

Source Property Information

BRRTS #:	<input type="text" value="03-67-001708"/>	CLOSURE DATE:	<input type="text" value="04/18/2016"/>
ACTIVITY NAME:	<input type="text" value="ESSELMANN, JIM FARM"/>	FID #:	<input type="text" value="267119050"/>
PROPERTY ADDRESS:	<input type="text" value="1105 Wallace Lake Rd"/>	DATCP #:	<input type="text"/>
MUNICIPALITY:	<input type="text" value="Trenton"/>	PECFA#:	<input type="text" value="53090894005A"/>
PARCEL ID #:	<input type="text" value="T11_005900Z"/>		

***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)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

- | | |
|--|--|
| <input checked="" 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-Site Contamination | <input type="checkbox"/> Off-Site Contamination |

Site Specific Obligations:

- | | |
|--|---|
| <input type="checkbox"/> Soil: maintain industrial zoning (220)
<i>(note: soil contamination concentrations
between non-industrial and industrial levels)</i> | <input type="checkbox"/> Cover or Barrier (222) |
| <input type="checkbox"/> Structural Impediment (224) | <input type="checkbox"/> Direct Contact |
| <input type="checkbox"/> Site Specific Condition (228) | <input type="checkbox"/> Soil to GW Pathway |
| | <input type="checkbox"/> Vapor Mitigation (226) |
| | <input type="checkbox"/> Maintain Liability Exemption (230)
<i>(note: local government unit or economic
development corporation was directed to
take a response action)</i> |

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

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*



April 18, 2016

Mr. James Esselmann
c/o Jeff Esselmann
1745 Davids View East
West Bend, WI 53090

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Jim Esselmann Farm, 1105 Wallace Lake Rd., West Bend, WI
DNR BRRTS Activity #: 03-67-001708 PECFA #: 53090-8940-05-A
FID #: 267119050

Dear Mr. Esselmann:

The Wisconsin Department of Natural Resources (DNR) considers the Jim Esselmann Farm site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property 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 and any attachments listed at the end of 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 chs. NR 726 and 727, Wis. Adm. Code. The Southeast Region Closure Committee reviewed the request for closure on January 13, 2016. The Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases. A request for remaining actions needed was issued via telephone to your consultant by the DNR on January 13, 2016, and documentation that the conditions were met was received on March 4, 2016.

A 500-gallon diesel underground storage tank (UST) and 300-gallon leaded gasoline UST were located on the property near the garage. The tanks, closed by removal in 1991, existed on the properties for farm use. Soil and groundwater were investigated, potential receptors evaluated and natural attenuation parameters tested and verified. 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 at or above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.

The DNR fact sheet “Continuing Obligations for Environmental Protection,” RR-819, helps to explain a property owner’s responsibility for continuing obligations on their property. 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/clean.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>.

All site information is also on file at the Southeast Region DNR office, at 1155 Pilgrim Road, Plymouth, WI 53073. This letter and information that was submitted with your closure request application, including any maps, can be found as a Portable Document Format (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. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. 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:

Wisconsin Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
2300 N. Dr. Martin Luther King, Jr. Dr.
Milwaukee, WI 53212

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

Groundwater contamination greater than enforcement standards is present on this contaminated property, as shown on the attached map *B.3.b Groundwater Isoconcentration*, June 23, 2015, by METCO. 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, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains in the area of the former underground storage tanks and dispensers, as indicated on the attached map *B.2.b Residual Soil Contamination*, October 18, 2013, by METCO. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder 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 or right-of-way holder 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. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property and right-of-way holders 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.

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.

Per Wisconsin Act 55 (2015 State budget), a claim for PECFA reimbursement must be submitted within 180 days of incurring costs (i.e., completing a task). If your final PECFA claim is not submitted within 180 days of incurring the costs, the costs will not be eligible for PECFA reimbursement.

In Closing

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
- a 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 any questions regarding this closure decision or anything outlined in this letter, please contact the DNR Project Manager, Lee Delcore at 920-893-8524, or at Lee.Delcore@wisconsin.gov.

Sincerely,




Michele R. Norman
SER Team Supervisor
Remediation and Redevelopment Program

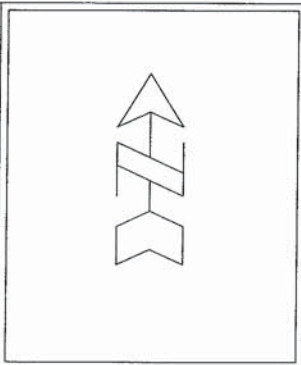
Attachments:

- B.3.b Groundwater Isoconcentration, June 23, 2015
- B.2.b Residual Soil Contamination, October 18, 2013

cc: Jason Powell, METCO

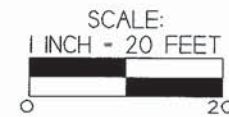
WALLACE LAKE ROAD

B.3.b GROUNDWATER ISOCONCENTRATION	
ESSELMANN PROPERTY	
 709 Gillette Street, Suite 3 La Crosse, WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8893	WEST BEND, WISCONSIN
	DRAWN BY: ED
	DATE: 10/18/13



NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

NOTE: INFORMATION BASED ON DATA COLLECTED FROM THE JUNE 23, 2015 SAMPLING EVENT.



✕ - GEOPROBE BORING LOCATION

● - SOIL BORING LOCATION (COOPER - 1997)

⊗ - MONITORING WELL LOCATION

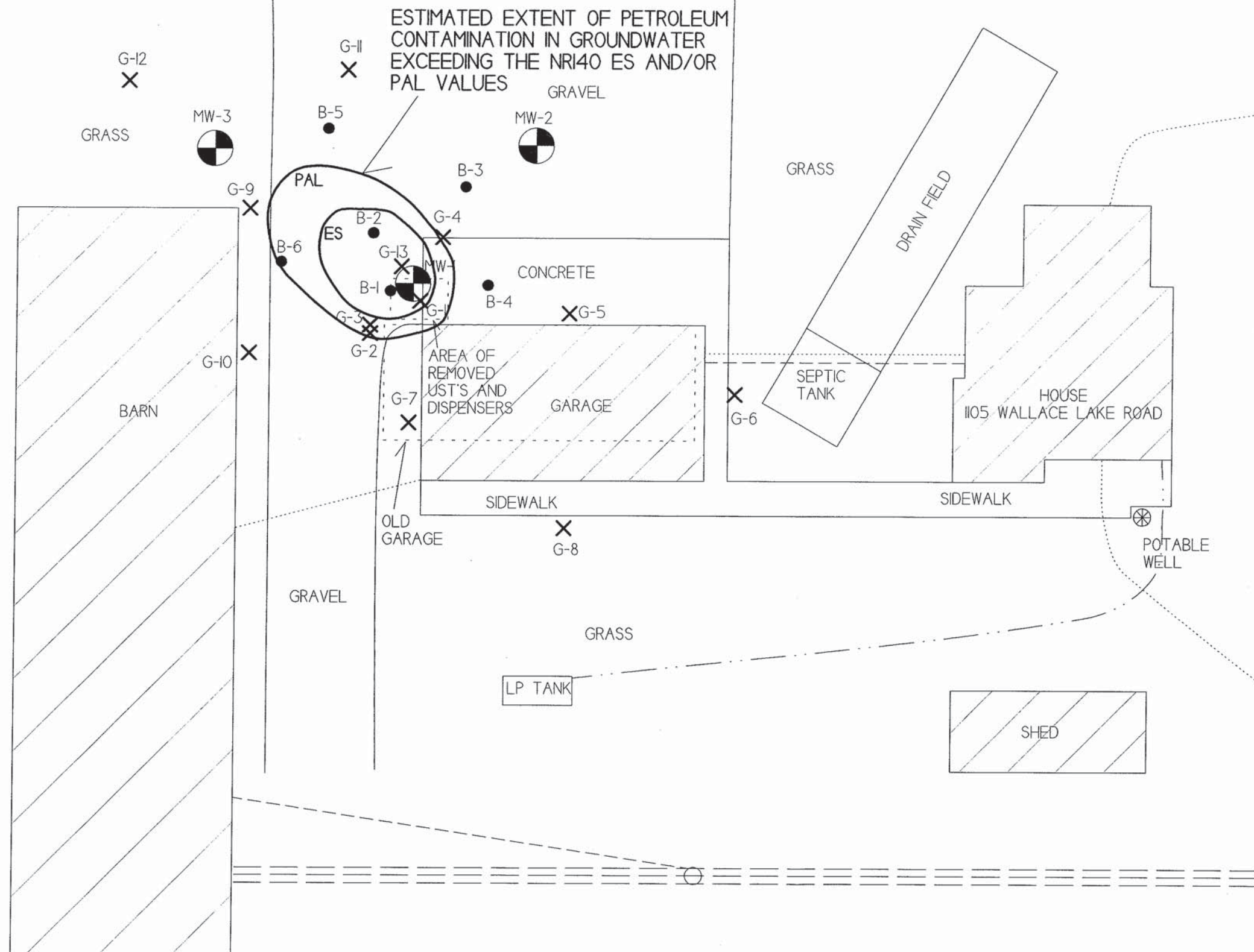
----- - PHONE/FIBER OPTIC

==== - OVERHEAD UTILITIES


----- - NATURAL GAS

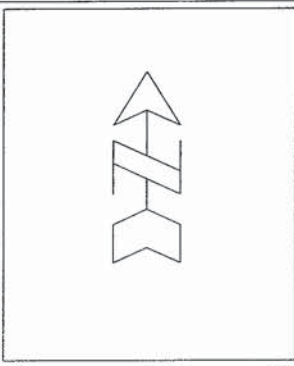
----- - BURIED ELECTRIC LINE

----- - PROPERTY LINE



WALLACE LAKE ROAD

B.2.b RESIDUAL SOIL CONTAMINATION ESSELMANN PROPERTY	
 <small>709 Gillette Street Suite 3 La Crosse, WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8893 Excellence through experience</small>	WEST BEND, WISCONSIN DRAWN BY: ED DATE: 10/18/13

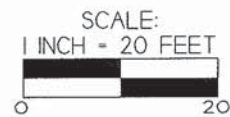


NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

✕ = GEOPROBE BORING LOCATION

● = SOIL BORING LOCATION (COOPER - 1997)

⊙ = MONITORING WELL LOCATION



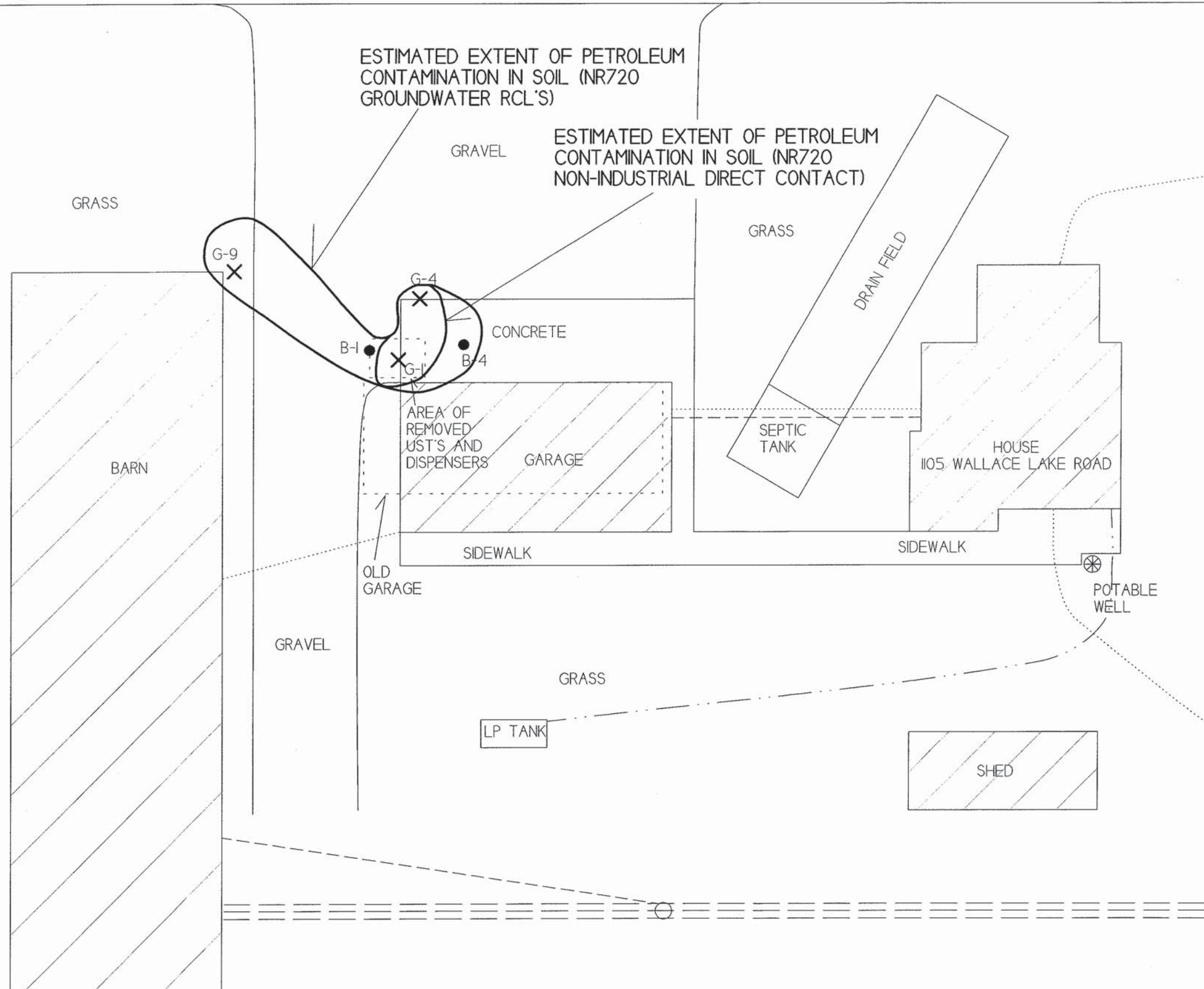
⋯ = PHONE/FIBER OPTIC

≡≡≡≡≡≡≡≡ = OVERHEAD UTILITIES

— — — — — = NATURAL GAS

- - - - - = BURIED ELECTRIC LINE

— — — — — = PROPERTY LINE



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. 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.). Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided.

Site Information			
BRRTS No.	VPLE No.		
03-67-001708			
Parcel ID No.			
005900Z			
FID No.	WTM Coordinates		
267119050	X 674408	Y 332299	
BRRTS Activity (Site) Name	WTM Coordinates Represent:		
Esselmann Property	<input checked="" type="checkbox"/> Source Area <input type="checkbox"/> Parcel Center		
Site Address	City	State	ZIP Code
1105 Wallace Lake Rd	West Bend	WI	53090
Acres Ready For Use	15		

Responsible Party (RP) Name	James Esselmann		
Company Name			

Mailing Address	City	State	ZIP Code
1745 Davids View East	West Bend	WI	53090
Phone Number	Email		
(262) 305-1246			

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

Environmental Consultant Name	Ron Anderson		
Consulting Firm	METCO		

Mailing Address	City	State	ZIP Code
709 Gillette Street, Suite 3	La Crosse	WI	54603
Phone Number	Email		
(608) 781-8879	rona@metcohq.com		

Fees and Mailing of Closure Request

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

<input checked="" type="checkbox"/> \$1,050 Closure Fee	<input checked="" type="checkbox"/> \$300 Database Fee for Soil
<input checked="" type="checkbox"/> \$350 Database Fee for Groundwater or Monitoring Wells (Not Abandoned)	Total Amount of Payment \$ <u>\$1,700.00</u>
<input type="checkbox"/> Resubmittal, Fees Previously Paid	

- 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 portion of the Site Summary Section is not relevant to the case closure request, you must fully explain the reasons why in the relevant section of the form. All information submitted shall be legible. Providing illegible information will 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 Esselmann property, 1105 Wallace Lake Rd, is located at the southwest corner of the intersection of Wallace Lake Rd and North Poplar Rd in the Town of Trenton, Washington County WI. The surrounding properties to the north, south, east, and west are used for farming/agricultural purposes.
- B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.
A farm has existed on the Esselmann Property for at least 100 years. A 500-gallon diesel UST and 300-gallon leaded gasoline UST existed on the property for farm use.
- C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
According to the Zoning Administrator/Deputy Clerk for the Town of Trenton, WI, the Esselmann Property located at 1105 Wallace Lake Rd is zoned "EA - Exclusive Agricultural". Properties to the south, east, west, and the immediate north are also zoned "EA - Exclusive Agricultural". The property to the northeast (diagonally) of the subject property is zoned "CES - 10 Country Estate District (Hobby Farms - Country Homes)".
- D. Describe how and when site contamination was discovered.
A 500-gallon diesel UST and 300-gallon leaded gasoline UST existed on the property for farm use. Petroleum contamination was discovered on the property in 1991 when the USTs were removed. The petroleum contamination was reported to the WDNR, who then required that a site investigation be completed.
- E. Describe the type(s) and source(s) or suspected source(s) of contamination.
Petroleum contamination appears to have originated from the former UST's and dispensers.
- F. Other relevant site description information (or enter Not Applicable).
Not applicable.
- G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.
No other BRRTS activities exist at the subject property.
- H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.
No BRRTS activities exist immediately adjacent to this site.

