

Source Property Information

CLOSURE DATE:

BRRTS #:

ACTIVITY NAME:

FID #:

PROPERTY ADDRESS:

DATCP #:

MUNICIPALITY:

PECFA#:

PARCEL ID #:

***WTM COORDINATES:**

WTM COORDINATES REPRESENT:

X: Y:

Approximate Center Of Contaminant Source

** Coordinates are in
WTM83, NAD83 (1991)*

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Contamination in ROW

Off-Source Contamination

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")*

*(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")*

Site Specific Obligations:

Soil: maintain industrial zoning (220)

Cover or Barrier (222)

*(note: soil contamination concentrations
between non-industrial and industrial levels)*

Direct Contact

Soil to GW Pathway

Structural Impediment (224)

Vapor Mitigation (226)

Site Specific Condition (228)

Maintain Liability Exemption (230)

*(note: local government unit or economic
development corporation was directed to
take a response action)*

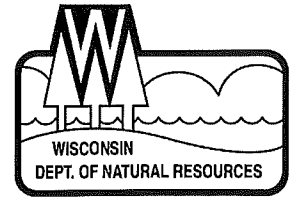
Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*



January 2, 2014

Mr. Charles Wendt
305 Elizabeth St.
Watertown WI 53098

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations and NR 140 Exemption
Wendt Property, N8615 CTH X, Watertown, Jefferson County, Wisconsin
DNR BRRTS Activity # 03-28-211144

Dear Mr. Wendt:

The Department of Natural Resources (DNR) considers the Wendt Property site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you and future property owners, and occupants must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter to anyone who purchases, rents or leases this property from you. For residential property transactions, you may be required to make disclosures under s. 709.02, Wis. Stats.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The DNR South Central Regional Closure Committee reviewed the request for closure on November 11, 2013. The committee reviewed this environmental remediation case for compliance with state laws and standards. A conditional closure letter was issued by the DNR on November 11, 2013, and documentation that the conditions in that letter were met was received on December 20, 2013.

The site had a former gasoline tank that caused contamination of the on-site supply well. A new supply well was installed and the remaining gasoline contamination is expected to naturally attenuate. The conditions of closure and continuing obligations required were based on the property being used for residential purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140 enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.

The attached DNR fact sheet "Continuing Obligations for Environmental Protection" helps to explain a property owner's responsibility for continuing obligations on their property. Copies of the fact sheet may be obtained at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at <http://dnr.wi.gov/topic/Brownfields/rrsm.html>, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

Case information is on file at the South Central Regional DNR office, at the address in the letterhead. This letter and information submitted with your closure request application can be found as a PDF in BRRTS on the Web.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff may conduct inspections to ensure that the conditions included in this letter are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to the South Central Regional DNR office, at the address in the letterhead, to the attention of the Remediation and Redevelopment program.

Residual Groundwater Contamination (chs. NR 140 and 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present on this property, as shown on the **attached Groundwater Isoconcentration Map**. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

Residual Soil Contamination (ch. NR 718, or ch. 289, Stats.; chs. 500 to 536, Wis. Adm. Code)

Soil contamination remains at the former tank location as indicated on the **attached Pre-remedial Soil Contamination Map**. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules.

In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data for the replacement supply well indicate that the concentrations of 1,2-Dichloroethane exceed the NR 140 preventive action limit (PAL) but are below the enforcement standard (ES).

The DNR may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28 (2) (b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application. [Note: at this site the point of standards application is all points where groundwater is monitored.]
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the DNR believes that these criteria have been or will be met. Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the PAL is granted for 1,2-Dichloroethane at the replacement supply well. This letter serves as your exemption.

PECFA Reimbursement

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the DNR Program to determine the method for salvaging the equipment.

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats, or
- the property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have questions regarding the closure decision or this letter, please contact me at 608-275-3323 or at jeff.ackerman@wi.gov

Sincerely,



Jeff Ackerman
Hydrogeologist
Remediation & Redevelopment Program

Attachments:

- Continuing Obligations for Environmental Protection
- Groundwater Isoconcentration Map
- Pre-remedial Soil Contamination Map

cc: Jason Powell, Metco
Bill Phelps, DNR DG/5
Diane Milligan, DOJ



Continuing Obligations for Environmental Protection

Responsibilities of Wisconsin Property Owners

PUB-RR-819

August 2012

This fact sheet is intended to help property owners understand their legal requirements under s. 292.12, Wis. Stats., regarding continuing obligations that arise due to the environmental condition of their property.

The term “continuing obligations” refers to certain actions for which property owners are responsible following a completed environmental cleanup. They are sometimes called environmental land use controls or institutional controls. These legal obligations, such as a requirement to maintain pavement over contaminated soil, are most often found in a cleanup approval letter from the state.

Less commonly, a continuing obligation may apply where a cleanup is not yet completed but a cleanup plan has been approved, or at a property owned by a local government that is exempt from certain cleanup requirements.

What Are Continuing Obligations?

Continuing obligations are legal requirements designed to protect public health and the environment in regard to contamination that remains on a property.

Continuing obligations still apply after a property is sold. Each new owner is responsible for complying with the continuing obligations.

Background

Wisconsin, like most states, allows some contamination to remain after cleanup of soil or groundwater contamination (residual contamination). This minimizes the transportation of contamination and reduces cleanup costs while still ensuring that public health and the environment are protected.

The Department of Natural Resources (DNR), through its Remediation and Redevelopment (RR) Program, places sites or properties with residual contamination on a public database in order to provide notice to interested parties about the residual contamination and any associated continuing obligations. Please see the “Public Information” section on page 3 to learn more about the database. (Prior to June 3, 2006, the state used deed restrictions recorded at county courthouses to establish continuing obligations, and those deed restrictions have also been added into the database.)



Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
dnr.wi.gov/topic/Brownfields



Types of Continuing Obligations

1. Manage Contaminated Soil that is Excavated

If the property owner intends to dig up an area with contaminated soil, the owner must ensure that proper soil sampling, followed by appropriate treatment or disposal, takes place. Managing contaminated soil must be done in compliance with state law and is usually done under the guidance of a private environmental professional.

2. Manage Construction of Water Supply Wells

If there is soil or groundwater contamination and the property owner plans to construct or reconstruct a water supply well, the owner must obtain prior DNR approval to ensure that well construction is designed to protect the water supply from contamination.

Other Types of Continuing Obligations

Some continuing obligations are designed specifically for conditions on individual properties. Examples include:

- keeping clean soil and vegetation over contaminated soil;
- keeping an asphalt “cap” over contaminated soil or groundwater;
- maintaining a vapor venting system; and
- notifying the state if a structural impediment (e.g. building) that restricted the cleanup is removed. The owner may then need to conduct additional state-approved environmental work.

It is common for properties with approved cleanups to have continuing obligations because the DNR generally does not require removal of all contamination.

Property owners with the types of continuing obligations described above will find these requirements described in the state’s cleanup approval letter or cleanup plan approval, and *must*:

- comply with these property-specific requirements; and
- obtain the state’s permission before changing portions of the property where these requirements apply.

The requirements apply whether or not the person owned the property at the time that the continuing obligations were placed on the property.

Changing a Continuing Obligation

A property owner has the option to modify a continuing obligation if environmental conditions change. For example, petroleum contamination can degrade over time and property owners may collect new samples showing that residual contamination is gone. They may then request that DNR modify or remove a continuing obligation. A fee is required for DNR’s review of this request (\$500 or \$750, depending on the nature of the request). Fees are subject to change; current fees are found in Chapter NR 749, Wis. Admin. Code, on the web at www.legis.state.wi.us/rsb/code/nr/nr749.pdf.

Public Information

The DNR provides public information about continuing obligations on the Internet. This information helps property owners, purchasers, lessees and lenders understand legal requirements that apply to a property.

Properties with continuing obligations can generally be located in DNR's *GIS Registry*, part of the *RR Sites Map*. The information includes maps, deeds, contaminant data and the state's closure letter. The closure letter states that no additional environmental cleanup is needed for past contamination and includes information on property-specific continuing obligations. If a cleanup has not been completed, the state's approval of the remedial action plan will contain the information about continuing obligations.

However, some older cleanups may not be listed in the *GIS Registry*, so please consult DNR's comprehensive database of contaminated and cleaned up sites, *BRRTS on the Web*. This database shows all contamination activities known to DNR.

BRRTS on the Web and
RR Sites Map are part of
CLEAN
(the Contaminated Lands
Environmental Action Network) at
dnr.wi.gov/topic/Brownfields/clean.html

If a completed cleanup is shown in *BRRTS on the Web* but the site documents can not be found in the *GIS Registry*, DNR's closure letter can still be obtained from a regional office. For assistance, please contact a DNR Environmental Program Associate (see the RR Program's Staff Contact web page at dnr.wi.gov/topic/Brownfields/Contact.html).

Off-Site Contamination: When Continuing Obligations Cross the Property Line

An off-site property owner is someone who owns property that has been affected by contamination that moved through soil, sediment or groundwater from another property. Wisconsin law, s. 292.13, Wis. Stats., provides an exemption from environmental cleanup requirements for owners of "off-site" properties. The DNR will generally not ask off-site property owners to investigate or clean up contamination that came from a different property, as long as the off-site owner allows access to his or her property so that others who are responsible for the contamination may complete the cleanup.

However, off-site property owners are legally obligated to comply with continuing obligations on their property, even though they did not cause the contamination. For example, if the state approved a cleanup where the person responsible for the contamination placed clean soil over contamination on an off-site property, the owner of the off-site property must either keep that soil in place or obtain state approval before disturbing it.

Property owners and others should check the *Public Information* section above if they need to:

- determine whether and where continuing obligations exist on a property;
- review the inspection, maintenance and reporting requirements, and
- contact the DNR regarding changing that portion of the property. The person to contact is the person that approved the closure or remedial action plan.

Option for an Off-Site Liability Exemption Letter

In general, owners of off-site properties have a legal exemption from environmental cleanup requirements. This exemption does not require a state approval letter. Nonetheless, they may request a property-specific liability exemption letter from DNR if they have enough information to show that the source of the contamination is not on their property. This letter may be helpful in real estate transactions. The fee for this letter is \$500 under Chapter NR 749, Wis. Adm. Code. For more information about this option, please see the RR Program's Liability web page at dnr.wi.gov/topic/Brownfields/Liability.html.

Legal Obligations of Off-Site Property Owners

- Allow access so the person cleaning up the contamination may work on the off-site property (unless the off-site owner completes the cleanup independently).
- Comply with any required continuing obligations on the off-site property.

Required Notifications to Off-Site Property Owners

1. The person responsible for cleaning up contamination must notify affected off-site property owners of any proposed continuing obligations on their off-site property **before** asking the DNR to approve the cleanup. This is required by law and allows the off-site owners to provide the DNR with any technical information that may be relevant to the cleanup approval.

When circumstances are appropriate, an off-site neighbor and the person responsible for the cleanup may enter into a "legally enforceable agreement" (i.e. a contract). Under this type of private agreement, the person responsible for the contamination may also take responsibility for maintaining a continuing obligation on an off-site property. This agreement would not automatically transfer to future owners of the off-site property. The state is not a party to the agreement and can not enforce it.

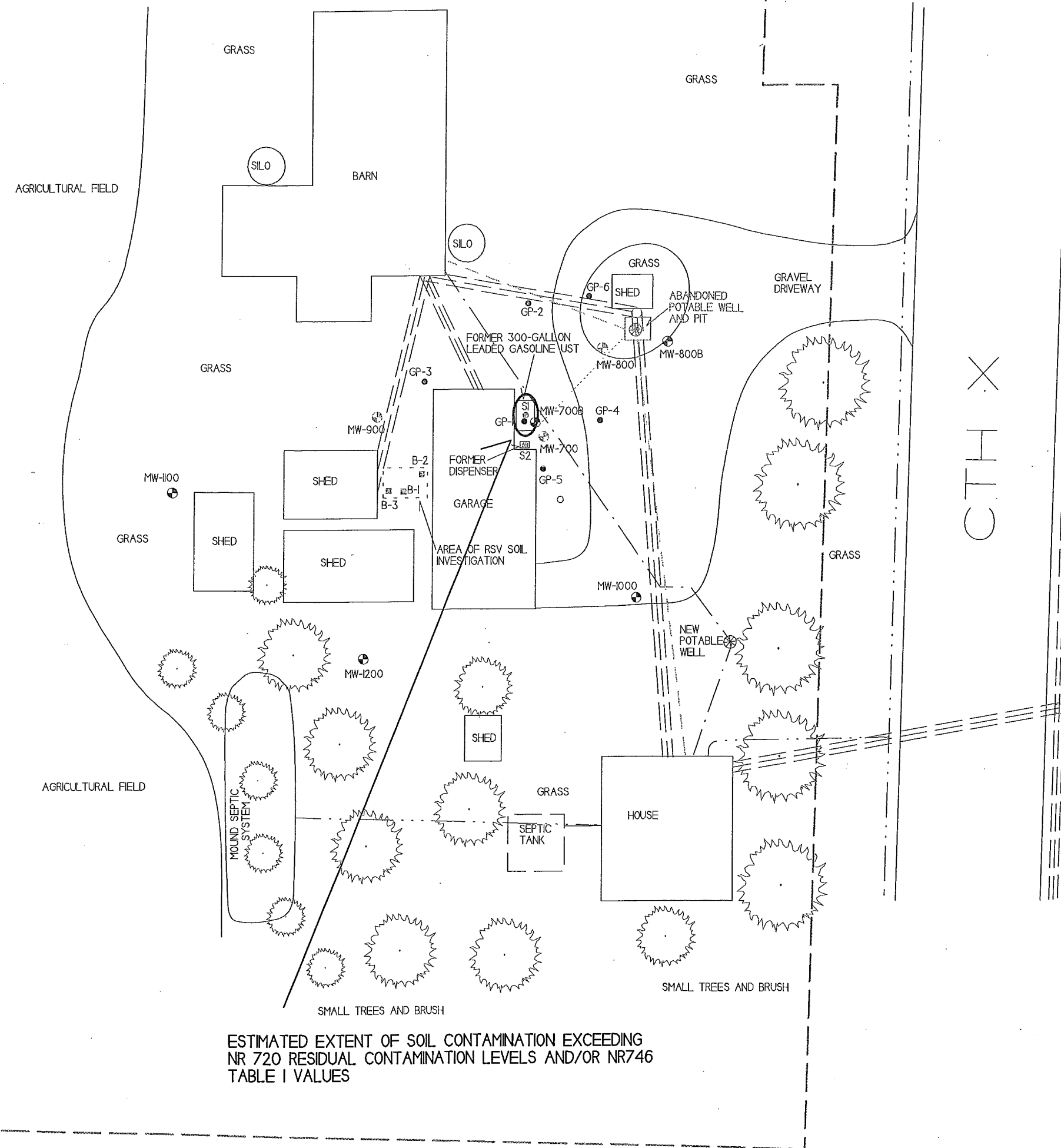
2. If a cleanup proposal that includes off-site continuing obligations is approved, DNR will send a letter to the off-site owners detailing the continuing obligations that are required for their property. Property owners should inform anyone interested in buying their property about maintaining these continuing obligations. For residential property, this would be part of the real estate disclosure obligation.

More Information

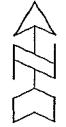

For more information, please visit the RR Program's Continuing Obligations web site at dnr.wi.gov/topic/Brownfields/Residual.html.

For more information about DNR's Remediation and Redevelopment Program, see our web site at dnr.wi.gov/org/aw/rr/. This document contains information about certain state statutes and administrative rules but does not include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions.

The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.



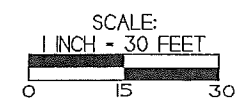
ESTIMATED EXTENT OF SOIL CONTAMINATION EXCEEDING NR 720 RESIDUAL CONTAMINATION LEVELS AND/OR NR746 TABLE I VALUES

B.2.a Pre-remedial Soil Contamination		
WENDT PROPERTY		
 709 Cottage St., Ste. 3 La Crosse, WI 54601 Tel: (608) 781-8878 Fax: (608) 781-8893	WATERTOWN, WISCONSIN DRAWN BY: ED DATE: 05/28/02 MODIFIED BY: HPI DATE: 04/17/03	

NOTE: THIS IS NOT A SURVEYED MAP. MEASUREMENTS AND SPACIAL RELATIONSHIPS MAY BE INCORRECT.

