



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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file

August 30, 2001

BRRTS# 07-62-279688

Mr. Geoffrey Nokes
Director Environmental Control
Wisconsin Central Ltd.
P.O. Box 5062
Rosemont, IL 60017-5062

Subject: Response to Off-Site Discharge Exemption Application for the Property Located on Kelley Street near Abrams Street, Whitehall, Wisconsin, T22N R8W Sec 23 SE1/4, NW1/4

Dear Mr. Nokes:

The purpose of this letter is to provide you with the Department of Natural Resources' response to your Off-Site Discharge Exemption Application for the property located immediately south of Wisconsin Central railroad tracks, north of Kelley Street, and east of Abrams Street, Whitehall, Trempealeau County, Wisconsin. This property will be referred to in this letter as "the leased property". Wisconsin Central Ltd. has submitted an off-site discharge exemption application and has furnished the results of a Phase II environmental site assessment dated April 1997. Based upon a review of the sampling that was done as part of the Phase II environmental assessment, and all of the available information about the property and its past uses, and the uses and current status of the nearby properties, the Department is not able to issue an off-site discharge exemption letter at this time.

Background

The leased property is 25' by 80' and was leased by the Green Bay and Western Railroad Company to WBI Farmers Union Cooperative to be used for storage tanks, dike, pipeline, and unloading rack. WBI Farmers Union Cooperative owned property south of and directly adjacent to the leased property. WBI Farmers Union Cooperative dissolved in January 1988. The property that was formerly owned by WBI Farmers Union Cooperative is currently owned by Mr. Wallace Solberg, who operates a small used car sales business on the property. No active petroleum tanks are currently registered for that property. Other property adjacent to the leased property includes railroad right of way, east, west and north of the leased property.

Based on a review of an air photo, dated 1979, it appears that at least three storage tanks, and possibly four or five tanks, were located between the railroad tracks and the WBI Farmers Union Cooperative building in 1979. Because of the large scale of the photo and the relatively small distances involved, it is not possible to determine definitely which property the tanks were located on. The former tank system appears most likely to have been located both on the

leased property and on the adjacent property owned by WBI Farmers Union Cooperative. The tanks do not appear on a 1994 air photo.

A search of the Wisconsin Department of Commerce's petroleum storage tank data base indicates that three aboveground bulk storage tanks at 1528 Kelly St, Whitehall were closed or removed as of January 1, 1993. The owner listed is Anixter International of Orland Park, Illinois (a former owner of the leased property). The site address listed on the data base appears to be the address of the former WBI Farmers Union Cooperative property, which was until 1995 or 1996, 1528 Kelley Street. In 1995 or 1996, addressing in Whitehall changed to five digit numbers, and this location became 18402 Kelley Street.

Environmental Investigation

STS Consultants completed a Phase II Environmental Site Assessment, dated April 1997. This report was done for Anixter International, a former owner of the leased property, and was provided to the Department for our review. One soil boring was constructed on the leased property, and soil and groundwater samples were collected. Three borings were constructed on railroad right of way west and northwest of the leased property. Petroleum compounds were detected in the groundwater samples collected from each of the four borings. Benzene, toluene, ethylbenzene and total trimethylbenzenes were detected in the groundwater sample which was collected from 17 feet below ground surface from boring B-1, located on the leased property, in concentrations that exceeded Wis. Adm. Code Ch. NR140 enforcement standards. Benzene was detected at a concentration that exceeded Wis. Adm. Code Ch. NR140 enforcement standard in the groundwater sample collected from B-3, located on railroad right of way west of the leased property. Enforcement standards were not exceeded in groundwater samples collected from borings B-2 and B-4. Petroleum contamination was not detected in the soil above the water table in any of the four borings.

Groundwater flow has been observed at nearby contamination investigation sites to flow to the northwest and north. Irvin Creek which flows north to the Trempealeau River is present about 120 feet east of the leased property and may influence groundwater flow direction at the site. Groundwater flow direction at the leased property could reasonably be anticipated to be between northwest and northeast.