2. General Site Conditions

- A. Soil/Geology
- 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 consists of coarse sand to clayey sand with gravel and some cobbles from surface to at least 17 feet bgs. Lenses of sandy clay with gravel were encountered in several soil borings.
 - Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
Fill material consisting of tan sand and gravel was encountered in the area of the removed UST's and dispensers from surface to 8 feet bgs.
 - Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.
Bedrock was not encountered during the site investigation, but dolomite bedrock is expected to exist at approximately 100 feet bgs, based on local well construction reports.
 - 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 is covered in grass and agricultural land, with the exception of two gravel driveways, a few areas of concrete, and building structures. The area of the removed UST's and dispensers is covered by gravel and part of a concrete slab next to the garage on the northern part of the property. The "L-shaped" gravel driveway connects Wallace Lake Rd and North Poplar Rd. All of the on-site building structures, which include the house, garage, and at least five agricultural buildings/structures are located on the northern part of the property. The southern part of the property which covers approximately 2/3 of the property is covered by agricultural land.
- B. Groundwater

- i. Discuss depth to groundwater and piezometric elevations. Describe and explain depth variations, including high and low water table elevation and whether free product affects measurement of water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.
Groundwater exists at approximately 8.87-12.59 feet below ground surface depending on well location and time of year. Free product has never been encountered at the site. The stratigraphic unit where the water table is found consists of coarse sand to clayey sand with gravel and some cobbles.
- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
Groundwater elevations measured in the monitoring wells indicated a local groundwater flow direction to be predominately towards the north/northwest. Groundwater flow deeper in the aquifer is unknown, as no piezometers were installed during the investigation.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
On September 23, 2014, METCO conducted slug tests on monitoring wells MW-1, MW-2 and MW-3. The slug test data was evaluated using the curve fitting program "Hydro-Test for Windows" Produced by Dakota Environmental, Inc. Slug test data was evaluated using the Bouwer and Rice method. Hydrogeologic parameters were estimated as follows:

Monitoring Well MW-1
Hydraulic Conductivity (K) = 1.91E-04 cm/sec
Transmissivity = 4.30E-02 cm²/sec
Flow Velocity (V=Kl/n) = 12.47069 m/yr

Monitoring Well MW-2
Hydraulic Conductivity (K) = 2.66E-04 cm/sec
Transmissivity = 6.52E-02 cm²/sec
Flow Velocity (V=Kl/n) = 17.39099 m/yr

Monitoring Well MW-3
Hydraulic Conductivity (K) = 2.00E-04 cm/sec
Transmissivity = 3.30E-02 cm²/sec
Flow Velocity (V=Kl/n) = 13.08832 m/yr

Since the thickness of the unconfined aquifer was unknown, the bottoms of monitoring wells MW-1, MW-2, and MW-3 were assumed as the lower extent of the aquifer for calculation purposes.
- iv. Identify and describe locations/distance of potable and/or municipal wells within 1200 feet of the site. Include general summary of well construction (geology, depth of casing, depth of screened or open interval).
The subject property and surrounding properties are all served by private potable wells. The on-site potable well is located approximately 130 feet to the east/southeast of the removed UST's. The next nearest potable well (residence) exists approximately 650 feet to the northeast of the removed UST's and dispensers.

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.
On November 17, 1997, Cooper Environmental & Engineering Resources, Inc. completed six soil borings. Six soil samples were collected for field and/or laboratory analysis. (Closure Request - July 8, 2008)

On December 17-18, 2013, Geiss Soil and Samples LLC of Merrill, WI conducted a Geoprobe project under the supervision and direction of METCO personnel. Thirteen soil borings were completed and thirty-nine soil samples and twelve groundwater samples were collected for field and/or laboratory analysis. A water sample was also collected from the on-site potable well for laboratory analysis. (Site Investigation Report - November 18, 2015)

On August 12, 2014, Geiss Soil and Samples LLC of Merrill, WI conducted a drilling project under the supervision and direction of METCO personnel. Three monitoring wells (MW-1, MW-2, and MW-3) were installed and twelve soil samples were collected for field and/or laboratory analysis. (Site Investigation Report - November 18, 2015)

On September 23, 2014, METCO personnel collected groundwater samples from the on-site potable well and the three monitoring wells for field and/or laboratory analysis. Field measurements for water level, temperature, pH, ORP, Dissolved Oxygen and Specific Conductance were also collected from the three monitoring wells. METCO also conducted slug tests on the three monitoring wells. The wells were surveyed to mean sea level (MSL) at this time. (Site Investigation Report - November 18, 2015)

On December 17, 2014, METCO personnel collected groundwater samples from the on-site potable well and the three monitoring wells for field and/or laboratory analysis. Field measurements for water level, temperature, pH, ORP, Dissolved Oxygen and Specific Conductance were also collected from the three monitoring wells. (Site Investigation Report - November 18, 2015)

On March 16, 2015, METCO personnel collected groundwater samples from the on-site potable well and the three monitoring wells for field and/or laboratory analysis. Field measurements for water level, temperature, pH, ORP, Dissolved Oxygen and Specific Conductance were also collected from the three monitoring wells. (Site Investigation Report - November 18, 2015)

On June 23, 2015, METCO personnel collected groundwater samples from the on-site potable well and the three monitoring wells for field and/or laboratory analysis. Field measurements for water level, temperature, pH, ORP, Dissolved Oxygen and Specific Conductance were also collected from the three monitoring wells. (Site Investigation Report - November 18, 2015)

- ii. Identify whether contamination extends beyond the source property boundary, and if so describe the media affected (e.g., soil, groundwater, vapors and/or sediment, etc.), and the vertical and horizontal extent of impacts.

It does not appear that the extent of petroleum contamination in soil or groundwater extends beyond the source property boundary.

- 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 interfered with the completion of the site investigation.

B. Soil

- i. Describe degree and extent of soil contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways.

An area of unsaturated soil contamination, which exceeds the NR720 Groundwater RCL values, exists in the area of the removed UST's and dispensers. This consists of an irregular shaped area that measures up to 52 feet long, up to 20 feet wide, and up to 11.5 feet thick. An area of unsaturated soil contamination, which exceeds the NR720 Non-Industrial Direct Contact values (PAH's), exists in the area of the removed UST's and dispensers. This consists of an irregular shaped area that measures up to 20 feet long, up to 10 feet wide, and up to 4 feet thick.

The NR720 soil contaminant plume appears to extend underneath a corner of the on-site garage. However, based on the low levels of contamination in soil and groundwater in this area, vapor intrusion does not appear to be a risk at this time for the following reasons: 1) The residual soil contamination only has low level exceedances. 2) Free product has not been encountered in any monitoring wells. 3) Benzene concentrations in groundwater are less than 1,000 ppb. 4) The garage is not an occupied building.

- ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column.

Soil samples collected within the upper four feet of the soil column exceeding the NR720 RCL's include:

G-1-1: Benzo(a)pyrene (0.053 ppm) at 3.5 feet bgs
G-4-1: Benzo(a)pyrene (0.0289 ppm) at 3.5 feet bgs

- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.

The method used to establish the soil cleanup standards for this site were the NR720 RCL's. The property is zoned "EA - Exclusive Agricultural", therefore, the non-industrial standards were used for this site.

C. Groundwater

- i. Describe degree and extent of groundwater contamination. 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.

A dissolved phase contaminant plume exceeding the NR140 ES and PAL has formed at the watertable in the area of the removed UST and dispenser and has migrated toward the northwest. This plume is approximately 37 feet long and 24 feet wide.

There are no utility corridors in the area of soil and groundwater contamination. The NR140 PAL contaminant plume appear to extend underneath a corner of the on-site garage. However, based on the low levels of contamination in soil and groundwater in this area, vapor intrusion does not appear to be a risk at this time for the following reasons: 1) The residual soil contamination only has low level exceedances. 2) Free product has not been encountered in any monitoring wells. 3) Benzene concentrations in groundwater are less than 1,000 ppb. 4) The garage is not an occupied

building.

The subject property and surrounding properties are all served by private potable wells. The on-site potable well is located approximately 130 feet to the east/southeast of the removed UST's. Analytical results from the on-site potable well, which was sampled five times, show no laboratory detects for VOC's. Low levels of Dissolved Lead were detected in the potable well samples, including a PAL exceedance on September 23, 2014 (2.4 ppb). However, these levels do not exceed the NR140 ES. The lead detects may be due to lead piping in the farm house.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Identify the depth and location of the smear zone.

Free product has never been encountered at this site.

D. Vapor

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

The NR720 soil contaminant plume and the NR140 PAL contaminant plume appear to extend underneath a corner of the on-site garage. However, based on the low levels of contamination in soil and groundwater in this area, vapor intrusion does not appear to be a risk at this time for the following reasons: 1) The residual soil contamination only has low level exceedances. 2) Free product has not been encountered in any monitoring wells. 3) Benzene concentrations in groundwater are less than 1,000 ppb. 4) The garage is not an occupied building.

- 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 indoor/sub slab vapor samples were collected.

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.

The nearest surface water is a wetland, which exists approximately 250 feet to the east of the subject property. An unnamed creek flows to the west out of this wetland and exists approximately 350 feet to the north of the subject property. It does not appear that the petroleum contamination has impacted any surface waters.

- 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 water or sediment samples were collected.

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 occurred at this site.

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

No immediate or interim actions occurred at this site.

- C. Describe the *active* remedial actions taken at the source property, including: type of remedial system(s) used for each media affected; 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 remedial actions occurred at this site.

- D. Describe the alternatives considered during the Green and Sustainable Remediation evaluation in accordance with NR 722.09 and any practices implemented as a result of the evaluation.

No alternatives were considered during the Green and Sustainable Remediation evaluation.

- E. Describe the nature, degree and extent of residual contamination that will remain at the source property or on other affected properties after case closure.

The extent of residual soil contamination which exceeds the NR720 Groundwater RCL values, exists in the area of the removed UST's and dispensers. This consists of an irregular shaped area that measures up to 52 feet long, up to 20 feet wide, and up to 11.5 feet thick. An area of unsaturated soil contamination, which exceeds the NR720 Non-Industrial Direct Contact values (PAH's), exists in the area of the removed UST's and dispensers. This consists of an irregular shaped area that measures up to 20 feet long, up to 10 feet wide, and up to 4 feet thick.

A dissolved phase contaminant plume exceeding the NR140 ES and PAL has formed at the watertable in the area of the

removed UST and dispenser and has migrated toward the northwest. This plume is approximately 37 feet long and 24 feet wide.

The extent of soil and groundwater contamination does not appear to extend beyond the source property boundaries.

- F. Describe the residual soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds RCLs established under s. NR 720.12, Wis. Adm. Code, for protection of human health from direct contact.

The extent of residual soil contamination exceeding the NR720 Non-Industrial Direct Contact values (PAH's) exists in the area of the removed UST's and dispensers. This consists of an irregular shaped area that measures up to 20 feet long, up to 10 feet wide, and up to 4 feet thick. The area of Non-Industrial Direct Contact encompasses soil sample G-1-1, which showed 0.053 ppm Benzo(a)pyrene at 3.5 feet bgs and soil sample G-4-1, which showed 0.0289 ppm Benzo(a)pyrene at 3.5 feet bgs.

- G. Describe the residual soil contamination that is above the observed low water table that attains or exceeds the soil standard(s) for the groundwater pathway.

Soil samples above the observed low water table which currently exceed NR720 RCLs include:

B-1: MTBE, Trimethylbenzenes, and Xylene (9-11 feet bgs)

B-4: Trimethylbenzenes (7-9 feet bgs)

G-9-3: Benzene and Trimethylbenzenes (11.5 feet bgs)

- H. 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 soil contamination and groundwater contamination will be addressed via natural attenuation. Please note, due to the limited degree and extent of soil contamination a Cap Maintenance Plan is not being required.

- I. 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).

Due to the overall decreasing groundwater contaminant trends, it appears that natural attenuation has and will continue to effectively reduce the contaminant mass.

- J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).

Any remaining exposure pathways will be addressed via natural attenuation.

- K. 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 after site closure.

- L. 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-1 (Benzene, Naphthalene, Toluene, Trimethylbenzenes, and Xylene) currently exceeds the NR140 ES and/or PAL.

- M. 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 indoor/sub slab vapor samples were collected.

- N. 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 water and/or sediment samples were collected.

5. Continuing Obligations: Situations where sites, including all affected properties and rights-of-way (ROWs), are included on the DNR's GIS Registry. In certain situations, maintenance plans are also required, and must be included in Attachment D.

Directions: For each of the 3 property types below, check all situations that apply to this closure request.

(NOTE: Monitoring wells to be transferred to another site are addressed in Attachment E.)

This situation applies to the following property or Right of Way (ROW):			Case Closure Situation - Continuing Obligation Inclusion on the GIS Registry is Required (ii. - xiv.)	Maintenance Plan Required	
Property Type:					
Source Property	Affected Property (Off-Source)	ROW			
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	None of the following situations apply to this case closure request.	NA
ii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 RCLs.	NA
iv.				Monitoring Wells Remain:	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Not Abandoned (filled and sealed)	NA
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Continued Monitoring (requested or required)	Yes
v.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) direct contact pathways (includes vapor barriers)	Yes
vi.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) groundwater infiltration pathway	Yes
vii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment: impedes completion of investigation or remedial action (not as a performance standard cover)	NA
viii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination meets NR 720 industrial soil RCLs, land use is classified as industrial	NA
ix.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor Mitigation System (VMS) required due to exceedances of vapor risk screening levels or other health based concern	Yes
x.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Dewatering System needed for VMS to work effectively	Yes
xi.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Compounds of Concern in use: full vapor assessment could not be completed	NA
xii.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Commercial/industrial exposure assumptions used.	NA
xiii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor: Residual volatile contamination poses future risk of vapor intrusion	NA
xiv.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site-specific situation: (e. g., fencing, methane monitoring, other) <i>(discuss with project manager before submitting the closure request)</i>	Site specific

6. 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. ATCP 93, Wis. Adm. Code, exist on the property? Yes No

C. If the answer to question 6.B. is yes, is the leak detection system currently being monitored? Yes No

General Instructions

All information shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected. For each attachment (A-G), provide a Table of Contents page, listing all 'applicable' and 'not applicable' items by Closure Form titles (e.g., A.1. Groundwater Analytical Table, A.2. Soil Analytical Results Table, etc.). If any item is 'not applicable' to the case closure request, you must fully explain the reasons why.

Data Tables (Attachment A)

Directions for Data Tables:

- Use **bold** and italics font for information of importance on tables and figures. Use **bold** font for ch. NR 140, Wis. Adm. Code ES attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, PAL attainments or exceedances.
- Use **bold** font to identify individual ch. NR 720 Wis. Adm. Code RCL exceedances. Tables should also include the corresponding groundwater pathway and direct contact pathway RCLs for comparison purposes. Cumulative hazard index and cumulative cancer risk exceedances should also be tabulated and identified on Tables A.2 and A.3.
- 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 (3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), 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. Soil Analytical Results Table, etc.).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate Portable Document Format (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, potable wells) for which samples have been collected.
- A.2. **Soil Analytical Results Table(s)**: Table(s) showing **all** soil analytical results and collection dates. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated).
- A.3. **Residual Soil Contamination Table(s)**: Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.
- A.4. **Vapor Analytical Table(s)**: 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.5. **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, and time period for sample collection.
- A.6. **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.7. **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, Figures and Photos (Attachment B)

Directions for Maps, Figures and Photos:

- 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 11 x 17 inches, in a 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(4), 726.09(2) and 726.11(3), (5) and (6), Wis. Adm. Code.
- 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.
- Maps, figures and photos should be dated to reflect the most recent revision.

B.1. Location Maps

- B.1.a. **Location Map**: A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected 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 all affected 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 attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding a RCL. Provide parcel identification numbers for all affected properties.
- B.1.c. **RR Sites Map**: From RR Sites Map ([http://dnrmaps.wi.gov/si/?Viewer=RR Sites](http://dnrmaps.wi.gov/si/?Viewer=RR%20Sites)) 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. **Soil Contamination:** Figure(s) showing the location of **all** identified unsaturated soil contamination. Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720.Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedances (0-4 foot depth).
- B.2.b. **Residual Soil Contamination:** Figure(s) showing only the locations of soil samples where unsaturated soil contamination remains at the time of closure (locations represented in Table A.3). Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedance (0-4 foot depth).

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 an RCL. Distinguish between direct contact and the groundwater pathway RCLs.
 - Source location(s) and lateral and vertical extent if groundwater contamination exceeds ch. NR 140 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.1.b.)
- 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, PAL and/or an 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 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 residual soil and groundwater contamination, including sub-slab, indoor air, soil vapor, soil gas, 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).

- B.5. **Structural Impediment Photos:** One or more photographs documenting the structural impediment feature(s) which precluded a complete site investigation or remediation at the time of the closure request. The photographs should document the area that could not be investigated or remediated due to a structural impediment. The structural impediment should be indicated on Figures B.2.a and B.2.b.