- ⊙ - STILES ENGINEERING TANK REMOVAL SOIL SAMPLE LOCATION (1998)
- ⊠ - RSV GEOPROBE BORING LOCATIONS (2005)
- - GEOPROBE BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- ⊖ - ABANDONED MONITORING WELL LOCATION
- ⊗ - POTABLE WELL LOCATION
- ⊗ - ABANDONED POTABLE WELL LOCATION
- ⊙ - TREES (APPROXIMATE LOCATION)

- - WATER LINE
- - - - - FORMER WATER LINE
- - - - - FORMER ABANDONED ELECTRICAL CONDUIT (15 INCHES BELOW GROUND SURFACE)
- ≡≡≡≡≡≡≡≡≡ - OVERHEAD UTILITIES
- - - - - NATURAL GAS
- - - - - SEWER LINE
- - - - - APPROXIMATE PROPERTY BOUNDRIES



SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided. Any section of the form not relevant to the case closure request must be fully filled out or explained on a separate page and attached to the relevant section of this form. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.).

Site Information

BRRTS No. 03-28-211144		Parcel ID No. 032-0815-1641-000	
BRRTS Activity (Site) Name		WTM Coordinates	
Wendt Property		X 624507	Y 298941
Street Address N8615 CTH X		City Watertown	State ZIP Code WI 53094
Responsible Party (RP) Name Charles & Luanda Wendt			
Company Name			
Street Address 305 Elizabeth St.		City Watertown	State ZIP Code WI 53098
Phone Number (920) 206-1654		Email	

Check here if the RP is the owner of the source property.

Environmental Consultant Name Ron Anderson			
Consulting Firm METCO			
Street Address 709 Gillette St., Ste 3		City La Crosse	State ZIP Code WI 54603
Phone Number (608) 781-8879		Email rona@metcohq.com	
Acres Ready For Use 39.32		Voluntary Party Liability Exemption Site? <input type="radio"/> Yes <input checked="" type="radio"/> No	

Fees and Mailing of Closure Request

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

1. **Send a copy of page one** of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR regional Environmental Program Associate at <http://dnr.wi.gov/topic/Brownfields/Contact.html>. Check all fees that apply:

\$750 Closure Fee

\$200 GIS Registry Fee for Soil

\$250 GIS Registry Fee for Groundwater Lost Well(s)

Total Amount of Payment \$ \$1,200.00

2. **Send one paper copy and one e-copy on compact disk of the entire closure package** to the Regional Project Manager assigned to your site. Submit as *unbound, separate documents* in the order and with the titles prescribed by this form. For electronic document submittal requirements, see <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

Site Summary

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

- A. **Site Location:** Describe the physical location of the site, both generally and specific to its immediate surroundings.
The subject property is located in the NE 1/4 of the SE 1/4 of Sec 16, T08N, R15E, Jefferson County, Wisconsin. The site address is N8615 County Highway X, Watertown, WI 54094 in Jefferson County. The property is located approximately 1,100 feet south of the intersection of County Highway X and Beryl Drive.
- B. **Prior and current site usage:** Specifically describe the current and historic occupancy and types of use.
The property is situated on 39.32 acres of land. A residence and multiple farm structures exist on the property all located in the south west corner of the property while the rest of the property is used for agricultural purposes. The property is currently owned by the responsible party but is rented out.
- C. Describe how and when site contamination was discovered.
In 1998 petroleum contaminated soil was discovered during the removal of an approximately 300 gallon gasoline UST. The UST had been used for fueling farm vehicles.
- D. Describe the type(s) and source(s) or suspected source(s) of contamination.
Local soil and groundwater has been contaminated by leaded and unleaded gasoline from a removed UST.
- E. Other relevant site description information (or enter Not Applicable).
Not Applicable
- F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.
No other BRRTS activities have taken place at this property.
- G. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to this site, and those impacted by contamination from this site.
No BRRTS sites exist immediately adjacent to this site. The nearest BRRTS site is the Neitzel Property (03-28-558921) which is located 3,500 feet west of the subject property. Due to the distance it is unlikely that the Neitzel Property site has impacted the subject property or is being impacted by the subject property.
- H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
On April 17, 2013, METCO contacted the Jefferson County Planning and Zoning Department to verify the zoning of the subject property. The property is zoned A-1 Agricultural.

2. General Site Conditions

- A. Soil/Geology
- i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.
Local unconsolidated material generally consist of the following in downward stratigraphic order: From surface to 1'-2' below ground surface (bgs) exists clayey silt. From 1'-2' bgs to 45'-50' exists brown to tan to gray silty sand with gravel, cobbles, and boulders (glacial till). From 45'-50' exists brown to tan to gray silty sand.
- ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
No waste or fill deposits are known to exist on the subject property.
- iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.
Based on inspection of the former potable well and the drill cuttings from the new potable well, dolomite bedrock exists at depths ranging from 57 feet (old well) to 78 feet (new well).
- iv. Describe the nature and locations of current surface cover(s) across the site (e.g. natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).
The majority of the property consists of agricultural fields. In the area of the investigation surface cover consists of largely grass other than the gravel driveways and the on-site structures. Current surface covers are noted on the Detailed Site Map.

B. Groundwater

- i. **Discuss depth to groundwater and piezometric elevations.** Describe and explain depth variations, and whether free product affects measurement or water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.
The depth to water has varied from 24.07 feet bgs (08/21/2008) to 47.02 feet bgs (01/28/2010). The water table appears to exist within the glacial till. No free product has ever been encountered at this site that would have affected measurement or the water table elevation. No piezometers were installed at this site.
- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
Groundwater flow varies from southwest to south - southeast. This variability appears to be linked to the depth to water with groundwater flow shifting to south southeast as the water table rises.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
Hydraulic Conductivity data was not collected at this site but book values for the glacial till deposited in the area averages 9.51432×10^{-6} feet/second. Using this value and assuming 15% porosity the flow rate for the last sampling round in May 2012 would be 7.9286×10^{-7} feet/day. During this sampling period the flow direction was southwest. The flow rate for May 2011, the last sampling event in which the flow direction was south southeast, the flow rate was approximately 9.758276×10^{-6} feet/day using the assumptions noted before.
- iv. Identify and describe locations/distance of potable and/or municipal Wells within 1200 feet of the site.
The on-site potable well exists approximately 80 feet southeast of the removed UST. The neighboring properties to the south and northeast also have private potable wells. The potable well at N8579 CTH X exists approximately 360 feet south of the source area and the well at N8632 CTH X exists approximately 400 feet northeast of the source area.

3. Site Investigation Summary

A. General

- i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.
Please see the attached pages in Attachment C.1.
- ii. Identify whether contamination extends beyond the source property boundary, describe the off-site media (e.g., soil, groundwater, etc.) impacted, and the vertical and horizontal extent of off-site impacts.
No contamination has been identified that extends beyond the source property boundaries.
- iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.
No structural impediments were encountered to the completion of the site investigation.

B. Soil

- i. Describe degree and extent of **soil contamination** at and from this site. Relate this to known or suspected sources and known or potential receptors/migration pathways.
Soil contamination exists in the area of the removed 300 gallon UST directly to the east of the on-site garage. The area of soil contamination appears to measure 15 feet by 11 feet and exists from 6 feet below the ground surface to the water table at approximately 39 - 47 feet below ground surface depending on time of year. A water supply line runs through the area of soil contamination but the utility trench is expected to be backfilled with native unconsolidated material and hence is unlikely to act as a migration pathway.
- ii. Describe the level and types of **soil contaminants** found in the upper four feet of the soil column.
No soil contamination has been found to exist within the upper four feet of the soil column.
- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site: for example, a Residual Contaminant Level (RCL), a Site-Specific Residual Contaminant Level (SSRCL), or a Performance Standard as determined under ss NR 720.09, 720.11 and 720.19, Wis. Adm. Code. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.
Wisconsin Administrative Code Chapter NR720 Residual Contaminant Levels (RCLs) along with chapter NR 746 Table 1 & 2 levels were used to establish the soil cleanup standards for this site assuming residential land use classification.

C. Groundwater

- i. Describe degree and extent of groundwater contamination at or from this site. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

Groundwater contamination exists on the property extending from the source area in an area extending approximately 42 feet wide by 50 feet long exceeding the NR140 Enforcement Standard and approximately 68 feet wide by 80 feet long exceeding the Preventive Action Limit. Benzene concentrations in the source area were 2,800 ppb during the last sampling event which is the lowest in the well since sampling began. The on-site potable well has shown PAL exceedances for 1,2-DCA for all but two sampling rounds since it was installed.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Free product has not been encountered at this site.

D. Vapor

- i. Describe how the vapor migration pathway was assessed, including locations where vapor or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.

Concerning the potential for vapor intrusion: 1) There appears to be at least five feet of clean soil horizontally and vertically from the on-site structure (garage). This is based on soil samples collected from boring GP-1. 2) Free product has never been encountered at this site. 3) Benzene concentrations in groundwater underlying the structure are greater than 2,000 ppb but there is at least 28 feet of unsaturated soil between the groundwater and the foundation of the structure. 4) No underground utilities are known to enter into the structure.

- ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).

No vapor samples were assessed as part of the site investigation.

E. Surface Water and Sediment

- i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.

No surface waters or sediments appear to have been impacted by this site, hence no surface waters or sediments were assessed. The nearest surface water to the site is the Rock River located approximately 1.5 miles east and northwest of the site.

- ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.

No surface waters or sediments were assessed as part of the site investigation.

4. Remedial Actions Implemented and Residual Levels at Closure

- A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.

No remedial actions were taken at this site.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.

Interim actions were required by the WDNR. This included sampling of the on-site and two neighboring private potable wells (N8579 & N8632 CTH X). The on-site private potable well was also inspected using a down-hole camera. The inspection showed that the steel casing to be severely rusted/corroded with numerous holes and cracks. Near the bottom of the well thick clouds of iron bacteria could be seen. Also required as part of the interim actions All Lines Utility Services located all known private utilities on the subject property. METCO personnel also inspected a small shed to the north of the now abandoned private well for possible sources of petroleum contamination. The shed appeared to not be used regularly and no potential contaminant sources were located.

Based on the inspection of the on-site potable well and NR140 Enforcement Standard exceedances for Benzene the DNR required a new private water supply well be constructed and the current well abandoned. From August 4-7, 2009, Bill Van De Yacht Well Water of De Pere, Wisconsin under METCO supervision and direction conducted a drilling project to install a new private well on-site, installation of new water lines, and abandonment of the old on-site private well and well pit.

- C. Describe the *active* remedial actions taken at the site, including: type of remedial system(s) used for each media impacted; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

No active remedial actions were taken on this site.

- D. Provide a discussion of the nature, degree and extent of residual contamination that will remain at the site or on off-site affected properties after case closure.
- Soil contamination exists in the area of the removed 300 gallon UST directly to the east of the on-site garage. The area of soil contamination appears to measure 15 feet by 11 feet and exists from 6 feet below the ground surface to the water table at approximately 39 - 47 feet below ground surface depending on time of year.
- Groundwater contamination exists on the property extending from the source area in an area extending approximately 42 feet wide by 50 feet long exceeding the NR140 Enforcement Standard and approximately 68 feet wide by 80 feet long exceeding the Preventive Action Limit. Benzene concentrations in the source area were 2,800 ppb during the last sampling event which is the lowest in the well since sampling began. The on-site potable well has shown PAL exceedances for 1,2-DCA for all but two sampling rounds since it was installed.
- E. Describe the remaining soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds the ch. NR720, Wis. Adm. Code, standard(s) for direct contact.
- No soil contamination has been found to exist within the upper four feet of the soil column.
- F. Describe the remaining soil contamination in the vadose zone that attains or exceeds the soil standard(s) for the groundwater pathway.
- Soil contamination exists in the area of the removed 300 gallon UST directly to the east of the on-site garage. The area of soil contamination appears to measure 15 feet by 11 feet and exists from 6 feet below the ground surface to the water table at approximately 39 - 47 feet below ground surface depending on time of year.
- G. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.
- Residual petroleum contamination on this site is proposed to be addressed through natural attenuation.
- H. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration, (e.g. stable or receding groundwater plume).
- Based on sampling results for the on-site monitoring wells contaminant concentrations have been stable to decreasing in the source area (MW-700B) and the remaining monitoring wells (MW-800B, -1000, 1100, and 1200) have shown no detects for PVOCs, 1,2-DCA, or 1,2-EDB since being installed.
- I. Identify how all exposure pathways were removed and/or adequately addressed by immediate and/or remedial action(s) described above in paragraphs, B, C, D, E and F.
- Note that the on-site potable well has been replaced and that natural attenuation should be adequate to address the residual soil and groundwater contamination.
- J. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.
- No system hardware is anticipated to be left in place.
- K. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.
- Monitoring well MW-700B currently shows ES and/or PAL exceedances for Benzene (2800 ppb), 1,2-EDB (74 ppb), and Ethylbenzene (188 ppb). The current contamination concentrations appear to be stable to decreasing and can be address through the use of natural attenuation.
- L. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.
- No vapor samples were collected during this site investigation
- M. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.
- No surface waters or sediments appear to have been impacted by this site because the nearest surface water to the site is the Rock River located approximately 1.5 miles east and northwest of the site.

5. Continuing Obligations: Situations where a maintenance plan(s) and inclusion on DNR's GIS Registry are required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: Maintenance Plans and GIS Registry	Maintenance Plan (s) Required in Attachment D	GIS Registry Listing
	A. On-Site	B. Off-Site			
i.	<input type="checkbox"/>	<input type="checkbox"/>	Engineering Control/Barrier for Direct Contact	✓	✓
ii.	<input type="checkbox"/>	<input type="checkbox"/>	Engineering Control/Barrier for Groundwater Infiltration	✓	✓
iii.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor Mitigation - post closure passive system	✓	✓
iv.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor Mitigation - post closure active system	✓	✓
v.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	None of the above scenarios apply to this case closure	NA	NA

6. Continuing Obligations: Situations where inclusion on DNR's GIS Registry is required.

Directions: Check all that apply to this case closure request:

	This scenario Applies to this Case Closure		Case Closure Scenario: GIS Registry Only	GIS Registry Listing
	A. On-Site	B. Off-Site		
i.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 generic or site-specific RCLs	✓
ii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sites with groundwater contamination equal to or greater than the ch. NR 140, enforcement standards (ES)	✓
iii.	<input type="checkbox"/>	<input type="checkbox"/>	Monitoring wells: lost, transferred or remaining in use	✓
iv.	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment (not as a performance standard)	✓
v.	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination remaining at ch. NR 720 Industrial Use levels	✓
vi.	<input type="checkbox"/>	<input type="checkbox"/>	Vapor intrusion may be future, post-closure issue if building use or land use changes	✓
vii.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None of the above scenarios apply to this case closure	NA

7. Underground Storage Tanks

- A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action? Yes No
- B. Do any upgraded tanks meeting the requirements of ch. SPS 310, Wis. Adm. Code, exist on the property? Yes No
- C. If the answer to question 7b is yes, is the leak detection system currently being monitored? Yes No

Data Tables (Attachment A)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General directions for Data Tables:

- Use bold and italics font on information of importance on tables and figures. Use **bold font** for ch. NR 140, Wis. Adm. Code, groundwater enforcement standard (ES) attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, groundwater preventive action limit (PAL) standard attainments or exceedances.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e. do not just list as no detect (ND)).
- Include the units on data tables.

- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15(2)(g)3, Wis. Adm. Code, in the format required in s. NR 716.15(2)(h)3, Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Pre-remedial Soil Analytical Table, etc).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate PDF.

