

Source Property Information

BRRTS #: (No Dashes)

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

***WTM COORDINATES:**

X: Y:

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

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- | | |
|--|--|
| <input type="checkbox"/> Groundwater Contamination > ES (236) | <input checked="" type="checkbox"/> Soil Contamination > *RCL or **SSRCL (232) |
| <input type="checkbox"/> Contamination in ROW | <input type="checkbox"/> Contamination in ROW |
| <input type="checkbox"/> Off-Source Contamination | <input type="checkbox"/> Off-Source Contamination |
| <i>(note: for list of off-source properties
see "Impacted Off-Source Property" form)</i> | <i>(note: for list of off-source properties
see "Impacted Off-Source Property" form)</i> |

Continuing Obligations:

- | | |
|---|--|
| <input type="checkbox"/> N/A (Not Applicable) | <input type="checkbox"/> Cover or Barrier (222) |
| <input type="checkbox"/> Soil: maintain industrial zoning (220) | <i>(note: maintenance plan for
groundwater or direct contact)</i> |
| <i>(note: soil contamination concentrations
between non-industrial and industrial levels)</i> | <input type="checkbox"/> Vapor Mitigation (226) |
| <input type="checkbox"/> Structural Impediment (224) | <input type="checkbox"/> Maintain Liability Exemption (230) |
| <input type="checkbox"/> Site Specific Condition (228) | <i>(note: local government unit or economic
development corporation was directed to
take a response action)</i> |

Note: Comments will not print out.

Monitoring Wells:

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

- Yes No N/A

** Residual Contaminant Level
**Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: (No Dashes) PARCEL ID #:
ACTIVITY NAME: WTM COORDINATES: X: Y:

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
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.
- 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)).
Figure #: **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

- Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.
- 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 parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Location Map**
 - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, 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 s. NR 720.09, 720.11 and 720.19.
Figure #: 2 **Title: Site Map**
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all 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 s. NR 720.09, 720.11 and 720.19.
Figure #: 6 **Title: Extent of Impacted Soil**

BRRTS #: 03-48-000386

ACTIVITY NAME: Vickers Oil Former

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: 5 Title: Cross-Section

Figure #: Title:

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: Title:

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: Title:

Figure #: Title:

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 2 Title: Soil Sample Analytical Data

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 3 Title: Potable Well Samples

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-48-000386

ACTIVITY NAME: Vickers Oil Former

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

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.

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)).

Figure #:

Title:

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



STATE OF WISCONSIN
Department of Safety and Professional Services

Mail to:
P.O. Box 8044
Madison, Wisconsin 53708-8044
TTY: (608) 267-2416
Fax: (608) 267-1381
Email: dsps@wisconsin.gov
Web: <http://dsps.wi.gov>

Governor Scott Walker

Secretary Dave Ross

June 08, 2012

James O Nelson
PO Box 359
Ellsworth, WI 54011-0359

RE: **Final Closure**

PECFA # 54011-9801-01-A DNR BRRTS # 03-48-000386
Vickers Oil (Former), W7485 US Hwy 10, Ellsworth

Dear Mr. Nelson:

The Wisconsin Department of Safety and Professional Services (DPS) has reviewed the request for case closure prepared by your consultant, Meridian Environmental Consulting, LLC, for the site referenced above. DPS has determined that this site does not pose a significant threat to human health or the environment. No further investigation or remedial action is necessary.

This case is now listed as "closed" on the DPS database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. To review sites on the GIS Registry web page, visit <http://dnr.wi.gov/topic/Brownfields/rism.html>. If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Timely filing of your final PECFA claim (if applicable) is encouraged. If your PECFA claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 266-5788.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Zeichert', written over a horizontal line.

Tim Zeichert
Hydrogeologist
Site Review Section

cc: Ken Shimko, Meridian Environmental Consulting, LLC

DOCUMENT NO.

