

DATE: 1/12/2023

FILE REF: BRRTS# 03-37-000083

TO: Halder Wells Site File

FROM: Matt Thompson – WCR Hydro

SUBJECT: Halder Wells Path Forward January 2023

Background: The Halder Well project has stalled due to limited funding sources and lack of viable responsible parties identified through preliminary field work. A state lead investigation terminated in 2001 identified the presence of multiple current/former UST/ASTs in the Village. The Village of Emmett and Freeman Creek Farms – Former Freeman Creek Creamery denied access to their properties for electrical resistivity and soil borings. The Department determined that the Village of Halder contamination source could not be comprehensively investigated without the inclusion of these properties.

Two sites within the Village of Halder exist and have progressed with limited success. An UST was removed, and contamination identified at the Springers Inn site (DNR BRRTS# 03-37-000904) though the property owners have never accepted responsibility for the contamination. This site is considered stalled at this time. The Marco Coop site (DNR BRRTS# 03-37-000720) has undertaken a remedial excavation and limited soil and groundwater investigative activities. The site can be considered active but is unable to bear the brunt of investigating the entire Village's groundwater contamination.

Attached are documents detailing the process through which DNR staff proceeded while coordinating the state lead investigation between 2000 and 2001.

#### Path Forward

Springers Inn, BRRTS# 03-37-000904, should be taken through the enforcement process and at a minimum have a deed notification placed on the property. Though the property owners argue that they do not or did not own the land the LUST was on the LUST was associated with their property and thus they can be held responsible for the investigation and cleanup of the site.

The Marco Coop site, BRRTS# 03-37-000720, should maintain their groundwater monitoring program. Monitoring wells and piezometers associated with this site are valuable monitoring points for the contaminant plume in the Village of Halder. In May 2017, DNR staff set a path forward for the Marco Coop site. The site proceeded with several of the recommendations; the May 2017 path forward is attached to this document as well.

Though a lack of access agreements prevented DNR contractors from assessing potential source properties in Halder in June 2001, another attempt to identify this source should be made once funding is available. The DNR PM responsible for the Halder Well site should coordinate sampling within the ROW near the Village of Emmett property, formerly 3359 Halder Drive now 135125 Halder Drive, Mosinee, and the Freeman Creek Farms – Former Freeman Creek Creamery property, 3458 Halder Drive, Mosinee. DNR staff should confirm ownership of the ROW prior to hiring a contractor to perform field work. It is possible that other properties in Halder have contributed to the extensive contaminant plume and should not be discounted as

possible sources in the event funding becomes available to assess a larger portion of the Village.



# REI

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ENGINEERING, SURVEYING**

# FAX COVER SHEET

DATE: 6/20/01 \_\_\_\_\_

Number of pages including cover sheet: 2

TO: Wendy Anderson

TEL: 715-839-1604

FAX: 715-839-6076

FROM: Andy Delforge

REMARKS:     Reply ASAP     Urgent     For your review     Please Comment

Wendy-

Letter to Halder Residents-Markup and fax back, or give me a call Thursday or Friday



**REI**

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Remediation • Environmental Assessments • Emergency Response

To Andy  
From: Wendy  
Nice letter  
Thanks  
-W

June 20, 2001

Subject: Village of Halder  
Environmental Site Investigation

Dear Village of Halder Resident or Landowner:

Thank you for your assistance in the primary stages of the site investigation to be conducted within the Village of Halder. While most residents have agreed to allow access to their properties for the electrical resistivity survey and potential soil borings, unfortunately REI was not allowed access to all properties. Both the Town of Emmett and the Freeman Creek Farms - Former Freeman Creek Creamery property were unable to be accessed due to concerns by these property owners.

unwilling to provide access.

owner of

Since a large portion of the Village lies within these property boundaries, it has been the decision of the Wisconsin Department of Natural Resources (WDNR) that the site investigation would be incomplete without data from these properties. Based on this, it was concluded by the WDNR that the funding for this project would be better spent on other projects, and the Village of Halder site investigation project is being discontinued.

REI and the WDNR would like to thank you for your cooperation up to this point. If you feel concerned about the quality of your drinking water, and would like your drinking water sampled, please contact REI or the WDNR. We can then supply you with the necessary contacts to have your well sampled at your expense. Please contact Ray deLong, myself, or Mae Willcom at the WDNR in Eau Claire with any questions comments.