Documentation of Remedial Action (Attachment C)

Directions for Documentation of Remedial Action:

- 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 has already been submitted to the DNR, please note the title and date of the report for that particular document requested.
 - C.1. **Site investigation documentation**, that has not otherwise been submitted with the Site Investigation Report.
 - C.2. **Investigative waste** disposal documentation.
 - C.3. Provide a **description of the methodology** used along with all supporting documentation if the RCLs are different than those contained in the Department's RCL Spreadsheet available at:
<http://dnr.wi.gov/topic/Brownfields/Professionals.html>.
 - 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.
 - C.6. **Other.** Include any other relevant documentation not otherwise noted above (This section may remain blank).

Maintenance Plan(s) and Photographs (Attachment D)

Directions for Maintenance Plans and Photographs:

Attach a maintenance plan for each affected property (source property, each off-source affected property) with continuing obligations requiring future maintenance (e.g., direct contact, groundwater protection, vapor intrusion). See Site Summary section 5 for all affected property(s) requiring a maintenance plan. Maintenance plan guidance and/or templates for: 1) Cover/barrier systems; 2) Vapor intrusion; and 3) Monitoring wells, can be found at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html#tabx3>

D.1. Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required:

- Provide brief descriptions of the type, depth and location of residual contamination.

- Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
 - Provide a description of the maintenance actions required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
 - Provide contact information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.
- D.2. **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) all property boundaries.
- D.3. **Photographs** for site 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 shall be visible and discernible. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: <http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf>.

Monitoring Well Information (Attachment E)

Directions for Monitoring Well Information:

For all wells that will remain in use, be transferred to another party, or that could not be located; attach monitoring well construction and development forms (DNR Form 4400-113 A and B: http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf)

Select One:

- No monitoring wells were installed 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 a description of efforts made to locate the wells.
- 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. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.
- One or more monitoring 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). Provide documentation from the party accepting future responsibility for monitoring well(s).

Source Legal Documents (Attachment F)

Directions for Source Legal Documents:

Label documents with the specific closure form titles (e.g., F.1. Deed, F.2. Certified Survey Map, etc.). Include all of the following documents, in the order listed:

- F.1. **Deed:** The most recent deed with legal description clearly listed.
- 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.*
- F.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. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- F.3. **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- F.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. This section applies to the source property only. Signed statements for Other Affected Properties should be included in Attachment G.

Notifications to Owners of Affected Properties (Attachment G)**Directions for Notifications to Owners of Affected Properties:**

Complete the table on the following page for sites which require notification to owners of affected properties pursuant to ch. 292, Wis. Stats. and ch. NR 725 and 726, Wis. Adm. Code. 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.]. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) lists specific notification requirements <http://dnr.wi.gov/files/PDF/pubs/rr/RR606.pdf>.

State law requires that the responsible party provide a 30-day, written advance notification 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. Use form 4400-286, Notification of Continuing Obligations and Residual Contamination, at <http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf>

Include a copy of each notification sent and accompanying proof of delivery, i.e., return receipt or signature confirmation. (These items will not be placed on the GIS Registry.)

Include the following documents for each property, keeping each property's documents grouped together and labeled with the letter G and the corresponding ID number from the table on the following page. (Source Property documents should only be included in Attachment F):

- **Deed:** The most recent deed with legal descriptions clearly listed for all affected properties.
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. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Signatures and Findings for Closure Determination

Check the correct box for this case closure request, and have either a professional engineer or a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code, sign this document.

A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies).

The response action(s) for this site addresses media other than groundwater.

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 by me or prepared under my supervision 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. 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 Ronald J. Anderson 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 by me or prepared by me or prepared under my supervision and, in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. 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."

Ronald J. Anderson

Senior Hydrogeologist/Project Manager

Printed Name

Title



11/18/15

Signature

Date

Attachment A/Data Tables

A.1 Groundwater Analytical Table(s)

A.2 Soil Analytical Results Table(s)

A.3 Residual Soil Contamination Table(s)

A.4 Vapor Analytical Table – No vapor samples were assessed as part of the site investigation.

A.5 Other Media of Concern (e.g., sediment or surface water) – No surface waters or sediments were assessed as part of the site investigation.

A.6 Water Level Elevations

A.7 Other – Natural Attenuation data

A.1 Groundwater Analytical Table

(Geoprobe)

Esselmann Property BRRTS# 03-67-001708

Sample ID	Date	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
G-1-W	12/17/13	15.6	<0.82	<0.37	2.75	1.13	<1.69	<2.41
G-3-W	12/17/13	3.6	<0.82	<0.37	<1.2	<0.8	4.8	<2.41
G-4-W	12/17/13	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-5-W	12/17/13	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-6-W	12/17/13	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-7-W	12/17/13	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-8-W	12/17/13	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-9-W	12/17/13	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-10-W	12/17/13	<0.27	<0.82	<0.37	<1.2	<0.8	47.3	<2.41
G-11-W	12/17/13	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-12-W	12/17/13	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
G-13-W	12/17/13	<13.5	<41	<18.5	112	40	284	245
ENFORCEMENT STANDARD ES = Bold		5	700	60	100	800	480	2000
<i>PREVENTIVE ACTION LIMIT PAL = Italics</i>		<i>0.5</i>	<i>140</i>	<i>12</i>	<i>10</i>	<i>160</i>	<i>96</i>	<i>400</i>

NS = Not Sampled

(ppb) = parts per billion

A.1 Groundwater Analytical Table
Esselmann Property BRRTS# 03-67-001708

Well MW-1

PVC Elevation = 894.59 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
09/23/14	884.98	9.61	0.9	12.8	102	<2.3	270	340	840	2390
12/17/14	884.69	9.90	1.4	22.6	109	<3.7	255	390	1028	2530
03/16/15	884.21	10.38	NS	<4.6	<7.3	<4.9	49	5.1	52	75.3
06/23/15	886.00	8.59	NS	22.8	54	<4.9	254	330	670	1760
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			1.5	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

Well MW-2

PVC Elevation = 892.89 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
09/23/14	883.93	8.96	<0.7	<0.24	<0.55	<0.23	<1.7	<0.69	<3.6	<1.32
12/17/14	883.61	9.28	NS	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
03/16/15	883.10	9.79	NS	<0.46	<0.73	<0.49	<2.6	<0.39	<1.51	<2.06
06/23/15	884.25	8.64	NS	<0.46	<0.73	<0.49	<2.6	<0.39	<1.51	<2.06
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			1.5	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

Well MW-3

PVC Elevation = 893.96 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
09/23/14	882.36	11.60	<0.7	<0.24	<0.55	<0.23	<1.7	<0.69	<3.6	<1.32
12/17/14	882.22	11.74	NS	<0.27	<0.82	<0.37	<1.2	<0.8	<1.69	<2.41
03/16/15	881.65	12.31	NS	<0.46	<0.73	<0.49	<2.6	<0.39	<1.51	<2.06
06/23/15	883.36	10.60	NS	<0.46	<0.73	<0.49	<2.6	<0.39	<1.51	<2.06
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			1.5	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

1105 Private Well

Date	Water Elevation (in feet msl)	Depth to Water (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
12/17/13	NM	NM	NS	<0.24	<0.27	<0.26	<0.49	<0.24	<0.57	<0.94
09/23/14	NM	NM	2.4	<0.24	<0.55	<0.23	<1.7	<0.69	<3.6	<1.32
12/17/14	NM	NM	1.4	<0.24	<0.55	<0.23	<1.7	<0.69	<3.6	<1.32
03/16/15	NM	NM	NS	<0.44	<0.71	<1.1	<1.6	<0.44	<3.1	<3.1
06/23/15	NM	NM	NS	<0.44	<0.71	<1.1	<1.6	<0.44	<3.1	<3.1
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			1.5	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured
Note: Elevations are presented in feet mean sea level (msl).

A.1 Groundwater Analytical Table
(PAH)
Esselmann Property BRRTS# 03-67-001708

Well MW-1

Date	Ace-naphthene (ppb)	Acenaphthylene (ppb)	Anthracene (ppb)	Benzo(a)anthracene (ppb)	Benzo(a)pyrene (ppb)	Benzo(b)fluoranthene (ppb)	Benzo(g,h,i)Perylene (ppb)	Benzo(k)fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h)anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd)pyrene (ppb)	1-Methylnaphthalene (ppb)	2-Methylnaphthalene (ppb)	Naphthalene (ppb)	Phenanthrene (ppb)	Pyrene (ppb)	
09/23/14	1.13	<0.2	<0.18	<0.23	<0.2	<0.19	<0.24	<0.27	<0.18	<0.28	<0.22	1.48	<0.27	29.9	37	100	1.02	0.287	
ENFORCEMENT STANDARD = ES - Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	-	-	-	
PREVENTIVE ACTION LIMIT = PAL - Italics			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	100	-	250	
(ppb) = parts per billion		(ppm) = parts per million		ns = not sampled		nm = not measured													

Note: Elevations are presented in feet mean sea level (msl).

Well MW-2

Date	Ace-naphthene (ppb)	Acenaphthylene (ppb)	Anthracene (ppb)	Benzo(a)anthracene (ppb)	Benzo(a)pyrene (ppb)	Benzo(b)fluoranthene (ppb)	Benzo(g,h,i)Perylene (ppb)	Benzo(k)fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h)anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd)pyrene (ppb)	1-Methylnaphthalene (ppb)	2-Methylnaphthalene (ppb)	Naphthalene (ppb)	Phenanthrene (ppb)	Pyrene (ppb)	
09/23/14	<0.018	0.028	<0.018	<0.023	<0.02	<0.019	<0.024	<0.027	<0.018	<0.028	<0.022	<0.022	<0.027	0.022	<0.024	0.078	<0.018	<0.022	
ENFORCEMENT STANDARD = ES - Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250	
PREVENTIVE ACTION LIMIT = PAL - Italics			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50	
(ppb) = parts per billion		(ppm) = parts per million		ns = not sampled		nm = not measured													

Note: Elevations are presented in feet mean sea level (msl).

Well MW-3

Date	Ace-naphthene (ppb)	Acenaphthylene (ppb)	Anthracene (ppb)	Benzo(a)anthracene (ppb)	Benzo(a)pyrene (ppb)	Benzo(b)fluoranthene (ppb)	Benzo(g,h,i)Perylene (ppb)	Benzo(k)fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h)anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd)pyrene (ppb)	1-Methylnaphthalene (ppb)	2-Methylnaphthalene (ppb)	Naphthalene (ppb)	Phenanthrene (ppb)	Pyrene (ppb)	
09/23/14	<0.018	<0.02	<0.018	<0.023	<0.02	<0.019	<0.024	<0.027	<0.018	<0.028	<0.022	<0.022	<0.027	<0.021	<0.024	0.045	<0.018	<0.022	
ENFORCEMENT STANDARD = ES - Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250	
PREVENTIVE ACTION LIMIT = PAL - Italics			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50	
(ppb) = parts per billion		(ppm) = parts per million		ns = not sampled		nm = not measured													

Note: Elevations are presented in feet mean sea level (msl).

A.1 Groundwater Analytical Table
(VOC's)
Esselmann Property BRRTS# 03-67-001708

Well Sampling Conducted on December 17, 2013

VOC's

Well Name	1105 PW	ENFORCE MENT STANDARD = ES – Bold	PREVENTIVE ACTION LIMIT = PAL - <i>Italics</i>
Benzene/ppb	< 0.24	5	<i>0.5</i>
Bromobenzene/ppb	< 0.33	==	==
Bromodichloromethane/ppb	< 0.27	==	==
Bromoform/ppb	< 0.34	==	==
Bromomethane/ppb	< 0.98	==	==
Carbon Tetrachloride/ppb	< 0.25	==	==
Chlorobenzene/ppb	< 0.24	==	==
Chloroethane/ppb	< 0.62	==	==
Chloroform/ppb	< 0.28	==	==
Chloromethane/ppb	< 0.81	==	==
2-Chlorotoluene/ppb	< 0.35	==	==
4-Chlorotoluene/ppb	< 0.29	==	==
Dibromochloromethane/ppb	< 0.2	==	==
Dibromomethane/ppb	< 0.41	==	==
1,4-Dichlorobenzene/ppb	< 0.25	==	==
1,3-Dichlorobenzene/ppb	< 0.3	==	==
1,2-Dichlorobenzene/ppb	< 0.28	==	==
Dichlorodifluoromethane/ppb	< 0.27	==	==
1,2-Dichloroethane/ppb	< 0.41	5	<i>0.5</i>
1,1-Dichloroethane/ppb	< 0.3	==	==
1,1-Dichloroethene/ppb	< 0.31	==	==
cis-1,2-Dichloroethene/ppb	< 0.32	==	==
trans-1,2-Dichloroethene/ppb	< 0.25	==	==
1,2-Dichloropropane/ppb	< 0.32	==	==
2,2-Dichloropropane/ppb	< 0.45	==	==
1,3-Dichloropropane/ppb	< 0.26	==	==
trans-1,3-Dichloropropene/ppb	< 0.22	==	==
cis-1,3-Dichloropropene/ppb	< 0.2	==	==
1,1-Dichloropropene/ppb	< 0.34	==	==
Ethylbenzene/ppb	< 0.27	700	<i>140</i>
Hexachlorobutadiene/ppb	< 0.48	==	==
Isopropylbenzene/ppb	< 0.3	==	==
p-Isopropyltoluene/ppb	< 0.3	==	==
Methylene chloride/ppb	< 0.35	==	==
Methyl tert-butyl ether (MTBE)/ppb	< 0.26	60	<i>12</i>
Naphthalene/ppb	< 0.49	100	<i>10</i>
Styrene/ppb	< 0.23	==	==
1,1,2,2-Tetrachloroethane/ppb	< 0.45	==	==
1,1,1,2-Tetrachloroethane/ppb	< 0.29	==	==
Tetrachloroethene(PCE)/ppb	< 0.27	5	<i>0.5</i>
Toluene/ppb	< 0.24	800	<i>160</i>
1,2,4-Trichlorobenzene/ppb	< 0.24	==	==
1,1,1-Trichloroethane/ppb	< 0.33	==	==
1,1,2-Trichloroethane/ppb	< 0.34	==	==
Trichloroethene (TCE)/ppb	< 0.3	5	<i>0.5</i>
Trichlorofluoromethane/ppb	< 0.26	==	==
1,2,3-Trichloropropane/ppb	< 0.91	==	==
Trichlorotrifluoroethane/ppb	< 0.41	==	==
1,2,4-Trimethylbenzene/ppb	< 0.31	==	==
1,3,5-Trimethylbenzene/ppb	< 0.26	Total TMB's 480	<i>Total TMB's 96</i>
Vinyl Chloride/ppb	< 0.18	==	==
m&p-Xylene/ppb	< 0.69	==	==
o-Xylene/ppb	< 0.25	Total Xylenes 2000	<i>Total Xylenes 400</i>

Note: Bold type indicates an ES exceedance, *italics* indicates a PAL exceedance. NS = not sampled, NM = Not Measured
Q = Analyte detected above laboratory method detection limit but below practical quantitation limit.
= = No Exceedences

A.2. Soil Analytical Results Table

(PAH)

Esselmann Property BRRS# 03-67-001708

Sample	Depth (feet)	Saturation U/S	Date	Acenaph-thene (ppm)	Acenaph-thylene (ppm)	Anthracene (ppm)	Benzo(a) anthracene (ppm)	Benzo(a) pyrene (ppm)	Benzo(b) fluoranthene (ppm)	Benzo(g,h,i) perylene (ppm)	Benzo(k) fluoranthene (ppm)	Chrysene (ppm)	Dibenzo(a,h) anthracene (ppm)	Fluoranthene (ppm)	Fluorene (ppm)	Indeno(1,2,3-cd) pyrene (ppm)	1-Methyl-naphthalene (ppm)	2-Methyl-naphthalene (ppm)	Naph-thalene (ppm)	Phenan-threne (ppm)	Pyrene (ppm)	DIRECT CONTACT PVOC & PAH COMBINED		
																						Exeedance Count	Hazard Index	Cumulative Cancer Risk
G-1-1	3.5	U	12/17/13	<0.0218	<0.0192	0.0247	0.064	0.053	0.059	0.045	0.0245	0.044	<0.0223	0.106	<0.0222	0.0311	<0.0207	<0.0206	<0.0221	0.074	0.086	1	9.77E-05	4.6E-06
G-1-4	12.0	S	12/17/13	<0.0218	<0.0192	<0.0195	<0.0229	<0.0174	<0.0196	<0.0227	<0.0216	<0.0181	<0.0223	<0.0211	<0.0222	<0.0239	<0.0207	<0.0206	<0.0221	<0.0224	<0.0231			
G-2-1	3.5	U	12/17/13	<0.0218	<0.0192	<0.0195	<0.0229	<0.0174	<0.0196	<0.0227	<0.0216	<0.0181	<0.0223	<0.0211	<0.0222	<0.0239	<0.0207	<0.0206	<0.0221	<0.0224	<0.0231			
G-2-2				NO RECOVERY – REFUSAL @ 6 FEET BELOW GROUND SURFACE																				
G-4-1	3.5	U	12/17/13	<0.0218	<0.0192	<0.0195	0.035	0.0289	0.038	0.0308	<0.0216	0.0235	<0.0223	0.038	<0.0222	<0.0239	<0.0207	<0.0206	<0.0221	<0.0224	0.038	1	1.48E-02	2.4E-06
G-13-1	3.5	U	12/18/13	<0.0218	<0.0192	<0.0195	<0.0229	<0.0174	<0.0196	<0.0227	<0.0216	<0.0181	<0.0223	<0.0211	<0.0222	<0.0239	<0.0207	<0.0206	<0.0221	<0.0224	<0.0231	0	2.98E-02	0.0E+00
Groundwater RCL				---	---	197	---	0.47	0.48	---	---	0.145	---	88.8	14.8	---	---	---	0.659	---	54.5			
Non-Industrial Direct Contact RCL				3440	---	17200	0.148	0.0148	0.148	---	1.48	14.8	0.0148	2290	2290	0.148	15.6	229	5.15	---	1720		1.00E+00	1.00E-05
Soil Saturation Concentration (C-sat)*				---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---			