Conclusions

Based upon the above information, the department believes that it is possible that the adjacent property formerly owned by WBI Farmers Union Cooperative, which is south of the leased property, may be a source of petroleum contamination and has directed the current owner to conduct an investigation to determine if petroleum contamination is present on his property, discharging to the groundwater and impacting the railroad owned leased property. To date, the investigation has not been conducted and thus contamination originating from this property formerly owned by WBI Farmers Union Cooperative is not confirmed.

One of the statutory criteria for issuance of an off-site discharge exemption letter is that the discharge must originate from a property that is not owned or controlled by the owner of the subject property. In this case, the source of the contamination has not yet been determined. It is possible that the source of the groundwater contamination on the leased property may be on some of the contiguous property that is owned by Wisconsin Central Ltd. Therefore, at this time the department is not able to issue an off-site discharge exemption letter in accordance with s. 292.13, Wis.Stats.

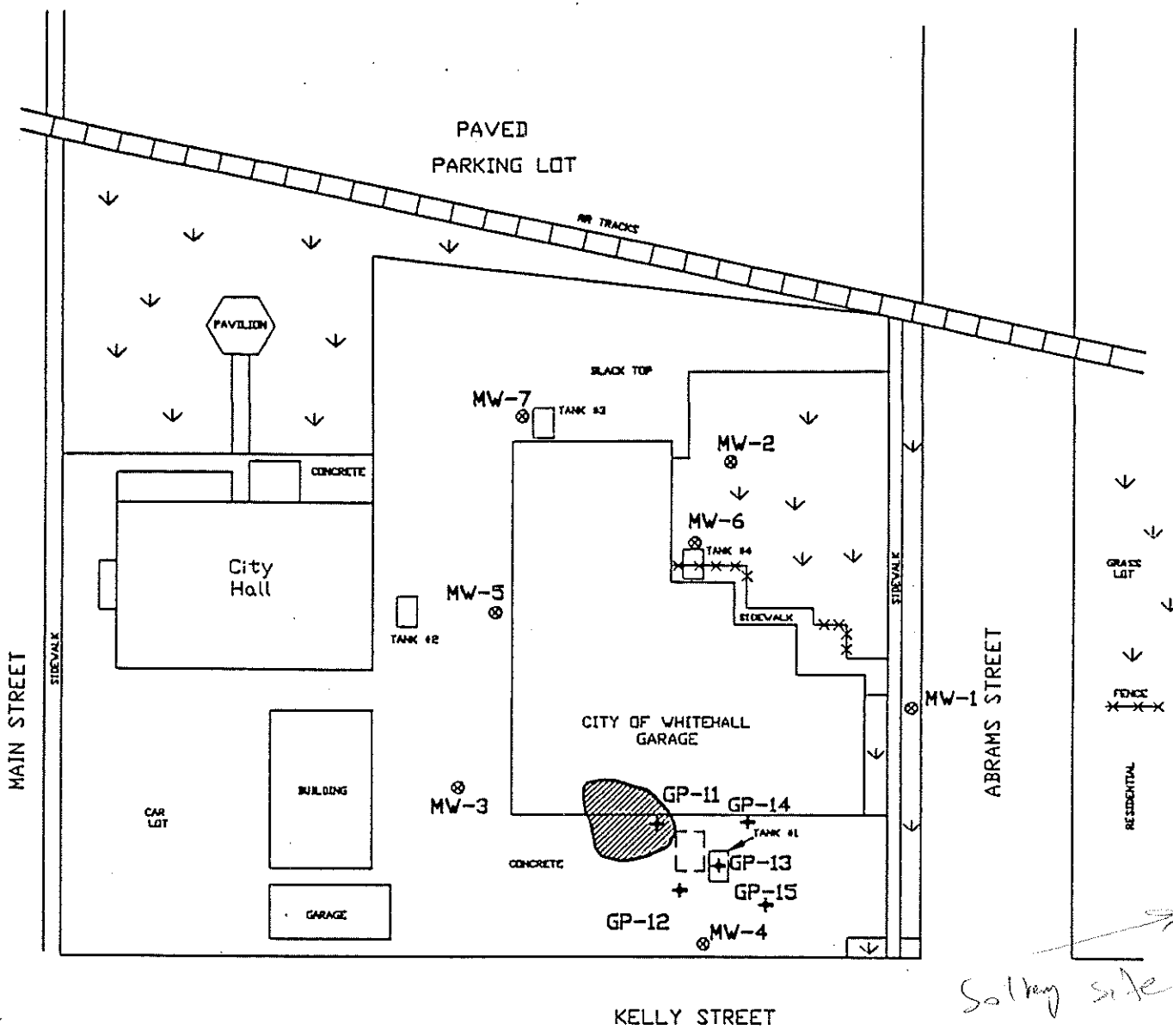
Because the data available at this time does not provide evidence for a source of contamination on the leased property, the Department is not requiring Wisconsin Central Ltd. to proceed with any additional contamination investigation at the leased property. However, if a future investigation at the property formerly owned by WBI Farmers Union Cooperative does not indicate petroleum contamination on that property, then the owner of the railroad right of way may be required to conduct an investigation to determine if the source is on right of way property and, if so, will be required to determine the extent and degree of contamination.