A. Data Tables

- A.1. **Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates, for all groundwater sampling points e.g. monitoring wells, temporary wells, sumps, extraction wells, any potable wells and any other wells, extraction wells and any potable wells for which samples have been collected.
- A.2. **Pre-remedial Soil Analytical Table(s):** Table(s) showing the soil analytical results and collection dates - prior to conducting the interim and/or remedial action. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).
- A.3. **Post-remedial Soil Analytical Table(s):** Table(s) showing the post-remedial action soil analytical results and collection dates. Indicate if sample was collected above or below the all-time low water table (unsaturated verses saturated).
- A.4. **Pre and Post Remaining Soil Contamination Soil Analytical Table(s):** Table(s) showing only the pre and post remedial action soil analytical results that exceed a Residual Contaminate Level (RCL) or a Site-Specific Residual Level (SSRCL).
- A.5. **Vapor Analytical Table:** Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.
- A.6. **Other Media of Concern (e.g., sediment or surface water):** Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, time period for sample collection, method and results sampling.
- A.7. **Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.
- A.8. **Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps and Figures (Attachment B)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions for all Maps and Figures:

- If any map or figure is not relevant to the case closure request, you must fully explain the reason(s) why and attach that explanation (properly labeled with the map/ figure title) in Attachment B.
- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11x17 inches, in a portable document format (pdf) readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(2)(h)1 and 726.05(3)(a)4.d, Wis Adm. Code.
- Do not use shading or highlights on any of the analytical tables.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.) should be a separate PDF.

B.1. Location Maps

- B.1.a. **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all impacted and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.
- B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for on-site and applicable off-site properties, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels

(SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, Wis. Adm. Code.

B.1.c. **RR Site Map:** From RR Sites Map (<http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

B.2.a. **Pre-remedial Soil Contamination:** Figure(s) showing the sample location of all pre-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeded a Residual Contaminant Level (RCL) or a Site-Specific Residual Contaminant Level (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, Wis. Adm. Code.

B.2.b. **Post-remedial Soil Contamination :** Figure(s) showing the sample location of all post-remedial, unsaturated contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site-Specific Residual Contaminant Level (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, Wis. Adm. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

B.2.c. **Pre/Post Remaining Soil Contamination:** Figure(s) showing the only location of all pre and post remedial residual soil sample location(s) where unsaturated contaminated soil remains after remediation and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site-Specific Residual Level (SSRCL) as determined under ss. NR 720.09, 720.11 and 720.19, Wis. Admin. Code. A separate contour line should be used to indicate the extent of residual direct contact exceedances.

B.3. Groundwater Figures

B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:

- Source location(s) and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).
- Source location(s) and lateral and vertical extent if groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES)
- Surface features, including buildings and basements, and show surface elevation changes.
- Any areas of active remediation within the cross section path, such as excavations or treatment zones.
- Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1b)

B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, Preventive Action Limit (PAL) and/or an Enforcement Standard (ES). Indicate the date and direction of groundwater flow based on the most recent sampling data.

B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.

B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been previously abandoned.

B.4. Vapor Maps and Other Media

B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway, in relation to remaining soil and groundwater contamination, including sub-slab, indoor air, soil vapor, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.

B.4.b. **Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.

B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank)

Documentation of Remedial Action (Attachment C)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc).
- If the documentation requested below is "not applicable" to the site-specific circumstances, include a brief explanation to support that conclusion.
- If the documentation requested below has already been submitted to the Department, please note the title and date of the report for

that particular document requested.

- C.1. **Site investigation documentation**, that has not otherwise been previously submitted.
- C.2. **Investigative waste disposal documentation**.
- C.3. **NR 720.19 analysis**, assumptions and calculations for site specific RCLs (SSRCLs) , with justification, including EPA Soil Screening Level Model Calculations and results.
- C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.
- C.5. **Decommissioning of Remedial Systems**. Include plans to properly abandon any systems or equipment upon receiving conditional closure.
- C.6. **Photos**. For sites or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system. Include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features should be visible and discernible. Photographs must be labeled with the site name, the features shown, location and the date on which the photograph was taken.
- C.7. **Other**. Include any other relevant documentation not otherwise noted above. (This section may remain blank)

Maintenance Plan(s) (Attachment D)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

When one or more "maintenance plans" are required for a site closure, include in each maintenance plan all required information in sections D.1. through D.5. below, and attach the plan(s) in Attachment D. The following "model" maintenance plans can be located at: (1) Maintenance plan for a engineering control or cover: <http://dnr.wi.gov/topic/Brownfields/documents/maintenance-plan.pdf>; and (2) Maintenance plan for vapor intrusion: http://dnr.wi.gov/topic/Brownfields/documents/appendix5_606.pdf.

- D.1. **Location map(s)** which show(s): (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) and all property boundaries.
- D.2. **Brief descriptions** of the type, depth and location of residual contamination.
- D.3. **Description of maintenance action(s)** required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter.
- D.5. **Contact information**, including the name, address and phone number of the individual or facility who will be conducting the maintenance.

Monitoring Well Information (Attachment E)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

Attach monitoring well construction and development forms (DNR FORM 4400-113 A and B: http://dnr.wi.gov/org/water/dwg/gw/forms/4400_113_1_2.pdf) for all wells that will remain in-use, be transferred to another party or that could not be located. A figure of these wells should be included in Attachment B.3.d.

Select One:

- No monitoring wells were required as part of this response action.
- All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site
- Select One or More:**
- Not all monitoring wells can be located, despite good faith efforts. Attachment E must include description of efforts made to locate the "lost" wells.
- One or more wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s).
- One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason(s) the well(s) will remain in use.

Notifications to Owners of Impacted Properties (Attachment F)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

General Directions:

- State law requires that the responsible party provide a 30-day, written advance notice (i.e., a letter) to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned.
- A model "template letter" for these mandatory notifications can be downloaded at: <http://dnr.wi.gov/files/PDF/pubs/rr/RR919.pdf>.

Check all that apply to the site-specific circumstances of this case closure:

	A. Impacted Source Property and Owner is not Conducting Cleanup	B. Impacted Right of Way	C. Impacted Off-Site Property Owner	Impacted Property Notification Situations: Ch. NR 726 Appendix A Letter
1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual groundwater contamination exceeds Ch. NR 140 Wis. Administrative Code enforcement standards.
2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination that attains or exceeds standards is present after the remedial action is complete, and must be properly managed should it be excavated or removed.
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An engineered cover or a soil barrier (e.g. pavement) must be maintained over contaminated soil for direct contact or groundwater infiltration concerns.
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Industrial land use soil standards were used for the clean-up standard.
5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A vapor mitigation system (or other specific vapor protection) must be operated and maintained.
6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor assessment needed if use changes.
7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural impediment.
8.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lost, transferred or open monitoring wells.
9.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Not Applicable.

If any of the previous boxes in rows 1 thru 8 were checked, include the following as part of Attachment F:

- FORM 4400-246;
- Copy of each letter sent, 30 days or more prior to requesting closure; and
- Proof of receipt for each letter.
- For this site closure, 0 (number) property (ies) has/have been impacted, the owners have been notified, and copies of the letters and receipts are included in Attachment F.

Source Legal Documents (Attachment G)

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Include all of the following documents, in this order, in Attachment G:

- G.1. **Deeds - Source Property and Other Impacted Properties:** The most recent deed with legal descriptions clearly labeled for (1) the **Source Property** (where the contamination originated) and (2) all **off-source** (off-site) properties where letters were required to be sent per the ch. NR 700, Wis. Adm. Code, rule series (e.g., off-site cover maintenance required, lost monitoring well, off-site cover property impacts to groundwater exceeding the ch. NR 140, Wis. Adm. Code).
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- G.2. **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (Lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
- G.3. **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- G.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Signatures and Findings for Closure Determination

If any section is not relevant to the case closure request, you must fully explain the reasons why and attach that explanation to the relevant section of the form. All information submitted shall be legible. Providing illegible information may result in a submittal being considered incomplete until corrected.

Check the correct signature block below for this case closure request, and have the proper environmental professional(s) sign this document, in accordance with the ch. NR 700 Wis. Adm. Code rule series. Both boxes may be checked if applicable to this case closure.

A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies). In this situation, the closure request must be prepared by, or under the supervision of, a professional engineer and a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code. Include both signatures provided below with the submittal.

The response action(s) for this site addresses media other than groundwater. In this situation, the case closure request must be prepared by, or under the supervision of, a professional engineer, as defined in ch. NR 712, Wis. Adm. Code. The "engineering certification" language below, at a minimum, must be signed.

Engineering Certification

I _____ hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this case closure request 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 case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. All phases of work necessary to obtain data, develop conclusions, recommendations and prepare submittals for this case closure request have been prepared by me, or their preparation has been supervised by me. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Printed Name Title

Signature Date P.E. Stamp and Number

Hydrogeologist Certification

I _____ hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. All phases of work necessary to address groundwater contamination including obtaining data, developing conclusions, recommendations and preparing submittals for this case closure request have been prepared by me, or their preparation has been supervised by me. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Ron Anderson _____ *Sr. Hydrogeologist* _____
Printed Name Title

Fred J. Anderson _____ *10/9/13* _____
Signature Date

A.1 Groundwater Analytical Tables
Wendt Property LUST Site BRRTS# 03-28-211144

Well MW-700
PVC Elevation =

99.10 (feet)

Date	Water Elevation	Depth to Water (in feet)	Benzene (ppb)	1,2 Dichloroethane (DCA) (ppb)	1,2 Dibromoethane (EDB) (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
08/21/2008	70.98	28.12	11.2	NS	NS	0.64J	<0.7	NS	1.43	0.42J	2.24J
4/28/2009	61.77	37.33	<0.82	<0.86	NS	<1.74	<1	<3.4	<1.02	<5.2	<4.26
10/20/09											DRY
01/28/10											DRY
04/28/10											DRY
01/24/11											ABANDONED
ENFORCE MENT STANDARD = ES - Bold			5	5	0.05	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT = PAL - Italics			0.5	0.5	0.005	140	12	10	160	96	400

Well MW-700B

PVC Elevation =

99.12 (feet)

Date	Water Elevation	Depth to Water (in feet)	Benzene (ppb)	1,2 Dichloroethane (DCA) (ppb)	1,2 Dibromoethane (EDB) (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
01/28/10	52.10	47.02	8200	<21.5	62	530	<25	<85	72	94-169	730
04/28/10	55.30	43.82	3300	<19	47	440	<12.5	NS	227	260	790
02/15/11	54.17	44.95	3600	<25	98	290	<40	NS	65	128	420-460
05/16/11	60.09	39.03	3900	<25	50	266	<40	NS	66	37-77	186-226
11/28/11	52.36	46.76	3900	<25	85	299	<40	NS	<26.5	48-88	278-318
05/17/12	54.68	44.44	2800	<25	74	188	<40	NS	<26.5	<77	168-208
ENFORCE MENT STANDARD = ES - Bold			5	5	0.05	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT = PAL - Italics			0.5	0.5	0.005	140	12	10	160	96	400

Well MW-800

PVC Elevation =

99.11 (feet)

Date	Water Elevation	Depth to Water (in feet)	Benzene (ppb)	1,2 Dichloroethane (DCA) (ppb)	1,2 Dibromoethane (EDB) (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
08/21/2008	72.06	27.05	<0.24	NS	NS	<0.35	<0.7	NS	<0.39	<0.74	<1.67
4/28/2009	69.66	29.45	<0.41	<0.43	NS	<0.87	<0.5	<1.7	<0.51	<2.6	<2.13
10/20/09											DRY
01/28/10											DRY
04/28/10											DRY
01/24/11											ABANDONED
ENFORCE MENT STANDARD = ES - Bold			5	5	0.05	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT = PAL - Italics			0.5	0.5	0.005	140	12	10	160	96	400

Well MW-800B

PVC Elevation =

99.24 (feet)

Date	Water Elevation	Depth to Water (in feet)	Benzene (ppb)	1,2 Dichloroethane (DCA) (ppb)	1,2 Dibromoethane (EDB) (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
01/28/10	52.83	46.41	<0.41	<0.43	<0.52	<0.87	<0.5	<1.7	<0.51	<2.6	<2.13
04/28/10	55.86	43.38	<0.38	<0.38	NS	<0.55	<0.25	NS	<0.72	<1.20	<1.62
02/15/11	55.07	44.17	<0.5	<0.5	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
05/16/11	61.36	37.88	<0.5	<0.5	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
11/28/11	53.18	46.06	<0.5	<0.5	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
05/17/12	55.20	44.04	<0.5	<0.5	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
ENFORCE MENT STANDARD = ES - Bold			5	5	0.05	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT = PAL - Italics			0.5	0.5	0.005	140	12	10	160	96	400

Well MW-900

PVC Elevation =

96.97 (feet)

Date	Water Elevation	Depth to Water (in feet)	Benzene (ppb)	1,2 Dichloroethane (DCA) (ppb)	1,2 Dibromoethane (EDB) (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
08/21/2008	72.90	24.07	<0.24	NS	NS	<0.35	<0.7	NS	<0.39	<0.74	<1.67
4/28/2009	67.64	29.33	<0.41	<0.43	NS	<0.87	<0.5	<1.7	<0.51	<2.6	<2.13
10/20/09											DRY
01/28/10											DRY
04/28/10											DRY
01/24/11											ABANDONED
ENFORCE MENT STANDARD = ES - Bold			5	5	0.05	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT = PAL - Italics			0.5	0.5	0.005	140	12	10	160	96	400

NS = Not Sampled

A.1 Groundwater Analytical Tables
Wendt Property LUST Site BRRTS# 03-28-211144

Well MW-1000

PVC Elevation = 98.88 (feet)

Date	Water Elevation	Depth to Water (in feet)	Benzene (ppb)	1,2 Dichloroethane (DCA) (ppb)	1,2 Dibromoethane (EDB) (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
01/28/10	52.12	46.76	<0.41	<0.43	<0.52	<0.87	<0.5	<1.7	<0.51	<2.6	<2.13
04/28/10	55.35	43.53	<0.38	<0.38	NS	<0.55	<0.25	NS	<0.72	<1.20	<1.62
02/15/11	54.21	44.67	<0.5	<0.5	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
05/16/11	60.38	38.50	<0.5	<0.5	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
11/28/11	52.49	46.39	<0.5	<0.5	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
05/17/12	55.01	43.87	<0.5	<0.5	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
ENFORCE MENT STANDARD = ES - Bold			5	5	0.05	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT = PAL - Italics			0.5	0.5	0.005	140	12	10	160	96	400

Well MW-1100

PVC Elevation = 94.77 (feet)

Date	Water Elevation	Depth to Water (in feet)	Benzene (ppb)	1,2 Dichloroethane (DCA) (ppb)	1,2 Dibromoethane (EDB) (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
02/15/11	53.48	41.29	<0.5	<0.5	<0.63	<0.78	<0.8	<2.1	<0.53	<1.54	<1.9
05/16/11	61.86	32.91	<0.5	<0.5	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
11/28/11	51.60	43.17	<0.5	<0.5	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
05/17/12	54.89	39.88	<0.5	<0.5	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
ENFORCE MENT STANDARD = ES - Bold			5	5	0.05	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT = PAL - Italics			0.5	0.5	0.005	140	12	10	160	96	400

Well MW-1200

PVC Elevation = 96.80 (feet)

Date	Water Elevation	Depth to Water (in feet)	Benzene (ppb)	1,2 Dichloroethane (DCA) (ppb)	1,2 Dibromoethane (EDB) (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
02/15/11	53.69	43.11	<0.5	<0.5	<0.63	<0.78	<0.8	<2.1	<0.53	<1.54	<1.9
05/16/11	60.40	36.40	<0.5	<0.5	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
11/28/11	51.94	44.86	<0.5	<0.5	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
05/17/12	54.51	42.29	<0.5	<0.5	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
ENFORCE MENT STANDARD = ES - Bold			5	5	0.05	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT = PAL - Italics			0.5	0.5	0.005	140	12	10	160	96	400

NS = Not Sampled

A.1 Groundwater Analytical Tables
Wendt Property LUST Site BRRTS# 03-28-21144

Private Well – N8615 (Former)