Bold = Groundwater RCL Exceedance

Bold & Underline = Industrial Direct Contact RCL Exceedance

Bold & Asteric * = C-sat Exceedance

NS = Not Sampled

(ppm) = parts per million

PAH = Polynuclear Aromatic Hydrocarbons

PID = Photoionization Detector

VOC's = Volatile Organic Compounds

A.2. Soil Analytical Results Table
Esselmann Property BRRS# 03-67-001708

Sampling Conducted on December 17, 2013

VOC's		Bold = Groundwater RCL	<u>Underline & Bold = Direct Contact RCL</u>	Asteric * & Bold =Soil Saturation (C-sat) RCL
Sample ID#	G-1-4			
Sample Depth/ft.	12			
Solids Percent	90.5			
Lead/ppm	< 1.5	27	400	==
Diesel Range Organics/ppm	76	==	==	==
Gasoline Range Organics/ppm	108	==	==	==
Benzene/ppm	< 0.0092	0.00512	1.49	1820
Bromobenzene/ppm	< 0.013	==	354	==
Bromodichloromethane/ppm	< 0.027	0.000326	0.39	==
Bromoform/ppm	< 0.030	0.00233	61.6	==
tert-Butylbenzene/ppm	< 0.020	==	183	183
sec-Butylbenzene/ppm	0.079 "J"	==	145	145
n-Butylbenzene/ppm	0.380	==	108	108
Carbon Tetrachloride/ppm	< 0.025	0.00388	0.85	==
Chlorobenzene/ppm	< 0.016	==	392	==
Chloroethane/ppm	< 0.042	0.227	==	==
Chloroform/ppm	< 0.049	0.0033	0.42	==
Chloromethane/ppm	< 0.181	0.0155	171	==
2-Chlorotoluene/ppm	< 0.016	==	==	==
4-Chlorotoluene/ppm	< 0.014	==	==	==
1,2-Dibromo-3-chloropropane/ppm	< 0.048	0.000173	0.01	==
Dibromochloromethane/ppm	< 0.014	0.032	0.93	==
1,4-Dichlorobenzene/ppm	< 0.033	0.144	3.48	==
1,3-Dichlorobenzene/ppm	< 0.030	1.15	297	297
1,2-Dichlorobenzene/ppm	< 0.038	1.17	376	376
Dichlorodifluoromethane/ppm	< 0.057	3.08	135	==
1,2-Dichloroethane/ppm	< 0.036	0.00284	0.61	540
1,1-Dichloroethane/ppm	< 0.019	0.484	4.72	==
1,1-Dichloroethene/ppm	< 0.021	0.00502	342	==
cis-1,2-Dichloroethene/ppm	< 0.024	0.0412	156	==
trans-1,2-Dichloroethene/ppm	< 0.029	0.0588	211	==
1,2-Dichloropropane/ppm	< 0.0095	0.00332	1.33	==
2,2-Dichloropropane/ppm	< 0.046	==	527	527
1,3-Dichloropropane/ppm	< 0.021	==	1490	1490
Di-isopropyl ether/ppm	< 0.011	==	2260	2260
EDB (1,2-Dibromoethane)/ppm	< 0.020	0.0000282	0.05	==
Ethylbenzene/ppm	< 0.010	1.57	7.47	480
Hexachlorobutadiene/ppm	< 0.095	==	6.23	==
Isopropylbenzene/ppm	< 0.025	==	==	==
p-Isopropyltoluene/ppm	0.081 "J"	==	162	162
Methylene chloride/ppm	< 0.057	0.00256	60.7	==
Methyl tert-butyl ether (MTBE)/ppm	< 0.030	0.027	59.4	8870
Naphthalene/ppm	0.191 "J"	0.659	5.15	==
n-Propylbenzene/ppm	< 0.024	==	==	==
1,1,2,2-Tetrachloroethane/ppm	< 0.012	0.000156	0.75	==
1,1,1,2-Tetrachloroethane/ppm	< 0.023	0.0533	2.59	==
Tetrachloroethene (PCE)/ppm	< 0.049	0.00454	30.7	==
Toluene/ppm	< 0.020	1.11	818	818
1,2,4-Trichlorobenzene/ppm	< 0.079	0.408	22.1	==
1,2,3-Trichlorobenzene/ppm	< 0.129	==	48.9	==
1,1,1-Trichloroethane/ppm	< 0.038	0.14	==	==
1,1,2-Trichloroethane/ppm	< 0.023	0.00324	1.48	==
Trichloroethene (TCE)/ppm	< 0.028	0.00358	0.64	==
Trichlorofluoromethane/ppm	< 0.086	==	1120	==
1,2,4-Trimethylbenzene/ppm	0.046 "J"		89.8	219
1,3,5-Trimethylbenzene/ppm	< 0.026	1.38	182	182
Vinyl Chloride/ppm	< 0.021	0.000138	0.07	==
m&p-Xylene/ppm	< 0.068			
o-Xylene/ppm	< 0.031	3.94	258	258

NS = not sampled, NM = Not Measured
(ppm) = parts per million
DRO = Diesel Range Organics
GRO = Gasoline Range Organics
== No Exceedences

A.3. Residual Soil Contamination Table
 Esselmann Property BRRTS# 03-67-001708

Sample ID	Depth (feet)	Saturation U/S	Date	PID	Lead (ppm)	DRO (ppm)	GRO (ppm)	Benzene (ppm)	Ethyl Benzene (ppm)	MTBE (ppm)	Naphthalene (ppm)	Toluene (ppm)	1,2,4-Trime-thylbenzene (ppm)	1,3,5-Trime-thylbenzene (ppm)	Xylene (Total) (ppm)	Other VOC's (ppb)	DIRECT CONTACT PVOC & PAH COMBINED		
																	Exceedance Count	Hazard Index	Cumulative Cancer Risk
B-1	9.0-11.0	U	11/17/97	409	NS	NS	NS	<0.025	0.700	0.410	NS	1	3.7	1.3	5				
B-4	7.0-9.0	U	11/17/97	109	NS	NS	NS	<0.025	<0.025	<0.025	NS	<0.025	1.4	0.690	0.530				
G-1-1	3.5	U	12/17/13	0	11.9	NS	NS	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS	1	9.77E-05	4.6E-06
G-3-3	12.0	S	12/17/13	610	NS	NS	NS	10.6	0.340	<0.250	1.64	0.900	10.9	12.6	2.9	NS	1	1.48E-02	2.4E-06
G-4-1	3.5	U	12/17/13	0	5.9	NS	NS	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS	1	1.48E-02	2.4E-06
G-9-3	11.5	U	12/18/13	50	NS	NS	NS	6.5	0.580	<0.025	0.630	0.620	11	7.5	1.111	NS			
G-13-3	12.0	S	12/18/13	110	NS	NS	NS	1.02	0.163	<0.025	0.650	0.068	1.61	0.790	0.969	NS			
Groundwater RCL					27	-	-	0.00512	1.57	0.027	0.659	1.11	1.38	3.94	-				
Non-Industrial Direct Contact RCL					400	-	-	1.49	7.47	59.4	5.15	818	89.8	182	258	-			
Soil Saturation Concentration (C-sat)*					-	-	-	1820*	480*	8870*	-	818*	219*	182*	258*	-	1.00E+00	1.00E-05	

Bold = Groundwater RCL Exceedance

Bold & Underline = Non Industrial Direct Contact RCL Exceedance

Bold & Asteric * = C-sat Exceedance

NS = Not Sampled

NM = Not Measured

(ppm) = parts per million

DRO = Diesel Range Organics

GRO = Gasoline Range Organics

PID = Photoionization Detector

PVOC's = Petroleum Volatile Organic Compounds

A.3. Residual Soil Contamination Table
(PAH)
Esselmann Property BRRS# 03-67-001708

Sample	Depth (feet)	Saturation U/S	Date	Acenaph-thene (ppm)	Acenaph-thylene (ppm)	Anthracene (ppm)	Benzo(a) anthracene (ppm)	Benzo(a) pyrene (ppm)	Benzo(b) fluoranthene (ppm)	Benzo(g,h,l) perylene (ppm)	Benzo(k) fluoranthene (ppm)	Chrysene (ppm)	Dibenzo(a,h) anthracene (ppm)	Fluoranthene (ppm)	Fluorene (ppm)	Indeno(1,2,3-cd) pyrene (ppm)	1-Methyl-naphthalene (ppm)	2-Methyl-naphthalene (ppm)	Naph-thalene (ppm)	Phenan-threne (ppm)	Pyrene (ppm)	DIRECT CONTACT PVOC & PAH COMBINED			
																						Exceedance Count	Hazard Index	Cumulative Cancer Risk	
G-1-1	3.5	U	12/17/13	<0.0218	<0.0192	0.0247	0.064	0.053	0.059	0.045	0.0245	0.044	<0.0223	0.106	<0.0222	0.0311	<0.0207	<0.0206	<0.0221	0.074	0.086	1	9.77E-05	4.6E-06	
G-4-1	3.5	U	12/17/13	<0.0218	<0.0192	<0.0195	0.035	0.0289	0.038	0.0308	<0.0216	0.0235	<0.0223	0.038	<0.0222	<0.0239	<0.0207	<0.0206	<0.0221	<0.0224	0.038	1	1.48E-02	2.4E-06	
Groundwater RCL				---	---	197	---	0.47	0.48	---	---	0.145	---	88.8	14.8	---	---	---	0.659	---	54.5				
Non-Industrial Direct Contact RCL				3440	---	17200	0.148	0.0148	0.148	---	1.48	14.8	0.0148	2290	2290	0.148	15.6	229	5.15	---	1720		1.00E+00	1.00E-05	
Soil Saturation Concentration (C-sat)*				---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---			

Bold = Groundwater RCL Exceedance
Bold & Underline = Industrial Direct Contact RCL Exceedance

Bold & Asteric * = C-sat Exceedance

NS = Not Sampled

(ppm) = parts per million

PAH = Polynuclear Aromatic Hydrocarbons

PID = Photoionization Detector

VOC's = Volatile Organic Compounds

A.6 Water Level Elevations
Esselmann Property BRRTS# 03-67-001708
West Bend, Wisconsin

	MW-1	MW-2	MW-3
Ground Surface (feet msl)	894.87	893.36	894.49
PVC top (feet msl)	894.59	892.89	893.96
Well Depth (feet)	17.00	17.00	17.00
Top of screen (feet msl)	887.87	886.36	887.49
Bottom of screen (feet msl)	877.87	876.36	877.49
Depth to Water From Top of PVC (feet)			
09/23/14	9.61	8.96	11.60
12/17/14	9.90	9.28	11.74
03/16/15	10.38	9.79	12.31
06/23/15	8.59	8.64	10.60
Depth to Water From Ground Surface (feet)			
09/23/14	9.89	9.43	12.13
12/17/14	10.18	9.75	12.27
03/16/15	10.66	10.07	12.59
06/23/15	8.87	8.92	10.88
Groundwater Elevation (feet msl)			
09/23/14	884.98	883.93	882.36
12/17/14	884.69	883.61	882.22
03/16/15	884.21	884.80	882.28
06/23/15	886.00	884.25	883.36

CNL = Could Not Locate

A = Abandoned and removed during soil excavation project

NI = Not Installed

A.7 Other
 Groundwater NA Indicator Results
 Esselmann Property BRRTS# 03-67-001708

Well MW-1

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
09/23/14	1.23	7.12	128	15.8	776.0	2.19	35.6	<0.06	413
12/17/14	2.71	7.87	193	6.6	673.0	NS	NS	NS	NS
03/16/15	1.94	6.65	307	7.8	503.0	NS	NS	NS	NS
06/23/15	2.49	7.77	119	13.1	691.0	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES - Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = <i>PAL - Italics</i>						2	-	-	60

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured
 Note: Elevations are presented in feet mean sea level (msl).

Well MW-2

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
09/23/14	1.80	6.89	173	18.2	1429.0	21.4	40.6	<0.06	92.7
12/17/14	3.60	6.74	234	7.0	1148.0	NS	NS	NS	NS
03/16/15	2.59	5.98	243	3.2	716.0	NS	NS	NS	NS
06/23/15	4.38	7.67	184	124.0	1138.0	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES - Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = <i>PAL - Italics</i>						2	-	-	60

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured
 Note: Elevations are presented in feet mean sea level (msl).

Well MW-3

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
09/23/14	3.07	6.2	224	14.7	2045.0	17.5	45.3	<0.06	43.5
12/17/14	5.97	10.45	232	5.7	487.5	NS	NS	NS	NS
03/16/15	4.92	5.78	211	8.6	587.0	NS	NS	NS	NS
06/23/15	5.42	7.48	165	12.0	786.0	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES - Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = <i>PAL - Italics</i>						2	-	-	60

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured
 Note: Elevations are presented in feet mean sea level (msl).

Attachment B/Maps and Figures

B.1 Location Maps

B.1.a Location Map

B.1.b Detailed Site Map

B.1.c RR Site Map

B.2 Soil Figures

B.2.a Soil Contamination

B.2.b Residual Soil Contamination

B.3 Groundwater Figures

B.3.a Geologic Cross-Section Figure(s)

B.3.b Groundwater Isoconcentration

B.3.c Groundwater Flow Direction

B.3.d Monitoring Well

B.4 Vapor Maps and Other Media

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

B.4.b Other media of concern (e.g., sediment or surface water) – No surface waters or sediments were sampled as part of this site investigation.

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

TOPO! map printed on 10/18/13 from "wisconsin.tpo" and "Untitled.tpg"
88°06.000' W WGS84 88°05.000' W

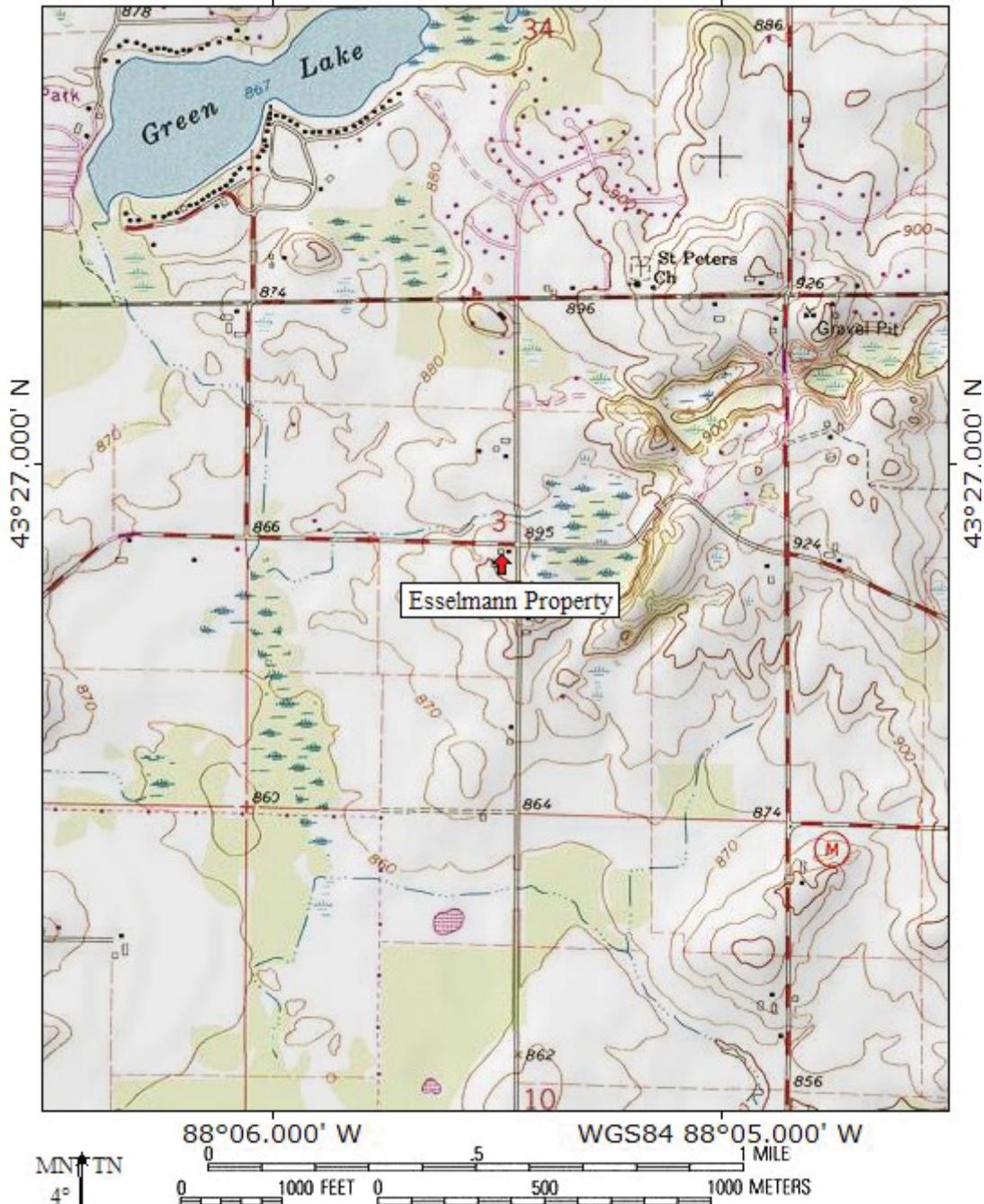
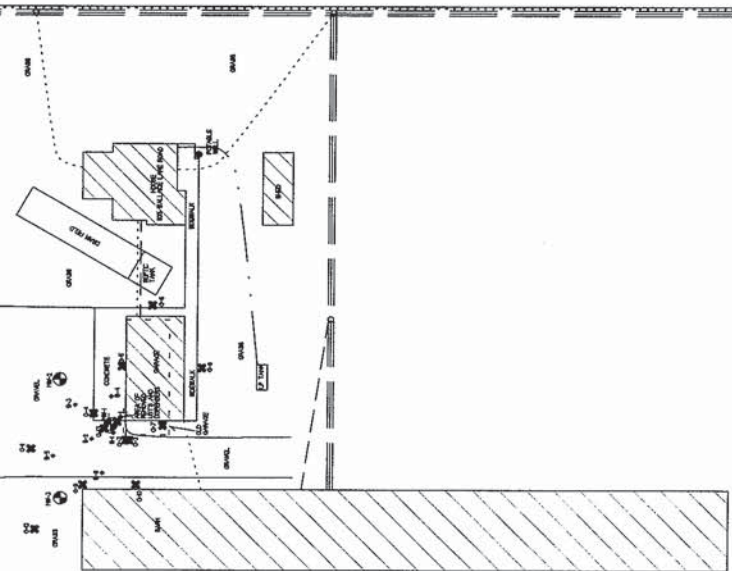


