

Foellmi, Thomas J - DNR

From: DiMaggio, Janet H - DNR
Sent: Thursday, May 20, 2021 10:38 AM
To: Jeff Gruetzmacher
Subject: 9764 Old Highway K, Lancaster (the former Countryside Motors property)
Attachments: 20180404_95_DeedExt.pdf

Dear Mr. Gruetzmacher,

I am hoping to tie up a remaining action needed on a property located at 9764 Old Highway K, Lancaster (the former Countryside Motors property). In 2017 you asked the Department of Natural Resources if the Notice of Contamination on the Deed could be extinguished. We replied by letter (attached) on April 4, 2018 and asked you to send a copy of the Deed Notice once this had been done, to my attention.

I would greatly appreciate if you could send a copy of the filed affidavit to my attention. This would close out the final action on this case in our files.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Janet DiMaggio, P.G.

Hydrogeologist, Bureau for Remediation and Redevelopment/Environmental Management Division
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road, Fitchburg, WI 53711
Cell Phone: (608) 219-2155
janet.dimaggio@wisconsin.gov





April 4, 2018

Mr. Jeff Gruetzmacher,
Royal Bank
P.O. Box 70
Lancaster, WI 53813

Subject: Consent to Extinguish a Deed Restriction at Countryside Motors,
9764 Old Highway K, Lancaster, WI 53813
DNR BRRTS Activity #03-22-002037

Dear Mr. Gruetzmacher:

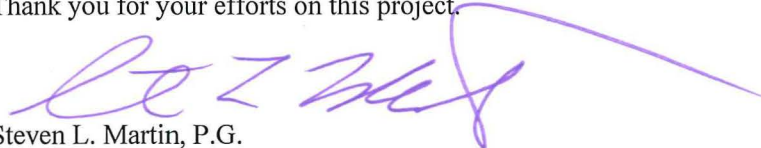
An Affidavit of Contamination ("Affidavit") was recorded in the Register of Deeds office in Grant County, Wisconsin on January 22, 1998, as Document No. 596351, for the former Countryside Motors located at 9764 Old Highway K, Lancaster WI (the "property"). The Affidavit was required to notify subsequent purchasers of the Property that petroleum compounds had been discharged to the environment and they could be held responsible for investigation and clean-up costs associated with site remediation.

An excavation was conducted in the area south of the former on-site building and included the area of the former bulk petroleum above ground storage tanks and loading rack. The removal of 1,268 tons of petroleum contaminated soil was performed and disposed of at the Madison Prairie Landfill in Sun Prairie, Wisconsin in October 2015.

A site closure request was received by the Wisconsin Department of Natural Resources (the "Department") on November 27, 2017 with additional information received December 5, 2017. The Department issued a Final Case Closure letter on January 2, 2018. This site was added to the Geographic Information System (GIS) Registry for soil and groundwater contamination on the same date. On February 22, 2018, you contacted the Department by Email asking if you could prepare a release of the document as the reasons for the Affidavit had been satisfied. The Department agrees with your recommendation and consents to the extinguishment of the Affidavit on the Property, as explained in the attached Written Determination. You will need to file a deed notice explaining the extinguishment of the Affidavit. Please attach a copy of this letter and/or the Written Determination to the final deed notice to acknowledge the Department's consent of extinguishing the Affidavit.

Please send a copy of the deed notice to Janet DiMaggio in the Department's Fitchburg office at the address above after it has been recorded at the Register of Deeds.

Thank you for your efforts on this project.


Steven L. Martin, P.G.
South Central Region Team Supervisor
Remediation and Redevelopment Program

copy: Janet DiMaggio – Wisconsin Department of Natural Resources

Written Determination by the
Wisconsin Department of Natural Resources

1. An Affidavit of Contamination (“Affidavit”) was recorded in the office of the Register of Deeds for Grant County, Wisconsin, on January 22, 1998, as Document No. 596351, which apply to the property (“Property”) owned by Peter J. Harkness (d/b/a Countryside Motors) in the City of Lancaster, Grant County, Wisconsin.
2. The Affidavit described above was required by the Wisconsin of Natural Resources (DNR) in conformance with s. 292.11, Wis. Stats. to notify subsequent purchasers of the property that they could be held responsible for investigation and clean-up costs associated with petroleum compounds discharged into the environment.
3. Subsequent to the recording of the Affidavit, an excavation of 1,268 tons of petroleum contaminated soils was performed at the Property.
4. The DNR issued a “Final Case Closure with Continuing Obligations” letter on January 2, 2018 which states residual soil and groundwater contamination remain and a cap (pavement) must be maintained over contaminated soil.
5. Therefore, the DNR has determined that the Affidavit should be removed.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

By: _____

 4/3/18