The department hopes that this letter is helpful to you. If you have questions about this letter please feel free to contact me at 715-839-3824.

Sincerely,

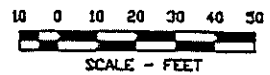
Eileen Kramer
Hydrogeologist
Remediation & Redevelopment Program

c: Steven Mc Dowell – STS Consultants
Anixter Inc. – 4711 Golf Road, Skokie, IL 60076
Robert Dowdy – Anixter International, 10422 Elderberry Lane, Orland Park, IL 60962
Loren Brumberg - WCR
Bill Evans – WCR
Linda Meyer – LS/5
Percy Mather – RR/3




LEGEND

- + GP-12 GEOPROBE LOCATION
- ⊗ MW-4 MARKER WELL
- TANK #1 UNDERGROUND STORAGE TANK (REMOVED)
- REMEDIATION BUILDING
- ×× FENCE
- ↓ GRASS AREA
- ⊘ REMAINING GROUND WATER CONTAMINATION

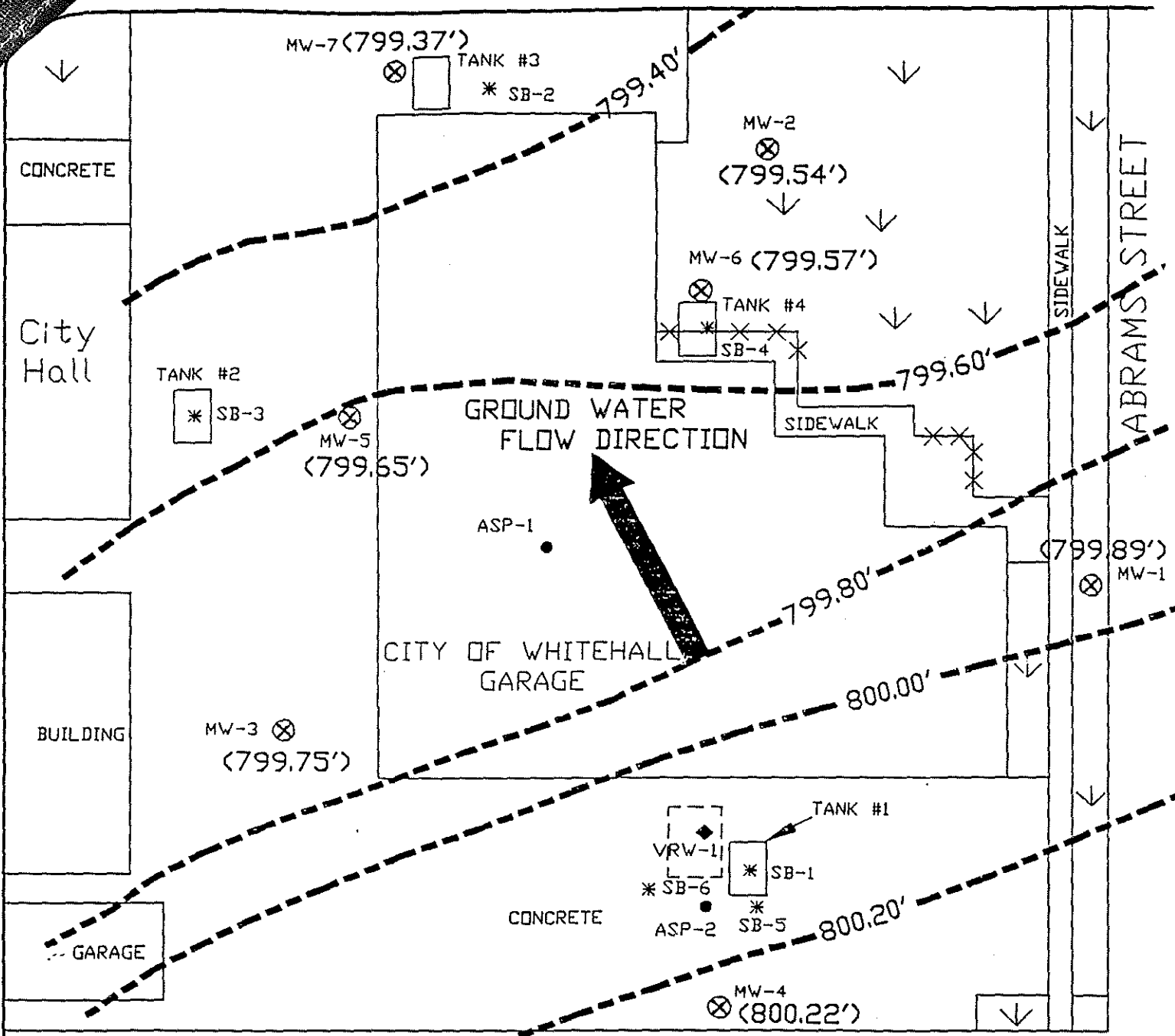


As of 8/4/97

FIGURE 10
~~PRESENT~~ GROUND WATER ENFORCEMENT STANDARD EXCEEDANCE
 CITY OF WHITEHALL GARAGE
 WHITEHALL, WISCONSIN

PROJECT NO. C701	PREPARED BY TGD	 Alliance Environmental Consultants,
DATE 11/7/97	REVIEWED BY TAM	

PGVSE



LEGEND

- ASP-2 AIR SPARGE POINT
- ◆ VRW-1 VAPOR RECOVERY WELL