Figure B.1.a LOCATION MAP – CONTOUR INTERVAL 10 FEET
ESSELMANN PROPERTY – WEST BEND, WI
SEAMLESS USGS TOPOGRAPHIC MAPS ON CD-ROM

WALLACE LAKE ROAD

NORTH POPLAR ROAD



BID RETAILED SITE
MAP PROPERTY BOUNDARY
ESSELMAN PROPERTY


DATE: 05/11/2011
DRAWN BY: [Signature]

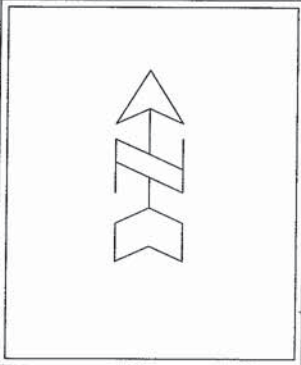
• GENERAL BOUNDARY LOCATION
• EXISTING BUILDING LOCATION
• NEW BUILDING LOCATION
• EXISTING UTILITY LOCATION
• NEW UTILITY LOCATION

--- PROPERTY BOUNDARY
--- EXISTING UTILITY
--- NEW UTILITY
--- EXISTING BUILDING
--- NEW BUILDING

SCALE: 1 INCH = 50 FEET

WALLACE LAKE ROAD

<p>B.I.b DETAILED SITE MAP</p>	
<p>ESSELMANN PROPERTY</p>	
 <p>709 Gillette Street, Suite 3 La Crosse, WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8893</p>	<p>WEST BEND, WISCONSIN</p> <p>DRAWN BY: ED DATE: 10/18/13</p>

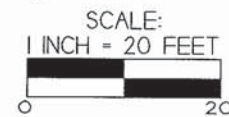


NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

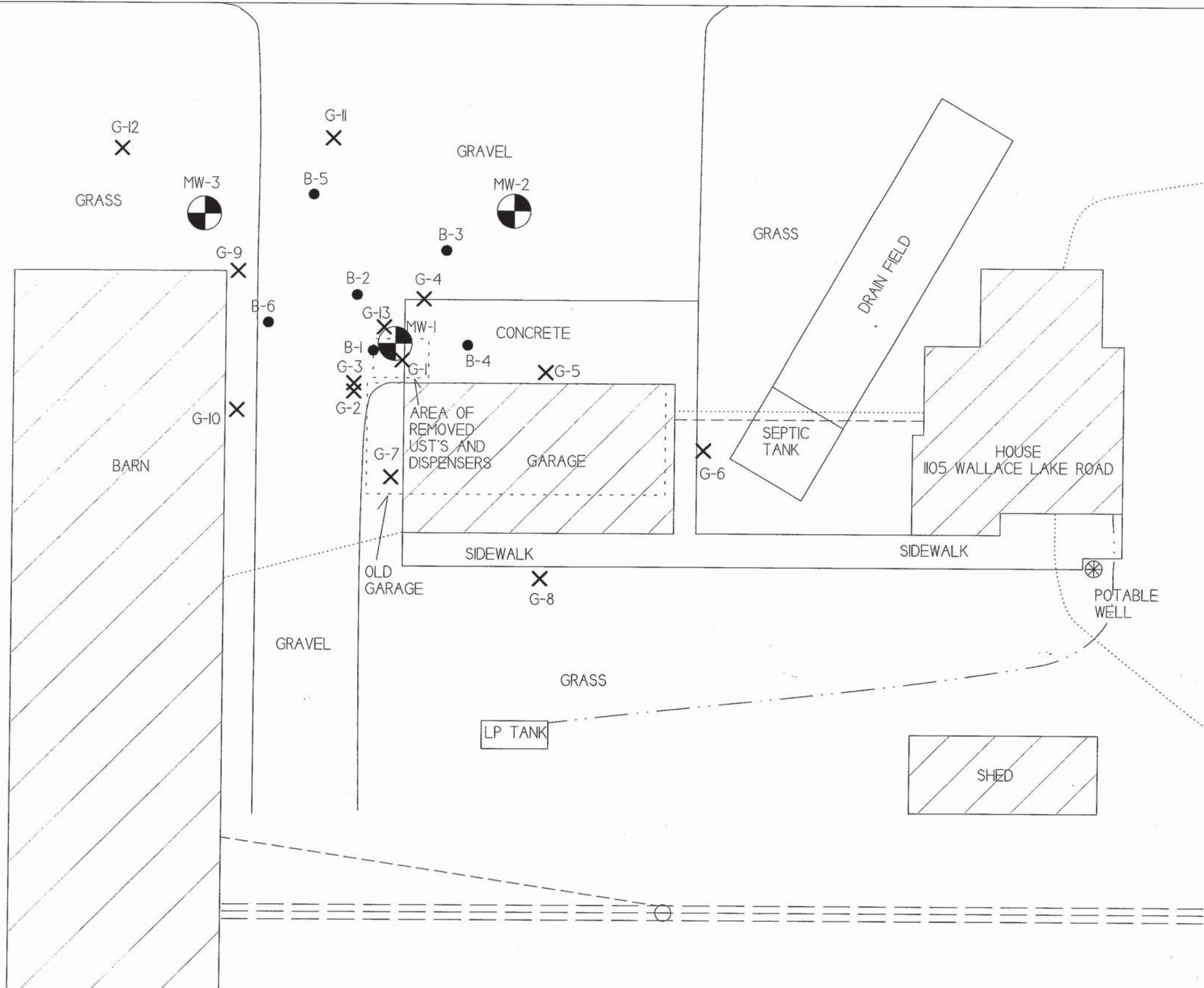
✕ - GEOPROBE BORING LOCATION

● - SOIL BORING LOCATION (COOPER - 1997)

⊕ - MONITORING WELL LOCATION

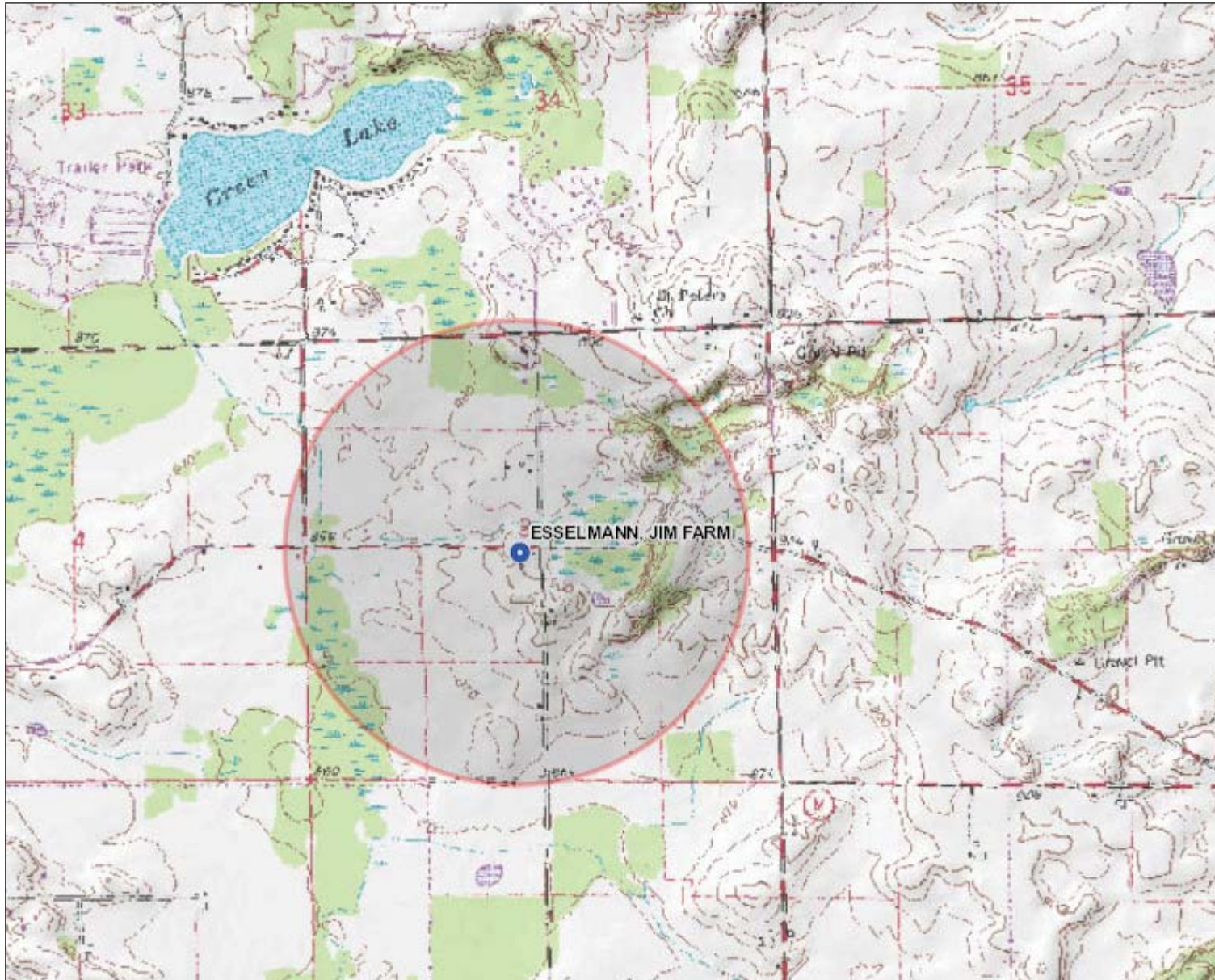


- ⋯⋯⋯⋯⋯⋯⋯⋯⋯ = PHONE/FIBER OPTIC
- ≡≡≡≡≡≡≡≡≡≡ = OVERHEAD UTILITIES
- = NATURAL GAS
- - - - - = BURIED ELECTRIC LINE
- = PROPERTY LINE





B.1.c RR Sites Map



Legend

- Open Site (ongoing cleanup)
- Open Site Boundary
- Closed Site (completed cleanup)
- Closed Site Boundary
- Groundwater Contamination
- Soil Contamination
- Groundwater and Soil Contamination
- Contamination From Another Property
- Dryclean Environmental Response Fund (DERF)
- Green Space Grant (2004-2009)
- Ready for Reuse
- Site Assessment Grant (2001-2009)
- State Funded Response
- Sustainable Urban Development Zone (SUDZ)
- General Liability Clarification Letters
- Superfund NPL
- Voluntary Party Liability Exemption

Notes

0.7 0 0.33 0.7 Miles

NAD_1983_HARN_Wisconsin_TM

© Latitude Geographics Group Ltd.


1: 21,203

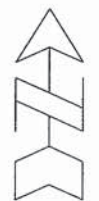


DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

Note: Not all sites are mapped.

WALLACE LAKE ROAD

B.2.a SOIL CONTAMINATION ESSELMANN PROPERTY	
 709 Gillette Street, Suite 3 La Crosse, WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8893 <small>Excellence through experience</small>	WEST BEND, WISCONSIN DRAWN BY: ED DATE: 10/18/13

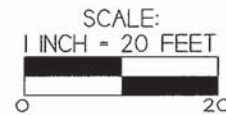


NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

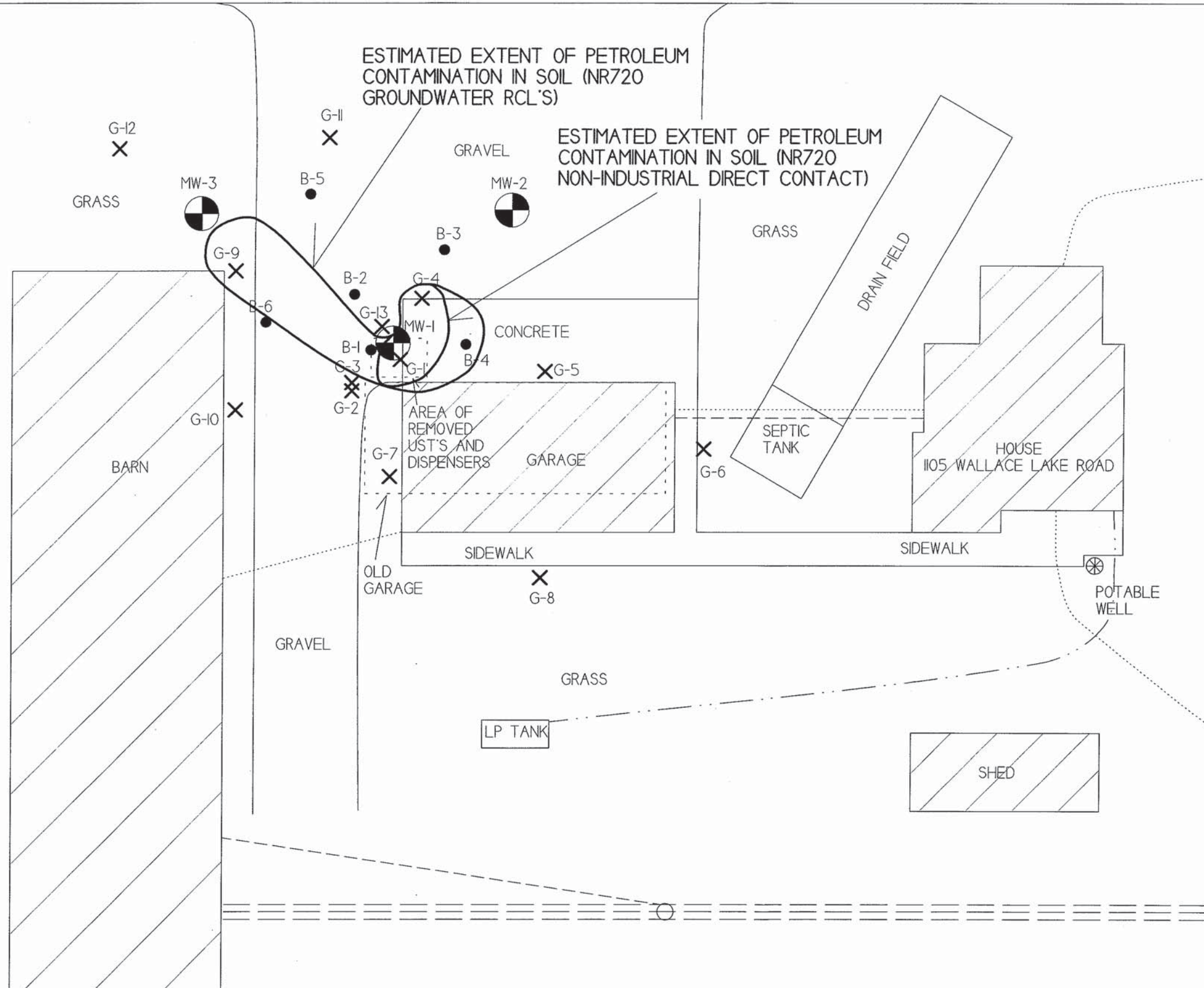
✕ = GEOPROBE BORING LOCATION

● = SOIL BORING LOCATION (COOPER - 1997)