WARRANTY DEED

418007

09-17-2001 10:20 AM

RECORDING FEE: 11.00
WARRANTY DEED
PAGES: 1

This Deed, made between John H. Dodge and Lois M. Dodge,
husband and wife _____ Grantor,
and James O. Nelson and Jane E. Nelson, husband and wife as
survivorship marital property _____ Grantee,

Witnesseth, That the said Grantor, for a valuable consideration
conveys to Grantee the following described real estate in Pierce
County, State of Wisconsin:

RETURN TO
Loberg Law Office
Ellsworth WI 54011 *W-3*

Tax Parcel No: 032226182412U574E

The West 330 feet of the North 264 feet of the Northwest Quarter of the Northeast Quarter (NW¼ / NE¼) of Section Twenty Four (24), Township Twenty Six (26) North, Range Eighteen (18) West. Subject to easements and highways of record.

Purchaser has been furnished results of certain environmental tests of the subject property and assumes any and all responsibility for contaminated soil clean-up or environmental testing as may be required by Federal, State or local authorities, and Purchaser will hold Vendors harmless with respect to any such testing or clean-up obligation, or responsibility for the payment of the cost thereof.

This deed is made in fulfillment of that land contract dated August 29, 1996, recorded September 13, 1996, in Vol. 334 of Rec., pgs. 734-735, as doc. no. 370719.

~~FEE~~
~~17~~
~~EXEMPT~~

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; And grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements, restrictions, rights of way and covenants of record,

and will warrant and defend the same.

Dated this 27th day of July 2001.

(SEAL)

(SEAL)

John H. Dodge (SEAL)
John H. Dodge
Lois M. Dodge (SEAL)
Lois M. Dodge

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____

ACKNOWLEDGMENT

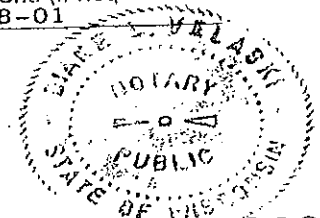
STATE OF WISCONSIN)
) ss.
Pierce County)
Personally came before me this 27th day
of July 2001, the above named
John H. Dodge and Lois M. Dodge
to me known to be the person who executed the
foregoing instrument and acknowledge the
same.

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
LOBERG LAW OFFICE
Robert L. Loberg

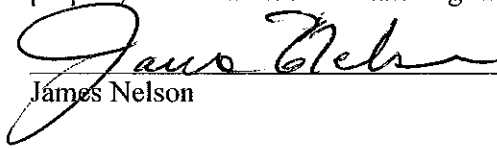
Diane L. Velaski
Diane L. Velaski
Notary Public Pierce County, Wis.
My Commission is permanent. (if not, state
expiration date: 10-28-01)

(Signatures may be authenticated or acknowledged.
Both are not necessary.)



000272

To the best of my knowledge, the attached deed and legal description accurately describes the property known as W7485 State Highway 10, Ellsworth, Wisconsin 54011.


