



March 10, 2020

CS RENTALS LLC  
ATTN: CHARLES SAUSEN  
W6985 NEWLAND RD  
BLACK CREEK WI 54106

Subject: Deed Notice for Signature and Filing  
WI DOT Andrews Property – East Tanks, N5593 STH 76, Shiocton, WI  
DNR BRRTS Activity #: 03-45-001011

Dear Mr. Sausen:

On January 7, 1999, the Department of Natural Resources (DNR) filed a Notice of Contamination (deed notice) with the Register of Deeds in Outagamie County with the intent to notify the public of contamination existing within the above referenced property (Property). The deed notice issued under Wis. Admin. Code § NR 728.11 by the DNR was to notify any purchaser of the existence and potential liability of petroleum (waste oil) contamination associated with ownership of the Property. At that time, in accordance with Wisconsin Administrative Code and Wis. Stat. § 292.11(3), the DNR determined all administrative and statutory obligations for this discharge of contamination had not been met and the deed notice was filed.

Actions have been taken to address the source of contamination as well as remedy impacts to the environment. On May 23, 2008, pursuant to Wis. Admin. Code ch. NR 726, the contamination case on your Property was closed with continuing obligations. Per Wis. Admin. Code § 728.11(3), this letter is to advise you that the DNR has made the decision to record a second deed notice that supersedes the original Notice of Contamination for the above-described Property. Per Wis. Admin. Code § 728.11(3), this deed notice is being recorded for the purpose of notifying prospective purchasers and other interested persons that the previously-recorded Notice of Contamination, dated January 7, 1999, as document number 1307902, has been satisfied and is no longer applicable to the above-described Property.

If acceptable, please sign the attached deed notice in the presence of a public notary and file the document with the attached Exhibit A, at the Outagamie County Register of Deeds office. The Register of Deeds office will return the recorded deed notice to you with a document number and date of filing. **When you receive the recorded deed notice, please send a copy of the entire recorded document to the DNR at the above address to the attention of Andy James.**

In the meantime, if you have any questions, please contact me at (920)-662-5149 or Andrew.James@wisconsin.gov

Sincerely,

Roxanne N. Chronert  
Team Supervisor, Northeast Region  
Remediation and Redevelopment Program

Attachments: Deed Notice  
Exhibit A

In Re: Parcels of land now known as Lot nine (9) Shiocton Assessors Plat One (1), which were previously known as Parcels of land in the Northeast Quarter of the Northeast Quarter (NE ¼ , NE ¼) Sections 29, Township 23 North, Range 16 East, in the Village of Shiocton, Wisconsin, described as:

A parcel of land in Lot 1, Block 1, Village of Shiocton, Outagamie County, Wisconsin and particularly described as follows: Beginning at an iron stake at the Southwest corner of Lot 3, in said Block 1; thence Northerly on the West line of said Lot 3, a distance of 110.0 feet to an iron stake on the Northwest corner of Lot 3; thence Westerly bearing slightly South 65.0 feet more or less to the Northwest corner of land owned by W. Helser; thence Easterly on the North line of the land owned by one W. Helser; a distance of 30.0 feet to the Northeast corner of the said Helser land; thence Southerly on the East line of the W. Helser land 92.0 feet to the South line of Lot 1, in Block 1, such point also being on the Northerly boundary of Railroad Street; thence Easterly on the South line of said Block 1, 28.15 feet to the iron stake on the Southwest corner of Lot 3, in Block 1, and the place of beginning.

ALSO: A parcel of land in Lot One (1), Block One (1), Village of Shiocton, described as follows: Beginning at a point on River Street which is One Hundred Fifteen (115) feet Southwesterly from the Southwest corner of Lot (9), which is the starting point, thence Southeasterly parallel with the Southerly line of Lot Nine (9), which is the starting point, Thence Southeasterly parallel with the Southerly line of Lot Nine (9) One Hundred Twenty-One (121) Feet, Thence Southwesterly parallel with River Street Fifteen (15) feet, Thence Northwesterly parallel to the Southerly line of Lot Nine (9), One Hundred Twenty-One (121) feet to the East line of River Street, Thence Northeasterly Fifteen (15) feet to the place of beginning.

ALSO: All of Lot Eight (8) and that part of Lot One (1) in Block One (1), Village of Shiocton, Commencing at the Southwesterly corner of Lot Nine (9), thence East at right angles with River Street and along the South line of Lot Nine (9), One Hundred Twenty-One (121) feet, Thence Southerly and parallel with River Street Forty-six (46) feet, thence Westerly and parallel with the South line of Lot Nine (9), One Hundred Twenty-One (121) feet, Thence Northerly Forty-six (46) feet along the East line of River Street to the place of beginning, RESERVING AND GRANTING a joint driveway to grantors and to grantees and to their heirs, successors, and assigns, which driveway shall be Twelve (12) feet wide, extending Six (6) feet on each side of the Southerly line of the property here conveyed and being Six (6) feet on each side of the line now between the grantors and grantees property and extending from River Street Easterly One Hundred Twenty-one (121) feet.