⊗ = MONITORING WELL LOCATION

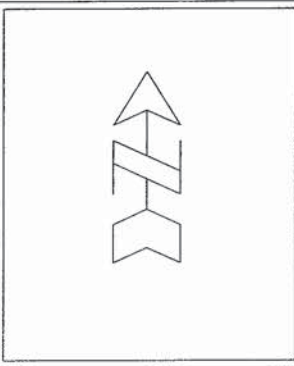


- ⋯⋯⋯⋯⋯⋯⋯⋯⋯ = PHONE/FIBER OPTIC
- ≡≡≡≡≡≡≡≡≡≡ = OVERHEAD UTILITIES
- = NATURAL GAS
- - - - - = BURIED ELECTRIC LINE
- = PROPERTY LINE



WALLACE LAKE ROAD

B.2.b RESIDUAL SOIL CONTAMINATION ESSELMANN PROPERTY	
 <small>709 Gillette Street Suite 3 La Crosse, WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8893 Excellence through experience</small>	WEST BEND, WISCONSIN DRAWN BY: ED DATE: 10/18/13



NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

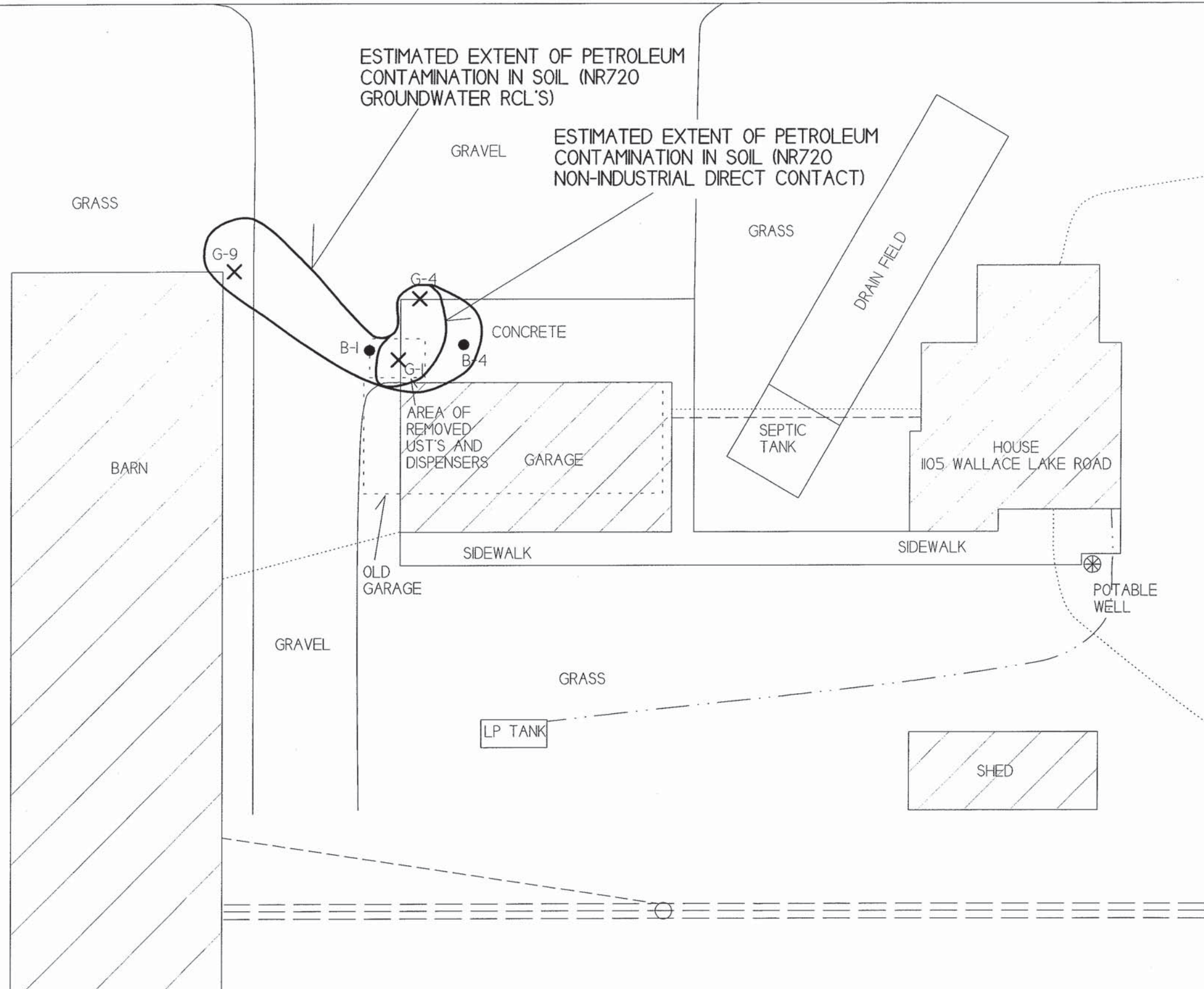
✕ = GEOPROBE BORING LOCATION

● = SOIL BORING LOCATION (COOPER - 1997)

⊙ = MONITORING WELL LOCATION




- ⋯ = PHONE/FIBER OPTIC
- ≡≡≡≡≡≡≡≡ = OVERHEAD UTILITIES
- — — — — = NATURAL GAS
- - - - - = BURIED ELECTRIC LINE
- — — — — = PROPERTY LINE



WALLACE LAKE ROAD

ESTIMATED EXTENT OF PETROLEUM
CONTAMINATION IN GROUNDWATER
EXCEEDING THE NR140 ES AND/OR
PAL VALUES

B.3.d.1 GEOLOGIC CROSS SECTION FIGURE	
ESSELMANN PROPERTY	
 709 Gillette Street, Suite 3 La Crosse, WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8893 <small>Excellence through experience</small>	WEST BEND, WISCONSIN
	DRAWN BY: ED
	DATE: 10/18/13
	EDITED BY: JJ 3/19/15

NOTE: INFORMATION BASED ON AVAILABLE
DATA ACTUAL CONDITIONS MAY DIFFER

✕ = GEOPROBE BORING LOCATION

● = SOIL BORING LOCATION (COOPER - 1997)

⊙ = MONITORING WELL LOCATION

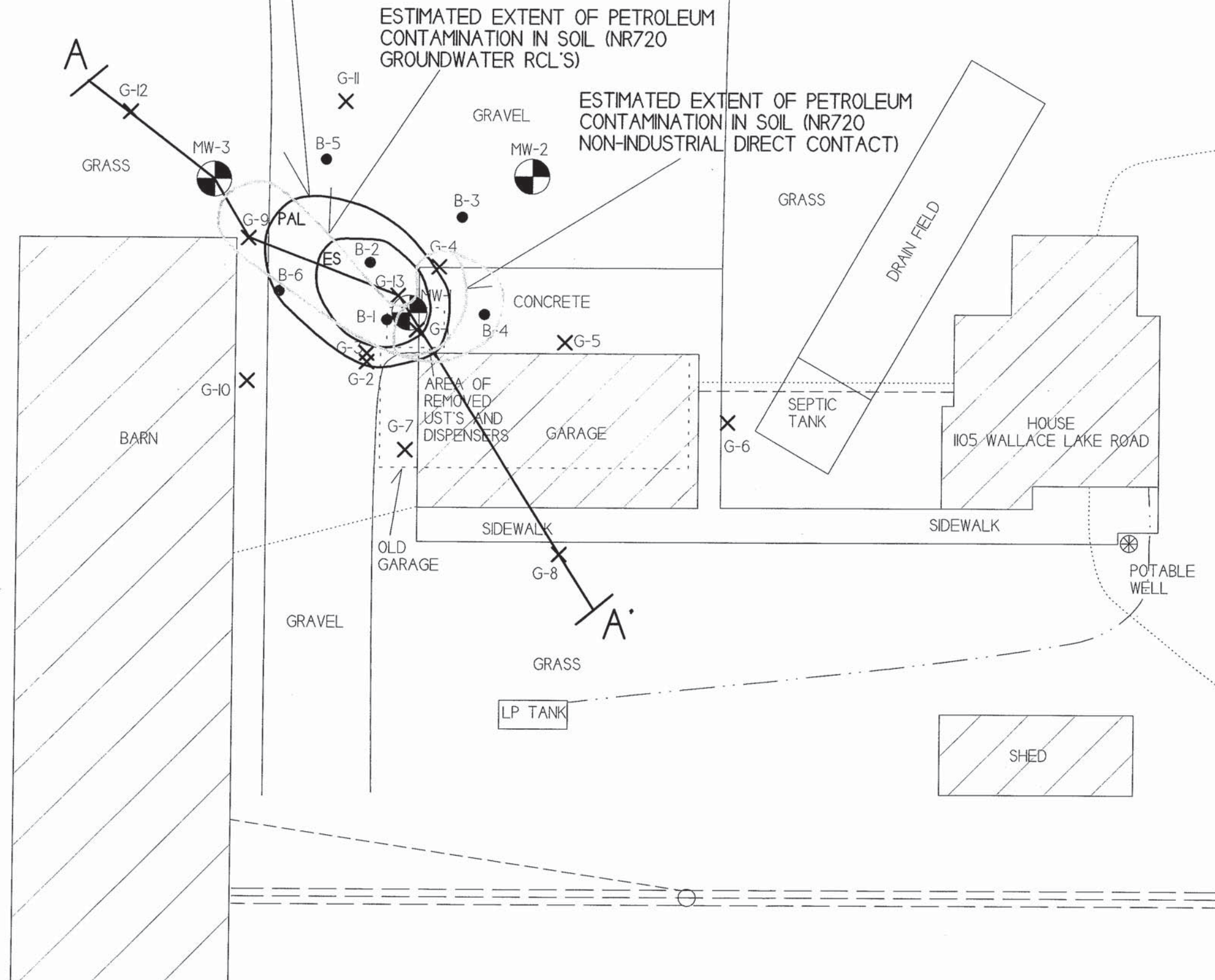
⋯ = PHONE/FIBER OPTIC

≡≡≡≡≡≡ = OVERHEAD UTILITIES

— = NATURAL GAS

- - - = BURIED ELECTRIC LINE

— = PROPERTY LINE



B.3.a.2 GEOLOGIC CROSS SECTION FIGURE (CLOSE UP)
ESSELMANN PROPERTY



705 Gillette Street, Suite 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893

WEST BEND,
WISCONSIN

DRAWN BY: ED
DATE: 10/18/13
EDITED BY: JJ 3/19/15



NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

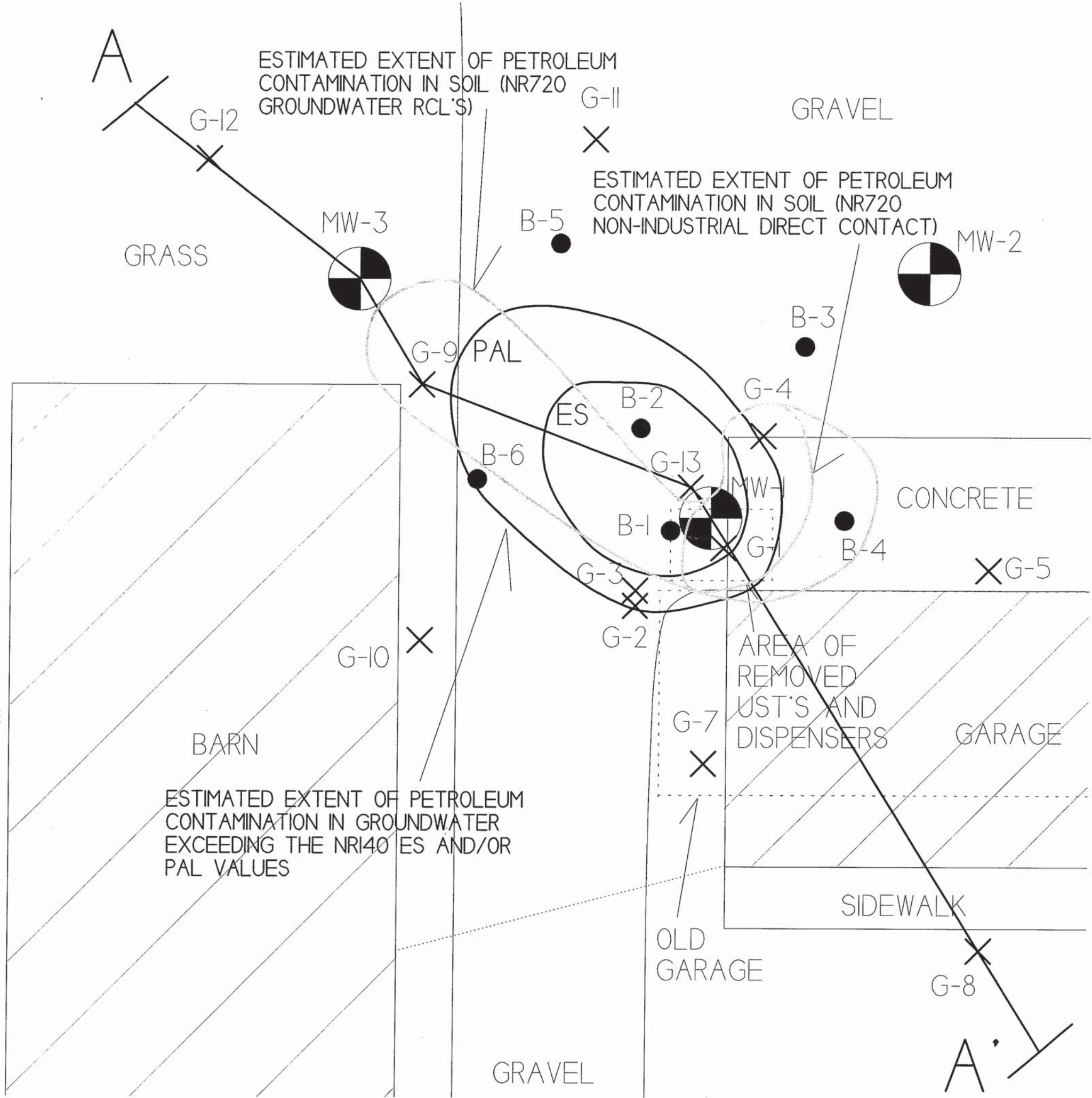


X - GEOPROBE BORING LOCATION

● - SOIL BORING LOCATION (COOPER - 1997)

⊙ - MONITORING WELL LOCATION

- PHONE/FIBER OPTIC
- OVERHEAD UTILITIES
- NATURAL GAS
- BURIED ELECTRIC LINE
- PROPERTY LINE



B.3.a.3 GEOLOGIC CROSS SECTION FIGURE

ESSELMAN PROPERTY

WEST BEND, WISCONSIN

709 Gillette Street, Ste 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893

DRAWN BY: JJ
DATE: 3/19/15

INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER.

