-22-178494

Dear Mr. & Ms. Skaife:

On March 8, 2005, under direction from the Wisconsin Department of Natural Resources (DNR), an Affidavit (which will hereafter be referred to as a Notice of Contamination) was filed as Document Number 676127, of Volume 1054, Page 805, at the Register of Deeds in Grant County with the intent to notify the public of contamination existing at 6832 USH 18, Town of Mount Ida, WI (Property). The DNR, in accordance with the Wis. Admin. Code chs. NR 700-799 and Wis. Stat. § 292.11(3), determined all administrative and statutory obligations for this release of contamination had not been met and the Notice of Contamination was filed. The Notice of Contamination recorded under Wis. Admin. Code § NR 728.11, was to notify the public of the existence and potential liability of petroleum contamination associated with ownership of the Property.

Since that time, remedial actions have been taken to address the source of contamination and impacts to the environment. On October 20, 2020, pursuant to Wis. Admin. Code ch. NR 726, the contamination case on your Property was closed with continuing obligations as some contamination remains in soil and groundwater. In accordance with Wis. Admin. Code § NR 728.11(3), this letter is to advise you that the DNR has made the decision to record a second Affidavit (hereafter referred to as a Deed Notice) that supersedes the original Notice of Contamination for the Property. Per Wis. Admin. Code § NR 728.11(3), this Deed Notice is being recorded for the purpose of notifying prospective purchasers and other interested persons that the previously recorded Notice of Contamination, filed on March 8, 2005, as Document Number 676127, of Volume 1054, Page 805, has been satisfied and is no longer applicable to the Property.

Attached are drafts of the documents the DNR is in the process of filing. The DNR will provide you with a final copy of the filed Deed Notice once it has been recorded and returned from the Register of Deeds office. If you have any questions, please contact Janet DiMaggio at (608) 219-2155 or Janet.DiMaggio@wisconsin.gov.

Sincerely,

Steven L. Martin, P.G.
SCR Team Supervisor
Remediation and Redevelopment Program

Attachments: Deed Notice
Exhibit A

EXHIBIT A

Written Determination by the
Wisconsin Department of Natural Resources

1. A Notice of Contamination was recorded at the Register of Deeds in Grant County, Wisconsin, on March 8, 2005, as Document Number 676127, of Volume 1054, Page 805. It applies to the property located at 6832 USH 18, Town of Mount Ida, Wisconsin (Property) which is owned by Michael and Debra Skaife.
2. The Notice of Contamination recorded under Wis. Admin. Code § NR 728.11, was to notify the public of the existence and potential liability of contamination associated with the Property. The Wisconsin Department of Natural Resources (DNR), in accordance with the Wis. Admin. Code ch. NR 700 rule series and Wis. Stat. § 292.11(3), determined all administrative and statutory obligations for this release of contamination had not been met. Because the DNR believed contamination would continue to release to the environment, it was necessary to notify the public and any subsequent owner, of the liability associated with the contamination on the Property.
3. The Property was formerly used as a gas station and tavern. Contamination was reported to have leaked from two 500-gallon Underground Storage Tanks (USTs) which were used to store unleaded petroleum. The release of petroleum products from the USTs to the environment was reported to the DNR on December 12, 1997.
4. On November 18-19, 2019, a remedial excavation took place removing approximately 658 tons of petroleum contaminated material from the Property. During the remedial excavation, 30-gallons of Oil Spill Ester II was diluted in clean water along with 2,010 pounds of calcium peroxide and 7.5 gallons of aerobic bacteria, which was then applied to the impacted soils in order to increase bioremediation. On June 11, 2020, the site was reviewed for closure and on October 20, 2020, the site was granted closure with continuing obligations.
5. Thus, at this time, with the information available, the release of contamination at the Property has been determined to meet all administrative and statutory obligations in accordance with the Wis. Admin. Code chs. NR 700-799 and Wis. Stat. § 292.11(3). Please refer to the Continuing Obligations packet found on BRRTS on the Web, for the list of continuing obligations which currently exist at the Property located at, 6832 USH 18, Town of Mount Ida, Wisconsin.
6. Therefore, the environmental contamination previously identified on this Property has been adequately addressed and the previously filed Notice of Contamination as Document Number 676127, of Volume 1054, Page 805, has been satisfied.

By:

Signature: 

Date: September 2, 2021

Printed Name: Steven L. Martin P.G.

Title: South Central Region Remediation & Redevelopment Team Supervisor

Document Number

DEED NOTICE

Legal Description of the Property:

Lots One (1), Two (2) and Three (3) in Block Five (5) of the Village of Mt. Ida, Grant County, Wisconsin. Also Commencing at the Northwest corner of Section Twenty-nine (29), Township Six (6) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, thence running East 47.52 feet, thence running South 46°41' East 1186.24 feet along the center of the highway, thence running South 70°59' East 168.83 feet along the center of the highway to the place of the beginning, thence running North 161.82 feet, thence South 70°59' East 52.73 feet, thence South 19°01' West 153.0 feet to the place of the beginning, the above described tract of land being a part of Lot Five (5) of Block Four (4) according to the recorded plat of the Village of Mt. Ida, Grant County, Wisconsin.

Recording Area

Name and Return Address:
Janet DiMaggio
Department of Natural Resources
3911 Fish Hatchery Rd
Fitchburg WI 53711

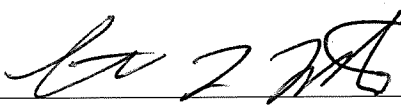
STATE OF WISCONSIN)
) ss
COUNTY OF GRANT)

040-00694-0000

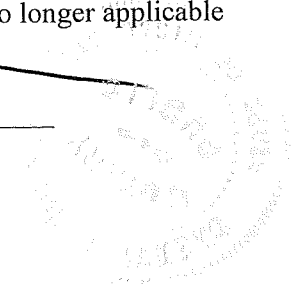
Parcel Identification Number (PIN)

I, Steven L. Martin, being first duly sworn, state that:

1. I am a Remediation and Redevelopment Program supervisor, employed by the Wisconsin Department of Natural Resources (DNR) at its South Central regional office.
2. I have personal knowledge of the facts herein set forth and believe the same to be true.
3. The contaminated soil and groundwater, for which the DNR recorded a Notice of Contamination on March 8, 2005, as Document Number 676127, of Volume 1054, Page 805, has been investigated and remediated to the satisfaction of the DNR. The residual contamination, originating from the property described above, which exceeds State standards, no longer poses an imminent threat to human health or the environment. A final case closure letter with continuing obligations for residual soil and groundwater contamination was issued by the DNR on October 20, 2020.
4. In accordance with Wis. Admin. § NR 728.11(3), on September 2, 2021, the DNR sent a letter, to Michael and Debra Skaife stating the intent to record a second Deed Notice that supersedes the original Notice of Contamination for the above-described property at the county Register of Deeds office.
5. In accordance with Wis. Admin. § NR 728.11(3), this Deed Notice is being recorded for the purpose of notifying prospective purchasers and other interested persons that the previously recorded Notice of Contamination on March 8, 2005, as document number 676127, of Volume 1054, Page 805, is terminated and no longer applicable to the above-described property.



Steven L. Martin, P.G.
SCR Team Supervisor
Remediation and Redevelopment Program



AFFIDAVIT

In Re: Property Located in the
Town of Mount Ida, Grant County, Wisconsin
Described above.

Subscribed and sworn to before me this 2ND day of SEPT., 2021.



Notary Public, State of Wisconsin

CHERYL B. HOUSLEY
My commission expires on:

FEB. 10, 2024

This document was drafted by the Wisconsin Department of Natural Resources.