ALSO: All of the North Sixty (60) feet in width off the North end of Lot Four (4), Block Fifteen (15) of the Village Plat of Shiocton as recorded in the Register of Deeds office of Outagamie County, Wisconsin. Said strip of land extends from River Street to the bank of Wolf River (Hardware Store).

ALSO: A parcel of land in Lot One (1), Block One (1), Village Plat, Village of Shiocton, Wisconsin, described as follows: Beginning at an iron stake in the easterly line of River Street, at a point 130.0 feet northerly from the Southwest corner of said Block One (1); thence North 23° 45' East along the Easterly line of River Street a distance of 32.0 feet to an iron stake; thence Easterly at right angles to the Easterly line of River Street a distance of 121.0 to an iron stake thence North 23° 45' East 130.0 feet to the iron stake at the Northeasterly corner of Lot Nine (9), a distance of 98.93 feet to an iron stake; thence Easterly 83.0 feet to an iron stake on the South boundary of the property of the Catholic Church property; thence Southerly 81.6 feet to an iron stake on the Northerly line of Lot Four (4), such point being 164.5 feet Westerly from the Northeast corner of Lot Seven (7) of said Block One (1); thence Westerly 90.0 feet to an iron stake on the Northwest corner of Lot Three (3) of said Block One (1); thence Southwesterly 99.6 feet to an iron stake on the northeast corner of the property as described in Volume 118 of Deeds, page 355; thence Westerly 175.0 feet to an iron stake on the Easterly line of River Street and the place of beginning. Also all of Lots Three (3) and Four (4) of said Block One (1) of the village Plat of the Village of Shiocton.

As described in Volume 848, page 455 and 456, Outagamie County Register of Deeds.

## Recording Area

Name and Return Address  
CS Rentals LLC  
Charles P. Sausen  
W6985 Newland Rd  
Black Creek WI 54106

280062200

Parcel Identification Number (PIN)

STATE OF WISCONSIN            )  
  )  ss  
COUNTY OF OUTAGAMIE        )

Charles P. Sausen d/b/a CS Rentals LLC, being first duly sworn, on Oath, deposes and says:

1. That he is the owner of the parcels of land now known as Lot nine (9) Shiocton Assessors Plat One (the "Property").
2. That approval has been given by the Wisconsin Department of Natural Resources ("DNR") to terminate the previously recorded Notice of Contamination for the Property, as documented in the attached document prepared by the DNR, labeled Exhibit A.
3. That this Deed Notice is being recorded for the purpose of notifying prospective purchasers and other interested persons that the Notice of Contamination previously filed by the DNR on January 7, 1999, as document number 1307902 has been satisfied, as provided in Exhibit A.

Signature: \_\_\_\_\_

Printed Name: **Charles P. Sausen**

Subscribed and sworn to before me

this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.


\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My commission \_\_\_\_\_

## EXHIBIT A

### Written Determination by the Wisconsin Department of Natural Resources

1. A Notice of Contamination (deed notice) was recorded at the Register of Deeds in Outagamie County, Wisconsin, on January 7, 1999, as Document No. 1307902. It applies to the property located at N5593 State Rd 76 in the village of Shiocton (Property) which is owned by Chuck Sausen d/b/a CS Rentals LLC (CS).
2. The deed notice issued under Wis. Admin. Code § NR 728.11, by the Wisconsin Department of Natural Resources (DNR) was to notify any purchaser of the existence and potential liability of waste oil contamination associated with ownership of the Property. The DNR, in accordance with Wisconsin Administrative Code and Wis. Stat. § 292.11(3), determined all administrative and statutory obligations for this release of contamination, had not been met. Because the DNR believed these contaminants would continue to release into the environment, it was necessary to notify subsequent purchasers of the Property of contamination for which they could be liable.
3. The Property had been utilized as an automobile service facility since about 1915 and also included such uses as a car dealership, service shop, electro-mechanical repair shop and gas station. Jack Andrews inherited the Property from his father around 1970. Four (4) underground storage tanks (USTs) are registered as abandoned at the Property. As a result of DOT roadwork, contamination was discovered in 1990. Outagamie County subsequently acquired the Property through tax foreclosure and completed the environmental investigation and cleanup of the Property. On May 23, 2008, the contamination case (WI DOT Andrews Property – East Tanks – BRRTS # 03-45-001011) was closed with continuing obligations. The Property was sold to CS in 2017.
4. Thus, at this time, with the information available, the referenced release of contamination at the Property is determined to meet all administrative and statutory obligations regarding Wisconsin Administrative Code and Wis. Stat. § 292.11(3). Please refer to the final closure letter dated May 23, 2008, and BRRTS on the web for the list of continuing obligations (residual soil and groundwater contamination) which currently exist at the Property located at N5593 STH 76, in the village of Shiocton, Wisconsin.
5. Therefore, the environmental contamination previously identified on this Property has been adequately addressed. The DNR believes the need for the previously filed Notice of Contamination has been satisfied.

By:

Signature: 

Date: March 10, 2020

Printed Name: Roxanne N. Chronert

Title: Northeast Region Remediation and Redevelopment Team Supervisor

This document was drafted by the Department of Natural Resources