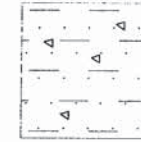
SOIL SAMPLE RESULTS ARE PRESENTED IN PARTS PER MILLION (PPM)

GROUNDWATER SAMPLE RESULTS ARE PRESENTED IN PARTS PER BILLION (PPB)

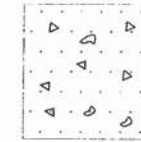
NOTE: SOIL AND GROUNDWATER SAMPLE DATA IS BASED ON LABORATORY RESULTS FROM SAMPLES COLLECTED DURING THE:
GEOPROBE PROJECT - (12/17-18/2013)
DRILLING PROJECT - (8/12/2014)
4TH ROUND GROUNDWATER MONITORING - (6/23/2015)

- - MONITORING WELL LOCATION
- ⊕ - MONITORING WELL SOIL SAMPLING LOCATION
- - GEOPROBE BORING LOCATION
- - GEOPROBE BORING SOIL SAMPLING LOCATION
- ▼ - WATER TABLE

- PID - PHOTO IONIZATION DETECTOR
- PVOC - PETROLEUM VOLATILE ORGANIC COMPOUNDS
- PAH - POLYNUCLEAR AROMATIC HYDROCARBONS
- B - BENZENE
- BP - BENZOPYRENE
- E - ETHYLBENZENE
- N - NAPHTHALENE
- T - TOLUENE
- TMB - TRIMETHYLBENZENE
- X - XYLENE



TAN TO BROWN SANDY CLAY TO SANDY/GRAVELLY CLAY



TAN SAND AND GRAVEL WITH SOME SANDY CLAY (FILL)

TAN TO GRAY TO BROWN COARSE GRAINED SAND WITH GRAVEL AND SOME COBBLES

HORIZONTAL SCALE:
1 INCH = 10 FEET

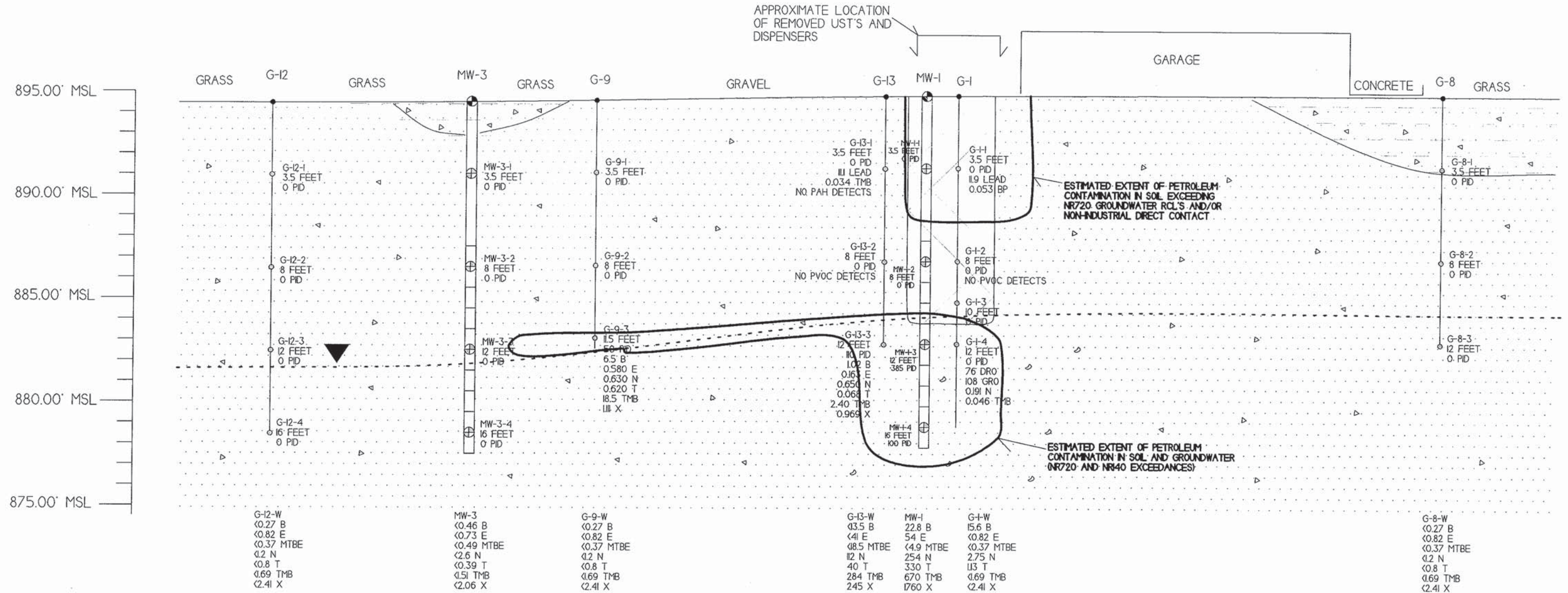


VERTICAL SCALE:
1 INCH = 5 FEET




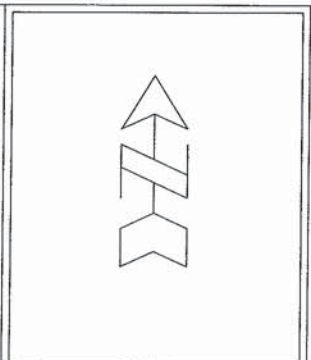
A
NORTHWEST

A'
NORTHEAST



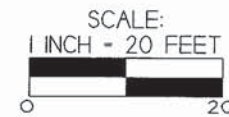
WALLACE LAKE ROAD

B.3.b GROUNDWATER ISOCONCENTRATION	
ESSELMANN PROPERTY	
 709 Gillette Street, Suite 3 La Crosse, WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8893	WEST BEND, WISCONSIN
	DRAWN BY: ED
	DATE: 10/18/13



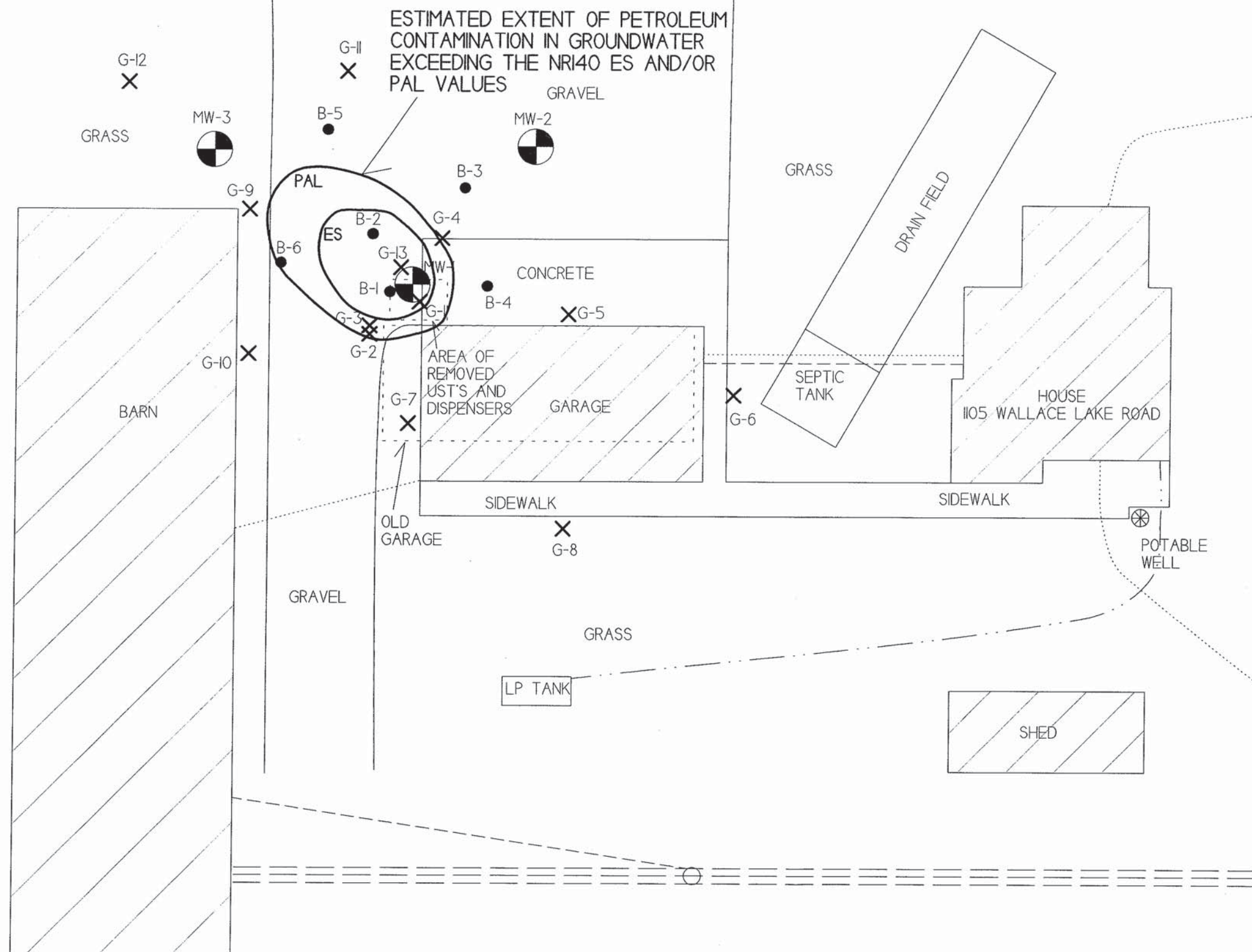
NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

NOTE: INFORMATION BASED ON DATA COLLECTED FROM THE JUNE 23, 2015 SAMPLING EVENT.




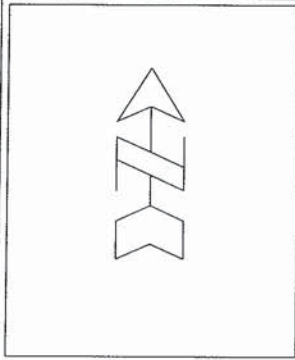
- ✕ - GEOPROBE BORING LOCATION
- - SOIL BORING LOCATION (COOPER - 1997)
- ⊕ - MONITORING WELL LOCATION

- - PHONE/FIBER OPTIC
- ==== - OVERHEAD UTILITIES
- - NATURAL GAS
- - BURIED ELECTRIC LINE
- - PROPERTY LINE



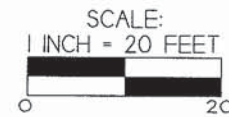
WALLACE LAKE ROAD

B.3.c GROUNDWATER FLOW DIRECTION	
ESSELMANN PROPERTY	
 709 Gillette Street, Suite 3 La Crosse, WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8893	WEST BEND, WISCONSIN
	DRAWN BY: ED
	DATE: 10/18/13
	EDITED BY: JJ 3/18/15



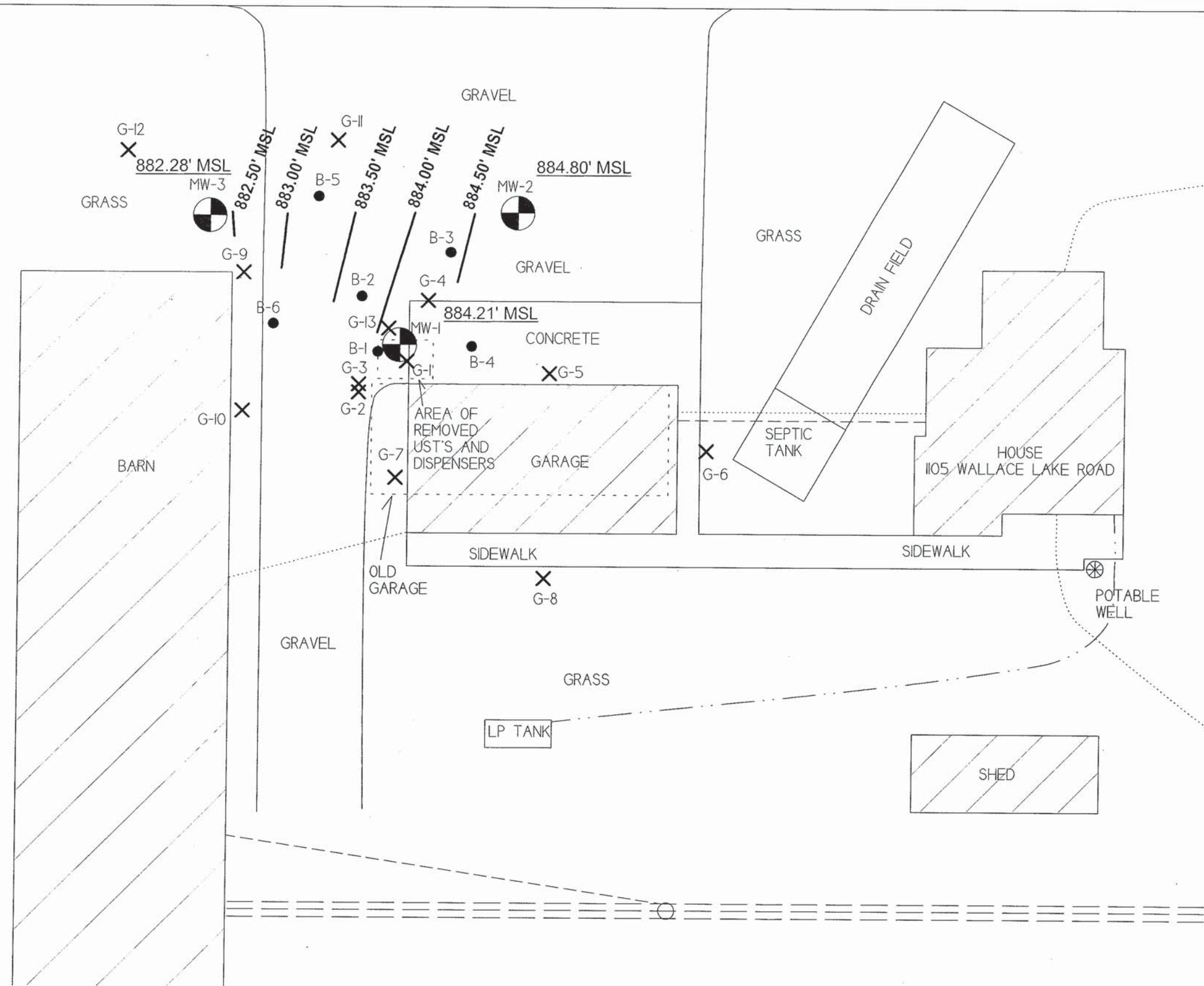
NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

- ✕ - GEOPROBE BORING LOCATION
- - SOIL BORING LOCATION (COOPER - 1997)
- ⊕ - MONITORING WELL LOCATION




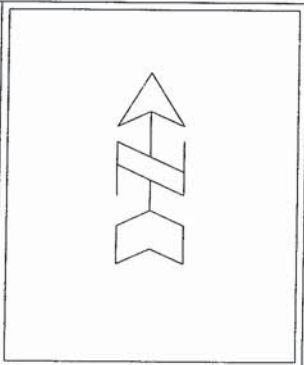
NOTE: INFORMATION BASED ON DATA COLLECTED ON MARCH 16, 2015

- ⋯ - PHONE/FIBER OPTIC
- ≡≡≡≡≡≡≡≡ - OVERHEAD UTILITIES
- — — — — - NATURAL GAS
- - - - - - BURIED ELECTRIC LINE
- — — — — - PROPERTY LINE



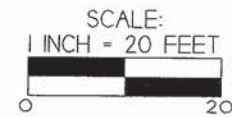
WALLACE LAKE ROAD

B.3.c GROUNDWATER FLOW DIRECTION	
ESSELMANN PROPERTY	
 709 Gillette Street, Suite 3 La Crosse, WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8893 <small>Exceeds through commitment</small>	WEST BEND, WISCONSIN
	DRAWN BY: ED
	DATE: 10/18/13
EDITED BY: JJ 3/18/15	



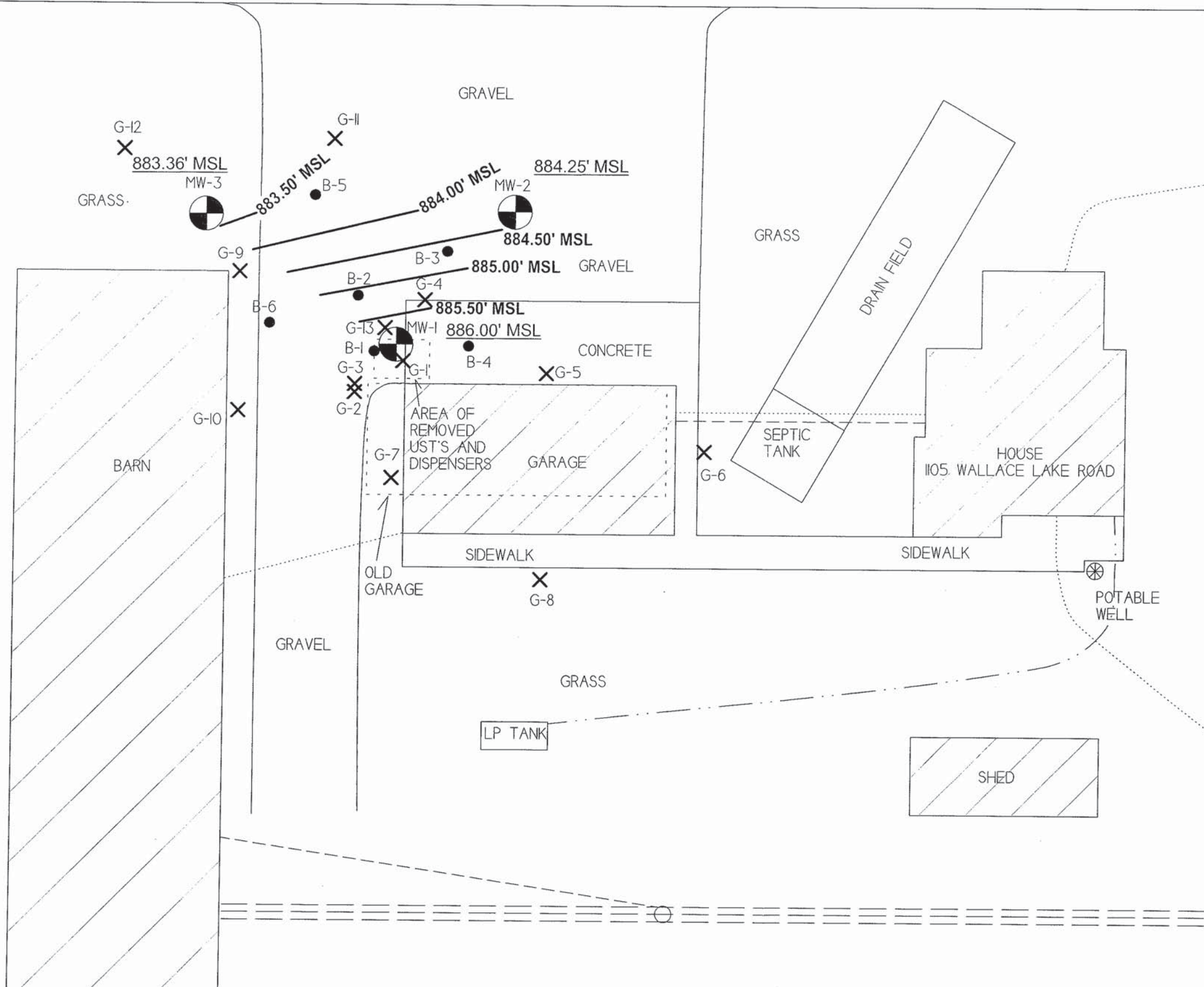
NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER

- ✕ - GEOPROBE BORING LOCATION
- - SOIL BORING LOCATION (COOPER - 1997)
- ⊕ - MONITORING WELL LOCATION




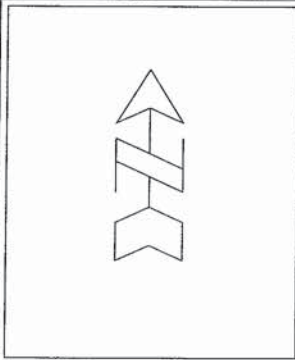
NOTE: INFORMATION BASED ON DATA COLLECTED ON JUNE 23, 2015

- - PHONE/FIBER OPTIC
- ==== - OVERHEAD UTILITIES
- - NATURAL GAS
- - BURIED ELECTRIC LINE
- - PROPERTY LINE

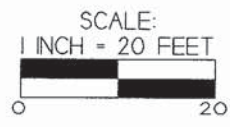



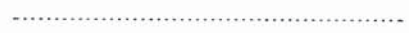



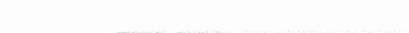
WALLACE LAKE ROAD

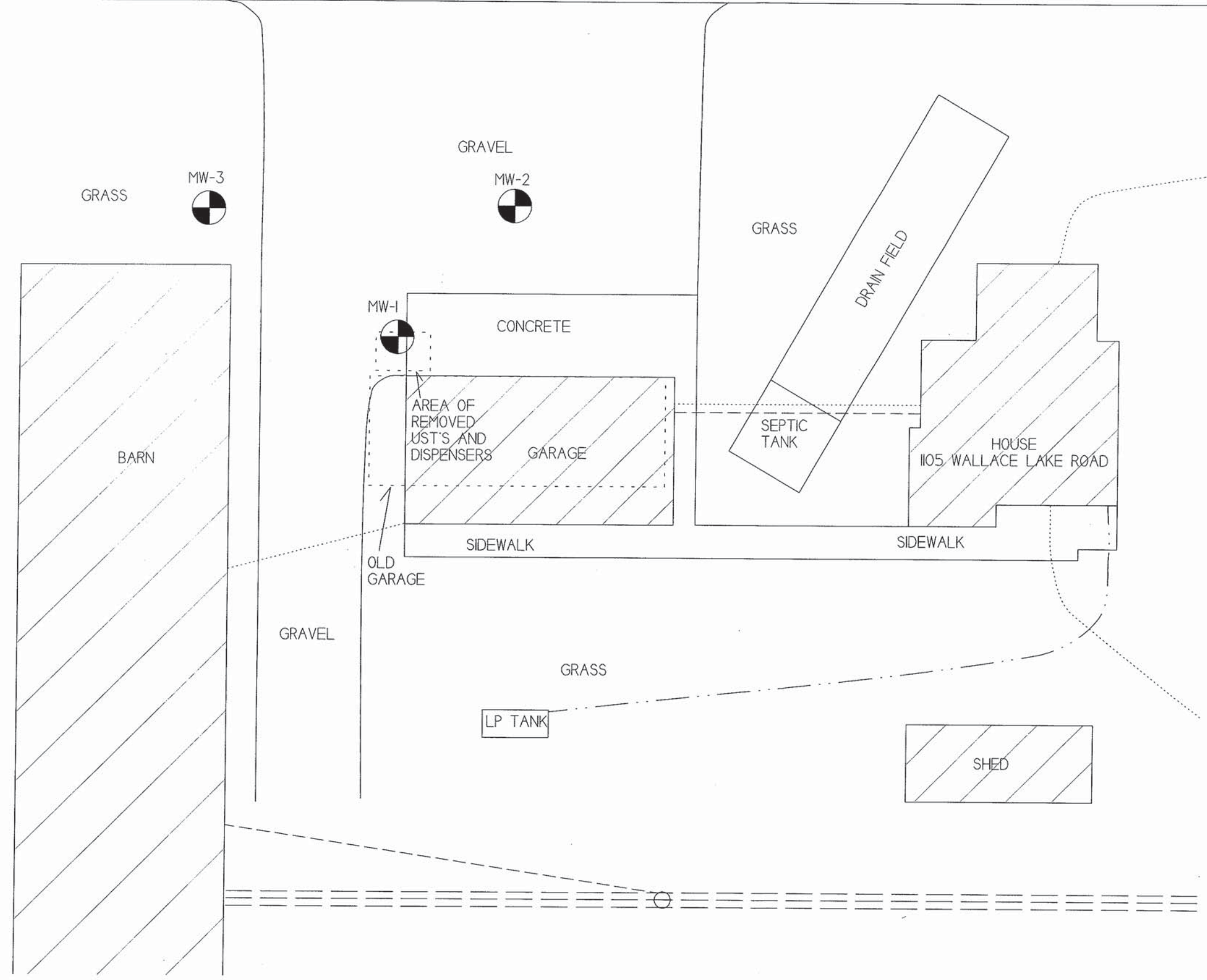
B.3.d MONITORING WELLS ESSELMANN PROPERTY	
 709 Gillette Street, Suite 3 La Crosse, WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8893 <small>Excellence through experience</small>	WEST BEND, WISCONSIN DRAWN BY: ED DATE: 10/18/13



NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER



-  - MONITORING WELL LOCATION - PROPOSED TO BE ABANDONED
-  - PHONE/FIBER OPTIC
-  - OVERHEAD UTILITIES
-  - NATURAL GAS
-  - BURIED ELECTRIC LINE
-  - PROPERTY LINE



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 <http://dnr.wi.gov/topic/Brownfields/Contact.html>



Attachment D/Maintenance Plan(s)

- D.1 Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required – Please note, due to the limited degree and extent of soil contamination a Cap Maintenance Plan is not being required.
- D.2 Location map(s) which show(s) - Please note, due to the limited degree and extent of soil contamination a Cap Maintenance Plan is not being required.
- D.3 Photographs - Please note, due to the limited degree and extent of soil contamination a Cap Maintenance Plan is not being required.
- D.4 Inspection log - Please note, due to the limited degree and extent of soil contamination a Cap Maintenance Plan is not being required.

Attachment E/Monitoring Well Information

All wells have been located and will be properly abandoned upon WDNR granting closure to the site.

Attachment F/Source Legal Documents

F.1 Deeds – Source Property

F.2 Certified Survey Map

F.3 Verification of Zoning

F.4 Signed Statement

F.1 Deed

DOCUMENT NO.
511854

STATE BAR OF WISCONSIN FORM 5 - 1988
PERSONAL REPRESENTATIVE'S DEED

THIS SPACE RESERVED FOR RECORDING DATA

WM 943 PAL 645

REC'D
MAY 22 4 05 PM '87

JANE ESSELMAN
as Personal Representative of the estate of
HELEN ESSELMAN also known as HELEN ESSELMANN
as MARY HELEN ESSELMAN and as MARY HELEN
ESSELMANN ("Decedent"),

for a valuable consideration conveys, without warranty, to
JAMES R. ESSELMANN and CAROL R. ESSELMANN, his wife
as tenants in common

the following described real estate in Washington County,
State of Wisconsin (hereinafter called the "Property"):

HICKMANN LAW OFFICE
P.O. Box 1033
West Bend, WI 53095

The Northeast Quarter of the NORTHWEST Quarter
(NE 1/4 NW 1/4) of Section Ten (10), Township
Eleven (11) North of Range Twenty (20) East.

Tax Parcel No:

The East Half of the West Half of the Northwest Quarter of the NORTHWEST
Quarter (E 1/2 W 1/2 NW 1/4 NW 1/4) of Section Ten (10), Township Eleven
(11) North of Range Twenty (20) East.

The North Half of the Southwest Quarter of the SOUTHWEST Quarter (N 1/2
SW 1/4 SW 1/4) of Section Three (3), Township Eleven (11) North of Range
Twenty (20) East.

The South Half of the Southwest Quarter of the SOUTHWEST Quarter (S 1/2 SW
1/4 SW 1/4) of Section Three (3), Township Eleven (11) North of Range Twenty
(20) East.

The North Half of the SOUTHWEST Quarter (N 1/2 SW 1/4) of Section Three (3),
Township Eleven (11) North of Range Twenty (20) East.

The Southeast Quarter of the SOUTHWEST Quarter (SE 1/4 SW 1/4) of Section
Three (3), Township Eleven (11) North of Range Twenty (20) East.

EXCEPTING THEREFROM: the dwelling house on Poplar Road, known as the
Puerling house, and one acre of land on which it is situated.
(continued on reverse side)

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which
the Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the
Personal Representative has since acquired.

Dated this 14 day of May 1987

(SEAL) Jane Esselman (SEAL)
Personal Representative Personal Representative

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)
authenticated this day of, 19.....

STATE OF WISCONSIN }
Washington County }
Personally came before me this 14 day of
MAY 1987 the above named
Jane Esselman as Personal Repre-
sentative of the Estate of Helen
Esselman a/k/a Helen Esselmann, as
MARY HELEN ESSELMAN and Mary Helen
Esselmann, deceased,
to me known to be the person who executed the
foregoing instrument and acknowledged the same.

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

Elaine A. Shanebrook
Notary Public Washington County, Wis.
My Commission is permanent.

THIS INSTRUMENT WAS DRAFTED BY
Atty. Elaine A. Shanebrook
West Bend, Wisconsin 53095

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

*Names of persons signing in any capacity should be typed or printed below their signatures.

511854

943 646

(Continued from reverse side)

This deed is given in fulfillment of a Land Contract between Mary Helen Esselmann a/k/a Helen Esselmann and James B. Esselmann, dated July 1, 1966, recorded in the office of the Register of Deeds in and for Washington County, Wisconsin, on December 30, 1966, in Volume 426 of Records on page 575, as Document No. 290486.

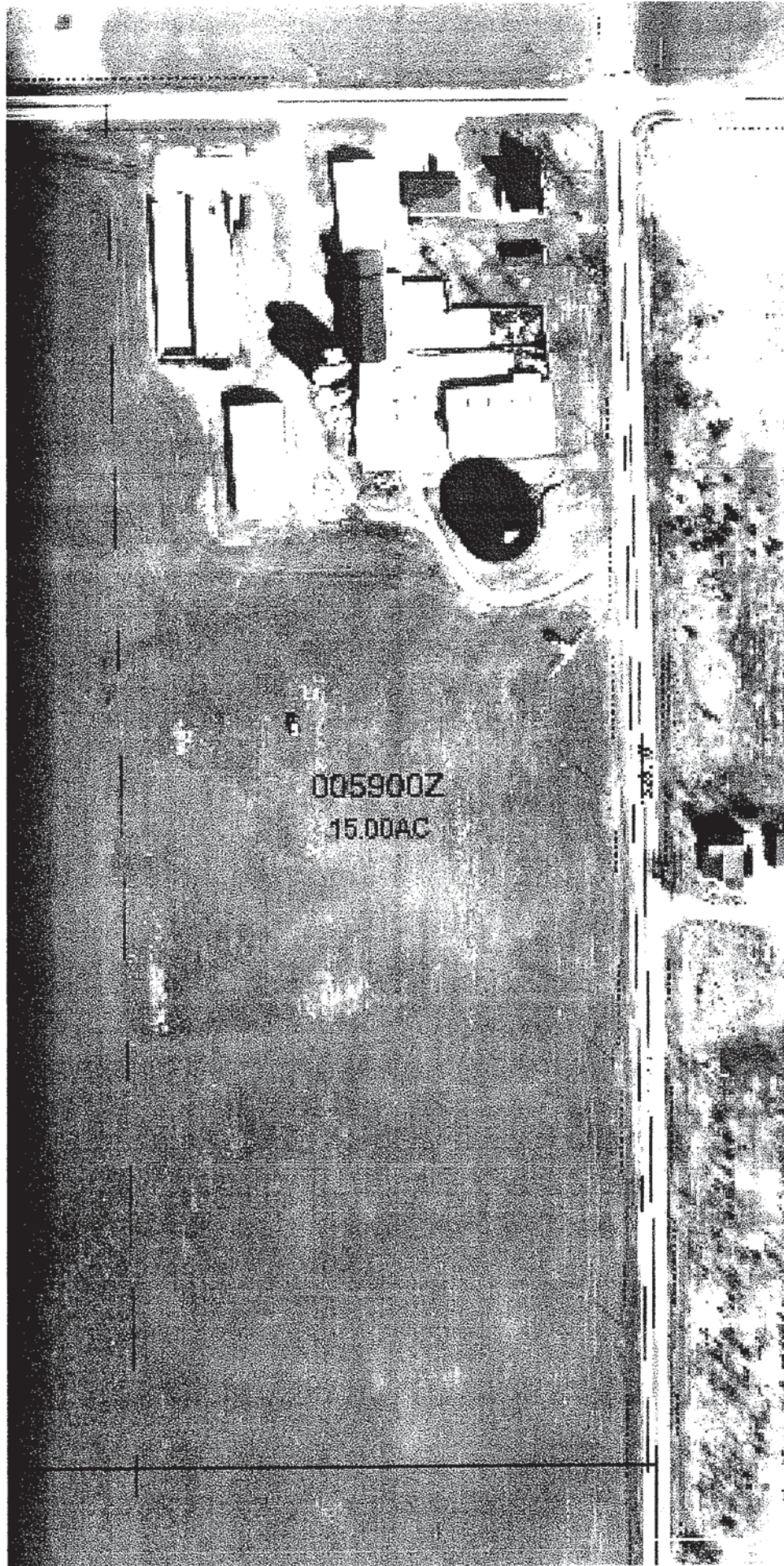
EXEMPT under Section 77.25 (1) and 77.25 (11), Wis. Stats.

RECEIVED BY THE REGISTER OF DEEDS IN AND FOR WASHINGTON COUNTY, WISCONSIN, ON DECEMBER 30, 1966, IN VOLUME 426 OF RECORDS ON PAGE 575, AS DOCUMENT NO. 290486.

RECORDED BY THE REGISTER OF DEEDS IN AND FOR WASHINGTON COUNTY, WISCONSIN, ON DECEMBER 30, 1966, IN VOLUME 426 OF RECORDS ON PAGE 575, AS DOCUMENT NO. 290486.

ACKNOWLEDGMENT
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original instrument as the same appears from the records of the Register of Deeds in and for Washington County, Wisconsin, on December 30, 1966, in Volume 426 of Records on page 575, as Document No. 290486.

F.2 Certified survey map



F.3 Verification of Zoning

Subject: 1105 Wallace Lake Road

From: "Barbara Davies" <zoning@townoftrenton.info>

Date: 10/7/2015 2:19 PM

To: jonj@metcohq.com

Hi Jonathan -

We do not have any emailable zoning maps. The property you are inquiring about is zoned EA Exclusive Agricultural. Our ordinances are online at www.townoftrenton.info - if you click on ordinances, then zoning, you can drill down to the EA classification for the details on permitted uses in EA.

Hope that answers your question - if not, I am at the Town Hall on Fridays from 9 to 3 PM, 262-675-0415.

Barb Davies

--

Barbara Davies
Zoning Administrator/Deputy Clerk
Town of Trenton

F.3 Verification of Zoning

Subject: Re: zoning map
From: "Barbara Davies" <zoning@townoftrenton.info>
Date: 10/9/2015 10:36 AM
To: "Jonathan Jensen" <jonj@metcohq.com>

Hi Jonathan -
Zoning on the 40 to the west: EA
Zoning on the 40 to the south: EA
Zoning on the 40 to the east: EA
Zoning on the 40 to the immediate north: EA
Zoning on the 40 to the northeast (diagonally): CES-10

Barb

Hello,

I'm working on a environmental investigation on a property that appears to be located in the township of Trenton. I'm looking for a zoning map with a legend for the property of 1105 Wallace Lake Rd (Esselmann property). I contacted the city of west bend and I was told that the city zoning does not extend out to this property and I was told you might have this. I could not find a map on your website, so I was wondering if you could possibly email me a map with a legend if you have one on file? If you don't have one on file, but know what the zoning classification is for this property and the surrounding properties, if you could let me know this at the very least that would be great. I emailed Cindy Komro (clerk) as well but havn't heard back from her so I thought you might be able to help me.

Thanks,

--

Jon Jensen
METCO - Staff Scientist
jonj@metcohq.com / 608.781.8879
709 Gillette Street - Suite 3, La Crosse WI 54603
www.metcohq.com <<http://www.metcohq.com>>

--
Barbara Davies
Zoning Administrator/Deputy Clerk
Town of Trenton

F.4. Signed Statement

WDNR BRRTS Case #: 03-67-001708

WDNR Site Name: Esselmann 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:

James B. Esselmann

(print name/title)

James B. Esselmann

(signature)

10-24-15

(date)

Attachment G/Notification to Owners of Impacted Properties

There are no impacts to any other properties.