James Nelson

Date 3/15/12

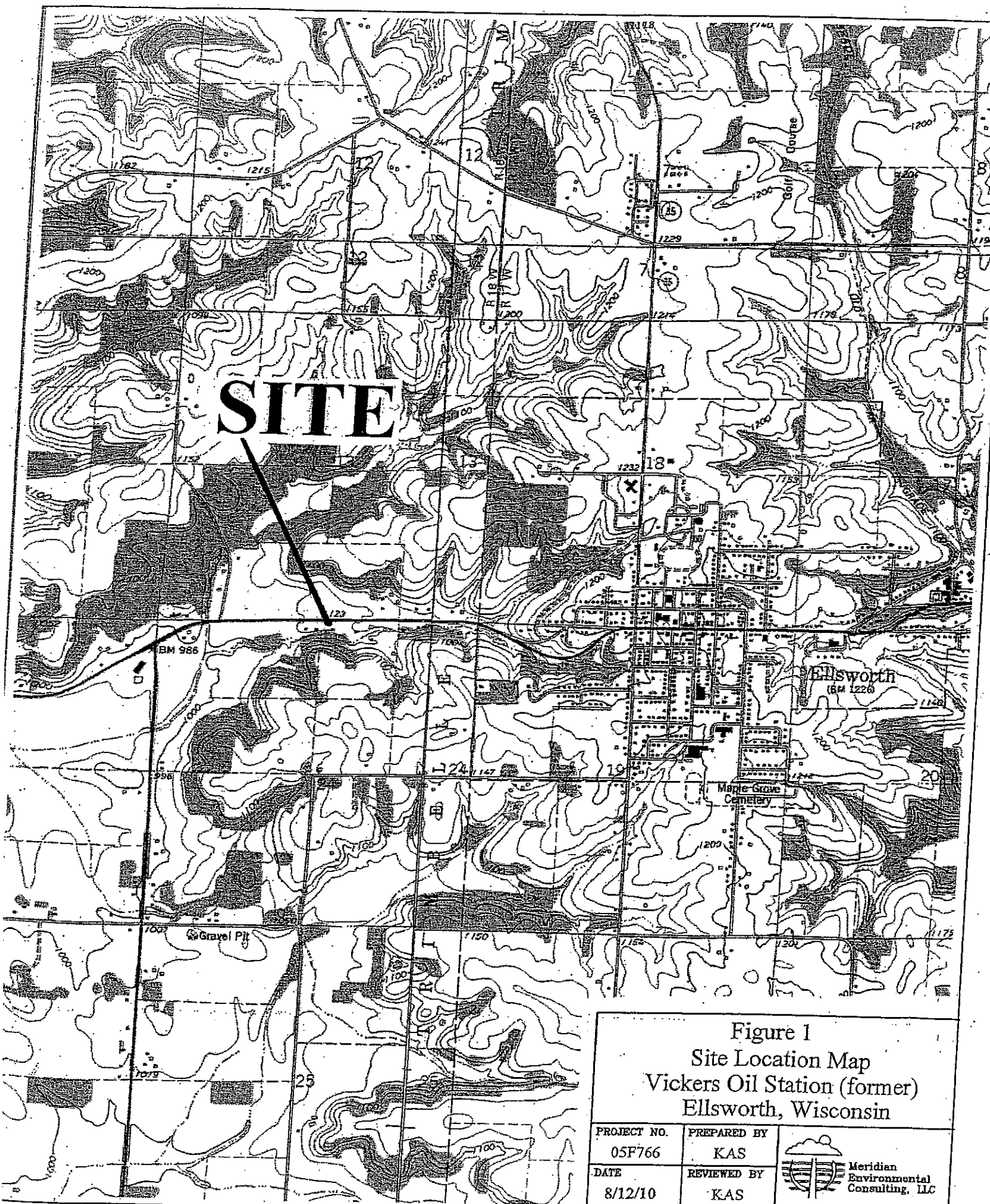



Figure 1
 Site Location Map
 Vickers Oil Station (former)
 Ellsworth, Wisconsin

PROJECT NO. 05F766	PREPARED BY KAS	 Meridian Environmental Consulting, LLC
DATE 8/12/10	REVIEWED BY KAS	