Date	Water Elevation	Depth to Water (in feet)	Benzene (ppb)	1,2 Dichloroethane (DCA) (ppb)	1,2 Dibromoethane (EDB) (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
07/25/07	NM	NM	3.7	NS	NS	<0.38	<0.52	NS	<0.46	<1.57	<0.99
09/17/07	NM	NM	7.8	NS	NS	<0.38	<0.52	NS	<0.46	<1.57	<0.99
08/21/08	NM	NM	24.6	NS	NS	<0.68	<0.62	NS	<0.46	<1.42	<1.85
04/28/09	NM	NM	4.4	1.61	NS	<0.87	<0.5	<1.7	<0.51	<2.6	<2.13
ABANDONED AUGUST 7, 2009											
ENFORCEMENT STANDARD = ES – Bold			5	5	0.05	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT = <i>PAL – Italics</i>			0.5	0.5	0.005	140	12	10	160	96	400

Private Well – N8615 (New)

Date	Water Elevation	Depth to Water (in feet)	Benzene (ppb)	1,2 Dichloroethane (DCA) (ppb)	1,2 Dibromoethane (EDB) (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
10/20/09	NM	NM	0.77	<0.43	<0.52	<0.87	<0.5	<1.7	<0.42	<2.6	<2.13
01/28/10	NM	NM	0.90	0.57	<0.52	<0.87	<0.5	<1.7	<0.51	<2.6	<2.13
04/28/10	NM	NM	<0.38	<0.38	NS	<0.55	<0.25	NS	<0.72	<1.20	<1.62
02/15/11	NM	NM	<0.5	0.69	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
05/16/11	NM	NM	<0.5	0.71	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
11/28/11	NM	NM	<0.5	0.51	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
5/17/2012	NM	NM	<0.5	0.60	<0.63	<0.78	<0.8	NS	<0.53	<1.54	<1.9
ENFORCEMENT STANDARD = ES – Bold			5	5	0.05	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT = <i>PAL – Italics</i>			0.5	0.5	0.005	140	12	10	160	96	400

Private Well – N8579

Date	Water Elevation	Depth to Water (in feet)	Benzene (ppb)	1,2 Dichloroethane (DCA) (ppb)	1,2 Dibromoethane (EDB) (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
04/28/09	NM	NM	<0.41	<0.43	NS	<0.87	<0.5	<1.7	<0.51	<2.6	<2.13
ENFORCEMENT STANDARD = ES – Bold			5	5	0.05	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT = <i>PAL – Italics</i>			0.5	0.5	0.005	140	12	10	160	96	400

Private Well – N8632

Date	Water Elevation	Depth to Water (in feet)	Benzene (ppb)	1,2 Dichloroethane (DCA) (ppb)	1,2 Dibromoethane (EDB) (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
04/28/09	NM	NM	<0.41	<0.43	NS	<0.87	<0.5	<1.7	<0.51	<2.6	<2.13
ENFORCEMENT STANDARD = ES – Bold			5	5	0.05	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT = <i>PAL – Italics</i>			0.5	0.5	0.005	140	12	10	160	96	400

NS = Not Sampled

A.2 Pre-remedial Soil Analytical Tables
WENDT PROPERTY LUST INVESTIGATION BRRTS# 03-28-211144
by Stiles Environmental Serv.

SAMPLING CONDUCTED ON December 09, 1998

SOIL SAMPLES

Sample Location Number	S1	S2	NR720	NR 746 Table 1	NR746 Table 2
Sample Depth in Feet	7	3	Exceedance	Exceedance	Exceedance
GRO (ppm)	889	<6.0	100	==	==
Benzene (ppb)	326	<30	5.5	<u>8500</u>	<u>1100</u>
Ethelybenzene (ppb)	2810	<30	2900	<u>4600</u>	==
Methyl-t-butyl ether (ppb)	<280	<30	==	==	==
Toluene (ppb)	1460	<30	1500	<u>38000</u>	==
1,2,4-Trimethylbenzene (ppb)	67500	216	==	<u>83000</u>	==
1,3,5-Trimethylbenzene (ppb)	<u>23600</u>	82	==	<u>11000</u>	==
Xylene (ppb)	<u>54000</u>	396	4100	<u>42000</u>	==

NR720 Exceedance = Bold

NR 746 Exceedance = Bold & Underlined

A.2 Pre-remedial Soil Analytical Tables

Table 1: Soil Analytical Results, Wendt Property, Watertown, Wisconsin

Sample Label	Depth (feet)	Date Collected	PID Response (IUI)	Laboratory Analytical Parameters														
				PVOCs (ug/kg)							GRO (mg/kg)	VOC (ug/kg) Detects						
				Benzene	Ethylbenzene	MIBE	Toluene	1,2,4 Trimethylbenzene	1,3,5 Trimethylbenzene	Total Xylenes		sec-Butylbenzene	Isopropylbenzene	p-Isopropyltoluene	Naphthalene	n-Propylbenzene	Trichloroethene	n-Butylbenzene
Wis. Admin Code Chapter NR720 RCLs				5.5	2,900	NE	1,500	NE	NE	4,100	100	NE	NE	NE	NE	NE	NE	NE
Comm 48.06 Table 1 Indicators of Residual Product in Soil Pores				8,500	4,600	NE	38,000	83,000	11,000	42,000	NE	NE	NE	NE	2,700	NE	NE	NE
Comm 48.06 Table 2 Direct Contact Criteria (Only for samples collected from 0-4 feet)				1,100	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
GP5-S-2	2-4	7/25/2007	<1	<5	<5	<5	25.1 ^J	<5	<5	<5	<10	<5	<5	<5	<5	<5	<5	
GP5-S-3	4-6	7/25/2007	<1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
GP5-S-4	6-8	7/25/2007	<1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
GP5-S-5	8-10	7/25/2007	<1	<5	<5	<5	<5	<5	<5	<5	<10	<5	<5	<5	<5	<5	<5	
GP5-S-6	10-12	7/25/2007	<1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
GP5-S-7	12-14	7/25/2007	<1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
GP5-S-8	14-16	7/25/2007	<1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
GP5-S-9	16-18	7/25/2007	<1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
GP5-S-10	18-19.5	7/25/2007	<1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
GP6-S-1	0-2	7/25/2007	<1	<5	<5	<5	<5	<5	<5	<5	<10	<5	<5	<5	<5	<5	<5	
GP6-S-2	2-4	7/25/2007	<1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	

NOTE:

- IUI = Instrument units as isobutylene
- PID = Photoionization Detector
- PVOCs = Petroleum Volatile Organic Compounds
- MIBE = methyl-tertiary-butyl-ether
- ^J = Analyte detected between Limit of Detection and Limit of Quantitation
- = not submitted for laboratory analysis
- mg/kg = milligrams per kilogram
- ug/kg = micrograms per kilogram

A.2 Pre-remedial Soil Analytical Tables
WENDT PROPERTY LUST INVESTIGATION BRRTS# 03-28-211144
BY METCO

SAMPLING CONDUCTED ON JANUARY 27, 2010

SOIL SAMPLES

Sample Location Number	MW-700B-1	MW-700B-2	MW-700B-3	MW-700B-4	MW-700B-5	MW-700B-6	MW-700B-7	MW-700B-8	MW-700B-9	MW-700B-10
Sample Depth in Feet	5	10	15	20	25	30	35	40	45	50
Soil Type	SANDY SILT	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SANDY SILT
Petroleum Odors	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES
Staining	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Moisture	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST
HNU	0	80	15	85	80	85	25	10	8	7

SOIL SAMPLES

Sample Location Number	MW-700B-11	MW-700B-12	MW-800B-1	MW-800B-2	MW-800B-3	MW-800B-4	MW-800B-5	MW-800B-6	MW-800B-7	MW-800B-8
Sample Depth in Feet	55	60	5	10	51	20	25	30	35	40
Soil Type	SANDY SILT	SANDY SILT	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS
Petroleum Odors	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO
Staining	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Moisture	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST
HNU	7	7	0	0	0	0	0	0	0	0

SOIL SAMPLES

Sample Location Number	MW-800B-9	MW-800B-10	MW-800B-11	MW-1000-1	MW-1000-2	MW-1000-3	MW-1000-4	MW-1000-5	MW-1000-6	MW-1000-7
Sample Depth in Feet	45	50	55	2.5-4.5	5-7	7.5-9.5	10-12	12.5-14.5	15-17	17.5-19.5
Soil Type	SILTY SAND W/GRAVEL ROCKS	SANDY SILT	SANDY SILT	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS
Petroleum Odors	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Staining	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Moisture	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST
HNU	0	0	0	0	0	0	0	0	0	0

SOIL SAMPLES

Sample Location Number	MW-1000-8	MW-1000-9	MW-1000-10	MW-1000-11	MW-1000-12	MW-1000-13	MW-1000-14	MW-1000-15	MW-1000-16	MEOH BLANK
Sample Depth in Feet	25	30	35	40	45	50	55	60	65	==
Soil Type	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SILTY SAND W/GRAVEL ROCKS	SANDY SILT	SANDY SILT	SANDY SILT	==
Petroleum Odors	NO	NO	NO	NO	NO	NO	NO	NO	NO	==
Staining	NO	NO	NO	NO	NO	NO	NO	NO	NO	==
Moisture	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	==
HNU	0	0	0	0	0	0	0	0	0	

A.2 Pre-remedial Soil Analytical Tables
WENDT PROPERTY LUST INVESTIGATION BRRTS# 03-28-211144
BY METCO

SAMPLING CONDUCTED ON JANUARY 24, 2011

SOIL SAMPLES

Sample Location Number	MW-1100-1	MW-1100-2	MW-1100-3	MW-1100-4	MW-1100-5	MW-1100-6	MW-1100-7	MW-1100-8	MW-1100-9	MW-1100-10	MW-1100-11	MW-1100-12	
Sample Depth in Feet	2.5-4.5	5-7	7.5-9.5	10-12	12.5-14.5	15-17	17.5-19.5	25	30	35	40	45	
Soil Type	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	
Petroleum Odors	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
Staining	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
Moisture	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	
HNU	0	0	0	0	0	0	0	0	0	0	0	0	0
Sample Location Number	MW-1200-1	MW-1200-2	MW-1200-3	MW-1200-4	MW-1200-5	MW-1200-6	MW-1200-7	MW-1200-8	MW-1200-9	MW-1200-10	MW-1200-11	MW-1200-12	MW-1200-13
Sample Depth in Feet	2.5-4.5	5-7	7.5-9.5	10-12	12.5-14.5	15-17	17.5-19.5	25	30	35	40	45	50
Soil Type	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES	SILTY SAND GRAVEL COBBLES
Petroleum Odors	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Staining	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Moisture	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST	MOIST
HNU	0	0	0	0	0	0	0	0	0	0	0	0	0

A.3 Post-remedial Soil Analytical Table(s) - No remedial actions/sampling occurred at this site.

A.4 Pre and Post Remaining Soil Contamination Soil Analytical Table
 WENDT PROPERTY LUST INVESTIGATION BRRTS# 03-28-211144

Sample ID	S1	GP1-S-6	GP1-S-9	NR 720	NR 746 Table 1	NR 746 Table 2
Depth	7	10-12	16-17.5	Exceedance	Exceedance	Exceedance
Date	12/09/98	07/25/07	07/25/07	=BOLD	=Bold & Underlined	=Bold & Underlined
PID	= =	421	360	= =	= =	= =
GRO (ppm)	889	1480	1330	100	= =	= =
Benzene (ppb)	326	<25	50 "J"	5.5	8500	1100
Ethylbenzene (ppb)	2810	6800	4800	2900	4600	= =
MTBE (ppb)	<280	<25	<25	= =	= =	= =
Naphthalene (ppb)		1410	790	= =	2700	= =
Toluene (ppb)	1460	5300	7600	1500	38000	= =
1,3,5-TMB (ppb)	67500	10400	8700	= =	83000	= =
1,2,4-TMB (ppb)	23600	4100	2690	= =	11000	= =
Xylene (ppb)	54000	29900	21000	4100	42000	= =
sec-Butylbenzene (ppb)	= =	212	158	= =	= =	= =
Isopropylbenzene (ppb)	= =	640	440	= =	= =	= =
p-Isopropyltoluene (ppb)	= =	120	87	= =	= =	= =
n-Propylbenzene (ppb)	= =	2480	1710	= =	= =	= =
Trichloroethene (ppb)	= =	<25	<25	= =	= =	= =
N-Butylbenzene (ppb)	= =	1050	780	= =	= =	= =

= = No Standard/not sampled

"J" = Analyte detected between Limit of Detection and Limit of Quantitation

WDNR BRRTS Case # 03-28-211144

WDNR Site Name: Wendt Property

A.5 Vapor Analytical Table - No vapor samples were assessed as part of the site investigation.

A.6 Other Media of Concern (e.g., sediment or surface water) - No surface waters or sediments were assessed as part of the site investigation.

A.7 Water Level Elevation

Wendt Property LUST Site BRRTS# 03-28-211144

	MW-700	MW-700B	MW-800	MW-800B	MW-900	MW-1000	MW-1100	MW-1200
<i>pvc top (ft)</i>	99.10	99.12	99.11	99.24	96.97	98.88	94.77	96.80

Date

8/21/2008	70.98	NI	72.06	NI	72.90	NI	NI	NI
4/28/2009	61.77	NI	69.66	NI	67.64	NI	NI	NI
10/20/2009	DRY	NI	DRY	NI	DRY	NI	NI	NI
1/28/2010	DRY	52.10	DRY	52.83	DRY	52.12	NI	NI
4/28/2010	DRY	55.30	DRY	55.86	DRY	55.35	NI	NI
2/15/2011	A	54.17	A	55.07	A	54.21	53.48	53.69
5/16/2011	A	60.09	A	61.36	A	60.38	61.86	60.40
11/28/2011	A	52.36	A	53.18	A	52.49	51.60	51.94
5/17/2012	A	54.68	A	55.20	A	55.01	54.89	54.51

Note: Elevations are in relation to an on-site benchmark, assumed elevation = 100 feet.