Sincerely,  
REI

Andrew R. Delforge  
Hydrogeologist/Project Manager

please contact  
David Carriveau, Drinking  
+ Groundwater  
Water supply specialist  
at (715) 359-  
5508

cc: ~~Wendy Anderson, WDNR~~  
Lisa Gutknecht, Wausau DNR  
David Carriveau, Wausau DNR



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary  
Scott A. Humrickhouse, Regional Director

West Central Region Headquarters  
1300 W. Clairemont Avenue  
PO Box 4001  
Eau Claire, Wisconsin 54702-4001  
Telephone 715-839-3700  
FAX 715-839-6076  
TTY 715-839-2786

June 19, 2001

BRRTS #03-37-000083

Ray deLong  
REI  
4080 N. 20<sup>th</sup> Avenue  
Wausau, WI 54401

SUBJECT: Cancellation of the Village of Halder Site Investigation Project in the Village of Halder; Marathon County

Dear Ray:

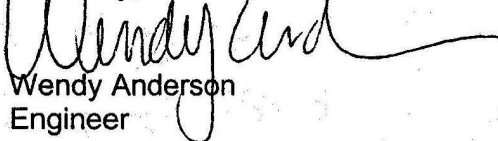
This letter is to let you know that the Department has decided to cancel the above project due to access issues and lack of public support, issues with which you are familiar.

I would appreciate it if you would send letters to each resident and the Village board informing them of this decision and directing them to David Carriveau if they would like to discuss individual private well issues. I would like to review the letters before they go out and I'd like a copy of each letter to be sent to Lisa Gutknecht and Dave Carriveau in the Department's Wausau office. The site will remain an open LUST site. Also, please send Lisa a copy of everything in your file that the Department does not already have, including any data collected, signed access agreement, etc.

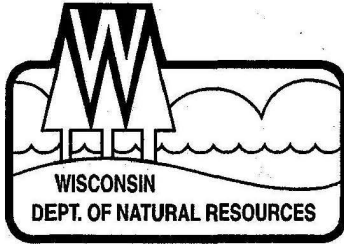
Once this work is completed and you have closed out all pending subcontractor contracts, please submit an invoice for the work completed. Please do NOT mark this invoice final. We will leave the contract open until June 30, 2002, in case there are new developments, however you may not bill us for any work beyond what is described above, unless directed by the Department. This invoice shall be sent to Lisa Gutknecht for processing.

You will receive a copy of the Consultant Evaluation with your payment, however I wanted to let you know how much I appreciated working with you on this project. Both you and Andrew Delforge are very professional and were a pleasure to work with – you are a credit to REI and I will recommend that the Department hire REI for future projects. Thank you.

Sincerely,

  
Wendy Anderson  
Engineer

c: Bill Evans/Mae Willkom, WCR  
Lisa Gutknecht, Wausau  
David Carriveau, Wausau  
John Burnett, RR/3  
David Behn, FN/1



**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

Scott McCallum, Governor  
Darrell Bazzell, Secretary  
Scott A. Humrickhouse, Regional Director

West Central Region Headquarters  
1300 W. Clairemont Avenue  
PO Box 4001  
Eau Claire, Wisconsin 54702-4001  
Telephone 715-839-3700  
FAX 715-839-6076  
TTY 715-839-2786

June 15, 2001

BRRTS #03-37-000083

Ray deLong  
REI  
4080 N. 20th Avenue  
Wausau, WI 54401

**SUBJECT: Change in Project Manager/Contact for the Village of Halder Site  
Investigation Project in Village of Halder**

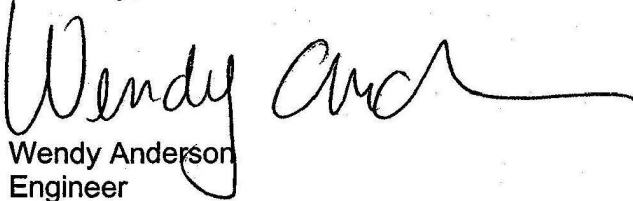
Dear Ray deLong:

The purpose of this letter is to inform you that effective June 22, 2001, I will be leaving the Department of Natural Resources. The new DNR project manager or temporary site contact for the above site will be:

Mae Willkom  
Wisconsin Department of Natural Resources  
P.O. Box 4001  
1300 W. Clairemont Avenue  
Eau Claire, WI 54702

If you have any questions please contact Mae Willkom at (715) 839-3748.