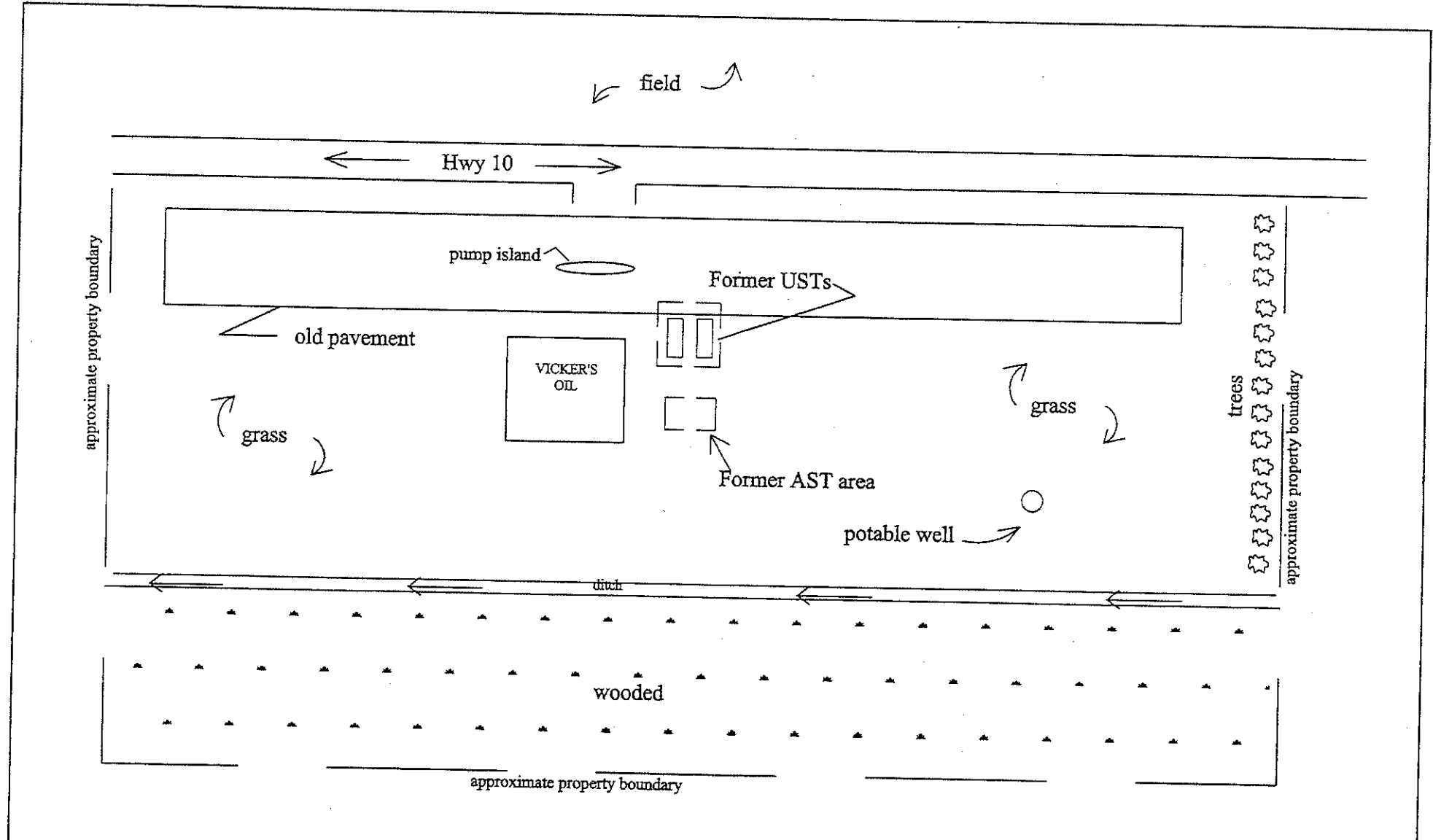



Figure 2
 Site Map
 Vicker's Oil Station
 Ellsworth, WI

PROJECT NO 05F766	PREPARED BY KAS	 Meridian Environmental Consulting, LLC
DATE 8/17/10	REVIEWED BY KAS	