- * SB-6 SOIL BORING
- ⊗ MW-4 (800.00') MARKER WELL (ELEVATION)
- TANK #1 UNDERGROUND STORAGE TANK (REMOVED)
- REMEDIATION BUILDING
- ✕-✕ FENCE
- ↓ GRASS AREA
- - - - EQUIPOTENTIAL LINES

KELLY STREET

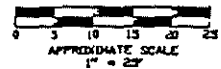


FIGURE 4
GROUND WATER CONTOUR MAP
FOR AUGUST 15, 1996
CITY OF WHITEHALL GARAGE
WHITEHALL, WISCONSIN

PROJECT NO. C701	PREPARED BY TGD	
DATE 11/21/97	REVIEWED BY TAM	



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Topics

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Search Instructions	Search by Site, Owner, or Tank Characteristics	Search by Tank ID
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Tank Detail

Site and Owner

Site Info

ID: 168283 WBI FARMERS UNION COOP
 1528 KELLY ST
 WHITEHALL
 Landowner Type: Private

County & Municipality

61 - TREMPPEALEAU
 City of WHITEHALL
 Fire Dept ID: 6112 - Whitehall

Owner

ID: 658840
 ANIXTER INTERNATIONAL
 10422 ELDERBERRY LN
 ORLAND PARK IL 60462

Aboveground Storage Tank - ID: 454695, Wang ID: null, Closed/Removed as of 01/01/1993