Sincerely,



Wendy Anderson  
Engineer

c: FILE  
Mae Willkom, Eau Claire  
David Behn, FN/1  
John Burnett, RR/3

February 5, 2001

RECEIVED  
FEB 12 2001  
DNR • WD

Richard Springer  
3406 Halder Drive  
Mosinee, WI 54455

Subject: Village of Halder  
Petroleum Contamination

Dear Village of Halder Resident or Landowner:

REI has been contracted by the Wisconsin Department of Natural Resources (WDNR) to perform subsurface investigative activities throughout the Village of Halder. The purpose of these activities is to determine the source, extent, and degree of soil and groundwater contamination in the Village since the mid 1970s so that it can be remediated in order to properly restore the public drinking water supply.

One of the first steps in the investigation will be to conduct a property boundary survey of all of the properties in the Village. The survey will be conducted by the REI survey team, beginning in the near future, and will be completed by this spring, following snowmelt. During the survey, it may be necessary for REI surveyors to cross your property. If possible, field personnel will discuss with you any work, prior to performing it. Costs for the survey activities are being billed to the WDNR.

In the immediate future, REI and the WDNR will hold a public meeting at the Community Hall in Halder to discuss the goals of the project and any concerns you may have. You will be contacted again, prior to this meeting. If you are aware of any resident or landowner in the Village who has not received this correspondence, please pass the information on. Questions or concerns at this time can be directed to Ray deLong or myself at 675-9784.

Sincerely,  
REI



Andrew R. Delforge  
Hydrogeologist/Project Manager

cc: Wendy Anderson, WDNR



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February 5, 2001

Kevin and Monica Lang  
3378 Halder Drive  
Mosinee, WI 54455

Subject: Village of Halder  
Petroleum Contamination

Dear Village of Halder Resident or Landowner:

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Sincerely,  
REI

Andrew R. Delforge  
Hydrogeologist/Project Manager

cc: Wendy Anderson, WDNR





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February 5, 2001

Robert and Fay Pawlowski  
3362 Halder Drive  
Mosinee, WI 54455

Subject: Village of Halder  
Petroleum Contamination

Dear Village of Halder Resident or Landowner:

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Sincerely,  
REI

A handwritten signature in black ink, appearing to read "Andrew R. Delforge".

Andrew R. Delforge  
Hydrogeologist/Project Manager

cc: Wendy Anderson, WDNR



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February 5, 2001

Town of Emmet  
3359 Halder Drive  
Mosinee, WI 54455

Subject: Village of Halder  
Petroleum Contamination

Dear Village of Halder Resident or Landowner:

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Andrew R. Delforge  
Hydrogeologist/Project Manager

cc: Wendy Anderson, WDNR



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February 5, 2001

Joseph Dahlke  
878 Hilltop Road  
Mosinee, WI 54455

Subject: Village of Halder  
Petroleum Contamination

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Sincerely,  
REI

Andrew R. Delforge  
Hydrogeologist/Project Manager

cc: Wendy Anderson, WDNR

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February 5, 2001

Joan Dahlke  
3361 Halder Drive  
Mosinee, WI 54455

Subject: Village of Halder  
Petroleum Contamination

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Andrew R. Delforge  
Hydrogeologist/Project Manager

cc: Wendy Anderson, WDNR



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February 5, 2001

James Taylor  
3438 Halder Drive  
Mosinee, WI 54455

Subject: Village of Halder  
Petroleum Contamination

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Andrew R. Delforge  
Hydrogeologist/Project Manager

cc: Wendy Anderson, WDNR



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February 5, 2001

Marathon Co. Farmer Union Co-Op  
3412 Halder Drive  
Mosinee, WI 54455

Subject: Village of Halder  
Petroleum Contamination

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Andrew R. Delforge  
Hydrogeologist/Project Manager

cc: Wendy Anderson, WDNR

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February 5, 2001

Gregory and Patricia Kaiser  
3450 Halder Drive  
Mosinee, WI 54455

Subject: Village of Halder  
Petroleum Contamination

Dear Village of Halder Resident or Landowner:

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Andrew R. Delforge  
Hydrogeologist/Project Manager

cc: Wendy Anderson, WDNR

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February 5, 2001

Freeman Creek Farms, Inc.  
3458 Halder Drive  
Mosinee, WI 54455

Subject: Village of Halder  
Petroleum Contamination


Dear Village of Halder Resident or Landowner:

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Sincerely,  
REI



Andrew R. Delforge  
Hydrogeologist/Project Manager

cc: Wendy Anderson, WDNR

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February 19, 2001

St. Patrick's Catholic Church  
3158 Halder Drive  
Mosinee, WI 54455

RECEIVED

FEB 22 2001

DNR-WD

Subject: Village of Halder  
Petroleum Contamination


Dear Village of Halder Resident or Landowner:

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Sincerely,  
REI



Andrew R. Delforge  
Hydrogeologist/Project Manager

cc: Wendy Anderson, WDNR



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February 19, 2001

Freeman Creek Farms  
Larry and Yvonne Murray  
3225 Halder Drive  
Mosinee, WI 54455

Subject: Village of Halder  
Petroleum Contamination


Dear Village of Halder Resident or Landowner:

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Andrew R. Delforge  
Hydrogeologist/Project Manager

cc: Wendy Anderson, WDNR



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February 19, 2001

Emmet Town Hall/Garage  
3365 Halder Drive  
Mosinee, WI 54455

Subject: Village of Halder  
Petroleum Contamination

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Hydrogeologist/Project Manager

cc: Wendy Anderson, WDNR



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Remediation • Environmental Assessments • Emergency Response

February 19, 2001

Customer One Cooperative  
219 Main Street  
Marathon, WI 54448

Subject: Village of Halder  
Petroleum Contamination

Dear Village of Halder Resident or Landowner:

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Sincerely,  
REI

Andrew R. Delforge  
Hydrogeologist/Project Manager

cc: Wendy Anderson, WDNR



Transportation • Municipal • Site Development • GPS  
Remediation • Environmental Assessments • Emergency Response

February 19, 2001

Amy Abitz  
3413 Halder Drive  
Mosinee, WI 54455

Subject: Village of Halder  
Petroleum Contamination

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February 19, 2001

Robert and Jane Doll  
3437 Halder Drive  
Mosinee, WI 54455

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Petroleum Contamination

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February 19, 2001

Bob and Jane's Bar  
3445 Halder Drive  
Mosinee, WI 54455

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February 19, 2001

Halder Co-Op Dairy  
3447 Halder Drive  
Mosinee, WI 54455

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February 19, 2001

Leo Michlig  
3450 Halder Drive  
Mosinee, WI 54455

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Petroleum Contamination

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Hydrogeologist/Project Manager

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February 19, 2001

Gerald Kaiser  
3451 Halder Drive  
Mosinee, WI 54455

Subject: Village of Halder  
Petroleum Contamination

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February 19, 2001

Michael and Andrea Sweno  
3458 Halder Drive  
Mosinee, WI 54455

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Petroleum Contamination

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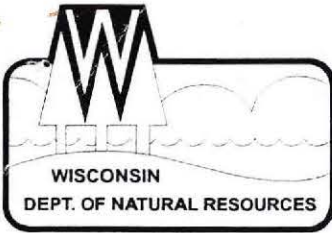
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Hydrogeologist/Project Manager

cc: Wendy Anderson, WDNR

99



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary

101 S. Webster St.  
Box 7921  
Madison, Wisconsin 53707-7921  
Telephone 608-266-2621  
FAX 608-267-3579  
TDD 608-267-6897

January 10, 2001

REI  
Attn: Ray De Long  
4080 North 20th Avenue  
Wausau, WI 54401

RECEIVED  
FEB 12 2001  
DNR-WD

Subject: Village of Halder Site Investigation

Dear Ray De Long:

Enclosed is your copy of the signed contract for the " Village of Halder Site Investigation " project. You are authorized to proceed with this project.