NI = Not Installed

A = Abandoned

A.8 Other - Groundwater NA Indicator Tables
 Wendt Property LUST Site BRRTS# 03-28-211144

Monitoring Well MW-700B

PVC Elevation = 99.12 (feet)

Date	Water Elevation (ft MSL)	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppb)	Manganese (ppb)
05/17/12	54.68	0.87	6.92	146	11.6	58	<0.1	22.6	80	358
ENFORCE MENT STANDARD = ES – Bold			-	-	-	-	10	-	-	300
PREVENTIVE ACTION LIMIT = PAL - Italics			-	-	-	-	2	-	-	60

Monitoring Well MW-800B

PVC Elevation = 99.24 (feet)

Date	Water Elevation (ft MSL)	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppb)	Manganese (ppb)
05/17/12	55.20	4.53	7.20	264	11.3	617	10.6	125	<60	<4.8
ENFORCE MENT STANDARD = ES – Bold			-	-	-	-	10	-	-	300
PREVENTIVE ACTION LIMIT = PAL - Italics			-	-	-	-	2	-	-	60

Monitoring Well MW-1000

PVC Elevation = 98.88 (feet)

Date	Water Elevation (ft MSL)	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppb)	Manganese (ppb)
05/17/12	55.01	4.55	7.27	251	11.5	655	1.1	53.3	<60	6.41
ENFORCE MENT STANDARD = ES – Bold			-	-	-	-	10	-	-	300
PREVENTIVE ACTION LIMIT = PAL - Italics			-	-	-	-	2	-	-	60

Monitoring Well MW-1100

PVC Elevation = 94.77 (feet)

Date	Water Elevation (ft MSL)	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppb)	Manganese (ppb)
05/17/12	54.89	5.35	7.32	265	11.4	424	0.5	9.91	<60	11.4
ENFORCE MENT STANDARD = ES – Bold			-	-	-	-	10	-	-	300
PREVENTIVE ACTION LIMIT = PAL - Italics			-	-	-	-	2	-	-	60

Monitoring Well MW-1200

PVC Elevation = 96.8 (feet)

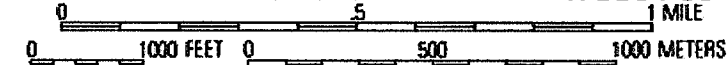
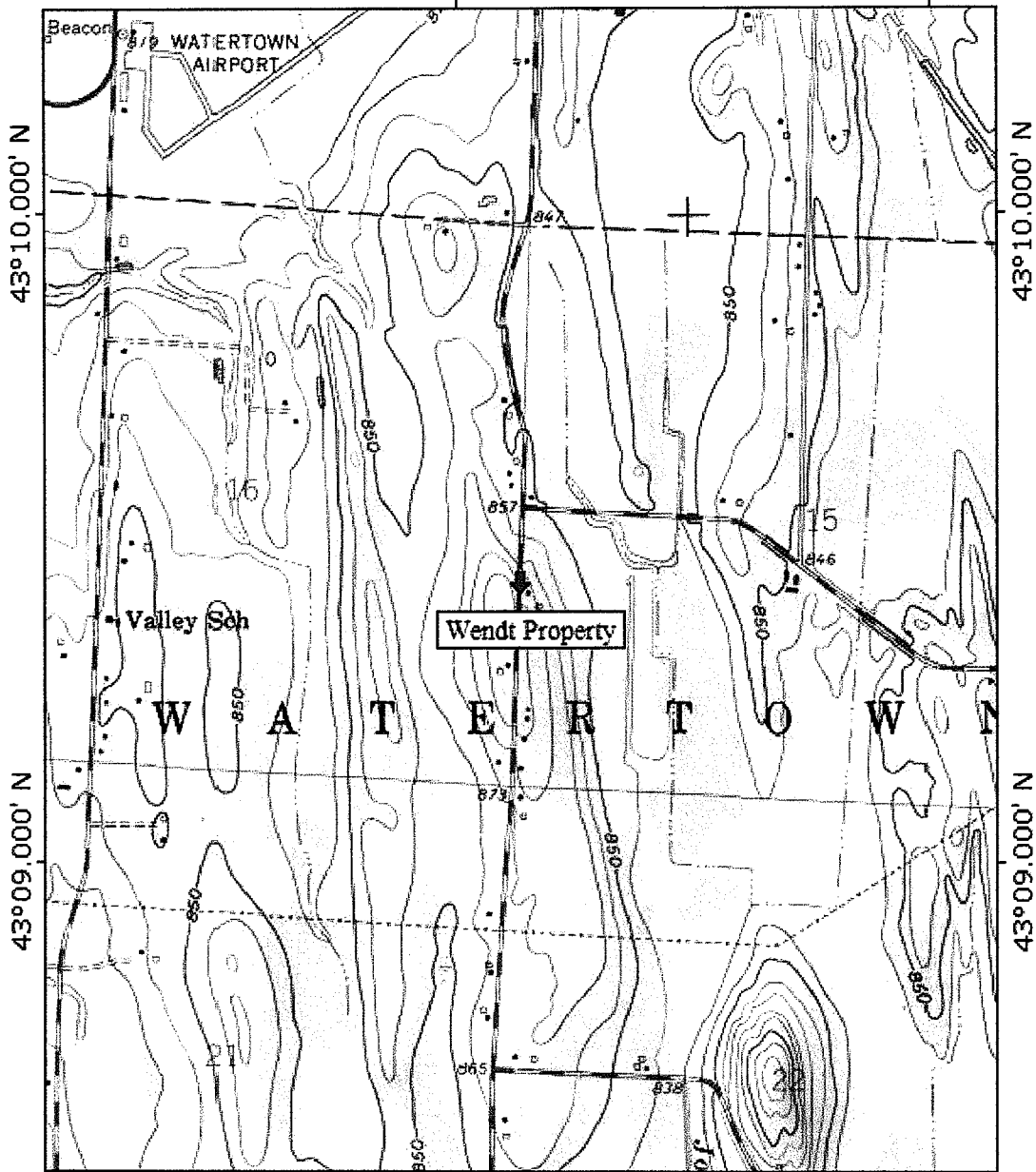
Date	Water Elevation (ft MSL)	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppb)	Manganese (ppb)
05/17/12	54.51	4.71	7.26	233	12.4	436	7.3	82.8	<60	67.6
ENFORCE MENT STANDARD = ES – Bold			-	-	-	-	10	-	-	300
PREVENTIVE ACTION LIMIT = PAL - Italics			-	-	-	-	2	-	-	60

Private Well – N8615 (New)

Date	Water Elevation (ft MSL)	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppb)	Manganese (ppb)
05/17/12	NM	NM	NM	NM	NM	NM	<0.1	98.2	140	159
ENFORCE MENT STANDARD = ES – Bold			-	-	-	-	10	-	-	300
PREVENTIVE ACTION LIMIT = PAL - Italics			-	-	-	-	2	-	-	60



NS = Not Sampled

TOPO! map printed on 05/21/13 from "wisconsin.tpo" and "Untitled.tpg"
88°43.000' W WGS84 88°42.000' W



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B.1.a LOCATION MAP – CONTOUR INTERVAL 10 FEET
WENDT PROPERTY – WATERTOWN, WI
SEAMLESS USGS TOPOGRAPHIC MAPS ON CD-ROM

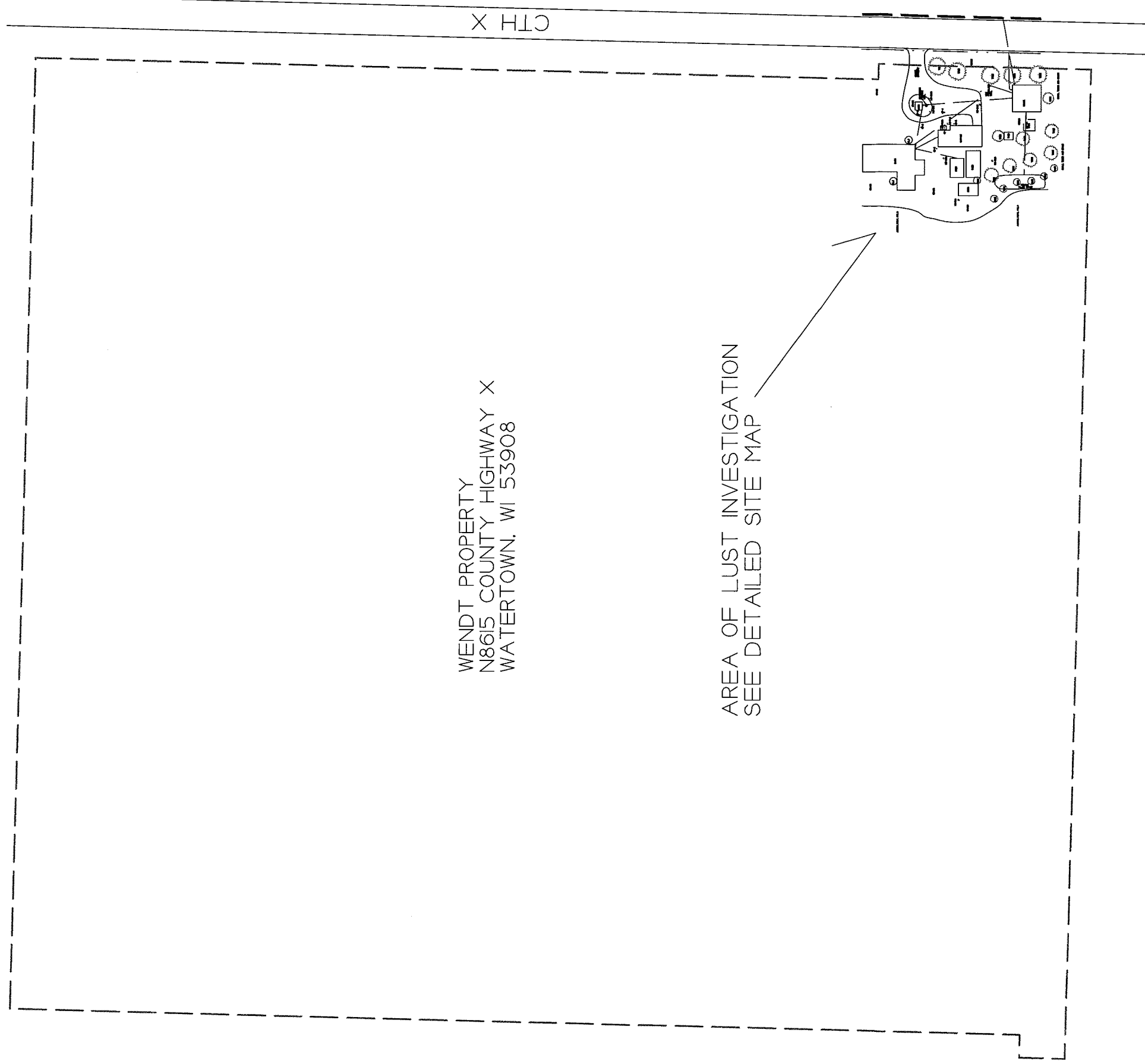
B.I.b DETAILED SITE MAP			
WENDT PROPERTY		WATERTOWN, WISCONSIN	
	780 Collins St., Ste. 3 Watertown, WI 54983 Tel: (608) 781-8878 Fax: (608) 781-8883	DRAWN BY: ED MODIFIED BY: M4	DATE: 05/28/08 DATE: 04/17/13

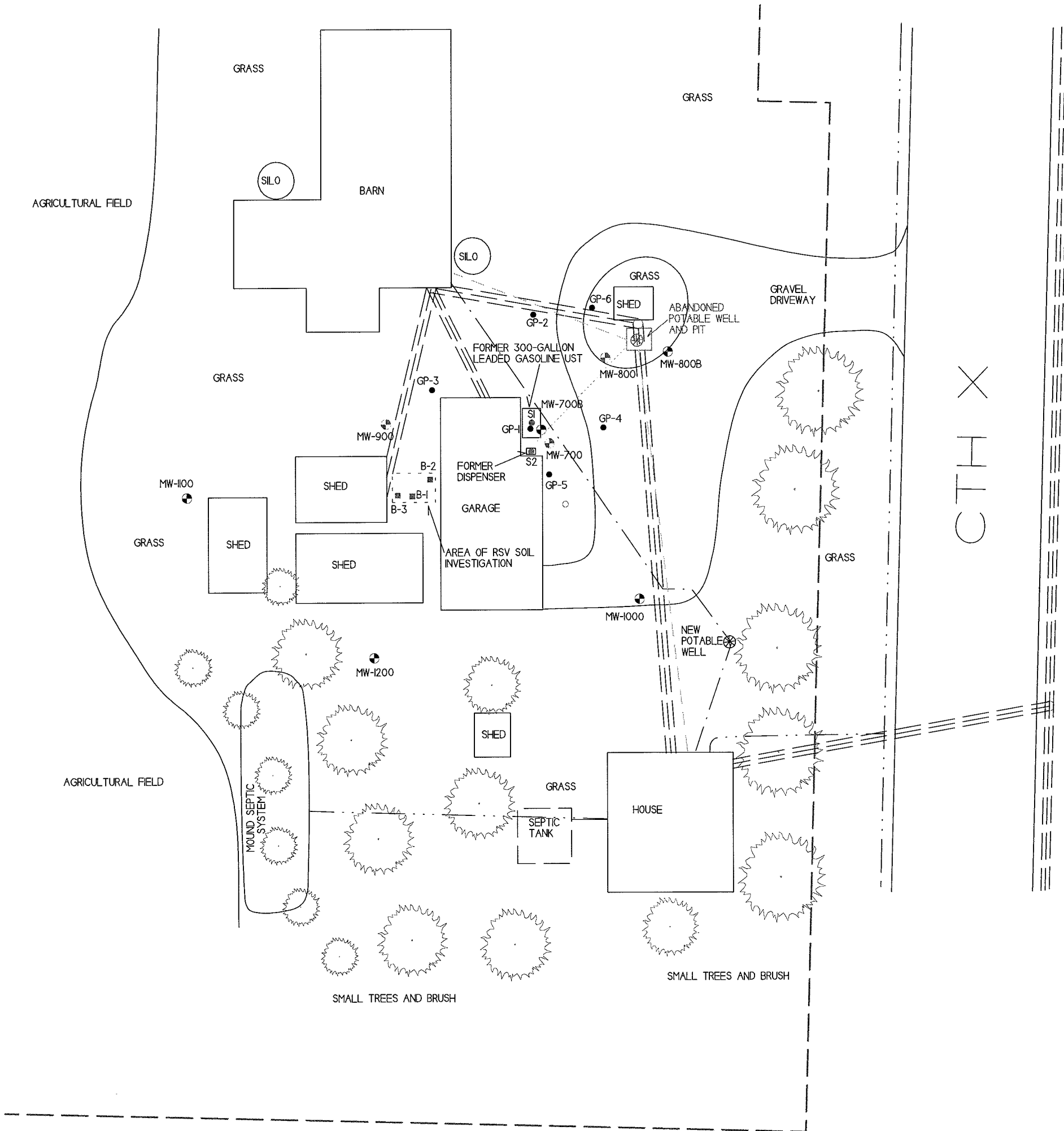
NOTE: THIS IS NOT A SURVEYED MAP.
MEASUREMENTS AND SPACIAL
RELATIONSHIPS MAY BE INCORRECT.

SCALE: 1 INCH = 150 FEET



--- - - - - APPROXIMATE PROPERTY BOUNDARIES

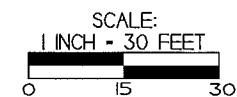




B.I.b DETAILED SITE MAP WENDT PROPERTY		
	WATERTOWN, WISCONSIN <small>709 Gillette St., Ste. 3 La Crosse, WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8893</small>	
	<small>DRAWN BY: ED DATE: 05/28/09</small> <small>MODIFIED BY: H1 DATE: 04/27/13</small>	

NOTE: THIS IS NOT A SURVEYED MAP. MEASUREMENTS AND SPACIAL RELATIONSHIPS MAY BE INCORRECT.















- STILES ENGINEERING TANK REMOVAL SOIL SAMPLE LOCATION (1998)
- RSV GEOPROBE BORING LOCATIONS (2005)
- GEOPROBE BORING LOCATION
- MONITORING WELL LOCATION
- ABANDONED MONITORING WELL LOCATION
- POTABLE WELL LOCATION
- ABANDONED POTABLE WELL LOCATION
- TREES (APPROXIMATE LOCATION)
- WATER LINE
- FORMER WATER LINE
- FORMER ABANDONED ELECTRICAL CONDUIT (15 INCHES BELOW GROUND SURFACE)
- OVERHEAD UTILITIES
- NATURAL GAS
- SEWER LINE
- APPROXIMATE PROPERTY BOUNDARIES



B.1.c RR Site Map



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
-  County Roads (WDOT)
-  County Trunk Highway
-  State and U.S. Highways (WDOT)
-  State Trunk Highway
-  US Highway
-  Interstate Highways (WDOT)
-  Interstate Highway
-  Local Roads (WDOT)
- Civil Towns
- Civil Town
- 24K Open Water
- 24K Rivers and Shorelines
- Municipalities

0 1100 2200 3300 ft.