Estimated Extent Impacted Soil in Bedrock

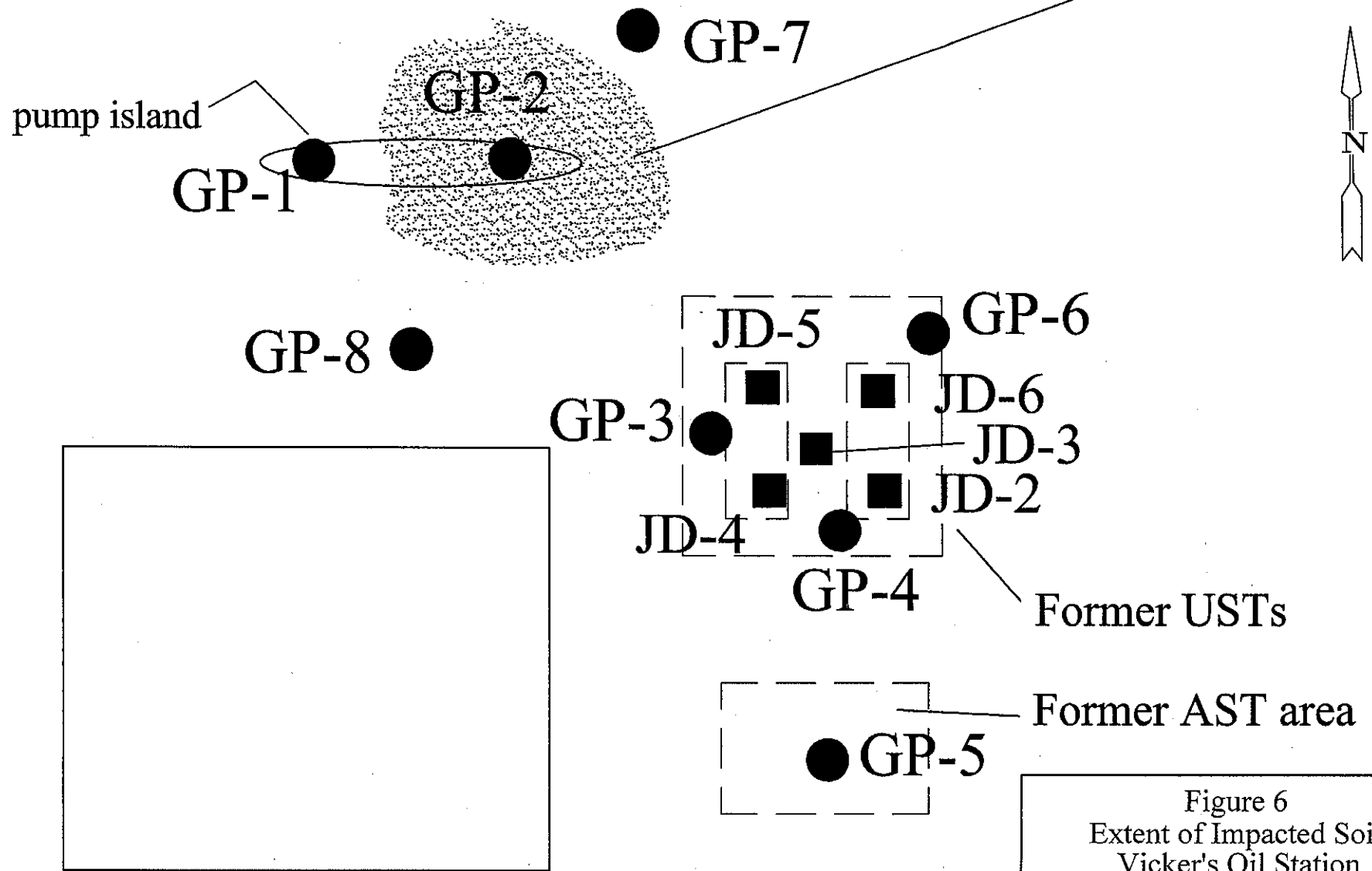




Figure 6
Extent of Impacted Soil
Vicker's Oil Station
Ellsworth, WI

PROJECT NO. 05F766	PREPARED BY KAS	 Meridian Environmental Consulting, LLC
DATE 2/1/11	REVIEWED BY KAS	

10 0 10 20 30

 SCALE - 30 FEET
 (APPROXIMATE SCALE)