Please note that section 1 of the General Terms and Conditions of the contract requires that a written affirmative action plan must be submitted to the Department within fifteen business days from the commencement of the Agreement, provided the Consultant does not have an approved plan on file with the State. Consultants with an annual work force of fewer than twenty-five employees are exempted from this requirement.

Enclosed are instructions for preparing an affirmative action plan if you do not currently have one. Instructions for requesting an exemption from submitting a plan are also included. Please submit either a copy of your affirmative action plan, your Federal compliance letter, or an exemption request (Form DOA-3024) by February 2, 2001 to:

Mr. Norman C. Hawkins  
Dept. of Natural Resources  
101 S. Webster Street  
Madison, WI 53707

If you need further information concerning the affirmative action requirements, please call Mr. Hawkins at (608) 267-7208.

Thank you for providing this service to the Department.

Sincerely,

Konrad K. Plachetta  
Purchasing Agent  
Bureau of Finance

cc: John Burnett - RR/3



Project No:  
Agreement No:

**State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
Madison, Wisconsin**

THIS AGREEMENT is made and entered into by and between the State of Wisconsin, hereinafter called the "State", by its Department of Natural Resources, hereinafter called the "Department", executing this Agreement, Remedial Engineering, Inc., hereinafter called the "Consultant", for the work included in the proposal entitled: "Village of Halder Site Investigation" dated November 17, 2000. Costs for the work shall be reimbursed in accordance with the attached proposal up to a maximum agreed amount NOT TO EXCEED \$ 137,744.00 (one hundred thirty-seven thousand, seven hundred and forty-four dollars).

For administrative purposes a contingency fund of \$ 6,887.00 (six thousand, eight hundred and eighty-seven dollars) is approved for use on this project. The contingency fund may be used only with the prior approval of the Department, and at the sole discretion of the Department. This contingency fund is not a part of the maximum NOT TO EXCEED amount agreed upon for the services in the proposal.

**WITNESSETH**

WHEREAS, the Department proposes development of a project, hereinafter named the "Project", which is described as follows: conducting a supplementary site investigation of petroleum environmental contamination in the Village of Halder,

WHEREAS, the Department deems it advisable to engage the services of a Consultant to furnish professional services in connection with this project, and

WHEREAS, the Department has authority as provided in Section 23.41 of the Wisconsin Statutes to engage such services; and

WHEREAS, the Consultant has signified its willingness to furnish services for the Department;

NOW THEREFORE, in consideration of these premises and their mutual and dependent agreements, the parties hereto agree as set forth in the following pages which are annexed hereto and made a part hereof. (Pages 1 to 6, inclusive.)

IN WITNESS WHEREOF, the Department and the Consultant have executed this Agreement.

REMEDIAL ENGINEERING, INC.

By Ray DeLong

Title Principal

Date 12-11-2000

STATE OF WISCONSIN  
DEPARTMENT OF NATURAL RESOURCES

By George E. Meyer  
George E. Meyer, Secretary

Date 12/18/00

Approved:  
Tommy G. Thompson  
TOMMY G. THOMPSON, Governor

Date 1-4-00

**From:** Rozeboom, David B - DNR  
**Sent:** Wednesday, May 31, 2017 3:06 PM  
**To:** Lance, Dee - DNR; Collins, Patrick J - DNR; Zeichert, Timothy A - DNR  
**Subject:** Village of Halder - Path Forward  
**Attachments:** Marco.pdf

## Village of Halder

Wednesday, May 31, 2017  
12:47 PM

### **May 31, 2017**

Four private potable wells were impacted. Three have since been replaced using the well compensation program. The fourth (Bob Doll property) was not replaced because the grant expired.

**Springers Inn (03-37-000904):** is a potential source that has not yet been investigated. UST was removed from the ROW in front of the bar and contamination was identified. Property owners are disputing the fact that they own to the centerline of the road. Springers Inn never established PECFA eligibility.

**Marco Coop (03-37-000720):** Remedial excavation has been completed in 10/1998. Extent of soil contamination has been defined. Extent of groundwater contamination has not been defined. This site is eligible for maximum reimbursement of 1M. Current reimbursement is at \$168,131.31.