Install Date:	Capacity in Gallons: 1111	Contents:	Diesel
Tank Occupancy:	Bulk Plant Storage	Marketer:	N
Federally Regulated:	Spill Protection:	Required - Not Installed	Overfill Protection: Required - Not Installed
Corrosion Protect Type:	Date of Lining:	Lining Inspected Date:	
Leak Detection:	Cath Test Date:	Cath Expire Date:	
Leak Test Meth:	Leak Expire Date:	Leak Test Date:	
Construction Material: Bare Steel	Wall Size:	Single	Underground Piping:
Close Order Date:	Close Order By:		

Piping - Closed/Removed

Flex Connectors:	Y	UST mainfolding:	Related Tank ID:
Type:		Aboveground Piping:	Y Aboveground Pipe Construction: Steel
Construction Material:	Bare Steel	Corrosion Protect Type:	Leak Detection:
Cath Test Date:		Cath Expire Date:	Leak Test Meth:
Leak Test Date:		Leak Expire Date:	Pipe Wall Size:
Catastrophic Leak Detection:		Cat Leak Test Date:	

Neal Golden
847-778-8292
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Wisconsin Department of Commerce

847-677-2600
4711 Golf Rd.
Stoke IL 60076



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Tank Detail

Site and Owner

Site Info

ID: 168283 WBI FARMERS UNION COOP
1528 KELLY ST
WHITEHALL
Landowner Type: Private

County & Municipality

61 - TREMPÉALEAU
City of WHITEHALL
Fire Dept ID: 6112 - Whitehall

Owner

ID: 658840
ANIXTER INTERNATIONAL
10422 ELDERBERRY LN
ORLAND PARK IL 60462

Aboveground Storage Tank - ID: 454704, Wang ID: null, Closed/Removed as of 01/01/1993

Install Date:	Capacity in Gallons: 1111	Contents:	Diesel
Tank Occupancy:	Bulk Plant Storage	Marketer:	N
Federally Regulated:	Spill Protection:	Required - Not Installed	Overfill Protection: Required - Not Installed
Corrosion Protect Type:	Date of Lining:	Lining Inspected Date:	
Leak Detection:	Cath Test Date:	Cath Expire Date:	
Leak Test Meth:	Leak Expire Date:	Leak Test Date:	
Construction Material: Bare Steel	Wall Size: Single	Underground Piping:	
Close Order Date:	Close Order By:		

Piping - Closed/Removed

Flex Connectors:	Y	UST mainfolded:	Related Tank ID:
Type:		Aboveground Piping:	Y Aboveground Pipe Construction: Steel
Construction Material:	Bare Steel	Corrosion Protect Type:	Leak Detection:
Cath Test Date:		Cath Expire Date:	Leak Test Meth:
Leak Test Date:		Leak Expire Date:	Pipe Wall Size:
Catastrophic Leak Detection:		Cat Leak Test Date:	

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Search Instructions	Search by Site, Owner, or Tank Characteristics	Search by Tank ID
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Tank Detail

Site and Owner

Site Info

ID: 168283 WBI FARMERS UNION COOP
 1528 KELLY ST
 WHITEHALL
 Landowner Type: Private

County & Municipality

61 - TREMPLEAU
 City of WHITEHALL
 Fire Dept ID: 6112 - Whitehall

Owner

ID: 658840
 ANIXTER INTERNATIONAL
 10422 ELDERBERRY LN
 ORLAND PARK IL 60462

Aboveground Storage Tank - ID: 454705, Wang ID: null, Closed/Removed as of 01/01/1993

Install Date:	Capacity in Gallons: 1111	Contents:	Diesel
Tank Occupancy:	Bulk Plant Storage	Marketer:	N
Federally Regulated:	Spill Protection:	Required - Not Installed	Overfill Protection: Required - Not Installed
Corrosion Protect Type:	Date of Lining:	Lining Inspected Date:	
Leak Detection:	Cath Test Date:	Cath Expire Date:	
Leak Test Meth:	Leak Expire Date:	Leak Test Date:	
Construction Material: Bare Steel	Wall Size:	Single	Underground Piping:
Close Order Date:	Close Order By:		