Map created on May 9, 2013

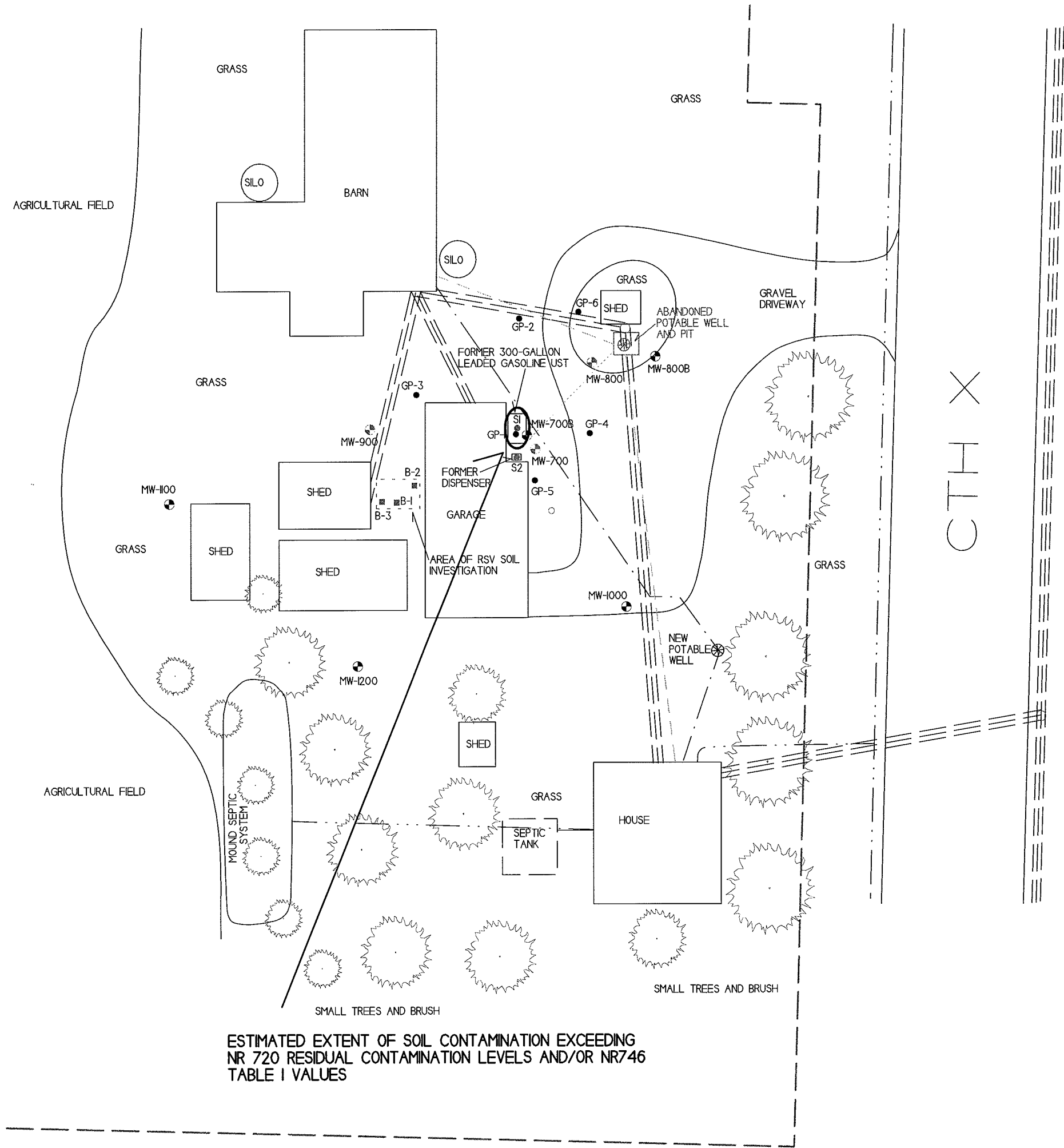
Note: Not all RR Sites have been geo-located yet.



Scale: 1:11,528

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.

Notes: Wendt Property



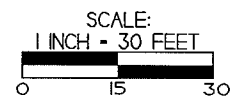
**ESTIMATED EXTENT OF SOIL CONTAMINATION EXCEEDING
NR 720 RESIDUAL CONTAMINATION LEVELS AND/OR NR746
TABLE I VALUES**

B.2.a Pre-remedial Soil Contamination		
WENDT PROPERTY		
 <small>799 Gillette St., Ste. 2 Lis Chase, WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8893</small>	<small>WATERTOWN, WISCONSIN</small> <small>DRAWN BY: ED DATE: 05/18/09</small> <small>MODIFIED BY: RM DATE: 04/12/13</small>	

NOTE: THIS IS NOT A SURVEYED MAP. MEASUREMENTS AND SPACIAL RELATIONSHIPS MAY BE INCORRECT.

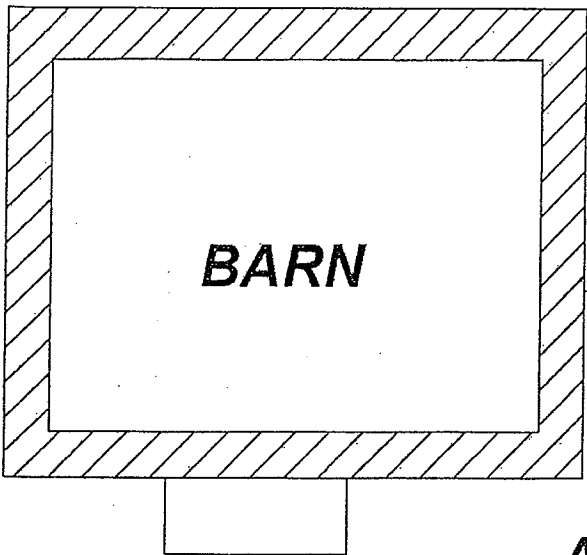
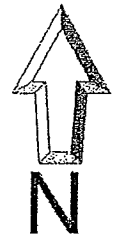
- - STILES ENGINEERING TANK REMOVAL SOIL SAMPLE LOCATION (1998)
- - RSV GEOPROBE BORING LOCATIONS (2005)
- - GEOPROBE BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- ⊕ - ABANDONED MONITORING WELL LOCATION
- ⊕ - POTABLE WELL LOCATION
- ⊕ - ABANDONED POTABLE WELL LOCATION
- ⊙ - TREES (APPROXIMATE LOCATION)

- - WATER LINE
- - - - - FORMER WATER LINE
- - - - - FORMER ABANDONED ELECTRICAL CONDUIT (5 INCHES BELOW GROUND SURFACE)
- ≡ ≡ ≡ ≡ ≡ ≡ ≡ ≡ ≡ ≡ ≡ ≡ ≡ - OVERHEAD UTILITIES
- · — · — · — · — · - NATURAL GAS
- - - - - SEWER LINE
- APPROXIMATE PROPERTY BOUNDRIES

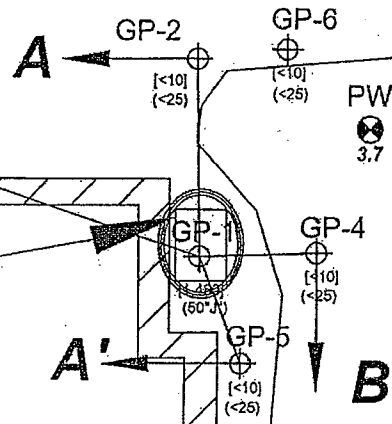


B.2.b Pre-remedial Soil Contamination - No remedial actions/sampling occurred at this site.

B.3.a Geologic Cross-Section Figure

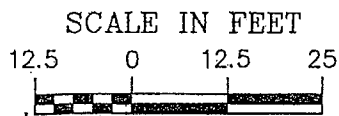


DRIVEWAY



APPROXIMATE LOCATION OF FORMER UNDERGROUND STORAGE TANK (UST)

GARAGE



LEGEND

- [<10] SOIL GRO CONCENTRATION (mg/kg)
- (<10) SOIL BENZENE CONCENTRATION (mg/kg)
- 3.7 GROUNDWATER BENZENE CONCENTRATION (mg/kg)
- PW POTABLE WELL
SAMPLE DATE: 07/25/07
- GP-1 SOIL BORING
SAMPLE DATE: 07/25/07

Northern Environmental

Hydrologists • Engineers • Surveyors • Scientists
 1203 Storbeck Drive, Waupun, Wisconsin 53963
 Phone: 800-498-3921 Fax: 920-324-3023

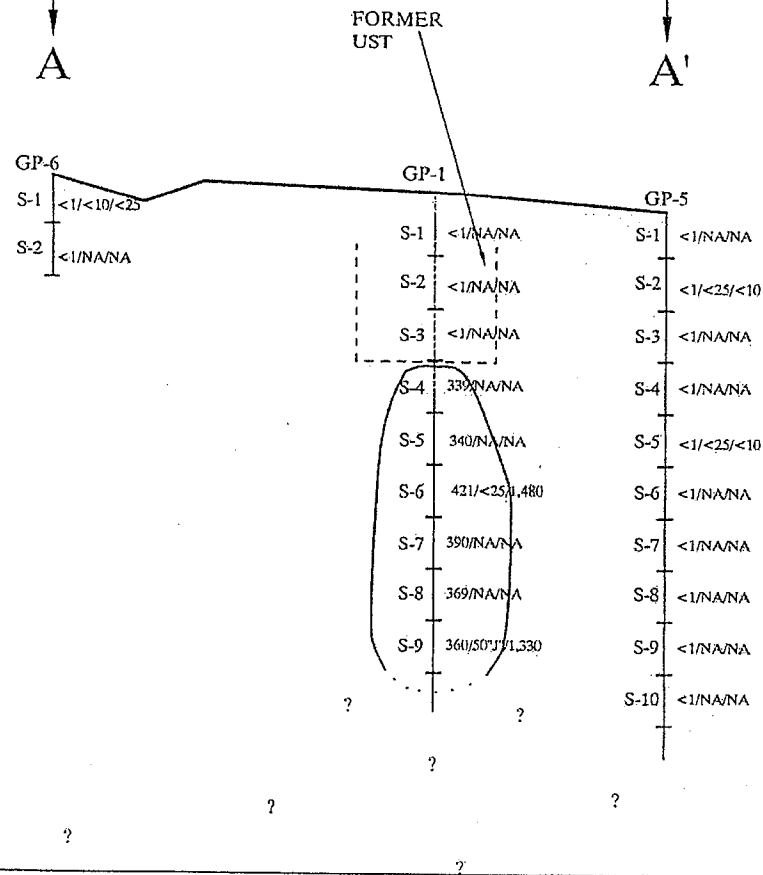
WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

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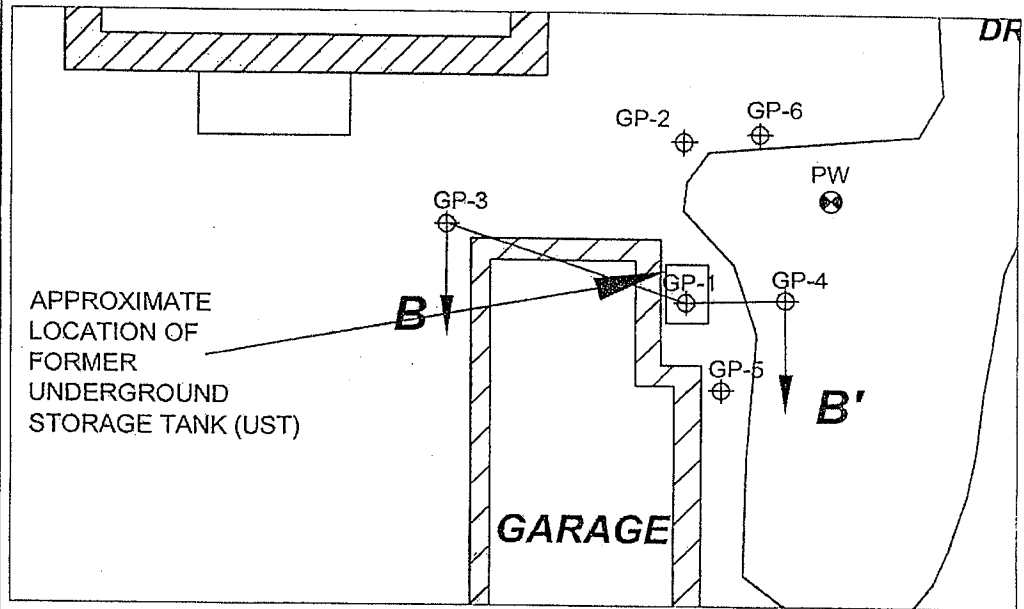
ESTIMATED EXTENT OF
 PETROLEUM IMPACTED SOIL

WENDT PROPERTY
 WATERTOWN, WISCONSIN

B.3.a Geologic Cross-Section Figure



CROSS SECTION KEY



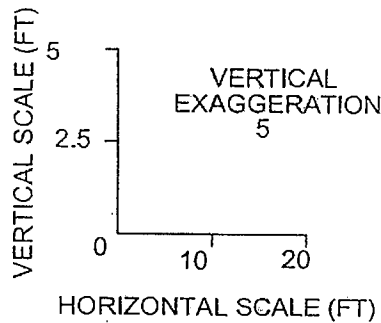
LEGEND

- GP-1 GEOPROBE BORING
- S-1 SAMPLE ID
- ESTIMATED EXTENT OF SOIL CONTAMINATION ABOVE NR 720 RCLs
- WHERE: PID = PHOTOIONIZATION DETECTOR RESPONSE IN μ i (PEAK LINE READING FOR GEOPROBES)
- GRO = GASOLINE RANGE ORGANICS IN mg/kg
- BENZENE IN μ p/kg
- NA = NOT ANALYZED
- NR = NO RECOVERY
- ND = BELOW LABORATORY DETECTION LIMIT

SOIL CLASSIFICATION

- TOP SOIL
- SILTY SAND W/GRAVEL
- CLAYEY SILT

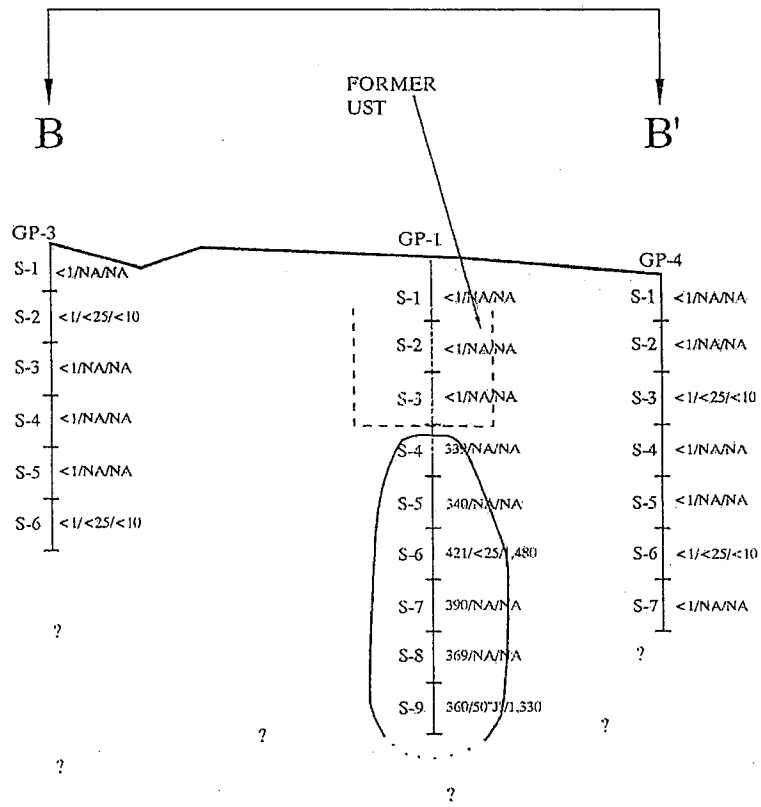
SOIL PID/BENZENE/GRO
2 FOOT INCREMENTS



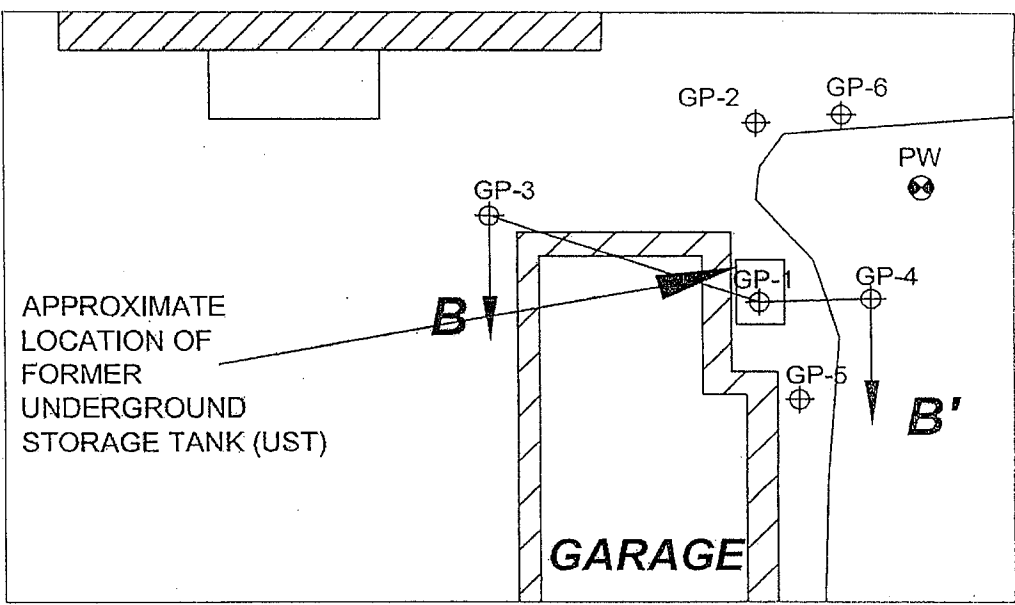
<p>Northern Environmental Hydrologists • Engineers • Surveyors • Scientists 1203 Storbeck Drive, Waupun, Wisconsin 53963 Phone: 800-498-3921 Fax: 920-324-3023</p>		<p>SUBSURFACE CROSS SECTION A-A'</p>	
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DATE: 08/14/07	DRAWN BY: MAB	TASK NUMBER: 100	PROJECT NUMBER: WEN08-2200-0940
			FIGURE 4