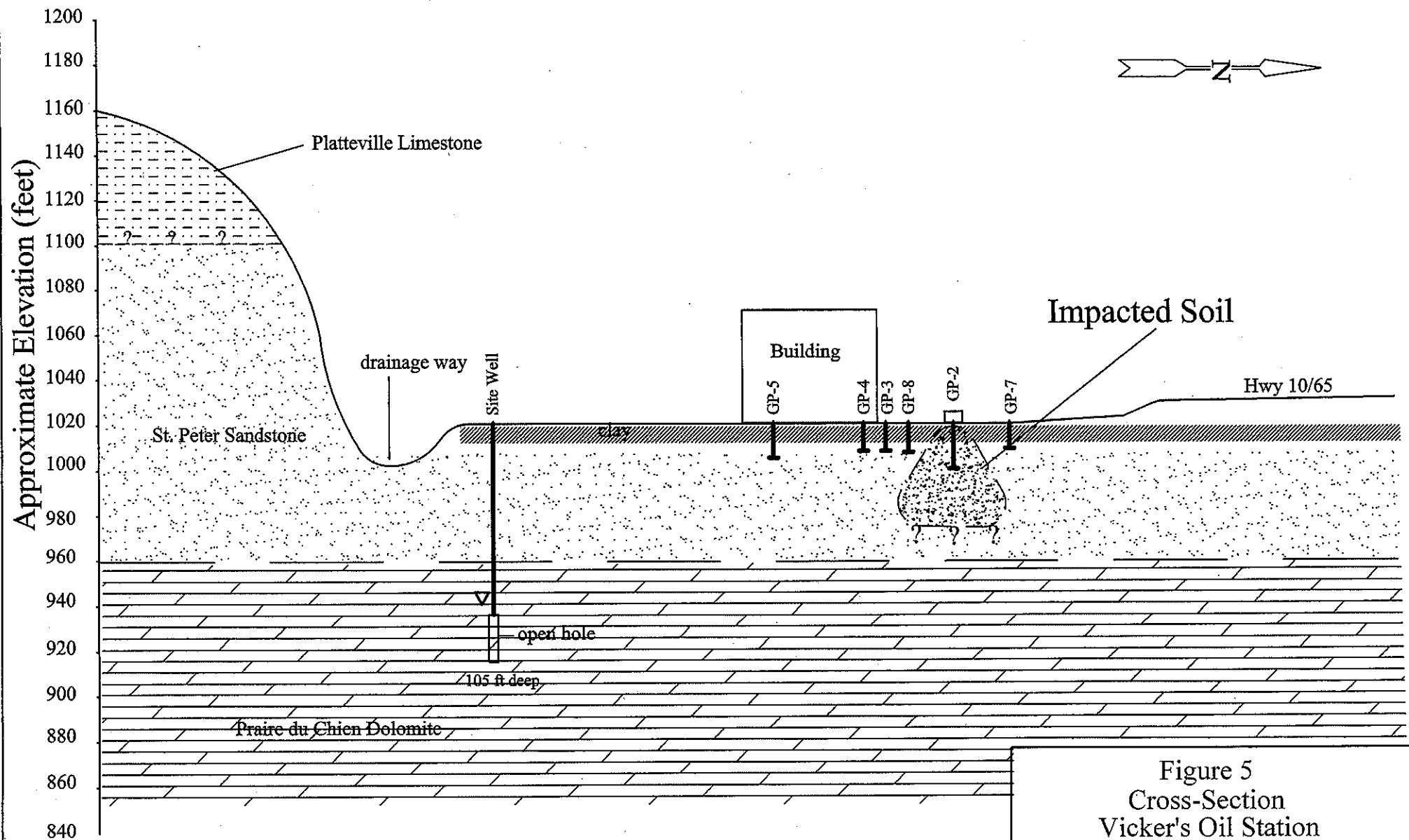


Figure 5
Cross-Section
Vicker's Oil Station
Ellsworth, WI


PROJECT NO. 05F766	PREPARED BY KAS	 Meridian Environmental Consulting, LLC
DATE 1/31/11	REVIEWED BY KAS	