**Halder Wells (03-37-000083):** This is the state lead investigation related to the village. State lead ended in 2001. Multiple additional AST/USTs were identified in the village using the DATCP storage tank database. These tanks were not investigated. State lead was ended because two property owners (Village of Emmett and Freeman Creek Farms) denied access. The Department felt that the SI would be incomplete without data from these properties.

### **Path Forward**

1. Sample **all** potable wells under the Marco Coop investigation. Identify all potable wells in the village and ask consultant to contact owners for private well samples.
2. Define extent of gw contamination at Marco Coop site upgradient, downgradient and sidegradient. Additional wells and piezometers will be necessary. Suggested locations shown in figure.
  - a. Upgradient well nest. Water table well and PZ to 45'.
  - b. Both sidegradient well nests - Water table well and PZ to 45 feet.
  - c. Downgradient triple well nest - Water table, PZ to 45', Deep PZ to 65'.
  - d. Install deep PZ with MW-5/5P to 65'.

- e. Stickup wells preferred.
- 3. 4 quarterly samples from all wells.
- 4. Resurvey entire well network when new wells are installed.
- 5. At completion of SI, submit SI report that discusses the entire history of the site including: 1) impacted potable wells and well replacements; 2) History of the previous investigations and state lead activities. This may require consultant to obtain copy of the entire file.
- 6. Get legal determination regarding property description for Springers Inn property - Does the Springer's Bar property go to the centerline of the road?
- 7. Springers Bar needs to begin SI after the above determination has been provided. Pursue enforcement if necessary.