WENDT PROPERTY
WATERTOWN, WISCONSIN

B.3.a Geologic Cross-Section Figure



CROSS SECTION KEY



APPROXIMATE LOCATION OF FORMER UNDERGROUND STORAGE TANK (UST)

GARAGE

LEGEND

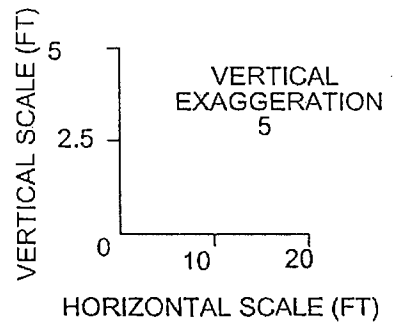
- GP-1 GEOPROBE BORING
- S-1 SAMPLE ID
- ESTIMATED EXTENT OF SOIL CONTAMINATION ABOVE NR 720 RCLs

WHERE: PID = PHOTOIONIZATION DETECTOR RESPONSE IN μCi (PEAK IIING READING FOR GEOPROBES)
 GRO = GASOLINE RANGE ORGANICS IN mg/kg
 BENZENE IN $\mu\text{g}/\text{kg}$
 NA = NOT ANALYZED
 NR = NO RECOVERY
 ND = BELOW LABORATORY DETECTION LIMIT

SOIL CLASSIFICATION

- TOP SOIL
- SILTY SAND W/ GRAVEL
- CLAYEY SILT

SOIL PID/BENZENE/GRO
 2 FOOT INCREMENTS



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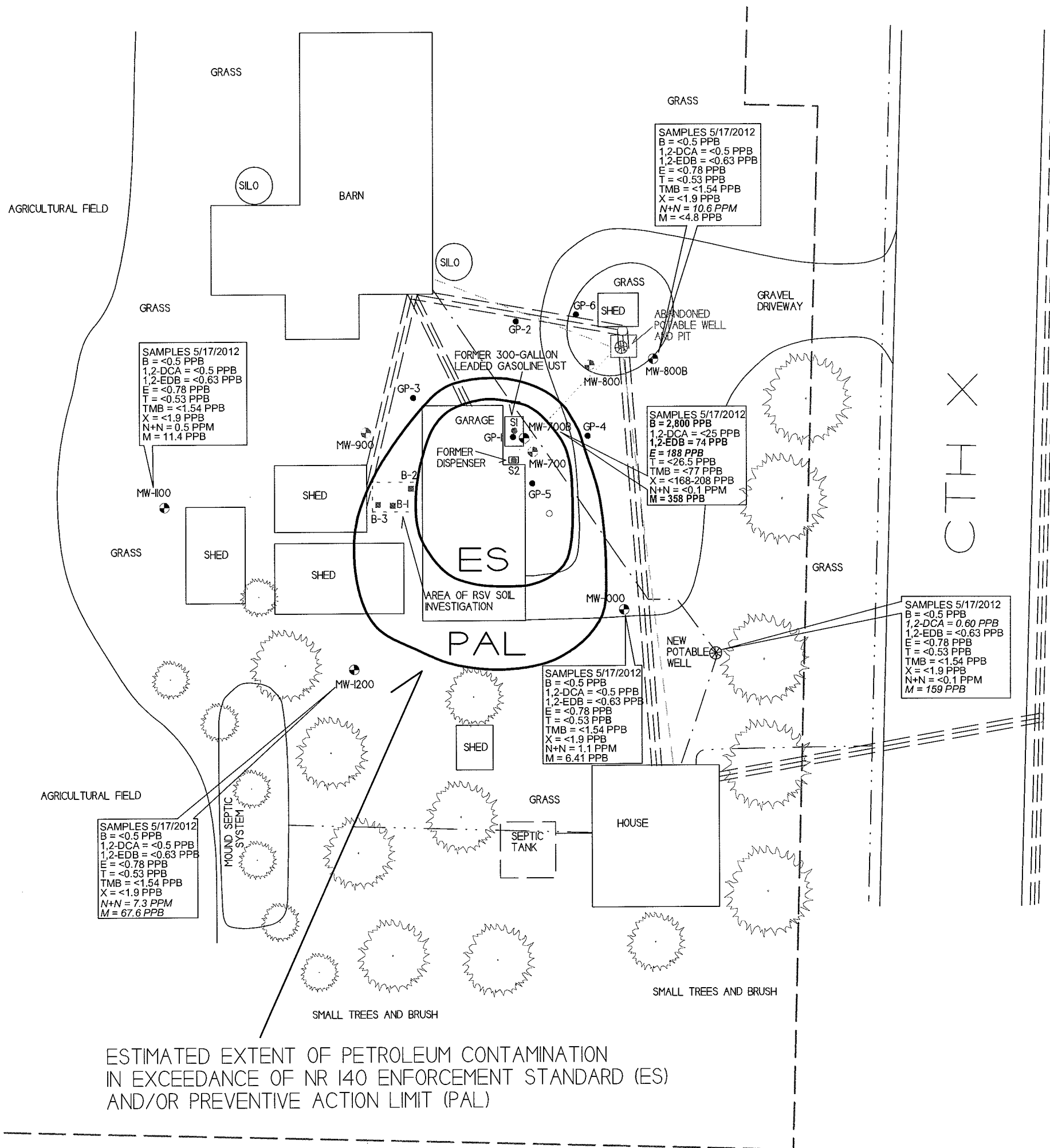
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DATE: 08/14/07 DRAWN BY: MAB TASK NUMBER: 100

SUBSURFACE CROSS SECTION B-B'

WENDT PROPERTY
 WATERTOWN, WISCONSIN

PROJECT NUMBER: WEN08-2200-0940 FIGURE 3



B.3.b GROUNDWATER ISOCONCENTRATION MAP

WENDT PROPERTY

WATERTOWN, WISCONSIN

709 Granta St., Ste. 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893

DRAWN BY: ED DATE: 05/18/09
MODIFIED BY: FH DATE: 04/17/13

NOTE: THIS IS NOT A SURVEYED MAP. MEASUREMENTS AND SPACIAL RELATIONSHIPS MAY BE INCORRECT.

SCALE: 1 INCH = 30 FEET

- - STILES ENGINEERING TANK REMOVAL SOIL SAMPLE LOCATION (1998)
 - - RSV GEOPROBE BORING LOCATIONS (2005)
 - - GEOPROBE BORING LOCATION
 - ⊙ - MONITORING WELL LOCATION
 - ⊖ - ABANDONED MONITORING WELL LOCATION
 - ⊕ - POTABLE WELL LOCATION
 - ⊗ - ABANDONED POTABLE WELL LOCATION
 - ⊗ - TREES (APPROXIMATE LOCATION)
- - - - - WATER LINE
 - - - - - FORMER WATER LINE
 - - - - - FORMER ABANDONED ELECTRICAL CONDUIT (15 INCHES BELOW GROUND SURFACE)
 - ==== OVERHEAD UTILITIES
 - - - - - NATURAL GAS
 - - - - - SEWER LINE
 - - - - - APPROXIMATE PROPERTY BOUNDARIES

NOTE: RESULTS ARE FROM THE SAMPLING EVENT CONDUCTED ON MAY 17, 2012.

BOLD RESULTS = NR 140 ENFORCEMENT STANDARD (ES) EXCEEDANCE

ITALICS RESULTS = NR 140 PREVENTIVE ACTION LIMIT (PAL) EXCEEDANCE

- KEY TO RESULTS
- B = BENZENE
 - E = ETHYLBENZENE
 - T = TOLUENE
 - TMB = TRIMETHYLBENZENES
 - X = XYLENE
 - N+N = NITRATE + NITRITE
 - M = MANGANESE

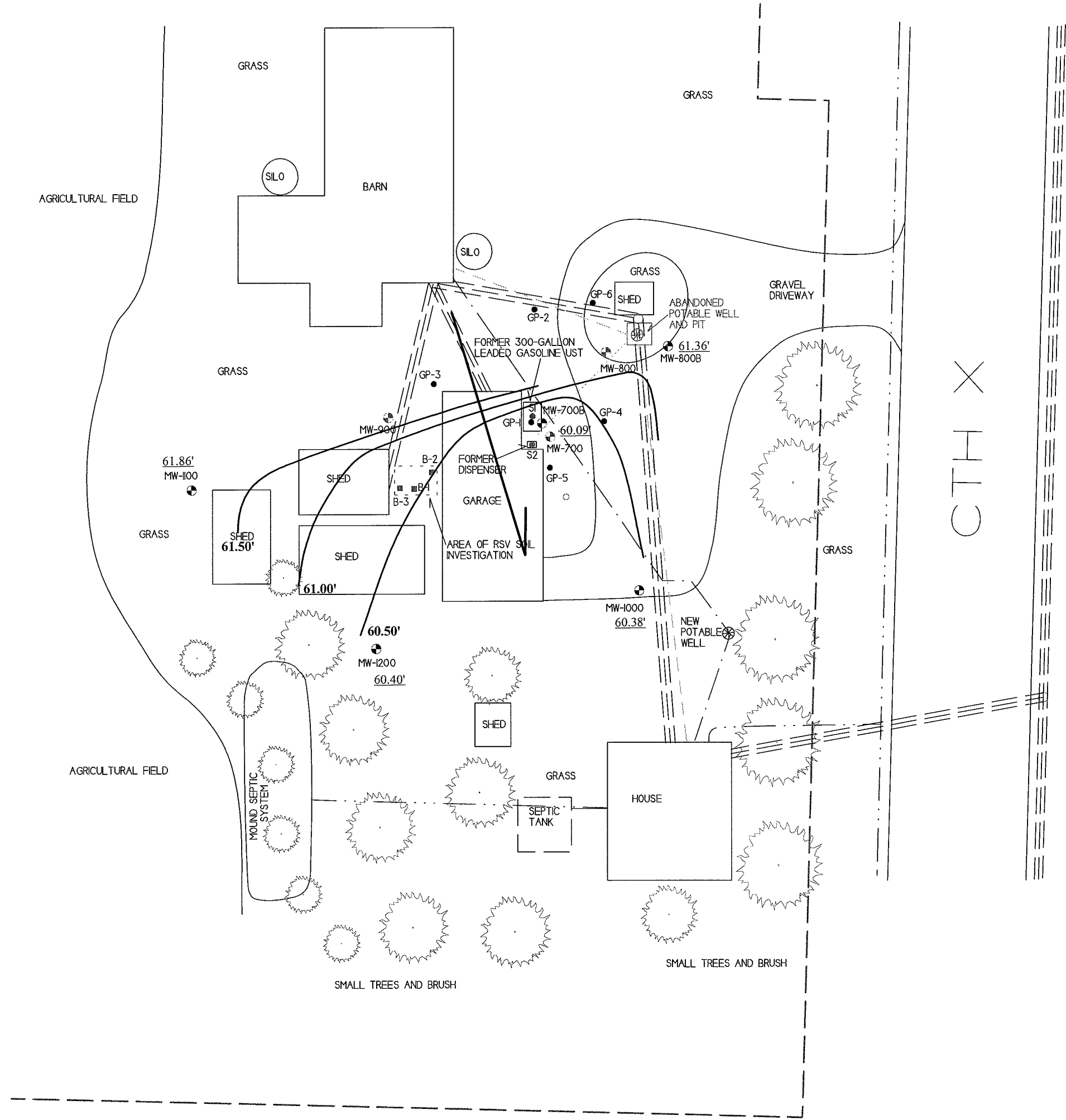
NOTE: MONITORING WELLS MW-800B AND MW-1200 SHOWED PAL EXCEEDANCES FOR NITRATE + NITRITE (10.6 & 7.3 PPM RESPECTFULLY).

MONITORING WELL MW-1200 ALSO SHOWED A PAL EXCEEDANCE FOR MANGANESE (67.6 PPB).

THE ON-SITE POTABLE WELL SHOWED PAL EXCEEDANCES FOR MANGANESE (159 PPB) AND 1,2-DCA (0.60 PPB). THE ON-SITE POTABLE HAS SHOWN A PAL EXCEEDANCE IN ALL BUT TWO ROUNDS OF SAMPLING SINCE IT WAS INSTALLED.

↙ - GROUNDWATER FLOW DIRECTION FOR MAY 17, 2012 SAMPLING EVENT

ESTIMATED EXTENT OF PETROLEUM CONTAMINATION IN EXCEEDANCE OF NR 140 ENFORCEMENT STANDARD (ES) AND/OR PREVENTIVE ACTION LIMIT (PAL)



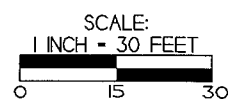
B.3.c GROUNDWATER FLOW DIRECTION

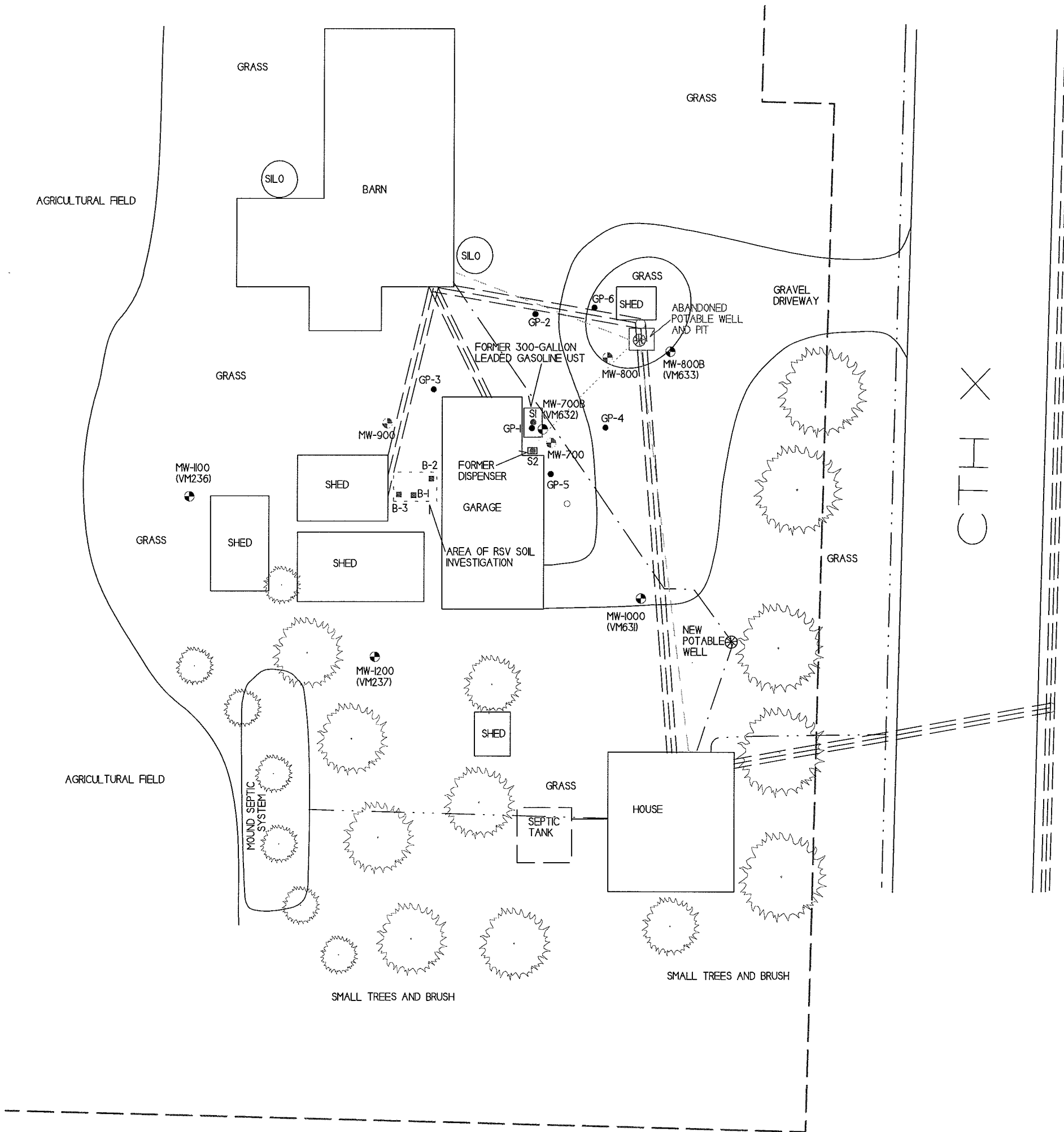
WENDT PROPERTY

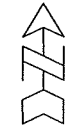

<p style="font-size: 8px;">799 Gillette St., Ste. 2 La Crosse, WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8893</p>	<p>WATERTOWN, WISCONSIN</p> <p>DRAWN BY: ED DATE: 05/16/09 MODIFIED BY: PH DATE: 04/17/10</p>
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NOTE: THIS IS NOT A SURVEYED MAP. MEASUREMENTS AND SPACIAL RELATIONSHIPS MAY BE INCORRECT.