Table 2: Soil Sample Analytical Data

Vickers Oil Station (former)
 Ellsworth, Wisconsin
 Meridian No. 05F766

Sample	1,2,4-TMB	1,3,5-TMB	Total TMB	Benzene	Ethylbenzene	m&p-Xylene	o-Xylene	Total Xylenes	MTBE	Naphthalene	Toluene	DRO	TPH	Lead
Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
1990 Closure Assessment Data (see Figure for sample locations)														
JD-2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	NA
JD-3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	NA
JD-4	NA	NA	NA	ND	24	78.8	74.8	153.6	NA	NA	2.4	NA	2590	16.7
JD-5	NA	NA	NA	ND	5.6	23.5	25.1	48.6	NA	NA	ND	NA	1810	NA
JD-6	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	NA
2010 Soil Borings														
GP-1: 3'	<.015	<.02	<.02	<.018	<.02	0.21	<.018	0.21	<.012	<.02	0.103	NA	NA	NA
GP-1: 15'	<.017	<.023	<.023	<.02	<.023	0.202	<.02	0.202	<.014	<.023	0.107	NA	NA	NA
GP-2: 6' (drill cuttings)	0.148	<.022	0.148	<.020	<.022	<.026	<.02	<.026	<.014	0.326	<.021	9.52	NA	NA
GP-2: 18'	111	51.4	162.4	<1.6	<1.8	38	23.3	61.3	<1.10	18	<1.7	NA	NA	NA
GP-2: 23'	278	93.4	371.4	<1.6	39.7	278	106	384	<1.10	45.2	22.3	1070	NA	NA
GP-3: 10'	<.013	<.018	<.018	<.016	<.017	<.021	<.016	<.021	<.011	<.018	<.017	NA	NA	NA
GP-3: 15'	<.016	<.022	<.022	<.02	<.022	<.026	<.02	<.026	<.014	<.022	<.021	NA	NA	NA
GP-4: 3'	<.013	<.018	<.018	<.016	<.018	0.157	<.016	0.157	<.011	<.018	0.082	NA	NA	NA
GP-4: 11-12	<.013	<.018	<.018	<.016	<.018	<.021	<.016	<.021	<.011	<.018	<.017	NA	NA	NA
GP-4: 15'	<.013	<.018	<.018	<.016	<.018	0.166	<.016	0.166	<.011	<.018	0.087	NA	NA	NA
GP-5: 3'	<.014	<.02	<.02	<.018	<.02	<.023	<.018	<.023	<.012	<.02	<.019	<4.6	NA	NA
GP-5: 7'	<.013	<.018	<.018	<.016	<.018	<.021	<.016	<.021	<.011	<.018	<.017	NA	NA	NA
GP-5: 15'	<.013	<.018	<.018	<.016	<.018	<.021	<.016	<.021	<.011	<.018	<.017	NA	NA	NA
GP-6: 3'	<.015	<.020	<.02	<.018	<.020	<.024	<.018	<.024	<.012	<.020	<.019	NA	NA	NA
GP-6: 15'	<.013	<.018	<.018	<.016	<.018	<.022	<.016	<.022	<.011	<.018	<.017	NA	NA	NA
GP-7: 3'	<.013	<.019	<.019	<.017	<.019	<.022	<.017	<.022	<.011	<.019	<.018	NA	NA	NA
GP-7: 15'	<.013	<.018	<.018	<.016	<.016	<.021	<.016	<.021	<.011	<.018	<.017	NA	NA	NA
GP-8: 3'	<.014	<.020	<.02	<.017	<.020	<.023	<.017	<.023	<.012	<.02	<.019	NA	NA	NA
GP-8: 15'	<.014	<.020	<.02	<.018	<.020	<.023	<.018	<.023	<.012	<.020	<.019	NA	NA	NA
Soil Regulatory Standards														
NR720				0.0055	2.9			4.1			1.5	100		
NR746 Table 1	83	11		8.5	4.6			42		2.7	38			
NR746 Table 2				1.1										

10 Concentration exceeds regulatory standard