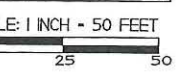
<<Marco.pdf>>

**B.1.b DETAILED SITE MAP**  
**MARCO COOP EMMET**

HALDER (TOWN OF EMMET), WISCONSIN

709 Gillette St., Ste 3  
 La Crosse, WI 54603  
 608-781-8879  
 608-781-8893 FAX

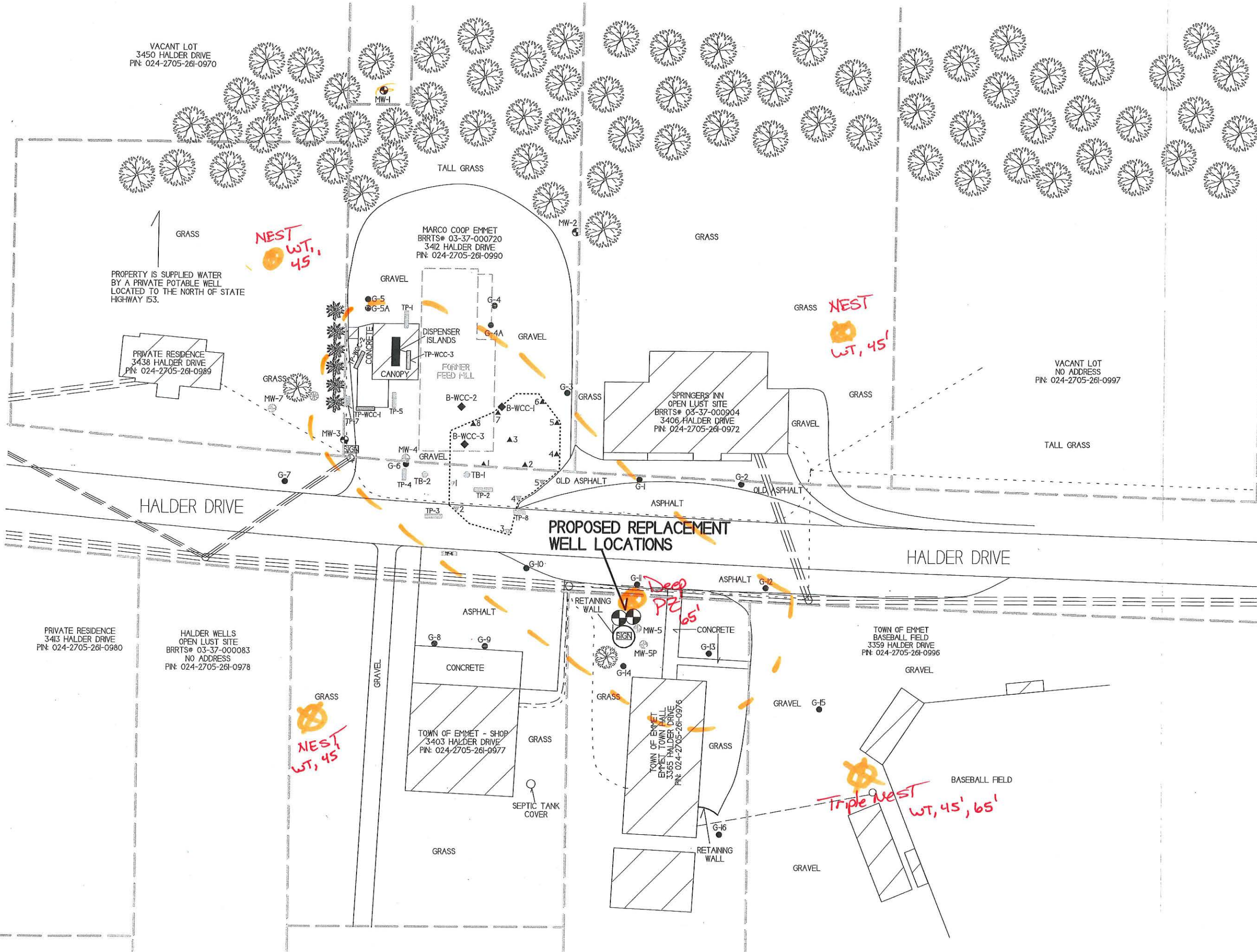
DRAWN BY: H1 DATE: 1/5/2007



NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY VARY.

- - GEOPROBE BORING LOCATION (METCO)
- ⊙ - MONITORING WELL
- ⊕ - MONITORING WELL - MISSING/ABANDONED
- ⊖ - PIEZOMETER
- ⊖ - PIEZOMETER - MISSING/ABANDONED
- ⊙ - POTABLE WELL
- ⊖ - POTABLE WELL - ABANDONED
- ▲ - EXCAVATION SAMPLE LOCATION
- ▼ - EXCAVATION SAMPLE LOCATION
- ◆ - SOIL BORING LOCATION (WCC)
- ⊖ - TEST PIT LOCATION (WCC)
- ⊙ - SOIL BORING LOCATION (CWE)
- ⊖ - TEST PIT LOCATION (CWE)

- PROPERTY BOUNDARIES (APPROXIMATE)
- SOIL EXCAVATION BOUNDARY (APPROXIMATE)
- - - BURIED ELECTRIC
- - - BURIED TELEPHONE
- ==== OVERHEAD UTILITIES



VACANT LOT  
 3450 HALDER DRIVE  
 PIN: 024-2705-261-0970

*NEST WT, 45'*

PROPERTY IS SUPPLIED WATER BY A PRIVATE POTABLE WELL LOCATED TO THE NORTH OF STATE HIGHWAY 153.

PRIVATE RESIDENCE  
 3438 HALDER DRIVE  
 PIN: 024-2705-261-0989

MARCO COOP EMMET  
 BRRTS# 03-37-000720  
 3412 HALDER DRIVE  
 PIN: 024-2705-261-0990

*NEST WT, 45'*

VACANT LOT  
 NO ADDRESS  
 PIN: 024-2705-261-0997

SPRINGERS INN OPEN LUST SITE  
 BRRTS# 03-37-000904  
 3406 HALDER DRIVE  
 PIN: 024-2705-261-0972

HALDER DRIVE

**PROPOSED REPLACEMENT WELL LOCATIONS**

HALDER DRIVE

PRIVATE RESIDENCE  
 3413 HALDER DRIVE  
 PIN: 024-2705-261-0980

HALDER WELLS OPEN LUST SITE  
 BRRTS# 03-37-000083  
 NO ADDRESS  
 PIN: 024-2705-261-0978

*NEST WT, 45'*

TOWN OF EMMET - SHOP  
 3403 HALDER DRIVE  
 PIN: 024-2705-261-0977

TOWN OF EMMET  
 EMMET TOWN HALL  
 3365 HALDER DRIVE  
 PIN: 024-2705-261-0976

TOWN OF EMMET BASEBALL FIELD  
 3359 HALDER DRIVE  
 PIN: 024-2705-261-0996

*Triple Nest WT, 45', 65'*

BASEBALL FIELD