Piping - Closed/Removed

Flex Connectors:	Y	UST mainfolded:	Related Tank ID:
Type:		Aboveground Piping:	Y Aboveground Pipe Construction: Steel
Construction Material:	Bare Steel	Corrosion Protect Type:	Leak Detection:
Cath Test Date:		Cath Expire Date:	Leak Test Meth:
Leak Test Date:		Leak Expire Date:	Pipe Wall Size:
Catastrophic Leak Detection:		Cat Leak Test Date:	

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Tank Detail

Site and Owner

Site Info

ID: 168283 WBI FARMERS UNION COOP
1528 KELLY ST
WHITEHALL
Landowner Type: Private

County & Municipality

61 - TREMPPEALEAU
City of WHITEHALL
Fire Dept ID: 6112 - Whitehall

Owner

ID: 658840
ANIXTER INTERNATIONAL
10422 ELDERBERRY LN
ORLAND PARK IL 60462

Aboveground Storage Tank - ID: 454706, Wang ID: null, Closed/Removed as of 01/01/1993

Install Date:	Capacity in Gallons: 1111	Contents:	Diesel
Tank Occupancy:	Bulk Plant Storage	Marketer:	N
Federally Regulated:	Spill Protection:	Required - Not Installed	Overfill Protection: Required - Not Installed
Corrosion Protect Type:	Date of Lining:	Lining Inspected Date:	
Leak Detection:	Cath Test Date:	Cath Expire Date:	
Leak Test Meth:	Leak Expire Date:	Leak Test Date:	
Construction Material: Bare Steel	Wall Size: Single	Underground Piping:	
Close Order Date:	Close Order By:		

Piping - Closed/Removed

Flex Connectors:	Y	UST mainfolded:	Related Tank ID:
Type:		Aboveground Piping: Y	Aboveground Pipe Construction: Steel
Construction Material:	Bare Steel	Corrosion Protect Type:	Leak Detection:
Cath Test Date:		Cath Expire Date:	Leak Test Meth:
Leak Test Date:		Leak Expire Date:	Pipe Wall Size:
Catastrophic Leak Detection:		Cat Leak Test Date:	

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Wisconsin Department of Commerce

Search Results

Results of alphasort search for "WBI Farmers Union".

Click on the organization's name for more details.

Name / Type	Registered Effective Date	Status / Status Date
WBI FARMERS UNION CO-OP. Stock Cooperative	10/18/1927	DISSOLVED 01/28/1988

WBI FARMERS UNION CO-OP.

ID: 4W09077

Effective Date: 10/18/1927

Record Type: Stock Cooperative

Status: Dissolved

Status Date: 01/28/1988

Annual Report Locator #: Year 1986, Reel 031, Image 2126

Period Of Existence: PER

Registered Agent Office

Registered Agent: NO AGENT

Registered Office Address:

NO STREET ADDRESS

WHITEHALL, WI 54773

Principal Office Address

Attention:

Address:

1214 MAIN ST

WHITEHALL, WI 54773

Report History

Locator Numbers	Certificate of Newly-elected Officers/Directors
Year Reel Image	
1986 031 2126	
1985 026 0225	
1984 024 1070	
1983 023 1999	

Old Names

Change Date	Name
Current	WBI FARMERS UNION CO-OP.
05/26/1960	CO-OPERATIVE OIL AND PRODUCE COMPANY
07/03/1929	FARMERS FEDERATION CO-OPERATIVE OIL CO., THE

Chronology

Effective Date	Transaction	Filed Date	Description
----------------	-------------	------------	-------------

10/18/1927	Incorporated/Qualified/Registered	10/18/1927
07/03/1929	Amendment	07/03/1929 CHG NAME
04/01/1946	Amendment	04/01/1946
04/11/1950	Amendment	04/11/1950
12/03/1953	Amendment	12/03/1953
05/10/1957	Amendment	05/10/1957
05/26/1960	Amendment	05/26/1960 CHG NAME
05/15/1961	Amendment	05/15/1961
05/03/1965	Amendment	05/03/1965
05/09/1968	Amendment	05/09/1968
01/14/1974	Amendment	01/14/1974
01/19/1979	Amendment	01/19/1979
02/26/1981	Amendment	02/26/1981
01/28/1988	Dissolved	01/28/1988