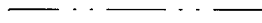


- - STILES ENGINEERING TANK REMOVAL SOIL SAMPLE LOCATION (1998)
 - - RSV GEOPROBE BORING LOCATIONS (2005)
 - - GEOPROBE BORING LOCATION
 - ⊙ - MONITORING WELL LOCATION
 - ⊖ - ABANDONED MONITORING WELL LOCATION
 - ⊕ - POTABLE WELL LOCATION
 - ⊖ - ABANDONED POTABLE WELL LOCATION
 - ⊙ - TREES (APPROXIMATE LOCATION)
-
- — — — — WATER LINE
 - - - - - FORMER WATER LINE
 - - - - - FORMER ABANDONED ELECTRICAL CONDUIT (15 INCHES BELOW GROUND SURFACE)
 - ≡ ≡ ≡ ≡ ≡ ≡ OVERHEAD UTILITIES
 - NATURAL GAS
 - - - - - SEWER LINE
 - - - - - APPROXIMATE PROPERTY BOUNDRIES
-
- ∇ - GROUNDWATER FLOW DIRECTION FOR MAY 16, 2011 SAMPLING EVENT

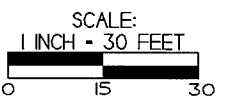




B.3.d MONITORING WELL		
WENDT PROPERTY		
 <small>709 Griggs St. Ste. 3 La Crosse, WI 54603 Tel: (608) 781-8878 Fax: (608) 781-8855</small>	WATERTOWN, WISCONSIN	
	DRAWN BY: ED DATE: 05/16/09	
	MODIFIED BY: MM DATE: 04/27/13	

NOTE: THIS IS NOT A SURVEYED MAP. MEASUREMENTS AND SPACIAL RELATIONSHIPS MAY BE INCORRECT.

- - STILES ENGINEERING TANK REMOVAL SOIL SAMPLE LOCATION (1998)
 - - RSV GEOPROBE BORING LOCATIONS (2005)
 - - GEOPROBE BORING LOCATION
 - ⊙ - MONITORING WELL LOCATION PROPOSED FOR ABANDONMENT
 - ⊖ - ABANDONED MONITORING WELL LOCATION
 - ⊗ - POTABLE WELL LOCATION
 - ⊗ - ABANDONED POTABLE WELL LOCATION
 - ⊙ - TREES (APPROXIMATE LOCATION)
-
-  - WATER LINE
 -  - FORMER WATER LINE
 -  - FORMER ABANDONED ELECTRICAL CONDUIT (15 INCHES BELOW GROUND SURFACE)
 -  - OVERHEAD UTILITIES
 -  - NATURAL GAS
 -  - SEWER LINE
 -  - APPROXIMATE PROPERTY BOUNDRIES



CTH X

B.4.a Vapor Intrusion Map - No vapor samples were assessed as part of the site investigation.

B.4.b Other Media of Concern (e.g., sediment or surface water) - No surface waters or sediments were assessed as part of the site investigation.

B.4.c Other – No other relevant maps and/or figures are being included.

Documentation of Remedial Action (Attachment C)

DISCLAIMER

Documents contained in Attachment C of the Case Closure – GIS Registry (Form 4400-202) are not included in the electronic version (GIS Registry Packet) available on RR Sites Map to limit file size.

For information on how to obtain a copy or to review the file, please contact the Remediation & Redevelopment (RR) Environmental Program Associate (EPA) at dnr.wi.gov/topic/Brownfields/Contact.html



D.1 Location map(s) - No Maintenance Plan is being submitted for this property.

D.2 **Brief descriptions** - No Maintenance Plan is being submitted for this property.

D.3 Description of maintenance action(s) - No Maintenance Plan is being submitted for this property.

D.4 **Inspection log** - No Maintenance Plan is being submitted for this property.

D.5 **Contact information** - No Maintenance Plan is being submitted for this property.

Attachment E/Monitoring Well Information

All monitoring wells have been located and will be properly abandoned upon DNR granting conditional closure to site.

Attachment F/Notification to Owners of Impacted Properties

No notifications are being issued for this site as the RP is the property owner and the contamination does not extend beyond the property boundaries.

G.I Deeds - Source Property and Other Impacted Properties

DOCUMENT NO.
900865

STATE BAR OF WISCONSIN FORM 3 - 1982
QUIT CLAIM DEED

THIS SPACE RESERVED FOR RECORDING DATA

VOL **830** PAGE **979**

Luanda Wendt
quit-claims to
Charles & Luanda Wendt Farms, Inc.
the following described real estate in Jefferson County,
State of Wisconsin:

STATE OF WISCONSIN
Jefferson County
Received for record this 23rd day
of February A.D. 1993 at 9:15
A.M. and recorded Vol
830 of Records, page 979
Thomas L. Smallwood
Notary Public
Deputy

RETURN TO:
Thomas L. Smallwood
735 N. Water Street #1500
Milwaukee, WI 53202
08-15-15-23
Tax Parcel No: 08-15-16-41
08-15-16-44
08-15-21-11-001
08-15-22-21-001
08-15-22-22

See Attached

EXEMPT # 15

This is not homestead property.
(X) (is not)
Dated this 1st day of January, 1993.

Luanda Wendt (SEAL)
Luanda Wendt
2/16/93 Luanda Wendt (SEAL)

AUTHENTICATION
Signature(s) Luanda Wendt
authenticated this 1st day of January, 1993
Thomas L. Smallwood
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by § 706.06, Wis. Stats.)

ACKNOWLEDGMENT
STATE OF WISCONSIN }
County, } ss.
Personally came before me this day of
1993 the above named
to me known to be the person who executed the
foregoing instrument and acknowledge the same.
Notary Public
My Commission is permanent. (If not, state expiration
date: 19...)

THIS INSTRUMENT WAS DRAFTED BY
Lynn A. Ludke
(Signatures may be authenticated or acknowledged. Both
are not necessary.)

LEGAL DESCRIPTION AND TAX PARCEL NUMBERSLegal Description:

The Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Sixteen (16), Township Eight (8) North, of Range Fifteen (15) East, containing 40 acres of land, according to Government Survey, excepting therefrom a strip of land 2 rods wide and 80 rods long running North and South and being the West 2 rods of said described property conveyed by deed by Charles F. Wendt and Lydia R. Wendt, his wife, on July 5, 1927, to the Watertown Silver Fox and Fur Company, a Wisconsin Corporation, and Watertown Silver Black Fox Company, a Wisconsin Corporation, jointly, and recorded in the office of the Register of Deeds for Jefferson County, Wisconsin, on July 6, 1927, in Volume 181 of Deeds, on page 11, and also the North 2 acres of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Sixteen (16), in the Township and Range aforesaid, the South line of said 2 acres to run parallel with the North line of the quarter section last aforesaid; and also the North Quarter (N $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Fifteen (15), in the Township and Range aforesaid, containing 10 acres of land, to be the same more or less; also a certain strip of land conveyed by the said August Oestreich and Ernestine Oestreich, his wife, to one Fred W. Boettcher by deed bearing date September 10, 1891, and recorded in the office of the Register of Deeds of said Jefferson County, September 11, 1891, at 1:00 P.M., in Volume 97 of Deeds, on Page 109, and also the North 20 acres, rectangular in form, of the South Three-Quarters (S $\frac{3}{4}$) of said Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Fifteen (15), in the Township and Range aforesaid; and containing altogether 71 acres of land, be the same more or less.

Subject to and together with a Drainage Ditch Agreement dated October 20, 1947, and recorded in the office of the Register of Deeds of Jefferson County, Wisconsin, on November 1, 1947, in Volume 15 of Miscellaneous, page 581-582, Document No. 419262.

All situated in the County of Jefferson and State of Wisconsin.

All that part of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Sixteen (16), Township Eight (8) North, of Range Fifteen (15) East, excepting and reserving the South 22 $\frac{1}{2}$ acres conveyed to one Fred Brandes, and further excepting a strip 4 rods wide off the North side conveyed to August Oestreich, and leaving 15 $\frac{1}{2}$ acres more or less, and being in the Town of Watertown, County of Jefferson, and State of Wisconsin.

The Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-two (22), Township Eight (8) North, Range Fifteen (15) East, except a strip 10 links wide sold off the South side thereof to Charles Mueller on January 3, 1876; also, the North

G.I Deeds - Source Property and Other Impacted Properties

VOL 830 PAGE 981

Half ($N\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of said Section Twenty-two (22) aforesaid. Situated in the County of Jefferson and State of Wisconsin.

The West 12 rods of the North Half ($N\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-two (22), Township Eight (8) North, Range Fifteen (15) East, containing 3 acres of land, more or less. Situated in the County of Jefferson and State of Wisconsin. Subject to and together with a Drainage Ditch Agreement dated October 20, 1947, and recorded in the office of the Register of Deeds of Jefferson County, Wisconsin, on November 1, 1947, in Volume 15 of Miscellaneous, page 581-582, Document No. 419262.

The South Half ($S\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Twenty-one (21), Township Eight (8) North, Range Fifteen (15) East, containing 10 acres of land, more or less, and being situated in the Town of Watertown, subject to an easement to the Milwaukee Light, Heat and Traction Company, recorded December 2, 1913, in Volume 132, on page 461.

Excepting therefrom, however, the following: Commencing at the Southeast corner of the fractional quarter; thence North along the East line of Section Twenty-one (21) a distance of 150 feet; thence South $89^{\circ} 32'$ West a distance of 218 feet; thence South a distance of 150 feet to the South line of the fractional quarter; thence North $89^{\circ} 32'$ East along the said South line a distance of 218 feet to the place of beginning. All situated in the County of Jefferson and State of Wisconsin.

Tax Parcel Numbers:

08-15-16-41
08-15-15-23
08-15-16-44
08-15-21-11-001
08-15-22-21-001
08-15-22-22

RE: Wendt Jefferson Co. Copy of Deed and CSM or Plat Map

G.2 Certified Survey Map

Subject: RE: Wendt Jefferson Co. Copy of Deed and CSM or Plat Map
From: Staci Hoffman <StaciH@jeffersoncountywi.gov>
Date: 5/23/2013 9:04 AM
To: 'Diana' <dianajs@metcohq.com>

Hi Diana,

The deed would be \$4.00, please request document 900865. This property is located in a metes and bounds description, there is not a CSM or plat associated with it.

Thanks!

Staci M. Hoffman

Jefferson County Register of Deeds
320 S. Main Street, Room 102
Jefferson, WI 53549
920-674-7236
920-674-7238 (fax)
stacih@jeffersoncountywi.gov

From: Diana [mailto:dianajs@metcohq.com]
Sent: Wednesday, May 22, 2013 4:20 PM
To: Staci Hoffman
Subject: Wendt Jefferson Co. Copy of Deed and CSM or Plat Map

Can you tell me what the cost of a copy of the deed and plat or csm would be for parcel# 032-0815-1641-000?

Thank you,

--

Diana Symitzek

METCO - Environmental Program Assistant
dianajs@metcohq.com / 608.781.8879
709 Gillette Street - Suite 3, La Crosse WI 54603
www.metcohq.com

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G.3 Verification of Zoning

Identify Results



Active Layer: [Co Zoning]

LAYER: Co Zoning (found features:1)

Feature 1

Feature Attribute Table:

AREA	1731715.1544597
PERIMETER	5349.3550355277
CZONEB_	3034
CZONEB_ID	30681
PIN	032-0815-1641-000
MUN	32
DIV	
INRD	
DZONE	
PETITN	
REZDATE	01/14/1975
ZONE2012	A-1
FPP_PLAN_A	
ZONE	A-1

LAYER: Surface Water (found features:0)

LAYER: Parcels (found features:1)

Feature 1

Feature Attribute Table:

PIN	032-0815-1641-000
Mailing Name 1	CHARLES & LUANDA WENDT
Mailing Name 2	FARMS INC
Mailing Address	305 ELIZABETH ST
Post Office	WATERTOWN
State	WI
ROD Doc#	0658453/0787557/0900865
Prefix	N
Number	8615
Suffix	
St Dir	
Street Name	CTH X
Unit	
Post Office	WATERTOWN
Parcel Status	A
Description Year	1996
Acerage	39.32
Tax District	3
Assessment Year	2012
Assessment Acres	39.32
Land Value	49700.0

Improvement Value	166600.0
Tax Year	2012
General Tax	3074.03
Forest Tax Law	0.0
Woodland Tax Law	0.0
Managed Forest Open	0.0
Managed Forest Closed	0.0
Special Assess Charge	196.2
Est Fare Market Value	182300.0
Sale Amount	0.0
Sale Date	0
Abbrev Legal 1-2	N2A OF SE1/4 SE1/4 & NE1/4 SE1/4. EX W1A. EX 1.68A IN

LAYER: MCD Boundaries (found features:0)

LAYER: PLSS Sections (found features:1)

Feature 1	
Feature Attribute Table:	
SECTION	16
TOWNSHIP	8
RANGE	15

LAYER: PLSS Sections No (found features:0)

LAYER: Streams, Etc. (found features:0)

LAYER: Major Road Centerlines (found features:0)

LAYER: Road Centerline (found features:0)

LAYER: Parcel Lines (found features:0)

LAYER: Minor Hydro Names (found features:0)

LAYER: Major Hydro Names (found features:0)

G.4 Signed Statement

WDNR BRRTS Case #: 03-28-211144

WDNR Site Name: Wendt Property

Geographic Information System (GIS) Registry of Closed Remediation Sites

In compliance with the revisions to the NR 700 rule series requiring certain closed sites to be listed on the Geographic Information System (GIS) Registry of Closed Remediation Sites (Registry) effective Nov., 2001, I have provided the following information.

To the best of my knowledge the legal descriptions provided and attached to this statement are complete and accurate.

Responsible Party:

Charles L. Wendt
(print name/title)

Charles L. Wendt
(signature) (date)